

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **CHRYSLER REALTY CORP.**, 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 413.29 - to allow a sign of 187

square feet in area instead of the required 150 square feet.

413.54 - to allow a sign of 35 feet in height instead of the

required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The proposed sign normally carries an additional 36 square foot rotating star and usually has an overall height of 44'6". We have modified the design and the structure in an effort to come closer to compliance with Baltimore County Code without damaging the appearance of the sign. We feel our greatest hardship is the fact that the proposed signs are as-produced, and to reduce to the next available size would leave us with an 80 square foot sign, which we feel is inadequate. To reduce the height of the proposed sign would not only create an unsightly appearance, but a hazard as well. Because of an overall clearance of only 8'6", a potential menace to traffic could evolve.

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.

CHRYSLER REALTY CORPORATION
S. H. GAMMETT, JR., Contract purchaser
Vice President
Address: P. O. Box 550
Center Line, Michigan 48015
Petitioner's Attorney

CHRYSLER REALTY CORPORATION
S. H. GAMMETT, JR., Legal Owner
Address: P. O. Box 550
Center Line, Michigan 48015
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 29th 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 had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County on the 10th day of September, 1969, at 10:00 o'clock

Zoning Commissioner of Baltimore County
(over)

Re: Petition for Variance
to Sections 413.29 and
413.54 of Zoning Regula-
tions - W/S York Road
Opp. Scott Adam Road,
8th District -
Chrysler Realty Corpora-
tion, Petitioner
Before
Zoning Commissioner
of
Baltimore County
No. 70-50-A

The petitioner requested a Variance to Section 413.29 to permit a sign of 187 square feet in area instead of the required 150 square feet and a variance to Section 413.54 to permit a sign height of 35 feet instead of the permitted 25 feet; property located on the west side of York Road opposite Scott Adam Road, in the 8th District of Baltimore County.

As strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the variance to permit a sign of 187 square feet in area instead of the required 150 square feet, would give relief without substantial injury to the public health, safety and general welfare, the variance should be granted.

The petitioner requested withdrawal of the variance to permit a sign height of 35 feet instead of the permitted 25 feet.

It is this 15th day of December, 1969 by the Zoning Commissioner of Baltimore County, ORDERED that the herein petition to permit a sign of 187 square feet in area instead of the required 150 square feet, should be and the same is hereby granted from and after the date of this Order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

It is further ORDERED that the Variance to permit a sign height of 35 feet instead of the required 25 feet is hereby DISMISSED without prejudice to the petitioner.

Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE 12/15/69
BY J. H. GAMMETT, JR.

CHRYSLER REALTY CORP.
101 York Road opposite Scott Adam Rd.
8th District

70-50-A
10-10-69



October 2, 1969

Mr. John Rose
Baltimore County Zoning Commissioner
County Court House
Towson 4, Maryland

Gentlemen:

Please be advised of our expressed wish to withdraw our request for a sign variance in height restrictions at Chrysler-Plymouth facilities in Timonium (variance 70-50-A) and Canton (70-51-A).

It is our understanding that since a variance for both height and area was filed on the same application; and only the variance in area was granted, this letter is necessary to avoid a general denial of the variance.

Sincerely,

CHRYSLER REALTY CORPORATION

S. H. GAMMETT, JR.
Vice President

SBC:jn

P. O. Box 550, Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 29, 1969

FROM: Mr. George E. Gavelle, Director of Planning

SUBJECT: Petition 70-50-A, Variance to permit a sign of 187 square feet instead of the required 150 square feet and to permit a sign height of 35 feet instead of the required 25 feet. West side of York Road opposite Scott Adam Road, Chrysler Realty Corp., Petitioners.

8th District

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

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

GEG:bms

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

August 8, 1969

COUNTY OFFICE BUILDING
111 N. EAGERMAN AVE.
TOWSON, MD. 21204

GEORGE E. GAVELLE
Director of Planning

JOHN G. ROSE
Director of Zoning

Mr. S. H. Gammett, Jr., Vice President
P. O. Box 550
Center Line, Michigan 48015

RE: Type of Hearing: Sign Variance
from Section 413.29
Location: W/S York Road, opposite
Scott Adam Road
Petitioner: Chrysler Realty Corp.
Committee Meeting of July 29, 1969
8th District
Item 21

Dear Sirs:

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. Their purpose is to make the Zoning Commissioner aware of any development problems or conflicts resulting from the petitioner's proposed development plan.

These comments represent facts and data assembled by qualified County employees and subsequently approved by their department heads. These are materials for consideration by the Zoning Commissioner and can be expected to have a great bearing on his decisions.

Sincerely yours,

JOHN F. DYER
Zoning Supervisor

JED:JD
Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 6, 1969

COUNTY OFFICE BLDG.
111 N. EAGERMAN AVE.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF

TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. S. H. Gammett, Jr., Vice President
P. O. Box 550
Center Line, Michigan 48015

RE: Type of Hearing: Sign Variance from Section 413.29
Location: W/S York Road, opposite
Scott Adam Road
Petitioner: Chrysler Realty Corp.
Committee Meeting of July 29, 1969
8th District
Item 21

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 Chrysler-Plymouth dealership. With the property to the west improved with the Aircraft Armaments, Inc. To the north with part of the entrance to the Baltimore County Sanitary Land Fill for the Cockeysville area. To the east with the Scott Adam Shopping Center and filling station, and to the south with an additional parcel of land owned by Aircraft Armaments, Inc. York Road in this location is not improved as far as curb and gutter are concerned; however, the west side of York Road in this location is.

BUREAU OF ENGINEERING:

Highways:

As York Road is a State Road, this site is subject to State Roads Commission review and requirements.

General:

As all public improvements required by Baltimore County are covered by P.W.U. 26011, this office has no further comment.

Mr. S. H. Gammett, Jr., Vice President
P. O. Box 550
Center Line, Michigan 48015
Item 21 Page 2

August 8, 1969

PROJECT PLANNING DIVISION

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

BUREAU OF TRAFFIC ENGINEERING

The subject sign variance should not create a traffic problem.

FIRE DEPARTMENT

Since zoning is for a sign the Fire Department has no comment.

BOARD OF EDUCATION

No bearing on student population.

BUILDING ENGINEER'S OFFICE

This office has no comment.

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, Chairman

OLM:JD
Enc.

District 8 TH Date of Posting Aug 23-68
 Posted to VARIANCE TO PERMIT A SIGN OFF RT 59 AT INTERSECTION OF ROAD 3500 INSTEAD OF ROAD 2500
 Petitioner CHRISTIE REALTY CORP.
 Location of property W/3 A.F. YARK Rd. OPPOSITE SCOTT ADAMS Rd
 Location of Signs W/3 A.F. YARK Rd. OPPOSITE SCOTT ADAMS Rd.
 Remarks _____
 Posted by Charles M. Neal Date of return Aug 29-68

