PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I come have heartly heartly legal owner of the property situate in Baltimore County and which is described in the description and plat at ached hereto and made a part hereof. hereby petition for a Variance from Section. 413, 2 c. Request approval of an identification Sign of 258 Square Fee, instead of the permitted 150 Square feet. Under Section 413.5d request approval of 35' high instead of the permitted 25'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate bardship or practical difficulty) The NOUNA petitioner requests this height and size of sign in lieu of the two signs

Feet each which are permitted under the present Zoning Regulations of 150 Square Feet each which are permitted under the present Zoning Regulations on two street fronts. The height variance is requested because of the natural drop of elevation on York Road of more than 15' from both North and South, thereby affecting visibility of the sign on a high speed highway.

See attached description

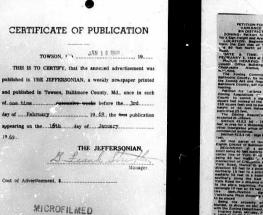
Property is to be posted and advertised as prescribed by Zoning Regulations.

1. Lor ke, agree to pay expenses of above Variance arivertising posting, etc., upon filing of this publish, and further agree to and are to be bound by the coning regulations and restriction. of

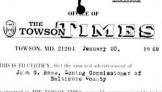
Balimore County adopted pursuant to the	
S = =	Sulm, Turnold
Triangle Sign & Service	- Autor VIVIII
	and the same
822 Central Ave. Linthicum	Md. 21096 Legal Owner Address To Br. 5.355 - Parts Ind 2
Contract purcha	TO BU 5252 But 2/2
Address	Address Address
7,44,00	
1 13	
' I	
> Petitioner's Atte	orney Protestant's Attorney
. <u>m</u>	
Address	
ORDERED By The Zoning Commis	sioner of Baltimore County, this 3rd day
required by the Zoning Law of Baltimor out Baltimore County, that proper'y be	hat the subject matier of this petition be advertised, as re Courty, in two newspapers of general circulation through- posted, and that the public hearing be had before the Zoning Room 106, County Office Building in Towson, Baltimore
County on the 3rd	day of Frbruery 1982 at 11;00 o'clock
M.	
	Zoning Commissioner of Baltimore County.

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 Variances 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 its further appearing that the reason of x to permit a sign of 258 square feet instead of the per-a Variance mitted 150 square feet; and to permit a sign height of should be granted. 355 feet instead of the permitted 25 feet IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of February, 196 .9., that the herein Petition for a Variance should be and the stance is granted, from and after the date of this order, to permit a sign of 258 square feet instead of the permitted 150 square feet; and to permit a sign height of 35 feet instead of the permitted 25 feet, subject to appropriate of the site plan by the State Bades Commission, the DEPUTY Zoning Commissioner of Baltimore County Bureau & Public Services and the Office of Planning and Zoning. nted, from and after the date of this order, to permit a sign of 258 square feet nt to the advertisement, posting of property and public hearing on the above petition ORDER Y. the shove Variance should NOT BE CRANTED IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 196 that the above Variance be and the same is beauty DENIED Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public forms on the above netition







THIS IS TO CERTIFY, that the annexed adverti

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

week before the 20th day of Jan., 1969, that is to say, the same was inserted in the issue of January 16, 1969.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan MICROFILMED

DESCRIPTION

BEGINNING AT A POINT , SAID POINT BEING 40 PERT CASTERLY PROM THE CENTER LINE OF YORK ROAD AND ALSO BEING SO FEET NORTH RLY - PHOM THE INTERSECTION OF CRANBROCK ROAD AND YORK ROAD, THEMCE IN AN EASTERLY DIRECTION SO FRET TO A POINT . THENCE NOFTHERLY 10 PERT TO A POINT . THENCE WESTERLY SO PRET TO A POINT , THENCE SCUTHERIN ALONG THE EAST SIDE OF YORK ROAD FOR A DISTANCE OF TO PEET TO THE PLACE RECIENNING . POHMING A RESTANGLE TO PEET BY SO PRET IN WHICH THE IDENTIFICATION SIGN FOR YORKTOWNS PLAZA SHOPPING CENTER IS TO BE PLACED :

