

RE: PETITION FOR VARIANCES
TO SECTIONS 413.5 (e);
413.2 and 413.5 (d) of the
Zoning Regulations of
Baltimore County - E.S.
York Road 180' from Rad-
cliffe Road, 9th Dis.,
Thos. M. Gontum and
Edwin K. Gontum,
Pet. Owners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5441

Upon hearing on the above petition for variances to Sections 413.5 (e); 413.2 (e) and 413.5 (d) of the Zoning Regulations of Baltimore County to permit a sign of flashing nature of the size of 369 square feet in area instead of the allowable 150 square feet and a height of 32 feet of the required 25 feet, it is the opinion of the Zoning Commissioner that the variance requested to permit a sign of the size of 369 square feet instead of the allowable 150 square feet should be granted.

As to the variances requested - 413.5 (e) to permit a sign of flashing nature and section 413.5 (d) to permit a height of 27 feet instead of the required 25 feet should be denied.

It is this 4th day of January, 1961, by the Zoning Commissioner of Baltimore County, ORDERED that the variance to Section 413.2 (e) should be and the same is hereby granted which permits a sign of the size of 369 square feet instead of the allowable 150 square feet.

Variances to Sections 413.5 (e) and 413.5 (d) should be and the same are hereby denied.

Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John O. Ross, Zoning Commissioner Date: December 14, 1961
FROM: Mr. George M. Gavrelis, Deputy Director

SUBJECT: #5441-7. Variance to permit a sign of flashing nature; 369 square feet in area instead of the required 150 square feet and to permit a height of 32 feet instead of the required 25 feet. East side of York Road 180 feet North of Radcliffe Road. Being property of Edwin Gontum.

9th District
HEARING: Wednesday, December 27, 1961 (2:00 P.M.)

The Office of Planning and Zoning has reviewed the subject petition and has the following advisory comments to make:

1. The Planning staff questions whether or not a variance can be granted for a flashing sign here inasmuch as the requested variance would be a departure from the use regulations pertaining to signs rather than the height or area requirements. It is to be noted that the "flash" inherent in it and that variances are possible only for the area and height requirements of the Zoning Regulations.
2. The Planning staff is in no position to prejudice the facts of hardship or practical difficulty here that would justify the requested area & height variances.

GEO:hms

DEC 15 '61



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 12-6-61
Posted for: Variance to Zoning Regulations
Petitioner: Edwin K. Gontum
Location of property: E.S. of York Rd. 180' from the N/S of Radcliffe Rd.
Location of Sign: East side of York Road 180 ft North of Radcliffe Road.
Remarks: None
Posted by: George M. Gavrelis Date of return: 12-7-61

PETITION OF
THOMAS M. GONTUM, and
EDWIN K. GONTUM
For variance for an illuminating
sign, E. side of York Road
approximately 180 feet
from N. side of Radcliffe Road

BEFORE THE
ZONING COMMISSIONER
FOR
BALTIMORE COUNTY

PETITION

The WHYAR Corporation, a body Corporate of the State of Maryland, owner and operator of the Park Towson Motel, 1015 York Road, Towson, Maryland, under a 99 year lease from the owners of said property Edwin K. Gontum and Thomas M. Gontum do petition this Honorable body to grant the said Lessee a variance for the erection of a sign, said sign to be at variance with section 413.5(e); 413.2(e), and 413.5(d) of the Baltimore County Zoning Regulations.

The requested sign will be at variance with the aforementioned provisions as follows: Code section 413.2(e), area of the sign not to exceed 150 square feet. This will be a multiple faced sign, the area of which is 369 square feet on one side. Code section 413.5(d), sign shall not exceed 25 feet in height. The proposed sign will be 32 feet in height. Code section 413.5(e), no flashing sign. The proposed sign will be of a flashing nature.

Presently there are two signs advertising this motel. One sign is located on property at the northeast corner of Radcliffe Road and Fairmount Avenue. This sign must be removed under a leasing agreement with the Thom McAn Corporation, sub-lessees. The second sign is located on property north of the York Road entrance to the motel that abuts the northernmost boundary of the Sunoco Station located at the northeast intersection of Radcliffe Road and the York Road.

