

71-44-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Car-Al-Bob, 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 413.2.2 of the Zoning Regulations of Baltimore County to permit a front wall sign of 264 square feet instead of the permitted 176 square feet and to permit a North Side Wall sign of 112 square feet instead of the permitted 56 square feet.

The following reasons (indicate hardship or practical difficulty):

This facade type sign is to be part of the design of the overall building. With the way services that are done by Ruston Cleaners, it is necessary to ask for this increase in square footage allowance. Entire display to be back lighted neon. There shall be no exposed neon.

See attached description

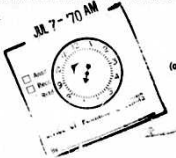
Property is to be posted and advertised as prescribed by Zoning Regulations.

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.

Notary Public for Baltimore County
Robert Nathan
1000 Cherry Hill Rd.
Contract purchaser
Address: 901 York Rd.
21204
Petitioner's Attorney
Pro se Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of July, 1970, 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 108, County Office Building in Towson, Baltimore County, on the 13th day of August, 1970, at 2:00 o'clock.

Edward P. Keady
Zoning Commissioner of Baltimore County.



(over)

LOW OFFICE
LOUIS G. MITCHELL
2025 EIGHTH STREET
BALTIMORE, MARYLAND 21201

TELEPHONE
727-0013
AREA CODE 410

August 28, 1970

Zoning Commission of Baltimore County

Gentlemen:

In consideration of an agreement as to the fence at the rear of the property on Reisterstown Road owned by Car-Al-Bob, Inc., a copy of which is attached hereto and made a part hereof, I agree not to enter any objection or appeal in the matter of the sign to be placed upon the front and side of the building being constructed to house the Ruston Cleaners.

RE: PETITION FOR VARIANCES : BEFORE THE
Beginning 70' from the SW 1/4 of : ZONING COMMISSIONER
Reisterstown Road, 245' SE of :
Milford Mill Road - 3rd District : OF
Car-Al-Bob, Incorporated - :
Petitioner :
NO. 71-44-A (Item No. 8) : BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Zoning Commissioner of Baltimore County this 23 day of September, 1970, that the August 31, 1970, Order issued in the above captioned case is hereby Amended to read nunc pro tunc August 19, 1970.

Edward D. Hurdley
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 9/23/70

BY [Signature]

DESCRIPTION OF PROPERTY

All that parcel of land in the Third District of Baltimore County.

BEGINNING at a point, said point being 70' southeasterly from the centerline of Reisterstown Road and also being 245' southeasterly from the centerline of Milford Mill Road, being the point of beginning. Thence in a northeasterly direction 60' to a point, thence in a southeasterly direction 90' to a point, thence in a southeasterly direction 60' to a point, thence in a northeasterly direction 90' to the point of beginning, forming a rectangle 60' by 90' in which the building on which the signs are to be placed is located.

BEING the property of Car-Al-Bob, Inc. as shown on plat plan filed with the Zoning Department.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hurdley, Zoning Commissioner Date: August 11, 1970
FROM: Mr. George E. Gornell, Director of Planning
SUBJECT: Petition 71-44-A. Beginning 70 feet from the southwest side of Reisterstown Road 245 feet south of Milford Mill Road. Petition for Variance to permit a front wall sign of 264 square feet instead of the permitted 176 square feet and a north side wall sign of 112 square feet instead of the permitted 56 square feet. Car-Al-Bob, Inc. - Petitioners

3rd District

HEARING: Thursday, August 13, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for variances.

The Planning Staff questions the conditions of practical difficulty or unreasonable hardship and whether or not they justify the granting of the requested variances.

DEG:mh



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hurdley, Zoning Commissioner Date: July 17, 1970
FROM: Mr. Richard B. Williams, Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #8

July 7, 1970
Car-Al-Bob, Inc.
S/W side of Reisterstown Int. with Milford Mill Road

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: July 16, 1970
FROM: Jan. J. Porrett
SUBJECT: Item #8 - Zoning Advisory Committee Meeting, July 7, 1970

8. Property Owner: Car-Al-Bob, Inc.
Location: S/W side of Reisterstown Int. with Milford Mill Road
Present Zoning: M
Proposed Zoning: Variance from Sec. 413.2 (a) to permit business signs of 376 sq. ft. instead of the required total derived by four (4) times the length of the walls to which they are affixed.
District: 3rd
No. Acres: 60x90'

Since this petition is for a sign no health hazards are anticipated.

