

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Chartley Shopping Center, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an... zone to an... zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... out-door advertising sign

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

CHARTLEY SHOPPING CENTER, INC.

Vice-President Legal Owner

Address: 335 North Charles Street
Baltimore, Maryland 21201

Johnson Bowie, Petitioner's Attorney

Protestant's Attorney

Address: 22 West Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this... 5th... day

of February 1976 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... 17th... day of March, 1976, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Chartley Shopping Center, 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... 413.2(e) of the zoning regulations to allow a Multi-Face Shopping Center Identification Sign of 218 Square Feet per side, instead of the allowed 150 Square Feet per side (a variance of 68 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)

Section 413.3 c & d to permit an out-door advertising sign to be located within 0' of a street right-of-way line and within 42' of an intersecting street instead of the required minimum 15' or average front-yard setback (required by Section 303.2) and 50' respectively.

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.

CHARTLEY SHOPPING CENTER, INC.

Vice-President Legal Owner

Address: 335 North Charles Street
Baltimore, Maryland 21201

Johnson Bowie, Petitioner's Attorney

Protestant's Attorney

Address: 22 West Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this... 5th... day

of February 1976, 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... 17th... day of March, 1976, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCES
N/W side of Chartley Boulevard, 75' SE of Reisterstown Road - 4th Election District
Alvin Meyerburg - Petitioner
NO. 76-188-XA (Item No. 119)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception for an outdoor advertising sign, and Variances to permit a multi-face shopping center identification sign of 218 square feet per side instead of the allowed 150 square feet; and to permit an outdoor advertising sign to be located within zero feet of a street right-of-way line and within 42 feet of an intersecting street instead of the required 15 feet or average front yard setback.

Mr. Richard L. Smith, a qualified engineer, testified for the Petitioner. He stated that neither the size nor the placement of the signs, in question, would interfere with any rights-of-way. The Director of Planning for Baltimore County indicated no objection to the said requests.

A resident of the Owings Mills area, in protest, indicated that she was fearful that granting of the subject Variances would prove to be an additional traffic hazard.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met and, therefore, the Special Exception for an outdoor advertising sign should be granted. It further appearing that since the Variances requested do not adversely effect the health, safety and general welfare of the community, and strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and/or unreasonable hardship upon the Petitioner, the Variances should be granted.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: March 1, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-188-XA, Petition for Special Exception for an Out-Door Advertising Sign.
Petition for Variance for a Sign Area.
Petitioner - Chartley Shopping Center, Inc.

4th District

Hearing: Wednesday, March 17, 1976 at 10:00 A.M.

This office is not opposed to the requested special exception.

William D. Fromm
Director of Planning

WDF:JG/nrb



MCA ENGINEERING CORPORATION
CONSULTING ENGINEERS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 623-0900

DESCRIPTION

80 SQUARE FOOT PARCEL, NORTHWEST SIDE OF CHARTLEY BOULEVARD,
SOUTHEAST OF REISTERSTOWN ROAD, "CHARTLEY SHOPPING CENTER",
FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR A SPECIAL EXCEPTION

SIGN "A"

Beginning for the same at a point on the northwest side of Chartley Boulevard, 70 feet wide, at the distance of 75 feet, more or less, as measured N 46° 19' 35" E along said northwest side of Chartley Boulevard from its intersection with the center line of Reisterstown Road, 66 feet wide, running thence binding on said northwest side of Chartley Boulevard, (1) N 46° 19' 35" E 16.00 feet, more or less, thence three courses: (2) N 43° 40' 45" W 5.00 feet, (3) S 46° 19' 35" W 16.00 feet, more or less, and (4) S 43° 40' 45" E 5.00 feet to the place of beginning.

Containing 80 square feet of land, more or less.

RLS:mpl

J.O. 1-68218
W.O. 11780-C

November 24, 1975



Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Reports



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

February 11, 1976

Re: Item #119 (1975-1976)
Property Owner: Chartley Shopping Center, Inc.
N/W of Chartley Blvd., 75' N/E of Reisterstown Rd.
Existing Zoning: RM-CCC
Proposed Zoning: Special Exception for outdoor advertising sign.
Variance from Sec. 413.2(e) to allow a Multi-Face Shopping Center Identification Sign of 218' per side, instead of the allowed 150' per side (a variance of 68') Sec. 413.3 c & d to permit an outdoor advertising sign to be located within 0' of a street right-of-way line & within 42' of an intersecting street instead of the required minimum 15' or average front yard setback (required by Sec. 303.2) and 50' respectively.
No. of Acres: Sign A - 80 sq. ft.
Sign C - 375 sq. ft.
District: 4th

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:

The Petitioner is requesting a variance for an outdoor advertising sign to be located within 0 feet of a street right-of-way line; however, the submitted plan indicates that Sign "A" is two-tenths of a foot (0.2') within the road right-of-way (Chartley Boulevard). No permission for any private or commercial structure, including footings, foundations, signs, etc. can be granted for location within County highway rights-of-way.

Very truly yours,

Ellsworth H. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Trenner
Building Engineers Office

T-NW Key Sheet
58 & 59 NW 39 & 40 Pos. Sheets
NW 15 J Topo
48 Tax Map

RE: PETITION FOR SPECIAL EXCEPTION
and
PETITION FOR VARIANCE
NW side of Chartley Blvd. 75 feet SE
of Reisterstown Rd., 4th District
OF BALTIMORE COUNTY
CHARTLEY SHOPPING CENTER,
Petitioners
Case No. 76-188-XA

ORDER TO ENTER APPEARANCE

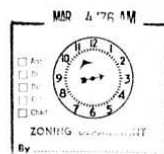
Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter,
I hereby enter my appearance in this proceeding. You are requested to notify me of any
hearing date or dates which may be now or hereafter designated therefore, and of the
passage of any preliminary or final Order in connection therewith.

Charles E. Kautz, Jr.
Deputy People's Counsel

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that a copy of the foregoing Order was mailed on this 4th day of
March, 1976 to Johnson Bowie, Esquire, 22 West Pennsylvania Avenue, Towson, Maryland
21204, Attorney for Petitioner.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. Hogans
Chairman

February 6, 1976

Johnson Bowie, Esq.
22 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 119
Chartley Shopping Center, Inc. -
Petitioner

Dear Mr. Bowie:

We are in receipt of revised plans as requested
in our Zoning Advisory Committee comments of
January 21, 1976.