The Park Towson Motel sets back from the York and Radcliffe Roads in quiet, peaceful, subdued surroundings. The area fronting on York Road is a commercial strip consisting of businesses adequately lighted to advertise their presence, but which by their location prevent adequate visibility of the present motel sign.

York Road is a dual highway divided by a concrete median strip which extends from the intersection of York Road and Radcliffe Road north-erly to the bridge on York Road that crosses the Baltimore County Beltway.

South-bound traffic on the York Road has difficulty discerning the motel entrance, because of the remote location of the Park Towson Motel, the median strip that prohibits turning into its entrance and the surrounding advertisements that distract from the present entrance thereby creating a practical difficulty.

The north-bound traffic on York Road is confronted with a well advertised Howard Johnson Restaurant, a well lighted Sunoco Station and then a small entrance drive to the Park Towson Motel. Due to the nature of the topography and the construction of improvements thereon this entrance appears to be an extension of the Sunoco Station property and not an entranceway, the present motel sign not withstanding. This, then causes patrons to abruptly stop and reverse to the entrance or causes patrons to continue on their way.

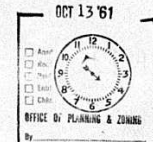
West-bound traffic on Fairmount Avenue will not have a sign to direct them to the Motel property due to the leasing arrangement aforesaid. All of the foregoing has created not only a practical difficulty for patrons of the Park Towson Motel, but has created a hardship to the operation of the motel, resulting in a mounting vacancy rate.

The proposed sign will, we feel, adequately alleviate this situation and therefore, your Petitioner prays this variance be granted.

WHYAR CORPORATION

BY: John Warfield Armer, Attorney
Jefferson Bldg., Towson, Md.
Thomas M. Gontum

BY: Edwin K. Gontum
Edwin K. Gontum, Attorney in fact
Edwin K. Gontum
Edwin K. Gontum



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

No. 8177
DATE: 10/13/61

TO: John Warfield Armer, Esq.
Jefferson Building
Towson 4, Md.

BILLED TO: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$25.00
01622		Petition for a Variance for Thomas & Edwin Gontum	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.

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 7, 19 61.
THIS IS TO CERTIFY That the annexed advertisement was published in The County Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 27 day of December 19 61, the first publication appearing on the 7th day of December 19 61.

The County Paper, Inc.
W. F. K. Rogers
Manager

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

No. 10205
DATE: 12/27/61

TO: Messrs. Armer, Agnew and Macgregor
106 The Jefferson Building
Towson 4, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$48.00
01622		Advertising and posting of property for signs	48.00

