

Feb. 8, 1966

No. 66-161-A - Atlantic Refining Co.

Petition, description of property, Order of Zoning Commissioner.
Certificate of posting
Verification of advertisement
Comments of Office of Planning
Letter of protest from Westview Park Inc. & Civic Ass'n.
Order of appeal
Plat filed with petition

1 sign

John Warfield Armiger, Esq.,
200 Padonia Road East
Cockeysville, Maryland 21030

Counsel for Petitioner

Mr. Harry Belsinger,
1300 Bayard Street
Baltimore, Maryland 21230

Contract purchaser

Mr. Richard H. Henry, Pres.,
Westview Park Inc. & Civic Ass'n.,
P. O. Box 3105, Baltimore, Maryland
21228

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CONSUMERS BLVD.
TOWSON, MD. 21204
U.S. 5000

GEORGE E. CARPENTIER
JAN. 1966
JOHN G. ROY
PRINCIPAL ZONING ENGINEER

Belsinger Sign Works, Inc.,
1300 Bayard Street
Baltimore, Maryland 21230

December 6, 1965

RE: Sign Variance for R. L. Nelson
Located 6/8 Baltimore National
Pike 25' from the W/S of
Gutter Avenue, 1st District
(Item 10, November 30, 1965)

Dear Sirs:

The Zoning Advisory Committee has reviewed the subject
petition and has no comment to offer with regard to the proposed
development plan.

The above comments are not intended to indicate the
appropriateness of the zoning action requested, but to assure that
all parties are made aware of plans or problems that may have a
bearing on this case. The Director and/or the Deputy Director
of the Office of Planning and Zoning will submit recommendations
on the appropriateness of the requested zoning 10 days before the
Zoning Commissioner's hearing.

Very truly yours,

James E. Roy
JAMES E. ROY, Principal
Zoning Technician

JDR:ylb

February 8, 1966

Mr. C. Harry Belsinger,
1300 Bayard Street,
Baltimore, Maryland 21230

Re: Petition for Variance to Zoning
Regulations - S/S Balto. National
Pike 25' W. Gutter Ave., 1st Dist.,
Atlantic Refining Co., Petitioner
No. 66-161-A

Dear Mr. Belsinger:

Please be advised that an appeal has been
filed from the decision rendered by the Zoning Commissioner in
the above matter.

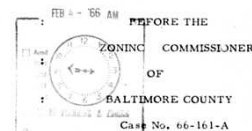
You will be duly notified of the date and time
of appeal hearing when so scheduled by the Board of Appeals.

Very truly yours

Zoning Commissioner

cc: Mr. Richard H. Henry,
P. O. Box 3105,
Baltimore, Maryland 21228

RE: PETITION FOR SIGN
VARIANCE- Height 40'
instead of 25' and for
214 sq. ft instead of
100 sq. ft.
Atlantic Refining Company
Balto. National Pike



ORDER OF APPEAL

MR. CLERK:

Please enter an Appeal to the Board of Appeals in the
above-captioned case.

John W. Armiger
John W. Armiger
Attorney for Savon Gas Company
and Harry Waller
200 Padonia Road East
Cockeysville, Md. 21030
666-0440

January 5, 1966

Atlantic Refining Company,
Key Highway & Lawrence Street,
Baltimore, Maryland 21230

Atty. Mr. R. L. Nelson

Re: Petition for Variance to Sections
413.2.1 and 413.3-d of Zoning
Regulations- Height 40' (Edmondson
Ave. 25' W. of Gutter Ave.,
1st Dist., Harry F. Belsinger, Lessee
No. 66-161-A)

Dear Mr. Belsinger:

An strict compliance with the Baltimore County
Zoning Regulations would result in practical difficulty and
unnecessary hardship upon the petitioner and the requested variances
would give relief without substantial injury to the public health,
safety and general welfare of the locality. I have today passed my
Order granting the variances which permit a sign 40 feet in height
instead of the allowable 25 feet and a sign of 214 feet in area
instead of the allowable 100 square feet.