[Signature]
Bureau of Environmental Health

137/js

To: Henry I. Louis

In consideration of an agreement not to file any objection or appeal in the matter of the sign to be erected upon the building at 110 Reisterstown Road, I agree as follows:

1. A fence as shown in the plans for the building now being constructed shall not be constructed until completion of the building.
 2. Upon completion of the aforesaid building, the said fence along the rear line of the lot shall be constructed if there are any complaints from the property owners along the alley along which said fence is shown on the building plans.
 3. It is understood that the property owners shall have the final say as to whether said fence needs to be constructed.
- It is further understood that a portion of the rear of the subject property facing on the alley has been specifically barred from use of said alley by Deed dated July 17, 1929 and recorded among the Land Records of Baltimore County in Liber LMcLM 828, folio 332.

Dated: 8/30/70
By: [Signature]
Melvin Shulman
Witness: [Signature]
Melvin Shulman

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 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 it is further 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.

to permit a front wall sign of two hundred and sixty-four (264) square feet instead of the permitted one hundred and seventy-six (176) square feet; and to permit a north side wall sign of one hundred and twelve (112) square feet instead of the permitted fifty-six (56) square feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 31 day of August, 1970, 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 front wall sign of two hundred and sixty-four (264) square feet instead of the permitted one hundred and seventy-six (176) square feet; and to permit a north side wall sign of one hundred and twelve (112) square feet instead of the permitted fifty-six (56) square feet, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

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Baltimore County Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Public Services
GEORGE A. REIER, P.E.
CHIEF

October 16, 1968

RECEIVED
OCT 17 1968

RECEIVED
BUREAU OF ENGINEERING

Car-Al-Bob, Inc.
931 York Road
Towson, Maryland 21204

Re: Comm. Prel. Plan
Service Station 5435 Reisterstown
Rd. - 30' x 100' Hill Road
District 3

Gentlemen:

The captioned application has been reviewed and the comments are as follows:

OFFICE OF PLANNING COMMENTS:

1. All permitted signs must be shown on the site plan (as to location and elevation); or a note on the site plan stating there will be no signs in addition to the identification sign.
2. The parking to the rear of the building should be relocated.

BUREAU OF ENGINEERING COMMENTS:

The proposed improvements represent a portion of a property previously reviewed and commented on as Car-Al-Bob, Inc. by the Development Design Approval Section of this Bureau in January of 1967.

A site development plan, grading plan, on-site storm drainage system design and public works Agreement for highway improvements and public utility improvements will be necessary for the full tract in accordance with previous comments, prior to issuance of a building permit for a subdivided portion.

STATE ROADS COMMISSION COMMENTS:

The curb along the right-of-way line and around the planting area at the corner must consist of 6" x 22" concrete curb.

The area between the existing edge of paving and the proposed roadside curb at the corner must be paved on a suitable grade with bituminous concrete.

Car-Al-Bob, Inc.
Page 2

BUREAU OF ENGINEERING-Highway Comments:

Reisterstown Road is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and location on this road will be subject to State Roads Commission requirements.

Hill Road: An existing road which shall ultimately be improved as a 40-foot combination curb and gutter road section on a 50-foot right-of-way. The applicant shall be responsible for the following, and the work shall be accomplished under a County contract:

- a. The submission of a detailed construction drawing extending from the centerline of Reisterstown Road westerly to a point 100 feet beyond this property.
- b. The preparation of a right-of-way plat for, and the dedication of, the widening at no cost to the County.
- c. The grading of the proposed cross-section from the existing road metal to the established grade. Where adjacent properties are adversely affected by the improvements, the applicant shall be financially responsible for necessary repairs to these properties.
- d. The construction of combination curb and gutter in its ultimate location and a maximum of 15' feet of macadam paving adjacent thereto along the frontage of the property.
- e. Where existing utilities or poles must be relocated due to road improvements, the applicant shall be financially responsible for this work.

The entrance locations are subject to approval by the Traffic Division.

The applicant shall be responsible for construction set-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

The alleyways adjacent to the site are for residential use only. Therefore, the applicant shall provide means to prevent ingress or egress of vehicular traffic.

Highway design shall include relocation of the existing storm drainage inlet which is located near the west property line.

Storm Drain Comments:

In accordance with the drainage policy for this type development, the applicant is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to a suitable outfall. The applicant's cost responsibilities include the acquisition of easements and right-of-way - both on-site and off-site - including the doeding in fee to the County of the right-of-way. Preparation of all construction, right-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Applicant.

