

\$ 25.00

67-124-A

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WE, **WYANESS ASSOCIATES**, 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 the Zoning Commission of Baltimore County for the following:

VARIANCE: 413.2 (e), TO ALLOW A DOUBLE FACE ILLUMINATED IDENTIFICATION SIGN 350 SQUARE FEET, INSTEAD OF ALLOWED 150 SQUARE FEET OF TOTAL SIGN AREA.

413.5 (d), TO ALLOW A DOUBLE FACE ILLUMINATED IDENTIFICATION SIGN 35 FEET IN HEIGHT, INSTEAD OF ALLOWED 25 FEET IN HEIGHT.

NOTE: SEE ATTACHED COPY OF PLAT PLAN & ELEVATION DRAWING FOR ABOVE PLASTIC ILLUMINATED IDENTIFICATION SIGN FOR WHICH WE ARE ASKING FOR THIS VARIANCE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

WE, **WYANESS ASSOCIATES**, agree to pay expenses of above reclassification and/or special exception advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

WYANESS ASSOCIATES
by **WYANESS, INC.**, Partner
HERT SOMMER
PER: **TRIANGLE SIGN & SERVICE**
CONTRACTOR
Address: 822 CENTRAL AVE.
LINTHICUM, MD. 21090
Pettitioner's Attorney
Address: _____
Protestant's Attorney

ORDERED: By The Zoning Commissioner of Baltimore County, this 14th day of November, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of December, 1966, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County.



TELEPHONE 823-3000
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
INVOICE
No. 42259
DATE 11/21/66
TO: **Triangle Sign & Service**
822 Central Ave.
Linthicum, Md. 21090
BILLED BY: **Zoning Dept. of Baltimore Co.**

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$25.00
01-422	1	Position for Variance for Wyman Associates 67-124-A	25.00
01-422	1	Position for Variance for Wyman Associates 67-124-A	25.00
01-422	1	Position for Variance for Wyman Associates 67-124-A	25.00
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01-422	1	Position for Variance for Wyman Associates 67-124-A	25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PLAT DESCRIPTION

Beginning at a point 335' North of the intersection of York Road and Schwartz Avenue, said point of beginning also being 10' West of the center line of York Road.

Thence 50' in a westerly direction to a point, thence 10' in a southerly direction, to a point, thence 50' in an easterly direction to a point, thence 10' northerly to the place of beginning, forming a rectangle 10' x 50' where the identification sign for the York Road Plaza Shopping Center will be located.

HERT SOMMER
Triangle Sign & Service Contractor
822 Central Ave.
Linthicum, Maryland 21090

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 14 day of Nov., 1966.

Pettitioner _____
Pettitioner's Attorney _____
Reviewed by **James S. Rose**
Chairman of
Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District **9th** Date of Posting **Nov. 23, 1966**
Posted for **Variance**
Pettitioner **Wyman Associates**
Location of property **By 335' N. of the intersection on W. York Rd.**
Location of Sign **315' N. of intersection of York Rd. & Schwartz Ave. 10' W. of York Rd.**
Remarks **See attached description**
Posted by **J. Rose** Signature
Date of return **Nov. 1, 1966**

TELEPHONE 823-3000
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
INVOICE
No. 42296
DATE 12/14/66
TO: **Triangle Sign & Service**
822 Central Ave.
Linthicum, Md. 21090
BILLED BY: **Zoning Dept. of Baltimore Co.**

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$45.00
01-422	1	Advertising and posting of property for Wyman Associates 67-124-A	45.00
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01-422	1	Advertising and posting of property for Wyman Associates 67-124-A	45.00
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

RE: Petition to Variances to Sections 413.2 (e) and Section 413.5 (d) of Zoning Regulations - W/S York Road 335' N. Schwartz Ave., 9th Dist. Wyman Associates, Petitioners
BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 67-124-A

The applicants have requested approval of 35'0" height to top of sign instead of 25'0" allowed. Testimony during hearing indicates that the 3 major tenants have joined together on one principal sign, rather than 3 separate and distinct installations. The 3 tenants are Giant Food, Cinema Theatre and York Road Plaza.

Since a theatre customarily displays current and coming attractions, a need that this office has recognized on previous occasions, and since the theatre sign normally reaches the maximum allowable height, the combined actual height of the 3 signs is 22'0". Were the applicants to attempt to adhere to the 25'0" limitation, the bottom of the sign would only be 3'0" above grade, thereby not only defeating the purpose of the sign but would also create a traffic hazard by effectively blocking the vision of vehicles using the driveways.