BALTIMORE COUNTY, MARYLAND No. 60820 OFFICE OF FINANCE DATE Fab. 3, 1969 Division of Collection and Reco Zoning Dept. of Balto. Co. S44.90 MICROFILMED IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARY AND ION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALT FORE COUNTY, MARY AND OFFICE OF FINANCE No. 60771 Dirision of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204 MICROFILMED IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURY HOUSE, TOWSON, MARYLAND 7,1204 BALTIME COUNTY OFFICE OF PLANNING AND PONING

County Office Building 111 W. Chesapeako Avenu Towson, Maryland 2'204

Your Petition has been received and accepted for filing this 196R. 121

ratitioner's Attorney chairman of

MICROFILMED

CERTIFICATE OF POSTING HING DEPARTMENT OF BALTIMORE COURTY #69-152-14 Tourson, Maryland Date of Posting 1-17-69 Posted for Heavy Minely 20.34 1969 & 11 co Red Petitioner Laking Dade Location of property. 41' I some the Els & good Eld and So' He y Coantrat Ed. Coard and the Description of Signer On South from July

Posted by Street Hospital Date of return 1-24-65

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 16, 1968 Mr. Julius Mandel P.O. Box 5353 Baltimore, Maryland 21209

PAGES 1 DATE

BUREAU OF BURNAL OF TRAFFF ENGINEERING

District

Remarks

BUNEAU OF

REALTH DISCUSSION BUILDING DEPARTMEN BOARD OF ECUCATION ZONING ADMINISTRATE INDISCRIAL PROPERTY

RE: Type of Hearing Sign Variance Location: N.E.for. York & Crimbrook, 40° E. of center the of York Ud., 0 Sign to the Committee of York Ud., 10° E. of Committee the of Preshrook Dd., Petitioner: Julius Handel Committee Heating of Duc. 3rd, 1968 Itee 131

Dear Sie

The Zoning Advisory Cormittee has reviewed the plans swamitted with the above referenced patition and has made on site field inspection of the property. The following comments are a result of this review and inspection.

This property is precently being improved for a shapping center. A portion of the stores are complete but unoccupied and the property has been rough graded and part of the parking lot constructed with the base crusher run. The property is bounded on the north by the Crest Construction Company; on the east and south by the brektow Willings Apartments. Property on the apposite side of the contraction of the con

BUR EAU OF ENGINEERING: All utilities and road improvements are complete and available; therefore, there are no Engineering common

PROJECT PLANNING DIVISION: This petition has been reviewed and there are no comments as to the site plan.

BOARD OF EDUCATION: Does not effect school population.

BUREAU OF TRAFFIC ENGINEERING: This vari nee should not have any adverse affect on traffic.

MICROFILMED

Hr. Julius Mandel P.O. Box 5353 Baltimore, Maryland 21209 RE: Item 131

December 16, 1968

HEALTH DEPARTMENT: Public vater and sewers are available to the site.

<u>Food Service Comments</u> Prior to construction and installation of equipment for any food service facility, complete plans and specifications must be submitted to the Ginston of Food Control, Baltimare County Department of Health, for review and appreval.

Fire furebulbs no commons.

Outside Anni 134116. Ultilifies

This pathtion is accorded for filling on the date of the enclosed filling certificate. Notice of the hearing date and time, which will be held not less thin 30, nor energ thin 30 days efter the date on the filling certificate, will be forumed to you in the near future.

Wery truly yours.

JAMES E. DYER, Chairman

ce: Triangle Sign & Service 822 Central Ave., Linthicum, Maryland 21093

BALTIMORE COUNTY, MARRAND

INTER-OFFICE CGRRESPONDENCE

TO Mr. John G. Rose, Zoning Date December 3, 1968

FROM Captain Charles F. Borris, Sr.

