

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

That we, Realty Investment Co., Inc., 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,

herby petition for a Variance from Section 413.2 (f) to permit an "other business sign" of 229 square feet in total area in a Business Zone, in lieu of the permitted

100 square feet total area. *Dimensions of the requested sign are computed as follows:

Simple Simon surmount- 64.0
Howard Johnson Ice Cream and arrow 125.0
Total 189.0

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

- a. Practical difficulty arising from the fact that the Lessee's signs are based on a national standard size, which said size exceeds Baltimore County Zoning Regulations as indicated above.
- b. Property owner's lease with Howard Johnson Restaurant chain is contingent upon permission to use a sign of the requested dimensions on the subject property.
- c. It is to be noted that the requested variance includes much open space around the Simple Simon emblem, and that the actual sign itself would exceed that permitted by Baltimore County Zoning Regulations by only 24 square feet.

See Attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expense of above Variance advertising, posting, etc. upon filing of this 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.

Realty Investment Company, Inc.
BY: John Warfield Armiger, Legal Owner
Address: 7705 Georgia Ave., N. W., Washington, D. C.
John Warfield Armiger, Petitioner's Attorney
Address: 406 Jefferson Building, Towson 4, Md. Valley 5-7666

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day

of January 1965, 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 2nd day of March 1965 at 10:30 o'clock

at 10:30 o'clock
Zoning Commissioner of Baltimore County

(over)

REALTHY INVESTMENT CO. #65-230-A
1713 Reisterstown Rd. 500' S of Rd
Baltimore Co. Md 21284

65-230-A

Pur at to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that the variance requested will grant relief to the petitioner without substantial injury to the public health, safety or general welfare, the variance should be granted to permit an other Business Sign of 229 sq. ft. in total area in a Business Zone instead of the permitted 100 sq. ft.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of March 1965, 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 other Business Sign of 229 sq. ft. in total area in a Business Zone instead of the permitted 100 sq. ft.

John G. Rose
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of March 1965, that the above Variance be and the same is hereby DENIED.

John G. Rose
Zoning Commissioner of Baltimore County

MICROFILMED

PETITION FOR ZONING VARIANCE REALTY INVESTMENT COMPANY, INC.

Description:

N. E. side of Reisterstown Road 80', more or less, from the center line of Reisterstown Road at a point south 550', more or less from the southernmost RW line of the Baltimore County Beltway.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND
February 1, 1965

John M. Armiger, Esquire
406 Jefferson Building
Baltimore, Maryland 21204

SUBJECT: Sign Variance for Realty Investment Co. Inc. to be located on NW/8 of Reisterstown Road 500' S of Baltimore County Beltway

The Zoning Advisory Committee has reviewed the subject petition makes the following comments:

State Roads Commission: Will review and submit comments at later date if necessary.

The following members had no comments to offer:

- Health Department
- Fire Bureau
- Office of Planning and Zoning
- Board of Education
- Industrial Commission
- Traffic Department
- Buildings Department

Yours very truly,

John G. Rose
Zoning Commissioner

State Roads Commission

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 28602
DATE 2/10/65

TO: Philadelphia Metal Corp.
Realty Investment Co.
7705 Georgia Ave. N.W.
Washington 25, D.C.

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DESCRIPTION	TOTAL AMOUNT
81-622		Advertising and posting of property for Realty Investment Co.	46.50
	6	Petition for Variance for Realty Investment Co.	25.00
			71.50

3-1065 1500 • 28602 17P-

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
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 28526
DATE 2/5/65

TO: John Warfield Armiger, Esq.
200 E. Padonia Road
Cockeysville, Maryland

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DESCRIPTION	TOTAL AMOUNT
81-622		Advertising and posting of property for Realty Investment Co.	46.50
	6	Petition for Variance for Realty Investment Co.	25.00
			71.50

2-865 005 • 28526 17P-

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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 17, 1965

FROM: George E. Gavralis, Director

SUBJECT: #65-230-A Variance to permit a business sign of 229 square feet in total area in a Business Zone, instead of the permitted 100 square feet. Northeast side of Reisterstown Road 500 feet. South of Baltimore County Beltway. Being the property of Realty Investment Co., Inc.

3rd District

HEARING: Tuesday, March 2, 1965 (10:00 A.M.)

The Office of Planning and Zoning has reviewed the subject petition and offers the following advisory comments with regard to planning factors:

1. We can conceive of no possible practical difficulty or unnecessary hardship which would justify a sign in these circumstances in excess of the size permitted by the Zoning Regulations.
2. From a planning viewpoint, it would seem that strict adherence to the standards to the standards set forth in the Zoning Regulations should be maintained here, inasmuch as no local precedent exists for lowering those standards.

