

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, WYANESS ASSOCIATES, legal owner(s) 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 413.2 "a" to request an additional 42 square feet instead of the present 350 square feet which was allowed by Variance # 67-124-A on December 27th, 1966, which increased the size from the allowable 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) shopping center stores designated on the drawing have no visibility from York Road.

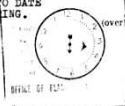
See attached description

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.

WYANESS ASSOCIATES
Triangle Sign and Service
Sign Contractor
Address: 822 Central Avenue
Linthicum, Md.
Attn: Mr. Bert Sommer
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of July, 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 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 14th day of August, 1968, at 10:30 o'clock A.M.

NOTE: PLEASE NOTIFY SIGN CONTRACTOR 40 DAYS OF THIS HEARING.



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 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 requested variance would give relief without substantial injury to the public health, safety or general welfare of the locality involved,

the above Variance should be had, and it is hereby ordered that the same be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of August, 1968, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to compliance with site plan, also subject to approval by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

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 requested variance would give relief without substantial injury to the public health, safety or general welfare of the locality involved,

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of August, 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PLAT DESCRIPTION

Beginning at a point 335' North of the intersection of York Road and Schwartz Avenue, said point of beginning also being 40' West of the center line of York Road.

Thence 50' in a westerly direction to a point, thence 10' in a southerly direction to a point, thence 50' in an easterly direction to a point, thence 10' northerly to the place of beginning, forming a rectangle 10' x 50' where the identification sign for York Road Plaza Shopping Center will be located.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 2, 1968

FROM: George E. Gavelly, Director of Planning

SUBJECT: Petition #69-36-A. Variance to permit an additional 42 square feet instead of the present 350 square feet. West side of York Road 335 feet north of Schwartz Avenue. Wyaness Associates, Petitioners.

9th District

HEARING: Wednesday, August 14, 1968 (10:30 A.M.)

The planning staff will offer no comment on the subject petition.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
Posted for: 7-25-68
Petitioner: Wyaness Associates
Location of property: West side of York Rd. 335' N. of Schwartz Ave.
Location of Signs: 380' N. of Schwartz Ave. on West side of York Rd.
Remarks: [Signature]
Posted by: [Signature] Date of return: 8-1-68

July 3, 1968

Wymaness Associates
521 North Charles Street
Baltimore, Maryland 21201

RE: Sign Variance for Wymaness Associates, 1/3 York Road 335' N. of Schwartz Avenue 9th District (Item 1, July 2, 1968)

Conclusions

The Zoning Advisory Committee has reviewed the subject petition and has no comment to offer with regard to the proposed development plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

Very truly yours,

[Signature]
JAMES E. DYER,
Zoning Supervisor

JED:JO

cc: Triangle Sign and Service
822 Central Avenue
Linthicum, Maryland

TELEPHONE
823-3000
EXT. 367

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

No. 54478

DATE: July 16, 1968

To: Triangle Sign & Service
822 Central Ave.
Linthicum, Md. 21099

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
QUANTITY	COUNT	COUNT
1	1	1
Petition for Variance for Wymaness Associates #69-36-A	25.00	25.00

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

PETITION FOR A VARIANCE ON DISTRICT

ZONING: Petition for a Variance for

LOCATION: West side of York Road

DATE & TIME: Wednesday, August 14, 1968 at 10:30 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 Law of Baltimore County, will hold a public hearing on the above petition at the place and time specified above.

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CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204, 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 successive weeks before the 15th day of August, 1968, the first publication appearing on the 15th day of July, 1968.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Wymaness Associates
521 North Charles Street
Baltimore, Maryland 21201

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

2nd day of July, 1968.

[Signature]
JOHN G. ROSE
Zoning Commissioner

Petitioner: Wymaness Associates

Petitioner's Attorney

Reviewed: [Signature]
Chairman of Advisory Committee

TELEPHONE
823-3000
EXT. 367

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

No. 56219

DATE: July 22, 1968

To: Triangle Sign & Service
822 Central Ave.
Linthicum, Md. 21099

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
QUANTITY	COUNT	COUNT
1	1	1
Advertising and posting of property for Wymaness Associates #69-36-A	39.50	39.50

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

PETITION FOR A VARIANCE ON DISTRICT

ZONING: Petition for a Variance for

LOCATION: West side of York Road

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PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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THE TOWSON TIMES TOWSON, MD. 21204 July 29, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 29th day of July, 1968, that is to say, the same was inserted in the issue of July 25, 1968.

