

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Burger King Restaurants
1 or more of Maryland, 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 222.2 of the Baltimore County Zoning Regulations to allow a sign of 27 feet 10 inches in height on the subject property.

instead of the allowed 150 sq. ft.
and to permit a sign of 27' 10" instead of 25'.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

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.

By: George E. Govella President
Contract purchaser
Address: 7100 North Kendall Dr.
Miami, Florida 33156
Petitioner's Attorney
Address: 3700 North Charles St.
Baltimore, Maryland 21204

ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY, this 25th day 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of April 1969, at 10:30 o'clock A.M.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Govella, Director of Planning

SUBJECT: Petition 69-21-A. Variance to permit a sign of 230 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. Northwest side of Liberty Road 195 feet North of Rockdale Terrace. Burger King Restaurants of Maryland, Inc.

2nd District

HEARING: Wednesday, April 9, 1969 (10:30 A.M.)

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 3, 1969

Mr. George M. Beatty
Central Sign Corp.
1431-35 N. Central Avenue
Baltimore, Maryland 21202

Oliver L. Myers
Chairman

Mr. George M. Beatty
Central Sign Corp.
1431-35 N. Central Avenue
Baltimore, Maryland 21202

RE: Type of Hearing: Sign Variance
Location: NE/4 Liberty Rd., 265' NW of Rockdale Terr.
2nd District
Petitioner: Burger King Restaurants of Md., Inc.
Committee Meeting of March 18th, 1969
Item: 21B

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 under construction with a Burger King restaurant. The property to the northwest of the site is improved with a one and half story frame dwelling. Southeast of the site the property is improved with a two story frame dwelling which houses the Community Times. Immediately across the street are a group of stores and to the rear are dwellings one and half stories high, 10 to 25 years of age, in good repair. The entire frontage of the property along Liberty Road at the present time is improved with concrete curb and gutter.

Highways:

Liberty Road is a State road and will be commented on by the State Roads Commission.

Utilities:

As this is a Variance for a sign, utility comments will not be required in conjunction with this Variance.

PROJECT PLANNING DIVISION:

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

Mr. George M. Beatty
Central Sign Corp.
1431-35 N. Central Avenue
Baltimore, Maryland 21202
Item: 21B

April 3, 1969

BUREAU OF TRAFFIC ENGINEERING:

The subject petition should not have any major effect on traffic.

FIRE DEPARTMENT:

Owner shall be required to comply to all Fire Department regulations when plans are submitted for approval.

BOARD OF EDUCATION:

No effect on student population.

BUILDING ENGINEER'S OFFICE:

No comment from this office.

HEALTH DEPARTMENT:

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

ZONING ADMINISTRATION DIVISION:

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
Oliver L. Myers, Chairman

OLM:JD
Enc.

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

Burger King
Liberty Rd.

Beginning at the corner of Rockdale Terrace and Liberty Rd., measure 195' in a northerly direction to a point and from center of Liberty Rd. Then northerly 25' to a point, thence northerly 25', thence southeasterly 25', thence southeasterly 25' to the beginning. In the center of this rectangle will be erected the proposed sign.

MARCH 20, 1969

LEGAL

PETITION FOR A VARIANCE

ZONING: Petition for Variance for a sign.

LOCATION: Northwest side of Liberty Road 195 feet North of Rockdale Terrace.

DATE & TIME: WEDNESDAY, APRIL 9, 1969, at 10:30 A.M.

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

The Zoning Commission of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing on the subject petition.

Notice is hereby given that the required 150 square feet of sign area is contained in the required 25 feet height of 27 feet 10 inches instead of the required 25 feet.

The Zoning Regulations to be applied are as follows:

Section 222.2: An identification sign for a shopping center or other integrated group of stores or commercial buildings, not exceeding 150 square feet, a sign height - 25 feet.

All that parcel of land in the Second District of Baltimore County, containing one corner of Rockdale Terrace and Liberty Rd., measure 195' in a northerly direction to a point and from center of Liberty Rd. Then northerly 25' to a point, thence southeasterly 25', thence southeasterly 25' to the beginning. In the center of this rectangle will be erected the proposed sign.

Being the property of Burger King Restaurants of Maryland, Inc., as shown on plat filed with the Zoning Department.

Meeting Date: Wednesday, April 9, 1969 at 10:30 A.M.

Office Building, Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY

LEGAL

CERTIFICATE OF PUBLICATION

Pikesville, Md. March 20, 1969

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 9th day of April, 1969, the first publication appearing on the 20th day of March, 1969.

THE NORTHWEST STAR

Donald L. Linder
Manager

Cost of Advertisement, \$ 16.92

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BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY

LEGAL

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 20, 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 before the 9th day of April, 1969, the first publication appearing on the 20th day of March, 1969.

THE JEFFERSONIAN
L. L. Linder
Manager

Cost of Advertisement, \$ 16.92

TELEPHONE 622-9000 EXT. 587

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 62140

DATE: April 9, 1969

TO: General Supply Co.
1431-35 N. Central Ave.
Baltimore, Md. 21202

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 69-622 RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Advertising and posting of property for Burger King Restaurants of Md. 69-213-A

7200 10 3300

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CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 2nd
Posted for: Variance
Petitioner: Burger King Rest. Inc.
Location of property: NE/4 Liberty Rd. 195' N of Rockdale Terrace
Location of Sign: NW/4 Rockdale Terrace on NE/4 Liberty Rd.
Remarks: [Signature]
Posted by: [Signature]
Date of return: 3-28-69

TELEPHONE 622-9000 EXT. 587

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 60899

DATE: March 18, 1969

TO: General Supply Co.
1431-35 N. Central Ave.
Baltimore, Md. 21202

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 69-622 RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Petition for Variance for a sign for Burger King Restaurants of Md., Inc. 69-213-A

7200 10 3300

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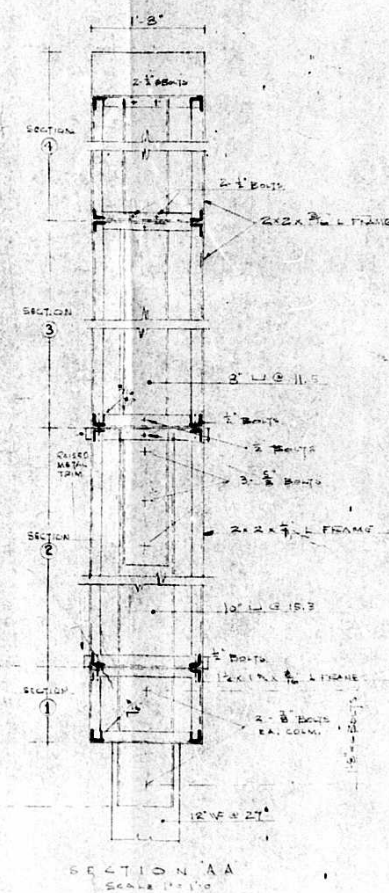
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Plot Plan



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 REQUIREMENT.

