

RE: OUR ORDER NO. 1013 • THE GR. A. & P. TRADING CO. -- \$ 25.00

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

WE, SCOTT CORNER JOINT VENTURE, 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 "a" REQUEST THAT SIGN BE 35' HIGH INSTEAD OF THE NORMAL 25' HEIGHT.

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

THE REASON FOR REQUESTING THE ABOVE HEIGHT FOR THIS SIGN IS, THAT THIS SIGN IS A STANDARD SIGN USED BY THE GREAT ATLANTIC & PACIFIC TRADING CO. (A.P.T.) TO ADVERTISE THEIR STORES ALL OVER THE COUNTRY. -- THIS SIGN WHEN PLACED AT A 25 FOOT HEIGHT DESTROYS ITS ARTISTIC SYMMETRY.

See attached description

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

TRIANGLE SIGN & SERVICE CONTRACTOR CONTRACTOR ADDRESS 822 CENTRAL AVE. LINTHICUM, MD. 21090

SCOTT CORNER JOINT VENTURE 1111 REISTERSTOWN ROAD DAVENPORT, MD. 21038

ORDERED BY The Zoning Commissioner of Baltimore County, this 28th day of November 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 throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 10th day of January 1968, at 11:00 o'clock A.M.

NOTE: PLEASE NOTIFY CONTRACTOR FOR DATE OF HEARING.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21067 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 each of 2 consecutive weeks before the 10th day of January 1968, the first publication appearing on the 1st day of December 1967.

THE JEFFERSONIAN, Manager.

Cost of Advertisement \$.

Re: Petition for Variance to Sec. 413.5 (d) of the Zoning Regulations - E/S York Road 283' S. of Scott Adam Road 8th Dist., Scott Corner Joint Venture, Petitioner Before Zoning Commissioner of Baltimore County No. 68-149-A

The petitioner has requested a variance to Sec 413.5 (d) of the Baltimore County Zoning Regulations to permit a sign 35 feet in height instead of the required 25 feet on property on east side of York Road 283 feet south of Scott Adam Road, in the Eighth District of Baltimore County.

This petition was filed in error. A sign 35 feet high is permitted if the sign does not exceed 25 feet above the level of the street it abuts. At one portion the property is as high as 330 feet and the location of the sign is at 318 feet making a difference of 12 feet, however, only 10 feet in addition is permissible so that the sign under no circumstances may exceed 35 feet, therefore, a sign 35 feet in height may be erected without any variance required.

Zoning Commissioner of Baltimore County

Date: Jan 6 1968

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 29, 1967

FROM: George E. Gavrelli, Director of Planning

SUBJECT: Petition #68-149-A. East side of York Road 283 feet South of Scott Adam Road. Variance for Variance to permit a sign 35 feet in height instead of the required 25 feet. Scott Corner Joint Venture - Petitioners.

8th District

HEARING: Wednesday, January 10, 1968 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a sign height variance and has the following advisory comment to make with respect to pertinent planning factors:

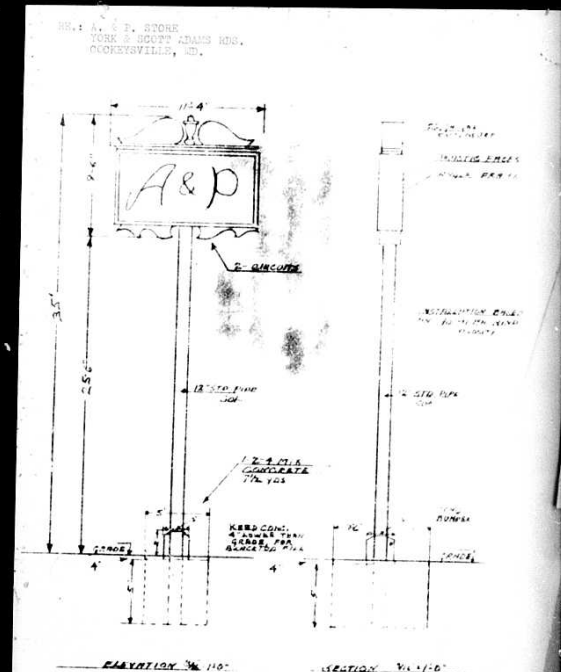
1. What other signs are being provided or are proposed for the shopping center? Will the subject sign interfere with yet other signs for the center? What are the allegations of unreasonable hardship or practical difficulty that would justify a variance here? The staff has none of the answers to these questions. The petitioner should be in a position to answer these questions before the Zoning Commissioner.

GEG:bms

TELEPHONE 823-3000 EXT. 387	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 51707 DATE January 11, 1968
TO: Triangle Sign & Service 822 Central Ave. Linticum, Md. 21090	BILLED TO: Zoning Dept. of Balto. Co.	
REPORT TO ACCOUNT NO. 01-622	QUANTITY 1	TOTAL AMOUNT \$43.25
Advertising and posting of property for Scott Corner Joint Venture #68-149-A		43.25
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

TELEPHONE 823-3000 EXT. 387	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 50667 DATE Dec. 18, 1967
TO: Triangle Sign & Service 822 Central Ave. Linticum, Md. 21090	BILLED TO: Zoning Dept. of Balto. Co.	
REPORT TO ACCOUNT NO. 01-622	QUANTITY 1	TOTAL AMOUNT \$25.00
Petition for Variance for Scott Corner Joint Venture #68-149-A		25.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

OFFICE OF THE BALTIMORE COUNTMAN THE COMMUNITY NEWS Baltimore, Md. No. 1 Newburg Avenue	THE HERALD - ARGUS Catonsville, Md. CATONSVILLE, MD. December 20, 1967
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTMAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 20th day of December, 1967, that is to say the same was inserted in the issues of December 21, 1967.	
THE BALTIMORE COUNTMAN By Paul T. Morgan Editor and Manager R.M.	





SUMMARY

1. TOTAL AREA	169,191
2. UNUSABLE AREA	6,175
3. ACTUAL AREA TO BE DEVELOPED	162,716
4. A & P BUILDING AREA	19,320
5. OTHER BUILDING AREA	18,125
6. TOTAL BUILDING AREA	37,445
7. PARKING AREA (INCL. SIDEWALK)	125,471
8. RATIO OF BUILDING AREA TO PARKING AREA	3.4 to 1
9. NUMBER CAR PARKING	228

THE GREAT ATLANTIC & PACIFIC TEA COMPANY			
ATLANTIC DIVISION		BALTIMORE UNIT	
SCALE: 1" = 50'	APPROVED BY	DRAWN BY	
DATE: AUG 3 65		R. DUNN	
YORK ROAD & SCOTT ADAM ROAD			
COCKEYSVILLE MARYLAND			
PLOT PLAN			DRAWING NUMBER