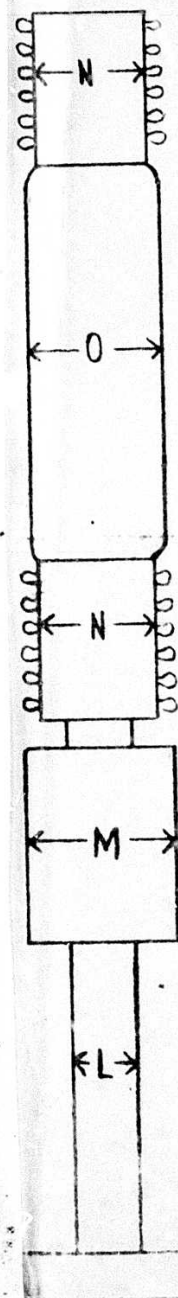
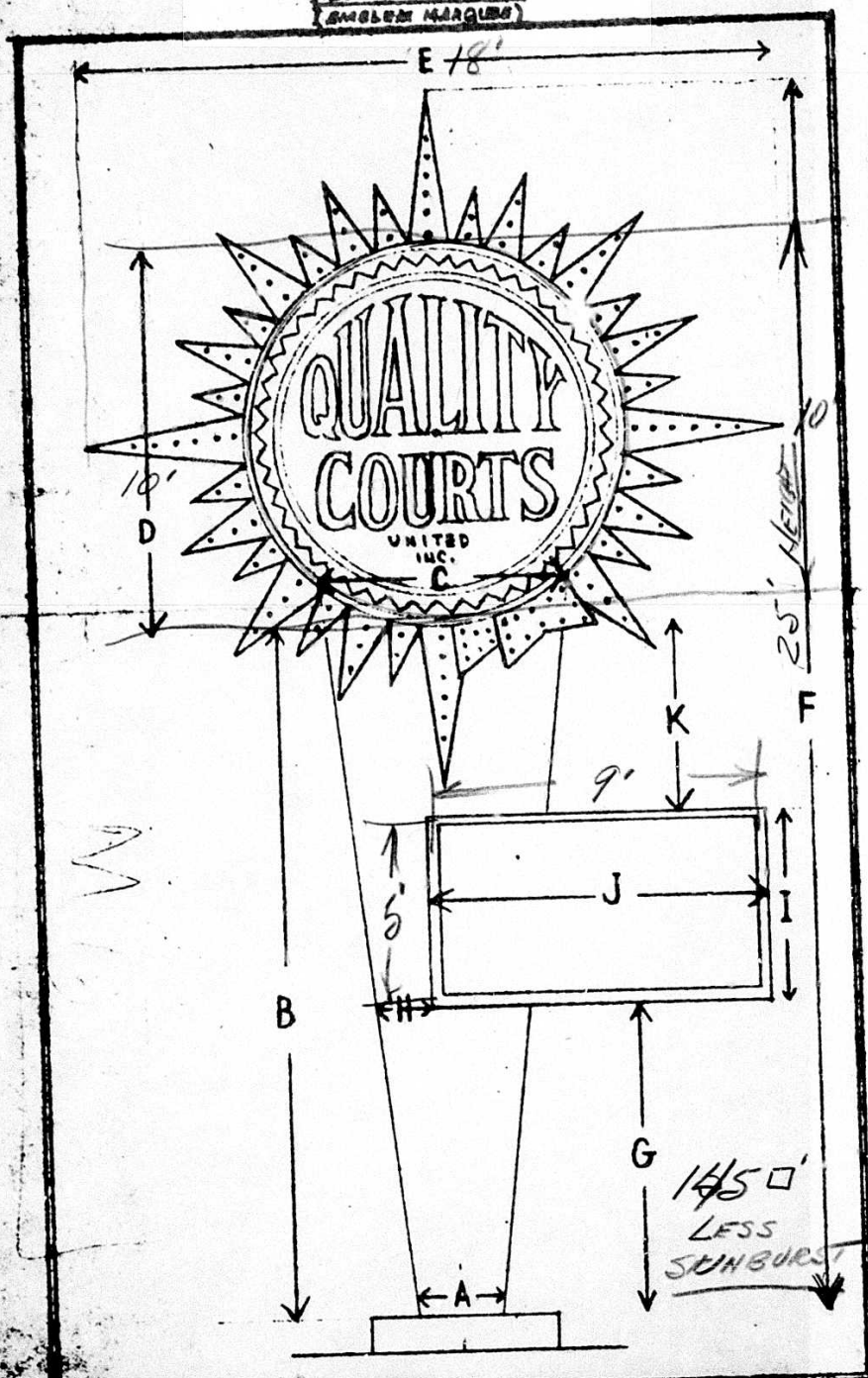
IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

