

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we B. J. Korvette Co. 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 413.5.4 Request height of 38 ft. instead of required 25'

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

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.

Contract purchaser Bart Realty Corp. Legal Owner
Address 15-10 Court Sq. L.I.C. N.Y.
Protestant's Attorney
Address 111 W. Chesapeake Ave., Towson, Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 5th day of April, 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 May, 1966, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County
(over)

ORDER RECEIVED FOR FILING
DATE 5/1/66
BY John G. Rose

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 hardship shown

the above Variance should be had: and it is found that the hardship shown

a Variance to permit a sign height of 38 feet instead of the required 25 feet.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5

day of May, 1966, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a sign height of 38 feet instead of the required 25 feet, subject to approval of the site plan by the Office of Planning and Zoning and Bureau of Public Services.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of April, 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

TELEPHONE 823-3000

No. 38664
DATE 4/4/66

TO: E. J. Korvette, Inc.
128 Avenue of the Americas
New York, N.Y. 10036

BILLED BY: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-432	QUANTITY	UNIT PRICE	TOTAL AMOUNT
ADVERTISING AND POSTING OF PROPERTY FOR BART REALTY CO.	1	35.50	35.50
			35.50

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, MARYLAND 21204

TELEPHONE 823-3000

No. 37663
DATE 4/7/66

TO: Patrick Signs, Inc.
8411 Sandolph Rd.
Rockville, Md.

BILLED BY: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-432	QUANTITY	UNIT PRICE	TOTAL AMOUNT
PETITION FOR VARIANCE FOR BART REALTY CO.	1	25.00	25.00
			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.

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 5 day of April, 1966

Petitioner E. J. Korvette Co.
Petitioner's Attorney John G. Rose
Reviewed by James E. Hayes
Chairman of Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1-7
Date of Posting April 11, 1966
Posted for variance
Petitioner Bart Realty Corp.
Location of property Sp. Balto. Mall, Bldg. 1237 E. of St. Agnes Lane
Location of Signs Sp. Balto. Mall, Bldg. 1237 E. of St. Agnes Lane
Remarks None
Posted by John G. Rose
Signature John G. Rose
Date of return April 21, 1966

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 22, 1966
FROM: Mr. George E. Gavrellis, Director of Planning
SUBJECT: Petition #66-240-A, South side of Baltimore National Pike 1237' E of St. Agnes Lane. Petition for Variance to permit a sign height of 38 feet instead of the required 25 feet. Bart Realty Corp. - Petitioners.
1st District
HEARING: Wednesday, May 4, 1966.

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

PETITION FOR VARIANCE
1st DISTRICT
ZONING: Petitioner for a Variance for a sign.
LOCATION: South side of Baltimore National Pike 1237' 1/2 feet East of St. Agnes Lane.
DATE & TIME: WEDNESDAY, MAY 4, 1966 at 1:00 P.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 Variance from the Zoning Regulations of Baltimore County to permit a sign height of 38 feet instead of the required 25 feet.
The Zoning Regulations to be excepted as follows:
Section 413.5(4) - Sign Height - 25 feet.
All that parcel of land in the First District of Baltimore County, beginning at a point located 1237 1/2 feet measured in an easterly direction along the center line of the east bound lane of Baltimore National Pike from its intersection with the center line of St. Agnes Lane and 60 feet in a southerly direction measured at right angles to said center line there westerly 2 feet, northerly 16 feet, easterly 2 feet and southerly 18 feet in the point of beginning.
Being the property of Bart Realty Corporation, as shown on plat plan filed with the Zoning Department.
Hearing: Wednesday, May 4, 1966 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER OF BALTIMORE COUNTY,
April 14.

OFFICE OF THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Baltimore, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.
April 18, 1966.
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of various weekly newspapers published in Baltimore County, Maryland, once a week for one consecutive weeks before the 10th day of April, 1966, that is to say the same was inserted in the issues of April 14, 1966.
THE BALTIMORE COUNTIAN
By Paul J. Morgan
Editorial Manager