Further, the proposed height will be in keeping with other signs close by this location. Even though these signs are in another jurisdiction and not controlled by this office, they nevertheless are at heights from 40' 0" to 50' 0" and would overshadow the proposed sign at a 25' 0" height.

Accordingly, this office agrees that adherence to the 25' 0" height would create a hardship and the petition should be approved. It is this 14th day of December, 1966, ORDERED by the Zoning Commissioner of Baltimore County, that the herein petition for Variances to Sections 413.2 (e) and 413.5 (d), should be and the same is granted, from and after the date of this Order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning, which permits a double face illuminated identification sign 350 sq. ft. instead of the allowable 150 sq. ft. and to permit a double face illuminated identification sign 35' in height instead of the allowable 25 feet.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 12/12/66
BY **J. Rose**

PETITION FOR A VARIANCE TO DISTRICT 9th
ZONING: Petition for Variance for 12.000
LOCATION: Beginning at a point 335 feet North of the intersection of York Road and Schwartz Avenue.
DATE & TIME: WEDNESDAY, DECEMBER 14, 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 on the petition for a Variance from the Zoning Regulations of Baltimore County to permit a double face illuminated identification sign 350 square feet instead of the allowed 150 square feet of total sign area. To permit a double face illuminated identification sign 35 feet in height instead of the allowed 25 feet. The Zoning Regulations to be excepted as follows:
Section 413.2 (e) - Signs - Identification sign for a shopping center or other integrated group of stores or commercial buildings, not exceeding 150 square feet in area.
Section 413.5 (d) - Sign Height - 25 feet.
All that parcel of land in the Ninth District of Baltimore County, beginning at a point 335' North of the intersection of York Road and Schwartz Avenue, said point of beginning also being 10' West of the center line of York Road.
Thence 50' in a westerly direction to a point, thence 10' in a southerly direction, to a point, thence 50' in an easterly direction to a point, thence 10' northerly to the place of beginning, forming a rectangle 10' x 50' where the identification sign for the York Road Plaza Shopping Center will be located.
Being the property of Wyman Associates, an owner in the plan filed with the Zoning Department.
Hearing Date: Wednesday, December 14, 1966 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY
Nov. 21

OFFICE OF THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD - ARGUS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.
November 20, 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 three weekly newspapers published in Baltimore County, Maryland, once a week for successive weeks before the 14th day of November, 1966, that is to say the same was inserted in the issues of November 21, 1966.
THE BALTIMORE COUNTIAN
By **Paul J. Morgan**
Editor and Manager

HERT SOMMER
Triangle Sign & Service Contractor
822 Central Ave.
Linthicum, Maryland 21090
VARIANCE TO SECTION 413.2 (e) AND 413.5 (d) OF ZONING REGULATIONS - W/S YORK ROAD 335' N. SCHWARTZ AVE., 9TH DISTRICT.
(Case 3 - November 1, 1966)

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

BUREAU OF TRAFFIC ENGINEERING:
This Bureau will review the plans and submit any necessary comments at a later date.

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 the comments of the Bureau of Traffic Engineering. The Director and the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning to the Zoning Commission's hearing.

The following members had no comment to offer:

Bureau of Engineering
Office of Planning and Zoning
Health Department
State Roads Commission
Board of Education
Industrial Development Commission
Building Department

Very truly yours,
James S. Rose
Zoning Commissioner of Baltimore County

cc: Richard Moore - Bureau of Traffic Engineering

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 2, 1966
FROM: George E. Guevella, Director of Planning
SUBJECT: Petition #67-124-A, Beginning 335 feet North of the intersection of York Road and Schwartz Avenue.
Petition for Variance to permit a double face illuminated identification sign 350 square feet instead of the permitted 150 square feet; to permit a double face illuminated identification sign 35 feet high instead of the required 25 feet.
Wyman Associates - Petitioners
9th District
HEARING: Wednesday, December 14, 1966. (1:00 P.M.)

The planning staff of the Office of Planning and Zoning will offer no comment on the subject petition.

