

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WE, HONOLULU LIMITED, legal owner of the property at 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 413.54 to permit a sign to be located 35' in height in lieu of the maximum of 25'

147
80-205-A
147

DATE: 1-17-80
BY: [Signature]
TITLE: [Title]

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
1. A freestanding sign 25 feet high has been authorized in accordance with zoning and other approvals by Building Permit No. 22797, but the sign causes mutual conflicts relative to viewing and readability between it and the attraction/information sign for the Hillendale Cinemas on the building immediately to the east.
2. A condition of practical difficulty thereby is created which can be alleviated only by increasing the height of this sign so both can be viewed coherently.
3. The scale, scope and physical arrangement of both the overall shopping center of which the sign and its principal use are a component part and the theatre structure are such that the increased sign height remains in harmony with the spirit and intent of the regulations without injury to public health, safety and general welfare.

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.

HONOLULU LIMITED
By: Nathan Weinborn, Vice President
Contract purchaser
Address 5518 Baltimore National Pike
Baltimore, Maryland 21228
Petitioner's Attorney
Address 305 West Chesapeake Ave

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of January, 1980 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 10th day of April, 1980 at 9:15 o'clock A.M.

ORDER RECEIVED FOR FILING
DATE: April 25, 1980

80-205-A
147
147

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S of Taylor Ave., 694' : OF BALTIMORE COUNTY
SE of Loch Raven Blvd., 9th District :
HONOLULU LIMITED, Petitioner : Case No. 80-205-A

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.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 19th day of March, 1980, a copy of the foregoing Order was mailed to George W. White, Jr., Esquire, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

George White, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204
cc: David W. Dallas, Jr. & Sons
7006 Harford Road
Baltimore, Maryland 21234

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 22nd day of January, 1980.

William E. Hammond
Zoning Commissioner

Petitioner: Honolulu Limited
Petitioner's Attorney: George White
Reviewed by: Nicholas E. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
Chairman: Nicholas B. Commodari
Members: Bureau of Engineering, Department of Traffic Engineering, State Roads Commission, Bureau of Fire Prevention, Health Planning, Building Department, Board of Education, Zoning Administration, Industrial Development

March 28, 1980

George White, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 147
Petitioner - Honolulu Limited
Variance Petition

Dear Mr. White:
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 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 suitability of the requested zoning.

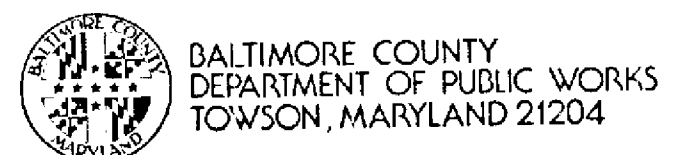
Because of your clients' proposal to have a sign with a total height of 35 feet above grade erected on the existing Hillendale Shopping Center site, this Variance is required.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf
Enclosures

cc: David W. Dallas, Jr. & Sons
7006 Harford Road
Baltimore, Maryland 21234



HARRY J. PISTEL, P.E.
DIRECTOR

March 3, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #147 (1979-1980)
Property Owner: Honolulu Limited
S/W/S Taylor Ave. 694' S/E Loch Raven Blvd.
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit a sign height of 35' in lieu of the required 25'.
Acres: 60 sq. ft. District: 9th

Dear Mr. Hammond:
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 highway and utility improvements are not directly involved.

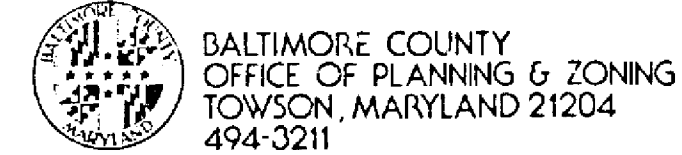
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

This office has no further comment in regard to the plan submitted for zoning Advisory Committee review in connection with this Item 147 (1979-1980).

Very truly yours,
Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss
N-NW Key Sheet
32 NE & Pos. Sheet
NE B B Topo
70 Tax Map



JOHN D. SEYFFERT
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

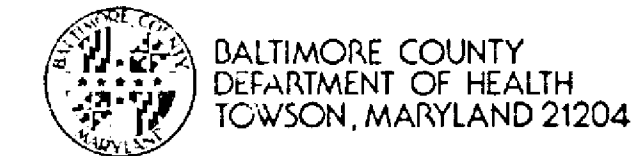
Dear Mr. Hammond:
Comments on Item #147, Zoning Advisory Committee Meeting, January 22, 1980, are as follows:

Property Owner: Honolulu Limited
Location: SW/S Taylor Ave. 694' SE Loch Raven Blvd
Existing Zoning: B.L.-CCC
Proposed Zoning: Variance to permit a sign height of 25' in lieu of the required 25',
Acres: 60 sq. ft.
District: 9th

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 per [Signature]
John L. Wimbley
Planner III
Current Planning and Development



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

February 11, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:
Comments on Item #147, Zoning Advisory Committee Meeting of January 22, 1980, are as follows:

Property Owner: Honolulu Limited
Location: SW/S Taylor Ave. 694' SE Loch Raven Blvd.
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit a sign height of 35' in lieu of the required 25'.
Acres: 60 sq. ft.
District: 9th

The proposed sign should not present any health hazards.

Very truly yours,
Ian J. Roubert, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJE/eth

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of fact: that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

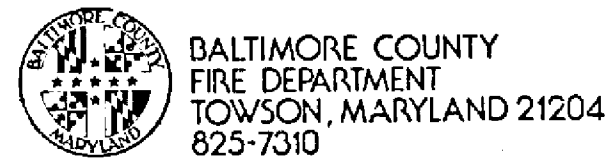
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of April, 1980, that the herein Petition for the Variance(s) to permit a sign to be 35 feet in height in lieu of the maximum height of 25 feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jean M.H. Jung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



PAUL H. RENCKE
CHIEF

February 8, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Honolulu Limited

Location: SW/3 Taylor Ave. 694' SE Loch Raven Blvd.

Item No: 147 Zoning Agenda: Meeting of 1-22-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "r" 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 _____ EXCEEDS 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 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Carl Louis Kelly* 2-11-80 Noted and Approved: *George M. Casanovi*
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 22, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 22, 1980

RE: Item No: 141, 142, 143, 144, 145, 146, 147
Property Owner:
Location:
resent Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning
Date: March 12, 1980
Petition No. 80-205-A Item 147

Petition for Variance for Height Requirements
Southwest side of Taylor Avenue, 694 feet Southeast of Loch Raven Boulevard
Petitioner- Honolulu Limited

Ninth District

HEARING: Thursday, April 10, 1980 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:hb

David W. Dallas, Jr. and Sons

Registered Professional Engineers & Land Surveyors
7006 HANFORD ROAD - BALTIMORE, MARYLAND 21234
PHONE: (301) 254-4555

David W. Dallas, Jr., P.E., R.L.S.

Michael B. Dallas, P.L.S.

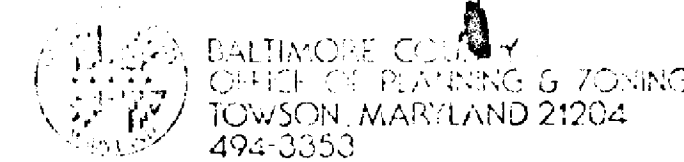
ZONING DESCRIPTION
HEIGHT VARIANCE FOR SIGN
BURGER KING RESTAURANT
HILLENDALE SHOPPING CENTER

BEGINNING for the same the two following courses and distances from the intersection of the projection of the south curb line of Taylor Avenue with the east curb line of Loch Raven Boulevard: south 56 degrees 47 minutes east 694 feet and south 35 degrees 13 minutes west 13 feet to the beginning point, thence running for four lines of division south 56 degrees 47 minutes east 5.00 feet parallel with said Taylor Avenue, south 35 degrees 13 minutes west 12.00 feet, north 56 degrees 47 minutes west 5.00 feet and north 35 degrees 13 minutes east 12.00 feet to the place of beginning.

Being part of the property leased to BK of Baltimore, Ltd. and part of the Hillendale Shopping Center and part of the property of Honolulu Limited as conveyed by deed recorded among the Land Records of Baltimore County in Liber 2363 folio 123 etc.

January 11, 1980

David W. Dallas, Jr.



WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 25, 1980

George W. White, Jr., Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance
SW/S of Taylor Ave., 694' SE of Loch Raven Blvd. - 9th Election District
Honolulu Limited - Petitioner
NO. 80-205-A (Item No. 147)

Dear Mr. White:

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

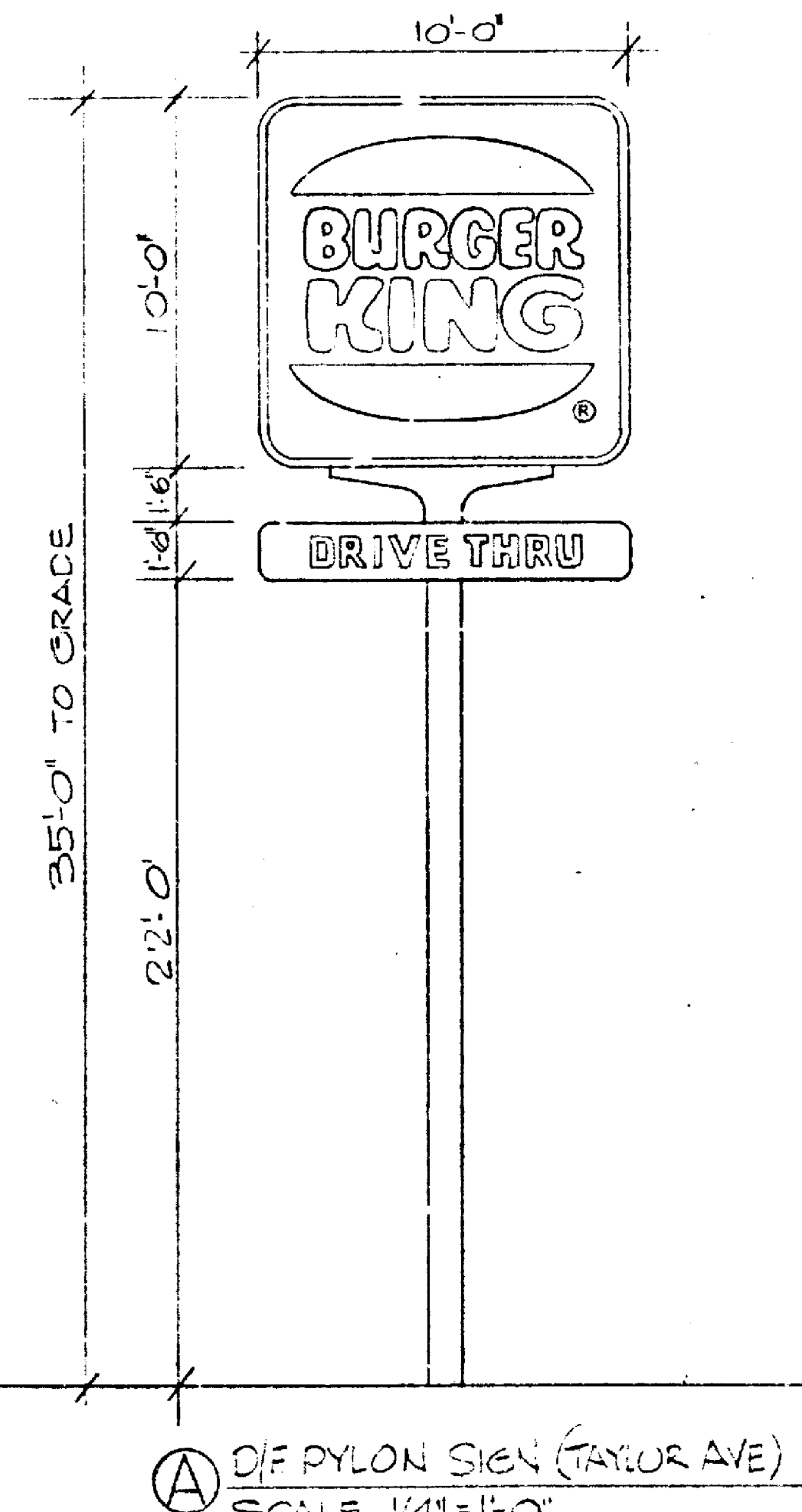
Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Council



