

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

71-186-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Govans Chevrolet, 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 413-5-1 to permit a sign of 24' high instead of the required 150 sq. ft. 413.5-4. To permit two signs of 35' high instead of the required 25'.

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 is so designed for a height of 35'. This sign if lower to the ground destroys its aesthetic value, also it is in such a location that a larger area is needed.

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.

Govans Chevrolet, Inc.
 Legal Owner
 Address: 5600 York Road, Baltimore, Md. 21212

Donald Holmes, Pres.
 Contract purchaser
 Address: 226 Hayes Street, Bel Air, Md. Baltimore, Md. 21212

ORDERED By the Zoning Commissioner of Baltimore County, this 10th day of November 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 had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 16th day of December 1970, at 1:00 o'clock.

Edward D. Hardisty
 Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING



Mr. G. J. Stautberg, President
 Govans Chevrolet, Inc.,
 5600 York Road
 Baltimore, Md. 21212

Your Petition has been received and accepted for filing this 10th day of November 1970.

Edward D. Hardisty
 Zoning Commissioner

Petitioner: Govans Chevrolet, Inc.
 Petitioner's Attorney: Oliver L. Myers
 Reviewed by: Oliver L. Myers
 Chairman of the Advisory Committee

1970 Chevrolet

JERRY'S GOVANS CHEVROLET
 5600 York Road At Bellona
 Baltimore, Maryland 21212
 "Best Place To Become A Chevrolet Owner"

SIGN NO. 1
 Said point being located at the end of the two following courses and distances, measured from the intersection of the center line of Joppa Road and Parring Parkway westerly from said intersection 52 1/2' more or less thence at right angles to said center line in a northerly direction 45' more or less to said point on north side of Joppa Road in a westerly direction a distance of 15' with a rectangular depth of 45'.

SIGN NO. 2
 Said point being located at the end of the two following courses and distances, measured from the intersection of the center line of Joppa Road and Parring Parkway westerly from said intersection 115' more or less thence at right angles to said center line in a northerly direction 45' more or less to said point on north side of Joppa Road in a westerly direction a distance of 15' with a rectangular depth of 45'. Said sign intended to be facing and oriented to Parring Parkway.

On the move.
 The Chevrolet '70s.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 25, 1970

Mr. G. J. Stautberg, President
 Govans Chevrolet, Inc.,
 5600 York Road
 Baltimore, Maryland 21212

RE: Type of Hearing: Sign Variance
 Location: N/S Joppa Rd. opp. Int. Parring Parkway
 Petitioner: Govans Chevrolet, Inc.
 Committee Meeting of November 10, 1970
 9th District
 Item 59

Dear Sirs:

The Zoning Advisory Committee has reviewed the plan 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 service building and showroom for Jerry's Govans Chevrolet. The properties to the north are improved with residential dwellings and some vacant land. The property to the east is bordered by the proposed Parring Parkway, which is presently being used for a garden shop and display area for garden equipment. The property to the south is improved with a small shopping center and church. The property to the west is improved with several commercial buildings which have been converted to these uses from existing residences. Joppa Road is presently undergoing extensive resurfacing and widening. The proposed Parring Parkway at this time is a paper street.

Since all highway improvements are under contract and all public utilities are either under contract or existing, this office has no further comment in regard to the plan submitted for review by the Zoning Advisory Committee in regard to the subject item.

The subject variance should have no effect on traffic.

Mr. G. J. Stautberg, President
 Govans Chevrolet, Inc.,
 5600 York Road
 Item 59
 Page 2

November 25, 1970

HEALTH DEPARTMENT:
 Since this petition is for a sign only, no health hazards are anticipated.

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.

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

INVOICE No. 75440

BALTIMORE COUNTY, MARY AND OFFICE OF FINANCE

Revenue Division
 COURT HOUSE
 TOWSON, MARYLAND 21284

TO: Govans Chevrolet, Inc.
 5600 York Road
 Baltimore, Md. 21212

DATE: Nov 15, 1970

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property 71-186-A	\$25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE, REVENUE DIVISION
 MAIL TO COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE No. 75413

BALTIMORE COUNTY, MARY AND OFFICE OF FINANCE

Revenue Division
 COURT HOUSE
 TOWSON, MARYLAND 21284

TO: Govans Chevrolet, Inc.
 5600 York Road
 Baltimore, Md. 21212

DATE: Nov 25, 1970

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Permits for Variance 71-186-A	\$25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE, REVENUE DIVISION
 MAIL TO COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 94 Date of Posting: Nov 27 - 1970

Posted for: Heating, Vent. Elec. 13, 22, 6, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Petitioner: Govans Chevrolet, Inc.

