

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

For Variance to the Zoning Regulations
To the Zoning Commissioner of Baltimore County

Fairland II LEGAL OWNER

of the property hereinafter described hereby petition for a Variance to the Zoning Regulations of Baltimore County.

The Zoning Regulations to be excepted as follows:

Section h13.2 - Total area of 100 square feet

The Reason for Variance:

To permit a total of 360 square feet instead of allowable 100 square feet.

Property situated:

Concerning all that parcel of land in the Ninth District of Baltimore County beginning for the same at a point on the southernmost side of Seminary Avenue (60 feet wide) as shown on a Baltimore County Highways Plat No. HM 52-154 and recorded among the Land Records of Baltimore County in Highways Liber No. 154, Folio 139, said point of beginning being opposite station 1-32.72 in the center line of said Seminary Avenue and in line with a northerly extension of the westerly side of the Food Fair Store now sited at the distance of 255.00 feet southerly from this point of beginning, and running thence South 21 degrees 52 minutes 00 seconds East 246.50 feet to a point measured North 21 degrees 52 minutes 00 seconds West 12.00 feet from the northeast corner of said Food Fair Store, thence South 68 degrees 00 minutes 00 seconds West 86.80 feet to the easternmost side of York Road (66 feet wide), thence binding on the easternmost side of York Road by a line curving to the left with a radius of 11356.95 feet the distance of 223.51 feet, said arc being subtended by a chord bearing North 22 degrees 30 minutes 19.5 seconds West 283.50 feet; thence by a line curving to the right with a radius of 30.00 feet the distance of 53.98 feet, said arc being subtended by a chord bearing North 28 degrees 59 minutes 47 seconds East 46.99 feet to the southernmost side of Seminary Avenue, thence binding on the southernmost side of Seminary Avenue, North 60 degrees 32 minutes 30 seconds East 52.48 feet to the place of beginning.

JAMES S. SPANER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
AND YOUR ROAD TO TOWSON, MD.
SHEET 1 of 1
DATE 3/20/61
Gasoline Station at S.E. Corner of Seminary and York Road

Beginning for the same at a point on the southernmost side of Seminary Avenue (60 feet wide) as shown on a Baltimore County Highways Plat No. HM 52-154 and recorded among the Land Records of Baltimore County in Highways Liber No. 154, Folio 139, said point of beginning being opposite station 1-32.72 in the center line of said Seminary Avenue and in line with a northerly extension of the westerly side of the Food Fair Store now sited at the distance of 255.00 feet southerly from this point of beginning, and running thence South 21° 52' 00" East 246.50 feet to a point measured North 21° 52' 00" West 12.00 feet from the northeast corner of said Food Fair Store, thence South 68° 00' 00" West 86.80 feet to the easternmost side of York Road (66 feet wide), thence binding on the easternmost side of York Road by a line curving to the left with a radius of 11356.95 feet the distance of 223.51 feet, said arc being subtended by a chord bearing North 22° 30' 19.5" West 283.50 feet; thence by a line curving to the right with a radius of 30.00 feet the distance of 53.98 feet, said arc being subtended by a chord bearing North 28° 59' 47" East 46.99 feet to the southernmost side of Seminary Avenue, thence binding on the southernmost side of Seminary Avenue, North 60° 32' 30" East 52.48 feet to the place of beginning.

Containing 0.5129 acres more or less.

Containing 0.5129 acres more or less.

Sklar & Sullivan
ATTORNEYS
Court Square Building
Baltimore, Maryland

Frederick F. White H. Goldstein
LEGAL OWNER
2525 Monument One
Baltimore 18, Md.

ADDRESS ADDRESS



INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4802
DATE 5/24/61

To: Sklar & Sullivan
Attorneys
Court Square Building
Balto. 2, Md.