PETITION FOR VARIANCE

NO. DISTRICT
ZONING: Petition for Variance to
HEIGHT Requirements
LOCATION: Southwest side of Taylor Avenue, 694 feet Southeast of Loch Raven Boulevard
DATE & TIME: Thursday, April 10, 1980 at 9:45 A.M.
PUBLIC HEARING: Room 100 County Office Building, 1111 West Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing.
Petition for Variance to permit a sign to be located 35 feet in height in lieu of the maximum of 25 feet. The Zoning Regulation to be amended as follows:
Section 412-60-Height requirements for signs.
All that parcel of Land in the Ninth District of Baltimore County following corners and distances from the intersection of the projection of the south curb line of Taylor Avenue with the east curb line of Loch Raven Boulevard south 56 degrees 47 minutes east 694 feet and south 35 degrees 13 minutes west 12 feet to the beginning point, thence running for four lines of division south 56 degrees 47 minutes east 5.00 feet parallel with said Taylor Avenue, south 35 degrees 13 minutes west 12.00 feet, north 56 degrees 47 minutes west 5.00 feet and north 35 degrees 13 minutes east 12.00 feet to the place of beginning.
Being part of the property leased to BK of Baltimore, Ltd. and part of the Hillendale Shopping Center and part of the property of Honolulu Limited as conveyed by deed recorded among the Land Records of Baltimore County in Liber 2363 folio 123 etc.
Being the property of Honolulu Limited, as shown on plat filed with the Zoning Department.
Hearing Date: Thursday, April 10, 1980 at 9:45 A.M.
Public Hearing: Room 100 County Office Building, 1111 West Chesapeake Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
Baltimore County
March 12.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 20, 1980
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 _____ at one time _____ before the _____ day of _____, 1980, the first publication appearing on the _____ day of _____, 1980.

THE JEFFERSONIAN
B. Leach
Manager

Cost of Advertisement, \$ _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 86331
DATE: March 10, 1980 ACCOUNT: 01-662
AMOUNT: \$25.00
RECEIVED FROM: George W. White, Jr., Esquire
FOR: Filing Fee for case No. 80-205-A
30024MS 10 25.00AM
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE
 9th District
 Zoning: Petition for Variance for Height Requirements
 Location: Southwest side of Taylor Avenue, 694 feet southeast of Loch Raven Boulevard
 Date & Time: Thursday, April 10, 1960 at 9:45 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 Zoning Act and Regulations of Baltimore County, will hold a public hearing.
 Petition for Variance to permit a sign to be located 35 feet in height in line of the maximum of 25 feet.
 The Zoning Regulation to be excepted as follows:
 Section 413.6d - Height requirements for signs
 All that parcel of land in the Ninth District of Baltimore County.
 BEGINNING for the same the two following courses and distances from the intersection of the projection of the south curb line of Taylor Avenue with the east curb line of Loch Raven Boulevard south 47 minutes east 694 feet and south 39° 13 minutes west 18 feet to the beginning point, thence running for four lines of division south 54 degrees 47 minutes east 5.00 feet parallel with said Taylor Avenue, south 39° 13 minutes west 12.00 feet, north 64 degrees 47 minutes west 5.00 feet and north 39° 13 minutes east 12.00 feet to the place of beginning.
 BEING part of the property leased to BK of Baltimore, Ltd. and part of the Hillendale Shopping Center and part of the property of Honolulu Limited as conveyed by deed recorded among the Land Records of Baltimore County in Liber 2368 folio 123 etc.
 Being the property of Honolulu Limited, as shown on plat plan filed with the Zoning Department.
 Hearing Date: THURSDAY, APRIL 10, 1960 AT 9:45 A.M.
 Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 BY ORDER OF WILLIAM E. HAMMOND Zoning Commissioner of Baltimore County

The Essex Times
 Essex, Md., March 30 1960
 This is to Certify That the annexed Petition for Variance was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 20th day of March, 1960
Charles W. White, Jr. Publisher.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204
 Your petition has been received this 21st day of June, 1960.
 Filing Fee \$25 Received: Check Cash Other
7/17
William E. Hammond
 William E. Hammond, Zoning Commissioner
 Petitioner Honolulu Ltd. Submitted by C. Coleman
 Petitioner's Attorney Gray, Wilto Reviewed by WPA
 *This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

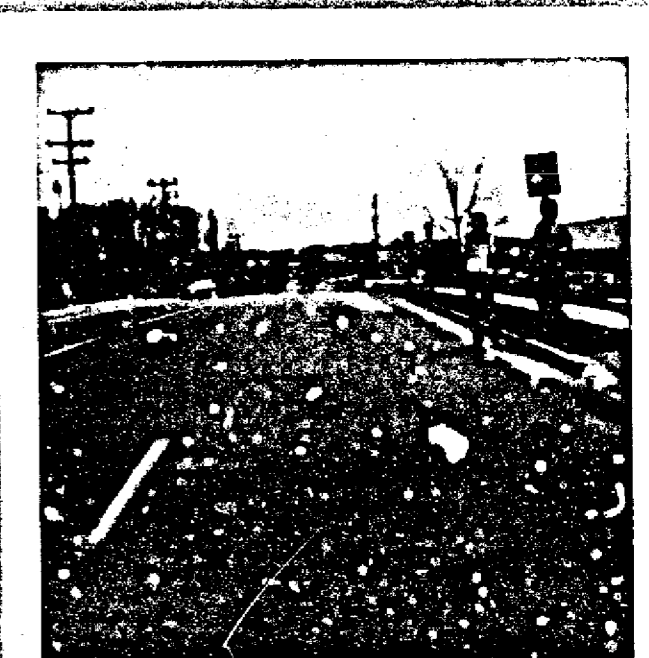
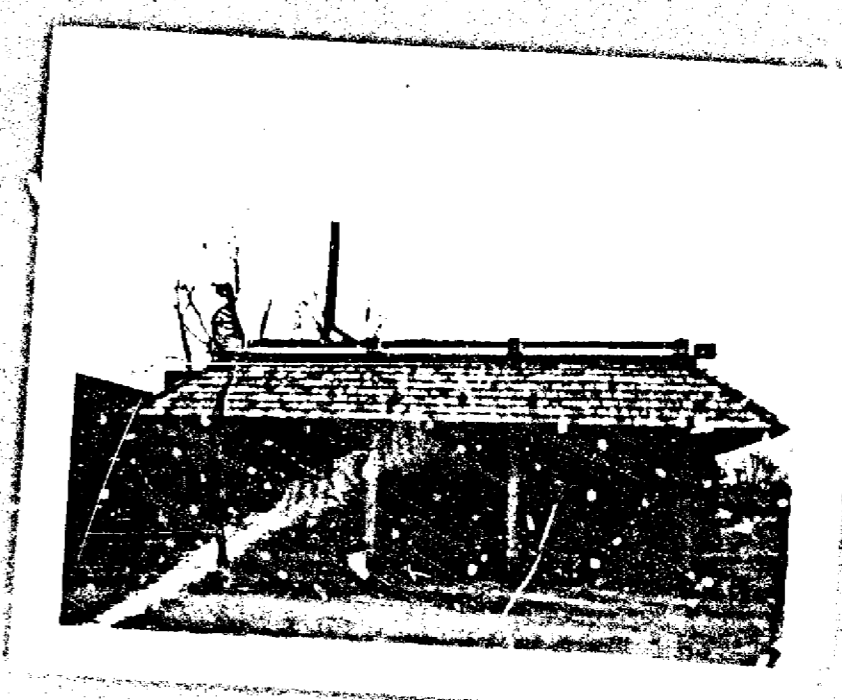
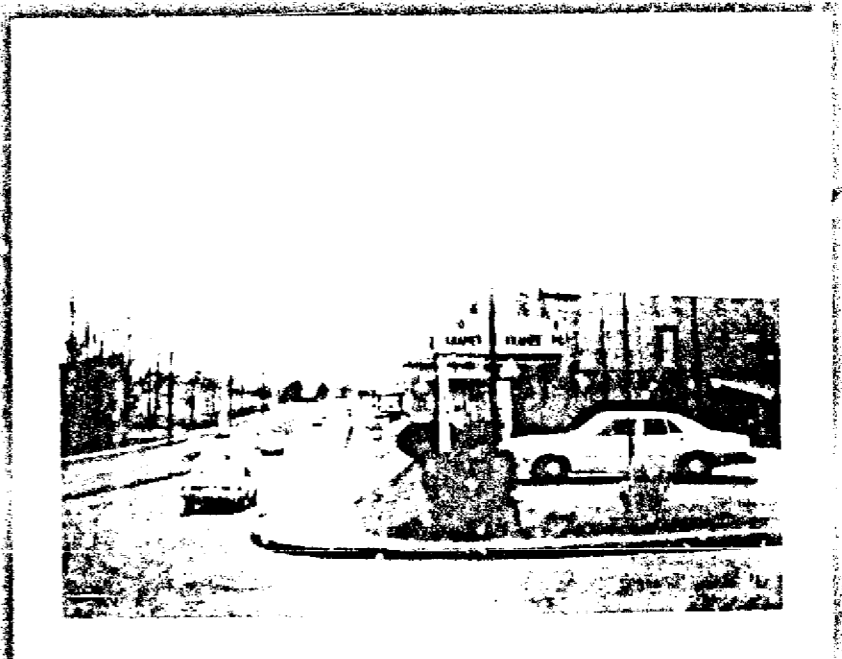
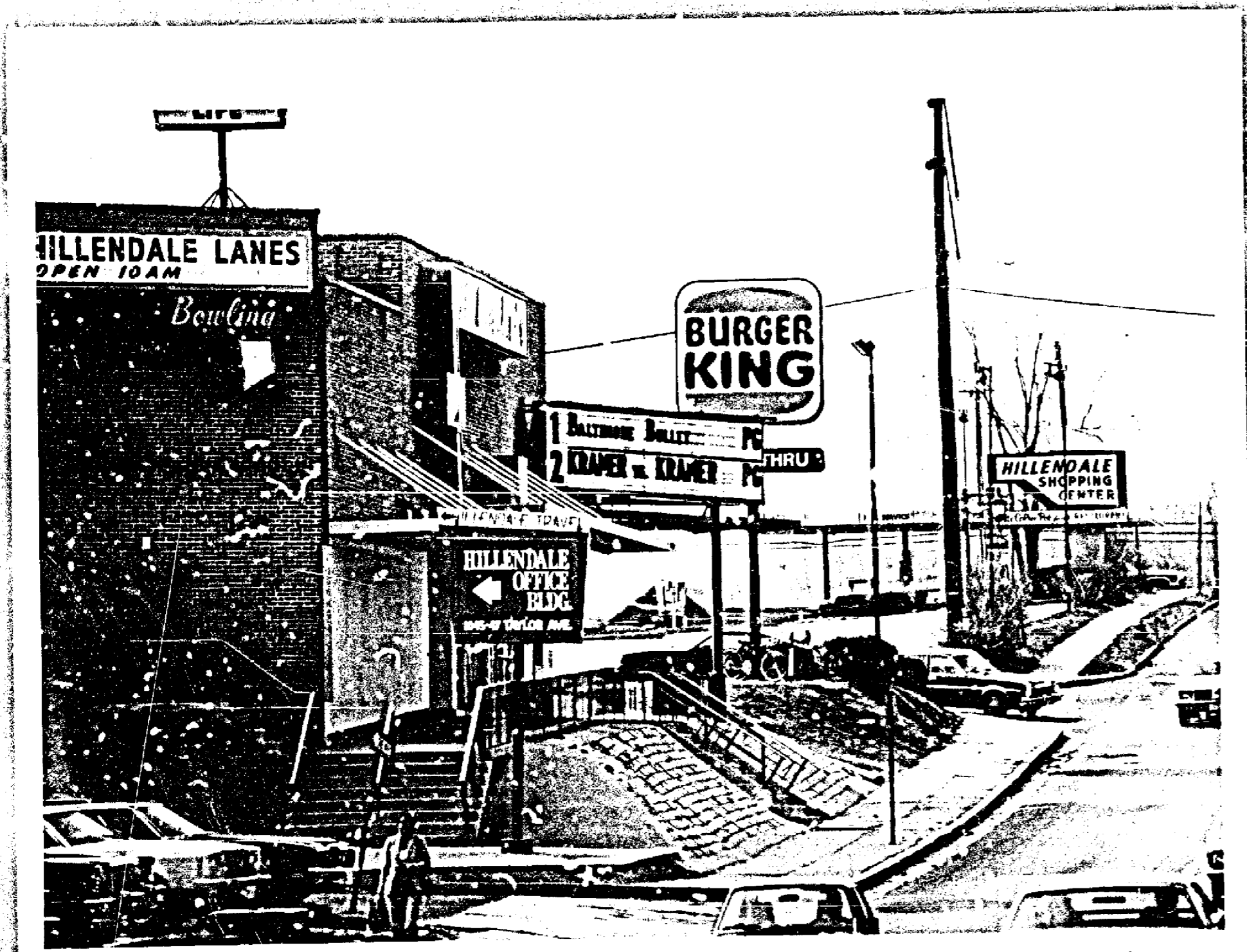
| FUNCTION | Wall Map | | Original | | Duplicate | | Tracing | | 200 Sheet | |
|---|--|----|----------|----|-----------|----|---------|----|-----------|----|
| | date | by | date | by | date | by | date | by | date | by |
| Descriptions checked and outline plotted on map | | | | | | | | | | |
| Petition number added to outline | | | | | | | | | | |
| Denied | | | | | | | | | | |
| Granted by ZC, BA, CC, CA | | | | | | | | | | |
| Reviewed by: <u>WPA</u> | Revised Plans: Change in outline or description <u>Yes</u> | | | | | No | | | | |
| Previous case: <u>---</u> | Map # <u>---</u> | | | | | | | | | |

