

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Harco Leasing Company, Inc., 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,

hereby petition for a Variance from Section 413.8, Para E, - To permit two (2) identification signs of 168 sq. ft. each instead of the two (2) identification signs 150 sq. ft. each, allowed at a height of 35 ft. each instead of the 25 ft. each allowable height.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
 The dealership sets on high ground and an appreciable distance from I-695, in that business is service orientated and traffic enters off of this highway. Signs of the above referenced size and height are required for adequate visibility by potential truck customers to enable them to slow down to use the exit ramp facility. Although county counts entire face area, please note that sign is aesthetically designed so that less than 30% of the overall area is used for actual identification purposes. Hopefully Baltimore County will appreciate the efforts of International Harvester to provide pleasing visual identification and grant variance.

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.

Contract purchaser _____ Legal Owner _____
 Address _____ Address 401 North Michigan Avenue _____
 Petitioner's Attorney _____ Protestants Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day

of 17th October 1974, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through 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 13th day of November, 1974, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND
 JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
 EUGENE J. CLIFFORD, P.E. Wm. T. MELZER
 DIRECTOR DEPUTY TRAFFIC ENGINEER

October 17, 1974

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

Re: Item 63 - ZAC - September 24, 1974
 Property Owner: Harco Leasing Company, Inc.
 Location: a. NE/S of Sulphur Spring Rd. (Relocated) 690' N/W of Old Sulphur Spring Rd. b. W/S of Old Sulphur Spring Rd. 140' NE of Sulphur Spring Rd. (Relocated)
 Existing Zoning: M1
 Proposed Zoning: Variance from Sec. 413.8, Para E, to permit two (2) identification signs of 168 sq. ft. each, instead of the two (2) identification signs 150 sq. ft. each, allowed at a height of 35 ft. each instead of the 25 ft. each allowable height.
 No. of Acres: 20 X 20
 District: 13th

Dear Mr. DiNenna
 No traffic problems are anticipated by the requested variance to permit oversize signs.

Very truly yours,

Michael S. Flanigan
 Traffic Engineer Asso.

Dear Mr. DiNenna:
 We respectfully request that a permit be issued in the matter of the two International Harvester signs (Appal #75-100-A Item 63)
 Patrick Signs Inc. hereby assumes full responsibility to take such action as may be required should some claim or appeal be filed prior to the expiration of the 30 day grace period.
 Very truly yours,
 William H. Kemper
 PATRICK SIGNS, INC.
 12/16/74

November 26, 1974

Mr. William H. Kemper
 Sales Engineer
 Patrick Signs, Inc.
 5411 Randolph Road
 Rockville, Maryland 20852

RE: Petition for Variances
 N/S of Sulphur Spring Road (Relocated)
 690' NW of Old Sulphur Spring Road -
 13th District
 Harco Leasing Company, Inc. -
 Petitioner
 NO. 75-100-A (Item No. 63)

Dear Mr. Kemper:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
 Deputy Zoning Commissioner

JED/mc

Attachments

DESCRIPTION FOR VARIANCE INTERNATIONAL HARVESTER COMPANY

A) Beginning at a point on the northeast side of the right-of-way of Sulphur Spring Road (Relocated), 690' northwest of its intersection with the west side of the right-of-way of Old Sulphur Spring Road; and
 B) beginning at a point on the west side of the right-of-way of Old Sulphur Spring Road, 140' northeast of its intersection with the northeast side of the right-of-way of Relocated Sulphur Spring Road, and being two (2) parcels of land 20' square, and being proposed locations for two (2) double-faced, free-standing business signs.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 30, 1974
 FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-100-A, North side of Sulphur Spring Road (relocated) 690 feet Northwest of Old Sulphur Spring Road.
 Petition for Variance for Signs.
 Petitioner - Harco Leasing Company, Inc.

13th District

HEARING: Wednesday, November 13, 1974 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

Proliferations of signs, many of them too high, too large, or in poor locations, are characteristic of numerous commercial areas in Baltimore County. Aside from the outright ugliness of such visual clutter, drivers are likely to be subjected to considerable inconvenience and perhaps danger as they try to sort out the countless messages while trying to thread their way through traffic. Even pedestrians are likely to be vexed by chaotic signage, falling as it does to "index the environment" in any easily manageable way.

It would appear, also that excessive signage could well be a generator of commercial blight. Certainly it is hard to believe that property values remain as high as they would otherwise once an area takes on a character of visual chaos.

It is our opinion that the sign standards in the Baltimore County Zoning Regulations were intended in part to prevent conditions of this nature and we believe that if all signs in Baltimore County met those standards, conditions might well be significantly better than they are. For this reason, we feel that the standards should be strictly adhered to except in that rare case within the petitioner's request unless such a showing is made.