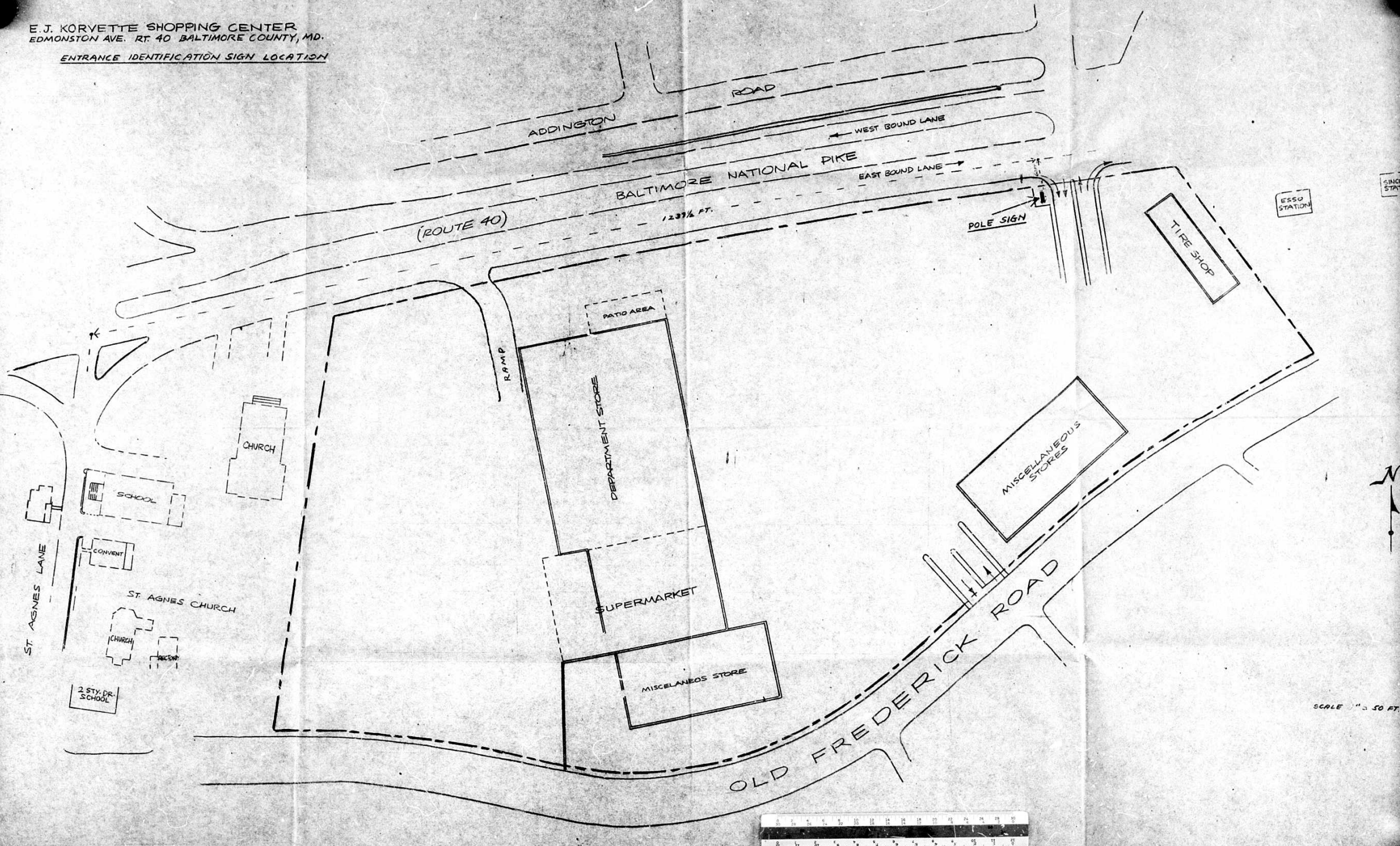
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BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER OF BALTIMORE COUNTY,
April 14.

CERTIFICATE OF PUBLICATION
TOWSON, MD. April 14, 1966.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once before the 10th day of May, 1966, the first publication appearing on the 14th day of April, 1966.
THE JEFFERSONIAN,
Leeland Strickland
Manager.
Cost of Advertisement, \$

Description for variance of E. J. Korvette sign is as follows: Beginning at the point marked at the center line of Agnes Lane, east 1237 1/2 ft. to the center of eastbound lane of Rt. 40, south 60 ft., which would be the point at the back edge of the sign. Then west 2 ft., north 16 ft., and east 2 ft. This would form a rectangle of 2 ft. x 18 ft., which is our sign area. This area has been landscaped and curbed by the contractor.
The site plan drawing is attached showing the sign location.