BALTIMORE COUNTY, MARYLAND No. 86388
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE April 10, 1960 ACCOUNT 01-642
 AMOUNT \$55.63
 RECEIVED FROM George W. White, Jr., Esquire
 FOR Advertising and Posting for Case No. 80-205-A
34352AK 11 556346
 VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland
 District 9 Date of Posting 3/23/60
 Posted for: Petition for Variance
 Petitioner: Honolulu Ltd.
 Location of property: 5213 Taylor Ave., 694' SE. Loch Raven Blvd.
 Location of Signs: front of property (facing Taylor Ave.)
 Remarks: 1 sign
 Posted by Beas Coleman Date of return: 3/27/60
 Signature

PETITION MAPPING PROGRESS SHEET

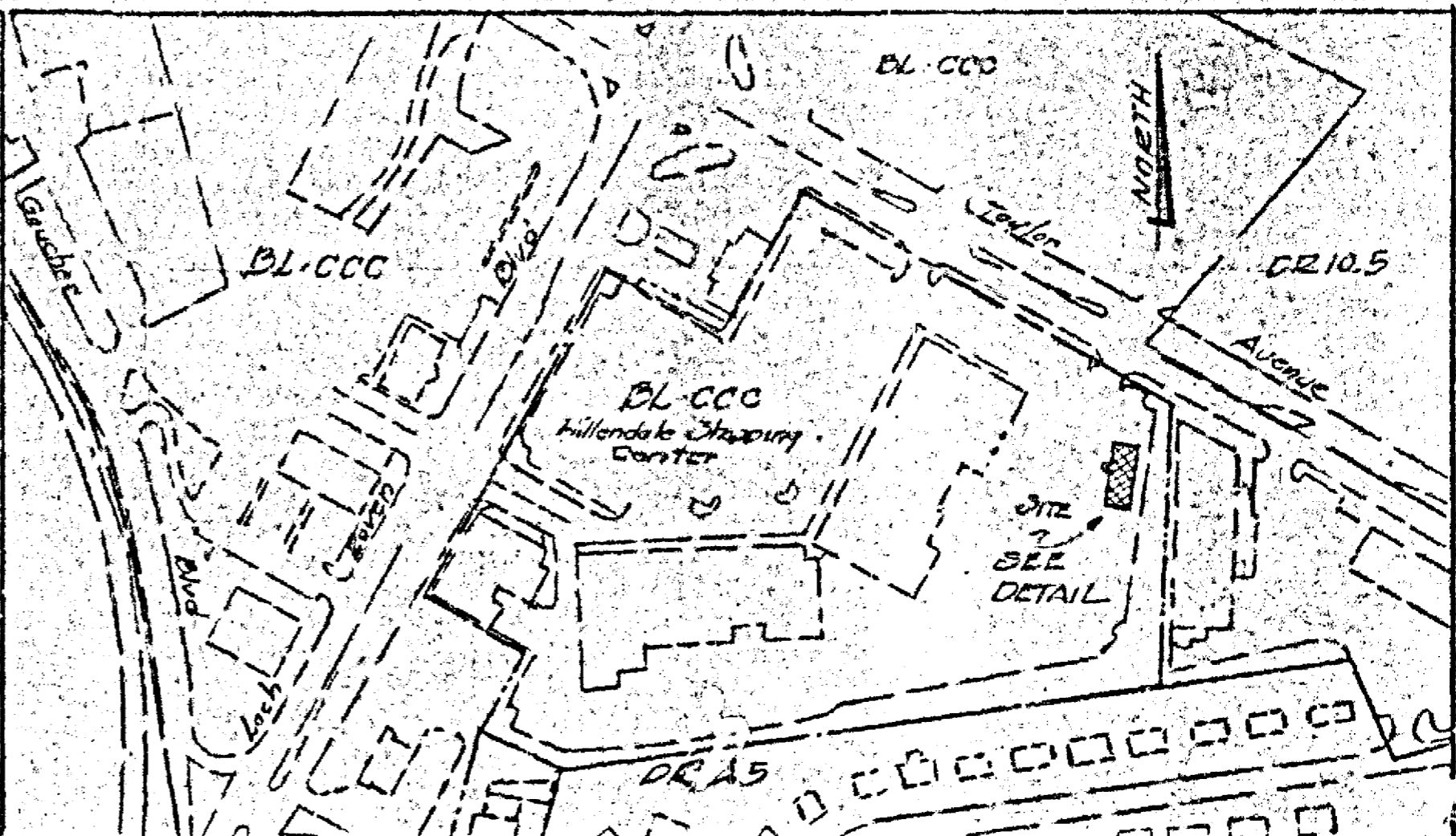
| FUNCTION | Wall Map | | Original | | Duplicate | | Tracing | | 200 Sheet | |
|---|--|----|----------|----|-----------|----|---------|----|-----------|----|
| | date | by | date | by | date | by | date | by | date | by |
| Descriptions checked and outline plotted on map | | | | | | | | | | |
| Petition number added to outline | | | | | | | | | | |
| Denied | | | | | | | | | | |
| Granted by ZC, BA, CC, CA | | | | | | | | | | |
| Reviewed by: <u>WPA</u> | Revised Plans: Change in outline or description <u>Yes</u> | | | | | No | | | | |
| Previous case: <u>---</u> | Map # <u>---</u> | | | | | | | | | |



