

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WE, KENWOOD, 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 413.5 "A", REQUEST THAT SIGN BE 25' 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 TEA CO. (A.P.T.C.) 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. I, or we, agree to pay the expense 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.

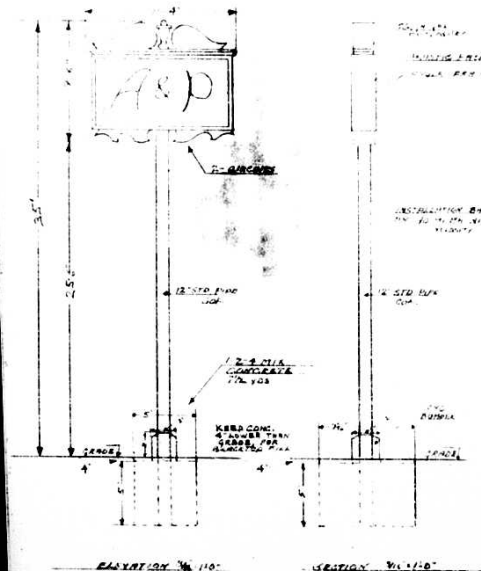
TRIANGLE SIGN & SERVICE
CONTRACTOR KENWOOD, INC.
Address 822 CENTRAL AVE
LINTHICUM, MD. 21090
C/O DELEANDRO & WILLIAM
Address 500 POWER BUILDING
BALTIMORE, MD. 21202

Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of December, 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 15th day of January, 1968, at 11:00 o'clock A.M.

NOTE: PLEASE NOTIFY SIGN CONTRACTOR FOR DATE OF HEARING.

RE: A. & P. STORE
HAZELWOOD & KENWOOD AVES.
BALTIMORE CO., MD.



RE: Petition for Variance to Section 413.5 (4) of the Zoning Regulations
W/S Kenwood Avenue 368' N of Hazelwood Avenue
14th District
Kenwood, Inc., Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner has requested a Variance to Section 413.5 (4) of the Baltimore County Zoning Regulations to permit a sign 35 feet in height instead of the required 25 feet on property on the west side of Kenwood Avenue 368' north of Hazelwood Avenue in the 14th 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 sits on. At one portion the property is as high as 185 feet and the location of the sign is at 175 feet making a difference of 10 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.

Edward D. Hickey
Deputy Zoning Commissioner

Date: Jan 16, 1968

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14th
Date of Posting 12-29-67
Posted for: HARRY, MAX, JAN. 15, 1968, P. 11:00 A.M.
Petitioner: Kenwood, Inc.
Location of property: W/S Kenwood Ave. 368' N of Hazelwood Ave.
Location of Sign: On the West Side of Kenwood Ave. at the intersection with Hazelwood Ave.
Remarks: See Petition for Variance
Posted by: Mark H. New
Date of return: Jan 15, 1968

CERTIFICATE OF PUBLICATION

TOWSON, MD. DEC 28 1967

THIS IS TO CERTIFY, that the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time successions before the 17th day of January, 1968, the first publication appearing on the 28th day of December 1967.

THE JEFFERSONIAN,
Richard C. Jeffers
Manager

Cost of Advertisement, \$.....

beginning for the same, at a point located 368 feet measured northerly along the west side of Kenwood Ave. from the intersection with the north side of Hazelwood Ave. and 14 feet from the west side of Kenwood Ave. measured in a westerly direction from said road. Thence, in a westerly direction 20 feet to a point. Thence, in a northerly direction 10 feet to a point. Thence, in an easterly direction 20 feet to a point. Thence, in a southerly direction 10 feet to the place beginning.

OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

January 5, 1968

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

was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for successive weeks before the 15th day of January, 1968, that is to say the same was inserted in the issues of December 31, 1967.

THE BALTIMORE COUNTEAN

By *Paul J. Morgan*
Editor and Manager

PETITION FOR A VARIANCE 14th DISTRICT

ZONING: Petition for Variance for a Sign.
LOCATION: West side of Kenwood Avenue 368 feet North of Hazelwood Avenue.

DATE & TIME: MONDAY, JANUARY 15, 1968 at 11:00 A.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 a Variance from the Zoning Regulations of Baltimore County to permit a sign height of 35 feet instead of the required 25 feet.

The Zoning Regulation to be excepted as follows:
Section 413.5 (4) - Sign Height - 25 feet.

All that parcel of land in the Fourteenth District of Baltimore County,

beginning for the same, at a point located 368 feet measured northerly along the west side of Kenwood Ave. from the intersection with the north side of Hazelwood Ave. and 14 feet from the west side of Kenwood Ave. measured in a westerly direction from said road. Thence, in a westerly direction 20 feet to a point. Thence, in a northerly direction 10 feet to a point. Thence, in an easterly direction 20 feet to a point. Thence, in a southerly direction 10 feet to the place beginning.

Being the property of Kenwood, Inc., as shown on plat filed with the Zoning Department.
Hearing Date: Monday, January 15, 1968 at 11:00 A.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
Dec. 28.

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 29th day of December 1967

John G. Rose
John G. Rose,
Zoning Commissioner

Petitioner: Kenwood, Inc.

