

RE: PETITION FOR VARIANCE  
FROM SECTION 413.2 OF THE  
Zoning Regulations,  
N/S Ridgely Road 275' West  
of York Road  
8th District  
Yorkridge Realty Co., Inc.  
Petitioner

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
No. 64-177-A

ORDER OF DISMISSAL

Petition of the Yorkridge Realty Co., Inc. for variance from Section 413.2 of the Zoning Regulations on property located on the north side of Ridgely Road 275 feet west of York Road in the Eighth District of Baltimore County.

The above captioned case having come before the Board for hearing on April 27, 1965 and a continued hearing on May 25, 1965, and whereas counsel for the protestants (appellants) on May 25, 1965 moved that the Board dismiss the appeal filed on behalf of the protestants.

It is thereby ORDERED this 25th day of May, 1965 that said appeal be dismissed with prejudice.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

R. Bruce Alderman

Paul T. McHenry, Jr.

SMALKIN & HESSIAN

ATTORNEYS AT LAW  
107 ALLEGANY AVENUE  
TOWSON, MARYLAND 21204

September 9, 1964

Mr. John G. Rose  
Zoning Commissioner of Baltimore County  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Variance W.S.  
York Road 275' W. York Road  
Yorkridge Realty Co., Inc.  
Petitioner - No. 64-177-A

Dear Mr. Rose:

Please note an appeal to the County Board of Appeals from your order of September 4, 1964. In the above entitled matter where-in you grant a variance to the petitioner for an advertising structure in excess of the allowable number of square feet. A check payable to Baltimore County, Maryland in the amount of forty dollars in payment of the costs for said appeal is enclosed.

Very truly yours,

John G. Rose, III

JGH:lvh  
Enclosure

CC: A. Owen Honegans, Jr., Esq.

OFFICE OF  
THE BALTIMORE COUNTEAN

THE BALTIMORE NEWS  
Baltimore, Md.

THE HERALD-ARGUS  
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

June 1, 1964.

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

was inserted in THE BALTIMORE COUNTEAN, a group of  
three weekly newspapers published in Baltimore County, Mary-  
land, once a week for One Week, June 1, 1964, that is to say  
the 1st day of June, 1964.

THE BALTIMORE COUNTEAN

By Paul J. Morgan  
Editor and Manager.

CERTIFICATE OF PUBLICATION

TOWSON, MD.....Nov 23.....1964

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 23rd  
day of November, 1964, the 25th publication  
appearing on the 23rd day of Nov.

THE JEFFERSONIAN

Cost of Advertisement, \$.....

RE: PETITION FOR VARIANCE TO  
Sec. 413.2 of Zoning Regula-  
tions - R.S. Ridgely Road  
375' W. of York Road, 8th  
Dist., Yorkridge Realty Co.,  
Inc., Petitioner

BEFORE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

No. 64-177-A

The petitioner in the above matter requested a variance  
to Section 413.2 of the Baltimore County Zoning Regulations to permit  
a double-face illuminated Advertising Structure of 400 square feet  
in area instead of the allowable 150 square feet on the west side of  
York Road, 375 feet west of York Road, in the Eighth District of Bal-  
timore County.

The petitioner has a peculiar problem in that he has  
erected a very fine theatre area but in such position as required by  
the Baltimore County Zoning Regulations that effective advertising  
cannot be accomplished by erecting a theatre marquee. Instead that a  
separate sign setting forth pending attractions for the theatre must  
be erected on a site located within the Shopping Center but some distance  
away from the theatre.

In order to be effective and list the attractions and  
names of the actors and actresses, a larger sign than normal is required.

For the above reasons the variance should be granted.  
It is this 4th day of September, 1964, by the  
Zoning Commissioner of Baltimore County, ORDERED that the herein petition  
for a variance should be and the same is granted, from and after the date  
of this Order, which permits an Advertising Structure of 400 square feet  
in area in stead of the allowable 150 square feet.

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 23010

DATE 6/5/64

TO: The Tri-Nucle Sign Co.  
P.O. Box 1133  
Baltimore 5, Md.