Fire Bureau

Fromerty Owner: Julius Mandel.

From Pila - Zoning Agerus, Tuenday, December 3, 1968

Location: M/Z Corn., fork Boad and Frankrook, Adv E of
Center Line of Tork Road, 20°N. of Center Line

Of Granbrook Road

District: 8th

#1. Fire Bureau has no camments.

ce: Mr. Martin Jay Hanna, Fire Protection Engineer

MICROPALALO

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date January 24, 1969

FROM George E. Gavrelis, Director of Planning

SUBJECT Petition #69-152-A. Variance to permit a sign of 258 squaru feet instead of the required 150 square feet; and to permit a sign height of 35 feet instead of the required 350 square feet; on the permit a sign height the East side of York Road and 80 feet north of Cranbrook Road.

Julius Mandel, Petitioner.

8th District

HEARING: Monday, February 3, 1969 (11:00 A.M.)

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

GEG-hms

MICROFILMED

131. Property Owner: Julius Mandel | Ideation: N/R cor. York and Cranbrook, | Bd. Bd. V. of contenting of York | Bd. Bd. V. of contenting of | Cranbrook Bd.

Otstrict: 8th
Present Joning: 39 6 202 P at.
Proposed Coning: Varianc from Sections
413.28 and 613.50
No. Acres: 10: x 50:

All utilities and road improvements are complete and available; therefore, there are no Snp!mering comments.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date December 5, 1968

FROM William M. Greenwalt

SUBJECT. Item 131 - Zoning Advisory Committee Meeting, December 3, 1968

131. Property Owner:

Julius Mandel
Location: N.E. Cor. York & Cranbrook, 40' E.
of center line of York Rd., 80' N.
of center line of Cranbrook Rd.
District: 8th District
Present Zoring: BR & Cor. Dist.
Proposed Zoning: BR & Cor. Dist.
Proposed Zoning: AV Lance from Sections 413.7E
No. Acres: 50' x 50'

Public water and severs are available to the site.

Food Service Comment: Infor to construction and inst listion of equipment for any food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