E. J. KORVETTE SHOPPING CENTER
EDMONSTON AVE. RT. 40 BALTIMORE COUNTY, MD.

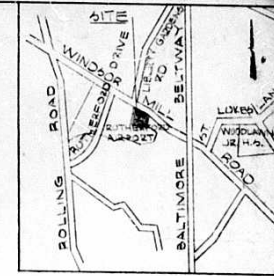
ENTRANCE IDENTIFICATION SIGN LOCATION



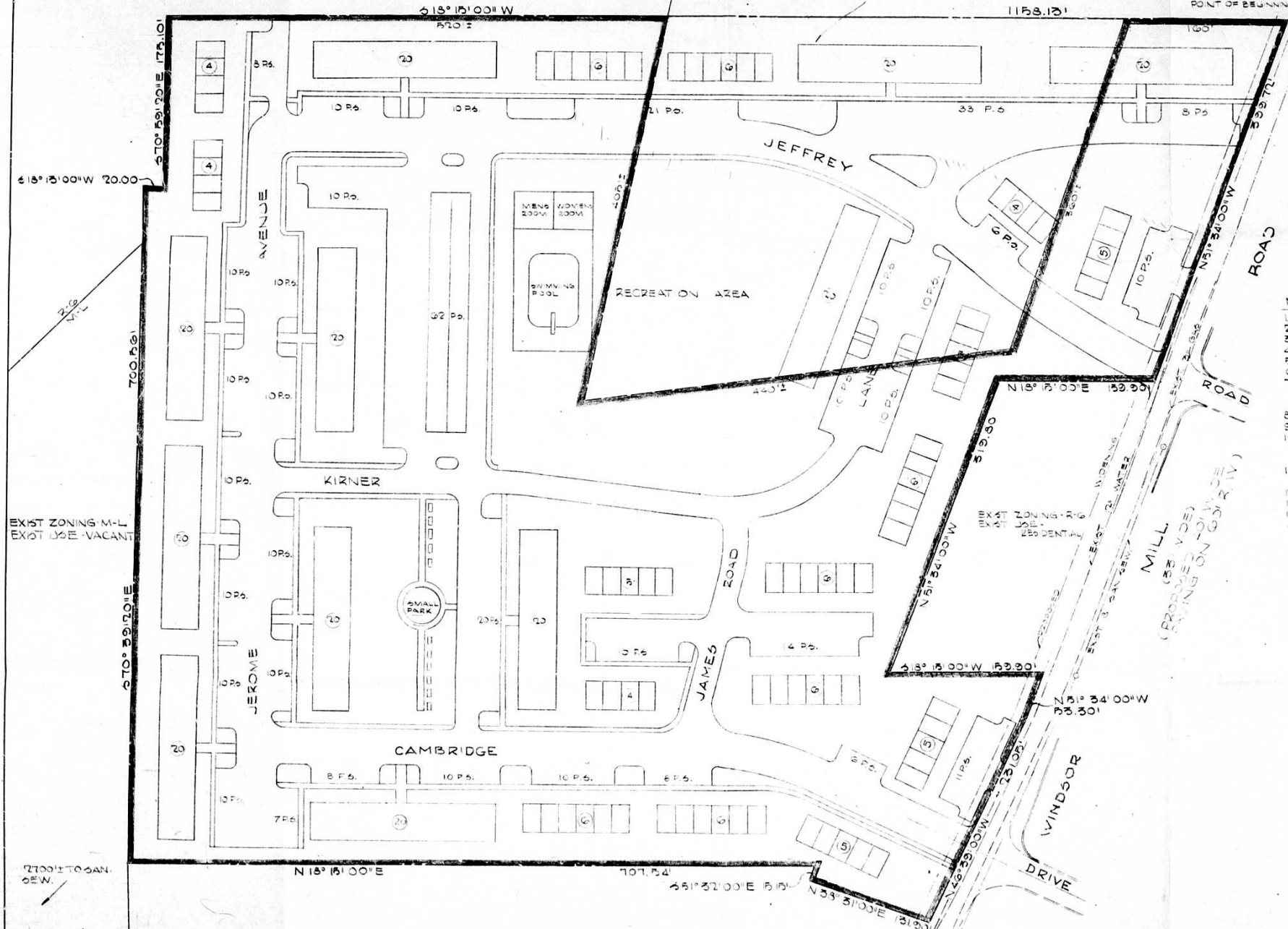
SCALE 1" = 50 FT.

EXIST ZONING - R-G
EXIST USE - VACANT

EXIST ZONING - R-A
EXIST USE - VACANT



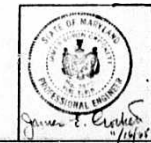
VICINITY PLAN
SCALE: 1" = 2500'



- NOTES**
1. EXIST. ZONING - R-G (BOUNDED BY SHADING)
 2. EXIST. USE - VACANT
 3. PROPOSED ZON - R-A
 4. PROPOSED USE - APTS & TOWNHOUSES
 5. GROSS AREA - 1602 AS.1
 6. NET AREA - 3.93 AS.1
 7. 100 UNITS - 245 (IN AREA TO BE REZONED)
 8. 170 APTS - 170 UNITS
 9. 75 TOWNHOUSES - 75 UNITS
 10. GROSS DENSITY - 15.3 / AC.
 11. NET DENSITY - 17.9 / AC.
 12. BUILDING DIMENSIONS (TOTAL DEVELOPMENT)
 13. APTS - 11 @ 35X133
 14. TOWNHOUSES - 93 @ 18X73
 15. PARKING SPACES REQUIRED - 245
 16. PARKING SPACES PROVIDED - 350
 17. PERMITTED GROSS DENSITY - 15 / AC.
 18. PERMITTED NET DENSITY - 15 / AC.
 19. 14 UNITS PERMITTED (13266) - 750
 20. 5 UNITS PERMITTED (NET) - 245



ZONING PLAT PREPARED FOR
1701, INC.
WINDSOR MILL ROAD
SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' NOVEMBER 3, 1988



JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS & LAND ARCHITECTS
2445 MARYLAND AVENUE
BALTIMORE, MARYLAND 21214
PHONE: 771-5411 W.D. 1945



EXIST ZONING - R-G
EXIST USE - VACANT

