

**AMERICAN OIL COMPANY**

MD - A 54 M  
BALTIMORE REGION ONE NORTH CHARLES STREET BALTIMORE 1, MARYLAND

March 3, 1964  
File: 04-41A  
Subject: York & Burke Aves.,  
Baltimore County, Maryland

S. D. CARROLL  
Rural Routes  
S. D. CARROLL  
S. D. CARROLL  
S. D. CARROLL

ZONING DEPARTMENT

THIS PETITION FOR SPECIAL EXCEPTION  
N. W. Cor. York Road and Burke  
Aves., 2nd District - Mary St.  
Kearney, Zone, State of Md. H.  
Kearney, et al, Petitioners

BEFORE  
ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY  
No. 64-70-X

Mr. John G. Rose  
Zoning Commissioner of Baltimore County  
111 W. Chesapeake Avenue  
County Office Building  
Towson 4, Maryland

Dear Sir:

Please refer to your letter of February 17, 1964, regarding Petition for Special Exception for gas station on the NE/Cor. of York Road and Burke Avenue - #64-70-X.

This will serve as our request to withdraw our present application for special exception regarding the above, with the understanding we will re-file the application and a hearing on our new application will be scheduled as soon as required procedure will permit.

Very truly yours,  
*[Signature]*  
D. H. KRASS,  
Assistant Real Estate Manager

Encs./s/  
Encl.

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

To: George R. Lewis Date: JAN 10 1964

FROM: Ellsworth M. Elver Date: JAN 10 1964

SUBJECT: SERVICE STATION (AMERICAN)  
Northeast Corner of York Road and Burke Avenue  
Election District 9

RECEIVED  
JAN 10 1964  
BUREAU OF LAND DEVELOPMENT

*[Handwritten notes: 2/2/64, SEC. 3-C, #9, 2/2/64]*

**BUREAU OF ENGINEERING COMMENTS:**

The site plan entitled "Proposed Service Station, York Road and Burke Avenue", Election District number 9, dated September 12, 1963, and revised October 23, 1963, has been reviewed by the Developers Design Approval Section of the Bureau of Engineering and the following comments are furnished.

**Highway Comments:**

York Road, U. S. Route 111, is a State Road; therefore, this site will be subject to State Road Commission review and all street improvements and entrance locations on this road will be subject to State Road Commission requirements.

Burke Avenue shall be improved as a 1 1/2 ft. combination curb and gutter and macadam paving cross-section. Improvements in connection with this site shall consist of placing the curb and gutter to its ultimate location 1 1/2 ft. north of and parallel to the existing south curb of Burke Avenue plus the necessary macadam paving to tie the proposed curb and gutter with the existing paving. In addition the Developer (Applicant) shall dedicate to the County at no cost the necessary right-of-way to cover the improvements plus a 10 ft. walk strip behind the face of curb. A 2 ft. is also necessary to accommodate the 30 ft. radii curb return at York Road. The Developer (Applicant) shall be financially responsible for the following and the work shall be accomplished under a County Contract:

- The submission of detailed construction drawings to extend a minimum distance of 200 ft. each side of the site or as may be required to establish lines and grade.
- The submission of cross-sections where deemed necessary for design or construction purposes.
- The preparation of a right-of-way plat for, and the dedication of, the widening at no cost to the County.
- If offsite road rights-of-way are required to make the necessary improvements, the Developer's (Applicant's) engineer shall furnish the right-of-way plat and the County will attempt to acquire the right-of-way.

**PETITION FOR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

That we, the undersigned, legal owners... 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 regulations... be amended... (2) that a special exception... be granted...

See Attached Description

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

Remove, agree to pay expenses of above mentioned... 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.

THE AMERICAN OIL COMPANY  
BY: *[Signature]*  
Lorraine...  
Address: One North Charles St  
Baltimore 1, Maryland

Legal Owner  
Address: 30 York Road, Towson 4, Maryland

Protector's Attorney  
Address: 347-6700, Ex 268

ORDERED By The Zoning Commissioner of Baltimore County, this... day of... 1964, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County...

JAMES G. ROBERTS ASSOCIATED  
ENGINEERS ARCHITECTS - LAND SURVEYORS  
2623 HANFORD AVENUE  
BALTIMORE 10, MARYLAND

DECLARATION OF PROPERTY  
AT NO. 64-70-X

BEFORE ME on the... day of... 1964, I, the undersigned, a Notary Public in and for the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my files and records.

*[Handwritten notes: #64-70-X, #9, SEC. 3-C, 2/2/64]*

DESCRIPTION OF PROPERTY  
BEFORE ME ON THE... DAY OF... 1964, I, the undersigned, a Notary Public in and for the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my files and records.