BILLED BY: Zoning Department of Baltimore County

QUANTITY	DEPOSIT TO ACCOUNT NO. 01622	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
		Advertising and posting of property at York Rd. & Seminary Ave. for Fairland, 2nd	31.00
			1.89

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Date of Posting: 5-3-61

Posted for: Amendment to Zoning Regulations

Petitioner: Fairland II

Location of property: S.E. Corner of York Road and Seminary Avenue

Location of Sign: Southeast Corner of York Road and Seminary Avenue

Remarks: George B. Hammond

Posted by: George B. Hammond Date of return: 5-11-61

Mon. O. Smith

ORDERED by the Zoning Commissioner of Baltimore County this 17th day of April, 1961, that the subject matter of this petition be advertised in two newspapers of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 24th day of May, 1961, at 3:30 o'clock P.M.

Zoning Commissioner of Baltimore County

Upon hearing on the above petition for a variance to Section h13.2 of the Zoning Regulations to permit a sign of the size of 360 square feet instead of the allowable 100 square feet, the granting of the variance would result in substantial injury to the public health, safety or the general welfare of the locality involved, therefore the variance should be denied.

It is this 26th day of May, 1961, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid variance requested should be and the same is hereby denied.

J. G. Rose
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 5, 1961.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 24th day of May, 1961, in accordance with the provisions of the Ordinance of May 24, 1961, appearing on the 5th day of May, 1961.

THE JEFFERSONIAN
Leah Thurston
Manager.

Cost of Advertisement, \$.....

PETITION FOR A ZONING VARIANCE
Petitioner: Petition for a Variance to the Zoning Regulations to permit a sign of the size of 360 square feet instead of the allowable 100 square feet.
LOCATION: The southeast corner of York Road and Seminary Avenue.
DATE AND TIME: Wednesday, May 24th, 1961, at 3:30 P.M.
PUBLIC HEARING: Room 384, County Office Building, 111 W. Lombard Ave., Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all the parcels of land in the Ninth District of Baltimore County.

Beginning for the same at a point on the southernmost side of Seminary Avenue (60 feet wide) as shown on a Baltimore County Highways Plat No. HM 52-154 and recorded among the Land Records of Baltimore County in Highways Liber No. 154, Folio 139, said point of beginning being opposite station 1-32.72 in the center line of said Seminary Avenue and in line with a northerly extension of the westerly side of the Food Fair Store now sited at the distance of 255.00 feet southerly from this point of beginning, and running thence South 21 degrees 52 minutes 00 seconds East 246.50 feet to a point measured North 21 degrees 52 minutes 00 seconds West 12.00 feet from the northeast corner of said Food Fair Store, thence South 68 degrees 00 minutes 00 seconds West 86.80 feet to the easternmost side of York Road (66 feet wide), thence binding on the easternmost side of York Road by a line curving to the left with a radius of 11356.95 feet the distance of 223.51 feet, said arc being subtended by a chord bearing North 22 degrees 30 minutes 19.5 seconds West 283.50 feet; thence by a line curving to the right with a radius of 30.00 feet the distance of 53.98 feet, said arc being subtended by a chord bearing North 28 degrees 59 minutes 47 seconds East 46.99 feet to the southernmost side of Seminary Avenue, thence binding on the southernmost side of Seminary Avenue, North 60 degrees 32 minutes 30 seconds East 52.48 feet to the place of beginning.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4568
DATE 4/17/61

To: Mr. Arthur H. Goldstrom
24th W. Rogers Ave.
Balto. 9, Md.

BILLED BY: Zoning Department of Baltimore County

QUANTITY	DEPOSIT TO ACCOUNT NO. 01622	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
		Petition for a Variance for Fairland 11	25.00
			25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

Date: May 11, 1961

To: John G. Rose, Zoning Commissioner
From: George K. Gervalle, Deputy Director

Subject: #5270-v. Variance to permit a sign of 360 square feet instead of the allowable 100 square feet, southeast corner of York Road and Seminary Avenue, being property of Fairland II.

9th District May 24, 1961 (3:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for zoning variance and has the following advisory comment to make:

- The variance requested seeks, in effect, to make the pump island structure an outdoor advertising billboard (60 square feet in area above the maximum so permitted) and represents in our opinion, an attempt to secure by variance what ordinarily would be denied - two different special exceptions on one property.