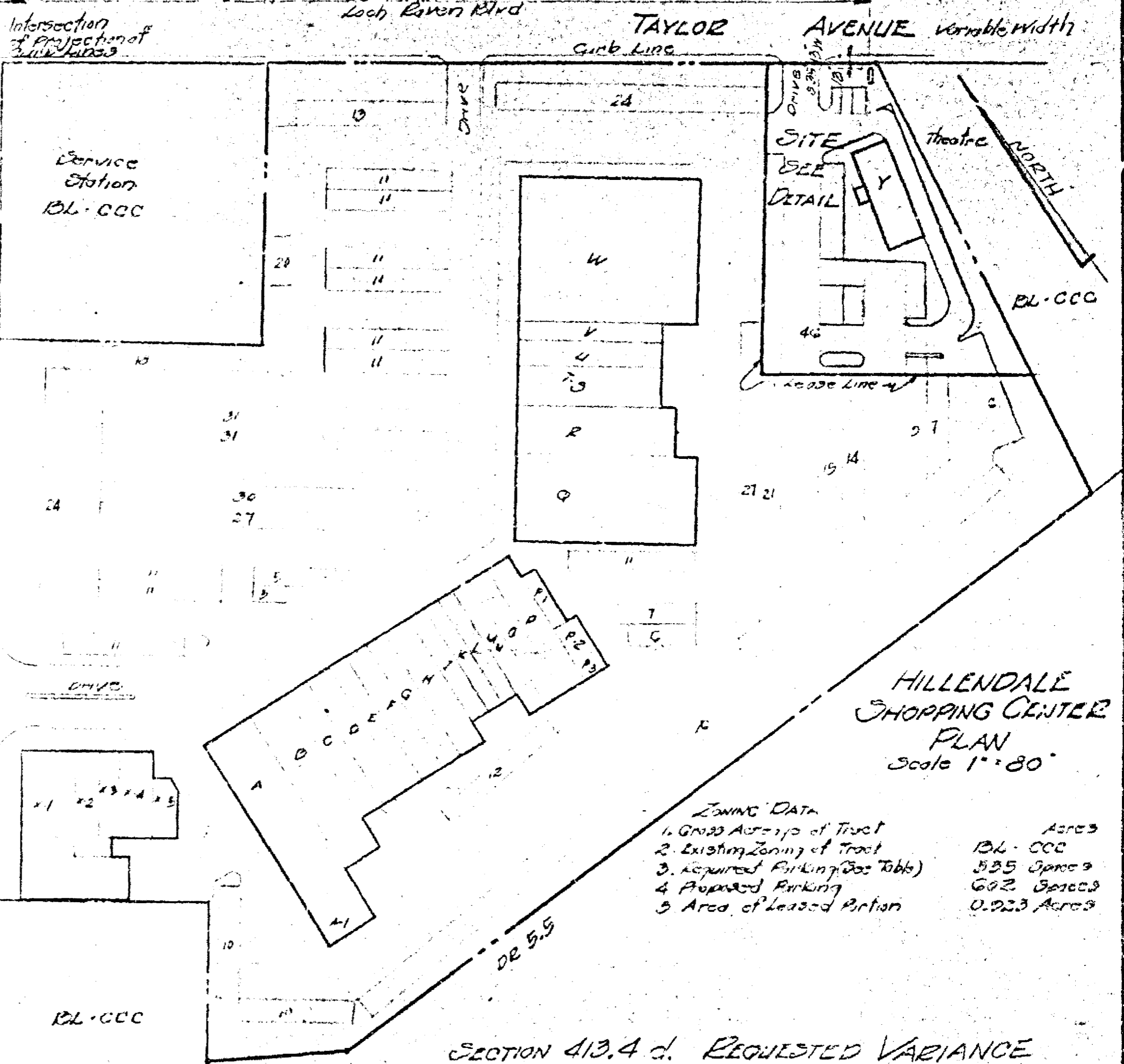
Exp. 1

Exp. 2

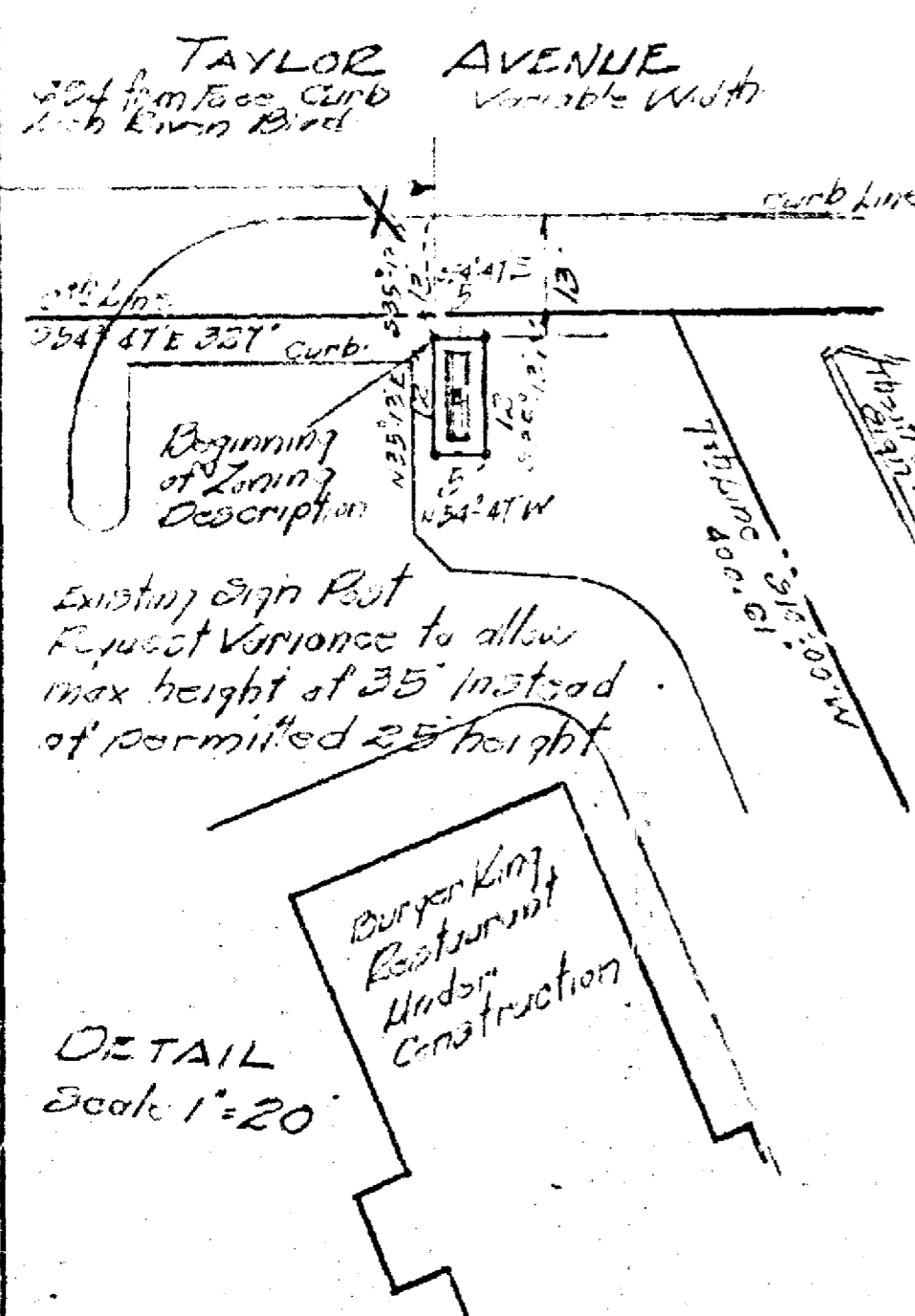
| Code | Store | Area of Store | Ratio | Space |
|-------|--------------------|---------------|-------|--------|
| AA-1 | Hardware King | 7323188 | 1/200 | 14.24 |
| B | Gregory Lady | 5250 | 1/200 | 11.50 |
| C | White Cat's Pet | 2400 | 1/200 | 5.00 |
| D | Doctor Pet Shop | 2400 | 1/200 | 5.00 |
| E | Card Shop | 1715 | 1/200 | 3.57 |
| F | Shoes | 2400 | 1/200 | 5.00 |
| G | Marlys Fashion | 2075 | 1/200 | 10.33 |
| H | Equitable Trust Co | 2675 | 1/200 | 8.52 |
| J | Liquors | 1700 | 1/200 | 3.50 |
| K | Durian Books | 1350 | 1/200 | 2.75 |
| L | Bilberts | 1975 | 1/200 | 4.50 |
| MN | Mill End | 2075 | 1/200 | 10.37 |
| O | Especially Yours | 2040 | 1/200 | 14.21 |
| P | Neumans | 2400 | 1/200 | 12.00 |
| Q | Murphy's | 10725 | 1/200 | 53.63 |
| R | Life Aid | 5220 | 1/200 | 26.25 |
| ST | Life Aid | 3870 | 1/200 | 19.35 |
| U | Shoes | 2414 | 1/200 | 12.07 |
| V | S&N Kids | 1075 | 1/200 | 2.88 |
| W | Forty Five | 17225 | 1/200 | 86.13 |
| X-1 | MUSIC HALLS | 7165 | 1/200 | 35.82 |
| X-2 | Shoes | 1800 | 1/200 | 3.00 |
| X-3 | Dr. Gussner | 1050 | 1/200 | 3.50 |
| X-4 | Arlington Federal | 1250 | 1/200 | 6.50 |
| X-5 | Banking Loans | 1032 | 1/200 | 3.44 |
| Y | Burger King | 2015 | 1/200 | 38.30 |
| Total | | | | 554.40 |



LOCATION & ZONING MAP
Scale 1"=200'



HILLENDALE SHOPPING CENTER PLAN
Scale 1"=80'



DETAIL
Scale 1"=20'

Existing sign Post
Request Variance to allow
max height of 35' instead
of permitted 25' height

Survey based on Baltimore County Traverse Stations
X-7324 N 31369.93 E 11332.65
1/8" Iron Bar N. Edge Conc Walk S. Side Taylor Ave
W. of Shopping Center Drive
X-7325 N 31753.20 E 11102.93
1/8" Iron Bar N. Edge Conc. Walk S. Side Taylor Ave
E. of Loch Raven Blvd.
Bench Mark X-5506 Elevation 383.92
Galv Spike in Seam of Conc Walk E Side Loch
Raven Blvd at P.C. Right Turn Lane.
Existing Zoning Business Local (BL) in CR-CCC District

SECTION 413.4 d. REQUESTED VARIANCE
To allow a sign erected on ground elevated above
the level of the street which it abuts to a height
of 35' instead of the permitted 25' max. height.