The site plan is subject to approval of the State
Roads Commission, Bureau of Public Services and the Office of Planning
and Zoning.

Very truly yours

Zoning Commissioner

cc: Mr. Harry Belsinger,
1300 Bayard Street,
Baltimore, Maryland 21230

Mr. Richard H. Henry, Pres.,
Westview Park Inc. & Civic Ass'n.,
P. O. Box 3105, Baltimore, Maryland
21228

Atlantic Refining Co. #66-161-A - Appealed 2/2/67

SAVON GAS STATION NO. 4, INC. IN THE
and CIRCUIT COURT
A & H TRANSPORTATION, INC. FOR
Appellants BALTIMORE COUNTY
vs. AT LAW
R. BRUCE ALDERMAN, Misc. Docket No. 8
JOHN A. SLOWIK and Folio No. 172
PAUL T. McHENRY, JR., constituting the
COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY, File No. 3690
Appellees

CERTIFICATE OF NOTICE

Mr. Clerk:

Pursuant to the provisions of Rule 1101-8(4) of the Maryland Rules of Procedure,

R. Bruce Alderman, John A. Slowik and Paul T. McHenry, Jr., constituting the County
Board of Appeals of Baltimore County, have given notice by mail of the filing of the
appeal to the representative of every party to the proceeding before it; namely, Mr. R.
L. Nelson, Atlantic Refining Company, Key Highway and Lawrence Street, Baltimore,
Maryland, 21230, Petitioner, and John Warfield Armiger, Esq., 200 Padonia Road East,
Cockeysville, Maryland, 21030, Paul Berman, Esq., 341 N. Calvert Street, Baltimore,
Maryland, 21202, and Arnold Fleischmann, Esq., 200 First National Bank Building,
Towson, Maryland, 21204, Attorneys for the Respondents, a copy of which notice is
attached hereto and prayed that it may be made a part thereof.

Muriel E. Buddemeier
County Board of Appeals of Baltimore County
County Office Building, Towson, Md. 21204
VA 3-3000-Ext. 570

I hereby certify that a copy of the foregoing Certificate of Notice has
been mailed to Mr. R. L. Nelson, Atlantic Refining Company, Key Highway and Lawrence
Street, Baltimore, Maryland, 21230, Petitioner, and John Warfield Armiger, Esq.,

200 Padonia Road East, Cockeysville, Maryland, 21030, Paul Berman, Esq., 341 N.
Calvert Street, Baltimore, Maryland, 21202, and Arnold Fleischmann, Esq., 200 First
National Bank Building, Towson, Maryland, 21204, Attorneys for the Respondents, on
this 3rd day of February, 1967.

Muriel E. Buddemeier
County Board of Appeals of Baltimore County

RE: PETITION FOR VARIANCE
5/3 of U.S. Route 40 25 feet
West of Gutter Avenue,
1st District
Atlantic Refining Company,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
Case No. 66-161-A

OPINION

Petitioner seeks a Variance with respect to size and height of an Atlantic
Oil Company sign at its newly opened filling station on the South Side of U.S.
Route 40, 25 feet West of Gutter Avenue, in the 1st District of Baltimore
County. The subject filling station property is in a B-L zone, and is one of four
filling stations between Rolling Road and the Baltimore Beltway which serve the East-
bound traffic. The North side of the dual highway is developed in various roadside
businesses, including a restaurant, a filling station, a hardware store, and a movie.

Petitioner seeks the enlarged sign in order to attract potential Atlantic
customers who fail to see the station because of trees between the station and Rolling Road.

A view of the subject property shows clearly that the height, size and
brightness of the Savon gas station sign on the property adjoining to the East is a dis-
advantage to the Atlantic station, which is more or less standard in appearance, and
dark by comparison. The other stations using this section of U.S. 40 seem also much
more brightly illuminated and have signs which appear much larger than the Atlantic sign.
It appears to the Board that more adequate signs in Eastbound motorists who may want to
turn in or change lanes is in order.