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checked as follows: 2/2/64, 2/2/64, 2/2/64

**SERVICE STATION (AMERICAN)**  
Page 3

**Storm Drain Comments: (Cont'd)**

In accordance with the drainage policy for this type development, the Developer (Applicant) is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outlet. The Developer's (Applicant's) cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the dealing in fee to the County of all rights-of-way. Preparation of all construction, payment of all actual construction costs including the County overhead and the Bureau of Engineering. Construction is to be accomplished under a County contract and inspection.

Drainage facilities appear to be necessary in Burke Avenue at the southeast corner of the property due to the required widening of the road in front of the site. Such facilities as well as any proposed system serving these facilities will require construction drawings. The plans are to be designed in accordance with Baltimore County Standards and Specifications, Bureau of Engineering. Construction is to be accomplished under a County contract and inspection.

Offsite drainage facilities, serving only areas within the site, facilities shall be the Developer's (Applicant's) responsibility pertaining to construction and maintenance. Such facilities may be connected to the existing onsite County system near the southeast corner of the property, or a permit for connection to the existing County drainage system may be obtained from the Bureau of Permits and Licenses.

York Road is a State Road. Therefore, all utilities and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Road Commission.

The Developer (Applicant) shall also provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer (Applicant).

Drainage and utility easement areas, minimum 10 ft. wide, are required along any proposed County systems as well as the existing onsite system where such easement areas have not previously been provided.

JAMES G. ROBERTS ASSOCIATED  
ENGINEERS ARCHITECTS - LAND SURVEYORS  
2623 HANFORD AVENUE  
BALTIMORE 10, MARYLAND

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AT NO. 64-70-X

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BEFORE ME ON THE... DAY OF... 1964, I, the undersigned, a Notary Public in and for the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my files and records.



*[Handwritten notes and signatures]*

Water Comments:

Public water is available to serve this property. There is an existing 20-inch water main in Burke Avenue, as shown on Drawing 57-30, Adj.

Permission to obtain a metered connection from the existing 20-inch water main in Burke Avenue may be obtained from the Department of Permits and Licenses.

The Developer (Applicant) is entirely responsible for the construction, and the cost of the construction and maintenance of his onsite water service system.

This property is located in the Town Fourth Zone of Water Service and Area 11-A, subject to a Water Area Connection Charge of \$120 per equivalent dwelling unit.

The total Water Area Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front-foot assessment and permit charges.

Sanitary Sewer Comments:

Sanitary sewerage is available to serve this property. There is an existing 8-inch sanitary sewer in Burke Avenue and York Road as indicated on Drawings 58-235, A-7-A and 58-101, A-7-B. Permission to connect to the existing sanitary sewer may be obtained from the Department of Permits and Licenses.

The Developer (Applicant) is entirely responsible for the construction, and the cost of the construction and maintenance of his onsite sewerage.

The Developer (Applicant) is responsible for the cost of plugging any existing house connection not used to serve the proposed structure.

The Developer (Applicant) is cautioned as to the disposal of industrial wastes. Waste detrimental to the public sewer system, or to the functioning of the sewage pumping stations and/or treatment plants, or to shall be treated or disposed of as found necessary and directed by the Administrative Authority or other authority having jurisdiction.

Further, it shall be unlawful for any person to deposit by any means into the building drain or system of sewer, any ashes, cinders, rags, flammable, poisonous, or explosive liquids, gases, oils, greases, or any other material which would or could obstruct, damage or overload such system or sewer.

Sanitary Sewer Comments: (Cont'd)

The Developer (Applicant) is responsible for the preparation and submittal of such analyses of his industrial wastes as may be required to determine either the method of disposal; or, the pretreatment to be employed by him if the industrial wastes are to be discharged into the public sanitary sewer system, prior to issuance of a building permit.

This property is located in Area 11-B, subject to a Sanitary Sewer Area Connection Charge of \$120 per equivalent dwelling unit. The total Sanitary Sewer Area Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front-foot assessment and permit charges.

Discharge of effluents containing untreated detergents, Alkyl Benzene Sulfonate (ABS), into septic tanks and underground disposal fields will not be permitted. The Developer (Applicant) may obtain permission to discharge effluent containing ABS into open water courses and/or storm drainage systems by providing water treatment of such nature as to reduce the ABS concentration to 3.5 parts per million. Such treatment facilities require approval by the Board of Health, and the Department of the Water Pollution Control Commission of the State of Maryland.

The Developer (Applicant) must submit a plan indicating satisfactory means for the disposal of the sanitary effluent, storm drainage, and sanitary sewage s, before an application for a Building Permit can be approved.