Location of property: N/S Joppa Rd. 145' and 52 1/2' West of Proposed Parring Parkway

Location of Signs: 1 sign posted on Public Hearing Secretary's Office

Remarks: Deal with sign

Posted by: Deal with sign Date of return: Dec 3 - 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 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 further appearing that by reason of

to permit a sign of two hundred and forty-five (245) square feet instead of the required one hundred and fifty (150) square feet; and to permit a height of a Variance five (5) feet for two (2) signs instead of the required twenty-five (25) feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of

December, 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 two hundred and forty-five (245) square feet instead of the required one hundred and fifty (150) square feet; and to permit a height of thirty-five (35) feet for two (2) signs instead of the required twenty-five (25) feet, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

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

65 # 71-186-4
GOWNS CHEV., INC. 71-186-4
N/S of Joppa Rd. 1515 S 5931 W of
Proposed Perring Parkway 9th

PETITION FOR A VARIANCE
SECTION 112.2 - IDENTIFICATION SIGN
ZONING: Petition for a Variance for a Sign.
LOCATION: North side of Joppa Road 145 feet and 515 feet West of Proposed Perring Parkway.
DATE & TIME: Wednesday, December 16, 1970 at 1:00 P.M.
PUBLIC HEARING: Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for a Variance from the Zoning Regulations of Baltimore County to permit a sign of 245 square feet and to permit two (2) signs of 25 feet high instead of the required 150 square feet and to permit two (2) signs of 35 feet high instead of the required 25 feet.
Section 112.2 - Identification Sign - 150 square feet.
Section 112.2 - 25 feet in Height.
All that parcel of land in the Ninth District of Baltimore County, SIGN NO. 1.
Said point being located at the end of a two following courses and distance, measured from the intersection of the center line of Joppa Road and Perring Parkway westerly from said intersection 145' more or less thence at right angles to said center line in a westerly direction 51' more or less to said point on north side of Joppa Road in a westerly direction a distance of 15' with a rectangular depth of 45'.
SIGN NO. 2.
Said point being located at the end of the two following courses and distance, measured from the intersection of the center line of Joppa Road and Perring Parkway westerly from said intersection 145' more or less thence at right angles to said center line in a westerly direction 45' more or less to said point on north side of Joppa Road in a westerly direction a distance of 15' with a rectangular depth of 45'.
Being the property of Gowns Chevrolet, Inc., as shown on plat plan filed with the Zoning Department.
Hearing Date: Wednesday, December 16, 1970 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By order of
EDWARD D. HARDESTY,
Zoning Commissioner of Baltimore County
Nov. 24.

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 26, 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 successive weeks before the 14th day of December, 1970, the first publication appearing on the 26th day of November 1970.

THE JEFFERSONIAN,

L. Frank Director
Manager.

Cost of Advertisement, \$

PETITION FOR A VARIANCE
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Being the property of Gowns Chevrolet, Inc., as shown on plat plan filed with the Zoning Department.
Hearing Date: Wednesday, December 16, 1970 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
EDWARD D. HARDESTY,
ZONING COMMISSIONER OF BALTIMORE COUNTY
Nov. 26, 1970



724 YORK ROAD
TOWSON, MD 21204 821-7500

November 30, 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 30th day of Nov., 1970 that is to say, the same was inserted in the issue of November 26, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth M. Morgan

MICROFILMED

DESIGN CALCULATIONS

I. Design Criteria:

- A. Wind Load = 35 PSF
- B. Ps = 23,000 P.S.F.
- C. Soil Pressure = 5,000 P.S.F.
- D. Height of Sign = 47'-0"
- E. Weight of Sign = 73,500 lbs

II. Moment and Shear About Base:

$M_u = 1,033,633(33.75)(1.027)(1.027) = 3,005,576 \text{ Kips. In.}$
 $S = 1,033(433)(20)(1.027) = 11.4 \text{ Kips.}$