William D. Fromm
 Director of Planning

WDF:NEG:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County, Maryland Department Of Public Works

COUNTY OFFICE BUILDING
 TOWSON, MARYLAND 21204

Division of Engineering
 ELLSWORTH N. DYER, P.E. CHIEF

October 17, 1974

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

Re: Item #63 (1974-1975)
 Property Owner: Harco Leasing Co., Inc.
 a. N/S of Sulphur Spring Rd. (Relocated) 690' N/W of Old Sulphur Spring Rd. b. W/S of Old Sulphur Spring Rd. 140' NE of Sulphur Spring Rd. (Relocated)
 Proposed Zoning: Variance from 413.8, Para. E, to permit 2 identification signs of 168 sq. ft. each, instead of the 2 identification signs 150 sq. ft. each, allowed at a height of 35' each instead of the 25' each allowable height
 No. of Acres: 20 X 20 District: 13th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

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 #63 (1974-1975).

Very truly yours,

Ellsworth N. Dyer, P.E.
 Chief, Bureau of Engineering

END:ZAC:WDF:rw

0-2W Key Sheet
 19 X 20 Sd 12 X 13 Pos. Sheets
 2W X 2 X 2 Tape
 100 Tax Map

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 Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety and general welfare of the community, Variances to permit 2 identification signs of 168 square feet each instead of the required 150 square feet; and a height of 35 feet each instead of the required 25 feet

should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of November, 1974, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Deputy 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 11, 1974

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

James B. Byrnes, III
Chairman

DEPARTMENT OF
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF
PUBLIC PROTECTION
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE BUREAU OF
COMMERCE
BUREAU OF
ENVIRONMENTAL PLANNING
INDUSTRIAL
DEVELOPMENT
COMMISSION
BUREAU OF EDUCATION
OFFICE OF THE
BUILDING INSPECTOR

Patrick Signs, Inc.
5411 Randolph Road
Rockville, Maryland

Attention: Mr. William Hooper

RE: Variance Petition
Item 63
Harco Leasing Company, 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 properties are located on the north side of the relocated Sulphur Spring Road, 690 feet west of the old Sulphur Spring Road and at the northwest intersection of the aforementioned roads, in the 13th Election District of Baltimore County.

Half of the existing tract is presently improved by the International Harvester Company for truck sales and service. The remaining portion, presently unimproved, is proposed for future expansion. This property lies immediately east of a Reclassification request filed in Zoning Cycle 7 and proposed a shopping center use.

The petitioner is requesting a Variance to permit each of the two proposed signs to

Patrick Signs, Inc.
Re: Item 63
October 11, 1974

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to be 35 feet in height, instead of the required 25 feet, and to contain 168 square feet of area instead of the required 150 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,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD
Enclosure

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

September 30, 1974

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

Dear Mr. DiNenna:

Comments on Item 63, Zoning Advisory Committee Meeting, September 24, 1974, are as follows:

Property Owner: Harco Leasing Company, Inc.
Location: a. NE/4 of Sulphur Spring Rd. (Relocated)
690' NW of Old Sulphur Spring Rd. b. W/4 of Old Sulphur Spring Rd. 140' NE of Sulphur Spring Rd. (Relocated).

Existing Zoning: M.L.
Proposed Zoning: Variance from Sec. 413.A, Para. E. to permit two (2) identification signs of 168 sq. ft. each, instead of the two (2) identification signs 150 sq. ft. each, allowed at a height of 35 ft. each, instead of the 25 ft. each allowable height.

No. of Acres: 20 x 20
District: 13th

Comments: Metropolitan water and sewer are available; since this is for a sign, no health hazard is anticipated.

Very truly yours,

Thomas M. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

h/b:nc

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 25, 1974

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

Z.A.C. Meeting of: September 24, 1974

Re: Item 63

Property Owner: Harco Leasing Company, Inc.

Location: a). NE/4 of Sulphur Spring Rd. (Relocated) 690' N.W. of Old Sulphur Spring Rd.
b). W/4 of Old Sulphur Spring Rd. 140' N.E. of Sulphur Spring Rd. (Relocated)

Present Zoning: M.L.

Proposed Zoning: Variance from Section 413.A, Para. E. to permit two (2) Identification signs of 168 sq. ft. each, instead of the two (2) Identification signs 150 sq. ft. each, allowed at a height of 35 ft. each instead of the 25 ft. each allowable height.

District: 13th

No. Acres: 20 x 20

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

EMILY PARKS, President
LUTHER C. WHEELER, Vice President
MR. ROBERT L. BOWEN

MARCUS M. BOWEN
JOSEPH N. GILMAN
ALVIN LORRY
JOSHUA M. WHEELER, Vice President

T. BAYARD WILLIAMS, JR.
RICHARD M. TRACY, VMD
WAS. RICHARD K. HILL

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



October 14, 1974

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

Dear Mr. DiNenna:

Comments on Item 63, Zoning Advisory Committee Meeting, September 24, 1974, are as follows:

Property Owner: Harco Leasing Company, Inc.
Location: a. NE/4 of Sulphur Spring Rd. (Relocated) 690' NW of Old Sulphur Spring Rd.
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No. of Acres: 20 x 20
District: 13th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 101 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 434-3215 ZONING 434-3081



