

RE: PETITION FOR VARIANCE TO
Sections 13.2 (c) and
413.5 (d) to Zoning
Regulations - 230' S.
of Joppa Road 35' E. of
Bel Air Road 11th Dist.,
Perry Hall Center, Inc.,
Petitioner
BALTIMORE COUNTY
No. 67-158-A

Perry Hall Center, Inc., owner of the Perry Hall Shopping
Center in the Eleventh District of Baltimore County, has requested
a variance to erect an identification sign 220 square feet in area
on the intersection of Bel Air and Joppa Roads, 10 feet east of the property line.
An identification sign is presently located in this area, but it is not
visible to north or southbound motorists because of existing trees and
other lines along the east curb of Bel Air Road, and because of the
existing signs of the service stations located on the southeast, north-
east and south-west corners of Joppa and Bel Air Roads.

Five lanes of traffic move along Bel Air Road at Joppa in
the vicinity of the shopping center. There is a maze of automatic
signal lights regulating vehicular traffic at the Bel Air - Joppa Road
intersection and an additional complex of signal lights a short distance
to the south regulating traffic at the Bel Air Road intersection to the
shopping center. Attention of the motorists is necessarily focused
on the traffic signals. Unfortunately, the existing identification sign
is at a height virtually level with the automatic signal lights causing
some confusion. This constitutes some hazard to the public. Numerous
tenants of Perry Hall Center have requested the landowner to remedy the
existing situation.

The petitioner now seeks to eliminate the existing identi-
fication sign and substitute therefor a dual sign, on steel supports,
40 feet in height, containing the letters "PERRY HALL" on the upper
sign, 5 feet high by 24 feet long, or 120 square feet and the letters
"SHOPPING CENTER" on the lower sign, 35 feet high by 24 feet long,
or 84 square feet. Below the signs, a clock 4 feet by 4 feet, or 16
square feet, is proposed. The zoning regulations absolutely limit the
total height of the structure to 35 feet and the Commissioner finds
that a sign not exceeding such height would be reasonable and proper
in this case. Strict compliance with the zoning regulations would
result in practical difficulty and unreasonable hardship.

It is, therefore, this 11th day of Feb. 1967,
by the Zoning Commissioner of Baltimore County, ORDERED that the petition
for variance to Section 413.2 (c) to allow a double faced illuminated
identification sign 220 square feet instead of the allowable 150 square feet
of total sign area, and Section 413.2 (d) to permit a double faced
111-minuted identification sign 35 feet in height instead of the allowable
25 feet, 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 Engineering and Zoning.

By: *[Signature]*
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

January 11, 1967

Mr. Leonard Brooks
Triangle Sign & Service Contractor
822 Central Ave.
Linthicum, Maryland 21090

Re: Sign Variance from Sections 13.2 (c)
and 413.5 (d). For Perry Hall Center,
Inc. Located 2 1/2 mi. E. of Bel Air Rd., 2 1/2
mi. S. of Joppa Road.
11th District.
(Site 1 - January 10, 1967)

Dear Sir:

The Zoning Advisory Committee has reviewed the petition
and has no objection to the proposed development
plan.

The above comments are not intended to indicate the appropriateness
of the zoning action requested, but to assure you that a hearing on
the matter has been held and the Zoning Advisory Committee has
made a recommendation. The Zoning Advisory Committee will submit recommendations on the
appropriate use of the requested zoning to the Zoning
Commissioner's hearing.

Very truly yours,

[Signature]
Zoning Commissioner

220/70

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

K&K vs. Perry Hall Center, Inc. legal owner... of the property situated in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof.

herby petition for a Variance from Section 413.2 (c) To allow a double faced
illuminated identification sign, 220 square feet instead of
allowed 150 square feet of total sign area.

413.5 (d) To allow a double faced illuminated identification sign
"20 feet in height", instead of "allowed 25 feet".

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

Note: See attached copies of plat plan and elevation drawing of
above plastic illuminated identification sign asked for
in this variance.

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.