QUALITY COURTS

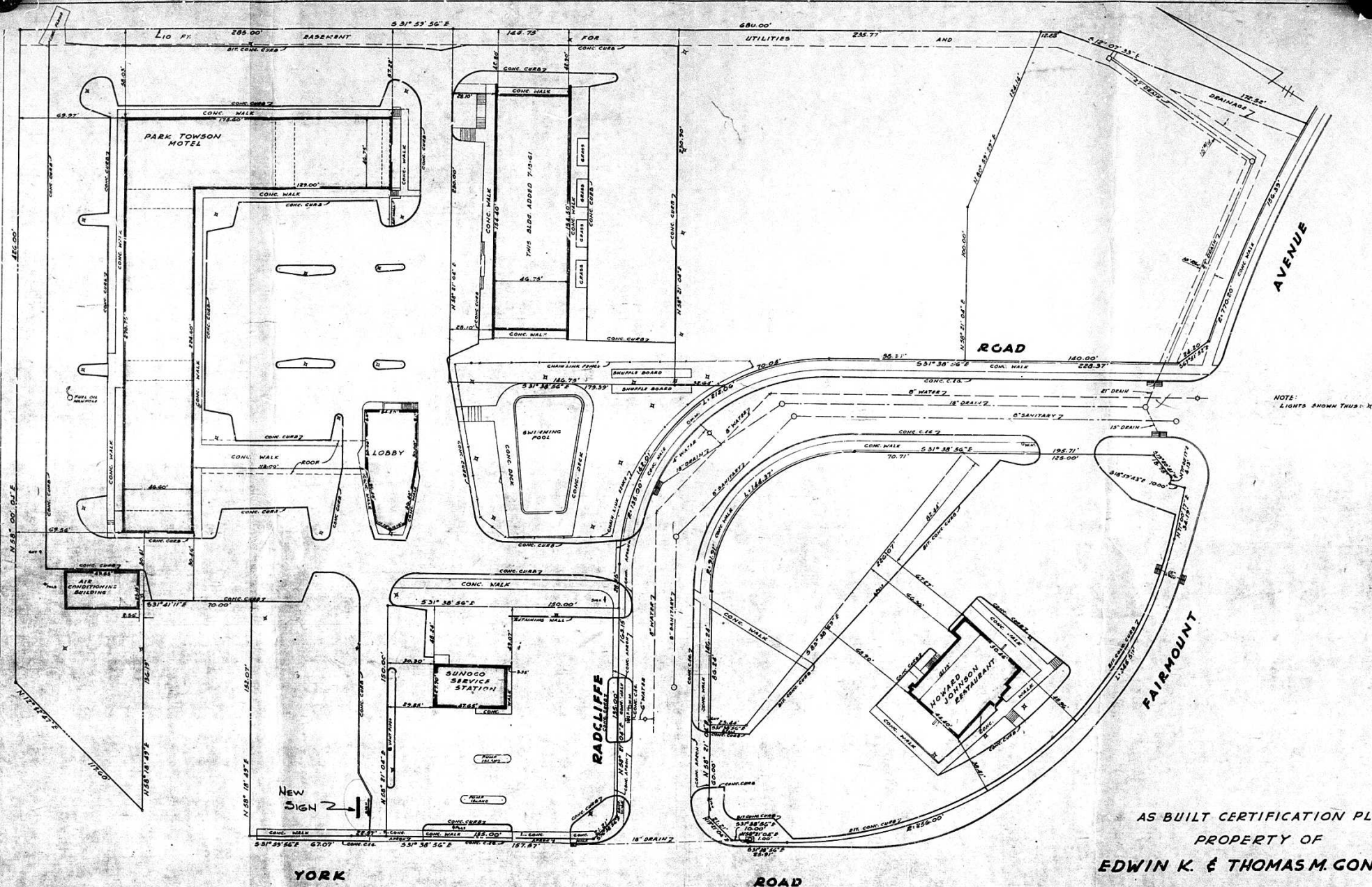
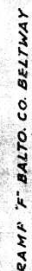
SUN-BURST EMBLEM
EXHIBIT "A"

FOR MEMBER LESSEE

EM-TYPE SIGN
(EMBLEM MARKING)



	10-EM	
A	2'	
B	18'	
C	6'-6"	
D	10'	
E	18'	
F	32'	
G	8'-2"	
H	12"	
I	5'	
J	9"	
K	4'-10"	
L	13"	
M	29"	
N	22"	
O	26"	



This is to certify that we have made a location survey of the improvements, and that they are located on the lot as shown hereon.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, *

James O. O'Malley
Associate
Reg. No. 2086

This is to certify that we have made a location survey of the improvements, and that they are located on the lot as shown hereon.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES.

James O. Demarest, Jr. July 13, 1961
Associate
Reg. No. 2086