

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Pike Park Mall, 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 111.2(a) - Sign Height, 25' 0" instead of 32.8' 0" and 150 square feet instead of 328 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)

Preserty 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 for her 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.

Pike Park Mall, Inc.
Contract purchaser
Address 228 Parson Street
West Columbia, S. C. 29169
Lgal Owner
Address Route 40
Catonsville, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this 24th day

of February, 1967, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County in the newspapers of general circulation throughout Baltimore County, that the petition 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 24th day of January, 1967, at 10:00 o'clock

A. M. John G. Rose
Zoning Commissioner of Baltimore County.

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

TO: Sign Structures, Inc.
228 Parson Street
West Columbia, S.C. 29169

REPORT TO ACCOUNT NO. 31-622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Variance for Pike Park Mall, Inc. 67-175-A	25.00
1	PAID	25.00
1	PAID	25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

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 that strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variances will grant relief without substantial injury to the public health, safety and general welfare of the locality involved

Variances
the above Variance should be had: and it further appearing that by reason of the following finding of facts that strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variances will grant relief without substantial injury to the public health, safety and general welfare of the locality involved
which permit a sign height of 35 feet instead of the permitted 25 feet and
a sign area of 328 sq. ft. instead of the permitted 150 sq. ft.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 34 day of March, 1967, that the herein Petition for the Variances should be and the same is granted, from and after the date of this order, which permit a sign height of 35' instead of the permitted 25' and a sign area of 328 sq. ft. instead of the permitted 150 sq. ft. subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning, Baltimore County and Zoning.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 34 day of March, 1967, that the above Variance be and the same is hereby DENIED.

John G. Rose
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 24, 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. before the 24th day of March, 1967, the first publication appearing on the 24th day of February, 1967.

THE JEFFERSONIAN
John G. Rose
Manager

Cost of Advertisement, \$ 25.00

DESCRIPTION FOR SIGN LOCATION AT THE PIKE PARK MALL SHOPPING CENTER

Beginning at a point, said point being 7500', more or less, measured in a westerly direction along the north side of Baltimore National Pike, from the intersection of Baltimore National Pike and Rolling Road. Thence westerly 10' to a point, thence northerly 25' to a point, thence 10' easterly to a point, thence 25' to the place of beginning. Forming a triangle 10' by 25' in which the proposed sign for the Pike Park Mall Shopping Center is to be placed.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 151
Petitioner for Variance
Petitioner Pike Park Mall, Inc.
Location of property at Baltimore National Pike 2500' W. of Rolling Rd.
Location of Signs at Baltimore National Pike 2500' W. of Rolling Rd.
Remarks John G. Rose
Posted by John G. Rose
Date of Posting Feb. 14, 1967
Date of return Feb. 16, 1967

OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Hagerstown, Md.
THE HERALD - ARGUS
Catonsville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.
February 13, 1967.

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

was inserted in THE BALTIMORE COUNTEAN, a group of these weekly newspapers published in Baltimore County, Maryland, once a week for One successive week before the 13th day of February, 1967, that is to say the same was inserted in the issues of February 9, 1967.

THE BALTIMORE COUNTEAN

By Paul J. Morgan
Editor and Manager

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 17, 1967
FROM: George E. Gavrellis, Director of Planning
SUBJECT: Petition #67-175-A. North side of Baltimore National Pike 2500 feet West of Rolling Road.
Petition for Variance to permit a sign height of 39 feet 3 inches instead of the required 25 feet; and to permit a sign 328 square feet instead of the required 150 square feet.
Pike Park Mall, Inc. - Petitioners.

1st District
REARING: Thursday, March 2, 1967. (10.00 A.M.)

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

Fred E. Waldrop, Esquire
Masonic Building
Towson, Maryland 21204

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

24th day of January, 1967.

John G. Rose
Zoning Commissioner

Petitioner Pike Park Mall, Inc.

Petitioner's Attorney Fred E. Waldrop, Esq. Reviewed by James S. Nye
Chairman of Advisory Committee

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

TO: Pike Park Mall, Inc.
30 East 42nd Street
New York, N.Y. 10017

REPORT TO ACCOUNT NO. 66-622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property 67-175-A	43.25
1	PAID	43.25
1	PAID	43.25

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

Orig File

67-175-A

Relg Application
257-68

AGREEMENT

THIS AGREEMENT, dated May 12, 1968, between
PIKE PARK MALL, INC., a corporation with offices at
30 E. 42nd Street in New York, New York 10017, being the owner of the Pike Park
Mall Shopping Center located on the north side of Baltimore National Pike
(N.Y. 200-40), west of Rolling Road, and SHELL OIL COMPANY, a Delaware
corporation with offices at 700 White Plains Road in Secaucus, New York 10593,
(herein called "SHELL"), being the owner of premises adjoining the said
Shopping Center property on the south and east (proposed to be developed as a
Shell Automobile Service Station).

