

ON PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph M. Schatz, legal owner, of the property situate in Baltimore County and which is described in the description and plat atached hereto and a part hereof, hereby petition for a Variance from Section 433.2 (a) - To permit a sign of 168 square feet (8'2" x 20'8") instead of the required 150 square feet.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)
These signs are manufactured in quantity and are a standard sign used by Dunkin' Donuts of America. The cost of time for producing a single smaller sign in this situation would be prohibitive to the franchise owner.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I hereby agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract James M. Schatz Legal Owner
Address 500 Frederick Road
Fairlawn, N. J. Catonsville, Maryland 21228

Petitioner's Attorney
Address Albert Myers Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day

of June 1968 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 106, County Office Building, in Towson, Baltimore County, on the 29th day of July 1968, at 10:00 o'clock A. M.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Re: Sign Variance for Raymond Penn, located on the N.W. side of Frederick Road 170 feet west of St. Timothy Lane, 1st District (Item 186, May 15, 1968)

Gentlemen:
The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

ZONING ADMINISTRATION DIVISION:
The petition forms submitted for the above referenced variance, has been altered. New petitions must be filled in and resubmitted prior to any further processing by this office.

The space allocated for the Petitioner's Attorney and the Protestant's Attorney, must not be altered in any way.

The Variance requested must also be revised to indicate 168 square feet instead of 160 feet.

In order to help you expedite this matter, we are enclosing four (4) completed petitions, with the exception of the signatures, which must be filled in prior to resubmitting to this office.

We are enclosing a check in the amount of Twenty-Five Dollars (\$25.00), five copies of the descriptions and four copies of the plats.

Very truly yours,

James M. Schatz
JOSEPH M. SCHATZ
ZONING SUPERVISOR

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 Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

the above Variance should be had; and it further appearing that by reason of

a Variance to permit a sign of 168 square feet (8'2" x 20'8") should be granted instead of the required 150 square feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 31

day of July, 1968, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit a sign of 168 square feet (8'2" x 20'8") instead of the required 150 square feet, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning and the State Roads Com. DEPUTY Zoning Commissioner of Baltimore County

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 day of July, 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

ORIGINAL

OFFICE OF
THE
CATONSVILLE TIMES
CATONSVILLE, MD. 21228 July 15, 1968

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

was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One

week, to wit, the 15th day of July, 1968, that is to say, the same was inserted in the issue of July 11, 1968.

STROMBERG PUBLICATIONS, Inc.

Re: Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUL 11 1968

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 consecutive weeks before the 27th day of July, 1968, the first publication appearing on the 27th day of July, 1968.

THE JEFFERSONIAN,
Re: Frank Smith
Manager.

Cost of Advertisement, \$.....

LAND DESCRIPTION

SIGN INSTALLATION
FREDERICK ROAD
CATONSVILLE, MARYLAND

BEGINNING AT A POINT, SAID POINT BEING 170 FEET MEASURED EASTERLY FROM THE INTERSECTION OF ST. TIMOTHY LANE AND FREDERICK RD., THENCE 20 FEET NORTHERLY TO A POINT, THENCE 5 FEET SOUTHERLY TO A POINT, THENCE 20 FEET SOUTHERLY TO A POINT, THENCE 5 FEET EASTERLY TO THE POINT OF BEGINNING. THIS BEING THE PLOT OF GROUND IN WHICH THE SIGN FOR THE DUNKIN DONUTS SHOP IS TO BE ERECTED.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st Date of Posting 7-11-68
Posted for: Variance
Petitioner: J. M. Schatz
Location of property: N. of Fred Rd. W. of St. Timothy Lane
Location of Sign: 580 Fred Rd.
Remarks: See Plat
Posted by: Albert Myers Date of return: 7-18-68

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
DATE July 1, 1968

To: Cummings & Co., Inc.
1 Fuller Place
Dorham, Mass. 02526

INVOICE NO. 54447
DATE July 1, 1968
BILLED
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Cummings & Co., Inc.
1 Fuller Place
Dorham, Mass. 02526

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BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 18, 1968

FROM: George E. Sewell, Director of Planning

SUBJECT: Petition 66-19-A, North side of Frederick Road 165 feet East of St. Timothy Lane. Variance to permit a sign of 168 square feet instead of the required 150 square feet. Joseph M. Schatz, Petitioner.

1st District

HEARING: Monday, July 29, 1968 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to sign area. It notes that the site plan filed for the sign area variance is not in accord with that approved earlier by the County in connection with the building permit for Dunkin Donuts and also for a use permit in connection with a residential area. The 20 foot buffer along the no. boundary of the tract now is shown as being devoted to parking. This was not allowed in the approved plan.

The plan for the sign as designed would make 2 parking spaces adjacent to it unusable and would reduce the amount of parking on the site below the number required.

This variance should not be granted as requested and as shown on the site plan filed with this petition for the reasons noted above. Some adjustment of the sign details may result in a workable plan which complies with previous approvals.

GEG:bmi

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

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Mr. A. Myers
Cummings & Co., Inc.
1 Fuller Place
Dorham, Massachusetts

Re: Dunkin' Donuts, - Frederick Road
Catonsville, Md.