In this instance, there is an existing public storm drain adjacent to this property in Hill Road. (See Baltimore County drawing (file C-135 and 137) This site must be improved such that all on-site drainage is picked up in a private storm drainage system. A connection to the public system will be by permit. Application should be made to the Department of Permits and Licenses. The private system and site grading must be shown on the plans submitted for both building and planning permits.

The existing public inlet must be relocated - see highway comments.

Service Station
Page 2

State Roads Commission Comments: (Contd.)

It is requested that the subject application be held in abeyance until such time as the plan is revised in accordance with the foregoing comments and application is made to the State Roads Commission for entrance permit.

Very truly yours,
George A. Reier, Chief
Bureau of Public Services

CARD:RHS

cc: George E. Clark, Palmer & Clark
320 Hillen Rd. (4)

Mr. Harry Brown
3030 4th St. (26)

McDonough
Cross
J. Nolan (G.A.R.D.)
PWA File
File #550-68

LAW OFFICE
LOUIS & MITTENTHAL
2000 BALTIMORE BUILDING
ONE NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201

September 22, 1970

Zoning Commission of Baltimore County

With the understanding that the enclosed letters be filed with the case concerning the sign to be erected on the property of Car-Al-Bob, Inc. on Reisterstown Road, I authorize an Order Nunc Pro Tunc to be passed in said case.

Henry I. Louis

Baltimore County Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

January 18, 1970

Car-Al-Bob, Inc.
931 York Road
Towson, Maryland 21204

Re: Comm. Prel. Plan
Shopping Center S/E
corn. Reisterstown Rd.
& Hill Road
District 3

Gentlemen:

The preliminary plan for the proposed addition has been reviewed and the comments are as follows:

OFFICE OF PLANNING COMMENTS:

1. Details concerning Reisterstown Road are subject to the approval of the State Roads Commission. Revised site plans must be prepared in accordance with the comments of the State Roads Commission.
 2. The parking located in the rear of the property must be screened from the adjacent residential properties. Screening must be a minimum of 4 feet in height and compact and must be so noted on the plan.
 3. The parallel parking spaces located along the front of the dry cleaning plant, and along the side and rear of the retail stores decrease the driveway width below the minimum required for two-way traffic. The plan must be revised so as to resolve this matter satisfactorily.
 4. It must be noted on the plan as to whether the office space is to be used for medical and dental offices or for general offices.
 5. Hill Road is to be ultimately improved as a 40 foot wide curb and gutter section on a 50 foot wide right-of-way. Both the future proposed curb lines and right-of-way lines (widening) must be shown on the plan. For details concerning this matter, contact the Bureau of Engineering, Development Design Section.
 6. No parking space may be located within 5 feet of the future right-of-way line of Hill Road. This 5 foot wide buffer strip must be indicated on the plan.
- A number of the above comments, plus comments of the Bureau of Traffic Engineering and the Bureau of Engineering, make it clear that several parking areas must be re-sited. Until revised plans are submitted in accordance with the aforementioned comments, this office cannot offer final comment on the adequacy of the provision of off-street parking with respect to the minimum number of spaces required.

Car-Al-Bob, Inc.
Page 3

Sanitary Sewer and Water Comments:

Public facilities exist adjacent to this property, with connections.

This property is subject to Sewer and Water Area Connection Charges for any additional fixtures installed. These charges are as follows:

Water - Area 22-W - \$170.00 per equivalent dwelling unit
Sanitary Sewer - Area 8-A-S - \$100.00 per equivalent dwelling unit.

Application must be made, for the addition to or removal of any sanitary or water facilities, to the Department of Permits and Licenses. Area Connection Charges are to be determined and payable at the time of plumbing permit application.

Any facilities removed or pipes abandoned must be adequately capped.

The Applicant is cautioned as to the disposal of industrial wastes. Wastes detrimental to the public sewer system, or to the functioning of the sewage pumping stations and/or treatment plants, shall be treated or disposed of as found necessary and directed by Administrative Authority or other authority having jurisdiction.

Further, it shall be unlawful for any person to deposit by any means into the building drainage system or sewer, any acids, alkalis, tars, flammable, poisonous, or explosive liquids, gases, oils, grease, or any other material which would or could obstruct, damage or overload such system or sewer.

The Applicant is responsible for the preparation and submittal of such analyses of his industrial wastes as may be required to determine either the method of disposal; or the pretreatment to be employed by him if the industrial wastes are to be discharged into the public sanitary sewer system, prior to issuance of a building permit.