\*\*\*\*\*

The Developer (Applicant) must execute a Public Works Agreement for the above mentioned improvements, after which a Building Permit will be approved.

*George A. Reiser*  
Chief  
Bureau of Engineering

END:2838:RFP:RIAN:L:FD:104

CC: Mr. Walter Gross  
Mr. John Somers  
Mr. Gilbert Benson  
file

TO: George A. Reiser, Assistant Chief  
Bureau of Public Services Date: November 21, 1963  
FROM: Vladimir Wabbe, Executive Director  
Redevelopment & Rehabilitation Commission  
SUBJECT: AMERICAN SERVICE STATION  
N.E.C. YORK ROAD AND BURKE AVENUE

With reference to your memo of November 14, 1963, regarding the American Service Station proposed for construction at the northeast corner of York Road and Burke Avenue, we wish to make the following comments.

As you know, the property in question is located within the formally designated Central Town Urban Renewal Area. While there is not as yet an approved plan for the Central Town area, our preliminary plans call for the widening of York Road and of Burke Avenue at this corner. Since the property in question would be affected by this street widening, it is our recommendation that the application for construction of the service station be discontinued.

More specifically, we propose widening the north side of East Burke Avenue one full lane (from York Road to the ten-foot alley parallel and immediately east of York Road), so that it will integrate with the approved proposal for improvement to West Burke Avenue. We also contemplate widening York Road on the east side so that it will be in alignment with the existing Chesapeake and Potomac Telephone Building.

The proposed service station would be located at an extremely busy intersection. Construction of this facility would interfere with the continuity of pedestrian movement generated by the nearby Towson State College. The service station itself would appear to be incompatible with the nearby institutional use.

For these reasons, we feel that the application for a building permit in this case should be discontinued.

*Vladimir Wabbe*  
Executive Director

RECEIVED  
NOV 24 1963  
BUREAU OF LAND DEVELOPMENT



303 WEST PRESTON STREET  
BALTIMORE 1, MD.  
TELEPHONE 685-2100  
FACSIMILE 685-2100  
DECEMBER 3, 1963

Mr. George A. Reiser  
Asst. Chief  
Bureau of Public Services  
County Office Building  
Towson, Maryland 21286

RE: Preliminary Plans Route 111  
East side of York Road  
at Burke Avenue  
American Service Station

Dear Mr. Reiser:

This office reviewed the subject plot plan and the following comments are with respect thereto:

Indicated in red on the attached plan is channelization that would be acceptable to the State Road Commission.

A minimum 30' radius return must be maintained from Route 111 into Burke Avenue.

The right of way line area and except that which the driveway cross must be curbed with Type 'A' concrete curb.

The existing property drains away from Route 111, therefore, it is expected that future improvements will drain away from Route 111.

Any adjustment to any utilities or poles within the State Road Commission right of way is the full responsibility of the developer.

Thank you for your cooperation.

Very truly yours,

Charles Lee, Chief  
Development Engineering Section

By: John L. Duerr  
Asst. Development Engineer

Encl.  
JLD/als  
cc: Mr. Lissner

RECEIVED  
DEC 4 1963  
BUREAU OF LAND DEVELOPMENT

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 64-70  
Date of Posting: 11/21/63  
Posted for: American Oil Company  
Petitioner: Robert A. Keene, et al.  
Location of property: 1450 York Rd., Burke Ave.  
Location of Sign: 1450 York Rd. on York Rd. on Burke Ave.  
Remarks: 1450 York Rd. on Burke Ave.  
Posted by: Robert A. Keene, et al.

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

No. 20282  
DATE 12/3/63

TO: American Oil Company  
One North Charles St.  
Baltimore 1, Md.  
BILL TO: Zoning Department of  
Baltimore County

Table with columns: QUANTITY, DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE, TOTAL AMOUNT DUE. Row 1: Petition for Special Exception for Mary L. Keene, et al, 50.00 -

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND  
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 24, 1964.

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 a week for successive weeks before the 11th day of March, 1964, the first publication appearing on the 11th day of February, 1964.

THE JEFFERSONIAN  
*Frank M. ...*  
Manager.

