

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Edgemac Properties, 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 112-2-14 of the Zoning Regulations of Baltimore County, Maryland, to permit a sign of 200 square feet in area, instead of the allowed 150 sq. ft.

instead of the allowed 150 sq. ft. instead of the allowed 150 sq. ft.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons (include facts and practical difficulties):

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.

EDGEMAC PROPERTIES, INC. Central Sign Corp. 1431-35 No. Central Avenue Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of March, 1969

of March, 1969 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 had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County on the 27th day of April, 1969, at 10:00 o'clock A.M.



MICROFILMED

69-210-A (300) Edgemac Properties, Inc. 1431-35 No. Central Avenue Baltimore, Md. 21202

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 14, 1969

COUNTY OF BALTIMORE Oliver L. Myers, Chairman

Edgemac Properties, Inc. 7100 North Kendall Drive Miami, Florida, 33156

Attn: Mr. Joseph C. Sims, Asst. Secretary

RE: Type of Hearing: Sign Variance Location: 54 1/2 Reisterstown Rd., 762' x SE of Sunset Road 4th District Petitioner: Edgemac Properties, Inc. Committee Meeting of March 4th, 1969 Item 202

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently being improved with a new Burger King Restaurant. The property is bounded on the south by used car lot and on the north by dwellings. To the west dwellings, and to the east a Chevrolet dealer and dwellings. Reisterstown Road at this location is not improved with curb and gutter.

BUREAU OF ENGINEERING:

Highways:

Reisterstown Road is a State Road and subject to State Roads Commission requirements.

Storm Drains:

No storm drain problems are anticipated. A drainage reservation has been established for an existing flood plain in the rear of the property.

Water and Sanitary Sewer Comments:

Public water and sanitary sewer extensions are proposed and are being prepared for contract.

MICROFILMED

Edgemac Properties, Inc. 7100 North Kendall Drive Miami, Florida 33156 Item 202

March 14, 1969

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

BUREAU OF TRAFFIC ENGINEERING:

Subject petition requests a sign variance which should have no major affect on traffic.

BUILDING ENGINEER'S OFFICE:

No comment from this office.

BOARD OF EDUCATION:

No hearing on school population.

HEALTH DEPARTMENT:

Since the proposed zoning is for a sign only, no health problems are anticipated.

FIRE DEPARTMENT:

This office has no comment.

ZONING ADMINISTRATION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLH:JD Enc. cc: Central Sign Corp. 1431-35 No. Central Avenue Baltimore, Md. 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 28, 1969

FROM: George E. Covello, Director of Planning

SUBJECT: Petition 69-210-A. Variance to permit a sign of 200 square feet instead of the required 150 square feet and to permit a sign height of 27 feet 10 inches instead of the required 25 feet. West side of Reisterstown Road 762 feet south of Sunset Road. Edgemac Properties, Inc., Petitioners.

4th District

HEARING: Wednesday, April 9, 1969 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no comment on the subject petition.

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PETITION FOR A VARIANCE OR EXEMPTION FROM THE ZONING REGULATIONS OF BALTIMORE COUNTY, MARYLAND, TO PERMIT A SIGN OF 200 SQUARE FEET INSTEAD OF THE REQUIRED 150 SQUARE FEET, AND TO PERMIT A SIGN HEIGHT OF 27 FEET 10 INCHES INSTEAD OF THE REQUIRED 25 FEET. WEST SIDE OF REISTERSTOWN ROAD 762 FEET SOUTH OF SUNSET ROAD. EDGEMAC PROPERTIES, INC., PETITIONERS.

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAR 24 1969

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 one time, on March 23, 1969, before the 27th day of April, 1969, the date the publication appearing on the 20th day of March, 1969.

THE JEFFERSONIAN

St. James Street, Towson, Md. Manager

Cost of Advertisement, \$.....

MICROFILMED

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 62139 DATE April 9, 1969

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

PETITION FOR A VARIANCE OR EXEMPTION FROM THE ZONING REGULATIONS OF BALTIMORE COUNTY, MARYLAND, TO PERMIT A SIGN OF 200 SQUARE FEET INSTEAD OF THE REQUIRED 150 SQUARE FEET, AND TO PERMIT A SIGN HEIGHT OF 27 FEET 10 INCHES INSTEAD OF THE REQUIRED 25 FEET. WEST SIDE OF REISTERSTOWN ROAD 762 FEET SOUTH OF SUNSET ROAD. EDGEMAC PROPERTIES, INC., PETITIONERS.

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 March 27, 1969

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One (1) week before the 27th day of March, 1969 that is to say, the same was inserted in the issue of March 20, 1969.

STROMBERG PUBLICATIONS, Inc.