The Applicant's plan submitted for building and plumbing permits must indicate satisfactory means for the disposal of industrial waste, storm drainage and sanitary sewage.

A Public Works Agreement must be executed by the Owner and Baltimore County for the highway improvements required and may be needed for modification of the existing public storm drainage system, as noted in the preceding comments, before a Building Permit can be approved.

STATE ROADS COMMISSION COMMENTS:

1. The entire frontage must be curbed with State Roads Commission Type "M" combination curb and gutter. The curb to extend into Hill Road on a 30' radius, as indicated in the attached plan.
 2. The right-of-way line and parking set-back line must be curbed with 6" x 22" concrete curb.
 3. The entrance must be of a depressed curb type with 36" transitions.
 4. The inspection of the site and soils while snow is on the ground, thereby precluding a detailed inspection. Therefore, it may be necessary to make additional comments at a later date.
- It is requested that any permits be held in abeyance until such time as the plan is revised in accordance with the above comments and bond is posted with this office guaranteeing the above mentioned construction.

Car-Al-Bob, Inc.
Page 4

TRAFFIC ENGINEERING COMMENTS:

Hill Road is a State Road, as an important collector road from Liberty Road to Reisterstown Road, will be relocated in conjunction with the Northwest Expressway as planned by the State Roads Commission. However, due to the lack of public roads providing proper circulation for the industrial area and the apartment sites located between the railroad, Reisterstown Road and Hill Road, the latter road should be expected to remain an important local collector and access road. Therefore, improvements to at least 40 foot roadway width and 30 foot curb return radius at Reisterstown Road will be necessary.

The easternmost entrance from Hill Road is acceptable for two-way traffic. If the minimum width of 24 feet is used, curb return radii should be at least 10 feet.

The westernmost entrance appears to be planned for one-way traffic, and shall be used and marked for express only. It should be noted that the existing building near the southwest corner of the site - as well as the proposed extension with adjacent parking - will allow only one-way traffic behind the building.

Due to the mentioned widening along Hill Road, a revised plan is required. Two-way outside driveways shall be at least 23 feet, preferably 25 feet wide. Revision of the building layout should be considered in order to obtain a satisfactory circulation of traffic with the necessary width of driveways and the required number of parking spaces.

Very truly yours,

George A. Reier, Chief
Bureau of Public Services

CARD:RHS

cc: David W. Dallas, Jr.
8713 Old Harford Rd. (14)

McDonough
Cross
PWA File
File (Prel.)

11-17-70

This site is a portion of a preliminary plan of the overall property previously reviewed and commented on for Car-Al-Bob, Inc. by the Bureau of Public Services January 18, 1967, and modified December 6, 1968.

OLIVER L. MYERS, Chairman

TEL# 40N2 #1 42413		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		No. 73753 DATE Aug 19, 1971	
To: Capital City, Inc. 201 Schuman 500 York Road Towson, Md. 21204		PAID BY Being Dept. of Baltimore County			
REPORT TO ACCOUNT NO 01-422		RE-LIEN THIS PORTION WITH YOUR JURISDICTION DETACH ALONG PERFORMANCE AND CASH THIS PORTION FOR YOUR RECORDS		TOTAL AMOUNT \$44.50	
ADVERTISING AND POSTING OF PROPERTY #1-K-A		COST		\$4.50	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204					

[illegible][illegible]

1 Sign

7-44-4

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd

Posted for: VARIANCE Date of Posting: 7-25-70

Petitioner: C. A. Bick

Location of property: 701 N. from SW of Reisterstown Rd - 245

SE of Mt. Pearl Mill Rd

Location of Signs: 40 Reisterstown Rd

Remarks:

Posted by: SPG/h Date of return: 8-5-70

Signature

Mr. M. Schuman, President
Cor-Ai-Bab, Inc.
901 York Road
Baltimore, Maryland 21204

Item 8

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

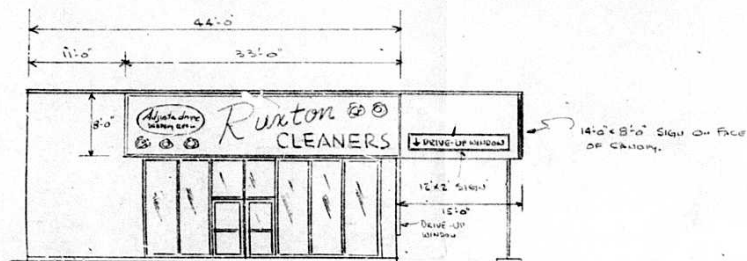
Your Petition has been received and accepted for filing this

7th day of July, 1970.