MICROFILMED

Baltimore County, Maryland BUREAU OF TRAFFIC ENGINEERING JEFFERSON F JILDING

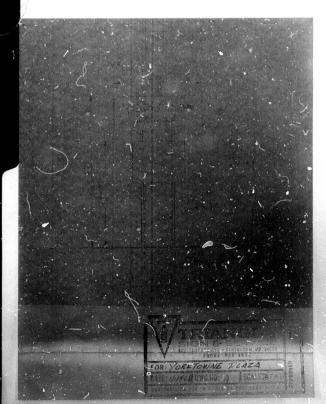
December 5, 1968

Mr. John G. Rose

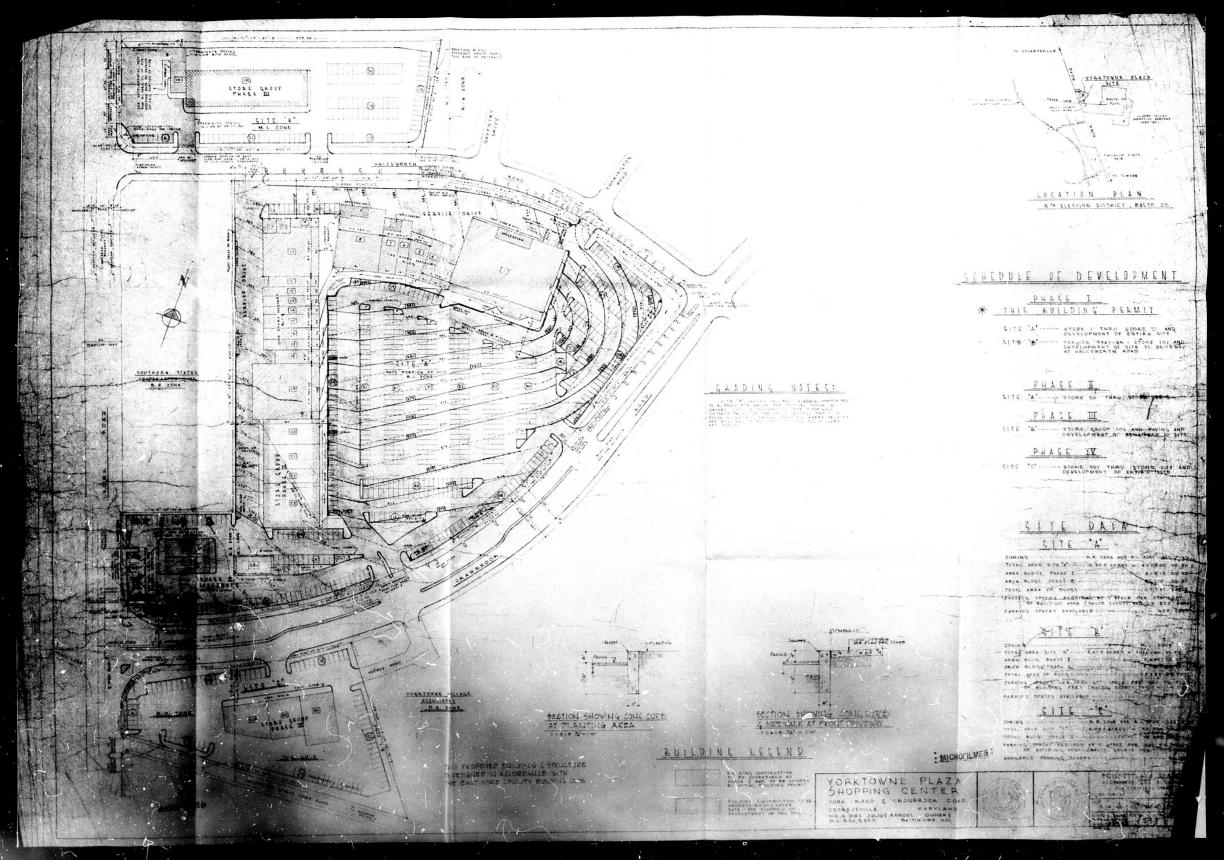
C. Richard Moore

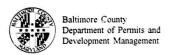
Item 131 - ZAC - December 3, 1968 Property Owner: Julius Mandel Northeast corner York and Crumbrook Roads Sign Variance

This variance should ...: have any adverse effect on traffic.



Mo Patrol De Hung Prostrol hip Show





Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

December 9, 1997

Deborah C. Dopkin, Esquire Rosolio & Kotz, P.A. 220 Nottingham Centre 502 Washington Avenue Towson, MD 21204-4513

> RE: Zoning Verification Yorktowne Plaza and Yorktowne Village Shopping Center 8th Election District

Dear Ms. Dockin:

This letter is in response to your request dated November 20, 1997. Based on the information provided by you and our research, the following has been determined.

- 1. The property identified by you as the Yorktowne Plaza and Yorktowne Village Shopping Center is currently zoned B.L.-C.C.C. and B.R.-C.C.C. (see eaclosure). The B.L.-C.C.C. and B.R.-C.C.C. zoning classifications permit a retail shopping center, as well as those uses which are considered to be accessory to a shopping center. These zones also would permit fast food restaurants with a drive-thru window and banks. These uses, although permitted as of right, are subject to the height, area, and parking regilations found in Sections 232, 238, and 409 of the Baltimore County Zoning Regulations (BCZR). I have checked with Joseph C. Schrack of the Division of Code Inspections and Enforcement and he indicated to me that he has no open zoning cases on his property.
- 2. A search of the Bureau of Development Management's files did not produce a copy of an approved development file. Purther, research and a conversation with Christine Rorke, Planner II. Development Management (410-887-3321) indicated that commercial projects approved prior to 1982 were not tracked and that the approved commercial building permit plan served as the approved development plan.

