RE: PETITION FOR VARIANCE to Section 207 of Zoning Regulations 1100 Eastern Boulevard 15th District A.G.G. Really Company -

BEFORE
COUNTY BUARD OF APPEALS

BALTIMORE COUNTY

No. 5463-V

OPINION

A hearing was held on the petition of the A.G.G. Realty Company for a variance for a sign on jacoperty located on the northwest side of Eastern Boulevard in the Fifteenth District of Baltimore County. The sign is at the entrance to the Middlesex Shopping Center.

The variance requested deals with Section 413.2 of the Baltimore County Zoning Regulations dealing with sigms.

Testimony was to the effect that the particular sign in question had existed since May of 1961, and was still erected and operating, at the tive of the hearing, in the same manner and location as it had been since its original execution.

Inasmuch as no hardship now exists, the Board of Appeals was unanimora in its decision that there are no legal grounds now which would warrent the granting of the variance requested.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this down of July, 1962, by the County Board of Appeals, OR DERED that the variance petitioned for, be and the some is hereby denied.

Any appeal from this decision must be in accordanc, with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Shitten Work

BALTIMORE COUNTY, MARYLAND

NAMES OFFICE CORRESPONDENCE

TO. Mr. John G. Rose, Zoming Commissioner. Date. January 11, 1962 -FROM Mr. George E. Gavrelis, Deputy Director

SUBJECT #5565.7. Variance to permit a minimum of 6 foot Disseries Towner Table Circle sign. Rorthwest side of Earlern Boulevard opposite to Solid Asenus. Bed as property of A.D.D. Mosalty Corporation.

15th District

HEARING: Wednesday, January 24, 1962 (1:30 P.M.)

The staff of the office of Planning and Zoning has reviewed the subject petition and has the following advisory comment to make:

1.- It is the understending of the Planning staff that a petition covering the 'use variance requested here had been embutted previously and then withriams. Subsequently the tipn was built. It appears, if the facts noted above are correct, but this is a somewhat unemail to to justify a sariance. We wonder that are the fact settle justify the variance chains south. Will this sign revolved

BO1 bear



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

TCEX we. A.G.G. REALTY. 60. legal owner. of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section. 307.of. the Relitiospe. County. Society. Regulations

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

DAYS TO EXTERNIT HARDSHIP , DUE TO BOWLING ALLEX BUILDING SITTING BACK FROM EXCEPTION BET. (EASTEND BLTD.), AND CAN NOT BE SEEN COING BAST ON RASTEND BLTD. . BY ALE ASKIND FOR MINISTEN OF 6 FOOT DIAM, DOUBLE FACE CURCLE SIGN AT 1100 BASTERN BLTD.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this pecifion, and further agree to and are to be bound by the zoning regulations and restrictions of Ballimere County adopted pursuant to the Zoning Law For Ballimore County.

FAIR LANES INC.
Contract purchaser
Address 610 N. HOWARD ST

A.G.G. REALTY CO. Legal Owner
Address 8403 LICH RAYEN BLYD.
BALTHURE 4, MD.

Nybury oslamon Ludder by Accel of Fleighausun Petitioner' Attorney Protestants Attorney Luc Erekhartrad Phek (Oldy Luces - *

Describer

1. 196. 1. that the subject matter of this position be advertises as required by the Zoning Law of Baltimore County, in two newspapers of general circulation trought Baltimore county, just property be pasted, and that the public hearing be had before the Zoning Commissioner of Baltimore County office Bandaing in Towns, Baltimore County County of the Bandaing in Towns, Baltimore County County of the Bandaing in Towns, Baltimore County C

County on the State of Market & Burg of County on the State of County o

Zoofig Chamissioner of Baltimore County

VALLEY 3-3000

To: Triangle Sign Com 6325 Erdman Ave. P.O. Box 5133 Baltimore 5, Md.

NW/S of Eastern Blvd. (Known as 1100 Eastern

BALTIFORE COUNTY, MARYAND
OFFICE OF FINANCE

No. 10266

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

Billiore County

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE			
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	Advertising and posting of property for A.O.O. Seelty Co.		

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EPHONE EY 3-3000	BALTIMORE	COUNTY,	MARYLAND

No. 10299

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

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MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

MICROFILMED

TELEPHONE VALLEY 3-3000

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BALTICORE COUNTY, MARYAND OFFICE OF INANCE

No. 9778

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
ORDARY

To: Triangle Sign Company 6325 brdsan Ave. P.) J Box h133 Balto. 5, Ms.

Zoning Department of

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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.

JOSEPH D. THOMPSON, P.T.AL. ...