February 1, 1965

John M. Armiger, Esq.
200 E. Padonia Road
Cockeysville, Md.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this

26th day of January, 1965

John G. Rose
JOHN G. ROSE
Zoning Commissioner

Owners Name: Realty Investment Co., Inc.
Reviewed by: George E. Gavralis

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3 RD Date of Posting: Feb. 13, 1965

Posted for: Realty Investment Co., Inc.

Location of property: NW/8 Reisterstown Rd. Sec. 2 of Balto. County Beltway

Location of Signs: NW/8 Reisterstown Rd. Sec. 2 of Balto. County Beltway

Remarks: None

Posted by: J. M. Armiger Date of return: Feb. 18, 1965

PETITION FOR A VARIANCE

SECTION 413.2 (f) - Other business signs
The Board of Commissioners of Baltimore County is hereby notified that the following sign is to be erected on the premises located at the intersection of the Baltimore County Beltway and the Chesapeake Avenue, Towson, Maryland.

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CERTIFICATE OF PUBLICATION

TOWSON, MD., February 12, 1965

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~three~~ ~~times~~ ~~per~~ ~~week~~ ~~before~~ the ~~2nd~~ ~~day~~ of ~~March~~, 1965, the ~~first~~ publication appearing on the ~~12th~~ day of ~~February~~, 1965.

THE JEFFERSONIAN,

S. Frank Strickler
Manager.

Cost of Advertisement, \$.....

PETITION FOR A VARIANCE

3rd DISTRICT

ZONING: Petition for Variance for a Sign.

LOCATION: Northeast side of Reisterstown Road 508 feet South of Baltimore County Beltway.

DATE & TIME: TUESDAY, MARCH 2, 1965 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for a Variance to the Zoning Regulations of Baltimore County to permit an other business sign of 25' square feet in total area in a Business Zone, instead of the permitted 170 square feet.

The Zoning Regulation to be excepted as follows:
Section 413.2 (f) - Other business signs (not exceeding three on any premises) may be used if limited to a total area of 100 square feet in Business Zones, and 200 square feet in M.L. and M.H. Zones.

All that parcel of land, the Third District of Baltimore County

N.E. side of Reisterstown Road 80 feet, more or less, from the center line of Reisterstown Road at a point south 550 feet, more or less from the southernmost RW line of the Baltimore County Beltway.

Being the property of Realty Investment Co., Inc. as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, March 2, 1965 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order Of
John G. Rose
Zoning Commissioner Of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., February 11, 1965

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 ~~one~~ successive weeks before the ~~2nd~~ day of ~~March~~, 1965, the first publication appearing on the ~~11th~~ day of ~~February~~, 1965.

THE TIMES,

J. Martin
Manager.

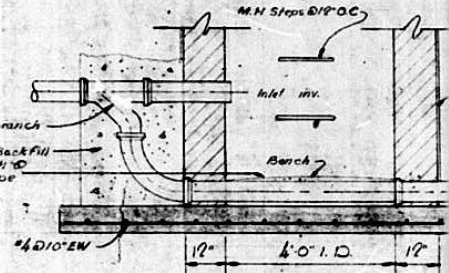
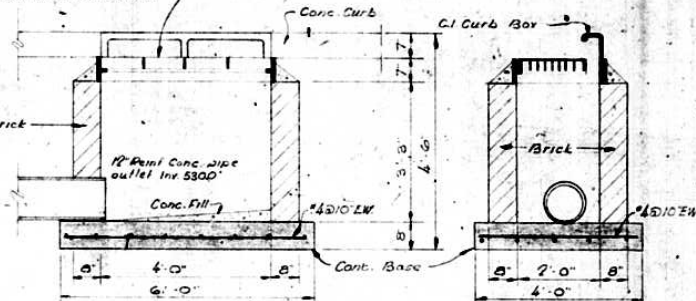
John M. Martin