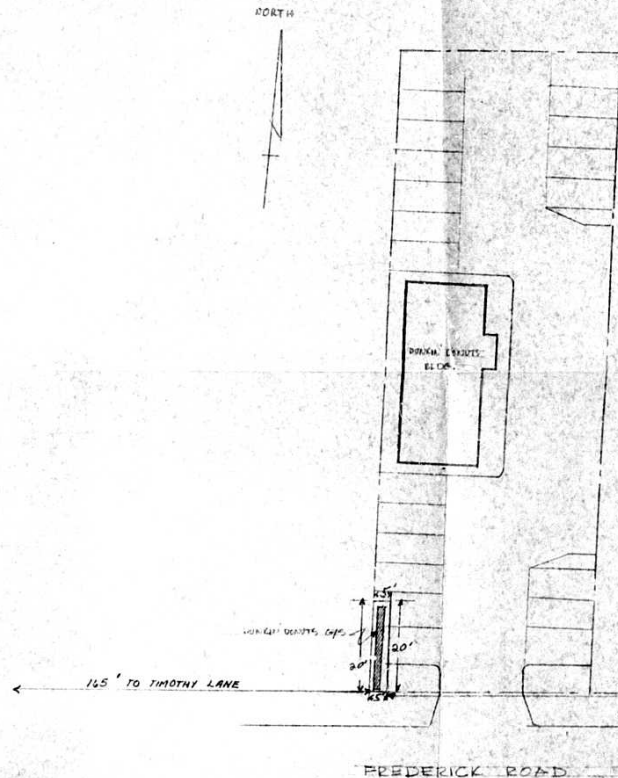
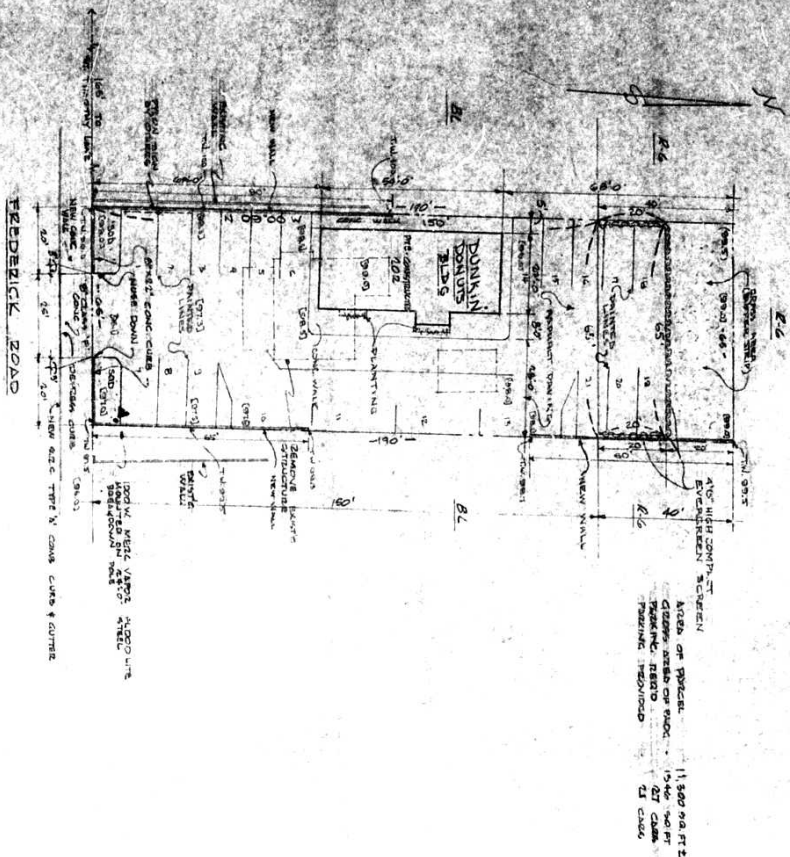
Dear Al:

A problem has developed regarding the location of the sign area at the above project. It appears that the utility company has some overhead service lines which will service our building as well as some of the properties in the rear just at the location utility company regarding the re-location of these lines, and unfortunately there is no other place for them to go. Since we are not permitted to place our sign under the utility company wires, will you please arrange to have the sign relocated to the opposite front corner of the property.

Very truly yours,

Jack A. Cohen
Jack A. Cohen
Architecture and Construction

JAC/msh
cc: D. Seegal



- GENERAL NOTES:**
1. THIS SITE PLAN AND THE INFORMATION HEREIN IS CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE LATEST EDITIONS OF THE BUILDING CODES, SPECIFICATIONS, AND STANDARDS, AS WELL AS THE CODES AND STANDARDS OF THE CONTRACTOR, SHALL BE A PART OF THE CONTRACT DOCUMENTS.
 2. OTHERS OF ALL PERMITS, BONDS, ETC., AS REQUIRED BY LOCAL AND STATE AUTHORITIES, SHALL BE OBTAINED BY THE CONTRACTOR.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BONDS, AND STANDARDS AFFECTING THE WORK.
 4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THEM.
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 10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THEM.
 11. ALL WORK SHOWN ON THIS PLAN IS TO BE COMPLETED BY THE CONTRACTOR.

DUNKIN' DONUTS BUILDING
560 FREDERICK ROAD
CATONSVILLE, BALTIMORE COUNTY, MD

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10/1/88	J. L. [illegible]	98. [illegible]
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