Edward D. Hardesty
EDWARD D. HARDESTY,
Zoning: Commissioner

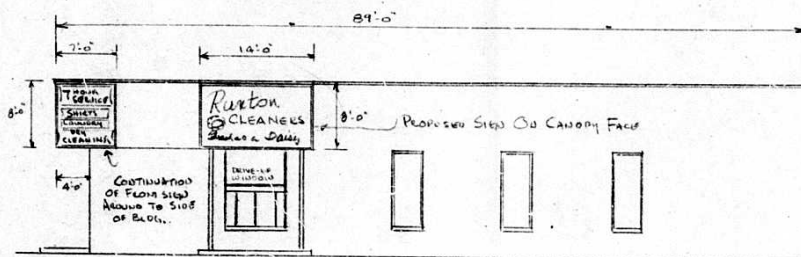
Petitioner Cor-Ai-Bab, Inc.

Petitioner's Attorney _____ Reviewed by *Walter A. Myers*
Chairman of the
Advisory Committee

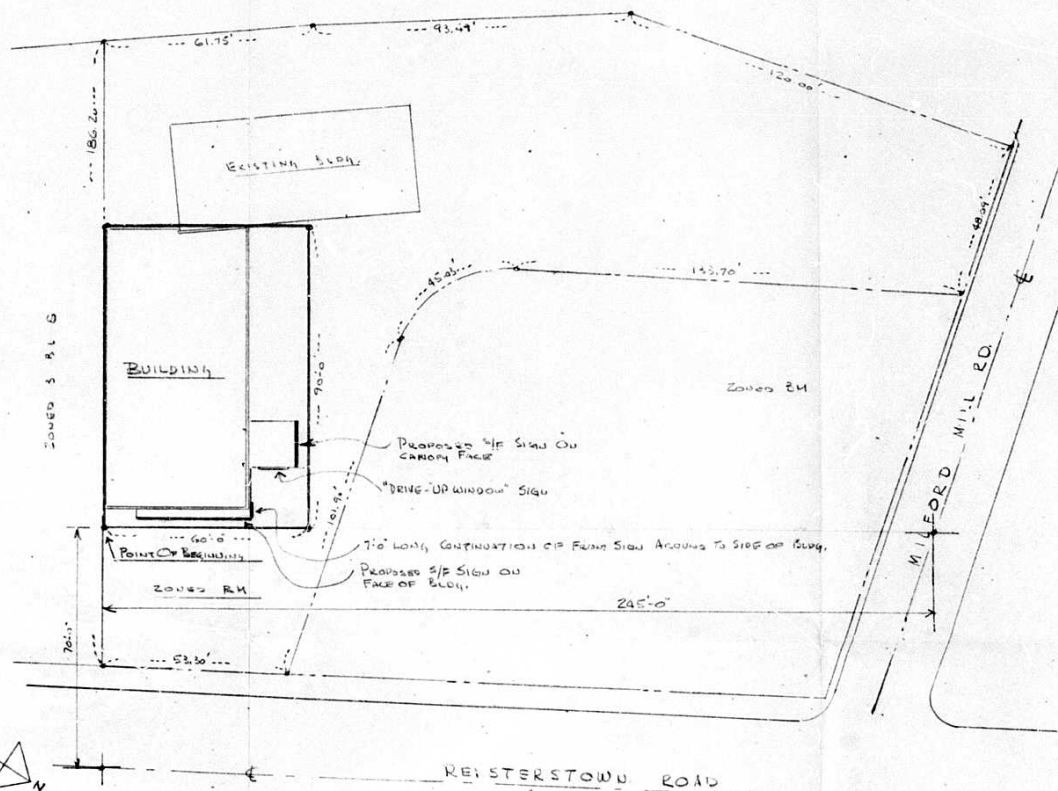


FRONT ELEVATION

ALL SIGNS CONSTRUCTED OF METAL ON ANGLE PLATES. FACES ARE TRANSLUCENT PEXIGLAS LIGHTED FROM INTERIOR BY H.O. FLOOR LAMPS.



SIDE ELEVATION



PLAT PLAN

OFFICE COPY

PROPOSED S/E SIGN FOR
RUXTON CLEANERS
110 REISTERSTOWN ROAD
BALTIMORE COUNTY, MARYLAND

CONTR.
CLAUDE NEON SIGNS, INC.
1808 CHERRY HILL ROAD
BALTIMORE MD 21230

JUNE 4, 1970

MICROFILMED