ZONING DATA

| | Acres |
|---------------------------------|-------------|
| 1. Gross Area of Tract | 134.000 |
| 2. Existing Zoning of Tract | 535 Spaces |
| 3. Required Parking (See Table) | 602 Spaces |
| 4. Proposed Parking | 0.923 Acres |
| 5. Area of Leased Portion | |

SIGN HEIGHT VARIANCE ZONING PLAN

FOR
BK OF BALTIMORE LTD

5th Election District Baltimore County, Md
Scale: As Shown
Sept 7, 1978
Revised Jun 9, 1980

Leasee
BK of Baltimore Ltd
Suite 1307
28 Allegheny Ave
Towson Md 21204
Phone 321-7330

OWNER
Honolulu Limited
Deed Ref 2363-129

30
NE 8P.
ESTD. 9
L.S. 117 80
A
C.K.
P.T.



**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WE, HONOLULU LIMITED, legal owner of the property at 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 413.54 to permit a sign to be located 35' in height in lieu of the maximum of 25'

147
80-205-A
147

DATE: 1-17-80
BY: [Signature]
TITLE: [Signature]

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
1. A freestanding sign 25 feet high has been authorized in accordance with zoning and other approvals by Building Permit No. 22797, but the sign causes mutual conflicts relative to viewing and readability between it and the attraction/information sign for the Hillendale Cinemas on the building immediately to the east.
2. A condition of practical difficulty thereby is created which can be alleviated only by increasing the height of this sign so both can be viewed coherently.
3. The scale, scope and physical arrangement of both the overall shopping center of which the sign and its principal use are a component part and the theatre structure are such that the increased sign height remains in harmony with the spirit and intent of the regulations without injury to public health, safety and general welfare.

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.

HONOLULU LIMITED
By: Nathan Weinborn, Vice President
Contract purchaser
Address 5518 Baltimore National Pike
Baltimore, Maryland 21228
Petitioner's Attorney
Address 305 West Chesapeake Ave

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of January, 1980 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 10th day of April, 1980 at 9:15 o'clock A.M.

ORDER RECEIVED FOR FILING
DATE: April 25, 1980

80-205-A
147
147

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S of Taylor Ave., 694' : OF BALTIMORE COUNTY
SE of Loch Raven Blvd., 9th District :
HONOLULU LIMITED, Petitioner : Case No. 80-205-A

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.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 19th day of March, 1980, a copy of the foregoing Order was mailed to George W. White, Jr., Esquire, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

George White, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

cc: David W. Dallas, Jr. & Sons
7006 Harford Road
Baltimore, Maryland 21234

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 22nd day of January, 1980.

William E. Hammond
Zoning Commissioner

Petitioner: Honolulu Limited

Petitioner's Attorney: George White

Reviewed by: Nicholas E. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 28, 1980

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

Chairman
Nicholas B. Commodari

MEMBERS

- Bureau of Engineering
- Department of Traffic Engineering
- State Roads Commission
- Bureau of Fire Prevention
- Health Department
- Project Planning
- Building Department
- Board of Education
- Zoning Administration
- Industrial Development

George White, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 147
Petitioner - Honolulu Limited
Variance Petition

Dear Mr. White:

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 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 suitability of the requested zoning.

Because of your clients' proposal to have a sign with a total height of 35 feet above grade erected on the existing Hillendale Shopping Center site, this Variance is required.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

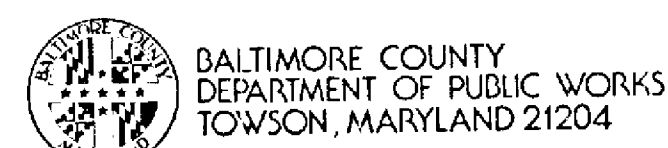
Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

Enclosures

cc: David W. Dallas, Jr. & Sons
7006 Harford Road
Baltimore, Maryland 21234



HARRY J. PISTEL, P.E.
DIRECTOR

March 3, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #147 (1979-1980)
Property Owner: Honolulu Limited
S/W/S Taylor Ave. 694' S/E Loch Raven Blvd.
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit a sign height of 35' in lieu of the required 25'.
Acres: 60 sq. ft. District: 9th

Dear Mr. Hammond:

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 highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

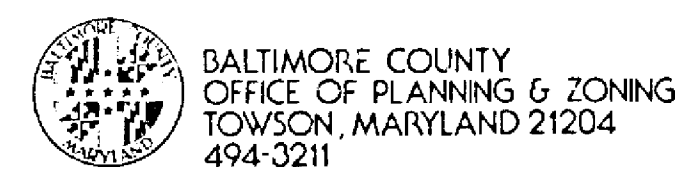
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

This office has no further comment in regard to the plan submitted for zoning Advisory Committee review in connection with this Item 147 (1979-1980).

Very truly yours,

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

END:EAM:FWR:ss
N-NW Key Sheet
32 NE & Pos. Sheet
NE B B Topo
70 Tax Map



JOHN D. SEYFFERT
DIRECTOR

March 11, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #147, Zoning Advisory Committee Meeting, January 22, 1980, are as follows:

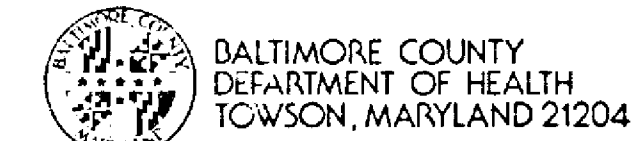
Property Owner: Honolulu Limited
Location: SW/S Taylor Ave. 694' SE Loch Raven Blvd
Existing Zoning: B.L.-CCC
Proposed Zoning: Variance to permit a sign height of 25' in lieu of the required 25',
Acres: 60 sq. ft.
District: 9th

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 per [Signature]
John L. Wimbley
Planner III
Current Planning and Development



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

February 11, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #147, Zoning Advisory Committee Meeting of January 22, 1980, are as follows:

Property Owner: Honolulu Limited
Location: SW/S Taylor Ave. 694' SE Loch Raven Blvd.
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit a sign height of 35' in lieu of the required 25'.
Acres: 60 sq. ft.
District: 9th

The proposed sign should not present any health hazards.

Very truly yours,

Ian J. Roubert, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJE/eth

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of fact: that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

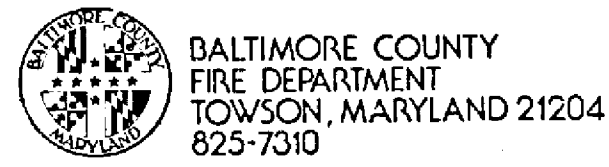
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of April, 1980, that the herein Petition for the Variance(s) to permit a sign to be 35 feet in height in lieu of the maximum height of 25 feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jean M.H. Jung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



PAUL H. RENGKE
CHIEF

February 8, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Honolulu Limited

Location: SW/3 Taylor Ave. 694' SE Loch Raven Blvd.

Item No: 147 Zoning Agenda: Meeting of 1-22-80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "r" 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 _____ EXCEEDS 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 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Carl Lee Kelly* 2-11-80 Noted and Approved: *George M. Casanoff*
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 22, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 22, 1980

RE: Item No: 141, 142, 143, 144, 145, 146, 147
Property Owner:
Location:
resent Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning
Date: March 12, 1980
Petition No. 80-205-A Item 147

Petition for Variance for Height Requirements
Southwest side of Taylor Avenue, 694 feet Southeast of Loch Raven Boulevard
Petitioner- Honolulu Limited

Ninth District

HEARING: Thursday, April 10, 1980 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:hb

David W. Dallas, Jr. and Sons

Registered Professional Engineers & Land Surveyors
7006 HANFORD ROAD - BALTIMORE, MARYLAND 21234
PHONE: (301) 254-4555

David W. Dallas, Jr., P.E., R.L.S.

Michael B. Dallas, P.L.S.

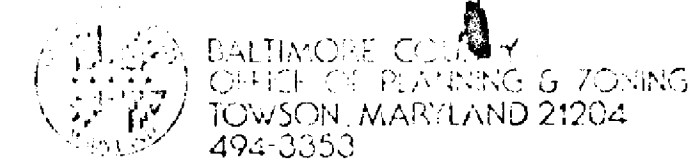
ZONING DESCRIPTION
HEIGHT VARIANCE FOR SIGN
BURGER KING RESTAURANT
HILLENDALE SHOPPING CENTER

BEGINNING for the same the two following courses and distances from the intersection of the projection of the south curb line of Taylor Avenue with the east curb line of Loch Raven Boulevard: south 56 degrees 47 minutes east 694 feet and south 35 degrees 13 minutes west 13 feet to the beginning point, thence running for four lines of division south 56 degrees 47 minutes east 5.00 feet parallel with said Taylor Avenue, south 35 degrees 13 minutes west 12.00 feet, north 56 degrees 47 minutes west 5.00 feet and north 35 degrees 13 minutes east 12.00 feet to the place of beginning.

Being part of the property leased to BK of Baltimore, Ltd. and part of the Hillendale Shopping Center and part of the property of Honolulu Limited as conveyed by deed recorded among the Land Records of Baltimore County in Liber 2363 folio 123 etc.

January 11, 1980

David W. Dallas, Jr.



WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 25, 1980

George W. White, Jr., Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance
SW/S of Taylor Ave., 694' SE of Loch Raven Blvd. - 9th Election District
Honolulu Limited - Petitioner
NO. 80-205-A (Item No. 147)

Dear Mr. White:

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

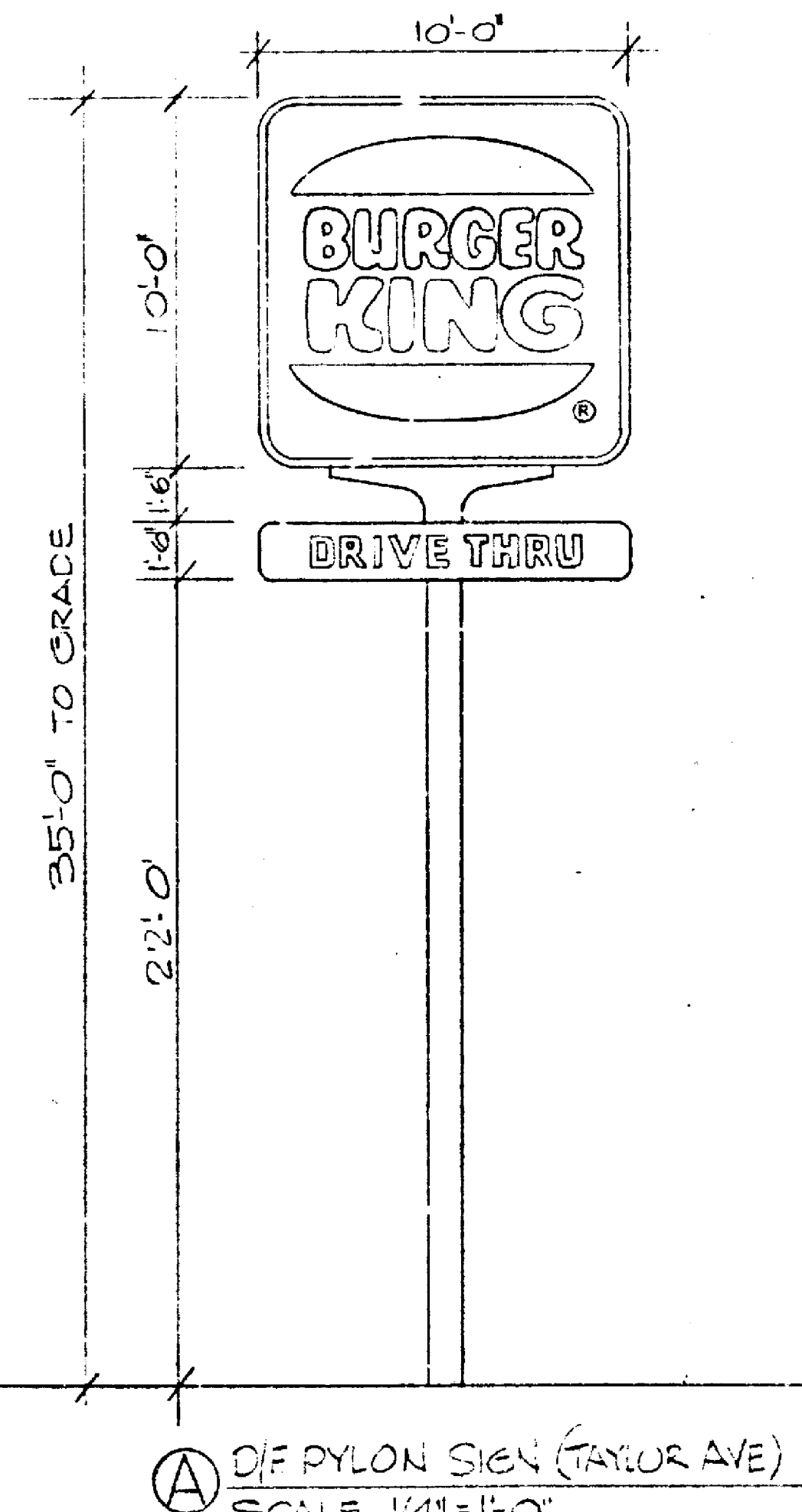
Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Council



