

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, the legal owner(s) 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 413-1-1-2 to permit a sign of 370 sq. ft. instead of the permitted 100 sq. ft.

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

The sign faces the Baltimore County Beltway. This is a high speed highway and a sign of lesser size would not be readable.

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 in bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

THE RYLAND GROUP, INC.
Jack R. Miller, Vice President
Contract purchaser
Address 101 Maple Road
Cockeysville, Maryland, 21030
Petitioner's Attorney

JAMES KEELY & CO., INC.
Legal Owner
Address 1624 York Road
Towson, Maryland, 21203
Petitioner's 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, 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 26th day of August, 1970, at 2:00 o'clock P.M.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 20, 1970

Mr. Jack R. Miller, Vice President
The Ryland Group, Inc.
101 Maple Road
Cockeysville, Maryland 21030

RE: Type of Hearing: Sign Variance
Location: NW side Baltimore Beltway
near Tally-Ho Road
Petitioner: James Keely, and Company
Committee Meeting of July 7, 1970
5th district
Item 7

Dear Sir:

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

This is a variance request for a large sign to be erected on a site that is currently being developed as a subdivision. The sign is to advertise the name and location of the particular subdivision.

SUBCOMMITTEE OF ENGINEERING

Since all required highway improvements and all utilities have been constructed or are secured by P.U.D. #85918, executed in conjunction with the subdivision of Seminary Ridge, this office has no further comment in regard to the subject zoning item.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject variance should have no major effect on traffic.

PROJECT PLANNING DIVISION

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

Mr. Jack R. Miller, Vice President
Item 7
Page 2

July 20, 1970

FIRE DEPARTMENT:

This office has no comment on the proposed site.

BOARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE:

This office has no comment at this time.

HEALTH DEPARTMENT:

Since this petition is for a sign no health hazards 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.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Zoning Petition
Variance for Location of Sign

June 5, 1970

Being a parcel of land along the north side of the Baltimore County Beltway approximately 1000 feet west of Thornton Road and being more particularly defined as Blocks E and F and Local Open Space as shown on a plat entitled "Flat Four, Seminary Ridge" dated January, 1970 and recorded among the Land Records of Baltimore County in Plat Book O.T.G. 34, folio 15.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Gavett, Director of Planning

Date: August 25, 1970

SUBJECT: Petition 771-44-A. North side of Baltimore County Beltway 1000 feet west of Thornton Road.
Petition for Variance to permit a sign of 370 square feet instead of the permitted 100 square feet.
James Keely & Co., Inc. - Petitioners

Bth D state:

HEARING: Wednesday, August 26, 1970 (2:00 p.m.)

The Planning Staff will offer no comment on this petition.

GEG:msh

TELEPHONE 494-3413		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204 Zoning Dept. of Baltimore County		No. 73806 DATE Aug. 25, 1970	
TO: The James P. Ryan Co. 100 Maple Rd. Cockeysville, Md. 21030		RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		TOTAL AMOUNT \$50.75 COST	
OFFSET TO ACCOUNT NO. 00-622		QUANTITY		COST	
Advertising and posting of property for James Keely & Co. 371-44-A		1		50.75	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204					

TELEPHONE 494-3413		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204 Zoning Dept. of Baltimore County		No. 73737 DATE August 25, 1970	
TO: The James P. Ryan Company 100 Maple Road Cockeysville, Md. 21030		RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		TOTAL AMOUNT \$25.00 COST	
OFFSET TO ACCOUNT NO. 00-622		QUANTITY		COST	
Petition for Variance for James Keely & Co., Inc. 771-44-A		1		25.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204					

Mr. Jack R. Miller, Vice President
The Ryland Group, Inc.
101 Maple Road
Cockeysville, Maryland 21030

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 J. 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: James Keely and Company

Petitioner's Attorney

Reviewed by *Oliver L. Myers*
Chairman of the
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th
Posted for: VARIANCE TO PERMIT A SIGN OF 370 SQ. FT. INSTEAD OF THE PERMITTED 100 SQ. FT.
Petitioner: JAMES KEELY & CO.
Location of property: NW. of Baltimore County Beltway & 1000 FT. W. of Thornton Rd.
Location of Sign: @ DEAD END OF TALLY-HO ROAD @ DEAD END OF 3800'S DR. COURT
Remarks:
Posted by: *Charles H. Neal*
Signature: *Charles H. Neal*
Date of return: AUG. 14, 1970
77-44-A
ORIGINAL

THE TOWSON TIMES

724 YORK ROAD
TOWSON, MD. 21204

August 10 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 10th day of August, 1970, that is to say, the same was inserted in the issue of August 6, 1970.

