

RE: PETITION FOR VARIANCES
2/5 of Baltimore National
Pike, 139.31 feet East of
Lafayette Avenue
in District
Park Forty Corp., Baltimore

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 64-164

The petitioner seeks Variance to Sections 131.2 (e), 131.5 (e), and 131.5 (d) of the Baltimore County Zoning Regulations to permit a sign 10 feet high, to permit flashing bulbs, and to permit an area of 1601 square feet.

At the hearing, the petitioner conceded that his request for a sign 1601 square feet in area was unreasonable and in error, and that a more realistic approach was to erect a sign 150 square feet in area, not including trim. The petitioner agreed to withdraw his request for a permit to erect a flashing type sign. The request for a permit to erect a sign 10 feet high was predicated on the theory the sign was situated some distance from Route 10 and partially obscured by the Baltimore County Detention on the west.

By reason of practical difficulty, it is ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 17 day of June, 1964, that the herein petition for Variance to Section 131.2 (e) to permit a sign with an area of 150 square feet plus trim, and a petition for Variance to Section 131.5 (d) to permit a sign 10 feet in height, should be and the same is hereby granted from and after the date of this Order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

It is further ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 17 day of June, 1964, that the Variance to Section 131.5 (e) to permit a flashing type sign be and the same is hereby DENIED.

Edward D. Hardy
Deputy Zoning Commissioner
of
Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John W. Nelson, Planning Supervisor Date: May 11, 1964

FROM: Mr. Robert A. Carroll, Planning Director

SUBJECT: 64-164-4 Variance to permit a sign height of 10 feet instead of the maximum 25 feet; to permit flashing bulbs around the perimeter and to permit an area of 1501 square feet in area instead of the allowable 150 square feet. Situation of Baltimore National Pike 139.31 feet east of Lafayette Avenue. Being property of Park Forty Hotel Corporation.

RE: District Thursday, June 11, 1964 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Variance with respect to the height and area requirements of the Regulations dealing with business signs. It has the following advisory comments to make with respect to pertinent planning factors:

1. The planning staff questions the probability of facts which would justify the gross departure from the height and area requirements being sought here. The planning staff also believes that the Variance with respect to flashing signs deals not with height or area as such; it deals more specifically with area. Such a variance may not be possible under the Zoning Regulations.

CR:web

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS 64-164

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or Park Forty Motel Corp., legal owner of the property situated 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 Sections 413.2 (e), 413.3 (e) and 413.5 (d) to permit a sign 49' high instead of the permitted 25' and to permit flashing bulbs around the perimeter and to permit an area of 1601 square feet in area instead of the allowable 150' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (state hardship or practical difficulty)

Sign requested is for a motel occupying large acreage and set well back from the main traffic arteries. To comply strictly with the above provisions of the Zoning Regulations would cause great difficulty and hardship to the applicants by virtue of passing traffic being unable to discern their sign.

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 the petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Park Forty Corporation
Contract purchaser
Address
Address
John Warfield Armitage, Petitioner's Attorney
Address 406 Jefferson Building
Baltimore 4, Maryland
ORDERED BY THE Zoning Commissioner of Baltimore County, this 23rd day of April, 1964, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of May, 1964, at 11:00 o'clock A.M.

John Warfield Armitage, Esq.
406 Jefferson Building
Towson 4, Maryland
Dear Sirs:
The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
TRAFFIC A flashing sign on any kind is undesirable in proximity of the Detention and this section of Route 10.
No comments from Office of Planning & Zoning, Bureau of Engineering, Health, State Roads Commission, & a Commission, Fire Dept., Industrial Development, Buildings Dept., Board of Education.
Sincerely,
Gilbert Nelson-Traffic

May 12, 1964
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

John Warfield Armitage, Esq.
406 Jefferson Building
Towson 4, Maryland

Petition for Variance
for Park Forty Corp.
#64-164-A

Description to Accompany Petition
for Zoning Variance, Property of
Park 40 Corporation