BILLED BY Zoning Department of  
Baltimore County

| DEPOSIT TO ACCOUNT NO. | QUANTITY | REMARKS                                                      | TOTAL DOLLARS |
|------------------------|----------|--------------------------------------------------------------|---------------|
| 01-622                 |          | Advertising and posting of property for Yorkridge Realty Co. | 33.00         |
|                        |          | 64-177-A                                                     |               |
|                        |          | 6-504 2-62 = 23010 TIF =                                     | 33.00         |
|                        |          | 6-504 2-62 = 23010 TIF =                                     | 33.00         |

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.

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 23360

DATE 1/20/64

TO: The Triangle Sign Co.  
6325 Eastern Ave.  
P.O. Box 1133  
Baltimore 5, Md.

BILLED BY Zoning Department of  
Baltimore County

| REPORT TO ACCOUNT NO. | QUANTITY | REMARKS                                        | TOTAL DOLLARS |
|-----------------------|----------|------------------------------------------------|---------------|
| 01-622                |          | Petition for Variance for Yorkridge Realty Co. | 25.00         |
|                       |          | 6-504 3-62 = 23360 TIF =                       | 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.

RE: YORK RIDGE REALTY CO., INC. vs. BALTIMORE COUNTY

PETITION FOR ZONING VARIANCE  
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, YORKRIDGE REALTY CO., INC., owner, of the property situated in Baltimore  
County and which is described in the description and plat attached hereto and made a part hereof,  
herby petition for a Variance from Section 413.2 of the Zoning Regulations, to  
A DOUBLE-FACE ILLUMINATED SIGN OF 400 SQ. FT. BE ALLOWED, INSTEAD  
OF THE REQUIRED 150 SQ. FT., FOR A STANDARD THEATRE ATTRACTION SIGN  
TO DISPLAY DAILY FEATURES AND CURRENT ATTRACTIONS.

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  
petition, and further agree and are to be bound by the zoning regulations and restrictions of  
Baltimore County which are in effect at the time of filing this petition.

Address: YORKRIDGE REALTY CO., INC.  
111 W. Chesapeake Avenue  
Towson, Md. 21204

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111 W. Chesapeake Avenue  
Towson, Md. 21204

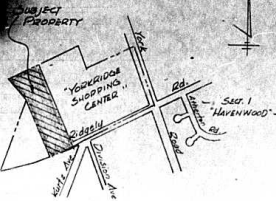
Address: YORKRIDGE REALTY CO., INC.  
111 W. Chesapeake Avenue  
Towson, Md. 21204

Address: YORKRIDGE REALTY CO., INC.  
111 W. Chesapeake Avenue  
Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 10th 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 through-  
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning  
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore  
County, on the 17th day of June, 1964, at 10:30 a.m.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 8TH  
Posted for: Var. to permit a sign of 400 sq ft instead of 150 sq ft  
Petitioner: Yorkridge Realty Co.  
Location of property: N/S of Ridgely Rd. 375' N. of York Rd.  
Location of Sign: NW Cor. Ridgely Rd. and 1st Entrance to Shopping Center  
Remarks: J. G. Rose  
Signed: J. G. Rose  
Date of return: June 4, 1964