III. Foundations:

A. Horizontal Slab, Try (15) 10" x 4' x 5' Deep.
 $P = (150)(15)(10)(5)(2.5) = 1,125 \text{ (Sign)}$
 $P = 93 \text{ Kips}$
 $C = 1.5$
 $M_{cap} = (93)(5)(1.5) = 697.5 \text{ Ft. K}$
 $M_{cap} = (93)(6)(5)(1.5) = 409.5 \text{ Ft. K}$

B. Block Try 6" x 2' x 2' x 2'

$P = (150)(6)(2)(2) = 3,600 \text{ (Sign)}$
 $P = 135.0 \text{ Kips}$
 $C = 1.5$
 $M_{cap} = (135)(2)(1.5) = 405 \text{ Ft. K}$
 $M_{cap} = (135)(2)(2)(1.5) = 405 \text{ Ft. K}$

C. Vertical Slab, Try (10) 4' x 2' x 15' Deep.

Design $M = 300.5(11.4)(1.0) = 3,425.7 \text{ Ft. K}$
 $M_{cap} = (24.6)(10)(10)(1.5) = 3,690 \text{ Ft. K}$

D. Column Try 6" x 6" x 14' Deep.

Design $M = 300.5(11.4)(1.0) = 3,425.7 \text{ Ft. K}$
 $M_{cap} = (24.6)(6)(14)(1.5) = 2,970 \text{ Ft. K}$

IV. Columns:

- P = 23,500 P.S.F. (1" Increase Per Wind Speed)
- Try 12" W Column @ 65 Side 1FL
- Moment Each Column = 121.27 Ft. K
- Moment Each Support = 23,750 Ft. lbs
- Ps = 1,000,000
- Ps = 2,604 P.S.F. OK
- Use 12 W 65

V. Logo Box Design

Wind = (41)(35) = 5,000 lbs
 Moment = (5,000)(2.5) = 12,500 Ft. lbs
 Try 2" x 6" Sign
 $P_s = (120)(12) = 24,000 \text{ P.S.F. OK}$

VI. Product Box:

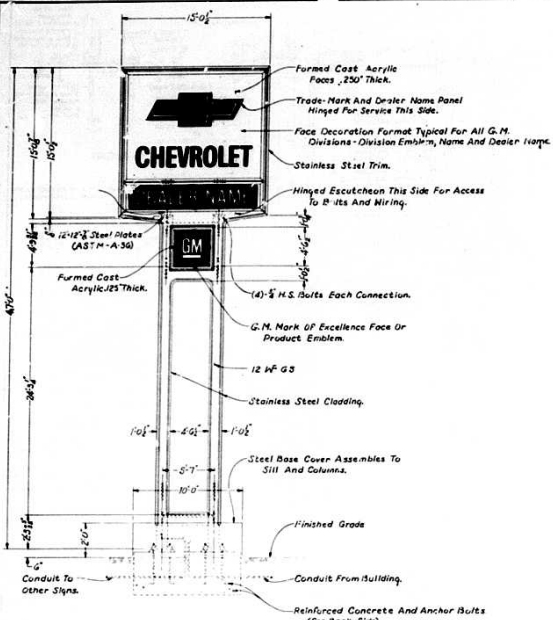
A. Lower Section
 Wind = (14.0)(14.0)(35) = 7,700 lbs
 Moment = (7,700)(2.5) = 5,700 Ft. lbs
 Moment Each Support = 23,750 Ft. lbs
 Try 6" x 2" x 6" Tube 4/8" R-2 x 6" x 2'-6"
 $S = 0.4(2)(4.375)(14.75) = 13.5$
 $P_s = 23,750(12) = 28,400 \text{ P.S.F. OK}$

B. Upper Section:

Wind = (14.0)(11.25)(35) = 5,840 lbs
 Moment = (5,840)(2.5) = 5,000 Ft. lbs
 Moment Each Support = 23,750 Ft. lbs
 Try 6" x 2" x 6" Tube 4/8" R-2 x 6" x 2'-6"
 $S = 2(1.5)(3.75)(11.25) = 12.7$
 $P_s = 16,800(12) = 20,160 \text{ P.S.F. OK}$

The Above Calculations Are Certified by Ross H. Bryan, Inc. Consulting Structural Engineers, Nashville, Tennessee. All Personnel Are Registered In Practice In The Following States:

State	Registration No.
Alabama	7136
Connecticut	7169
Florida	5380
Georgia	812542
Illinois	5065
Iowa	655
Kansas	5095
Kentucky	16073
Michigan	4749
Minnesota	2066
South Carolina	1723
Tennessee	2663
Vermont	2663



FRONT ELEVATION

ELECTRICAL INFORMATION

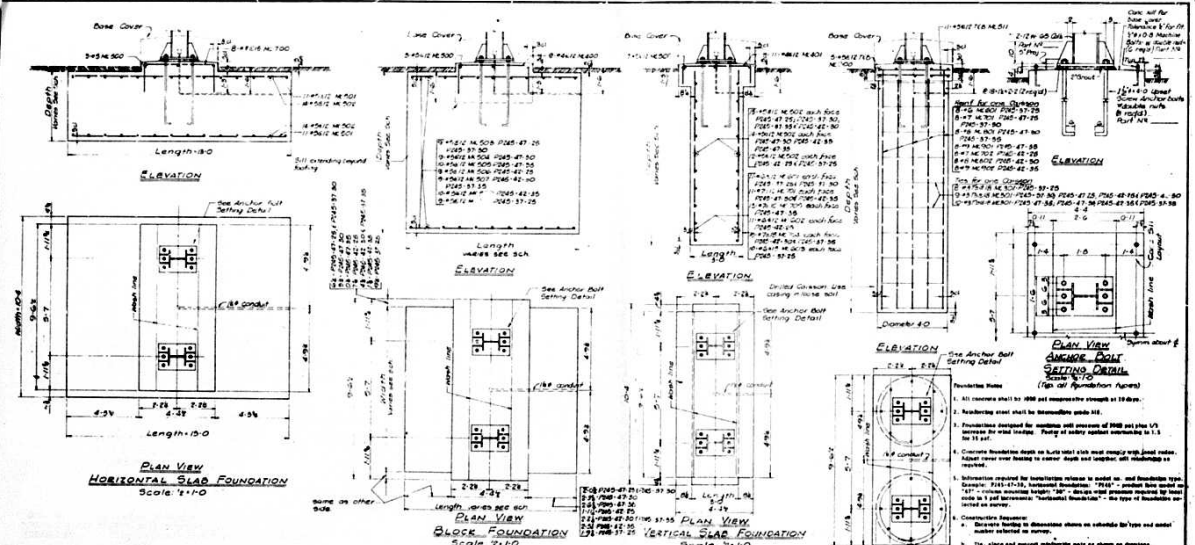
- (3) - F50-T12 SIGN/HO Lamps
- (6) - F40-T12 SIGN/HO Lamps
- (2) - Ballasts Ar (4) - 50 Lamps @ 3.05 Amps Ea
- (2) - Ballasts Ar (3) - 40 Lamps @ 1.0 Amps Ea
- (5) - 2 Amp Circuits @ 2 - 3 @ 2.5 Amps @ 11.55 Amps Ea
- (1) - 15 Amp Circuit @ 2 x 1.8 Amps @ 3.6 Amps