PIKE PARK MALL, INC. and SHELL hereby agree that it would be mutually
advantageous to join the above described properties at grade and to construct
two paved entrances across the common boundary lines of the two properties for
the purpose of providing free and unobstructed vehicular ingress and egress to
and from the said properties. Such entrances to be located at specific points as
indicated on the plat attached hereto and made a part hereof and also agree as
follows:

1. SHELL shall place fill dirt on the Shopping Center property lying
beyond the common boundary lines of the above described properties, in amount
sufficient to join the two properties at finished grade, and shall construct
two paved entrances as shown on the hereinabove described plat. All costs incurred
in such joining of the premises and construction of the entrances shall be borne
by SHELL.

2. SHELL shall indemnify PIKE PARK MALL, INC. against all claims, suits,
liability and expense on account of injury or death of persons or damage to
property caused by or arising out of any negligent or otherwise wrongful act or
omission of SHELL on or in connection with the use of the above described
entrances or the construction described in article 1 hereof, and not caused or
contributed to by any negligent or otherwise wrongful act or omission of PIKE
PARK MALL, INC.; provided that PIKE PARK MALL, INC. gives SHELL prompt notice of
each claim made or suit filed against PIKE PARK MALL, INC., and permits SHELL
to defend the same with attorney of its own selection, and neither party nor
accepts any settlement thereof without SHELL's prior written consent.

3. Neither PIKE PARK MALL, INC. or SHELL shall ever commit or permit
any parking of vehicles in, or any obstruction of the hereinabove described
entrances.

4. THIS AGREEMENT shall run with the land, but only so long as SHELL
uses its premises for the exclusive operation of an automobile service station,
and shall bind and inure to the benefit of the respective successors and assigns
of PIKE PARK MALL, INC. and SHELL.

EXECUTED as of the date of this Agreement.

WITNESSES:

PIKE PARK MALL, INC.

[Signature]
[Signature]
[Signature]

By: [Signature]
[Signature]
[Signature]

WITNESSES:

SHELL OIL COMPANY

[Signature]
[Signature]
[Signature]

By: [Signature]
[Signature]
[Signature]

ARNOLD H. HAY
Manager

STATE OF NEW YORK

§ 31:

I HEREBY CERTIFY, that on this 12 day of May, 1968, before
me, a Notary Public of the State aforesaid, personally appeared _____
_____, who acknowledges himself to be _____
of PIKE PARK MALL, INC., the corporation which executed the foregoing instrument,
and that he, as such _____, being authorized as to do,
executed the foregoing instrument for the purposes therein contained and in my
presence signed and sealed the same.

WITNESS my hand and notarial seal.
My commission expires: _____

Notary Public

STATE OF NEW YORK

§ 30:

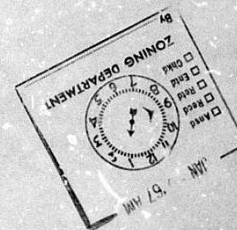
On this 12 day of May, 1968, before me, a Notary Public
of the State aforesaid, personally appeared Ronald Holme
to me personally known who, being by me duly sworn, said that he resides in _____
Hampton Town, Connecticut, and that he is Marketing Manager
of SHELL OIL COMPANY, the corporation which executed the foregoing instrument, and
acknowledged to me that he sign'd said instrument, as such Marketing Manager
in the name and behalf of the said corporation, that he was thereto duly
authorized by said corporation's board of directors, and that said instrument
is his free and voluntary act and deed and the free and voluntary act and deed of
said corporation, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the
aforesaid day and year.