MICROFILMED

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 60896 DATE March 19, 1969

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

Edgemac Properties, Inc. 7100 North Kendall Drive Miami, Florida 33156

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

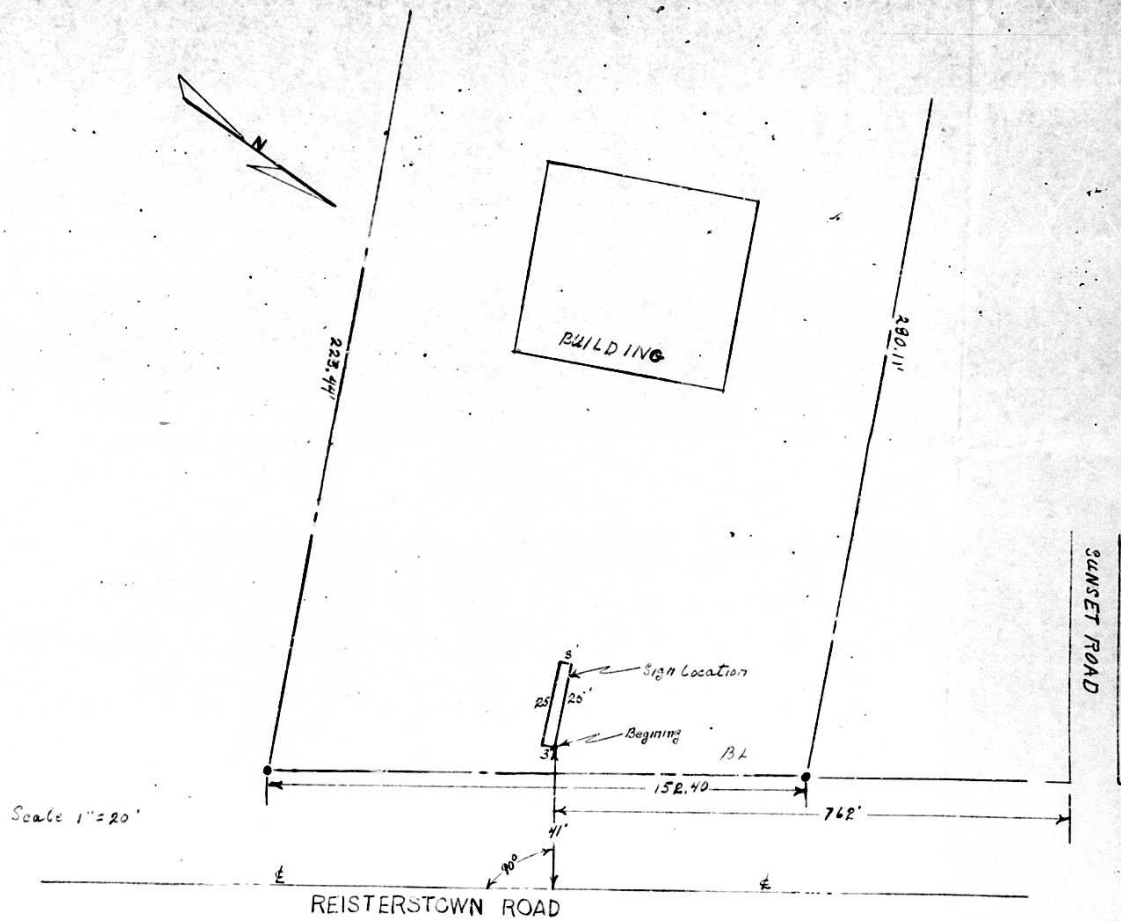
CENTRAL SIGN & SUPPLY COMPANY DESIGNERS... MANUFACTURERS... ERECTORS 1431-35 N. CENTRAL AVENUE BALTIMORE, MARYLAND 21202