OFFICE OF PLANNING AND ZONING
BALTIMORE COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND
5-12-61

SYMBOLS :

- (---) EXISTING CONTOUR
- (---) NEW FIN. CONTOUR
- (---) STORM SEWER
- (---) SEWERS
- (---) PROPERTY LINE

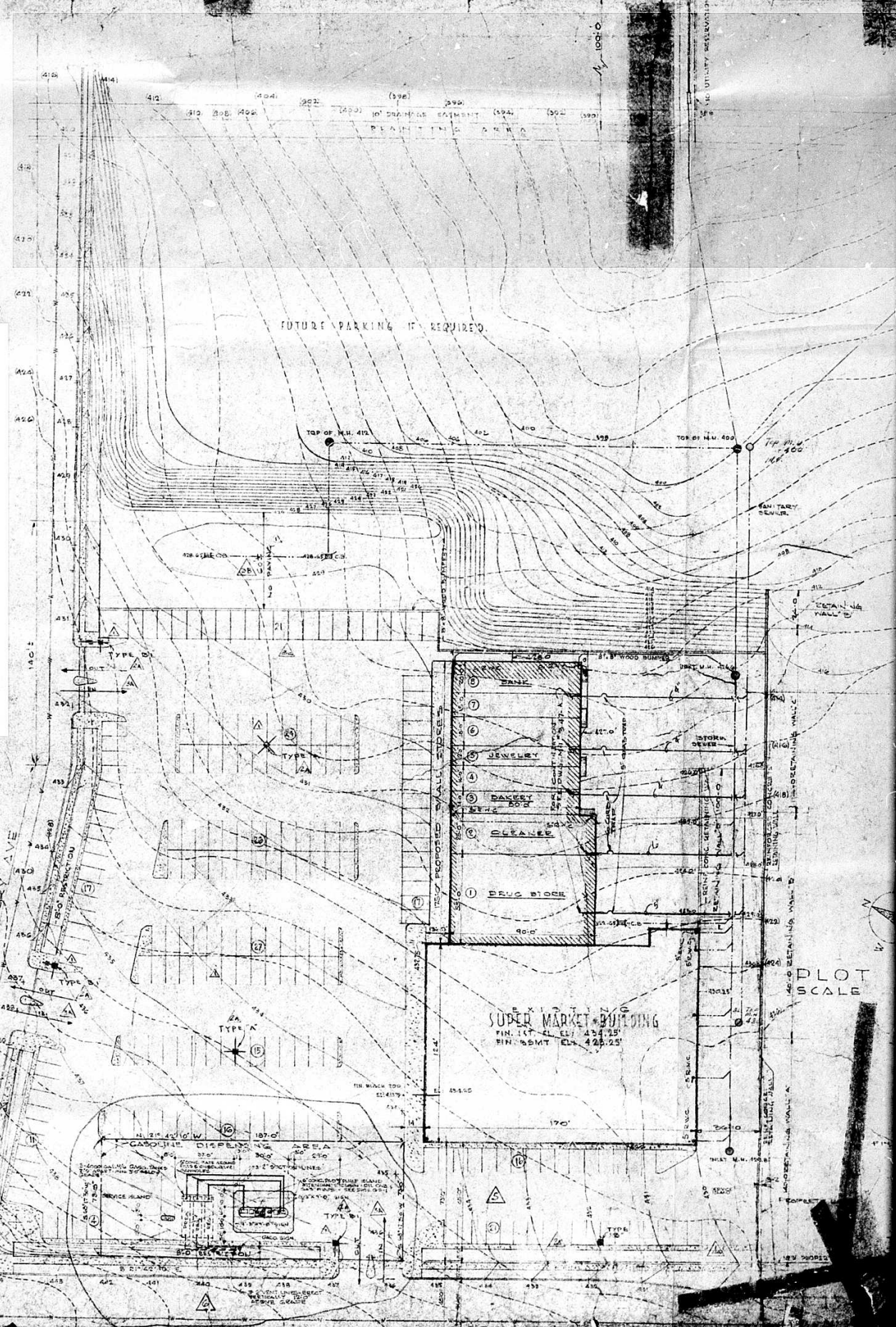
MARKING FOR 215 0.25

DRAWING SCHEDULE

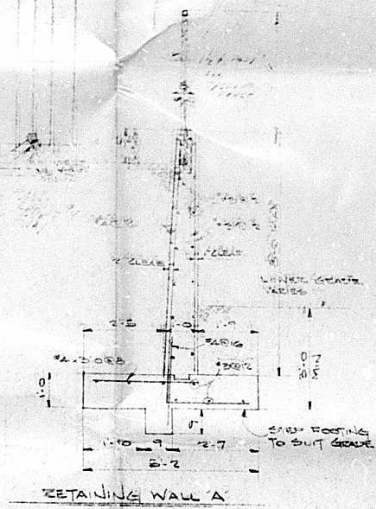
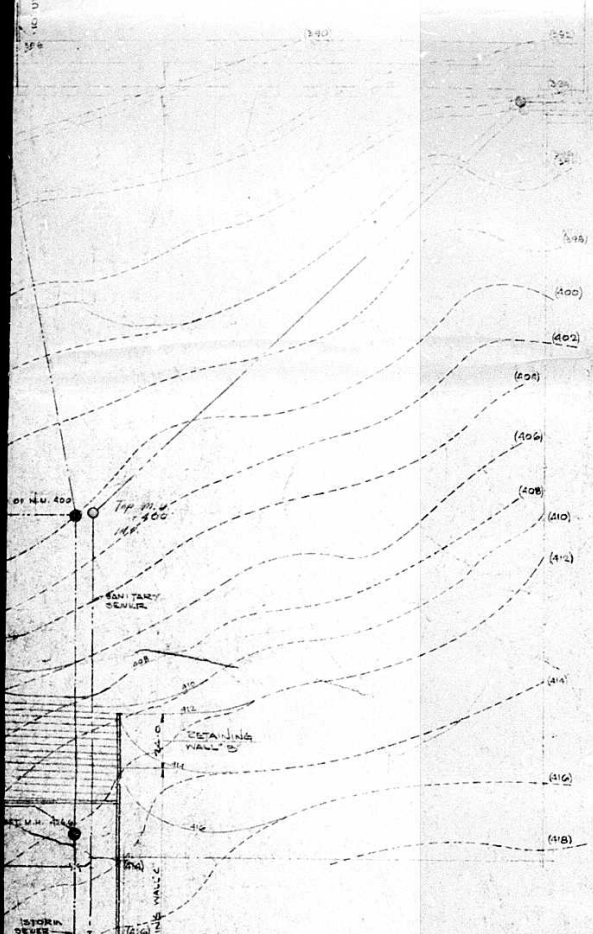
NO.	NAME
1	ARCHITECTURAL PLOT PLAN
2	ARCHITECTURAL FIRST FLOOR PLAN
3	ARCHITECTURAL BASEMENT & 2ND FLOOR
4	ARCHITECTURAL DOOR SCHEDULE
5	ARCHITECTURAL ELEVATIONS
6	ARCHITECTURAL CROSS SECTIONS
7	SECTIONAL ELEVATIONS
8	SECTIONAL ELEVATIONS
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19	SECTIONAL ELEVATIONS
20	SECTIONAL ELEVATIONS
21	FOUNDATION PLAN
22	FLOOR FINISH & 1ST FLOOR ELEVATIONS
23	SECTIONAL ELEVATIONS, BASEMENT & 2ND FLOOR
24	SECTIONAL ELEVATIONS
25	SECTIONAL ELEVATIONS
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100	SECTIONAL ELEVATIONS

LEGEND

- TYPE A REVERSE DIMENSION (CORNER)
- TYPE B REVERSE DIMENSION (CORNER)
- TYPE C REVERSE DIMENSION (CORNER)
- TYPE D REVERSE DIMENSION (CORNER)