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,

Franklin T. Hogans, Jr.
Chairman, Zoning Plans
Advisory Committee

PTH:JD

Enclosure

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Md. 21204

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 21, 1976

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. Hogans
Chairman

Johnson Bowie, Esq.
22 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 119
Chartley Shopping Center, Inc. -
Petitioner

Dear Mr. Bowie:

The Zoning Plans 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 at the
northwest side of Chartley Blvd., and 75 feet
north of Reisterstown Road, and is currently the
site of the Chartley Shopping Center. The petitioner
is requesting a Special Exception for an outdoor
advertising sign, as well as Variances for sign area
and setback.

The proposal involves relocation of an
existing apartment complex directional sign and
the enlargement of an existing identification
sign for the proposed center. The comments
of the State Highway Administration concerning

Johnson Bowie, Esq.
Re: Item 119
January 21, 1976
Page 2

the widening of Reisterstown Road affect the proposed
locations. The site plan must be revised, therefore,
to indicate the proposed sign "C" to be located outside
of the proposed widening of Reisterstown Road. This
should also be reflected in the written description
submitted for the area of the same sign "C".

This petition is being withheld from a hearing
date until such time as revised plans are received that
reflect the comments above, and any comments from
other departments as requested.

Very truly yours,

Franklin T. Hogans, Jr.
Chairman, Zoning Plans
Advisory Committee

PTH:JD

Enclosure

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Md. 21204

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550
STEPHEN E. COLLINS
DIRECTOR

January 8, 1976

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

Re: Item 119 - ZAC - December 30, 1975
Property Owner: Chartley Shopping Center, Inc.
Location: NW/4 of Chartley Blvd. 75' NE of Reisterstown Rd.
Existing Zoning: BM-CCC
Proposed Zoning: Special Exception for out-door advertising sign.
Variance from Sec. 413.2(e) to allow a Multi-Face
Shopping Center Identification Sign of 218' per side,
instead of the allowed 150' per side (a variance of 68').
Sec. 413.3 c & d to permit an out-door advertising
sign to be located within 0' of a street right of way
line & within 42' of an intersecting street instead of
the required minimum 15' or average front-yard setback
(required by Sec. 303.2) and 50' respectively.
No. of Acres: Sign A - 80 sq. ft. Sign C - 375 sq. ft.
District: 4th

Dear Mr. DiNenna:

The requested special exception for an oversized out-door
advertising sign is not expected to cause any major traffic problems.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

baltimore county
department of health
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

January 12, 1976

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

Dear Mr. DiNenna:

Comments on Item #119, Zoning Advisory Committee Meeting,
December 30, 1975, are as follows:

Property Owner: Chartley Shopping Center, Inc.
Location: NW/4 of Chartley Blvd. 75' NE of Reisterstown Rd.
Existing Zoning: BM-CCC
Proposed Zoning: Special Exception for out door advertising
sign. Variance from Sec. 413.2(e) to allow
a multi-face shopping center identification
sign of 218' per side, instead of the
allowed 150' per side (a variance of 68').
Sec. 413.3 (c) & (d) to permit an out door
advertising sign to be located within 0' of
a street right of way line and within 42' of
an intersecting street instead of the required
minimum 15' or average front yard setback
(required by Sec. 303.2) and 50' respectively.
No. of Acres: Sign A - 80 sq. ft. Sign C - 375 sq. ft.
District: 4th

Since this is a special exception for a sign, no health
hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:dls

Maryland Department of Transportation
State Highway Administration
Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

January 7, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. Franklin Hogans

Dear Mr. DiNenna:

Re: Z.A.C. Meeting, December 30, 1975
ITEM: 119 -
Property Owner: Chartley Shopping
Center, Inc.
Location: NW/4 of Chartley Blvd. 75' NE
of Reisterstown Rd. (Route 140)
Existing Zoning: BM-CCC
Proposed Zoning: Special Exception for
out-door advertising sign.
VARIANCE from Sec. 413.2(e) to allow a
Multi-Face Shopping Center Identification
Sign of 218' per side, instead of the
allowed 150' per side (a variance of 68').
Sec. 413.3 c & d to permit an out-door
advertising sign to be located within 0'
of a street right-of-way line & within
42' of an intersecting street instead of
the required minimum 15' or average
front-yard setback (required by Sec.
303.2) and 50' respectively.
No. of Acres: Sign A - 80 sq. ft.
Sign C - 375 sq. ft.
District: 4th

There is a 7' right of way widening proposed for Reisterstown Road. The
proposed sign will be within this area. It is our opinion that the sign should
be located beyond the proposed right of way so that the sign will not have to be
moved at a later date.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers

January 12, 1976

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 #119, Zoning Advisory Committee Meeting, December 30, 1975, are as follows:

Property Owner: Charley Shopping Center, Inc.
Location: NW/S of Chartley Blvd. 75' NE of Reisterstown Road
Existing Zoning: B.M.-C.C.C.
Proposed Zoning: Special Exception for out-door advertising sign. Variance from Sec. 413.2(e) to allow a Multi-Face Shopping Center Identification Sign of 218' per side, instead of the allowed 150' per side (a variance of 68') Sec. 413.3c and d to permit an out-door advertising sign to be located within 0' of a street right-of-way line and within 42' of an intersecting street instead of the required minimum of 15' or average front yard setback (required by Sec. 303.2) and 50' respectively.
No. of Acres: Sign A 80 sq. ft. Sign C - 375 square feet
District: 4th

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
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: January 7, 1976

Z.A.C. Meeting of: December 30, 1975

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

Re: Item 119

Property Owner: Chartley Shopping Center, Inc.

Location: NW/S of Chartley Blvd. 75' N.E. of Reisterstown Rd.

Present Zoning: B.M. - C.C.C.

Proposed Zoning: Special Exception for out-door advertising sign. VARIANCE from Sec. 413.2(e) to allow a Multi-Face Shopping Center Identification Sign of 218' per side, instead of the allowed 150' per side (a variance of 68') Sec. 413.3c and d to permit an out-door advertising sign to be located within 0' of a street right-of-way line & within 42' of an intersecting street instead of the required minimum 15' or average front-yard setback (required by Sec. 303.2) and 50' respectively.