April 14, 1964

Beginning for the same at the intersection of the east side of Lafayette Avenue 40 feet wide, and the southeast right-of-way line of Edmondson Avenue extended (Route 40) and running thence binding on said southeast side of Edmondson Avenue extended as shown on State Roads Commission of Maryland Right-of-Way Plat #4365, the four following courses and distances vizi: first North 55° 08' 39" East 100.63 feet, second North 57° 06' 35" East 139.31 feet, third North 60° 39' 39" East 75.80 feet, and fourth North 72° 18' 09" East 72.44 feet, thence for lines of division the two following courses and distances vizi: first South 31° 29' 06" East 109.70 feet, and second North 53° 20' 24" East 77.51 feet to intersect the west side of Kent Avenue 40 feet wide, thence binding on said west side of Kent Avenue South 11° 27' 39" West 159.71 feet to intersect the fourth line of zoning area 1-B-R-4, thence binding on part of said fourth line of zoning area 1-B-R-4, as now surveyed South 73° 38' 21" West 360.40 feet to intersect the said east side of Lafayette Avenue, thence binding on said east side of Lafayette Avenue North 33° 54' 01" West 150.00 feet to the place of beginning.

For Title see the following deeds:

1. Deed from State of Maryland to Park Forty Corporation, dated July 14, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 4012, Folio 493.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 23348
DATE 4/23/64
TO: John Warfield Armitage, Esq.
Jefferson Building
Towson 4, Maryland
Billed Zoning Department
of Baltimore County
REPORT TO ACCOUNT NO. 01-62
QUANTITY 1
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Folio - Baltimore County, Md. - General Fund
4-234 2784 + 23348* 11P- 4300
4-234 2784 + 23348* 11P- 4300
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 1st Date of Posting MAY 27 1964
Posted for: VARIANCE TO SIGN HEIGHT OF 49' INSTEAD
Petitioner: PARK FORTY CORP.
Location of property: S. BAST. AVE. 139.31 E. OF LAFAYETTE AVE.
Location of Sign: S. W. OF KENT AVE. S. BAST. AVE. (BAST. AVE. PIKE)
N.W. COR. CALVERTON RD. & KENT AVE.
Remarks: J.S. Bone
Posted by: J.S. Bone Date of return May 27 1964
2 Signs

Description to Accompany Petition
for Zoning Variance, Property of
Park 40 Corporation

April 14, 1964
Sheet 2

2. Deed from Herman E. Becker et al to Park Forty Corporation dated May 18, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3988, folio 276.
3. Deed from Richard D. Paolo to Park Forty Corporation, dated May 11, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3985, Folio 64.
4. Deed from State of Maryland to Park Forty Corporation, dated July 14, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 4012, Folio 493.
5. Deed from D and D Properties, Inc. to Park Forty Corporation, dated July 19, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 4012, Folio 362.
6. Deed from Universal Realty Corporation to Park Forty Corporation, dated July 19, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 4011, Folio 218.
7. Deed from Webster M. Palmer to Park Forty Corporation dated May 18, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3988, Folio 274.
8. Deed from Steven A. Messiora to Park Forty Corporation, dated August 16, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3997, Folio 300.
9. Deed from Robert F. Fenn to Park Forty Corporation, dated May 18, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3988, Folio 278.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 23053
DATE 4/25/64
TO: Quality Court Motel
Baltimore County, Maryland
Park Forty Corp.
7705 Georgia Ave., N.E.
Washington 25, D.C.
Billed Zoning Department
of Baltimore County
REPORT TO ACCOUNT NO. 01-62
QUANTITY 1
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Folio - Baltimore County, Md. - General Fund
4-234 2784 + 23053* 11P- 9400
4-234 2784 + 23053* 11P- 9400
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.

of 25' and to permit flashing bulbs around the perimeter and to permit an area of 1661 sq. ft. instead of 150 sq. ft.

PETITION FOR VARIANCE

1st DISTRICT
ZONING: Petition for Variance to the Zoning Regulations of Baltimore County to permit a sign height of 40 feet instead of 25 feet and to permit flashing bulbs around the perimeter and to permit an area of 1661 square feet instead of the allowable 150 square feet.

LOCATION: South side of Baltimore National Pike 129.31 feet east of LaFayette Avenue.
DATE & TIME: THURSDAY, JUNE 11, 1964 at 11:00 A.M.
PUBLIC HEARING: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulations to be excepted as follows:
Section 413.3 (c) - 150 square feet in area.
Section 413.3 (d) - 25 feet in height.

Section 413.3 (e) - 25 feet in height.
Section 413.3 (f) - No flashing or rotating illumination sign shall be permitted.