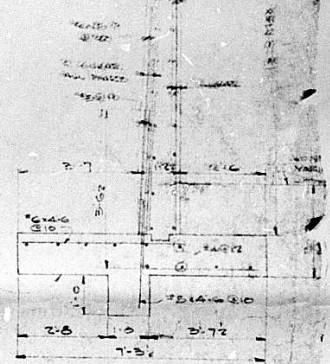


PLOT SCALE



RETAINING WALL A

SCALE 3/8" = 1'-0"

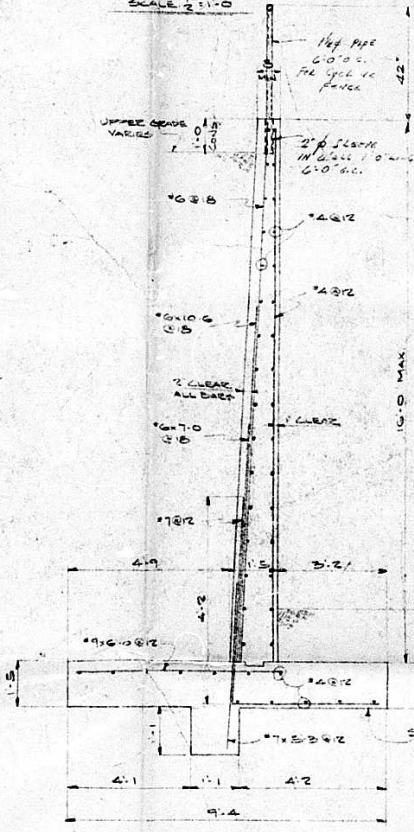


RETAINING WALL B

SCALE 3/8" = 1'-0"

RETAINING WALL NOTES:

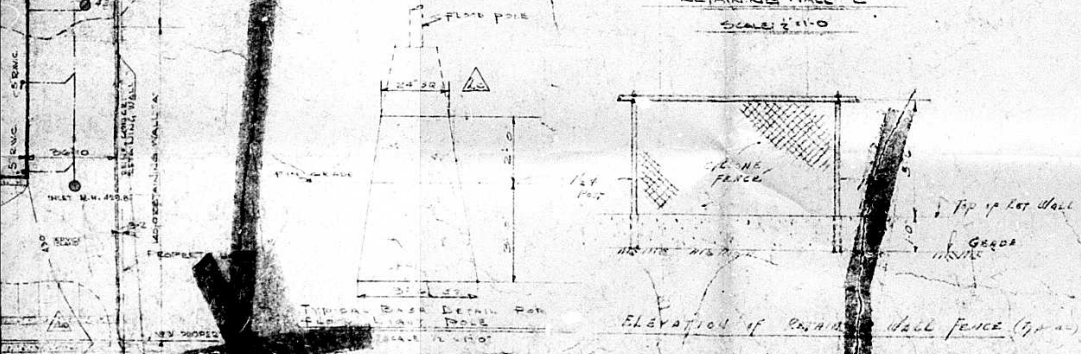
- 1 ALL CONCRETE NOTES ON G & S APPLY
- 2 ENTIRE WALL MAY BE ELIMINATED BY MAKING WALL CONSTANT THICKNESS AS SHOWN AT TOP OF FOOTING
- 3 PROVIDE 5" MIN. WEAP HOLE JUST ABOVE LOWER GRADE AT ABOUT 18" O.C.
- 4 PROVIDE CONTRACTION JOINTS AT ABOUT 25' O.C. AND EXPANSION JOINTS AT A 100' O.C.
- 5 FIRST 10' OF BACKFILL FOR FULL HEIGHT WALL TO BE COVERED STONE



RETAINING WALL C

SCALE 3/8" = 1'-0"

PLOT PLAN
SCALE 1" = 30' 0"



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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REVISED
 TOWSON
 FOOD FAIR STG
 PHILA, PA.

KASSEL SRC
 BIFANO