GENERAL MOTORS
 Dealer Identification Program
 Model No. P245

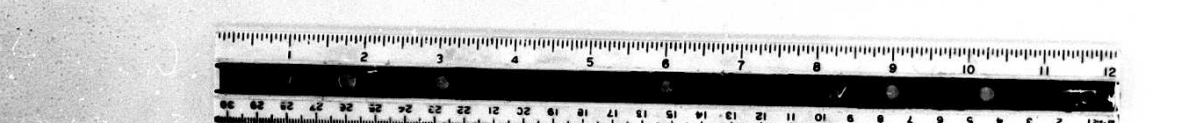
10434

3 of 5

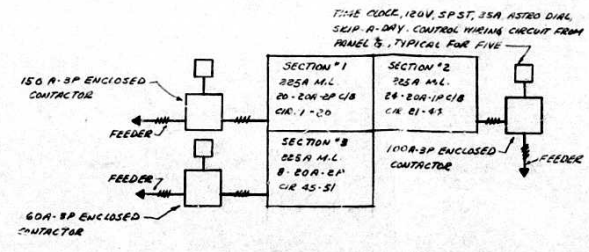
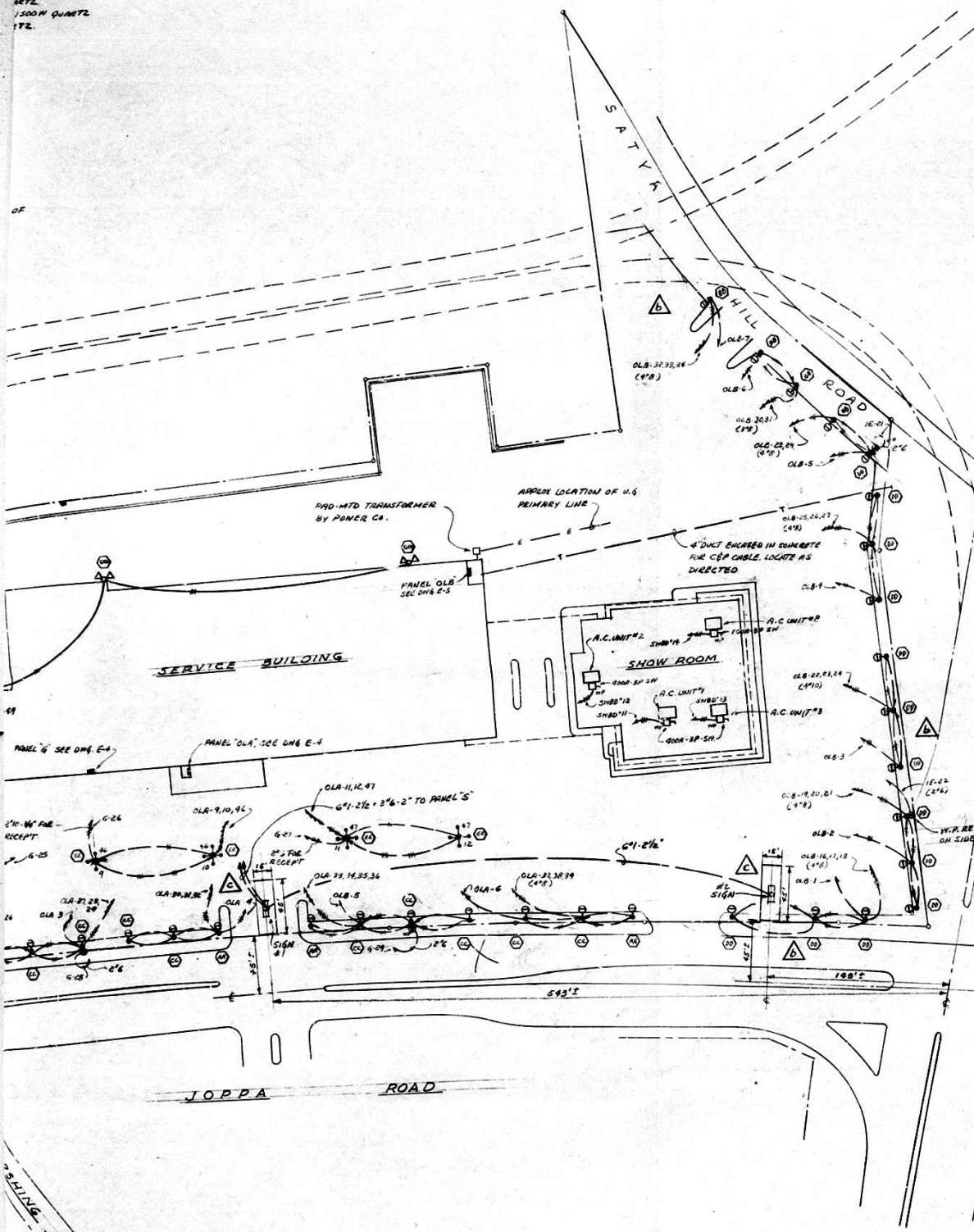