District: 4th

No. Acres: Sign A - 80 sq. ft. Sign C - 375 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

WNP/ml

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

H. EMBLE PARKS, PRESIDENT
EUDENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERRY

MARCUS M. ROTHSCHILD
JOSEPH N. MCGOWAN
ALVIN LORNECK
JOHN H. WHEELER, SUPERINTENDENT

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, VMD
MRS. RICHARD F. WILSON

MCA
MCA ENGINEERING CORPORATION
CONSULTING
ENGINEERS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

DESCRIPTION

375 SQUARE FOOT PARCEL, NORTHEAST SIDE OF REISTERSTOWN ROAD,
NORTHWEST OF CHARTLEY BOULEVARD, "CHARTLEY SHOPPING CENTER",
FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR SIGN VARIANCE.

SIGN "C"

Beginning for the same at a point on the northeast side of Reisterstown Road, sixty-six feet wide, at the distance of 152 feet, more or less, as measured N 43° 40' 45" W along said northeast side of Reisterstown Road from its intersection with the center line of Chartley Boulevard, seventy feet wide, running thence binding on said northeast side of Reisterstown Road, (1) N 43° 40' 45" W 15.00 feet, thence three courses; (2) N 46° 19' 15" E 25.00 feet, (3) S 43° 40' 45" E 15.00 feet, and (4) S 46° 19' 15" W 25.00 feet to the place of beginning.
Containing 375 square feet of land.

RL:smpl

J.O. 01-68218
W.O. 11780-C

November 24, 1975



Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: FEB. 28, 1976
Posted for: CHARTLEY SHOPPING CENTER, INC. VARIANCE FOR VARIANCE
Petitioner: CHARTLEY SHOPPING CENTER, INC.
Location of property: NW/S OF CHARTLEY BLVD. 75' NE OF REISTERSTOWN RD.
Location of Sign: NW/S OF CHARTLEY BLVD. 75' NE OF REISTERSTOWN RD.
Remarks: _____
Posted by: J. L. Wimbly Date of return: March 5, 1976
Signature: _____



RANDALLSTOWN, MD. 21133 Feb. 25, 1976

THIS IS TO CERTIFY that the annexed advertisement of
Petition for Special Exception and Variance
was inserted in the following Chartley Shopping Center

☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☒ Community Times

weekly newspapers published in Baltimore County, Maryland, once a week for one SUCCESSIVE WEEKS before the 17th day of March, 1976, but it is to say, the same was inserted in the issues of Feb. 25, 1976.

STROMBERG PUBLICATIONS, INC.

BY: Beth Strome

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 26, 1976

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 17th day of March, 1976, the first publication appearing on the 26th day of February, 1976.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 31631

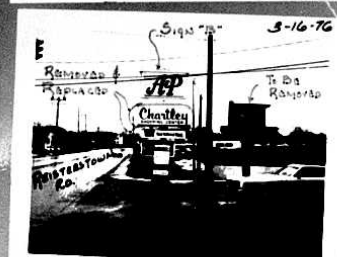
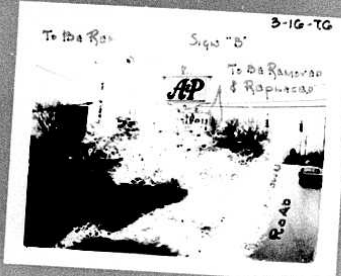
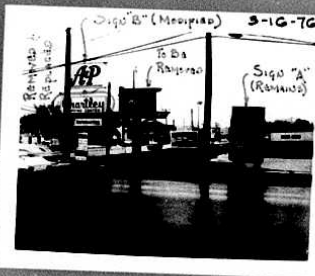
Feb. 23, 1976 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED Johnson Davis, Inc. 22 W. Panna. Ave., Towson, Md.
Petition for Special Exception and Variance for
Chartley Shopping Center, Inc.
776-188-X

1976 FEB 23 5 00 CMB

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 31680

Date: Mar. 18, 1976 ACCOUNT 01-662

AMOUNT \$67.25

RECEIVED Chartley Shopping Center, Inc. 335 N. Charles
Street, Baltimore, Md. 21201
FOR Advertising and posting of property 776-188-X

717 717 16

67.25

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 1, 1976

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 20th day of April, 1976, the first publication appearing on the 1st day of April, 1976.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$.....

PETITION FOR A VARIANCE ON DISTRICT

BOARD: Petition for a Variance for a Sign.

LOCATION: Northeast side of Chartley Boulevard, 75 feet southeast of Reisterstown Road.

DATE & TIME: Tuesday, April 24, 1976, 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Board of Baltimore County, will hold a public hearing on the following:

Petition for Variance from the Zoning Regulations of Baltimore County, by authority of the Board of Baltimore County, to permit a Multi-Face Shopping Center Identification Sign of 218' per side, instead of the allowed 150' per side (a variance of 68') Sec. 413.3c and d to permit an out-door advertising sign to be located within 0' of a street right-of-way line and within 42' of an intersecting street instead of the required minimum 15' or average front yard setback (required by Sec. 303.2) and 50' respectively.

The Boarding Regulation to be accepted as follows:

Section 413.2(e) and d. - No such sign shall be located closer to the street right-of-way line than the minimum front yard requirement for a commercial building, as determined by these Regulations of the same involved. No such sign shall be located within 15 feet of any street intersection involving a dual highway, or 50 feet of any other intersection.

Section 413.3c and d. - No such sign shall be located closer to the street right-of-way line than the minimum front yard requirement for a commercial building, as determined by these Regulations of the same involved. No such sign shall be located within 15 feet of any street intersection involving a dual highway, or 50 feet of any other intersection.

Section 413.3c and d. - No such sign shall be located closer to the street right-of-way line than the minimum front yard requirement for a commercial building, as determined by these Regulations of the same involved. No such sign shall be located within 15 feet of any street intersection involving a dual highway, or 50 feet of any other intersection.

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Section 413.3c and d. - No such sign shall be located closer to the street right-of-way line than the minimum front yard requirement for a commercial building, as determined by these Regulations of the same involved. No such sign shall be located within 15 feet of any street intersection involving a dual highway, or 50 feet of any other intersection.