[Signature]
Perry Hall Center, Inc.
Contractor Contract-purchase
Address: 822 Central Ave.
Linthicum, Md. 21090

[Signature]
Perry Hall Center, Inc.
Legal Owner
Address: 9403 Loch Raven Blvd.
Baltimore, Md. 21204

[Signature]
Petitioner's Attorney
Address: 123 S. 1st St.
Baltimore, Md. 21202

ORDERED BY THE Zoning Commissioner of Baltimore County, this 10th day
of January, 1967, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 108, County Office Building in Towson, Maryland
County, on the 8th day of February, 1967, at 1:00 o'clock
P.M.

[Signature]
Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District: 11th
Date of Posting: 1-10-67
Posted for: *[Signature]*
Petitioner: *[Signature]*
Location of property: 822 S. J. of Joppa 35' E. of Bel Air Rd.
Location of Signs: 4 Posted on front of sign of the
shopping center to Perry Hall Shopping Center
Remarks:
Posted by: *[Signature]* Date of return: 1-20-67

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 10, 1967

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 a week
on 11th day of January, 1967, the first publication
appearing on the 10th day of January, 1967.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$

Plat Description

Beginning at a point 210' South of the intersection of Bel Air Rd.
and Joppa Rd., said point of beginning also being 35' East of the
center line of Bel Air Rd.

Thence 50' in an Easterly direction to a point, thence 10' in a
Northerly direction to a point, thence 50' in a Westerly direction
to a point, thence 10' in a Southerly direction to the place of
beginning, forming a rectangle 10' x 50' where the identification
sign for the Perry Hall Shopping Center will be located.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Rosedown, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.
January 23, 1967.

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Ross, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of
weekly newspapers published in Baltimore County, Mary-
land, once a week for one week; before
the 25th day of January, 1967, that is to say
the same was inserted in the issues of
January 19, 1967.

THE BALTIMORE COUNTIAN

By: *[Signature]*
Editor and Manager, M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Ross, Zoning Commissioner Date: January 23, 1967
FROM: George E. Govells
SUBJECT: Petition 67-158-A. Variance to permit a sign 220 square feet
instead of the required 150 square feet; and to permit a sign height
of 40 feet instead of the required 25 feet. 220 feet South of Joppa
Road 35 feet East of Bel Air Road. Property of Perry Hall Center, Inc.
11th District
HEARING: Wednesday, February 8, 1967 (1:00 P.M.)

The Planning Staff will offer no comment on the subject petition.

Mr. Leonard Brooks
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
10 day of Jan, 1967.

[Signature]
John G. Ross
Zoning Commissioner
Petitioner: Perry Hall Center, Inc.
Petitioner's Attorney: *[Signature]* Reviewed by: *[Signature]*
Chairman of Advisory Committee

TELEPHONE 822-3000 EXT. 297	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 42941 DATE: Jan 23, 1967
TO: Triangle Sign & Service 822 Central Ave. Linthicum, Md. 21090		BILLED Billing Dept. of Baltimore County
REPORT TO ACCOUNT NO. 67-422		RETURN THIS PORTION WITH YOUR REMITTANCE DETAILS ALONG REPERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
Petition for Variance for Perry Hall Center, Inc. 67-158-A		TOTAL AMOUNT \$25.00
PAID		25.00
1-17-67		25.00
1-17-67		25.00
4		IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND

TELEPHONE 822-3000 EXT. 297	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 44315 DATE: Jan 23, 1967
TO: Triangle Sign & Service 822 Central Ave. Linthicum, Md. 21090		BILLED Billing Dept. of Baltimore County
REPORT TO ACCOUNT NO. 67-422		RETURN THIS PORTION WITH YOUR REMITTANCE DETAILS ALONG REPERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
Advertising and posting of property for Perry Hall Center 67-158-A		TOTAL AMOUNT \$25.00
PAID		25.00
1-20-67		25.00
1-20-67		25.00
4		IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND

JOPPA RD

PELAIR RD.