MASTER FOUNDATION SCHEDULE P245 MODEL ~ 25 PSF TO 35 PSF

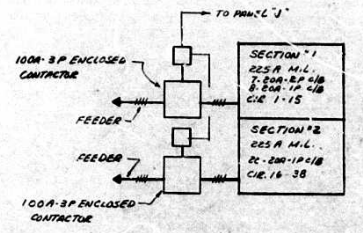
Item Number	HORIZONTAL SLAB FOUNDATION			BLOCK FOUNDATION			VERTICAL SLAB FOUNDATION			COLUMN FOUNDATION		
	Length	Width	Depth	Length	Width	Depth	Length	Width	Depth	Length	Width	Depth
P245-01-75	15'-0"	10'-6"	5'-0"	15'-0"	8'-0"	5'-0"	15'-0"	10'-6"	5'-0"	15'-0"	10'-6"	5'-0"
P245-01-75	15'-0"	9'-6"	5'-0"	15'-0"	8'-0"	5'-0"	15'-0"	10'-6"	5'-0"	15'-0"	10'-6"	5'-0"
P245-01-75	15'-0"	8'-6"	5'-0"	15'-0"	8'-0"	5'-0"	15'-0"	10'-6"	5'-0"	15'-0"	10'-6"	5'-0"
P245-01-75	15'-0"	7'-6"	5'-0"	15'-0"	8'-0"	5'-0"	15'-0"	10'-6"	5'-0"	15'-0"	10'-6"	5'-0"
P245-01-75	15'-0"	6'-6"	5'-0"	15'-0"	8'-0"	5'-0"	15'-0"	10'-6"	5'-0"	15'-0"	10'-6"	5'-0"
P245-01-75	15'-0"	5'-6"	5'-0"	15'-0"	8'-0"	5'-0"	15'-0"	10'-6"	5'-0"	15'-0"	10'-6"	5'-0"
P245-01-75	15'-0"	4'-6"	5'-0"	15'-0"	8'-0"	5'-0"	15'-0"	10'-6"	5'-0"	15'-0"	10'-6"	5'-0"
P245-01-75	15'-0"	3'-6"	5'-0"	15'-0"	8'-0"	5'-0"	15'-0"	10'-6"	5'-0"	15'-0"	10'-6"	5'-0"
P245-01-75	15'-0"	2'-6"	5'-0"	15'-0"	8'-0"	5'-0"	15'-0"	10'-6"	5'-0"	15'-0"	10'-6"	5'-0"
P245-01-75	15'-0"	1'-6"	5'-0"	15'-0"	8'-0"	5'-0"	15'-0"	10'-6"	5'-0"	15'-0"	10'-6"	5'-0"
P245-01-75	15'-0"	0'-6"	5'-0"	15'-0"	8'-0"	5'-0"	15'-0"	10'-6"	5'-0"	15'-0"	10'-6"	5'-0"



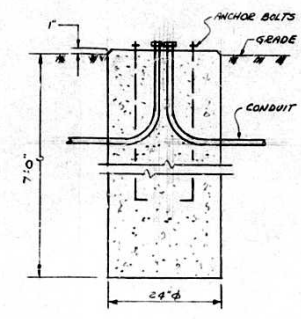
N. 1500V QUARTZ
NETZ
1500V QUARTZ
172.



DETAIL OF PANEL OLA*
277/480V-3Ø-4W



DETAIL OF PANEL OLB*
277/480V-3Ø-4W



POLE BASE DETAIL
NO SCALE

NO.	DATE	REVISION	BY
1	11/10/69	REVISED SIGN LOCATIONS	JLL
2	11/10/69	REVISED EXT. LIGHTING TO SUIT NEW PROP. ONE PLAT. MARKED SIGN	FLL
3	11/10/69	REVISED EXTERIOR LIGHTING	FLL
4	NO DATE	REVISION	DY

JERRY'S GOVANS
CHEVROLET INC.
JOPPA RD AND PERRING PKWY
BALTIMORE COUNTY, MARYLAND

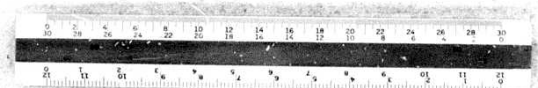
OFFICE OF
DONALD B. RATCLIFFE
ARCHITECTS - A.I.A.
34 N. 25th ST. BALTO. 18, MD

J. D. MOORE
PROF. ENGR.

UTILITY PLAN
ELECTRICAL

EXTERIOR LIGHTING

NOTE:
b VERIFY ALL CURB & PROPERTY LINE LOCATIONS PRIOR TO DRILLING POLE HOLES. VERIFY 6" LOCATIONS WITH OWNER PRIOR TO ROUGH-IN. VERIFY CURB ENTRY LOCATION SOUTH OF SALES BLDG.



DATE	DR. BY	SHEET NO.
11-10-69	JLL	E-1
SCALE	CH. BY	
1" = 50'-0"		

