

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Yorkridge Realty 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, hereby petition for a Variance from Section 413.2(a) To allow a sign of 285 sq. ft. instead of the allowed 150 sq. ft.

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

Location of shopping center is at a level below York Road level and is difficult to see when traveling south on York Road. Proposed new sections of sign to identify tenants in the stores.

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

Clara Neon Signs, Inc.  
Contract purchaser  
Address: 1808 Cherry Hill Road  
Baltimore, Maryland 21220

YORKRIDGE REALTY CO., INC.  
Legal Owner  
Address: 2800 MARYLAND BALTIMORE 31200  
BALTIMORE, MARYLAND 21208

Petitioner's Attorney: \_\_\_\_\_  
Protestant's Attorney: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day

of March 1966, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 10th day of April 1966, at 10:00 o'clock

Clara Neon Signs, Inc.  
Contract purchaser  
Address: 1808 Cherry Hill Road  
Baltimore, Maryland 21220

YORKRIDGE REALTY CO., INC.  
Legal Owner  
Address: 2800 MARYLAND BALTIMORE 31200  
BALTIMORE, MARYLAND 21208

## ORDER

For the reasons set forth in the foregoing Opinion, it is this 17th day of November, 1966, by the County Board of Appeals ORDERED, that the Variance petitioned for be and the same is hereby GRANTED.

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

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

R. Bruce Alderman

Pursuant 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:

the above Variance should be had; and it further appearing that by reason of:

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this

day of April 1966, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

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 failure to show practical difficulty or unreasonable hardship

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day

of April 1966, that the above Variance be and the same is hereby DENIED.

Richard D. Harkins  
Deputy Zoning Commissioner of Baltimore County

## YORKRIDGE SHOPPING CENTER

BEGINNING AT A POINT ON THE WEST SIDE OF YORK ROAD, SAID POINT BEING 300' MEASURED ALONG THE WEST SIDE OF YORK ROAD FROM THE CENTER LINE OF RIDGELY ROAD, THENCE NORTHERLY 10 FEET TO A POINT, THENCE WESTERLY 30 FEET TO A POINT, THENCE SOUTHERLY 10 FEET TO A POINT, THENCE EASTERLY 30 FEET TO THE POINT OF BEGINNING.

EXISTING SHOPPING CENTER SIGN LOCATED WITHIN CONTAINED RECTANGLE. PROPOSED TENANTS DIRECTORY SIGNS TO BE ADDED TO EXISTING SHOPPING CENTER SIGN.

CLARA NEON SIGNS, INC.  
1808 CHERRY HILL ROAD  
BALTIMORE MD. 21220

RE: PETITION FOR VARIANCE  
for a Sign  
West Side of York Road 300'  
North of Ridgely Road  
8th District  
Yorkridge Realty Co., Inc.  
Petitioner

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
No. 66-226-A

## OPINION

The petitioner in this case requests a Variance from Section 413.2(e) of the Zoning Regulations of Baltimore County to permit an identification sign for the Yorkridge Shopping Center of 285 square feet instead of the 150 square feet allowed by the Regulations.

The petitioner proposes to add identification lines to the presently existing sign, as shown on Petitioner's Exhibit No. 2, and further testified that the identification signs proposed to be added would only fill in vacant space between the "Yorkridge" sign and ground level.

The petitioner and his witness stated that it is an extreme hardship to the small tenants of the Shopping Center not to be able to advertise their names on the integrated shopping center sign, and further, that there are numerous other integrated shopping center signs in Baltimore County that greatly exceed the 150 square foot limit as set forth in Section 413.2(e) of the Regulations. It was further testified that the construction of an integrated sign such as proposed here would be preferable to numerous small individual signs advertising tenants located within the Shopping Center.

No protest is appeared at the hearing before the Board to refute the statements of the petitioner.

For the reasons given above, the Board feels that the petitioner has shown a practical difficulty and unreasonable hardship that entitles him to the requested variance.

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 7, 1966

FROM: Mr. Leslie H. Groat, Deputy Director of Planning

SUBJECT: "Petition #66-226-A. West side of York Road 300 feet North of Ridgely Road. Petition for Variance to permit a sign of 285 square feet instead of the allowed 150 square feet. Yorkridge Realty Co., Inc. - Petitioners."

8th District

HEARING: Monday, April 19, 1966. (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no statement.

Yorkridge Realty Company Inc.  
1542 West North Avenue  
Baltimore, Maryland

Subject: Zoning Case for Yorkridge Shopping Center Sign

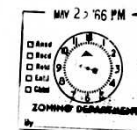
Gentlemen:

Some members of our association appeared at the first hearing of this case (case number 66-226-A) and opposed your request for a variance from 150 to 285 square feet.

Opposition was initiated based on a general feeling that everything possible should be done to improve the appearance of our community including its borders. However, it is also felt that a good appearance can be maintained if care and taste are used in designing any specific sign.

Hopefully, you will have an aesthetic design if indeed a larger sign is required. With the request that this hope be fulfilled the Lutherville Community Association withdraws opposition to the pending zoning case.

Yours truly,  
Earl P. Jones  
Earl P. Jones, President  
Lutherville Community Asso.



RE: PETITION FOR VARIANCE  
To Sec. 413.2(e) of  
Zoning Regulations - 8th  
York Road 300' N. Ridgely  
Road, 8th District  
Yorkridge Realty Co.,  
Petitioner -  
No. 66-226-A

Mr. John G. Rose,  
Zoning Commissioner of  
Baltimore County  
Towson, Maryland

Dear Mr. Rose:

Please enter an appeal from the decision of the Deputy Zoning Commissioner denying the variance requested in the above matter and transmit all papers and records to the Baltimore County Board of Appeals.

Date: 5/3/66





Mar. 21