Under the circumstances, and based on the view of the locale, the Board
is of the opinion that the requested variance should be granted. Atlantic proposes a
sign of 214 square feet instead of 100, and 40 feet in height instead of 25, per

**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.**

Balsinger Sign Works, Inc.
1300 Bayard Street
Baltimore, Md. 21230

December 7, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
____ day of _____, 1965.

[Signature]
JOHN G. ROSE
Zoning Commissioner

Petitioner: B. L. Haffner
Petitioner's Attorney: _____
Reviewed by: _____
Chairman of
Advisory Committee

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 33577

DATE 12/10/65

TO: Balsinger Sign Works, Inc.
1300 Bayard St.
Baltimore, Md. 21230

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			\$25.00
		Petition for Variance for Atlantic Ref. Co. 66-161-A	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
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 42231

DATE 11/3/66

TO: John Warfield Arndt, Esq.,
200 Padonia Road East,
Cockeysville, Maryland 21030

BILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson, Maryland 21204

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			\$5.00
		Cost of posting property for appeal hearing No. 66-161-A	5.00

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
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 42231

DATE 11/3/66

TO: John Warfield Arndt, Esq.,
200 Padonia Road East,
Cockeysville, Maryland 21030

BILLED BY: Office of Planning & Zoning
119 County Office Building
Towson, Maryland 21204

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			\$5.00
		Cost of posting property for appeal hearing No. 66-161-A	5.00

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.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

December 23, 1965

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

GEORGE E. GAVRELLI
DIRECTOR
JOHN G. ROSE
Zoning Commissioner

Balsinger Sign Company
1300 Bayard Street
Baltimore, Md. 21230

Gentlemen:

The enclosed memorandum is sent to you in compliance with
Section 23-22 of the 1961 Supplement of the Baltimore County Code.

Any questions of correspondence in regard to the enclosed subject
matter must be directed to the Director of Planning and Zoning
(or his Deputy) and NOT to the Zoning Commissioner.

If you desire to have a member of the Planning Staff testify,
it will be necessary for you to summons him through the Sheriff's
Office.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba

Encls:

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 35763

DATE 2/8/66

TO: John Warfield Arndt, Esq.,
200 Padonia Road East,
Cockeysville, Md. 21030

BILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson, Maryland 21204

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			\$35.00
		Cost of appeal - Atlantic Refining Co. No. 66-161-A	35.00

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
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 35763

DATE 2/8/66

TO: John Warfield Arndt, Esq.,
200 Padonia Road East,
Cockeysville, Md. 21030

BILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson, Maryland 21204

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622			\$35.00
		Cost of appeal - Atlantic Refining Co. No. 66-161-A	35.00

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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose
TO: Zoning Commissioner
Mr. George E. Gavrelli, Director
FROM: Office of Planning and Zoning
Date: December 22, 1965

SUBJECT: Petition 66-161-A. Variance to permit a sign of 40 feet in height instead of
the required 25 feet and to permit 214 square feet in area instead of the required
100 square feet. South side of U.S. Route 40 (Edmondson Avenue Extended)
25 feet West of Gaither Avenue. Being the property of Atlantic Refining Company.

1st District

HEARING: Wednesday, January 5, 1966. (11:00 a.m.)

The planning staff of the Office of Planning and Zoning has reviewed the subject
petition and offers the following comments:

Once again, we question that compliance with the zoning regulations
governing signs creates practical difficulty or unreasonable hardship.
It would appear that the subject request, if granted, would only result
in a furtherance of visual roadside chaos.



PETITION FOR A VARIANCE
1ST DISTRICT

ZONING: Petition for a Variance for
a Sign.

LOCATION: South side of U.S.
Route 40 (Edmondson Ave. Ex-
tended) 25 feet West of Gaither
Avenue.

DATE & TIME: WEDNESDAY,
JANUARY 5, 1966 - 11:00 A.M.

PUBLIC HEARING: Room 109, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

Being the property of Atlantic
Refining Company, as shown on plat
filed with the Zoning Department,
Baltimore County.