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 at the intersection of the east side of LaFayette Avenue 40 feet wide, and in southeast right-of-way line of Edmondson Avenue extended (Route 46) and running thence blinding on said southeast side of Edmondson Avenue extended as shown on State Roads Commission of Maryland Right-of-Way Plat #436, and first following Way Flat #436, and first following North 55 degrees 00' 30" East 100.63 feet, second North 57 degrees 00' 30" East 129.31 feet, third North 60 degrees 30' 30" East 75.80 feet, and fourth North 72 degrees 10' 00" East 72.44 feet, thence for lines of division the two following courses and distances viz: first South 33 degrees 29' 00" East 109.70 feet, second North 63 degrees 29' 30" East 77.51 feet, thence to intersect the west side of Kent Avenue 40 feet wide, thence blinding on said west side of Kent Avenue South 11 degrees 27' 30" West 109.71 feet to intersect the fourth line of zoning area 1-B-R-4, thence blinding on part of said fourth line of zoning area 1-B-R-4, as now surveyed South 73 degrees 30' 30" West 300.60 feet to intersect the said east side of LaFayette Avenue, thence blinding on said east side of LaFayette Avenue North 33 degrees 54' 00" West 150.00 feet to the place of beginning.

For Title see the following deeds:

1. Deed from State of Maryland to Park Ferry Corporation, dated July 14, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 4012, Folio 492.
2. Deed from Herman N. Becker et al to Park Ferry Corporation dated May 18, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3988, Folio 276.
3. Deed from Richard D. Polo to Park Ferry Corporation, dated May 18, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3988, Folio 276.
4. Deed from State of Maryland to Park Ferry Corporation, dated July 14, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 4012, Folio 492.
5. Deed from Dand O Properties, Inc. to Park Ferry Corporation, dated July 19, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 4012, Folio 502.
6. Deed from Universal Realty Corporation to Park Ferry Corporation, dated July 19, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 4011, Folio 518.
7. Deed from Webster M. Palmer to Park Ferry Corporation dated May 18, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3988, Folio 274.
8. Deed from Steven A. Masterson to Park Ferry Corporation, dated August 16, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3997, Folio 300.
9. Deed from Robert Frank to Park Ferry Corporation, dated May 18, 1962, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3988, Folio 276.

Being the property of Park Ferry Motel Corporation, as shown on plat filed with the Zoning Department.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY

May 22, 1964

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Rothertown, Md

THE HERALD - ARGUS
Columbia, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

May 25, 1964.

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 Week, on the 25th day of May, 1964, that is to say the same was inserted in the issues of

May 25, 1964.
THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager

ORIGINAL

PETITION FOR A VARIANCE

1ST DISTRICT

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Being the property of Park Ferry Motel Corporation, as shown on plat filed with the Zoning Department.

By Order Of
John G. Rose
Zoning Commissioner Of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., May 21, 1964.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of three successive weeks before the 11th day of June, 1964, the first publication appearing on the 21st day of May 19 64

THE TIMES.

John H. Martin
Monop.

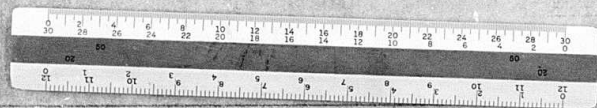
Cost of Advertisement \$ 45.00
Purchase Order 13067
Requisition No. 17016

