

7-20-71 7-20-71 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Thompson Motor Sales, 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 423.54 to permit a sign height of 33'...

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 33'. This sign, if lower, to the ground destroys its aesthetic value that is being maintained in the Ford Motor Company identification program-nation wide.

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.

ACME Sign Company
Donald B. Holmes, President
Contract purchase
Address: 226 Hays Street
Bel Air, Maryland 21034
877-9353
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day

of January 1971, 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 106, County Office Building in Towson, Baltimore County, on the 1st day of March, 1971 at 10:00 o'clock

Edward D. Horde
Zoning Commissioner of Baltimore County
(over)



226 HAYS STREET A BEL AIR, MARYLAND 21014 & PHONES: 838-8845 878-5153

TO: The Zoning Commissioner of Baltimore County

Description of Sign Location for THOMPSON MOTORS
1000 Merritt Blvd., Baltimore County, Maryland

Beginning at a point, said point being 1700' (plus/minus) measures northerly, from the center line of German Hill Road, along the west side of Merritt Blvd. Thence 100' northerly along the west side of Merritt Blvd., to a point. Thence westerly 20' to a point. Thence southerly 10' to a point. Thence westerly 20' easterly to the place of beginning - forming a rectangle 10'x20' in which the sign for THOMPSON MOTORS is to be placed.

ACME SIGN COMPANY
226 Hays Street
Bel Air, Maryland 21014

PLASTIC • NEON • DISPLAYS • BULK SCREENS • TRUCK LETTERING • CRANE SERVICE • PRINTING • COMMERCIAL

THE DUNDALK EAGLE
18 NORTH DUNDALK AVENUE
DUNDALK, MD 21222

AT 8-6050

KIMBLE PUBLICATION, INC.
Publishers
KIMBLE & OLIVER
Publisher-Editor

PETITION FOR A VARIANCE

15th DISTRICT

ZONING:
Petition for Variance for a Sign.
LOCATION:
West side of Merritt Boulevard
1700 feet, more or less, North
of German Hill Road.
DATE & TIME:
MONDAY, MARCH 1, 1971 at 10:00 A.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 and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a sign height of 33 feet instead of the required 25 feet.

The Zoning Regulations to be accepted are as follows:

Section 423.54 - Sign Height - 25 feet.

All that parcel of land in the Towson District of Baltimore County

beginning at a point, said point being 1700' (plus/minus) measures northerly, from the center line of German Hill Road, along the west side of Merritt Blvd. Thence 100' northerly along the west side of Merritt Blvd. to a point. Thence westerly 20' to a point. Thence southerly 10' to a point. Thence westerly 20' easterly to the place of beginning - forming a rectangle 10'x20' in which the sign for THOMPSON MOTORS is to be placed.

Using the property of Thompson Motor Sales, Inc., as shown on plat plan filed with the Zoning Department.

The date of Hearing Date: Monday, March 1, 1971 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF EDWARD D. HARGESTY ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY that the Amended advertisement of Edward D. Hargesty, Zoning Commissioner, in the matter of Petition for a Variance to Permit a Sign Height of 33 Feet by THOMPSON MOTORS on the West Side of Merritt Blvd. was inserted in the Dundalk Eagle in the issue of February 11, 1971.

Edward D. Hargesty
Edward D. Hargesty
Publisher-Editor

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 11 1971

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 1st day of March 1971. The first publication appearing on the 11th day of February 1971.

THE JEFFERSONIAN

Edward D. Hargesty
Edward D. Hargesty
Manager

Cost of Advertisement: \$

TELEPHONE 494-6625	INVOICE	N ^o 76386
BALTIMORE COUNTY, MARYLAND		
OFFICE OF FINANCE		
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		
DATE March 4, 1971		
To: Thompson Motor Sales, Inc. North Point Blvd. and Vase Ave. Bel Air, Md. 21034		
Zoning Dept. of Baltimore County		
REPORT TO ASSESSMENT NO. 01-422	QUANTITY	TOTAL AMOUNT \$11.00
DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		
1st filing and posting of property		41.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND		
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION		
COURTHOUSE, TOWSON, MARYLAND 21204		

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 29, 1971

Thompson Motor Sales, Inc.,
1000 Merritt Blvd.,
Baltimore, Maryland 21222

RE: Type of Hearing: Sign Variance
Location: 475 Merritt Blvd., 1700' N. of German Hill Rd.
Petitioners: Thompson Motor Sales, Inc.
Commission Meeting of January 19, 1971
15th District
Item 103

Gentlemen:

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.