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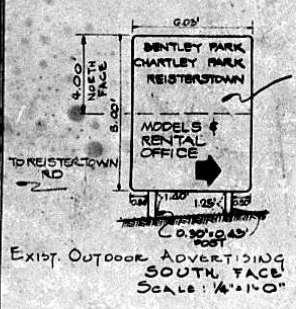
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NOTE
 1 NORTH SIGN FACE = 24.12 SQ. FT.
 2 SOUTH SIGN FACE = 48.24 SQ. FT.
 3 THIS SIGN IS A DIRECTION SIGN ONLY
 4 DIMENSIONS SHOWN ARE FIELD MEASURED



EXIST. OUTDOOR ADVERTISING SIGN "A"
 SOUTH FACE
 SCALE: 1/4" = 10'

AREA OF "SPECIAL EXCEPTION" EQUALS 80 SQ. FT.

PLOT PLAN OF

EXIST. OUTDOOR ADVERTISING SIGN "A"
 SCALE: 1" = 10'

STORE AREA LEGEND

SECTION NO. 1 BUILDING AREA	22,740 SQ. FT. ±
W.T. GRANT & CO.	19,305 SQ. FT. ±
A.P. FOOD STORE	18,012 SQ. FT. ±
10 STORE ADJACENT TO A.P.	3,150 SQ. FT. ±
PROPOSED TIRE SHOP	TOTAL 60,213 SQ. FT. ±
SECTION NO. 2 BUILDING AREA	29,800 SQ. FT. ±
13 STORES	60,013 SQ. FT. ±
GRAND TOTAL	80,013 SQ. FT. ±
BASEMENT FLOOR AREA UNDER STORES NO. 148 TO 152 INCL.	8,000 SQ. FT.

COMMERCIAL LAND AREA
 TOTAL 14.225 AC.
 INCLUDES 0.30 ACRES FOR SERVICE STATION AREA
 INCLUDES 1.00 ACRES FOR W.T. GRANT
 INCLUDES PROFESSIONAL OFFICE AREA

PARKING LEGEND

SECTION NO. 1	CAR SPACES @ 24' x 20' = 308
SECTION NO. 2	CAR SPACES @ 24' x 20' = 243
PROPOSED PARKING TOTAL	551

REQUIRED PARKING - SECT. 1 - 60,213 SF @ 1/200 = 302
 SECT. 2 - 29,800 SF @ 1/200 = 149

- GENERAL NOTES
1. AREA OF SITE EQUALS 2.12 ACRES
 2. EXISTING ZONING OF SITE "B-M"
 3. PROPOSED USE "1 STY. OFFICE BUILDINGS"
 4. OFF STREET PARKING REQUIREMENTS
 - A. TOTAL GROUND FLOOR AREA - 9,004 SQ. FT. REQ. 33 UNITS (EX. BLDG)
 - B. TOTAL GROUND FLOOR AREA - 3,422 SQ. FT. REQ. 12 UNITS (PROP. BLDG)
 - C. TOTAL UNITS PROPOSED - 60

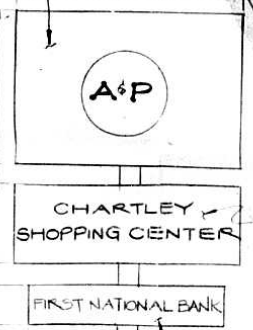
LEGEND

---	EXIST. ROAD
---	PROPOSED ROAD
---	EXIST. SIDEWALK
---	PROPOSED SIDEWALK
---	EXIST. DRIVEWAY
---	PROPOSED DRIVEWAY
---	EXIST. FENCE
---	PROPOSED FENCE
---	EXIST. SIGN
---	PROPOSED SIGN

PLOT PLAN of IDENTIFICATION SIGN "C"
 Scale: 1" = 10'



Chartley Shopping Center
 1st First National Bank
 RED BARN FOOTERY
 BREHM SAVINGS & LOAN ASSOCIATION
 BEAUTY SHOP & RESTAURANT
 HAVE A GOOD DAY



Existing Sign "B"
 Scale 1/4" = 10'

Note: Dimensions shown on existing sign are field measurements

- GENERAL NOTES
1. TOTAL AREA OF SITE - 14.225 ACRES
 2. EXISTING ZONING OF SITE "B-M"
 3. EXISTING USE OF SITE "RETAIL"
 4. AREA REQUESTING A VARIANCE EQUALS 375 SF (15,000 AC. SIGN)
 5. PETITIONER IS REQUESTING A VARIANCE TO SECTION 413.2 (C) OF THE ZONING RES. CODE FOR SIGN "C" SHOPPING CENTER SIGN
 6. PETITIONER IS REQUESTING A SPECIAL EXCEPTION FOR SIGN "A" BY SECTION 413.3 (C) CODE. SIGN "A" IS AN OUTDOOR ADVERTISING SIGN FOR APARTMENTS AND IS NOT A BUSINESS SIGN
 7. AREA OF "SPECIAL EXCEPTION" FOR SIGN "A" IS 80 SQUARE FEET
 8. TOTAL NUMBER OF SIGNS ON PROPERTY 2: IDENTIFICATION SIGN, OUTDOOR ADVERTISING SIGN
 9. EXISTING IDENTIFICATION SIGN IS BEING MODIFIED AS FOLLOWS
 10. CHARTLEY SHOPPING CENTER CONSISTING OF 47 STORES PER SIDE TO BE REMOVED
 11. EXISTING "HESSE" SIGN CONSISTING OF 20 SF PER SIDE TO BE REMOVED
 12. PETITIONER IS REQUESTING A VARIANCE TO SECTION 413.3 (C) OF THE ZONING CODE TO PERMIT A VARIANCE OF 15' (A VARIANCE OF 15') AND A VARIANCE TO SECTION 413.3 (C) SETBACK FROM A STREET INTERSECTION INSTEAD OF THE REQUIRED 50' (A VARIANCE OF 15')

PLAT TO ACCOMPANY FOR SPECIAL EXCEPTION & IDENTIFICATION SIGN V. CHARTLEY SHOPPING CENTER

STORE AREA LEGEND

SECTION NO. 1 BUILDING AREA
W.T. GRANT & CO. 22,740 SQ. FT. ±
A/P FOOD STORE 10,305 SQ. FT. ±
10 STORE ADJACENT TO A/P 18,012 SQ. FT. ±
PROPOSED TIRE SHOP 3,150 SQ. FT. ±
TOTAL 54,207 SQ. FT. ±

SECTION NO. 2 BUILDING AREA
13 STORES 20,800 SQ. FT. ±
GRAND TOTAL 75,007 SQ. FT. ±

BASEMENT FLOOR AREA UNDER STORES NO. 148 TO 152 INCL.
6,000 SQ. FT.