STROMBERG PUBLICATIONS, Inc.

Rich Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 6 - 1970

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 10th day of August, 1970, the first publication appearing on the 6th day of August 1970.

Edward D. Hardesty
EDWARD D. HARDESTY
Zoning Commissioner of Baltimore County

Cost of Advertisement: \$

71-64-A
#7

JAMES KELLY & CO., INC. #71-64-A
N/S Baltimore County, Baltimore 10007
W. of Mountain Rd.

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 Variance 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 further appearing that by reason of~~

to permit a sign of three hundred and seventy (370) a Variance square feet instead of the permitted one hundred (100) square feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th

day of September, 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 sign of three hundred and seventy (370) square feet instead of the permitted one hundred (100) square feet, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

DEPUTY 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 _____, 1970, that the above Variance be and the same is hereby DENIED.

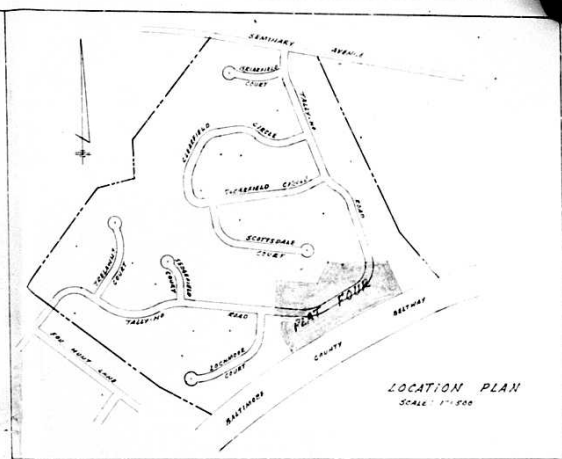
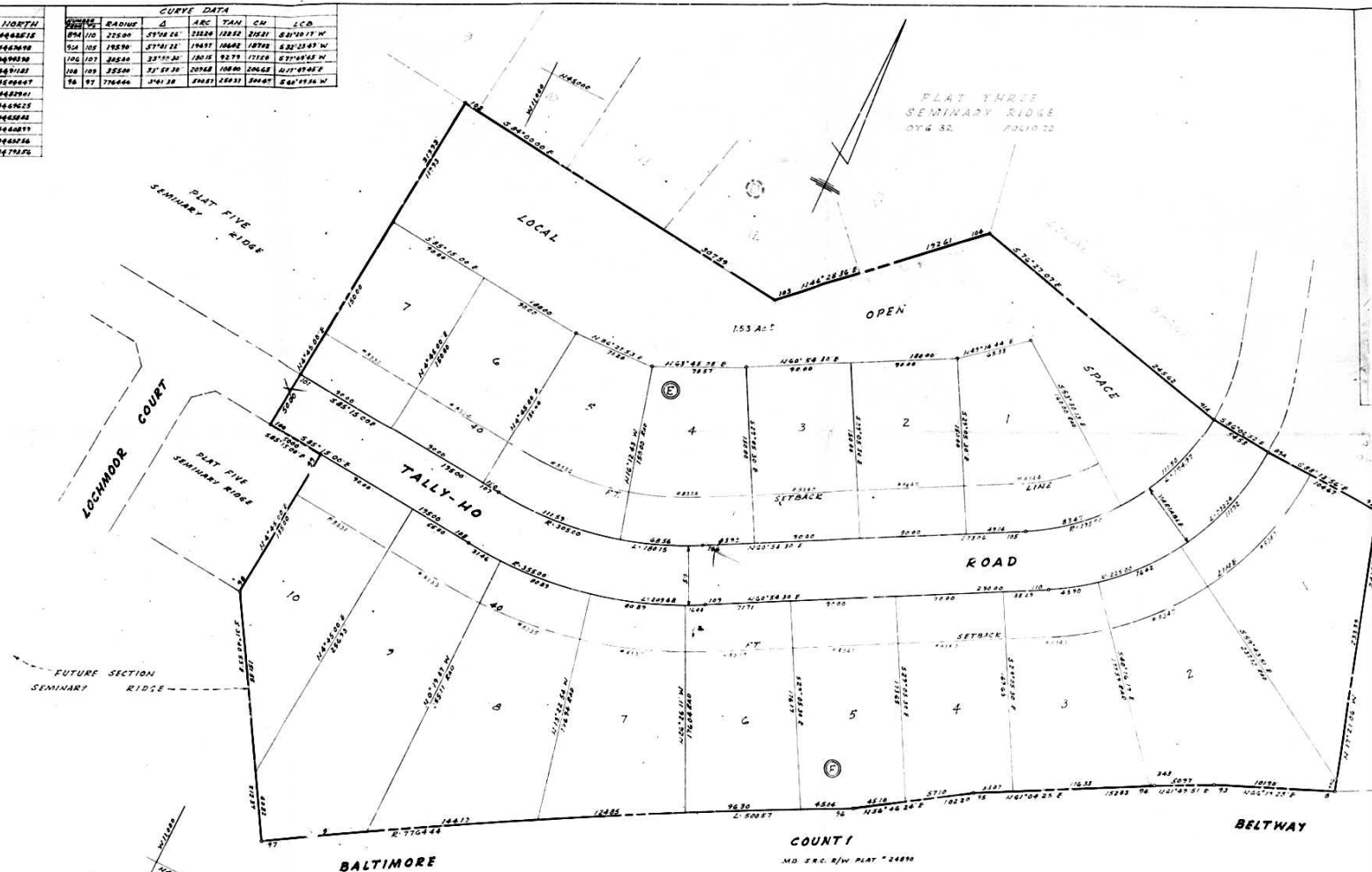
Zoning Commissioner of Baltimore County