Ⓐ DIF PYLON SIGN (TAYLOR AVE)
SCALE 1/4"=1'-0"

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 20, 1980

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 one time _____ before the _____ day of _____, 1980, the first publication appearing on the _____ day of _____, 1980.

THE JEFFERSONIAN
B. Leach
Manager

Cost of Advertisement, \$ _____

PETITION FOR VARIANCE
9th DISTRICT
ZONING: Petition for Variance to
HEIGHT Requirements
LOCATION: Southwest side of Taylor Avenue, 694 feet Southeast of Loch Raven Boulevard
DATE & TIME: Thursday, April 10, 1980 at 9:45 A.M.
PUBLIC HEARING: Room 100 County Office Building, 1111 West Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing.
Petition for Variance to permit a sign to be located 35 feet in height in lieu of the maximum of 25 feet.
The Zoning Regulation to be amended as follows:
Section 412.00-Height requirements for signs.
All that parcel of Land in the Ninth District of Baltimore County following corners and distances from the intersection of the projection of the south curb line of Taylor Avenue with the east curb line of Loch Raven Boulevard south 56 degrees 47 minutes east 694 feet and south 35 degrees 13 minutes west 13 feet to the beginning point, thence running for four lines of division south 56 degrees 47 minutes east 5.00 feet parallel with said Taylor Avenue, south 35 degrees 13 minutes west 12.00 feet, north 56 degrees 47 minutes west 5.00 feet and north 35 degrees 13 minutes east 12.00 feet to the place of beginning.
Being part of the property leased to BK of Baltimore, Ltd. and part of the Hillendale Shopping Center and part of the property of Honolulu Limited as conveyed by deed recorded among the Land Records of Baltimore County in Liber 2363 folio 123 etc.
Being the property of Honolulu Limited, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, April 10, 1980 at 9:45 A.M.
Public Hearing: Room 100 County Office Building, 1111 West Chesapeake Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
Baltimore County
March 20.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 86331

DATE: March 10, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: George W. White, Jr., Esquire

FOR: Filing Fee for case No. 80-205-A

30024MS 10 25.00 AM
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE
 9th District
 Zoning: Petition for Variance for Height Requirements
 Location: Southwest side of Taylor Avenue, 694 feet southeast of Loch Raven Boulevard
 Date & Time: Thursday, April 10, 1968 at 9:45 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 Zoning Act and Regulations of Baltimore County, will hold a public hearing.
 Petition for Variance to permit a sign to be located 35 feet in height in line of the maximum of 25 feet.
 The Zoning Regulation to be excepted as follows:
 Section 418.6d - Height requirements for signs
 All that parcel of land in the Ninth District of Baltimore County.
 BEGINNING for the same the two following courses and distances from the intersection of the projection of the south curb line of Taylor Avenue with the east curb line of Loch Raven Boulevard south 47 minutes east 694 feet and south 39° 13 minutes west 18 feet to the beginning point, thence running for four lines of division south 54 degrees 47 minutes east 5.00 feet parallel with said Taylor Avenue, south 39° 13 minutes west 12.00 feet, north 64 degrees 47 minutes west 5.00 feet and north 39° 13 minutes east 12.00 feet to the place of beginning.
 BEING part of the property leased to BK of Baltimore, Ltd. and part of the Hillendale Shopping Center and part of the property of Honolulu Limited as conveyed by deed recorded among the Land Records of Baltimore County in Liber 2368 folio 123 etc.
 Being the property of Honolulu Limited, as shown on plat plan filed with the Zoning Department.
 Hearing Date: THURSDAY, APRIL 10, 1968 AT 9:45 A.M.
 Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 BY ORDER OF WILLIAM E. HAMMOND Zoning Commissioner of Baltimore County

The Essex Times
 Essex, Md., March 30 1968
 This is to Certify That the annexed Petition for Variance was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 20th day of March, 1968
Charles W. White, Jr. Publisher.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204
 Your petition has been received this 21st day of June, 1968.
 Filing Fee \$25 Received: Check Cash Other
7/17
William E. Hammond
 William E. Hammond, Zoning Commissioner
 Petitioner Honolulu Ltd. Submitted by C. Coleman
 Petitioner's Attorney Gray, Wilko Reviewed by WPA
 *This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

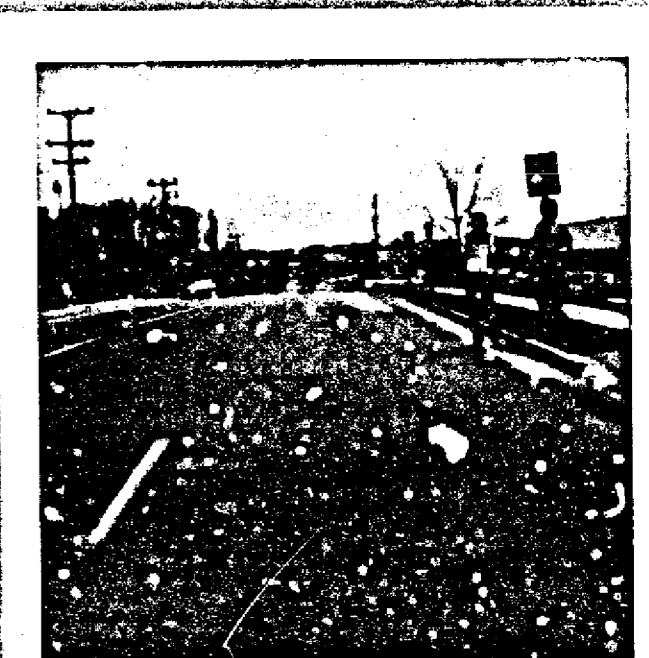
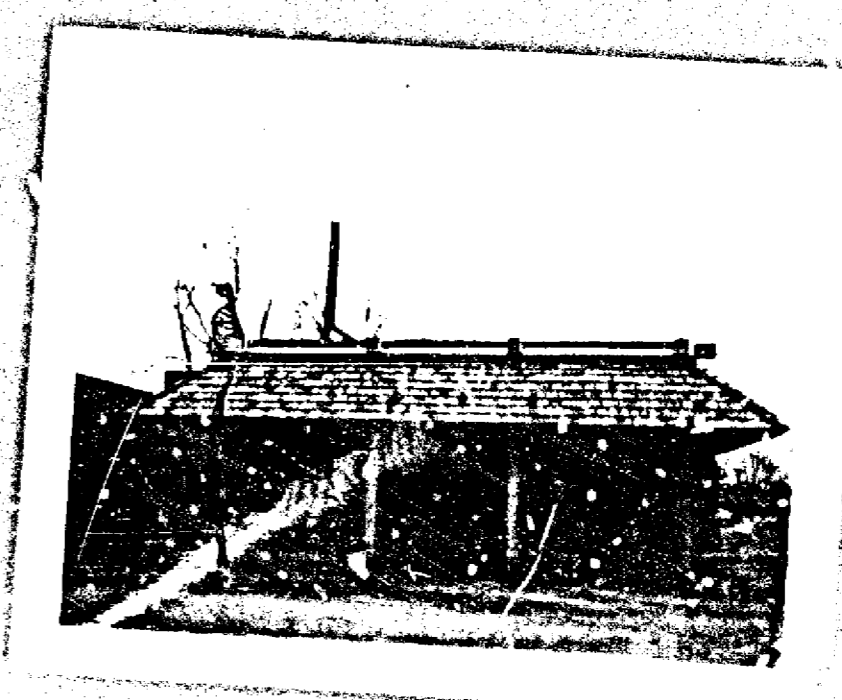
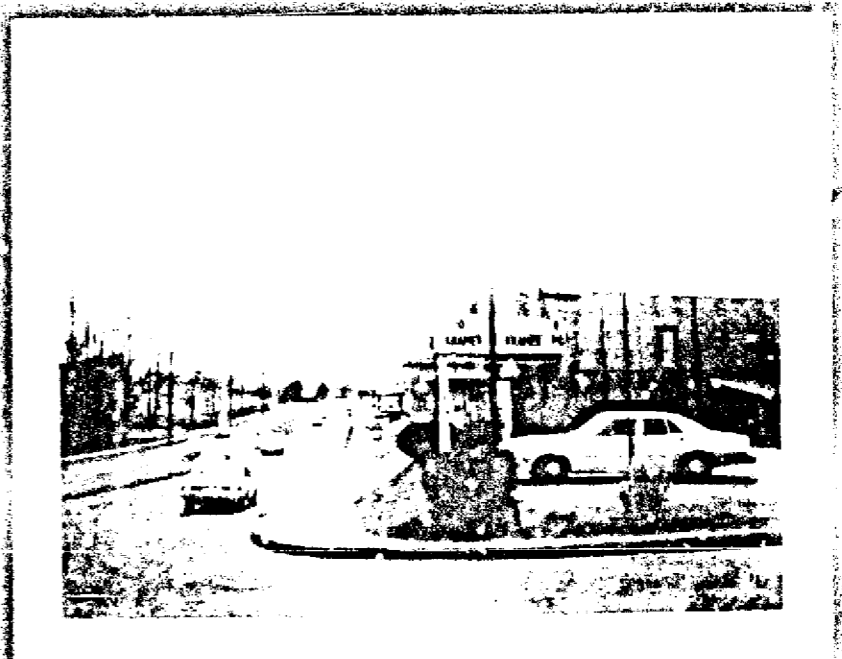
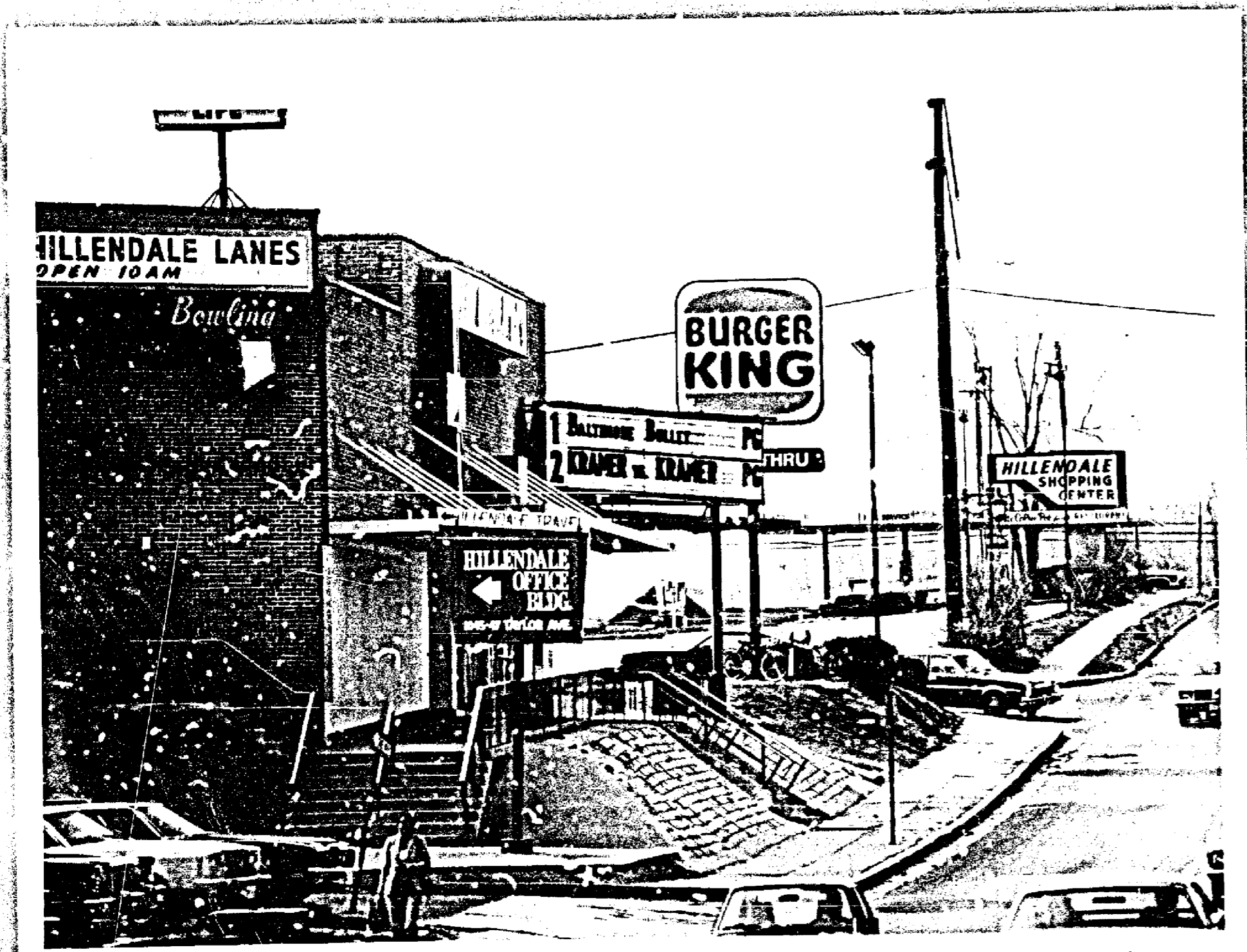
| FUNCTION | Wall Map | | Original | | Duplicate | | Tracing | | 200 Sheet | |
|---|--|----|----------|----|-----------|----|---------|----|-----------|----|
| | date | by | date | by | date | by | date | by | date | by |
| Descriptions checked and outline plotted on map | | | | | | | | | | |
| Petition number added to outline | | | | | | | | | | |
| Denied | | | | | | | | | | |
| Granted by ZC, BA, CC, CA | | | | | | | | | | |
| Reviewed by: <u>WPA</u> | Revised Plans: Change in outline or description <u>Yes</u> | | | | | No | | | | |
| Previous case: <u>---</u> | Map # <u>---</u> | | | | | | | | | |