Deborah C. Dopkin, Esquire December 9, 1997 Page 2

> The plan submitted with your letter was a copy of the original commercial building permit plan and was approved by Leroy E. Ogle on April 8, 1974. This original approval was modified by the Development Review Committee (DRC) decision under two separate request numbers. DRC request #08215K was approved as an A-7 amendment, so a revised development plan was not required for the approval of the proposed Rite-Aid. The approved building permit plan that accompanied building permit #B-259091 can serve as the development plan amendment for the Rite-Aid. DRC request #08285F was approved as a B-9 exemption and was, therefore, required to receive an approved development plan. This plan was approved by Joseph V. Maranto on December 20, 1995 and can be found in PDM file #VIII-664. This plan also shows the proposed Rite-Aid and, therefore, is the plan that all permits will be compared against in the future. Unless there are additional changes to be made to the plan approved on December 20, 1995, no further steps are necessary to comply with Phase I of the development regulations and the entire property may be transferred without any additional approvals.

- 3. This property was the subject in only five zoning cases.
 - A. Case 69-152-A was a petition to allow an identification sign an area of 258 square feet in lieu of the maximum allowed 150 square feet. Although the order was not microfilmed, the docket book shows that the case was granted on February 3, 1969.
 - Case 70-175-A was a petition to allow an identification sign an area of 294 square feet in lieu of the maximum allowed 150 square feet. The order granting this request was written on March 23, 1970.
 - C. Case 89-220-A requested a reduction of the required parking from 138 spaces to 125 spaces. This request was granted on April 27, 1989.
 - D. Case 89-269-A granted a side yard setback of 20 feet in lieu of the required 25 feet on January 30, 1989.
 - E. Finally, in zoning case 91-42-A the parking requirement was granted a further reduction from the required 168 parking spaces to 125 parking spaces and a drive-thru facility stacking for four cars in lieu of the required seven cars. This order was granted with restrictions on December 13, teach

Deborah C. Dopkin, Esquire December 9, 1997 Page 3

I have enclosed for your reference, copies of the above zoning orders (except case 59-152-A, where I enclosed a copy of the appropriate page of the docket book).

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-837-3391.