Petitioner's Attorney: _____ Reviewed by: _____
Chairman of Advisory Com.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: Triangle Sign & Service
822 Central Ave.
Linthicum, Md. 21090

REPORT TO ACCOUNT NO. 62-422

Quantity: 1

Unit Price: \$25.00

Total Amount: \$25.00

Important: Make checks payable to Baltimore County, Maryland
Mail to Division of Collection & Receipts, Court House, Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 5, 1968

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Pet. #68-152-A. West side of Kenwood Avenue 368 feet North of Hazelwood Avenue. Petition for Variance to permit a sign height of 35 feet instead of the required 25 feet.
Kenwood, Inc. - Petitioner

14th District

HEARING: Monday January 15, 1968. (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject application for a Variance for a sign height of 35 instead of the required 25 feet. It questions the condition of practical hardship or difficulty which might justify such relief here.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 51716

DATE: Jan. 16, 1968

By: _____
Zoning Dept. of Baltimore Co.

To: Triangle Sign & Service
822 Central Ave.
Linthicum, Md. 21090

REPORT TO ACCOUNT NO. 62-422

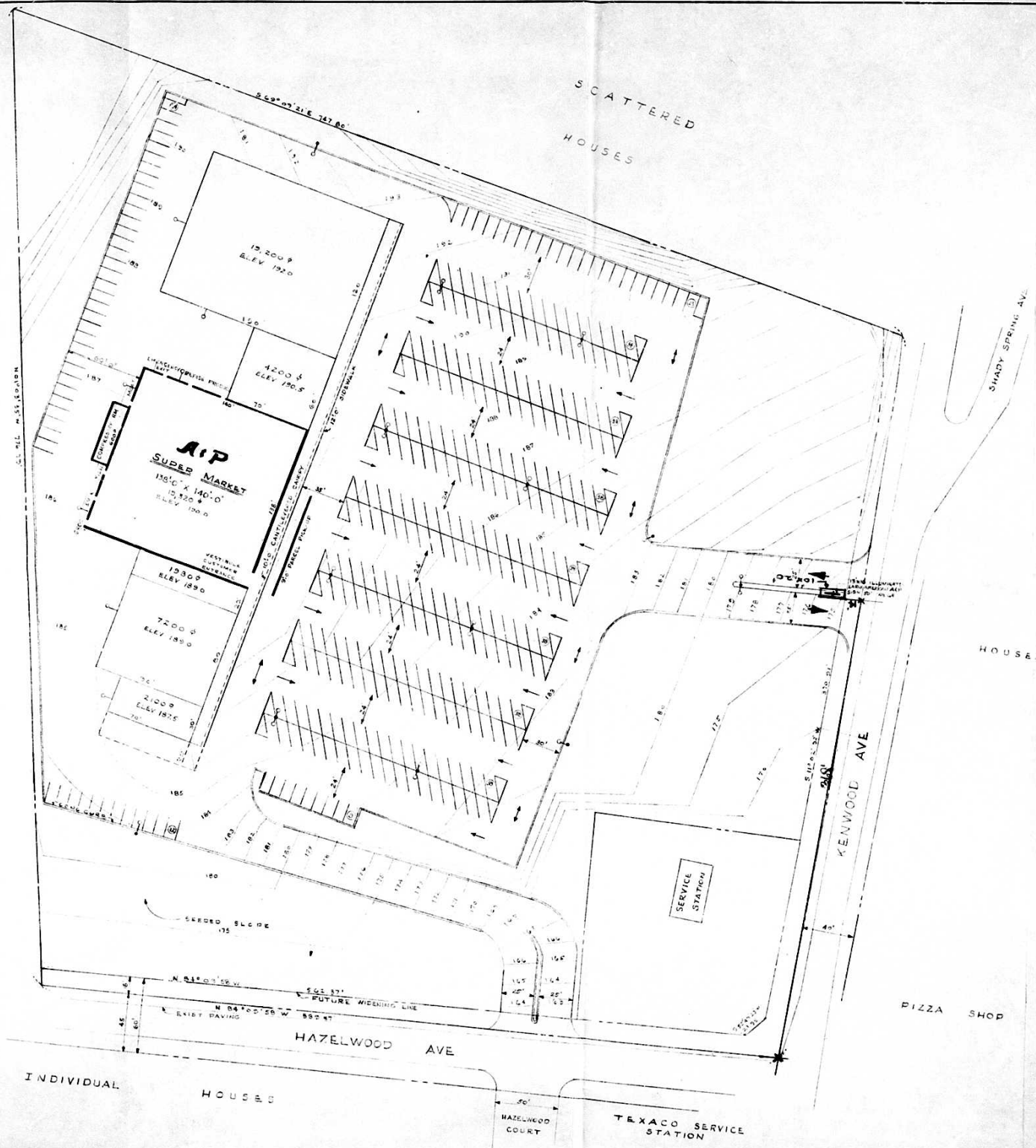
Quantity: 1

Unit Price: \$25.00

Total Amount: \$25.00

Important: Make checks payable to Baltimore County, Maryland
Mail to Division of Collection & Receipts, Court House, Towson, Maryland 21204

SCATTERED HOUSES



SUMMARY

TOTAL AREA	412,208
UNUSABLE AREA	149,664
USABLE AREA	262,544
A&P BUILDING AREA (INCLD COMP RM)	13,920
OTHER BUILDING AREA	33,480
TOTAL BUILDING AREA	47,400
PARKING AREA	205,144
RATIO PA TO BA	3.5 TO 1
CAR PARKING	340

THE GREAT ATLANTIC & PACIFIC TEA COMPANY			
ATLANTIC DIVISION		BALTIMORE UNIT	
SCALE: 1" = 40' 0"	APPROVED BY:	DRAWN BY:	
DATE: JULY 67		JP	
HAZELWOOD & KENWOOD		BALTIMORE CO MARYLAND	
PLOT PLAN			
			DRAWING NUMBER