

RE: OUR ORDER NO. 11566 * CITY FINANCE CO. * \$ 25.00
PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 CENTER, INC.

WE, DUNDALK PROFESSIONAL CENTER, 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 412.1A TO ALLOW SIGN OF 40 SQUARE FEET INSTEAD OF THE ALLOWABLE ONE SQUARE FOOT.

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

WE ARE REQUESTING THIS VARIANCE FOR A LARGER SIGN, BECAUSE A SIGN OF ONE (1) SQUARE FOOT WOULD BE OVERWHELMED BY LARGER SIGNS IN THIS AREA THAT ARE LOCATED IN THIS IMMEDIATE AREA.

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.

Address: 5010 HOLABIRD AVE.
BALTIMORE, MD. 21224
 Address: 5010 HOLABIRD AVE.
BALTIMORE, MD. 21224

Petitioner's Attorney: Edmund D. Hardisty
 Protestant's Attorney: Edmund D. Hardisty

CREATED BY The Zoning Commissioner of Baltimore County, this 2nd day of February 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of March 1971 at 10:00 o'clock.

Zoning Commissioner of Baltimore County: Edmund D. Hardisty

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 19, 1971

COUNTY OFFICE - ROOM 111 & CHANGE - 111 E. CHASE - BALTIMORE, MARYLAND 21201

OLIVER L. MYERS, Chairman

MEMBERS:

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC WORKS

STATE BOARD OF COMMERCE

BUREAU OF PLANNING

HEALTH DEPARTMENT

CRUISE PLANNING

BUILDING DEPARTMENT

BOARD OF REGULATION

ZONING ADMINISTRATION

PUBLIC DEVELOPMENT

Dundalk Professional Center, Inc.
 5010 Holabird Avenue
 Baltimore, Maryland 21224

Attest: Mr. Frank Scarfield, President

RE: Type of Hearing: Sign Variance
 Location: SW/5 Dundalk Ave., 184' SE of Center Place
 Petitioner: Dundalk Professional Center, Inc.
 Committee Meeting of February 2, 1971
 12th District
 Item 112

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.

The subject property is... exactly improved with a large office building, with the properties to the north improved with commercial houses and retail stores. The property to the east is improved with a park area, post office and library. The property to the south is improved with dwellings in good repair. The property to the west is a vacant open field. Dundalk Avenue is improved insofar as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

No additional public highway improvements or utilities are involved; therefore, this office has no further comment in regard to the plat submitted for Zoning Advisory Committee review in connection with the subject item.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject sign variance should have no major affect traffic.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

Dundalk Professional Center, Inc.
 Item 112
 Page 2

February 19, 1971

BUILDINGS ENGINEER'S OFFICE:

No comment from this office at this time.

BOARD OF EDUCATION:

No bearing on student population.

ZONING ADMINISTRATION DIVISION:

A field investigation revealed that an existing 10 sign is located in approximately the same location as the proposed sign for the City Finance Company. It should be noted that only one free standing sign will be permitted on this property. Therefore, the petitioner must submit a letter to this office indicating what will be done with the existing sign. This letter must be received prior to the hearing.

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.

THE DUNDALK EAGLE
 14 NORTH DUNDALK AVENUE
 DUNDALK, MD. 21222

AT \$ 6.00

KIMBLE PUBLICATION, INC.
 Publishers:
 KIMBLE E. GELBE
 Publisher-Editor
 MARY G. GELBE
 General Manager
 EVELYN V. CROFT
 Office Manager

CERTIFICATION OF PUBLICATION

THIS IS TO CERTIFY that the annexed advertisement of EDWARD D. HARDISTY, Zoning Commissioner of Baltimore County, in the matter of the petition of DUNDALK PROFESSIONAL CENTER, Inc. for Petition for Variance, was INSERTED IN THE ISSUE OF MARCH 2, 1971, of the Dundalk Eagle newspaper.

Kimble E. Gelbe
 Kimble E. Gelbe
 Publisher-Editor

Baltimore Professional Center, Inc.
 5010 Holabird Avenue
 Baltimore, Md. 21224

Item 112

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this

day of February 1971.

Edmund D. Hardisty
 EDWARD D. HARDISTY,
 Zoning Commissioner

Petitioner Dundalk Professional Center, Inc.

Petitioner's Attorney reviewed by Oliver L. Myers
 Chairman of the
 Advisory Committee

at Triangle Sign & Service
 522 Central Ave.
 Baltimore, Md. 21202 Attn: Mr. Bert Sommer

TELEPHONE
 489-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

INVOICE NO. 76380

DATE March 3, 1971

Revenue Division
 COUNTY HOUSE
 TOWSON, MARYLAND 21204

To: Triangle Sign & Service
522 Central Ave.
Baltimore, Md. 21202

Invoice for: Petition for Variance for Dundalk Professional Center, Inc.
1/1-15-A

QUANTITY	DEBIT TO ACCOUNT NO. 01-422	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Variance for Dundalk Professional Center, Inc. 1/1-15-A	\$25.00	\$25.00

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR "OUR RECORDS"

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty
Zoning Commissioner
 FROM: Richard B. Williams
Project Planning Division
 SUBJECT: Zoning Advisory Agenda Item #112
 Date: February 19, 1971

February 2, 1971
 Dundalk Professional Center, Inc.
 SW/5 Dundalk Ave., 184' SE of Center Place

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

PETITION FOR A VARIANCE
FOR SIGN

REASON: Petitioner for Variance for a sign. Location: West side of Dundalk Avenue 184' SE of Center Place. Date of filing: February 2, 1971. Time of filing: 10:00 A.M. Petitioner: Dundalk Professional Center, Inc. Location of sign: SW/5 Dundalk Ave., 184' SE of Center Place.

