PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. Maret Develop. Corp. __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.

ion for a Variance from Section 413.2-e - to permit a sign of 194...

square feet instead of the required 150 square feet.

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

Request additional sign area of 44 sq. ft. in form of marques sign to advertise special events to the public. Total area of all signs to be 194 sq. ft.

see attached description

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

Lor we agree to pay expenses of above Variance advertising posting, etc., apon fill ig of this petities, and further agree to and are to be bound by the zoning regulations and restrictions of Balance County adopted pursuant to the Zoning Law For Baltimore County.

WASCC. NASCONE June & Marci

Triggle Sign & Service

822 Central Avenue

822 Gen. Linthicum, Md.

#2 Y

MERCHY'S MARY, INC.
HE/S of laborty Rd.
Old Court Rd.

PETITION AND SITE PLAN

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

eCa JOHN J. DILLON, JR.

Chairman

BUREAU OF ENGINEERING DEPARTMENT OF TRAFFIC I VGINEERING

STATE ROADS COMMISS

THE PLANNING STILLING DEPARTMENT TAING MAGNISTRATIO

DEVELOPMENT

July 20, 1973

Mr. Leonard Erooks Triangle Sign & Service 822 Central Avenue Linthicum, Maryland 21090

RE: Variance Petition Item 6 Maret Development Corporation

Dear Mr. Brooks:

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 northeast side of Liberty Road, at the corner of Old Court Road, and is also known as 8514 Liberty Road.

The petitioner is requesting a Variance to allow an identification sign of 194 square feet, instead of the required 150 square feet. There is currently an existing identification sign on the site that is within the minimum requirements of the Zoning Regulations. The petitioner is proposing to erect an additional sign on this sign that would increase the total area of the sign.

The shopping center is currently under construction and at least one store is occupied. There are other shopping centers in the vicinity, one

Mr. Leonard Brooks Item 6 July 20

being located directly opposite this property. There is no identification sign on the opposite side of the street

This petition is accepted for filing on 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.

JJCJr.:JD

Enclosure

Baltimore County Fire Department



829-7310

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

Location: Item No. 6

Gentlemen:

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

() 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 Morks.
() 2. A second nears of which access is required for the site.
() 3. The vehicle dead-end condition shown at

Reviewer: LT - Kelly Hoted and Poul Themps Planning Group-1 Rex Special Inspection Division Pure Prevention Dureau

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

July 9, 1973

DONALD J. ROOP, M.D., M.P.H.

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

Dear Mr. DiNenna:

Comments on Item 6, Zoning Advisory Committee Meeting July 3, 1973, are as follows:

Property Owner: Mart Development Corporation Location: 8514 Liberty Road Present Zoning: Proposed Zoning: Variance from Section 413.2.e to permit a sign of 194 sq.ft. instead of req. 150 sq.ft. District: 2 No. Acres:

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

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

Mr. S. Eric DiNenna, Zoning Commissione Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Di Nenna:

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

John Zev embley

John L. Wimbley Planning Specialist II Project Planning Division

July 5, 1973

531 5th Avenue McKeesport, Pa.

Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Mart Development Corporation 8514 Liberty Road

Zoning Agenda Tuesday, July 3, 1973

The vehicle dead-end condition shown at TROCHEDJ the mainium allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of the Fire Prevention Code prior to occupance or beginning of the partial or t

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Comments on Item #6, Zoning Advisory Committee Meeting, July 3, 1973, are as follows:

of the required 150 square feet

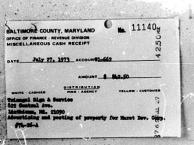
This plan has been reviewed and there are no site-planning factors requring comment

Proposed Zoning: Variance from Section 413.2 e to permit a sign of 194 square feet instead

Property Owner: Moret Development Corporation Location: 8514 Liberty Road

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|------------|--|------------------------|-----------------------|--|
| Purs | suant to the advertisement | , posting of property, | and public hearing or | the above Pe tition |
| and it ap | pearing that by reason of | the following finding | of facts that stric | t compliance with |
| the Ba | Itimore County Zonia | ng Regulations wo | ould regult in prac | tical difficulty and |
| unreas | onable hardship upor | the Petitioner, | | |
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| | Variance should be had | and it further appear | ing that by reason of | the granting of |
| | riance requested not | | | |
| | e of the community, | | | |
| Wellar | e of the community, | | | |
| g | | | | |
| 36 | to permit a sign o | f one hundred and | one hundred and | should be granted. |
| 7 14 | fifty (15C) agus se | faat ' | | |
| if is | ORDERED by the Zoning | Commissioner of Bal | timore County this . | |
| 17 | July, 190 | | | |
| the De | feet, subject to the partment of Public V of Planning and Zon ant to the advertisement, | Vorks and | oning Commissioner of | |
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| the above | Variance should NOT F | BE GRANTED. | | |
| IT IS | ORDERED by the Zoning | Commissioner of Balt | imore County, this | day |
| of | 196 | that the above Varian | nce be and the same | is hereby DENIED. |
| | | <u>z</u> | oning Commissioner of | f Baltimore County |
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| PER A VARIANCE | | | TE OF PUBLICATION | |
| a for a Vertices for a | | | 2790 | |
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BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 3, 1973

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

Z.A.C. Meeting of: Tuesday July 3, 1973

Re: Iten 6
Property Owner: Maret Development Corporation
Location: 85th Laborty Road
Present Zoning:
Proposed Zoning Warlance from Section 513.2.e to permit a sign of 19th
square feet instead of the required 150 square feet

District:

Dear Mr. DiNenna:

No effect on student population.