Residential Area
Exist. Zoning
R-6

Residential Area
Exist. Zoning
R-6

VARIANCE REQUESTED

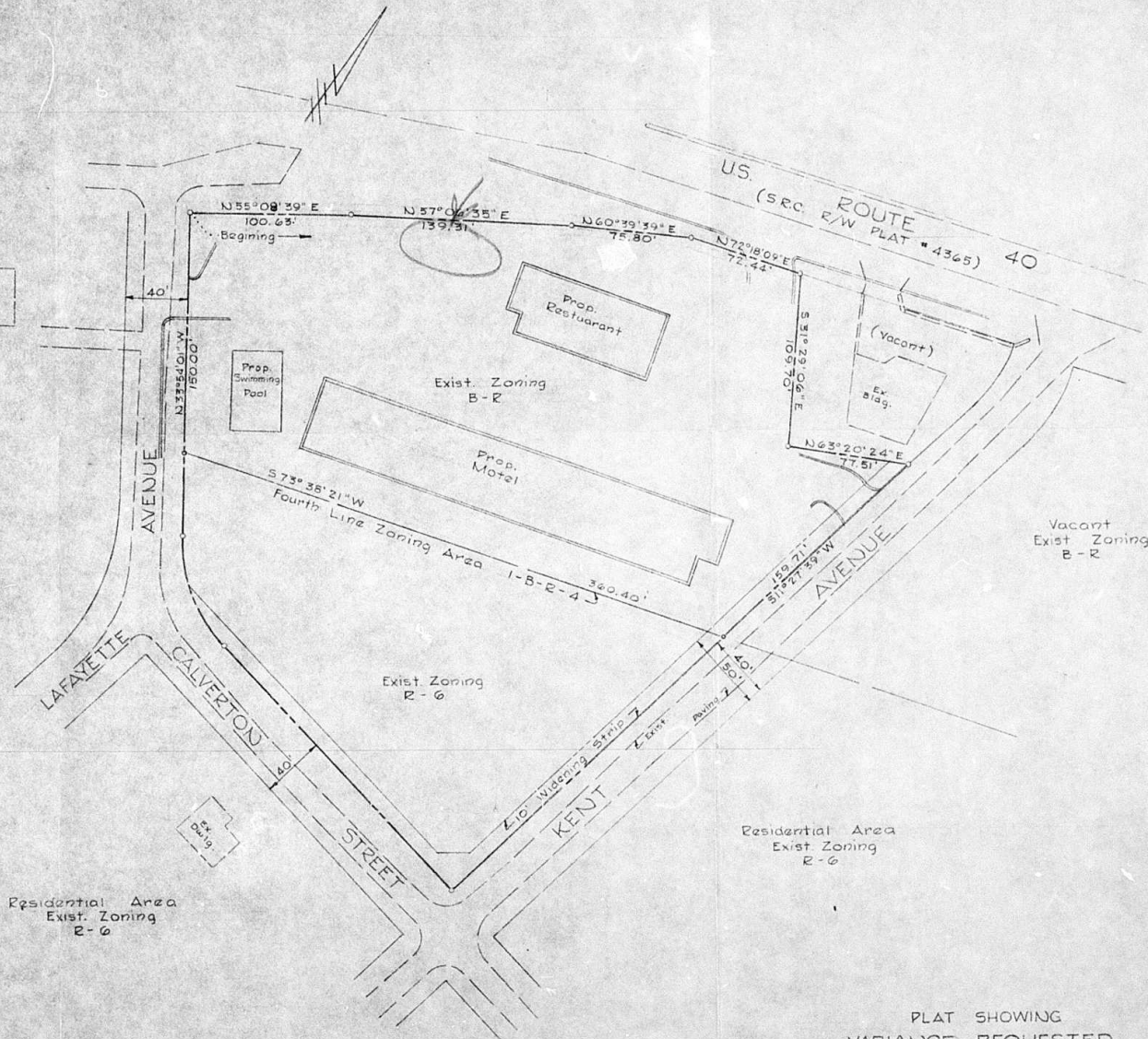
1. Increase in area of sign from
that permitted in section 413
of Zoning Regulations



