

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION & VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

That we, Thornton Associates, Inc., legal owners 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ to _____ and

_____ for the following reasons:

Request variance; Section 413.3 c to permit a sign 5' from P.L. instead of the required 25' set back

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning regulations of Baltimore County, to use the herein described property, for _____ outdoor advertising sign _____

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

I, _____, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and am to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

As to Signs
228 Hays Street
Bel Air, Maryland 21014
James G. Hawkins, Pres. - Legal Owner
Address: 6709 State Road 50
Sellersburg, Ind. 47172

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ day of _____, 1971, at _____ o'clock _____ A.M.

By _____
Zoning Commissioner of Baltimore County
Deputy
(over)



"Signs that Make the Driver Buy"
228 HAYS STREET • BEL AIR, MARYLAND 21014 • PHONES: 836-6545 879-9353

DESCRIPTION

Beginning at a point said point being 193' plus or minus, measured westerly along the south side of Old Philadelphia Road from the center line of Rosedale Heights Avenue, extended to the south side of Old Philadelphia Road, thence westerly 10' along the south side of Old Philadelphia Road to a point, thence southerly 50' to a point, thence easterly 10' to a point, thence northerly 50' to the place of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenno, Zoning Commissioner, August 20, 1971
FROM: George E. Gervilly, Director of Planning
SUBJECT: Petition 72-32A. Petition for Special Exception for Outdoor Advertising Sign. Petition for Variance for front property line. South side of Old Philadelphia Road 193 feet west of Rosedale Heights Avenue. Thornton Associates, Inc. - Petitioner

15th District

HEARING: Monday, August 23, 1971 (10:00 a.m.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comments to offer.

GEG:msh

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15
Posted for: Hearing Monday, Aug. 23, 1971 at 10:00 a.m.
Petitioner: Thornton Associates, Inc.
Location of property: S.E. of old Phila. Rd. 193 ft. S. of Rosedale Heights Ave.
Location of Sign: 2 Signs, 5' from P.L. instead of 25' from P.L.
Remarks: _____
Posted by: _____ Date of return: Aug. 23 - 71

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
1111 CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
MEMBERS:
OLIVER L. MYERS, Chairman
BUREAU OF ENGINEERING
REPRESENTATIVE IN
TRAFFIC ENGINEERING
STATE ROAD COMMISSION
BUREAU OF FIRE PROTECTION
HEALTH DEPARTMENT
PROJECT PLANNING
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
REVENUE

July 27, 1971

Thornton Associates, Inc.
6709 State Road 50
Sellersburg, Ind. 47172
Attention: Mr. James G. Hawkins, President

RE: Type of Hearing: Special Exception
Location: 2675 Philadelphia Road, SW
of Rosedale Heights Avenue
Petitioners: Thornton Associates, Inc.
Committee Meeting of July 13, 1971
15th District
Item 8

Continued

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 located on the southeast side of Old Philadelphia Road and is on a vacant piece of land that is directly adjacent to an existing Thornton Oil Service Station. Directly across the street from the subject site are approximately 30 years old and in good repair. The property to the north and south of the subject site are developed commercially and each and gutter exist at this location.

BUREAU OF ENGINEERING

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

DEPT. OF TRAFFIC ENGINEERING

The subject variance should have no effect on traffic.

BUILDINGS ENGINEERING OFFICE

No comment from this office at this time.

Thornton Associates, Inc.
Item 8
July 27, 1971

HEALTH DEPARTMENT

Since this petition is for an advertising sign, no health hazard is anticipated.

BOARD OF EDUCATION

No bearing on student population.

FIRE PREVENTION BUREAU

This office has no comment on the proposed site.

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, Chairman

OLM:SD
Enc.

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
ZONING: Petition for Special Exception for Outdoor Advertising Sign. Petition for Variance for front property line.
LOCATION: South side of Old Philadelphia Road 193 feet west of Rosedale Heights Avenue.
DATE & TIME: Monday, August 23, 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 Act and Regulations of Baltimore County, will hold a public hearing for Special Exception for Outdoor Advertising Sign. Petition for Variance from the Zoning Regulations of Baltimore County to permit a sign 5 feet from the property line instead of the required 25 feet setback. Section 413.3c - No such sign shall be located closer to the street right-of-way line than the minimum front yard required for a commercial building as determined by these Regulations for the zone involved.
All that parcel of land in the 15th District of Baltimore County, beginning at a point said point being 193' plus or minus, measured westerly along the south side of Old Philadelphia Road from the center line of Rosedale Heights Avenue, extended to the south side of Old Philadelphia Road, thence westerly 10' along the south side of Old Philadelphia Road to a point, thence southerly 50' to a point, thence easterly 10' to a point, thence northerly 50' to the place of beginning, the property of Thornton Associates, Inc., as shown on plat filed with the Zoning Department, Baltimore County.
Hearing Date: Monday, August 23, 1971 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order of the Zoning Commissioner of Baltimore County
Aug. 2

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 5, 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 to each _____ successive weeks before the _____ day of _____, 1971, the first publication appearing on the _____ day of _____, 1971.

