

RE: Fox Chevrolet

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

xx and we, Knott Industries, 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 for a Variance from Section 413.2a to permit a sign of 245 square feet instead of the required 150 square feet. 413.5d request a sign of 35 feet in height instead of the required 25 feet height.

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

This is a stock identification sign which is installed at all agencies.

The height is necessary because if this sign would be installed at 25' in height, the aesthetic value of the sign would be destroyed.

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 Signs
226 Hays Street
Bel Air, Maryland 21014
Phone 879-9353
Contractor

Knott Industries, Inc.
Legal Owner
Address: 6707 Whitestone Road
Baltimore, Maryland 21207

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of November, 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 11th day of December, 1971, at 11:00 o'clock.

John A. Miller
Zoning Commissioner of Baltimore County

(0017)



Signs that Make the Passer By

226 HAYS STREET & BEL AIR, MARYLAND 21014 & PHONE: 836-6545 879-9353

DESCRIPTION

Beginning at a point, said point being 60' measured northerly to the center line of Security Blvd. and also 952.34' measured westerly along the center line of Security Blvd. to a point of intersection with the center line of Whithead Court. Thence south 20° to a point, thence 15° west to a point, thence 20° north to a point, thence 15° east along the property line on the south side of Security Blvd., to the place of beginning, forming a rectangle 15'x20' in which the identification sign for Fox Chevrolet is to be placed.

RE: PETITION FOR VARIANCES
from Sections 413.2a and 413.5d
of the Zoning Regulations
S/S of Security Blvd. 575, 22'
E. of Whithead Court,
1st District
Knott Industries, Inc.
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 72-144-A

OPINION

This case comes before the Board on an appeal by the petitioner from the decision of the Deputy Zoning Commissioner which denied the petitioned variances. The petitioner seeks variances from Sections 413.2a and 413.5d of the Zoning Regulations to erect a sign of 245 square feet instead of the permitted 150 square feet, and 35 feet in height instead of the permitted 25 feet. There were no protestants.

The subject property is located in the First Election District of Baltimore County on the south side of Security Boulevard, approximately 575 feet east of Whithead Court. This location is within the Meadows Industrial Park and is zoned M.L. The property lies approximately midway between the Beltway and the Social Security main building, and is known as 6633 Security Boulevard.

Three witnesses testified for the petitioner. The first witness was the lessee; Benno Huwitz, President, Fox Chevrolet, who stated that his firm, after forty years in the city, has recently constructed their car agency on a six acre site at this location, which Fox Chevrolet is leasing from the petitioner for a long term. The lessee described the necessity for the display sign which is sought in this instance, and cited several reasons as to why he would suffer unreasonable hardship and practical difficulty if he were not able to erect this sign. Among the reasons cited was that the building is set well back from the boulevard and cannot be easily seen from a distance, and that the sign sought is a standard General Motors national display type which only comes in three sizes, with the other two sizes being much too small for this large building on a six acre site. The subject building contains 50,000 square feet on one floor. The sign sought in this case is like the sign which is now on other General Motors dealer sites in the County.

Knott Industries, Inc. - #72-144-A

2.

The general manager of the Acme Sign Co. described in detail the sign sought in this petition, and further elaborated on the various national General Motors signs. It was the expert opinion of this witness, who has 32 years experience in the sign business, that the next smaller General Motors national sign would not make an attractive appearance at this site considering the size of the land and buildings at this location. It was the man's opinion that an unreasonable hardship and practical difficulty would be placed on the petitioner if they are not able to use the standard dealership sign provided by G. M. and they would have to install a different type, specially made, identification sign for this site. The sign in question is produced nationally by G.M., and is the same for all such dealerships throughout the country. This would seem to be aesthetically desirable, as all such dealerships would have the same kind of sign instead of the many varied types that might result if each dealer were free to design their own sign.

Hugh Carlson, a well recognized real estate expert, testified that, in his opinion, the granting of these variances would in no way adversely affect the surrounding commercial and industrial land. No residential properties could see this sign. It was his opinion that unreasonable hardship and practical difficulty would result if the variances were denied. The Board concurs.

For the reasons outlined herein, it is the judgment of this Board that the petitioner would indeed suffer unreasonable hardship and practical difficulty if the variances were denied.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 28th day of March, 1972, by the County Board of Appeals, ORDERED that the variances petitioned for, be and the same are hereby GRANTED.

Knott Industries, Inc. - #72-144-A

3.

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

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik, Chairman

Walter A. Keiter, Jr.

John A. Miller

72002
1/4c
1/3/72

PETITION FOR A VARIANCE
S/S of Security Boulevard
575, 22' E. of Whithead Court
1st District, Knott Industries, Inc.
No. 72-144-A
(Item No. 74)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

ORDER FOR APPEAL

MR. COMMISSIONER:

Please enter an appeal to the County Board of Appeals from Deputy Commissioner Dyer's Opinion and Order dated December 14, 1971, in the above entitled matter.