WIP/m1

Very truly yours, Which fetward W. Nick Petrovich Field Representative

CERTIFICATE OF PUBLICATION

appearing on the 12th day of July 19.73

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE LIEVENUE DIVISION MISCELLANEOUS CASH RECEIPT M. 10888 July 6, 1973

BAL MORE COUNTY, MARYL .ND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric Dillenna, Zoning Commissioner Date July 18, 1973 FROM William D. Fromm, Director

2nd District

HEARING: Monday, July 30, 1973 (10:30 A.H.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this *ime.

74-26-A

Date of Posting July 13, 1973

WDF : NEG - DW



1 5,6N

Posted for PETITION FOR VARIANCE Petitioner: MURPHY'S MART INC.

FUNCTION Descriptions checked and outline plotted on map Petition number added to Denied Granted by ZC, BA, CC, CA

CERTIFICATE OF POSTIM

Location of property: NE/S OF LIBERTY Rd. 1015 S OF CLB COURT Rd. Location of Signar N.E./S OF LIBERTY Rd. 1015 + OR - SOF OLD COURT Rd., AT EAST ENTRANCE 18 + OR - W OF DRIVEWAY

PETITION MAPPING PROGRESS SHEET

Revised Plans: Change in outline or description_

Map # 28-

PARTMENT OF BALTIMORE COUNTY

a Northerly direction from a point in the center line of Liberty Road and being 1015' Easterly from the intersection of Liberty Road and the center line of Old Court Road. Thence running in an Easterly direction 10' to a point, thence in a Northerly direction 20' to a point, thence in a Westerly direction 10' to a point, thence Southerly 20' to the point of beginning.

Beginning at a point located 50' measured in-

DESCRIPTION

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

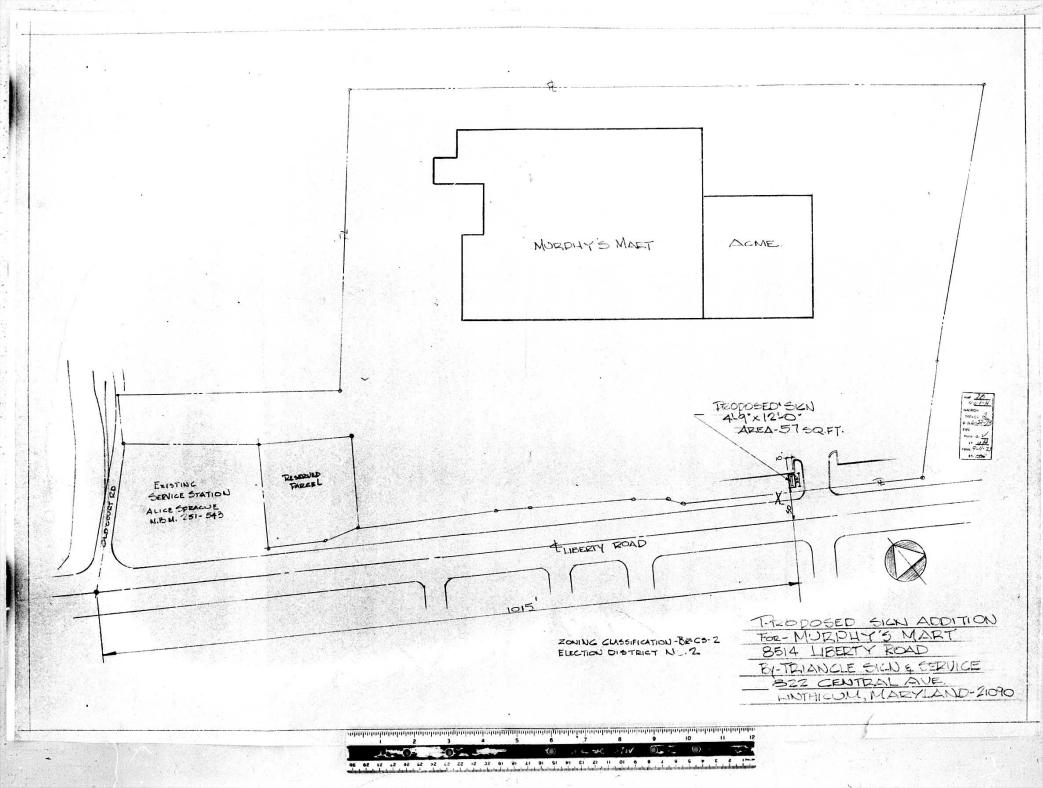
County Office Building 111 W. Chesapeake Avenu Towson, Maryland 21204

| | Your Petition he | s been received | and accepted | for filling |
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| Petitioner Maret | Development | Corporation |
|------------------|-------------|-------------|
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| BALTIMC | COUNTY | OFFICE O | F PLANNING | ND ZONING |
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DESIGNED FOR: DATE:

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