BALTIMORE COUNTY, MARYLAND No. 86388
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE April 10, 1968 ACCOUNT 01-642
 AMOUNT \$55.63
 RECEIVED FROM George W. White, Jr., Esquire
 FOR Advertising and Posting for Case No. 80-205-A
34352AK 11 556346
 VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland
 District 9 Date of Posting 3/23/68
 Posted for: Petition for Variance
 Petitioner: Honolulu Ltd.
 Location of property: 5213 Taylor Ave., 694' SE. Loch Raven Blvd.
 Location of Signs: front of property (facing Taylor Ave.)
 Remarks: 1 sign
 Posted by Beann Coleman Signature Date of return: 3/27/68

PETITION MAPPING PROGRESS SHEET

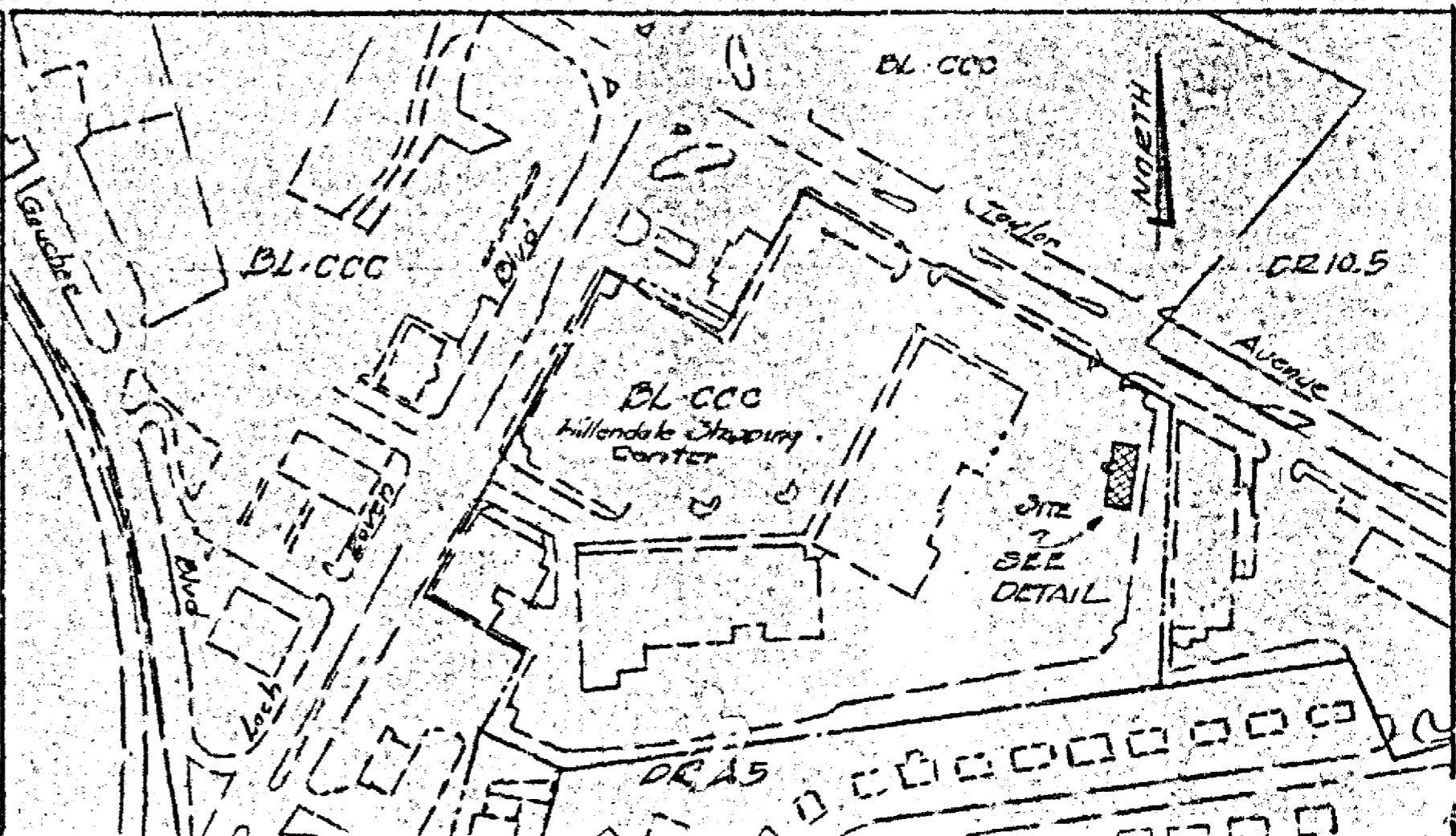
| FUNCTION | Wall Map | | Original | | Duplicate | | Tracing | | 200 Sheet | |
|---|--|----|----------|----|-----------|----|---------|----|-----------|----|
| | date | by | date | by | date | by | date | by | date | by |
| Descriptions checked and outline plotted on map | | | | | | | | | | |
| Petition number added to outline | | | | | | | | | | |
| Denied | | | | | | | | | | |
| Granted by ZC, BA, CC, CA | | | | | | | | | | |
| Reviewed by: <u>WPA</u> | Revised Plans: Change in outline or description <u>Yes</u> | | | | | No | | | | |
| Previous case: <u>---</u> | Map # <u>---</u> | | | | | | | | | |