My commission expires: _____

WILLIAM T. HANCOCK
Notary Public, State of New York
No. 40, 100-100 County
City of New York, New York 10001

Michael J. [Signature]
Notary Public

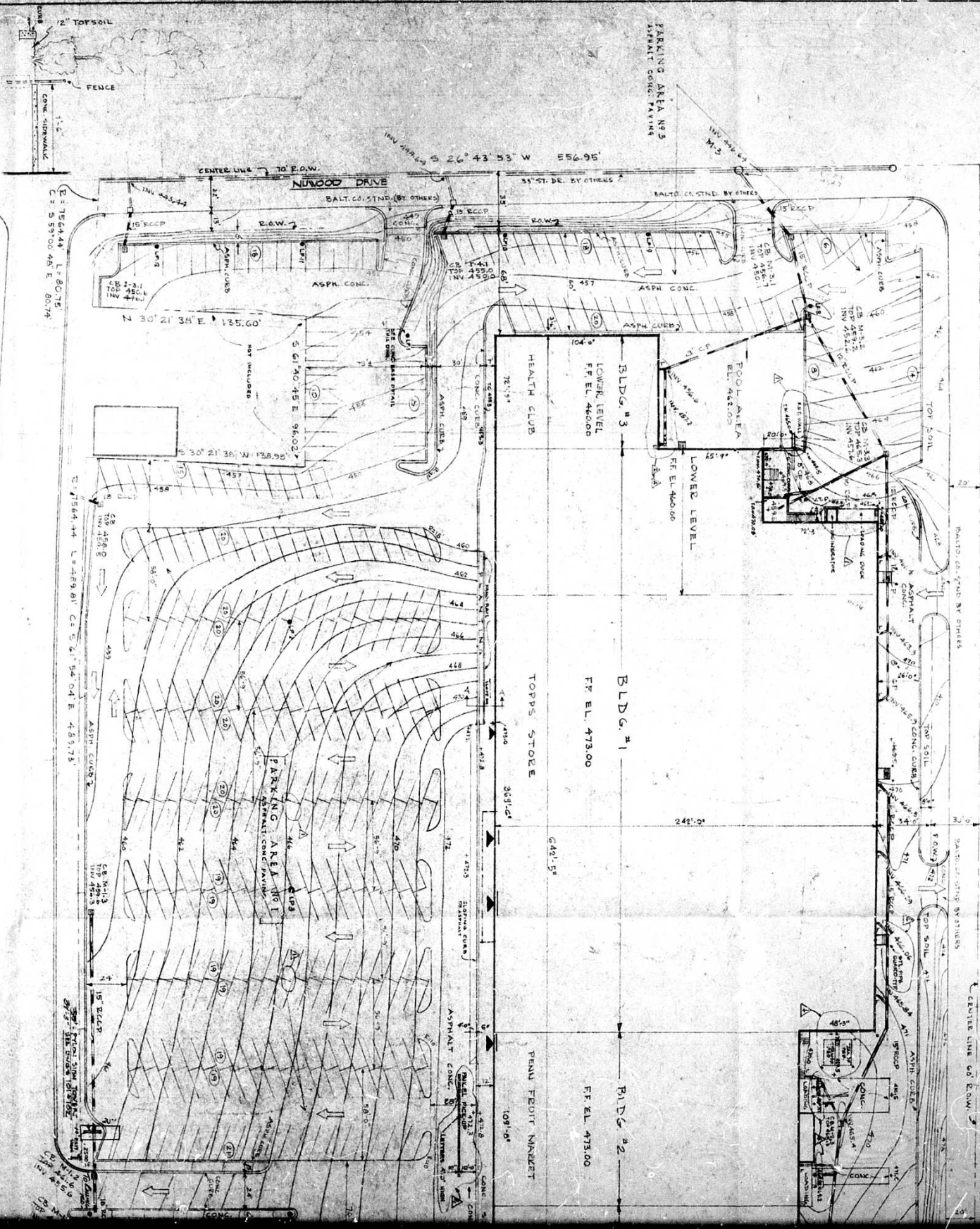


PROPOSED DOUBLE FACED INTERNALLY
ILLUMINATED PLASTIC DISPLAY for
TOPPS QUALITY DISCOUNT DEPARTMENT STORE
PIKE PARK MALL ROUTE 40 WEST

POWERS LAKE

N 62° 16' 15" W 384.63'

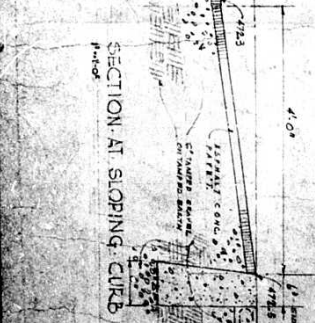
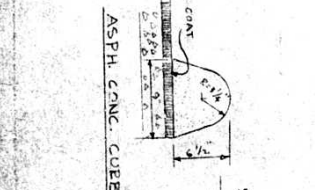
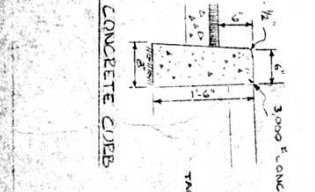
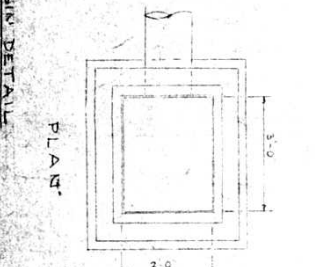
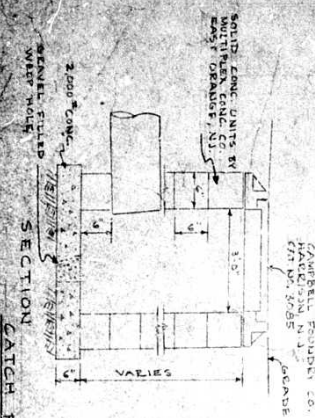
CENTER LINE 60' R.O.W.