COMMERCIAL LAND AREA
TOTAL 14.225 AC.
INCLUDES 0.30 ACRES FOR SERVICE STATION AREA
INCLUDES 1.00 ACRES FOR W.T. GRANT
INCLUDES PROFESSIONAL OFFICE AREA

PARKING LEGEND

SECTION NO. 1 CAR SPACES @ 3' x 20' = 308 ±
SECTION NO. 2 CAR SPACES @ 3' x 20' = 249 ±
PROP. PARKING TOTAL = 557 ±

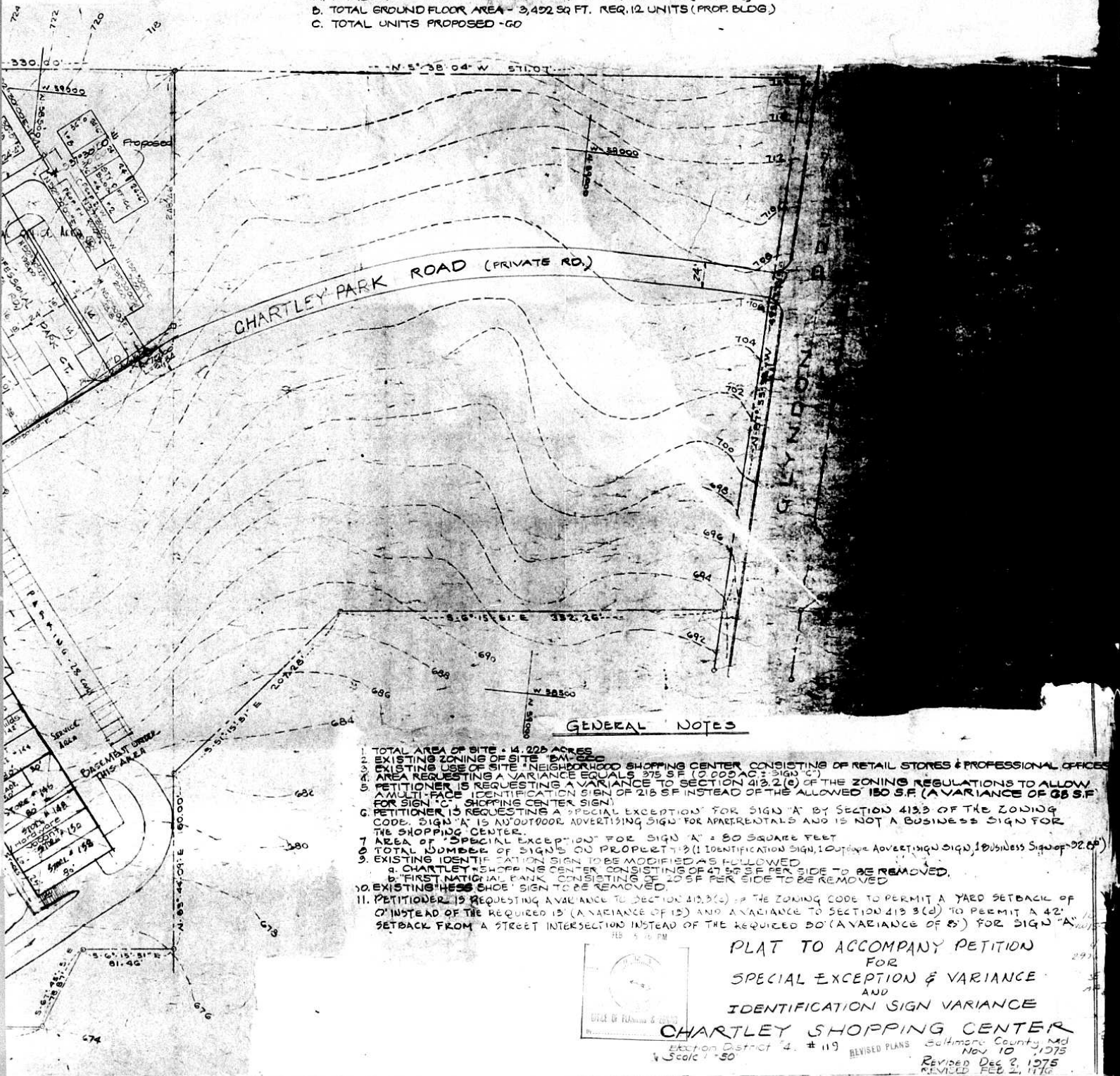
REQUIRED PARKING - SECT. 1 - 90,213 SF @ 1/200 = 302
SECT. 2 - 25,800 SF @ 1/200 = 140

- GENERAL NOTES**
1. AREA OF SITE EQUALS 2.12 ACRES:
 2. EXISTING ZONING OF SITE "B-M"
 3. PROPOSED USE "1 STY OFFICE BUILDINGS"
 4. OFF STREET PARKING REQUIREMENTS
 - A. TOTAL GROUND FLOOR AREA - 2,004 SQ. FT. REQ. 33 UNITS (EX. BLDG)
 - B. TOTAL GROUND FLOOR AREA - 3,432 SQ. FT. REQ. 12 UNITS (PROP. BLDG)
 - C. TOTAL UNITS PROPOSED - 60

LOCATION PLAN
SCALE 1" = 200'

LEGEND

--- 712 --- EXISTING GRADES
712 PROP. FIN. GRADES
x 712.50 PROP. SPOT ELEV.
FF 714.00 FINISHED FLOOR ELEV.
CB CATCH BASIN
O MH MANHOLE