TOWSON - 4 - MARYLAND - VAlley 3 - 8820

BEGINNING for the same at the beginning of the fourth line of the first parcel of land which by deed dated July 7,1952 and recorded among the Land Records of Baltim ore County in Liber G.L.B. No. 2137, folio 306, etc., was conveyed by Andrew Berkholz et al to A.G.G. Realty Corporation and running thence binding on said fourth line, north 77 degrees 47 minutes 18 seconds east 189.00 feet to the end thereof, thence south 12 degrees 12 minutes 41 seconds east 48.27 feet to the northwest side of Eastern Boulevard, thence running with and binding on the northwest side of said Boulevard, the two following courses and distances: northeasterly by a line curving to the north with a radius of 2864.79 feet, for a distance of 57.27 feet, and north 38 degrees 47 minutes 40 seconds east 13.77 feet (to a coint distant 1132.04 feet measured southwesterly alray the northwest side of said Boulevard from the east side of Essex Avenue) thence leaving said Eastern Boulevard and running for lines of division, the two following course and distances: north 34 degrees 12 minutes 41 seconds west 36.73 feet and south 77 degrees 47 minutes 18 seconds west 279.41 feet, thence south 70 degrees 31 minutes 41 reconds east 57.12 feet to the place of beginning. Containing 0.215 of an acre of land, more or loss.

A.G.G. Realty Corp. to Connecticut General Life Insurance Company; and
NEING ALSO part of the lot of ground firstly described in Deed of Trust dated October
1,1957 and recorded among the aforesaid Land Records in Liber G.L.B. No. 3211, iolio 232,
from A.G.G. Fealty Corporation to Chyrchill G. Galey et al, Trustees for Connecticut General

recorded among the Land Records of Baltimore County in Liber G.I.B. No. 2483, folio 452, from

BEING part of the lot of ground firstly described in Mortgage dated May 21,1954 and

Joseph D. Thompson, Professional Engineer and Land Surveyor, No. 1150

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

ZONII	NG DEPARTMENT OF BALTIMORE	COLINTY
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TO THE ZONING REGULATIONS OF BALTIMORE COUNTY—15TH DISTRICT

ZONING: Petition for a Variance to permit a minimum of 5 foot Diameter double face circle sign. IOCATION: Northwest side of Eastern

Boulevard (known as 1100 Eastern Boule vard). DATE AND TIME: Wednesday, January 24, 4962 at 1:30 P. M.

PUBLIC HEARING: Room 108. County Office Building, 111 West Chesapeake Ave., Towson, Maryland.

The Zoning Regulations to be excepted as follows:

Section 307—of the Baltimore County

Zoning Regulations.
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

Beginning for the same at the beginning of the fourth line of the first parcel of land which by deed dated July 7, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2137, folio 366, etc., was conveyed by Andrew Berkholz et al to A. G. G. Realty Corporation and running thence binding on said fourth line, north 77 degrees 47 minutes 18 seconds east 189.00 feet to the end thereof, thence south 12 degrees 12 minutes 41 seconds east 48.27 feet to the northwest side of Eastern Boulevard, thence running with and binding on the northwest side of said Boulevard, the two following courses and distances northeasterly by a line carving to the north with a radius of 2864.79 feet, for a distance of 57.27 feet, and north 38 degrees 47 minutes 40 seconds east 13.77 feet (to a point distant 1132.04 feet measured southwesterly along the northwest side of said Boulevard from the east side of Essex Avenue) thence leaving said Eartern Boulevard and running for lines of division, the two following courses and distances: north 34 degrees 12 minutes 41 seconds west 36.73 feet and south 77 degrees 47 minutes 18 seconds west 279.41 feet, thence south 70 degrees 31 minutes 41 seconds east 57.12 feet to the place of beginning, Containing 0.215 of an acre of land, more or less.

Being part of the lot of ground firstly described in Mortgage dated May 21, 1924 described among the Land Records of Baltimore County in Liber G.L.B. No. 2483, folio 452, from A. G. G. Realty Corp. to Connecticut General Life Insurance Company, and

Being also part of the lot of ground firstly described in Deed of Trust dated October 1, 1957 and recorded among the aforesaid Land Records in Liber G.L.B. No. 3241, folio 232, from A. G. G. Realty Corporation to Churchill G. Carey et al. Trustees for Connecticut General Life Insurance Company, Being the property of & G. G. Realty Company, as shown on plat plan filed with the Zoning Department.

By order of

JOHN G. ROSE, Zoning Commissioner of Baltimore County. 7463

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 5, 19 62

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., outcommontation with time was a substitute of the latest publication appearing on the 5th day of manuary publication appearing on the 5th day of manuary 19.62.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, \$______

PETTION FOR A ZONING FOR A VARIANCE TO THE ZONING REGULATIONS OF BALTIMORE COUNTY, 15th DISTRICT

ZONING: Petition for a Variance to permit a minimum of 5 foot Diameter double face circle situ. CoCATION: Northwest side of Eastern Englevard (Ruesyn as 1100 Eastern boulevard). DATE AND TIME: WEDNESDAY,

DATE AND TIME: WEDNESSEY Y.
JANUARY 24. 1962 AT 1860 P.M.
PURLIC HEARING: Room 168.
County Office Building 111 W.
Chesaneake Ayenue, Towson 4.

Maryland

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Section 307—of the Baltimore Coun-

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Baltimore County.

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BY ORDER OF JOHN G. ROSE. Zoning Commissioner of Baltimore County. 1-5-1t

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 4 19 62
THIS IS TO CERTIFY, That the annexed advertisement
was published in The COUNTY Paper, Inc., a weekly new
paper printed and published in Towson, Baltimore County
Md., once in each of one successive weeks before the clark day of day of 19 62, the first
publication appearing on the 4th day of

The COUNTY Paper, Inc.

Manager

