

PETITION FOR A 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

NASSAU CONSTRUCTION COMPANY LEGAL OWNER
of the property, hereinafter described petitions for a Variance to the Zoning Regulations of Baltimore County.

The Zoning Regulations to be excepted as follows:
Section 113.2 (a) - 150 square feet in area
Section 113.5 (d) - Sign height 25 feet

The Reason for the Variances:
To permit a sign 217 square feet in area, instead of the required 150 square feet; and to permit a sign height of 35 feet instead of the required 25 feet.

Property Situate:
Concerning all that parcel of land in the First District of Baltimore County, beginning for the same 86.52 feet from the west side of St. Agnes Lane on the South side of Baltimore National Pike to a point, said point set 75 feet from the center line of Baltimore National Pike; thence South 14 degrees 33 minutes 30 seconds East 200 feet to a point; thence South 75 degrees 20 minutes 30 seconds West 150.00 feet to a point; thence North 14 degrees 33 minutes 30 seconds West 200.00 feet to a point; thence North 75 degrees 25 minutes 26 seconds East 150.00 feet to the place of beginning. This being a parcel of land situate in the first district of Baltimore County.

Nassau Construction Co.
Thomas Schwin
Attorney
111 West 23rd St.
Baltimore, Md.

PROTESTANT'S RATIFICATION

Address

notify A.R. Rose
33 Charles St.
Baltimore, Md.
Charles Schwin
Schwin Construction Co.



5430-1
NASSAU CONSTRUCTION CO.
86.52 FEET FROM THE WEST SIDE OF ST. AGNES LANE ON THE SOUTH SIDE OF BALTIMORE NATIONAL PIKE

ORDERED by the Zoning Commissioner of Baltimore County this 17th day of November, 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 10th day of January, 1962, at 10:30 o'clock A. M.

John G. Rose
Zoning Commissioner of Baltimore County

Upon hearing on the above petition for a variance to Sections 113.2 (a) and 113.5 (d) of the Zoning Regulations to permit a sign of the size of 217 square feet instead of the allowable 150 feet and a sign height of 35 feet instead of the allowable 25 feet, the requested sign would be in line with signs previously granted for commercial establishments on the Baltimore National Pike.

Thom Mann Company withdrew its request for a sign at Fairmount Avenue and Radcliffe Road in keeping with the policy of the Zoning Department of refraining from granting any extra large signs in the area but the Thom Mann Company feels that there would have been a hardship to deny the requested sign for the Baltimore National Pike.

For the above reasons the variances should be granted. It is this 17th day of January, 1962, by the Zoning Commissioner of Baltimore County, ORDERED that the variances requested should be and the same are hereby granted which permit a sign of the size of 216 square feet instead of the allowable 150 feet and a height of 35 feet instead of the required 25 feet.

John G. Rose
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 27, 1961
FROM: Mr. George H. Garrela, Deputy Director

SUBJECT: #5450-V. Variance to permit a sign 217 square feet in area, instead of the required 150 square feet and a height of 35 feet instead of the required 25 feet. Southside of Baltimore National Pike, 86.52 feet West of St. Agnes Lane, being property of Nassau Construction Company.

1st District
HEARING: Wednesday, January 10, 1962 (10:30 A.M.)

The Planning staff will offer no comment on this petition.

083/ma

TELEPHONE VALLEY 3-3000 INVOICE BALTIMORE COUNTY, MARYLAND No. 8235
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE TOWSON 4, MARYLAND DATE 11/1/61

TO: A. R. Roth Sign Consultant 33 Charles Street Baltimore, Md.

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
	Petition for a Variance for Thom Mann, located on St. Agnes Lane	25.00
		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.

TELEPHONE VALLEY 3-3000 INVOICE BALTIMORE COUNTY, MARYLAND No. 10308
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE TOWSON 4, MARYLAND DATE 2/2/62

TO: A. R. Roth Sign Consultant 33 Charles Street Baltimore 9, Md.

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
	Advertising and posting of property for Nassau Construction Co.	11.00
		11.00

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.

OFFICE OF THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS THE COMMUNITY PRESS
10.1 Newburg Avenue CATONSVILLE, MD.
December 26, 1961.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 26th day of December, 1961, that is to say the same was inserted in the issues of December 26, 1961.

THE BALTIMORE COUNTIAN
By *Paul J. Morgan*
Editor and Manager.

PETITION FOR A VARIANCE TO THE ZONING REGULATIONS
1st DISTRICT
ZONING: Petition for a Variance to the Zoning Regulations to permit a sign 217 square feet in area, instead of the required 150 square feet and a height of 35 feet instead of the required 25 feet.
LOCATION: Beginning 86.52 feet from the West side of St. Agnes Lane on the South side of Baltimore National Pike.
DATE AND TIME: WEDNESDAY, JANUARY 10, 1962 at 10:30 A.M.
PUBLIC HEARING: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Regulations to be excepted as follows:
Section 113.2 (a) - 150 square feet in area.
Section 113.5 (d) - Sign Height 25 feet.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Concerning all that parcel of land in the First District of Baltimore County, beginning for the same 86.52 feet from the West side of St. Agnes Lane on the South side of Baltimore National Pike to a point, said point set 75 feet from the center line of Baltimore National Pike; thence South 14 degrees 33 minutes 30 seconds East 200 feet to a point; thence South 75 degrees 20 minutes 30 seconds West 150.00 feet to a point; thence North 14 degrees 33 minutes 30 seconds West 200.00 feet to a point; thence North 75 degrees 25 minutes 26 seconds East 150.00 feet to the place of beginning. Being the property of Nassau Construction Company, as shown on plan filed with the Zoning Department.
By Order of JOHN G. ROSE Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st
Date of Posting: 12-26-61
Posted for: *Nassau Construction Co.*
Petitioner: *Nassau Construction Co.*
Location of property: *86.52 ft. from the West side of St. Agnes Lane on the South side of Baltimore National Pike, 115 ft. West of St. Agnes Lane.*
Remarks: *By *George H. Garrela**
Date of return: 12-21-61

