PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

 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 415,20 To allow a sign of 285 ag. ft.
instead of the allowed 150 eg. ft.
of the Zening Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reason: (indicate hardship or practical difficulty)

Location of shapping order is at a level below fork Road level and to difficult to see when traveling south on fork 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.
 or we, agree to pay expenses of above Variation and further agree to and are to be bound limbre County adopted pursuant to the Zoning 	hance advertising posting, etc., upon filing of this by the zoning regulations and restrictions of Law For Baitimore County.

Cal	tolch I fether
Craw	le Neon Signe, Inc.
Address	Contract purchaser
MINISTE	Baltimore, Maryland 21230
- A	Petitioner's Attorney

Howard and grahling & P.

Address 2200 MARYLAND MAT'L BANK BLDG

Protestant's Attorney

ORDER£L By The Zening Commissioner of Baltimore County, this ... 22tdday

Zon (over)

Zoning Commissione: of Baltimore County.

ORDER

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

Any 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

Bruce Cleder

> 202 M. Seminary Avenue Lutherville, Maryland 2109. November 8, 1966

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 255 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 bordors. 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 and 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,

Cal P. Jones.

Earl P. Jones, President
Lutherville Community Ass.

YORKRIDGE SHOPPING CENTER

FAGINAING AT A POINT ON THE WEST SIDE OF
YORK ROAD, SAID POINT BEING SON' MEASURED ALONG
THE WEST SIDE OF YORK ROAD FROM THE CENTER LINE
OF RIDGELT ROAD, THENCE NORTHERLY TO PRET TO
A POINT, THENCE WESTERLY SO FRET TO A POINT,
THOMAS SOUTHERLY TO FRET TO A POINT, THOMAS SASTEDLE
SO FRET TO THE POINT OF SEGIDINING.

EXISTING SHOPPING CENTER SIGN NORTHON WITHIN

CONSTRUCTED RECTANGLE. PROPOSED TEMANTS DIRECTORY

Signs To Be ADDED To EXISTING SHOPPING CONTER

CLAUSE NEON SIGNS JIE
1508 CHERRY HILL ROAD
542TIMORE MO. 21530

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

OF

BALTIMORE COUNTY

No. 66-226-A

OFINION

The petitioner in this case requests a Variance from Section 413, 2(e) of the Zaning 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 tratified 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 numerou, other integrated shopping center signs in Boltimore County that greatly exceed the 150 square foot limit as set forth in Section 413.2(a) of the Regulations. It was further testified that the construction of an integrated sign such as proposed iere would be preferable to numerous small individual signs advertising tenants located within the Shopping Center.

No protesta is appeared at the hearing before the Board to refute the attements 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, 1956

FROM Mr. Leslie H. Greef, Deputy Director of Manning

of Planning
of Planning
SURJECT "Patrice 664-224-A. West side of York Read 200 feet North of Ridgely Read.
Patrice for Varience to permit a sign of 265 square feet Instead of the allowed
130 square feet. Yorkridge Ractly Co., Inc. - Patritioners."

8th District

HEARING: Monday, April 19, 1766. (10:00 A.M.)

The planning rieff of the Office of Planning and Zoning has reviewed the adoject patition and will offer no statement.



RE: PETITION FOR WARIANCE To Sec. 412.3e of Zoning Regulations -W/S York Road 300 N. Ridgeley Road, 8th District -Yerkridge Realty Co., Patitioner -No. 66-226-A

Mr. John G. Rose, Zoning Commissioner o 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.

mate Flules Re, 200 md nat Bank Blog.

Dete: 5/23/66



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 REMITT. INCE.

BALTIMORE COUNTY, MARYLAND No.38640 OFFICE OF FINANCE

court House Son, Maryland 21204

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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE 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. April 7, 1966

FROM Mr. Leslie H. Graef, Deputy Director

"Petition 66-226-A. Wost side of York Road 300 feet North of Ridgely Road. Petition 60-226-A. Wost side of York Road 300 feet North of Ridgely Road. Petition for Vorinces to pe-mit 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.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

GEORGE E. GAVRE

JOHN G. ROSE

Claude Neon Signs, Inc. 1808 Cherry Hill Road Baltimore, Maryland 21230

RE: Sign Variance for Yorkridge Realty Co, Inc., Located M/S York Road N of Ridgely Road 8th District (Item 6, Narch 22, 1966)

March 2h. 1966

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 soning action requested, but to assure that all parties are node source of plans or problems that may have a bearing on this case. In Director saylor the Deputy Lirector of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Convissioner's hearing.