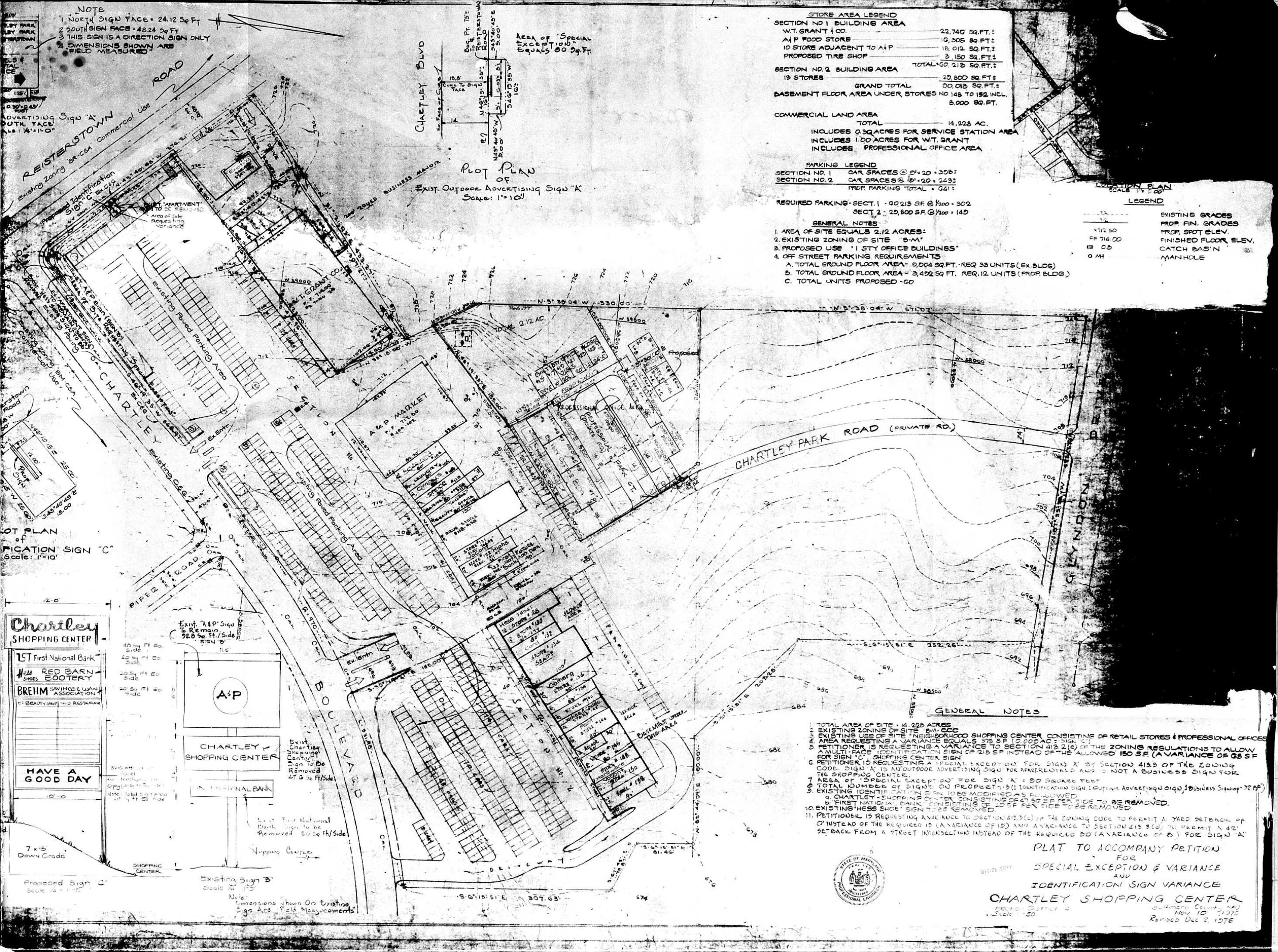
GENERAL NOTES

1. TOTAL AREA OF SITE - 14.225 ACRES
2. EXISTING ZONING OF SITE "B-M"
3. EXISTING USE OF SITE - NEIGHBORHOOD SHOPPING CENTER CONSISTING OF RETAIL STORES & PROFESSIONAL OFFICES
4. AREA REQUESTING A VARIANCE EQUALS 275 SF (0.006 AC) - SIGN "C"
5. PETITIONER IS REQUESTING A VARIANCE TO SECTION 413.2 (C) OF THE ZONING REGULATIONS TO ALLOW A MULTI-FACE IDENTIFICATION SIGN OF 218 SF INSTEAD OF THE ALLOWED 150 SF (A VARIANCE OF 68 SF FOR SIGN "C" - SHOPPING CENTER SIGN)
6. PETITIONER IS REQUESTING A SPECIAL EXCEPTION FOR SIGN "A" BY SECTION 413.3 OF THE ZONING CODE. SIGN "A" IS AN OUTDOOR ADVERTISING SIGN FOR APARTMENTS AND IS NOT A BUSINESS SIGN FOR THE SHOPPING CENTER.
7. AREA OF SPECIAL EXCEPTION FOR SIGN "A" - 50 SQUARE FEET
8. TOTAL NUMBER OF SIGNS ON PROPERTY 12 (1 Identification Sign, 1 Outdoor Advertising Sign, 1 Business Sign of 32 SF)
9. EXISTING IDENTIFICATION SIGN TO BE MODIFIED AS FOLLOWS
 - a. CHARTLEY SHOPPING CENTER CONSISTING OF 47 SF PER SIDE TO BE REMOVED.
 - b. FIRST NATIONAL BANK CONSISTING OF 20 SF PER SIDE TO BE REMOVED.
10. EXISTING "HESSE SHOE" SIGN TO BE REMOVED.
11. PETITIONER IS REQUESTING A VARIANCE TO SECTION 413.3 (C) OF THE ZONING CODE TO PERMIT A YARD SETBACK OF 0' INSTEAD OF THE REQUIRED 15' (A VARIANCE OF 15') AND A VARIANCE TO SECTION 413.3 (D) TO PERMIT A 42' SETBACK FROM A STREET INTERSECTION INSTEAD OF THE REQUIRED 50' (A VARIANCE OF 8') FOR SIGN "A"



PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION & VARIANCE
AND
IDENTIFICATION SIGN VARIANCE

CHARTLEY SHOPPING CENTER
Election District 4, # 119
Scale 1" = 50' REVISED PLANS
Baltimore County, Md
Nov. 10, 1975
REVISED DEC. 2, 1975
REVISED FEB. 2, 1976