PETITION FOR A VARIANCE TO DISTRICT 9th
ZONING: Petition for Variance for 12.000
LOCATION: Beginning at a point 335 feet North of the intersection of York Road and Schwartz Avenue.
DATE & TIME: WEDNESDAY, DECEMBER 14, 1966 at 1:00 P.M.
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Being the property of Wyman Associates, an owner in the plan filed with the Zoning Department.
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Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY
Nov. 21

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 21, 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 in 7 days of 1 time successive weeks before the 14th day of December, 1966, the first publication appearing on the 14th day of November 1966.

THE JEFFERSONIAN
L. L. Smith
Manager
Cost of Advertisement, \$_____

BALTIMORE COUNTY DATUM HUG X 2067
ELEVATION - 283.547
CUT ON EAST SIDE OF YORK ROAD
JUST SOUTH OF UPPER ENTRANCE TO STEWART'S S.C.

NOTES:- GENERAL

1. ALL PERMIT FEES AND SERVICE CHARGES REQUIRED BY GOVERNMENT AGENCIES HAVING JURISDICTION SHALL BE PAID BY THE CONTRACTOR.
2. VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THAT OF OTHERS WORKING ON FIRESTONE & TEXACO PARCELS TO ELIMINATE ANY DISCREPANCIES IN GRADE OR CONSTRUCTION AT R.S.
4. BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE TRUE MERIDIAN AS ADOPTED FOR THE BALTIMORE CITY SURVEY CONTROL SYSTEM.

ZONING DATA

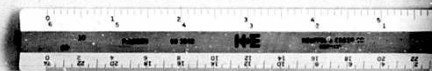
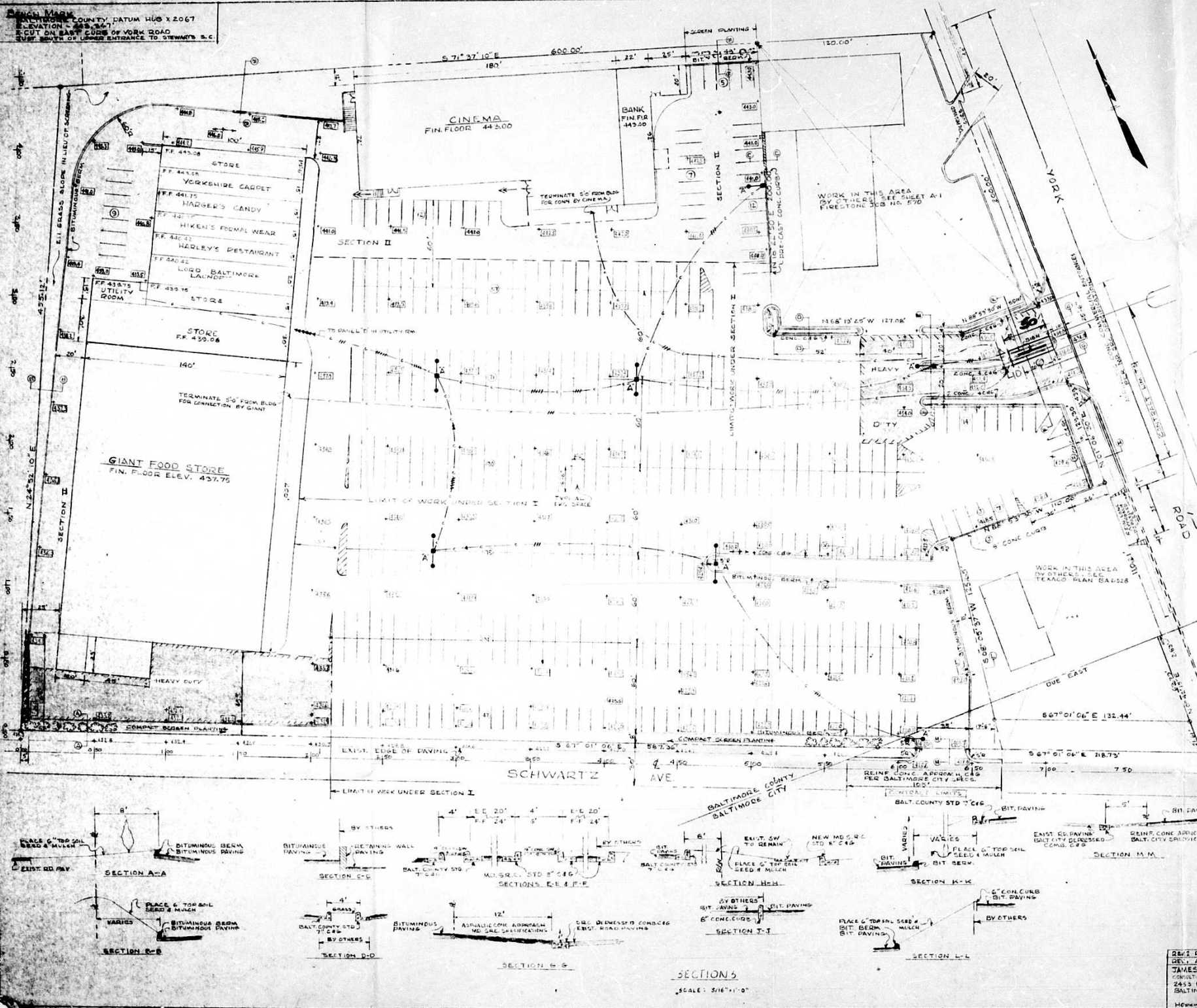
1. EXISTING ZONING - B-L W/SPECIAL EXCEPTIONS FOR:		
a. SERVICE STATION	b. SERVICE GARAGE	c. THEATRE
2. TOTAL AREA OF SITE 7.5363 ACRES		
3. PARKING REQUIREMENTS:		
a. SERVICE STATION	- SEE TEXACO PLAN NO. 84528	
b. SERVICE GARAGE	- SEE FIRESTONE PLAN AT 100 NO. 670	
c. THEATRE	- 1018 SEATS ± G RESERVE FOR FIRESTONE THIS PLAN	31 RS.
d. RETAIL TRADE	- 43700 ± 200	170
e. RESTAURANT	- 15000 ± 50	219
	TOTAL REQUIRED	450 RS.
	TOTAL PROVIDED	500 RS.