The Zoning Commissioner of Baltimore County, after reviewing the petition and the plans submitted therewith, has determined that the proposed sign is in accordance with the Zoning Law and Regulations of Baltimore County, and has issued a certificate of approval.

The Zoning Regulations to be amended are: Section 412.1A. A sign indicating the location of a building or other structure on a lot, or a sign indicating the location of a building or other structure on a lot, or a sign indicating the location of a building or other structure on a lot.

Beginning at a point, etc., and being 10 feet south of the center line of Dundalk Avenue and also being 10 feet south of the center line of Dundalk Avenue, there is a sign indicating the location of a building or other structure on a lot, or a sign indicating the location of a building or other structure on a lot, or a sign indicating the location of a building or other structure on a lot.

Being the property of Dundalk Professional Center, Inc., the above sign and plan filed with the Zoning Commissioner of Baltimore County, for the purpose of amending the Zoning Law and Regulations of Baltimore County, to allow a sign of one (1) square foot in area, to be placed on the lot, or a sign indicating the location of a building or other structure on a lot, or a sign indicating the location of a building or other structure on a lot.

EDWARD D. HARDISTY,
 Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 4, 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.

on the 11th day of March 1971, the 19th publication appearing on the 11th day of March 1971.

L. Leach
 Manager

Cost of Advertisement: \$

05-14-71

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 requested variance would give relief without substantial injury to the public health, safety or general welfare of the locality involved, a variance to Section 413.1-a to permit a sign of 40 sq. ft. instead of the allowable one sq. ft. should be Granted.

the above Variance should be Granted and it further appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22 day of March 1968 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 40 square feet instead of the allowable one (1) square foot, subject to approval of the site plan by 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 196 that the above Variance be and the same is hereby DENIED.

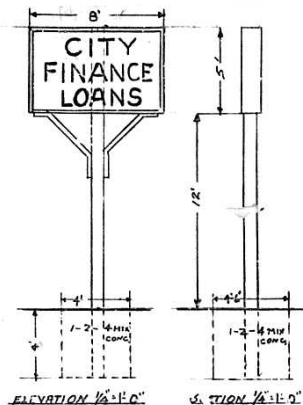
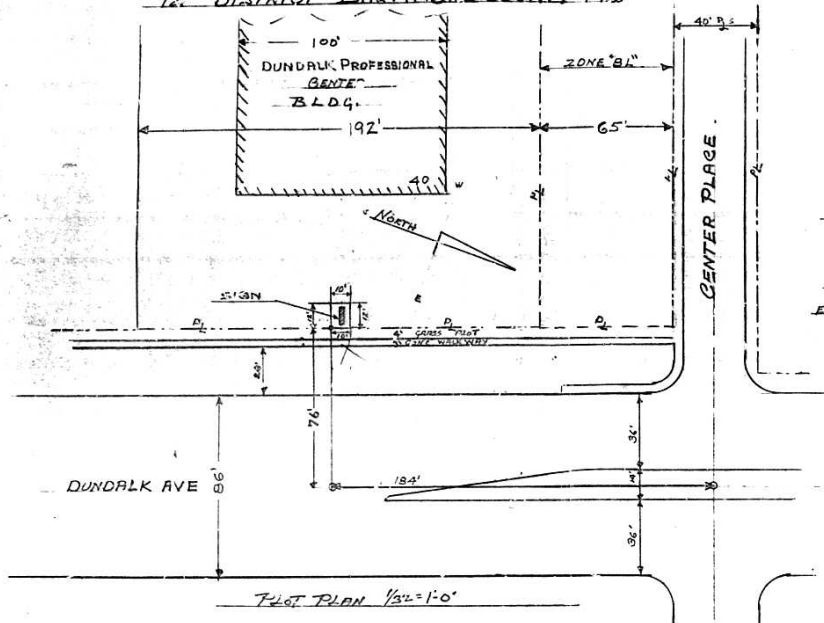
Zoning Commissioner of Baltimore County

THOMAS HOPKINS, ZONING DIVISION, 71-335-A
W/O of JAMES HOPKINS, 71-335-A
of Corner Price

MICROFILMED

TELEPHONE 486-5412		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		N ^o 78602	
		Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		DATE Mar. 12, 1971	
TO:		Zoning Div. of Baltimore County			
		Triangle Sign Service 822 Central Ave. Linthicum, Md. 21040			
REPORT TO ACCOUNT NO. 07-522		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT	
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS			COST	
1	Advertising and posting of property for Randall Professional Center #71-335-A			44.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204					

NOTE ZONE "RA" WITH SPECIAL EXCEPTION
FOR OFFICE BUILDING
12TH DISTRICT-BALTIMORE COUNTY MD.



TRIANGLE SIGN + SERVICE
877 CENTRAL AVE
LINTHICUM MARYLAND
21090 PHONE 636-3666

PROPOSED DOUBLE FACE
SIGN FOR CITY FINANCE CO.
40 S2 DUNDALK AVE
DUNDALK MARYLAND
BALTIMORE COUNTY
DATE DEC 15 / 70 SCALE AS NOTED
By J. Long/Kegon No 11566