By order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County

Dec. 14,

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 16, 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., on
the 11th day of January, 1966, the first publication
appearing on the 16th day of December,
1965.

THE JEFFERSONIAN,

[Signature]
Manager.

Cost of Advertisement, \$.....

PETITION FOR A VARIANCE
1st DISTRICT

ZONING: Petition for a Variance
for a Sign.

LOCATION: South side of
U.S. Route 40 (Edmondson Ave.
Extended) 25 feet West of Gaith-
er Ave.

DATE & TIME: WEDNES-
DAY, JANUARY 5, 1966 -

11:00 A.M.

PUBLIC HEARING: Room 109,
County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Legisla-
tions of Baltimore County will
hold a public hearing.

Petition for a Variance to the
Zoning Regulations of Baltimore
County to permit a sign of 40
feet in height instead of the re-
quired 25 feet and to permit 214
square feet in area instead of the
required 100 square feet.

All that parcel of land in the
First District of Baltimore Coun-
ty.

A 10' x 40' plot on the south
side of U.S. Route 40 (Edmond-
son Ave. Extended) beginning at
a point 25 ft. west of the inter-
section of the property line on
the southwest corner of Route
40 and Gaither A.V., thence 10'
west to a point, thence 40'
northerly to a point, thence 10'
easterly to a point, thence 40'
northerly to the point of begin-
ning.

Being the property of Atlantic
Refining Company, as shown on
plat filed with the Zoning
Department.

By order of
JOHN G. ROSE,
Zoning Commissioner of
BALTIMORE COUNTY

OFFICE OF
THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARBUS
Columbia, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