THE JEFFERSONIAN,

Richard G. Ash, Publisher

Cost of Advertisement, \$ _____

THE DUNDALK EAGLE
18 NORTH DUNDALK AVENUE
DUNDALK, MD 21222

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY that the annexed advertisement of the ZONING COMMISSIONER OF BALTIMORE COUNTY in the matter of the Petition for Special Exception for Outdoor Advertising sign, being the property of Thornton Associates, Inc., was inserted in the Dundalk Eagle in the issue of August 5, 1971.

Richard G. Ash, Publisher

PETITION FOR SPECIAL EXCEPTION AND VARIANCE 15th DISTRICT

ZONING: Petition for Special Exception for Outdoor Advertising Sign. Petition for Variance for front property line.
LOCATION: South side of Old Philadelphia Road 193 feet west of Rosedale Heights Avenue.
DATE & TIME: Monday, August 23, 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 Act and Regulations of Baltimore County, will hold a public hearing for Special Exception for Outdoor Advertising Sign. Petition for Variance from the Zoning Regulations of Baltimore County to permit a sign 5 feet from the property line instead of the required 25 feet setback.

The Zoning Regulation to be excepted as follows:
Section 413.3c - No such sign shall be located closer to the street right-of-way line than the minimum front yard required for a commercial building as determined by these Regulations for the zone involved.

All that parcel of land in the 15th District of Baltimore County, beginning at a point said point being 193' plus or minus, measured westerly along the south side of Old Philadelphia Road from the center line of Rosedale Heights Avenue, extended to the south side of Old Philadelphia Road, thence westerly 10' along the south side of Old Philadelphia Road to a point, thence southerly 50' to a point, thence easterly 10' to a point, thence northerly 50' to the place of beginning.

Being the property of Thornton Associates, Inc., as shown on plat filed with the Zoning Department, Baltimore County.
HEARING DATE: Monday, August 23, 1971 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF THE 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 petitioner having met the requirements of Section 502.1 of the Baltimore County Zoning Regulations, a special exception for an Advertising Sign, should be Granted.

As strict compliance with Sec. 413.3c of said Regulations would result in practical difficulty and unreasonable hardship upon the petitioner, and a variance to permit a sign 5 ft. from the property line instead of the required 25 ft. setback, without substantial injury to the public health, safety or general welfare, should be Granted.

~~the above Re-classification should be denied and it further appearing that by reason of~~

~~IT IS ORDERED BY THE Zoning Commissioner of Baltimore County this 25th day of August, 1971, that the above described property be and the same is hereby~~

~~denied and a Special Exception for an Outdoor Advertising Sign should be and the same is hereby~~

granted from and after the date of this order. It is further ORDERED that a variance to permit a sign 5 ft. from property line instead of required 25 ft. should be Granted.

The site plan is subject to approval of Zoning Commissioner of Baltimore County, State Roads Commission, Bureau of Public Services and 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 re-classification should NOT BE GRANTED, and or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1971, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone, and or the Special Exception for _____ be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

MICROFILMED

Thorton Associates, Inc. 6709 State Road 60 Baltimore, Ind. 47172

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Item 8

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

Your Petition has been received and accepted for filing this 13th day of July 1970

Edward D. Handley
EDWARD D. HARDESTY
Zoning Commissioner

Petitioner: Thorton Associates, Inc.

Petitioner's Attorney _____ Reviewed by _____
Chairman of Advisory Committee

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JB</u>	Revised Plans: Change in outline or description Yes _____ No _____									
Previous case: _____	Map # <u>4-B</u>									

TELEPHONE 494-2413

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Revenue Division COURT HOUSE TOWSON, MARYLAND 21204

DATE July 30, 1971

To: Amalgam
200 N. York Street
Baltimore, Md. 21204

BILLED BY: _____

REPORT TO ACCOUNT NO. 01-465

QUANTITY _____

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

4

50.50

4

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

TELEPHONE 494-2413

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Revenue Division COURT HOUSE TOWSON, MARYLAND 21204