James D. Nolan
Nolan, Humphreys & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204
VA 3-7800
Attorneys for Petitioner-Appellant

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 17, 1971

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Oliver L. Myers, Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STAT. BOARD COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Acme Signs
226 Hays Street
Bel Air, Maryland 21014
Attorn: Mr. Bert Sommer

RE: Type of Hearing: Variance
Location: S/S Security Blvd., 575' E. of Whithead Court
Petitioner: Knott Industries, Inc.,
Committee Meeting of Nov. 2, 1971
Item 74 1st District

Comments:

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 south side of Security Blvd. just east of Whithead Court. It is currently improved with Chevrolet dealership that is currently in operation at this location. Curbs and gutters exist on both sides of Security Blvd. at this location.

BUREAU OF ENGINEERING:

Comments:

Baltimore County utility and highway improvements are not involved. This office has no further comment in regard to the plan submitted to the Zoning Advisory Committee for review in connection with this item.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

DEPT. OF TRAFFIC ENGINEERING:

The subject variance for sign height is not expected to create any traffic problems.

PROJECT PLANNING DIVISION:

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

Acme Signs
Item 74
Page 2
November 17, 1971

HEALTH DEPARTMENT:

No health hazards are anticipated.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing; however, we must advise petitioner that Section 413.5 e. states in part that in no case shall the total height of the structure exceed 35 feet.

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:JD

Enc.

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:

the above Variance should be had; and it further appearing that by reason of:

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this

day of November 1967, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

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 strict compliance with the Baltimore County Zoning Regulations would not result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should NOT BE GRANTED.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of December 1967, that the above Variance be and the same is hereby DENIED.

DEPUTY Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION
TOWSON, MD., November 18, 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 18th day of November 1971, the 18th day of November 1971.
THE JEFFERSONIAN
S. Eric Dinenna, Manager.
Cost of Advertisement, \$.

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Cost of Advertisement, \$.

ORIGINAL
THE CATONSVILLE TIMES
CATONSVILLE, MD. 21228 Nov. 22, 1971
TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner of Baltimore County, was published in THE CATONSVILLE TIMES, a weekly newspaper published in Catonsville, Maryland, once a week for One week before the 22 day of Nov., 1971, that is to say, as inserted in the issue of Nov. 18, 1971.
STROMBERG PUBLICATIONS, Inc.
By: Ruth Morgan

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: NOV. 20-71
Posted for: VARIANCE
Petitioner: Knott Industries, Inc.
Location of property: 5/8 SECURITY BLVD. 575 FT. 2214 E. OF WHITEHEAD CT.
Location of Signs: 5/8 SECURITY BLVD. CORNER E. OF WHITEHEAD CT.
Remarks: Charles M. Head
Posted by: Charles M. Head Signature Date of return: DEC. 7-1971

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: JAN. 8-1972
Posted for: APPEAL
Petitioner: Knott Industries, Inc.
Location of property: 5/8 SECURITY BLVD. 575 FT. 2214 E. OF WHITEHEAD COURT
Location of Signs: 5/8 SECURITY BLVD. 575 FT. 2214 E. OF WHITEHEAD COURT
Remarks: Charles M. Head
Posted by: Charles M. Head Signature Date of return: JAN. 14-1972

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Web Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denial									
Granted by ZC, BA, CC, CA									
Reviewed by: [Signature]									
Previous case:									
Revised Plans: Change in outline or description									Yes No
Map #									

Acme Signs
226 Hays Street
Bel Air, Maryland 21034
Attent: Mr. Bert Sommer
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Your Petition has been received and accepted for filing
this 2nd day of November 1971

S. Eric Dinenna,
Zoning Commissioner

Petitioner: Acme Signs
Knott Industries, Inc.
Petitioner's Attorney

Reviewed by: [Signature]
Chairman of
Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 299

DATE: Nov. 15, 1971 ACCOUNT: 61-662
AMOUNT: \$25.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Acme Signs
226 Hays St.
Bel Air, Md. 21034
Petition for Variance for Knott Industries, Inc.
712-144-A 25.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 1435

DATE: Dec. 9, 1971 ACCOUNT: 61-662
AMOUNT: \$43.25

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Acme Signs
226 Hays Street
Bel Air, Md. 21034
Advertising and posting of property for Knott Industries
712-144-A 43.25

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 1476

DATE: Jan. 6, 1972 ACCOUNT: 61-662
AMOUNT: 35.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
No. 72-144-A - Appeal costs - Prop. Knott Ind. Inc.
8/8 Security Blvd. E. Whitehead Court
Jas. D. Nolan, Esq.
35.00