ENTRANCES, PAVING, SIDEWALKS AND CURBS

1. THE MONUMENTAL ENTRANCE ON YORK ROAD IS TO BE CONSTRUCTED IN ACCORDANCE WITH MD. S.D.C. SPECIFICATIONS. THE EXISTING SIDEWALK AND CURB ARE TO BE ADJUSTED AS REQUIRED TO MEET THE NEW CONSTRUCTION.
2. THE ENTRANCE ON SCHWARTZ AVE. IS TO BE CONSTRUCTED IN ACCORDANCE WITH BALTIMORE CITY SPECIFICATIONS.
3. 8" CONC. CURB, CONC. C&G, 4" SIDEWALK AND BITUMINOUS BERM ARE TO CONFORM TO BALTIMORE COUNTY STANDARD DETAILS.
4. FLEXIBLE PAVING IN AREAS MARKED HEAVY DUTY WILL BE 1" M.S.R.C. P.F. BIT CONC. SURFACE COURSE ON 5" 5-3 BIT CONC. BASE.
5. FLEXIBLE PAVING IN PARKING AREAS TO BE 1" M.S.R.C. P.F. BIT CONC. SURFACE COURSE ON 5" 5-3 BIT CONC. BASE.
6. PARKING SPACES NOTED THIS PLAN ARE TO BE PAINTED IN LINES 3" WIDE USING 1 COAT OF YELLOW EMBOSSED BASE GRAPE PAINT 8" WIDE "L" PAINTING TO BE DONE ALONG WITH WORK IN SECTION II.