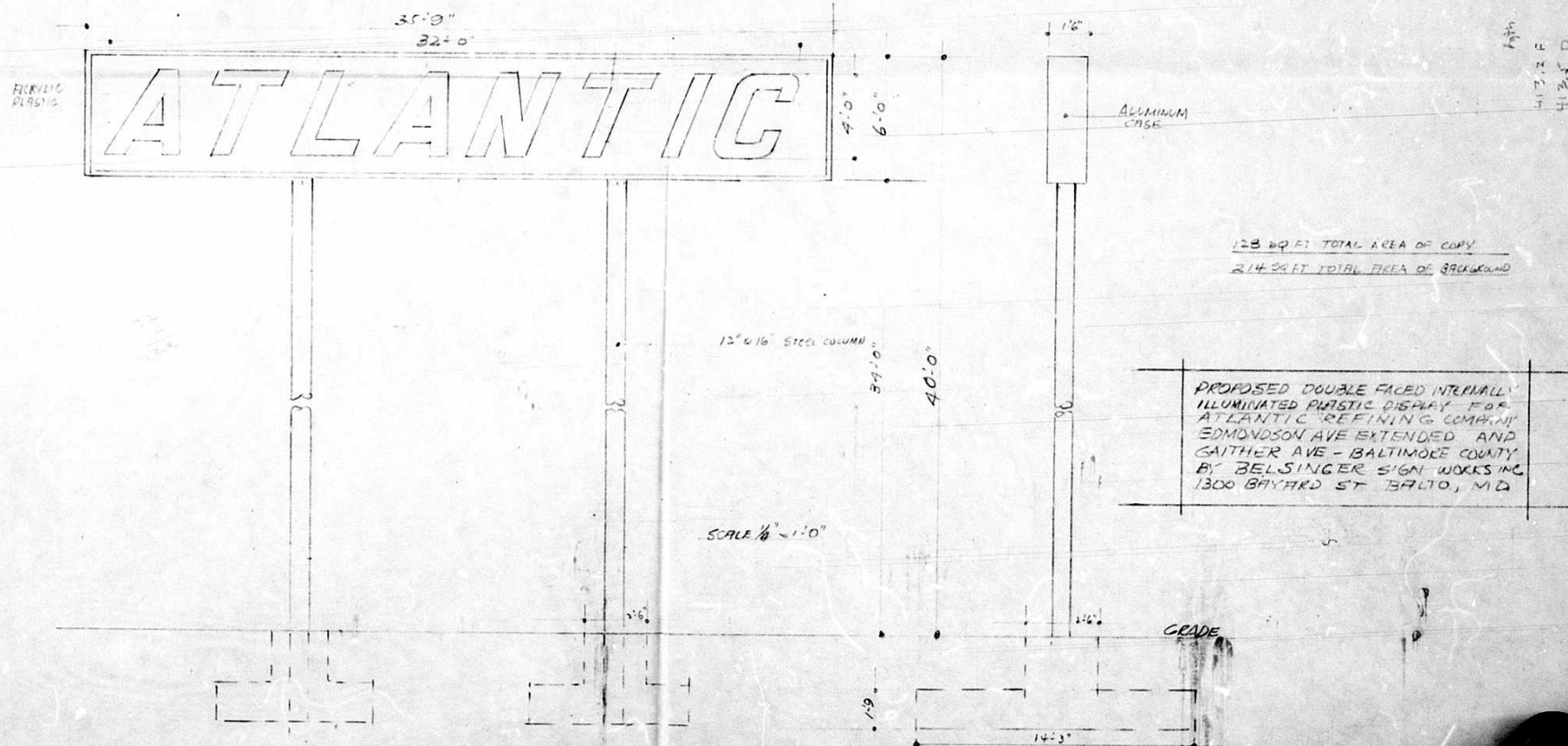
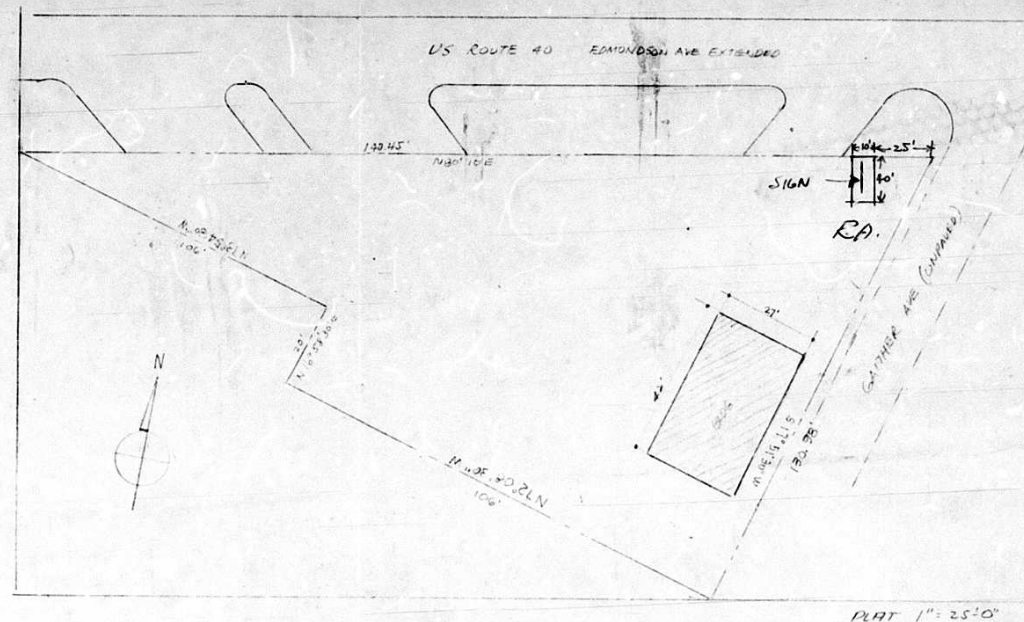
December 20, 1965.

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
weekly newspapers published in Baltimore County, Mary-
land, once a week for One successive weeks before
the 30th day of December, 1965, that is to say
the same was inserted in the issues of
December 16, 1965.

THE BALTIMORE COUNTEAN

By *[Signature]*
Editor and Manager, etc.



413.12 F
413.5 D