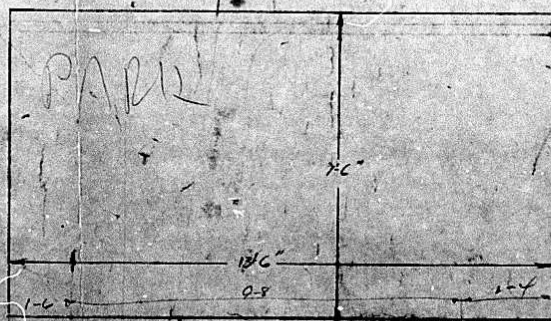
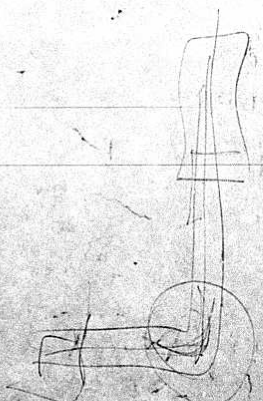
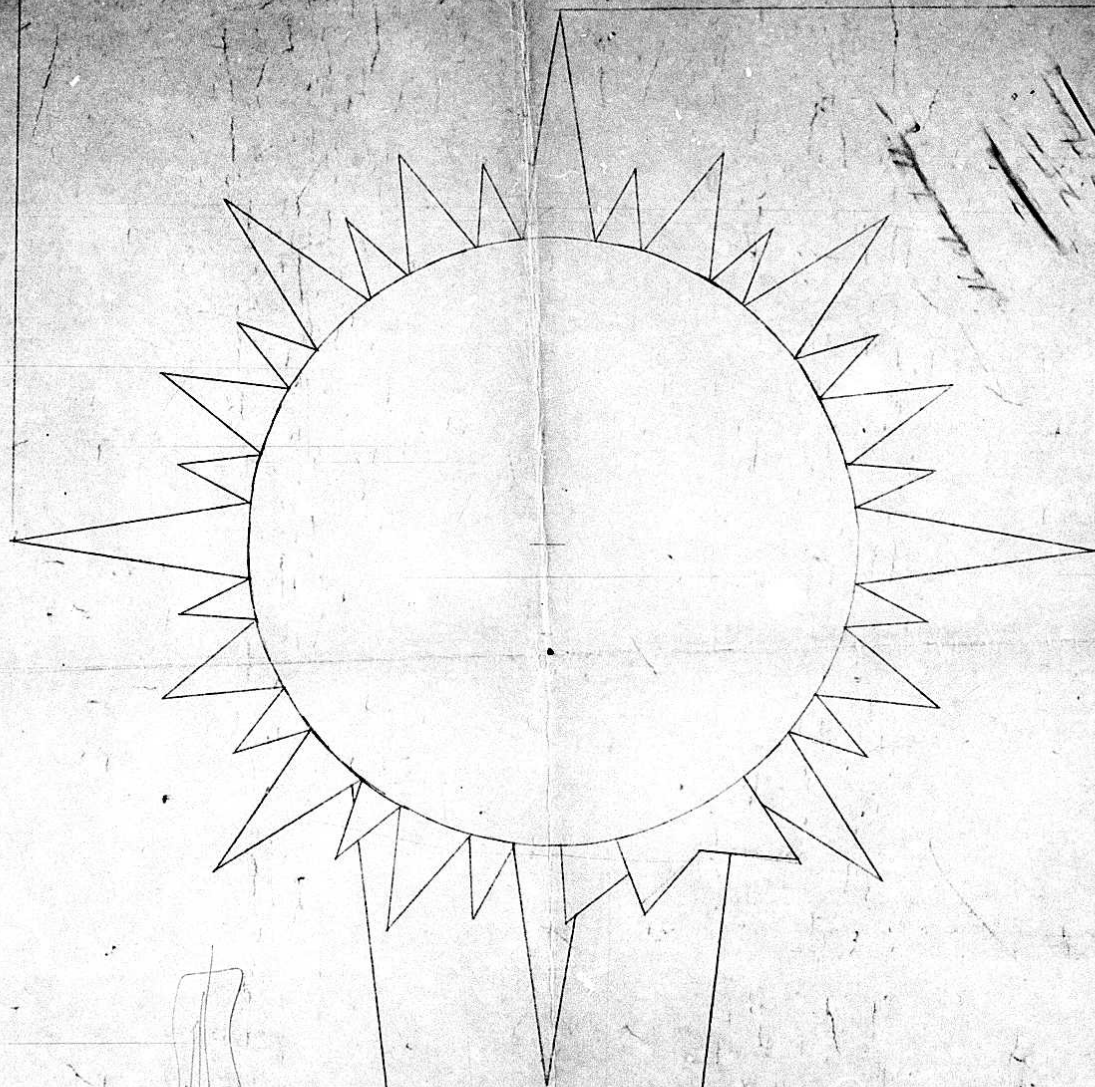
BALTO. CO., MD.
SCALE: 1" = 50'

ELECTION DISTRICT 1
APRIL 14, 1964

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND



PLAT SHOWING
VARIANCE REQUESTED
FOR PART OF PROPERTY OF
PARK 40 CORPORATION



12 1/2" 8 PIPE

16 0"