NOTE
1 NORTH SIGN FACE = 24.12 Sq Ft
2 SOUTH SIGN FACE = 48.24 Sq Ft
3 THIS SIGN IS A DIRECTION SIGN ONLY
4 DIMENSIONS SHOWN ARE FIELD MEASURED

PLOT PLAN
OF
EXIST. OUTDOOR ADVERTISING SIGN "A"
Scale: 1"=10'

STORE AREA LEGEND	
SECTION NO. 1 BUILDING AREA	
W.T. GRANT & CO.	22,740 SQ. FT.
A & P FOOD STORE	6,305 SQ. FT.
10 STORE ADJACENT TO A & P	18,012 SQ. FT.
PROPOSED TIRE SHOP	3,150 SQ. FT.
SECTION NO. 2 BUILDING AREA	
13 STORES	29,800 SQ. FT.
GRAND TOTAL	50,013 SQ. FT.
BASEMENT FLOOR AREA UNDER STORES NO 148 TO 152 INCL.	5,000 SQ. FT.

COMMERCIAL LAND AREA
TOTAL 14.228 AC.
INCLUDES 0.33 ACRES FOR SERVICE STATION AREA
INCLUDES 1.00 ACRES FOR W.T. GRANT
INCLUDES PROFESSIONAL OFFICE AREA

PARKING LEGEND	
SECTION NO. 1	CAR SPACES @ 24' x 20' = 308
SECTION NO. 2	CAR SPACES @ 24' x 20' = 243
PROPOSED PARKING TOTAL	551

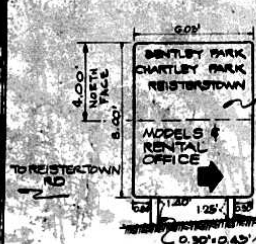
REQUIRED PARKING - SECT. 1 - 50,213 SF @ 1/200 = 302
SECT. 2 - 29,800 SF @ 1/200 = 149

- GENERAL NOTES
1. AREA OF SITE EQUALS 2.12 ACRES:
 2. EXISTING ZONING OF SITE "B-M"
 3. PROPOSED USE "1 STY OFFICE BUILDINGS"
 4. OFF STREET PARKING REQUIREMENTS
A. TOTAL GROUND FLOOR AREA - 5,004 SQ. FT. REQ. 33 UNITS (EX. BLDG)
B. TOTAL GROUND FLOOR AREA - 3,422 SQ. FT. REQ. 12 UNITS (PROP. BLDG)
C. TOTAL UNITS PROPOSED - 60

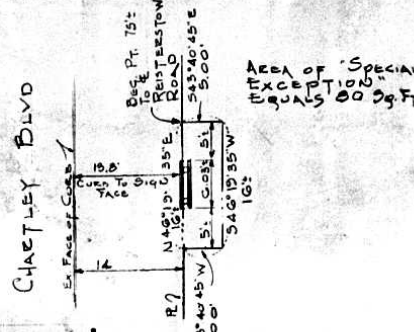
LEGEND	
---	EXISTING GRADES
---	PROP. FIN. GRADES
---	PROP. SPOT ELEV.
---	FINISHED FLOOR ELEV.
---	CATCH BASIN
---	MANHOLE

- GENERAL NOTES
1. TOTAL AREA OF SITE = 14.228 ACRES
 2. EXISTING ZONING OF SITE "B-M" CCC
 3. EXISTING USE OF SITE "NEIGHBORHOOD SHOPPING CENTER, CONSISTING OF RETAIL STORES & PROFESSIONAL OFFICES"
 4. AREA REQUESTING A VARIANCE EQUALS 275 SF (2,000 AC. SIGN C)
 5. PETITIONER IS REQUESTING A VARIANCE TO SECTION 413.2(c) OF THE ZONING REGULATIONS TO ALLOW FOR SIGN "C" SHOPPING CENTER SIGN
 6. PETITIONER IS REQUESTING A SPECIAL EXCEPTION FOR SIGN "A" BY SECTION 413.3 OF THE ZONING CODE. SIGN "A" IS AN OUTDOOR ADVERTISING SIGN FOR APARTMENTS AND IS NOT A BUSINESS SIGN FOR THE SHOPPING CENTER.
 7. AREA OF SPECIAL EXCEPTION FOR SIGN "A" = 80 SQUARE FEET
 8. TOTAL NUMBER OF SIGNS ON PROPERTY = 3 (1 IDENTIFICATION SIGN, 1 OUTDOOR ADVERTISING SIGN, 1 BUSINESS SIGN = 22.60')
 9. EXISTING IDENTIFICATION SIGN TO BE MODIFIED AS FOLLOWS:
A. CHARTLEY SHOPPING CENTER, CONSISTING OF 47.95 SF PER SIDE TO BE REMOVED.
B. FIRST NATIONAL BANK, CONSISTING OF 20 SF PER SIDE TO BE REMOVED.
 10. EXISTING "HESSE SHOE" SIGN TO BE REMOVED.
 11. PETITIONER IS REQUESTING A VARIANCE TO SECTION 413.3(c) OF THE ZONING CODE TO PERMIT A YARD SETBACK OF 0' INSTEAD OF THE REQUIRED 15' (A VARIANCE OF 15') AND A VARIANCE TO SECTION 413.3(d) TO PERMIT A 42' SETBACK FROM A STREET INTERSECTION INSTEAD OF THE REQUIRED 50' (A VARIANCE OF 8') FOR SIGN "A"

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION & VARIANCE
AND
IDENTIFICATION SIGN VARIANCE
CHARTLEY SHOPPING CENTER
Baltimore County, MD
Nov 10, 1975
Revised Dec 2, 1975