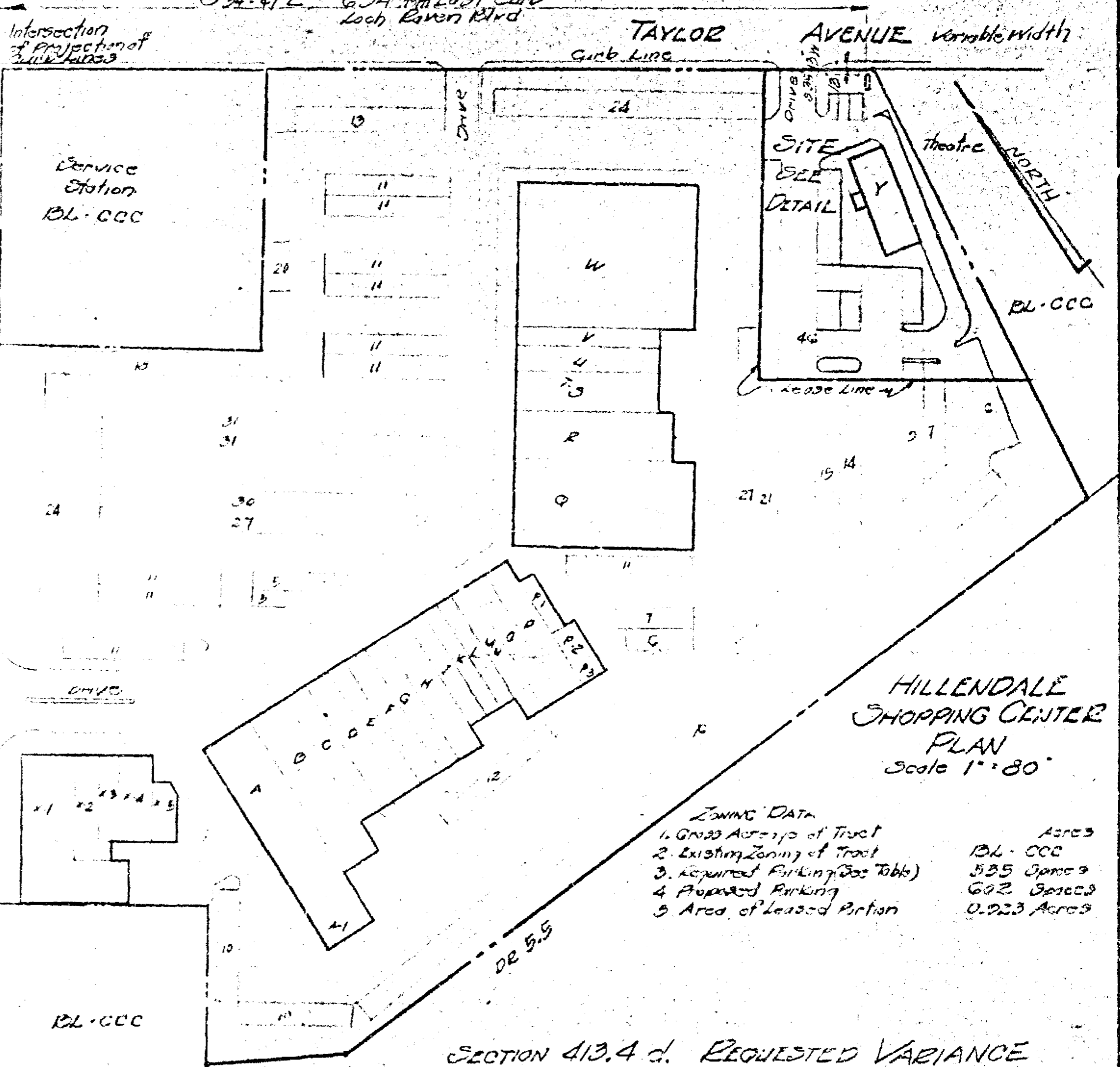
Exp. 1

Exp. 2

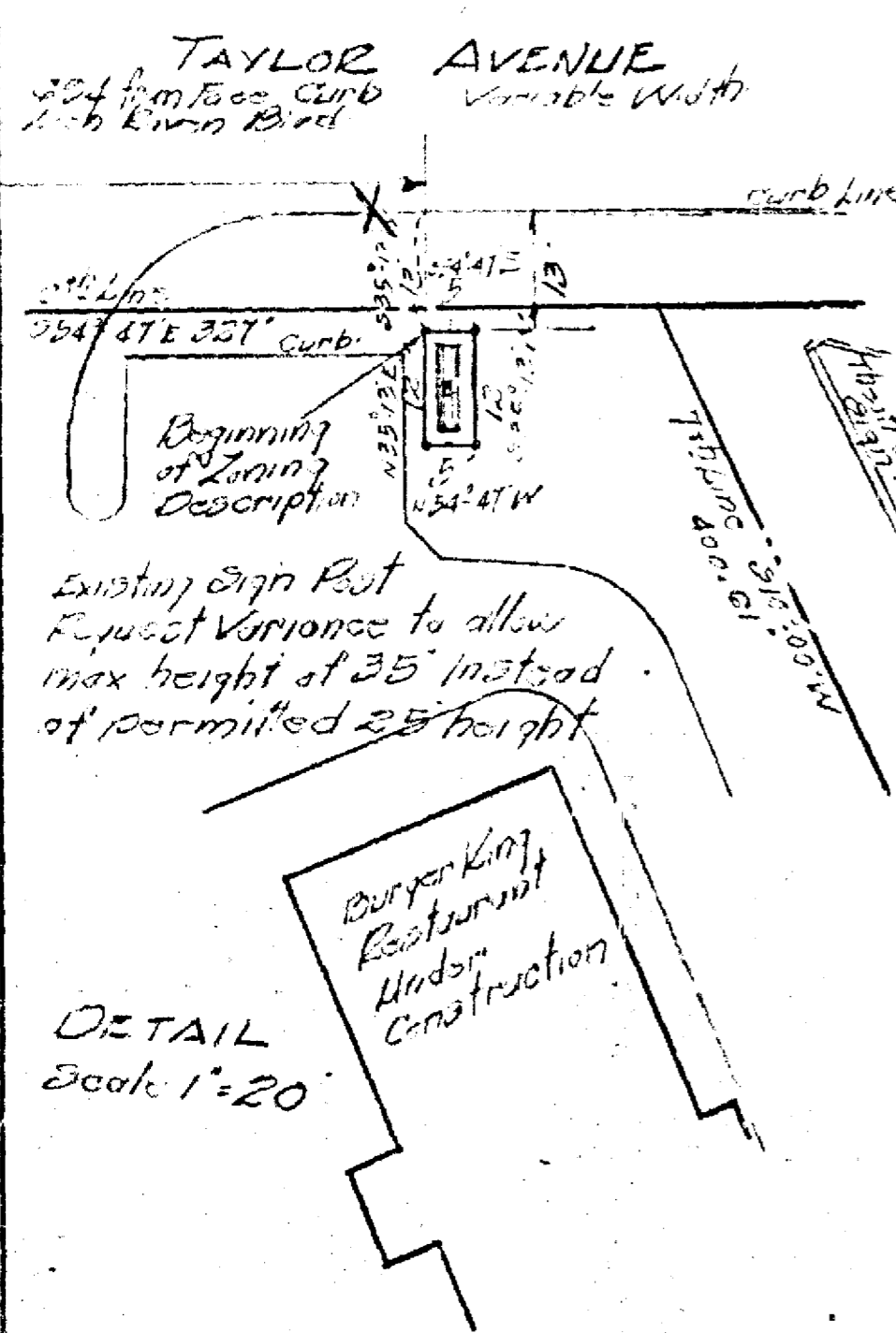
| Code | Store | Area of Store | Ratio | Space |
|-------|--------------------|---------------|-------|--------|
| AA-1 | Hardware King | 7323188 | 1/200 | 14.24 |
| B | Gregory Lady | 5250 | 1/200 | 11.50 |
| C | White Cat's Pet | 2400 | 1/200 | 5.00 |
| D | Doctor For Soap | 2400 | 1/200 | 5.00 |
| E | Card Shop | 1715 | 1/200 | 3.57 |
| F | Shoes | 2400 | 1/200 | 5.00 |
| G | Mary's Pastries | 2075 | 1/200 | 10.33 |
| H | Equitable Trust Co | 2675 | 1/200 | 8.52 |
| J | Liquors | 1700 | 1/200 | 3.50 |
| K | Durian Pouches | 1350 | 1/200 | 2.75 |
| L | Bilbert's | 1975 | 1/200 | 4.90 |
| MN | Mill End | 2075 | 1/200 | 10.37 |
| O | Especially Yours | 2040 | 1/200 | 14.21 |
| P | Newmans | 2400 | 1/200 | 12.00 |
| Q | Murphy's | 10725 | 1/200 | 53.63 |
| R | Life Aid | 5220 | 1/200 | 26.25 |
| ST | Life Aid | 3870 | 1/200 | 19.35 |
| U | Shoes | 2414 | 1/200 | 12.07 |
| V | S&N KITS | 1075 | 1/200 | 2.88 |
| W | Forty Five | 17225 | 1/200 | 86.13 |
| X-1 | MUSIC HALLS | 7165 | 1/200 | 35.82 |
| X-2 | Shoes | 1800 | 1/200 | 3.00 |
| X-3 | Dr. Gussner | 1050 | 1/200 | 3.50 |
| X-4 | Arlington Federal | 1250 | 1/200 | 6.50 |
| X-5 | Banking Loans | 1032 | 1/200 | 3.44 |
| Y | Burger King | 2015 | 1/200 | 38.30 |
| Total | | | | 554.40 |



LOCATION & ZONING MAP
Scale 1"=200'



HILLENDALE SHOPPING CENTER PLAN
Scale 1"=80'



DETAIL
Scale 1"=20'

ZONING DATA

| | Acres |
|---------------------------------|-------------|
| 1. Gross Area of Tract | 134.000 |
| 2. Existing Zoning of Tract | 535 Spaces |
| 3. Required Parking (See Table) | 602 Spaces |
| 4. Proposed Parking | 0.223 Acres |
| 5. Area of Leased Portion | |

SECTION 413.4 d. REQUESTED VARIANCE
To allow a sign erected on ground elevated above the level of the street which it abuts to a height of 35' instead of the permitted 25' max. height.

SIGN HEIGHT VARIANCE ZONING PLAN

FOR
BK OF BALTIMORE LTD

5th Election District
Scale: As Shown
Baltimore County, Md
Sept 7, 1978
Revised Jun 9, 1980

Leasee
BK of Baltimore Ltd
Suite 1307
28 Allegheny Ave
Towson Md 21204
Phone 321-7330

OWNER
Honolulu Limited
Deed Ref 2363-123

Survey based on Baltimore County Traverse Stations
X-7324 N 31369.93 E 11332.65
1/8" Iron Bar N. Edge Conc Walk S. Side Taylor Ave
W. of Shopping Center Drive
X-7325 N 31753.20 E 11102.93
1/8" Iron Bar N. Edge Conc. Walk S. Side Taylor Ave
E. of Loch Raven Blvd.
Bench Mark X-5506 Elevation 383.92
Galv Spike in Seam of Conc Walk E Side Loch
Raven Blvd at P.C. Right Turn Lane.
Existing Zoning Business Local (BL) in CCC District

30
NE 8P.
ESTD. 9
L.S. 117 80
A
C.K.
P.T.

