

AUG 17 1973

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.

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community. Variance to permit a sign area of two hundred and twenty-one (221) square feet instead of the required one hundred and fifty (150) square feet; and to permit a sign height of thirty (30) feet instead of the required twenty-five (25) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of June, 1973, 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 area of two hundred and twenty-one (221) square feet instead of the required one hundred and fifty (150) square feet; and to permit a sign height of thirty (30) feet instead of the required twenty-five (25) feet, subject to the following restrictions:

1. No other freestanding identification signs shall be located on the property and no identification signs, ordinarily permitted on the roof of the building, shall be constructed on said roof at any future date. 2. The approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of June, 1973, that the above Variance and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Director
Wm. T. MELSER Deputy Traffic Engineer

May 30, 1973

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

Re: Item 207 - ZAC - April 24, 1973
Property Owner: Cook United, Inc.
7820 Wise Avenue
Variance from Section 413.2E to permit a sign area of 221 square feet instead of required 150 square feet and 413.5D to permit a sign height of 35' instead of required 25'
District 12

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the size of the proposed advertising sign.

Very truly yours,

Wm. T. Melser
Traffic Engineer Associate

MSF/yk

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 8, 1973

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE PLANNING COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Cook United, Inc.,
7820 Wise Avenue & Lynch Road
Baltimore, Maryland 21222

RE: Variance Petition
Item 207
Cook United, Inc. - Petitioner

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the north side of Wise Avenue, 260 feet west of Lynch Road, in the 12th District of Baltimore County. This property is improved with a Cooks Discount Store, a Pantry Pride food store, and a small discount service station (not shown on submitted plan).

This petition is a Variance request for an identification sign for the Cooks Discount Store, 35 feet high and an area of 221 square feet. This shopping center has a large parking area, however, the parking is not arranged in the field as shown on the site plan. Also, the topography of this area is completely level and there does not appear to be any problem with visibility.

Cook United, Inc.,
Item 207
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June 8, 1973

This petition is accepted for filing, however, a revised site plan should be submitted that clearly indicates the correct parking pattern, the service station, and the location of other signs along Wise Avenue on this property.

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,

John J. Dillon, Jr.
Chairman
Zoning Advisory Committee

JJD:JD
(Enclosure)

Claude Neon Signs, Inc.
1808 Cherry Hill Road
Baltimore, Maryland 21230

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

May 11, 1973

Bureau of Engineering
ELLSWORTH H. DIVER, P. E. CHIEF

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

Re: Item #207 (1972 - 1973)
Property Owner: Cook United, Inc.
7820 Wise Avenue
Present Zoning: S.L.
Proposed Zoning: Variance from Section 413.2E to permit a sign area of 221 sq. ft. instead of required 150 sq. ft. and 413.5D to permit a sign height of 35' instead of required 25'
District: 12th No. Acres: 10' x 40'

Dear Mr. DiNenna:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #207 (1972 - 1973).

Very truly yours,

Ellsworth H. Diver
Chief, Bureau of Engineering

WHD:EAM:PW:RIS

E-W Key Sheet
11 SE 33 FOS. Sheet
SE 3 F Topo
103 Tax Map

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

822-7316

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Cook United, Inc.

Location: 7820 Wise Avenue

Item No. 207 Zoning Agenda Tuesday, April 24, 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at EXCEEDED the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: [Signature] Noted and Approved: [Signature]
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/19/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 25, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on Item 207, Zoning Advisory Committee Meeting April 24, 1973, are as follows:

Property Owner: Cook United, Inc.
Location: 7820 Wise Avenue
Present Zoning: S.L.
Proposed Zoning: Variance from Sect. 413.2E to permit a sign area of 221 sq. ft. instead of req. 150 sq. ft. and 413.5D to permit a sign height of 35' instead of required 25'
District: 12
No. Acres: 10' x 40'

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas H. Davlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mgd

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: May 1, 1973

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

Z.A.C. Meeting of: Tuesday April 24, 1973

Re: Item 207
Property Owner: Cook United, Inc.
Location: 7820 Wise Avenue
Present Zoning: S.L.
Proposed Zoning: Variance from Section 413.2E to permit a sign area of 221 square feet instead of required 150 square feet and 413.5D to permit a sign height of 35' instead of required 25'

District: 12
No. Acres: 10' x 40'

Dear Mr. DiNenna:

No bearing on student population.

WNP/ml

Very truly yours,
W. Nick Petrovich
Field Representative

W. EMILE PARKS, M.D., M.P.H.
EUGENE C. HESS, M.D., M.P.H.
MRS. MARGARET L. GEARLEY

MARCELUS M. BOSTWANE
JOSEPH A. MCGOWAN
ALVIN LOWEN

T. HARVEY WILLIAMS, JR.
RICHARD W. MULLER, M.D.
MRS. RICHARD W. MULLER

JOSEPH A. MCGOWAN

AUG 17