GASOLINE
STATION

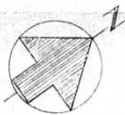
OUT

ENTRANCE

JOPPA RD. (RENEWED)

ENTRANCE

PAVING

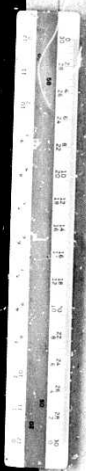


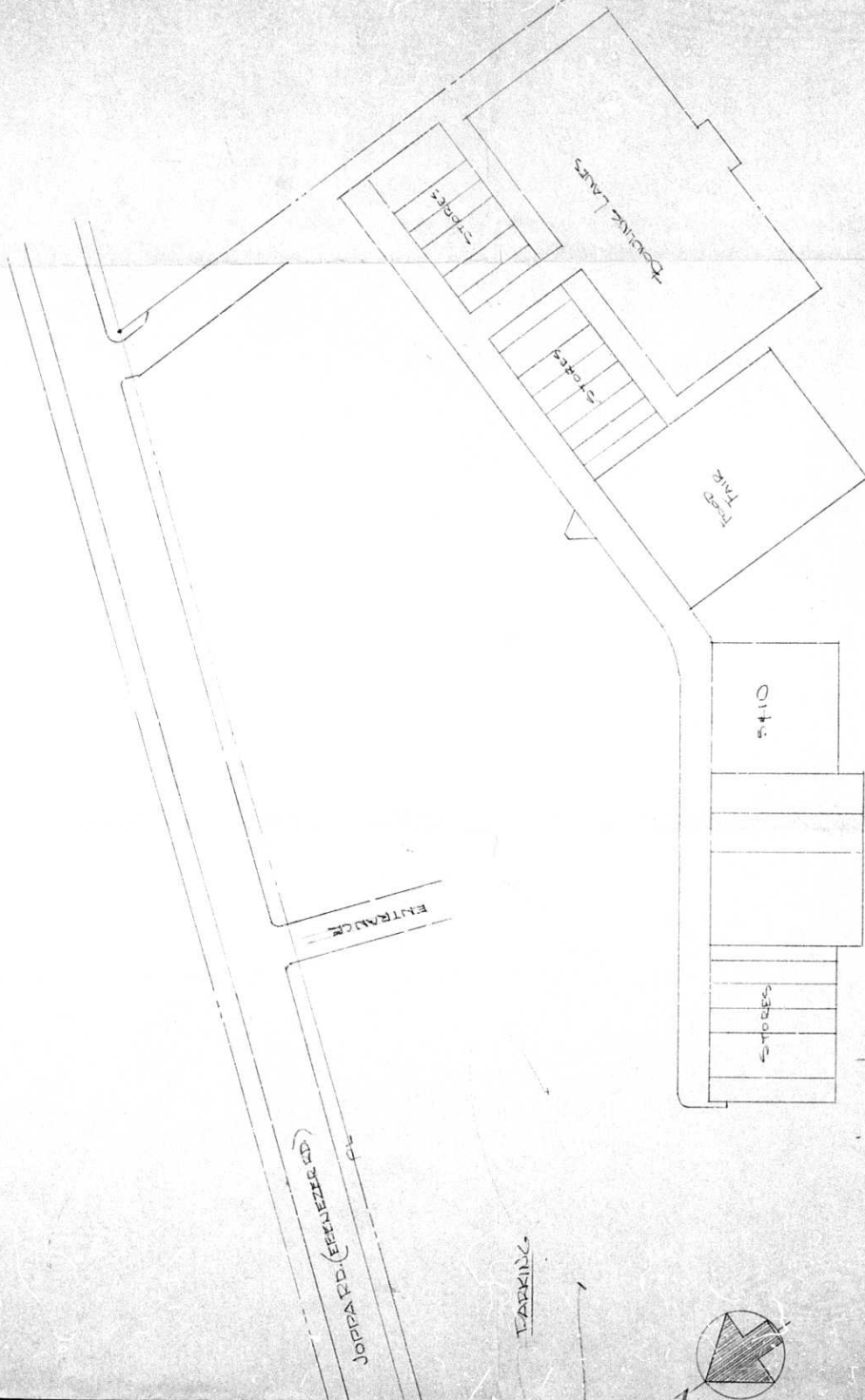
STOCKS

ST-10

10' ELEVATION

PLANT DEERY HALL SHOPPING CENTER
11th ELECTION DIST PAID. COUNTY
SCALE 1"=50'