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

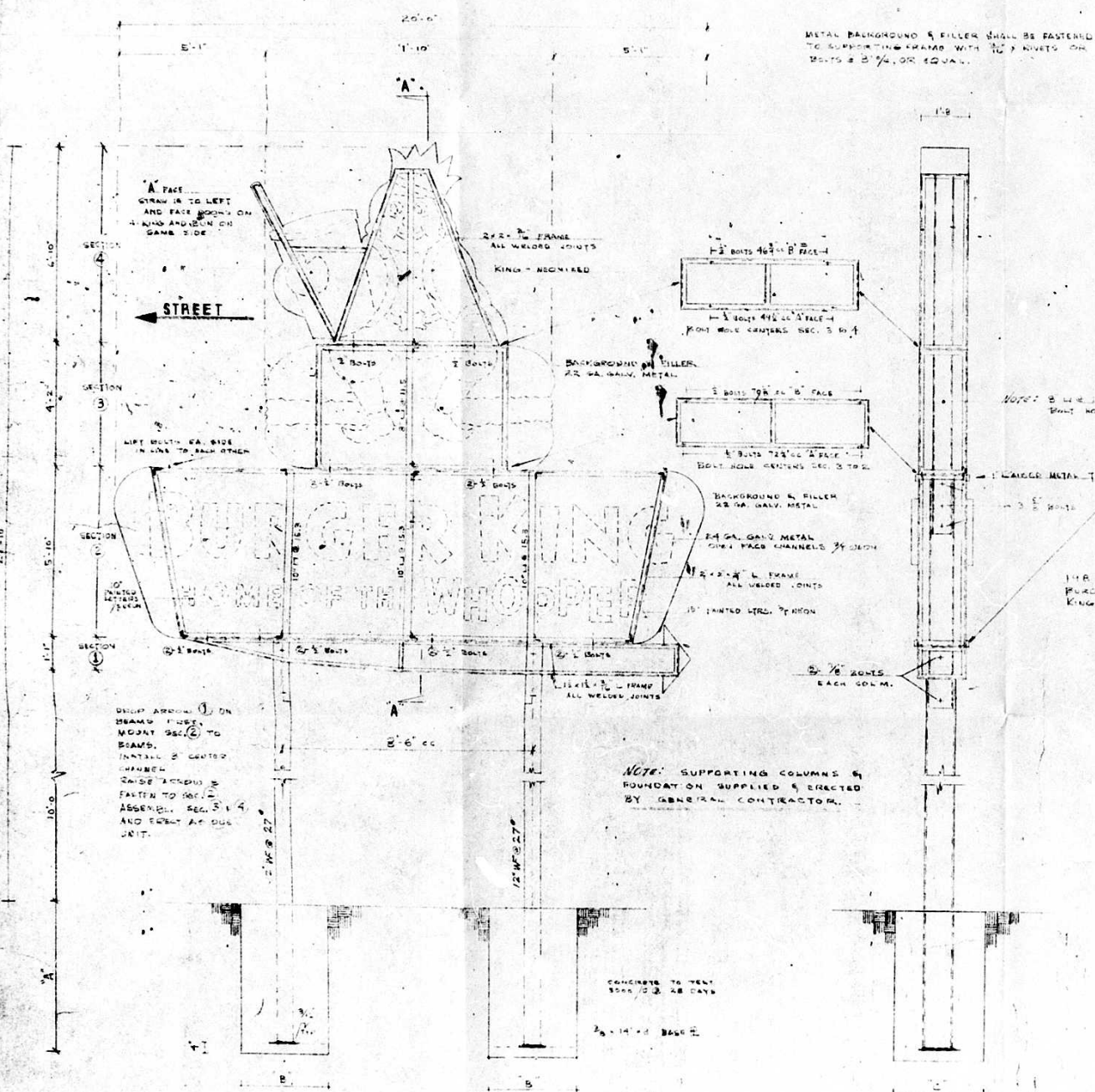
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6-16-70



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METAL BACKGROUND & FILLER SHALL BE FASTENED TO SUPPORTING FRAME WITH 1/2" BOLTS OR BOLTS 2" DIA. OR EQUAL.



SIGN ELEVATION  
SCALE 1/2" = 1'-0"

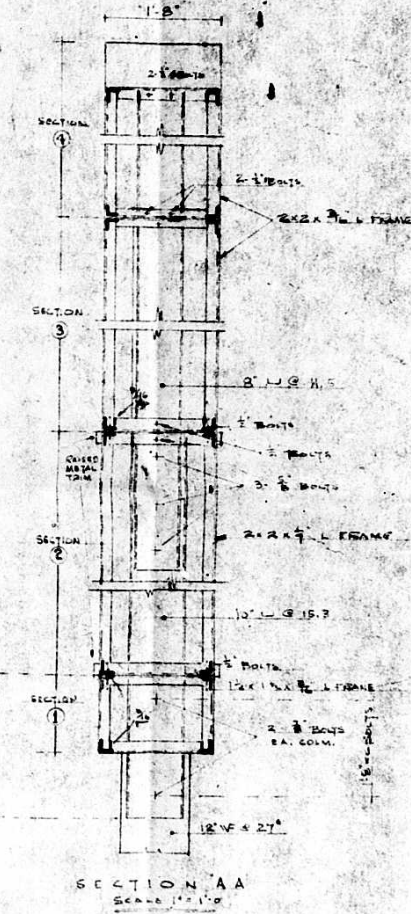
END ELEVATION  
SCALE 1/2" = 1'-0"

PLOT PLAN

FOOTING SCHEDULE

SOIL	A	B	C
SAND	6'-0"	3'-0"	3'-0"
ROCK	5'-0"	3'-0"	3'-0"

NOTE: DIMENSION OF FOOTINGS DEPENDS ON SOIL CONDITION & WIND LOAD TO COMPLY WITH LOCAL CODE REQUIREMENTS



SECTION AA  
SCALE 1/2" = 1'-0"

BURGER KING RESTAURANTS

Omni Associates, Inc.

1000 ...

1/10

TWO