Subject property is located on the north side of Merritt Blvd. It is currently improved with a new automotive dealer showroom and service department building. There is vacant land both to the east and west of the subject site. Merritt Blvd. is a dual lane highway at this location with existing curbing along the frontage of the subject property.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

All required highway improvements and all utilities are secured by Public Works Agreement #127092, executed in conjunction with the current development of the subject property and in connection with Building Permit Application #1127-70 (Commercial). However, the proposed sign is shown as being located within a permanent stone easement area conveyed previously to Baltimore County in right-of-way acquisition required for the original construction of Merritt Boulevard. The petitioner should initiate procedure to obtain the release of this stone easement area which is no longer required along the portion of the property currently being developed.

Thompson Motor Sales, Inc.
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January 29, 1971

BUREAU OF ENGINEERING (Continued)

The petitioner should contact the Baltimore Gas and Electric Company in regard to the location of an existing underground street light conduit that exists along the frontage of this property and could possibly be encountered in excavation for the sign footing.

BUILDINGS ENGINEER'S OFFICE:

No comment from this office at this time.

HEALTH DEPARTMENT:

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

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have no major effect on traffic.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and there are no site planning factors requiring comment.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

ZONING ADMINISTRATION DIVISION:

The subject variance is requesting a height of 33 ft. It is the opinion of the Zoning Administration Division that the location of the sign is in an area that is completely devoid of other commercial activity and is on fairly level ground; therefore, we question the reasons that the subject variance is requested.

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 30 days after the date on

Thompson Motor Sales, Inc.
Page 3
January 29, 1971

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.

cct Acme Sign Company
226 Hays Street
Bel Air, Md. 21014

TEL. PHONE 494-6625	INVOICE	N ^o 76322
BALTIMORE COUNTY, MARYLAND		
OFFICE OF FINANCE		
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		
DATE Feb. 8, 1971		
To: Acme Sign 226 Hays Street Bel Air, Maryland 21014		
Zoning Dept. of Baltimore County		
REPORT TO ASSESSMENT NO. 01-422	QUANTITY	TOTAL AMOUNT \$25.00
DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		
Petition for Variance for Thompson Motor Sales, Inc.		25.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND		
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION		
COURTHOUSE, TOWSON, MARYLAND 21204		

05-10-71

ORDER RECEIVED FOR FILING

DATE 3/11/71 BY Jo Anne Bell

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 is further appearing that the same should be granted.

a Variance to permit a sign height of thirty-three (33) feet instead of the required twenty-five (25) feet should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of March, 1971, 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 height of thirty-three (33) feet 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 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 NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of March, 1971, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

THOMAS E. HUGHES, INC. 81-220-A
111 N. Chesapeake Avenue
Baltimore, Md. 21204

4-11-71

MICROFILMED

Thompson Water Sales, Inc.,
111 N. Chesapeake Avenue
Baltimore, Md. 21204

Item 103

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this 10th day of March, 1971.

Edward D. Gaudy
EDWARD D. GAUDY,
Zoning Commissioner

Petitioner: Thompson Water Sales, Inc.

Petitioner's Attorney: Sam Sign Company

255 N. York Avenue
Baltimore, Md. 21204

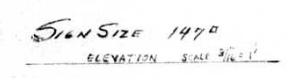
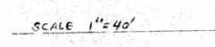
Reviewed by Edward D. Gaudy
Chairman of the
Advisory Committee

1 Sign

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#71-220-A

District 12th Date of Posting 2-11-71
Posted for: Neary, Mary, March 1, 1971, 9:15 a.m.
Petitioner: Thompson Water Sales
Location of property: W. S. of Marshall Ave. 1700' N. of Sherman
W. S. Rd.
Location of Sign: 1 Sign, South of Front of Main Building
Very Small
Remarks: Post. on Front of Main Building
Posted by: Paul H. Hines Date of return: 2-15-71
Signature



PROPOSED DIFFERENTIAL PLASTIC SIGN
FOR;
THOMPSON MOTORS
1000 HERRITT BLVD
ERECTION BY;
ACME SIGN CO
226 HAYS ST.
BEL AIR, MD
12/22/70