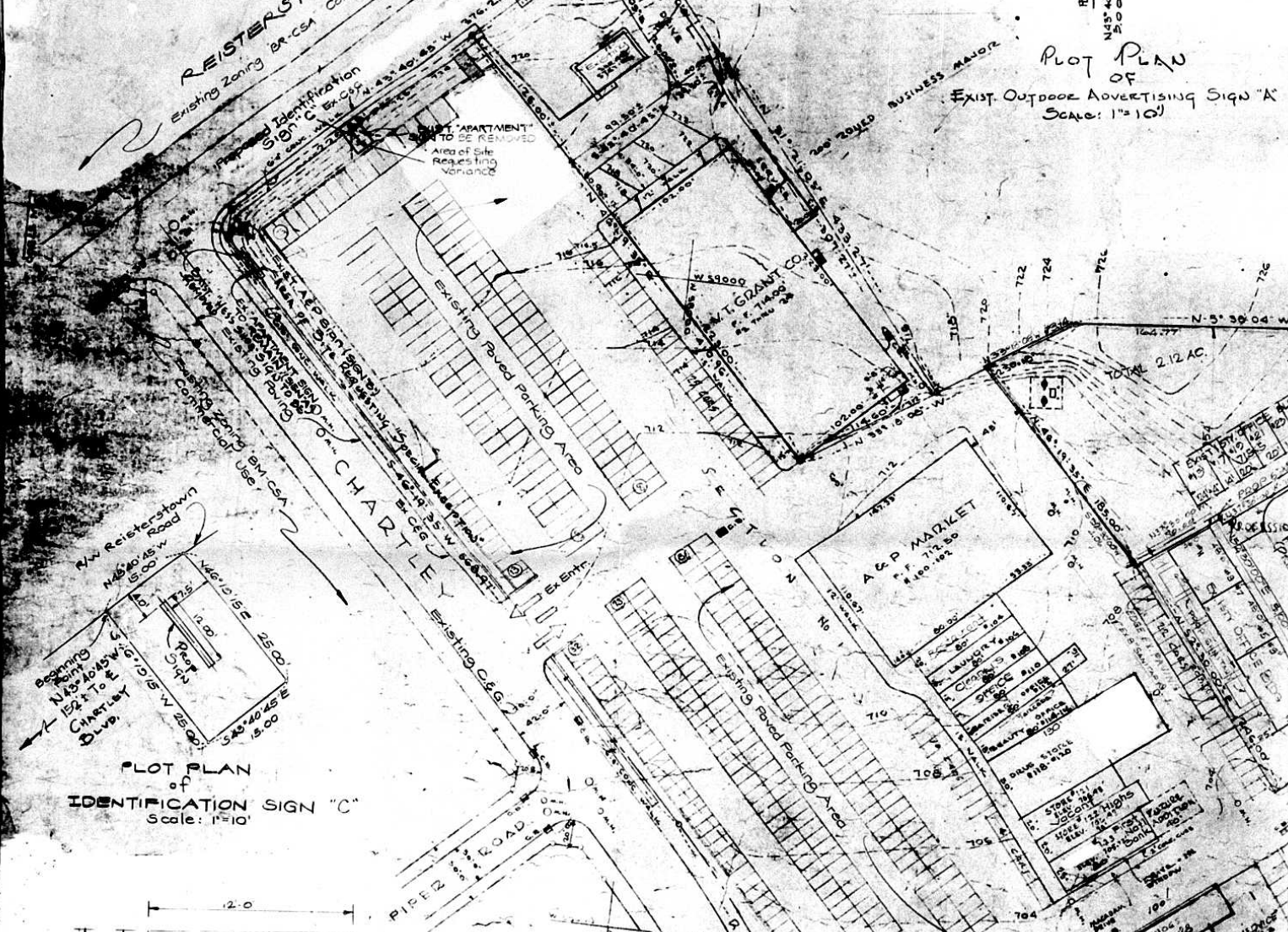


- NOTE
- 1 NORTH SIGN FACE = 24.12 Sq Ft
 - 2 SOUTH SIGN FACE = 48.24 Sq Ft
 - 3 THIS SIGN IS A DIRECTION SIGN ONLY
 - 4 DIMENSIONS SHOWN ARE FIELD MEASURED

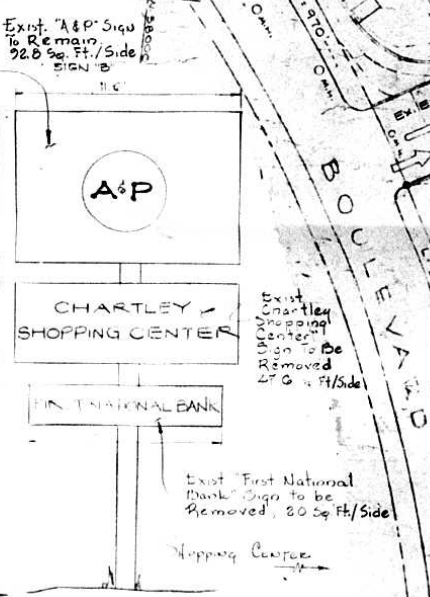
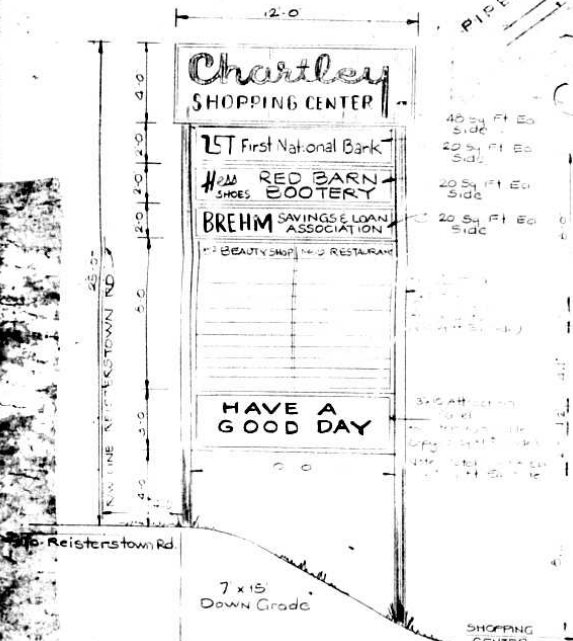


EXIST. OUTDOOR ADVERTISING SIGN "A"
SOUTH FACE
SCALE: 1" = 10'

PLOT PLAN OF
EXIST. OUTDOOR ADVERTISING SIGN "A"
SCALE: 1" = 10'



PLOT PLAN OF
IDENTIFICATION SIGN "C"
SCALE: 1" = 10'



Proposed Sign "C"
Scale: 1" = 10'

Existing Sign "B"
Scale: 1" = 10'

Note: Dimensions shown on existing signs are field measurements.