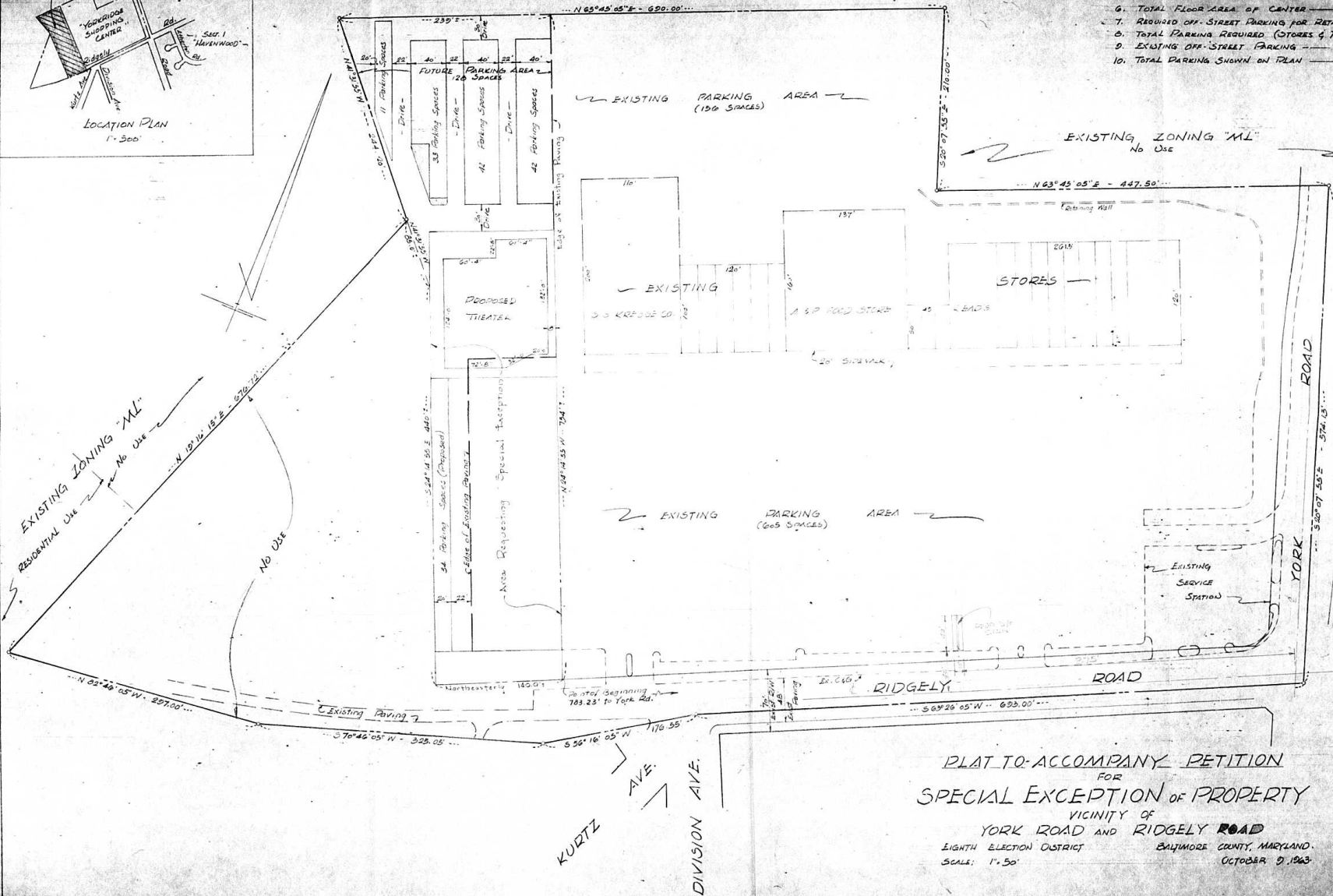


EXISTING ZONING "ML"  
No Use

# GENERAL NOTES

1. EXISTING ZONING OF PROPERTY ———— "ML"
2. EXISTING USE OF PROPERTY ———— SHOPPING CENTER
3. EXISTING USE OF PROPERTY REQUESTING SPECIAL EXCEPTION ———— NONE
4. PROPOSED NUMBER OF SEATS IN THEATER ———— 140
5. NUMBER OF PARKING UNITS REQUIRED (5'x30') ———— 190
6. TOTAL FLOOR AREA OF CENTER ———— 89,750 SQ. FT.
7. REQUIRED OFF-STREET PARKING FOR RETAIL STORES ———— 440 SPACES
8. TOTAL PARKING REQUIRED (STORES & THEATER) ———— 630 SPACES
9. EXISTING OFF-STREET PARKING ———— 761 SPACES
10. TOTAL PARKING SHOWN ON PLAN ———— 923 SPACES

EXISTING ZONING "ML"  
RESIDENTIAL USE



PLAT TO ACCOMPANY PETITION  
FOR  
SPECIAL EXCEPTION OF PROPERTY  
VICINITY OF  
YORK ROAD AND RIDGELY ROAD  
EIGHTH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND.  
OCTOBER 9, 1963



MATZ, CHILDS & ASSOCIATES, INC.  
2129 N. CHARLES STREET  
BALTIMORE 16, MARYLAND  
DATE: 10/10/63 BY: [Signature] CHECKED BY: [Signature]