ELECTRICAL INFORMATION

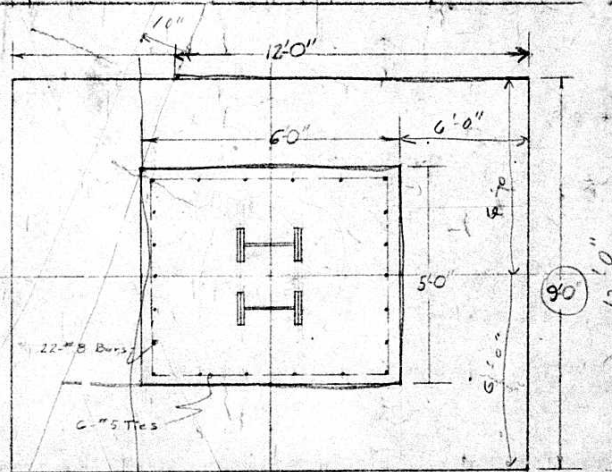
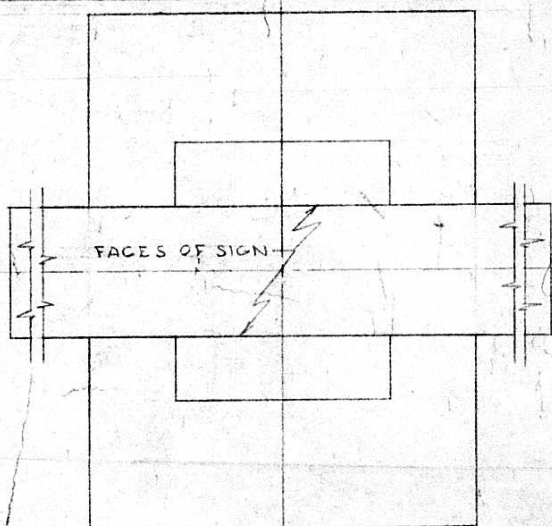
TYPE OF CIRCUITS

Top half of circle 115 V - 29.7 Amp.
Bottom half of circle 115 V - 29.7 Amp.

ELECTRICAL INFORMATION

TYPE OF CIRCUITS

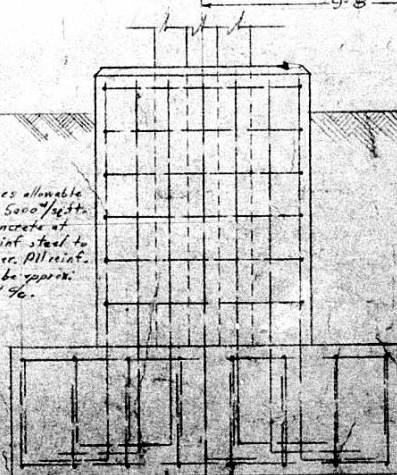
Top half of circle	115 V - 29.7 Amp.
Bottom half of circle	115 V - 29.7 Amp.
Ribbon	115 V - 15.65 Amp.
Flasher	115 V - 25.2 Amp.
Marquee	115 V - 32.0 Amp.



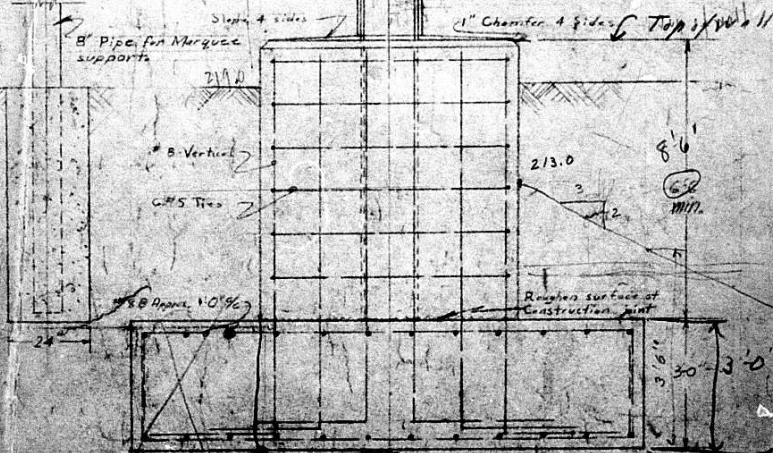
PLAN

NOTES:

Design assumes allowable soil bearing of 5000/ft².
Use 3000 psi concrete at 28 days. All reinf. steel to have min. 3" cover. All reinf. steel in line to be approx. equally spaced 76.



SIDE ELEVATION



FRONT OR REAR ELEVATION

SCALE 1/2" = 1'-0"