DATE 9/10/70 - J.C. Harris, Clerk
BY _____
Adm. Sec.

71-64-A

COORDINATES	WEST	EAST	NORTH
1A	104000	104000	104000
2A	104000	104000	104000
3A	104000	104000	104000
4A	104000	104000	104000
5A	104000	104000	104000
6A	104000	104000	104000
7A	104000	104000	104000
8A	104000	104000	104000
9A	104000	104000	104000
10A	104000	104000	104000
11A	104000	104000	104000
12A	104000	104000	104000
13A	104000	104000	104000
14A	104000	104000	104000
15A	104000	104000	104000
16A	104000	104000	104000
17A	104000	104000	104000
18A	104000	104000	104000
19A	104000	104000	104000
20A	104000	104000	104000

CURVE DATA	STATION	CH	PC	PT	EC	LC
100	100	100	100	100	100	100
101	101	101	101	101	101	101
102	102	102	102	102	102	102
103	103	103	103	103	103	103
104	104	104	104	104	104	104
105	105	105	105	105	105	105
106	106	106	106	106	106	106
107	107	107	107	107	107	107
108	108	108	108	108	108	108
109	109	109	109	109	109	109
110	110	110	110	110	110	110



OTC 34 FOLIO 15

RECORDED FOR REPORT
MAR 12 1970 at 52
same day recorded in Liber
O.T.C. No. 100
One of the Records of
Baltimore County and ex-
amined, per

Donald L. Brown

PLAT FOUR
SEMINARY RIDGE
BALTIMORE COUNTY, MD
SCALE: 1"=50'
ELECT DIST N°8
JANUARY 1970

JAMES KEELY & CO. INC. - OWNER
#61 EAST PADONIA ROAD TIMONIUM, MARYLAND
DONALD L. BROWN
LAND SURVEYOR - REG NO 3433
#61 EAST PADONIA ROAD TIMONIUM, MARYLAND

APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT
Donald L. Brown 3/10/70
DEPUTY STATE AND COUNTY HEALTH OFFICER

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS
Donald L. Brown 3/10/70
ROADS ENGINEER OF BALTIMORE COUNTY

APPROVED BY BALTIMORE COUNTY PLANNING BOARD
George E. Javelle 3/19/70
DIRECTOR

OWNERS CERTIFICATE
Certification is hereby made that all the requirements of the Annotated Code of Maryland Chapter 100A Acts of 1965 have been complied with in this plat

James Keely
VICE-PRESIDENT - JAMES KEELY & CO. INC.

CERTIFICATION
Certification is hereby made that this plat was prepared by Donald L. Brown and that it meets the requirements of Section 120 of the Annotated Code of Maryland 1967 Supplement
Donald L. Brown
REG NO 3433

NOTES
The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use, the fee simple title in the land thereon is expressly reserved in the Grantors of the deed to which this plat is attached their heirs and assigns

Coordinates are referred to traverse of Baltimore County Metropolitan District and are based on points X-1204 and X-1205
X-1204 N 46°21'13" E 100.00
X-1205 N 63°35'43" E 100.00

LEGEND
Outline of plat shown thus: _____
Boundary of road shown thus: _____
Lot lines shown thus: _____
Lot numbers shown thus: _____
House numbers shown thus: _____
Block numbers shown thus: _____
Setback lines shown thus: _____
Coordinate numbers shown thus: _____