Very truly yours, JAMES E. DYER, Frincipal Zoning Technician

JED: ylb

PETITION FOR A VARIANCE
OB INSTRUCT
OB DISTRUCT
OB DIS

of Baltimore County, will hold a public hearing: Petition for a Variance from the Zoning Regulations of Baltimore County to permit a sign and the state of the allowed 150 square feet. The Zoning Regulation to be excepted as follows:
Section 413.2 (c) - 150 square feet with the Lighth District of Baltimore County.

All that narred of had in the Lighth District of Baltimore County.
Light of the County of the County

OFFICE THE BALTIMORE COUNTIAN

THE HERALD - ARGUS Catonsville, Md.

No. I Newburg Avenue

CATONSVILLE. MD.

RIGINAL

April 4, 1966

THIS IS TO CERTIFY, that the annexed advertisement of

was inserted in THF BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Marythe 4th day of April, 1966 that it.

the same was inserted in the issues of March 31, 1966.

THE BALTIMORE COUNTIAN

By Paul J Morgan Editor and Manager & m.

Cloude Neon Signs, Inc. 1808 Cherry Hill Road Baltimore, Maryland 21230

BALTIMORE COUNTY OFFICE CY PLANNING AND ZONING

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

Your petition has been received and accepted for filing this

JOHN G. HOSE

Petitioner Yorkridge Bealty Co. Inc.

Reviewed by Chairman of Advisory Committee

66-226 -A

CERTIFICATE OF POSTING G DEPARTMENT OF BALTIMORE COUNTY

District. 8.7# Date of Posting (pril 2 1966 Possed for: Variance Petitioner: Yorkridge Reatly Co Location of property: W/s look Rd 300' N of Pedych Rd Location of Signs: W. J. York Rd 300' N H Red gely Rd Date of return Opil 7, 1956

OFFICE OF

THE COMMUNITY NEWS Roisterstown, Md

No. I Newburg Avenue

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GEORGE E. GAVRELI

DUPLICATE

TELEPHONE

THE BALTIMORE COUNTIAN

CATONSVILLE, MD.

April 4, 1966

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

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for the 4th day of April, 19 66, that is to say

the same was inserted in the issues of March 31, 1966.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time which will be held not less than 30 days nor some than 90 days after twe date on the filing certificate will be forwarded to you in the near future.

Claude Neon Signs, Inc. 1808 Cherry Hill Road

Doar Sire

Janylb

THE BALTIMORE COUNTIAN By Paul J. Morgany

Bills and Manager & M.

March 2h. 1966

HE: Yorkridge Realty Co, Inc. (Item 6, March 22, 1966)

Very truly yours, JAHES E. DYER, Principal Zoning Technician PETITION FOR A VARIANCE STILL DESIGN THE STATE OF VARIANCE AND VARIANC

TOWSON, MD

TOWSON

OTH DESPRICT
ZONING: Pottion for a Variance
for a Rigs.
LOCATON West side of York Read
100 feet North of Ridgely Read.
DATE & THEE. Monday, April 11,
1164 at 10-10 AM.
PUBLIC REALING: Room 108, County Office Building, 111 W. Chesspeake Avenue, Towney, Maryland.

MITTER OF A COUNTY CERTIFICATE OF PUBLICATION TOWSON, MD. TOWSON TOWSON, MD. March 31 19.66 published in TIBE JEFFERSONIAN, a weekly newspaper printed and published in TOBE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., over-timenach an

