Baltimore County, Maryland Department Of Public Works

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering ELLSWORTH N. DIVER. P. E. CHIEF

November 8, 1972

72-129-A

Leavy No

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item #69 (1972-1973)

Property Owner: Harry L. Holt

S/S of Stillwater Rd., 550 W. of Mace Avenue

Present Zoning: D.R. 5.5

Proposed Zoning: Variance from Section 1802.10.1 to permit lot widths of 50' instead of required 55'

District: 15th No. Acres: 150' x 200'

Dear Mr. DiNenna:

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:

No further Baltimore County highway improvements are required and all public utilities exist. However, any construction or reconstruction of sidewalk, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

Very truly yours,

LISWORTH N. DIVER, P.E.

Chief, Bureau of Engineering

END: EAM: FWR: SS

I-SW Key Sheet 7 NE 26 Position Sheet NE 2 G Topo 97 Tax Map

RE: Penn Bros. 11 Reisterstown Road Pikesville Maryland PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Ross we Chrysler Realty Carp. legal owner A of the property situate in Baltimor County and which is described in the description and plat attached hereto and made a part hereof

hereby petition for a Variance from Section 413.20 to permit a sign of 266 aquare feet instead of the 150 square feet . 413.5d request a sign of 44 feet

in height instead of the required 25 foot height.

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

This sign is a stock identification sign which is installed at all agencys. sight is recessary because if this sign would be installed at 25', in and, the aesthetic value of the sign would be destroyed.

CEIVED FOR FILING

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

agree to pay expenses of above Variance advertising, posting, etc., upon filing of this
turther agree to and are to be bound by the zoning regulations and restrictions of
thy adopted pursuant to the Zoning Law For Baltimore County.

net 879-9353

DE. DETITION FOR VARIANCES from Sections 413.2e and 413.54 of the Baltimore County Zoning Regulation N/5 Reisterstown Road 11 N. of Milford Mill Road, Chrysler Realty Corporation,

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

OPINION

This case comes before the Board on an appeal by the petitioner from the

The subject property is located in the Third Election District of Bultimore is a subject lot is approximately five acres in size, with approximately 350 fee ack about 90 feet from the Reisterstown Road. This location is the new home of the Penn Bros. new and used car dealership which has, prior to this relocation, been in the utomobile sales business in Baltimore City for forty-nine years

Those who testified for the petitioner were: Lewis Penn, Vice-President of Penn Bros.; Bert Sommer, a sign expert and the General Manager of the Acme Sign Co.; rehin in the rural crea of Arcadia, Maryland. It was pointed out to th the 90 foot setback of the new building; the large five acre site; the long

Chrysler Realty Corp. - 772-129-A

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sign other than the one proposed in this case. It was also mer rioned that the efforts of

eding 35 feet, the hardship and/or difficulty previously described would be resolved. Therefore, the Board shall grant variances for size and height as described in the Order se

ORDER

For the reasons set forth in the aforeaging Opinion, it is this 19th day a May, 1972, by the County Board of Appeals, OR DERED that a variance from Section 413.2e to allow a sign of 224 square feet instead of the required 150 square feet, and a variance from Section 413.5d to allow a height of 35 feet instead of the required 25 feet, he and the same are hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100, ubtitle B of Maryland Rules of Procedure, 1961 edition.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

ZONTHE CONSTRUCTOR OP

ORDER FOR APPEAL

JAN 11 72 PM

Please enter my appearance in the above entitled matter and enter an appeal to the County Board of Appeals from Deputy

226 HAYS STREET & BEL AIR, MARYLAND 21014 & PHONES: 636-6545 679-9353

DESCRIPTION

Segimning at a point, said point being 33' measured westerly to the center line of Reisterstom Road and also 114' measured southerly not the center line of Reisterstom Road of a point of intersection the center line of Reisterstom Road of a point of intersection the center line of Reisterstom Road, thence east 30' to a point, thence 10' month to a point, thence 10' west to a point, thence 10' south along the property line to the place of beginning, forming a rectangle 10's10' in which the identification sign for Penn Brothers is to be placed.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

CCULTY OF FALE BLDG 111 * Chesapeake Ave. Towson, Maryland 2170 Acme Signs 226 Hays Street Bel Air, Haryland OLIVER L. MYERS

MENDERS

BURK SU OF

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COME: BUREAU OF FIRE PROVENTION

BEALTH CLEARTMENT PROJECT PLANNING

BUILDING DEPARTMEN

BOARD OF KOUCATION ZONING ADMINISTRAT

INDUSTRIAL DEVELOPMENT

Atten: Nr. Bert Sommer

RE: Type of Hearing: Verlance Location: R/S. Reisterstoom Rd., 114' M of Millord Mill Road Present: All Proposed Zening: Verlance from 413.7c, sign area; 413.5d sign Height 3rd District Iten 58

The Zoning Advisory Committee has reviewed the plans submitted with the above referer ... patition 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 east side of Relateration Red, directly opposite Milford Mill Read. It is currently being improved with a new Chrysler Plynouth dealership sales building with connecting service area. Relateration Read at this location is improved with curb and gutter on both sides of the street. To the north of the subject site incre is an existing retail also store, the three is an exhibit control such service pureys. On the west side of Relateration Read are two outcombine service stations.