STRONBERG PUBLICATIONS, Inc.

By: [Signature]

1. ALL PERMIT FEES AND SERVICE CHARGES REQUIRED BY GOVT AGENCIES
AGENCIES HAVING JURISDICTION SHALL BE PAID BY THE CONTRACTOR.
2. VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE
HIS WORK WITH THAT OF OTHERS WORKING ON FIRESTONE & TEXACO PLANTS
TO ELIMINATE ANY DISCREPANCIES IN GRADE OR CONSTRUCTION AT ITS.
4. BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE TRUE MERIDIAN
AS ADOPTED FOR THE BALTIMORE CITY SURVEY CONTROL SYSTEM.

1. EXISTING ZONING - B-1 W/ SPECIAL EXCEPTION'S FOR:
 a. SERVICE STATION - 6. SERVICE GARAGE - 3. THEATRE
 2. TOTAL AREA OF SITE - 7.5553 ACRES
 3. PARKING REQUIREMENTS:
 a. SERVICE STATION - SEE TRAXCO PLANS BA 6518
 b. SERVICE GARAGE - SEE FIRESTONE PLAN A1 JOB NO. 670
 RESERVE FOR FIRESTONE TOTAL PLAN 31 RS
 c. THEATRE - 1018 SEATS + G 170
 d. RETAIL TRADE - 43700 + 200 214
 e. RESTAURANT - 1500 + 50 50
 TOTAL REQUIRED 450 R
 TOTAL PROVIDED 493 R

1. THE MONUMENTAL ENTRANCE ON YORK ROAD IS TO BE CONSTRUCTED IN ACCORDANCE WITH MD.SDC. SPECIFICATIONS. THE EXISTING SIDEWALK AND CURB ARE TO BE ADJUSTED AS REQUIRED TO MEET THE NEW CONSTRUCTION.

2. THE ENTRANCE ON SCHWARTZ AVE IS TO BE CONSTRUCTED IN ACCORDANCE WITH BALTIMORE CITY SPECIFICATIONS.

3. 8" CONC. CURB, CONC. C&G, 4" SIDEWALK AND BITUMINOUS BERM ARE TO BE ADDED FROM BALTIMORE CITY SPECIFICATIONS.

4. FLEXIBLE PAVING IN AREAS MARKED HEAVY DUTY WILL BE 1" M.S.D.C. P.F.I. BIT. CONC. SURFACE COURSE ON 5" 6-3 BIT. CONC. BASE.

5. FLEXIBLE PAVING IN PARKING AREA TO BE 1" M.S.D.C. OF 1-1/2" CONC. SURFACE COURSE ON 5" 6-3 BIT. CONC. BASE.

6. DRAINAGE DITCHES NOTED THIS ARE TO GO TO BE CONSTRUCTED WITHIN 5' WITHIN 5' OF LOT LINE. TOP OF CURB TO BE 1" ABOVE FINISH GRADE. PAINTING TO BE DONE ALONG WITH WORK IN SECTION 2.