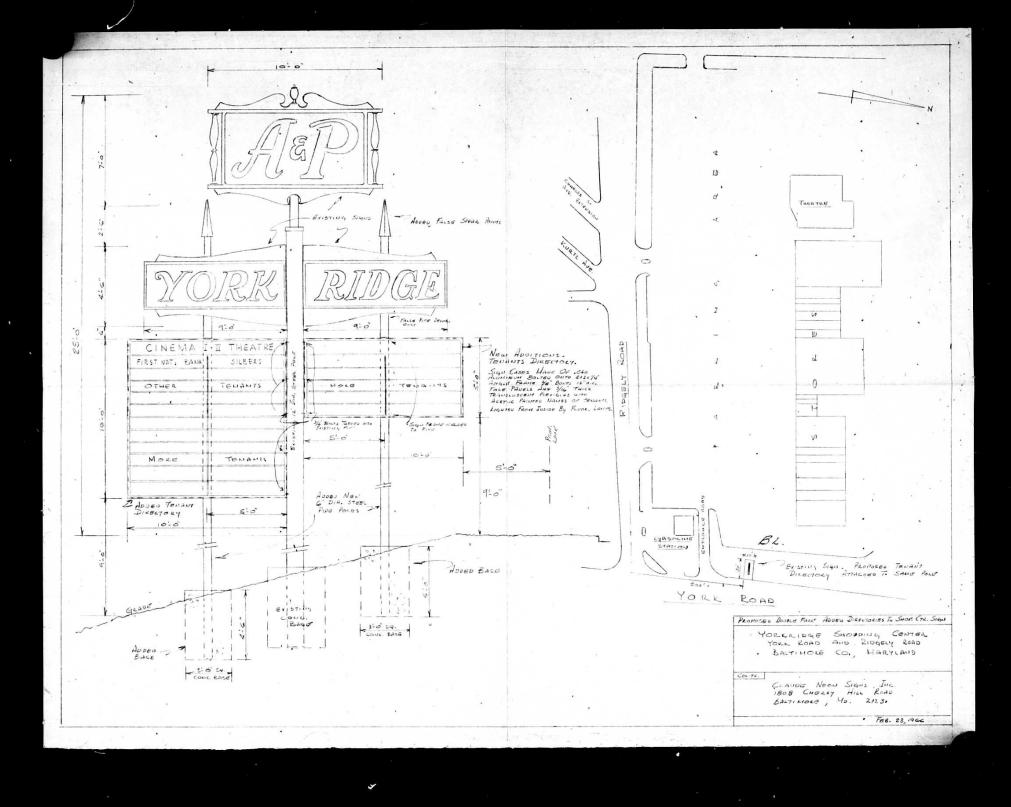
> BALTMORE COUNTY, MARYLAND
> OFFICE OF FINANCE No.37640 DATE 3/28/66

TOWSON,	HOUSE RYLAND	2120

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	3-2066 0:4 * 37 40 TIP-	25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECT THE RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND MAIL TO DIVISION OF PERSON UPPERS SECTION OF THIS BILL WITH YOUR REMITTANCE.

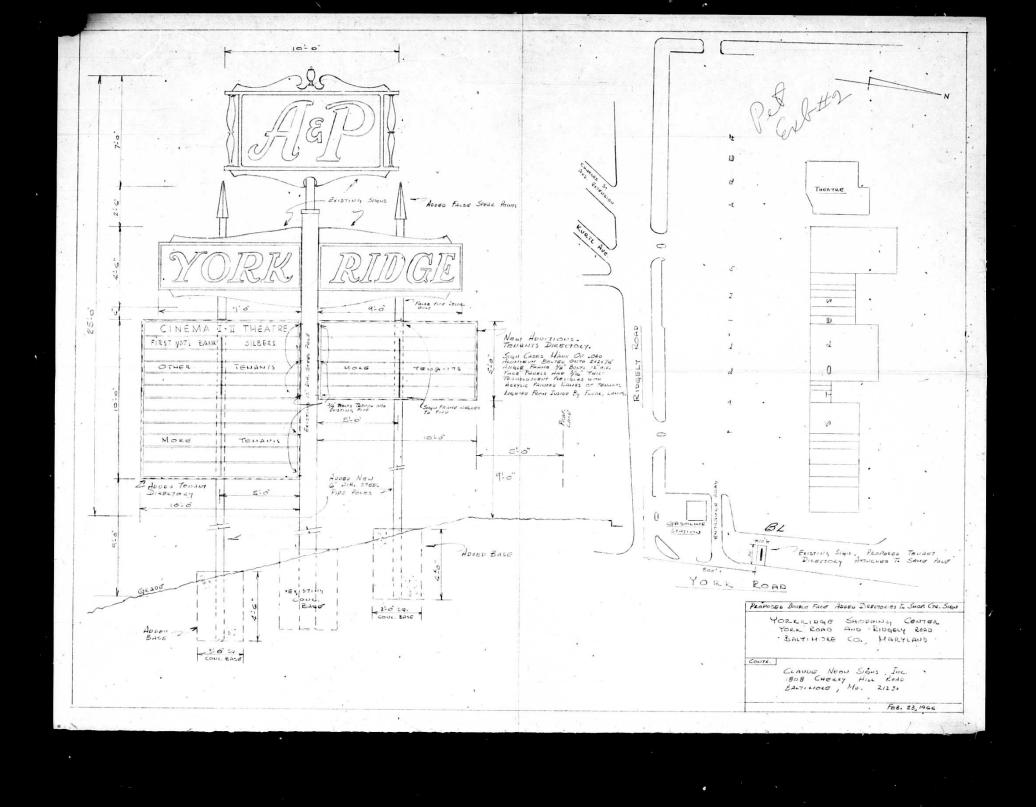
CERTIFICATE OF PUBLICATION



10 3 4 57 6 5 4 3 10 11

30 PHANGON SA 3824 KOZ MENTILA ESSENCIO

· 是此日本日日,西日日,西日日,西日日,苏日日,新日日,新日日,



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