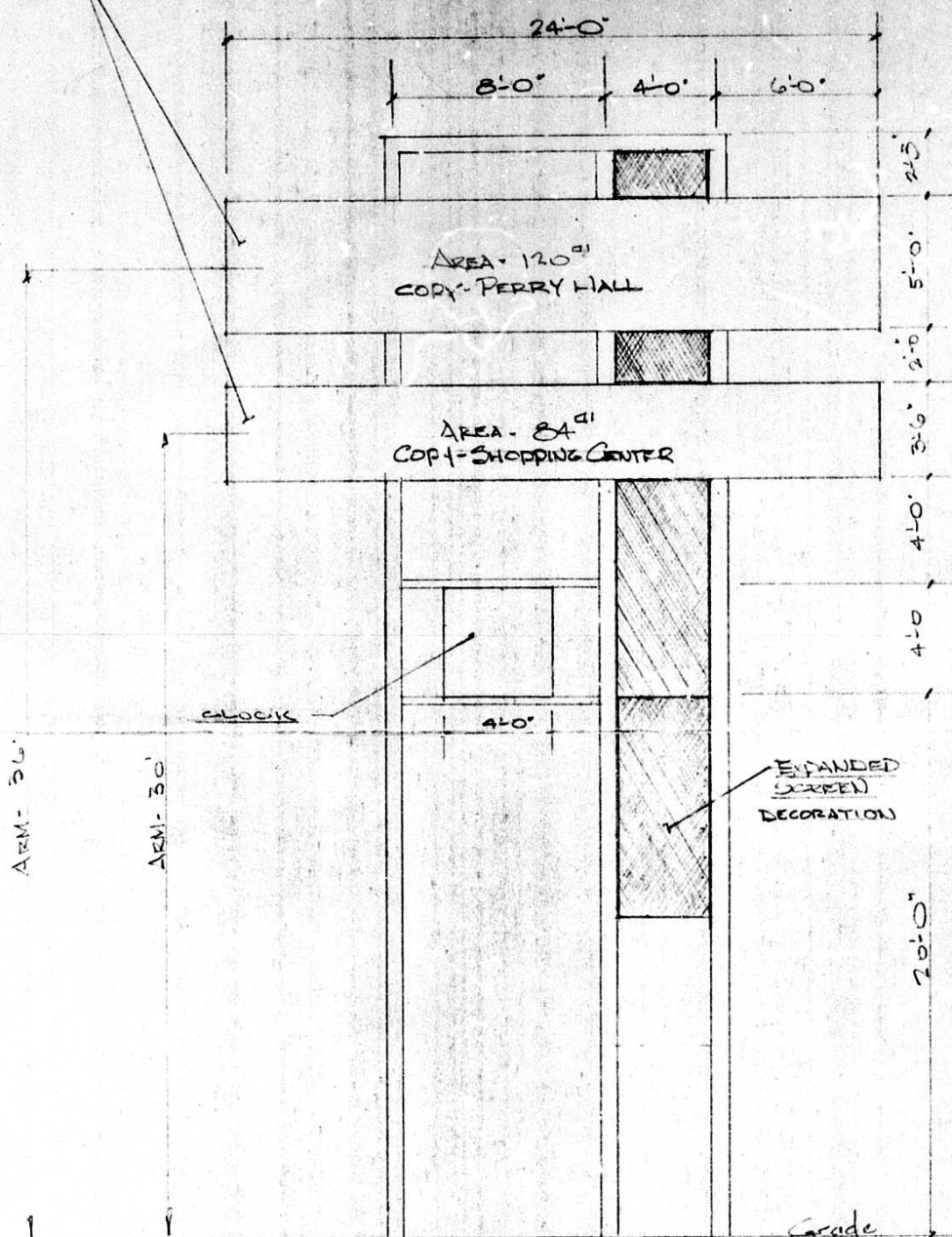




PLAT PERRY HALL SHOPPING CENTER
 11th ELECTION DIST. BALTO. COUNTY
 SCALE 1"=50'

TRIANGLE SIGN & SERVICE
 822 CENTRAL AVENUE
 LINTHICOM, MD. 21090

PLASTIC
SIGNAL



AREA A - 120" x 30" = 3600 x 432 = 1555K
S.M. = 1555K ÷ 26K = 60.0
AREA B - 84" x 30" = 2520 x 360 = 907K
S.M. = 907 ÷ 26K = 35.0
TOTAL S.M. = 95.0
EACH POST S.M. = 32
LEAD. 12" x 27 OR 12" PIPE

ELEVATION
= 1'-0"

PERRY HALL CENTER, INC.
PERRY HALL, I.D.
BY Triangle Sign & Service Co.
Dwg. L. B. B. 10-15-66

