

70-52-4 #24 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 413.2e... to allow a sign of 187 square feet in area instead of the required 150 square feet... 413.2d... to allow a sign of 25 feet in height instead of the required 15 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 4'6". 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 mass-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

C/P Facility- Catonsville, Maryland

Beginning at the north-east corner of Talbot place and Baltimore National Pike, proceed east 375 feet to a point; hence north 35 feet to a point; hence west 20 feet to a point; hence south 35 feet to a point; hence east 20 feet to the point of beginning.

Property is to be posted and advertised as prescribed by Zoning Regulations. I agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

CHRYSLER REALTY CORPORATION
Contract purchaser
Address: P.O. Box 550
Center Line, Michigan 48015

CHRYSLER REALTY CORPORATION
Legal Owner
Address: P.O. Box 550
Center Line, Michigan 48015

Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of August, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of September, 1969, at 10:30 o'clock (over).

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mrs. John G. Rose, Zoning Commissioner Date: Aug. 12, 1969

FROM: Mrs. George E. Gavell, Director of Planning

SUBJECT: Petition 70-52-A. Variance to permit a sign of 187 square feet in area instead of the required 150 square feet and to permit a sign of 35 feet in height instead of the required 25 feet. North side of Baltimore National Pike 375 feet east of Talbot Street. Chrysler Realty Corp., Petitioner.

1st District

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

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

GEG:bms

CERTIFICATE OF PUBLICATION

TOWSON, MD. AUG 21 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 two successive weeks before the 10th day of September, 1969, the first publication appearing on the 21st day of August 1969.

THE JEFFERSONIAN,

G. L. Smith, Manager

Cost of Advertisement, \$

Mr. S. H. Gamett, Jr., Chairman
Chrysler Realty Corp.
P.O. Box 550
Center Line, Michigan 48015

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

Your Petition has been received and accepted for filing this 22nd day of August, 1969

Chrysler Realty Corp.
Petitioner: Mr. S. H. Gamett, Jr.
Petitioner's Attorney

Reviewed by: Oliver L. Myers
Chairman of Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

August 8, 1969

CLIVER 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. Gamett, Jr.,
Vice President
Chrysler Realty Corporation
P.O. Box 550
Center Line, Michigan 48015

RE: Type of Hearing: Variance
from Section 413.2e and Sec. 413.5d
Location: N/S Baltimore Nat'l.
Pike, 375' E. of Talbot St.
Petitioner: Chrysler Realty Corp.,
Committee Meeting of July 29, 1969
1st District
Item 24

Dear Sir:

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 being improved with a new Chrysler-Plymouth dealership. With the properties to the west improved with a Citgo Service Station and restaurant; to the east with several stores. To the south with an automobile agency and several other commercial establishments. Baltimore National Pike in this location is improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

As Baltimore National Pike 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.A. 16901, this office has no further comment.

TELEPHONE
823-3000
EXT. 287

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 64668

DATING: 8/11/69

TO: Interstate Realty Identification Corp.
300 South 34th St.
Arlington, Virginia 22202

REPORT TO ACCOUNT NO.	QUANTITY	UNIT PRICE	TOTAL AMOUNT
64-668	1	25.00	25.00
Petition for Variance for Chrysler Realty Corp.-Baltimore National Pike 770-52-A			
770-52-A	1	25.00	25.00
4			

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

Mr. S. H. Gamett, Jr.,
Vice President
Chrysler Realty Corporation
P.O. Box 550
Center Line, Michigan 48015
Item 24 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:

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.

TELEPHONE
823-3000
EXT. 287

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 64730

DATING: 8/21/69

TO: Interstate Realty Identification Corp.
300 South 34th St.
Arlington, Virginia 22202

REPORT TO ACCOUNT NO.	QUANTITY	UNIT PRICE	TOTAL AMOUNT
64-730	1	25.00	25.00
Advertising and posting of property for Chrysler Realty Corp. 770-52-A			
770-52-A	1	25.00	25.00
4			

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

OFFICE OF THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 Aug. 25, 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 week before the 25 day of August, 1969 that is to say, the same was inserted in the issue of August 21, 1969

STROMBERG PUBLICATIONS, Inc.

R. Keith Morgan

7-31-70

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 and the requested variances would give relief without substantial injury to the health, safety or general welfare, a variance to permit a sign 187 sq. ft. in area instead of the required 150 feet should be granted~~

~~the above Variance should be granted~~; and it further appearing ~~that by reason of~~ that a variance to permit a sign height of 35 feet instead of the required 25 feet, should also be granted.

~~a Variance should be granted~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of December, 196 9, that the herein Petition for ~~a~~ Variance should be and the

same is granted, from and after the date of this order, to permit a sign of 187 sq. ft. instead of the required 150 feet and a sign height of 35 feet instead of the permitted 25 feet, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and Office of Planning [Signature] 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196____, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 12/15/69

BY [Signature]

ADMINISTRATIVE ASSISTANT