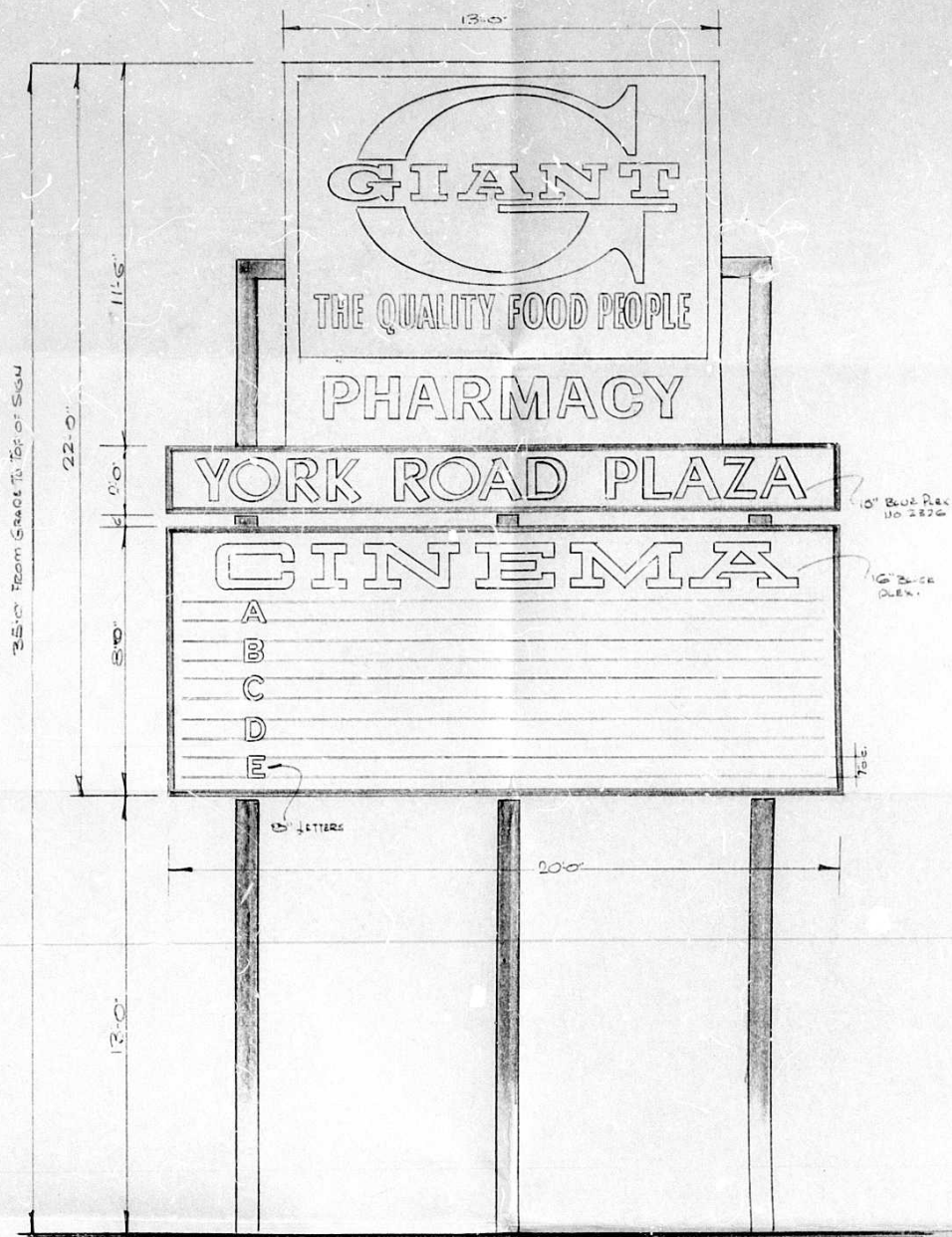
ELECTRICAL

- 1000 WATT MERCURY VAPOR LUMINAIRES
- SEE ALSO: P&G LOT LIGHTING & SIGN CONTROL DIAGRAM
- TYPE "A" FIXTURE DETAIL



FINAL SITE PLAN
YORK ROAD PLAZA
FOR
WYANESS ASSOCIATES
521 N. CHARLES ST.
BALTIMORE, MARYLAND
AT
YORK ROAD & SCHWARTZ AVE.
BALTIMORE COUNTY, MARYLAND
NINTH ELECTION DISTRICT
SCALE 1" = 30' AUGUST 8, 1966

DESIGN BY: JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS AND ARCHITECTS
2853 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218
HOLDINGS 7-2941 W.G. 1265-H



CINEMA ATTRACTION BOARD - 7' C. CLEAR PLEX. BAILS FOR
 5" INTERCHANG. LEAD-BE LETTERS
 ALL SIGNS PLEXIGLAS - INTERNAL ILLUMINATION
 ORNEMENTS, CHARCOAL GRAY - BLDGMS, LT. GRAY.

PROPOSED DOUBLE FACE PLEX. SIGN
 YORK ROAD PLAZA
 YORK ROAD & SCHWARTZ AVE. BALTO. CO.

TRIANGLE SIGN & SERVICE
 6325 ERDMAN AVE.
 BALTIMORE, MD. 21205

DATE 10-1-66 Dwg. NO. CG-70-R SCALE 1/2"=1'-0"

APPROVED _____ DATE _____ DATE _____
 HANDWRITING TENDENT