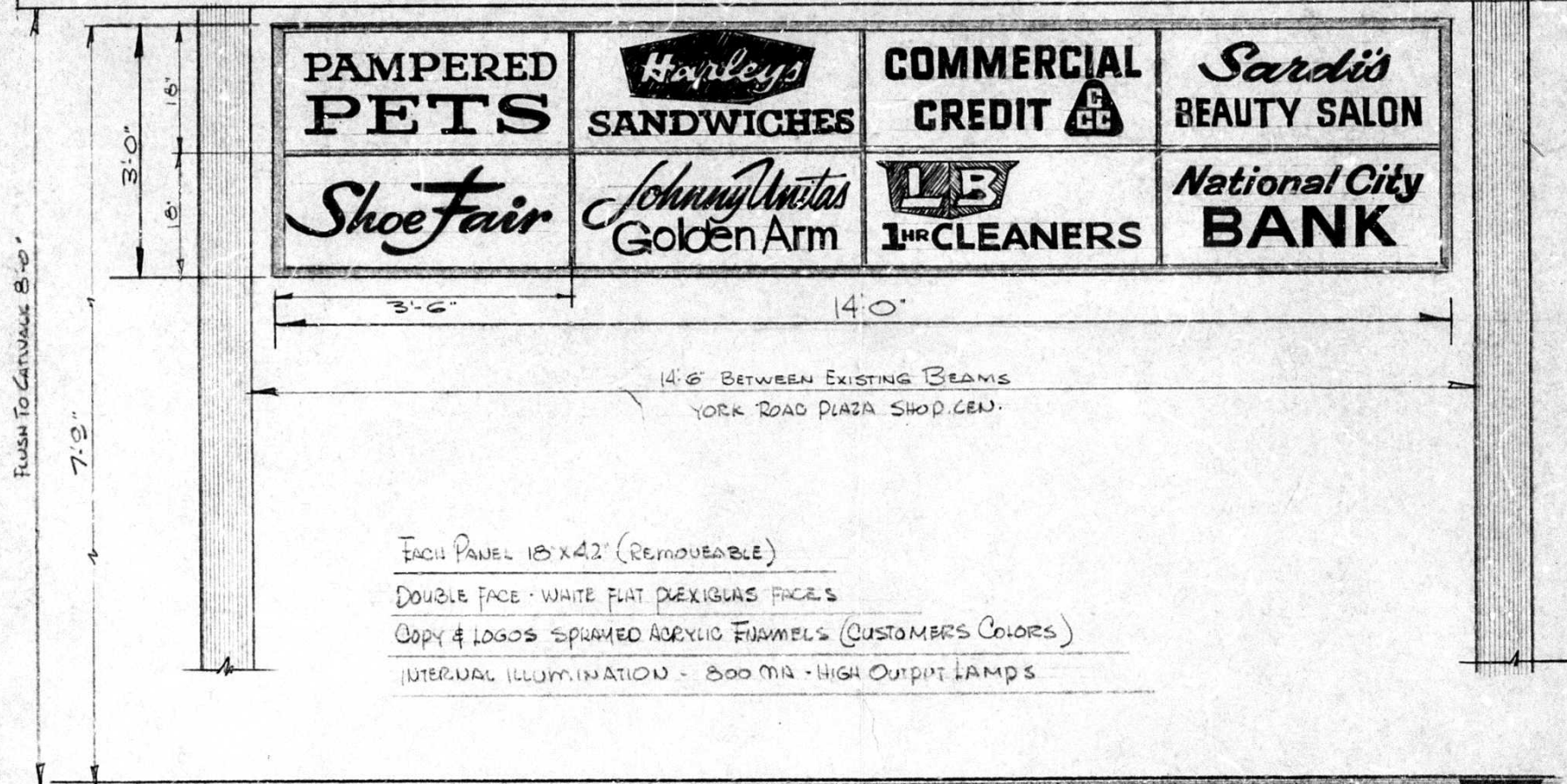
■— 1000 WATT MERCURY VAPOR LUMINAIRES
 SEE ALSO: PKG. LOT LIGHTING & SIGN CONTROL DIAGRAM
 & TYPE "A" FIXTURE DETAIL
 @ CIRCUIT - Z

WYANERS ASSOCIATES
521 N. CHARLES ST.
BALTIMORE • MARYLAND
AT
YORK ROAD & SCHWARTZ AVE
BALTIMORE COUNTY • MARYLAND
NINTH ELECTION DISTRICT
SCALE 1" = 30' AUGUST 8, 1964

REV 4 ADD AS-SHIFT VOLEC WK 12057
REV 5 REV. GANT ALLEY-LOCATE TIEBACK
REV 6 REV. PAVING SPEC. 10-7-66
REV 1 ADD YARD ELEC. WK 103544
JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS-AND SURVEYORS
2453 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218
TELEPHONE 7-3841 MICHAEL

2-20-47 11-18-46 11-10-46 10-14-66 10-7-66 10-4-66 9-22-66 9-2-66 8-19-66 PHA

THEATRE SIGN CATWALK



OFFICE COPY

TRIANGLE
SIGN & SERVICE
822 CENTRAL AVE. • LINCOLN, MD. 21090
PHONE 636-3666

FOR: YORK RD. PLAZA - TENANTS

DATE: 5-6-69 DWG. NO: 68074 SCALE: 1/4" = 1'-0"

UNAUTHORIZED USE IN WHOLE OR PART PROHIBITED

APPROVED _____ DATE _____