Cost of Advertisement, \$ 16.00

Purchase Order A2737
Requisition No. F2819

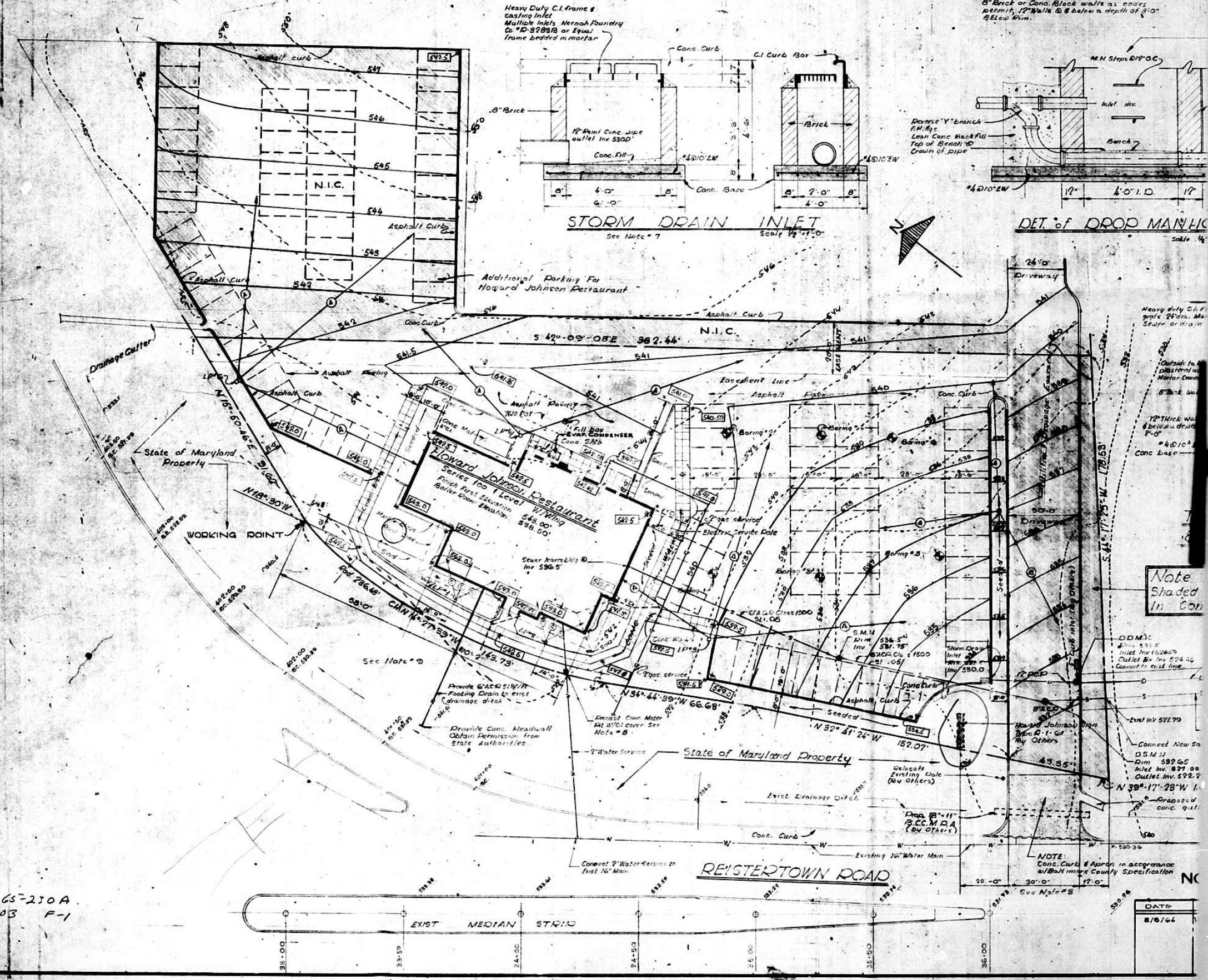
Heavy Duty C.I. frame & casting Inlet
Multiple Inlets, Menoh Foundry
Co. # 3789/B or Equal
Frame bedded in mortar

6" Brick or Conc. Block walls as cover permit, 12" Walls @ 6" below a depth of 3'-0" Below Inv.



STORM DRAIN INLET
Scale 1/2" = 1'-0"

DET. of DROP MANHOLE
Scale 1/4"



Heavy duty C.I. frame 24" dia. Manhole or drain

Outside for 12" thick wall below a depth of 2'-0" 4" dia. Conc. Base

Note
Shaded in Con

DDM: 12" x 12" Inlet Inv. 524.50 Curb Inv. 524.50 Connect to this line

Ext. Inv. 521.70
Connect New So. D.S.M.H. Rim 537.65 Inlet Inv. 521.00 Outlet Inv. 522.2

NOTE: Conc. Curb & Apron in accordance w/Bohinger County Specification

GS-210A
03 F-1

DATE
8/6/64