BUREAU OF ENGINEERING:

GENERAL:

Baltimore County utilities and highery improvements are not involved. This office has no further command in regard to the plan submitted to the Zening Advisory Committee for review in connection with this item.

Retropolitan water and sewers are available to the site, therefore, no health hazards are anticipated.

PROJECT PLAPHING DIVISION:

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

FIRE DEPARTMENT: This office has no comment on the proposed site.

BOARS OF EDUCATIONS

HEALTH DEPARTMENT:

Metropolitan water and sower are available to the site.

Air Paliution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Poliution Control Regulations. Additional information may be obtained from the Division of Air Poliution, Baltimore County Department of Health.

TRAFFIC ENGINEERING:

The subject sign variances have no effect on traffic.

ZONING ADMINISTRATION DIVISION:

This office is approving the subject patition for filing. However, we feet that we should comind the politioner that Section \$13.5.6, states in part that "in no case shall the total height of the structure exceed \$5 feet". The request for this patition to a Warleace to \$6 feet. Also, we feet that if this sign was located in this Legation, it may interfere with a sign was located in this Legation, it may interfere with a sign existing for the Sheatown store directly to the north of this site.

This petition is accepted for filling on the date of the enclosed filling certificate. Notice of the hearing date and time, which will be held not less time 30 and nor ears then 30 days after the date on the filling certificate, will be formarded to you in the near future.

OLIVER L. MYERS, Chairman

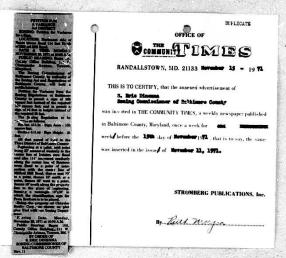
ect Enryster Bealty Forp.
Ben #500, Troy, Bickings
Attack S. b. Community Man President

POR - ASSECT No. 200 72-12 1 - Property of Chrycles Realty Corp. NYE/E Relaterators load 200' NYMILION Mill Road

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| 226 Hays St. Belair, Md. 2101 | i Oce for Chrysler R | |

MIL 12 1972

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| and it appearing that by re- | ason of the following finding of facts | |
| | Line Steel and the BR Collins Steels | |
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| the above Variance should | be had; and it further appearing that by reason of | |
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| . J | | al vy |
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| Wartande | should be | grant |
| 2 | e Zoning Commissioner of Baltimore County th | |
| 4 16 | | |
| Set of | 196 that the herein Petition for a Variance should be | and t |
| same is granted, from and | after the date of this order. | |
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| tortu | *************************************** | |
| 2 2 | Zoning Commissioner of Baltimore | Cour |
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| | ACTIVISE NEW COMPACTOR SERVICES TO SERVICE SERVICES CONTRACTOR SERVICES CONTRACTOR SERVICES CONTRACTOR SERVICES | • 6-55 |
| | son of strict compliance with the Baltimore County | |
| Regulations would not | result in practical difficulty and inreasonable har | dship |
| upon the Petitioner | E E E | |
| | - : 4- | |
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| | | |
| the above Variance should | NOT BE GRANTED. | |
| 12 | Deputy 15 - | ~ |
| IT IS ORDERED by the | Zoning Commissioner of Baltimore County, this | da |
| of December 1 | 98.71 that the above Variance be and the same is hereby D | ENIE |
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| Per States Communicate of Sta- | THIS IS TO CERTIFY, that the annexed advertisement was |
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| Personal Property of the Party | and published in Towson, Baltimore County, Md., office and |
| the maney had not be promised. | one time Execute before the 29th |
| The Seeing Sequinition to be on- | day of November , 19.73 , the ** publication |
| mercian (15.54 Sign Hought - 25 peat. All that percel of land in the | appearing on the 11th day of November |
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| along the center line of Briston- term Boad to a point of intersection | O THE JEFFERSONIAN, |
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| of the party has a few party of the party of | Manager. Cust of Advertisement, 8 |
| Sense the property of Chrysler | |
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| Petitions/Igm High Petitioner's Attor on Oxyoter Society Trap, Meldigen | Tion. | | · Reviews | d by Chairman Advisory | J. Myses |

| | Wall | Wall Map | | Original | | Duplicate | | Tracing | | 200 Sweet | |
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| Descriptions checked and outline plotted on map | | | | | | | | | | | |
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| Granted by ZC, BA, CC, CA | | | | | | | | | | | |

| | Toursen, Maryland |
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| District. 3 1 d | Date of Posting, ACO. 13 971 |
| Posted for VARIANCE | |
| Petitioner CHRYSIER A | EALTY CORP. |
| Location of property: AF/S | OF REISTERSTOWN Rd 114 FT. N OF HILFORD |
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| Leveline of Siene E/S o F | REISTONS TOWN P.S. 200FT. + U OF MILFO |
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72-129

CERTIFICATE OF POSTING

| District 3 Rd Posted for: APEALL | Dete of Posting. J.A.N. 22-197 |
|--|---------------------------------------|
| Petitioner: CHRYSIER REALTY | CORP. |
| Location of property: N/S REISTER MULFOR? MU | RSTOWN ROAD 114 FT. N OF |
| Location of Signs: E/S KEISTE MUFORD MIL | RSTOWN ROAD 150 FT. +- N OF L POAD |
| Remarks: Posted by Charles 11. These Screens | C Date of return: JAN. 28- 1972 |