DATE Aug. 24, 1971

To: Amalgam
200 N. York Street
Baltimore, Md. 21204

BILLED BY: _____

REPORT TO ACCOUNT NO. 01-465

QUANTITY _____

RETURN THIS PORTION WITH YOUR REMITTANCE

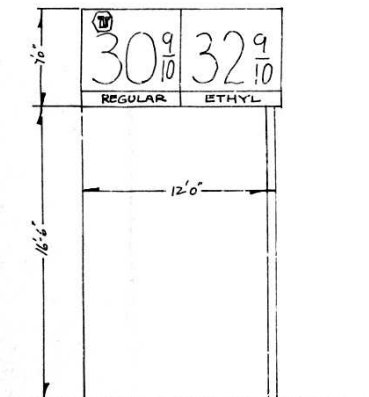
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

4

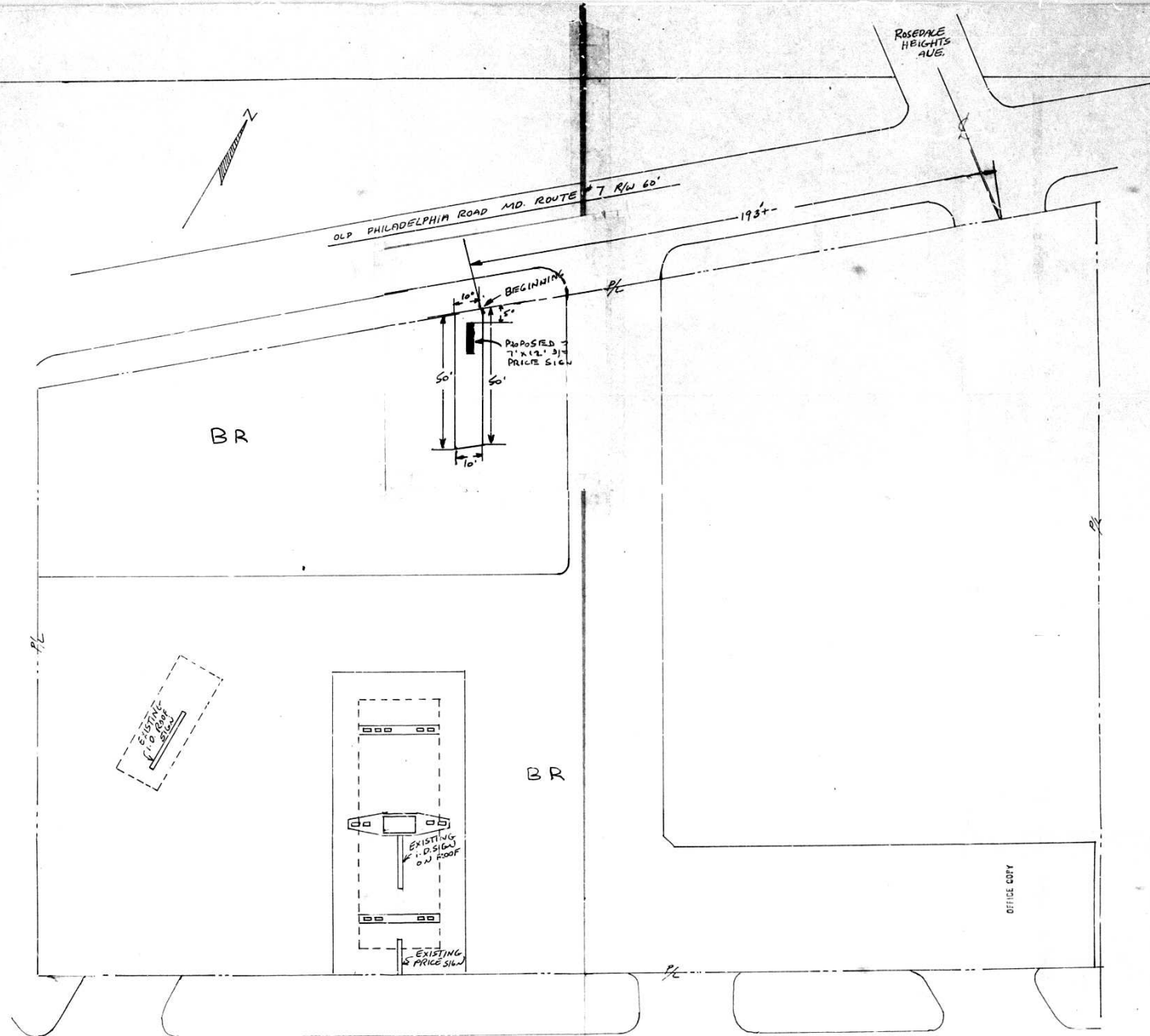
50.50

4

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



Proposed
PRICE SIGN



PULASKI HIGHWAY U.S. ROUTE 40

SITE PLAN
1" = 20' 0"

see card 3163

SITE PLAN
THORNTON OIL 751 1/4 PULASKI HI-WAY
ACME SIGNS BEL AIR, MD.
226 HAYS ST. 838-6545