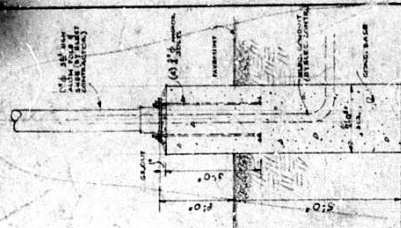


SECTION A-A
SCALE: 1/4" = 1'-0"

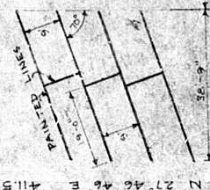
BALTIMORE NATIONAL FILE

ROUTE NO. 40





TYPICAL LIGHT POLE BASE



TYPICAL PARKING STALLS



TOTAL CASES PARKING 651

LEGEND

- PROPOSED CONTOURS
- PROPOSED SHOT GRADES
- CATCH BASIN W/PIPE
- TOP OF DRAINAGE AT CB
- INVERT ELEV AT ENTER
- REAR CONC COLLECTOR PIPE
- CONC. PIPE
- VITIFIED CLAY PIPE

TOP 42.0

INVERT 41.3

R.C.C.P.

V.C.P.

TOP 42.0

INVERT 41.3

R.C.C.P.

V.C.P.

TOP 42.0

INVERT 41.3

R.C.C.P.

V.C.P.

TOP 42.0

INVERT 41.3

R.C.C.P.

V.C.P.

TOP 42.0

INVERT 41.3

R.C.C.P.

V.C.P.

TOP 42.0

INVERT 41.3

R.C.C.P.

V.C.P.

TOP 42.0

INVERT 41.3

R.C.C.P.

V.C.P.

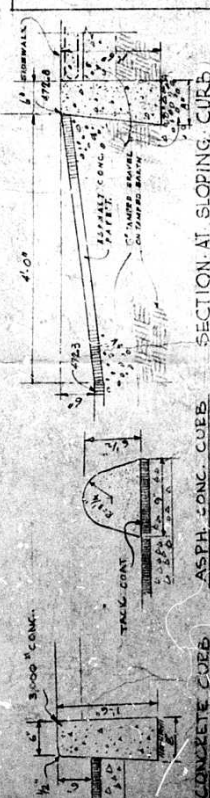
TOP 42.0

INVERT 41.3

R.C.C.P.

V.C.P.

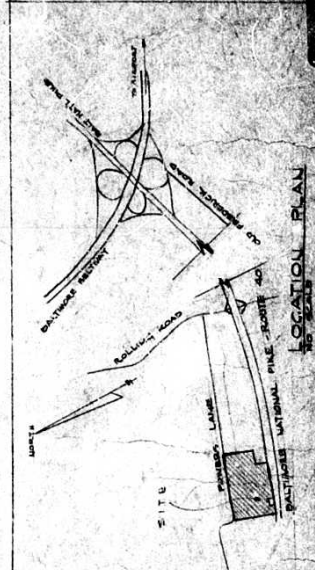
BALTIMORE NATIONAL PIKE ROUTE NO. 40



SECTION AT SLOPING CURB

ASPH. CONC. CURB

CONCRETE CURB



LOCATION PLAN



SITE PLAN & DETAILS SHOWING NEW WORK

PIKE PARK MALL

ROUTE NO. 40 NEAR ROLLING ROAD

SAVONSVILLE, BALTIMORE, MD.

NEUMANN & TAYLOR

1000 N. E. ST.

SAVONSVILLE, BALTIMORE, MD.

NEUMANN & TAYLOR

1000 N. E. ST.

SAVONSVILLE, BALTIMORE, MD.

NEUMANN & TAYLOR

1000 N. E. ST.

SAVONSVILLE, BALTIMORE, MD.

NEUMANN & TAYLOR