Sincerely,

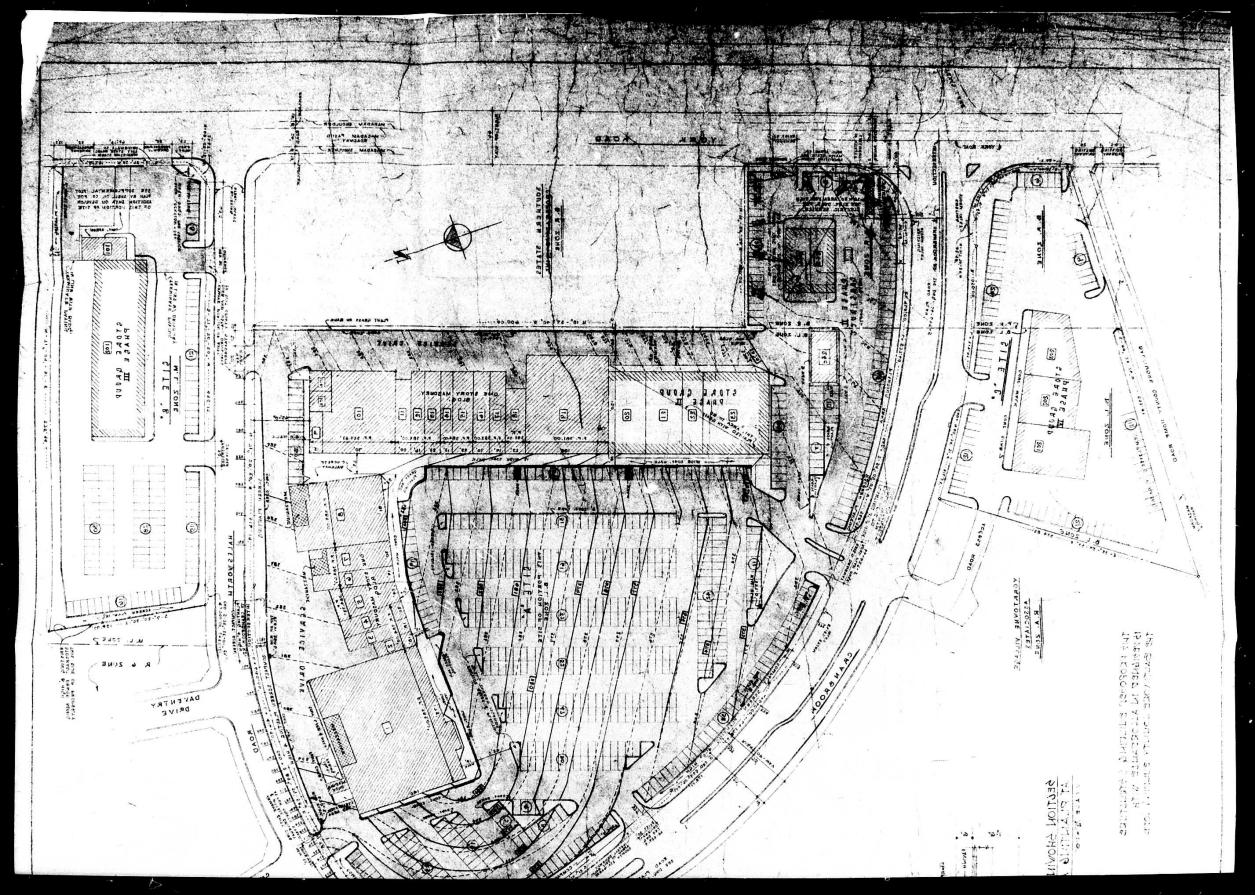
Catherine A. Milto Planner II Zoning Review

CAM: rye

c: zoning cases 69-152-A, 70-175-A, 89-220-A, & 91-42-A

Enclosure

Printed with Solybean Int. on Recycled Paper



PETITION OR ZONING RE-CLAS IFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

L or we. Costa D. Kanaded S. Seeds. legal owner. of the property situate County and which is described in the description and plat attached hereto and made a hereby petition (1) that the roning status of the herein described property be re-classifi	part h	ereo	ıf,
to the Zoning Law of Baltimore County, from an	zone	to a	an
CONTRACTOR OF THE CONTRACTOR O			

See attached description

BALTIMORE COUNTY. MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date. August 21, 1968 FROM Leslie H. Graef, Deputy Director of Planning

SUBJECT Petition #69-52-X. Special Exception for Advertising Structure Northwest side of Pulaski Highway 592,5 feet east of Reams Road. Harry T. Campbell & Sons., Petitioners

15th District

Wednesday, September 4, 1968 (10:15 A.M.) HEARING:

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Fatition has been received and accepted for filing this

Herry T. Combell & Sons Petitioner's Attorney Boyston Huntler R

Pursuant to the advertisement, posting of preperty, and public hearing on the above petition and

it appearing that 8 x x x x x x x x the potitioner-has-complied with the requirements of

Section 502.1 of the Baltimore County Zoning Regulations

BAL TMORE COUNTY, MAFYLAND OFFICE OF FINANCE

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

HatRemal Advertising Co. 800 E. Baltimore Road P.O. Box 349 Lestminster, Nd.

ZONING: Petition for Socia acception for Advertising Structur LOCATION: Northwest side in ulaski Highway 592,5 feet East of

County Office Building, 111 W. Chestpacks Avenue, 70 words, Chestpacks Avenue, 70 words, Maryland, or County, Up authority of the 20 miles of

And the desired of the control of th

Patition for Special Exception for Harry T. Cumpbell & Sons. #69-52-X

50.00

No. 56213

DATE Aug. 9, 1968

OFFICE OF

@ESSEX LIMES

ESSEX. MD. 21221 August 19.

THIS IS TO CERTIFY, that the annexed advertisement of John . Mose, Zoning Commissioner of Beltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Bahimore County, Maryland, once a week for One XXXXXXX week before the 19th day of Aug., 1958 that is to say, the same eas inserted in the issur of August 15, 1968.

STROMBERG PUBLICATIONS. Inc.

By Ruth Margas

#69-52-X

CERTIFICATE OF POSTING ING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting July 15 68

Poster to Hesting Med. Land 4th 1968 & Doint S. Mills.
Postition Harry T. Campbelle.
Location of property W. 12/5, Venterable Styphing 592, 5! t. J. Ramo Rd Location of Signs O Post of NW/S Outode Highery 9744 5925' Cant & Reams Rord

Posted by Mark H Kens

Nate of return any 2268

Description of Property

PETITION FOR A SPECIAL

EONING: Petition for Special Excep-tion for Advertising Structure. LOCATION: Northwest side of Polis-hi Highway 1913: feet East of Reams Read. Wednesday, Septim-DAT of 1163 at 1011 A.X. PUBLIC MEARING: Room 10f. Coun-ty Office Building, 111 W. Cham-pable Avenue, Twom., Maryland.

The Zoning Commissioner of Bal-timere County, by authority of the Zoning Act and Rugulations of Bal-timere County, will hold a public

Petition for Special Exception for 12' x 21' Non-Huminated Advertis-tal Structure.

All that parcel of Lind in the Fit An total parcel of Land in the FII. Secth District of Ballimore County
Beginning at a point 1912. Feet in
Enterference man-need to
Enterference man-need to
Enterference man and the
Land of the Land of the
Land of Land of Land of Land
I'vely 1814. 61). Recent is an Enterference
like from the contestine of Pulsasi.
I'vely 1814. 61). Recent is an Enterference
like from the contestine of Pulsasi
I'vely 1814. 61). The contestine running 15 feet to a point, thence in
vesting 15 feet to a point, thence in
vestine running 15 feet for a point of
vestion running 16 feet for a point of
leginning.

Being the property of Harry T. Campbell & Sons, as shown on plat plan filed with the Zoning Depart-

plan light with the Zoning Opportunient.
Hearing Diet Wednesdey, September 4, 1985 at 1915 A.M.
Fwhile Hearing: Room 118, County
Opportunient, Toward, Md.
By Order of
Zoning Commissioner of
Baldmare County

Begining at a point 592.5 feet in a Easterly direction accorded at right angles from a point in the centerline of Ream Rd. and being 125 feet from the conterline of Pulaski Huhy (Rte 40), Thence in a Easterly direction runing 10 feet to a point, Thence in a Southerly direction runing 26 feet to a point, Thence in a verterly direction runing 10 feet to a point. Theree in a northerly direction wring 26 feet to a point of begining.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 56268

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DETACH ALONG FERFORATION AND KEEP THIS PORTION FOR YOUR RECO Advertising and posting of property for Herry T. Compbell & Sons 36.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF PUBLICATION 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 day of _______ 19_____ the first publication appearing on the ____15th ___day of ____August_____

THE JEFFERSONIAN,

Aut. 25, 1968

Royston Hueller Thomas & HcLean 102 W. Penne, Avenue Politimore, Herylan: 21204

RE: Special Exception for non-litual nated advertising atructure for Herry T. Compbell 5 Sons, located S/S of Pulsaki Highany, 522,5' E. of Reassa Rd. 15th District (Item 19, July 23rd, 1968

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

The above comments are not intended to indicate the appropriateness of the fact of the comment o

Very truly yours,

JAMES E. DYER,