Cost of Advertisement \$

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

No. 21655  
DATE 3/24/64

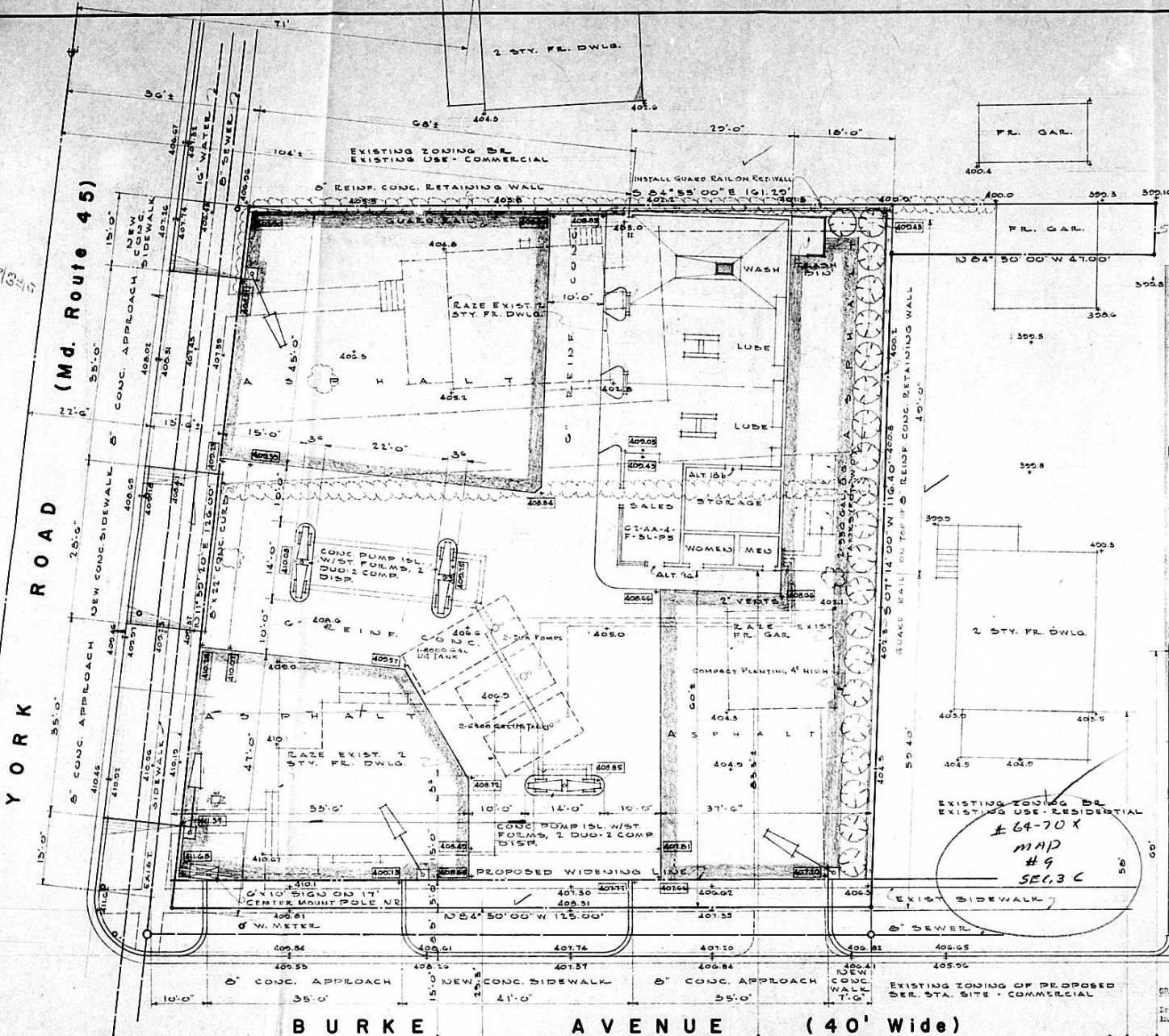
TO: American Oil Company  
One North Charles St.  
Baltimore 1, Md.  
BILL TO: Zoning Department of  
Baltimore County

Table with columns: QUANTITY, DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE, COST. Row 1: Advertising and posting of property for Case Station 64-70-X, 76.50 -

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND  
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

THE BALTIMORE COUNTY OFFICE OF FINANCE  
CATIONVILLE, MD.  
THIS IS TO CERTIFY that the annexed advertisement was published in THE BALTIMORE COUNTY OFFICE OF FINANCE, a weekly newspaper printed and published in Baltimore County, Md. once a week for successive weeks before the 11th day of March, 1964, the first publication appearing on the 11th day of February, 1964.

#64-70X



PERIODIC TRASH CLOSURE AS MANUFACTURED BY PRINCETON METAL FABRICATORS CO., P. O. BOX 9964, HENRIETTA 17, YORK, PENN. 17364. SIZE 6 1/2' x 6' HIGH. FRAME SHALL BE A 4" CHANNEL SLIP FITTED TO THE 6" x 6" TO CARRY 5000 LBS. WEIGHT. THIS SEAL SHALL BE 1/2" THICK. GUMS AND LOGS AWAY FROM THE SEAL TO 1 FT. 1" DISTANCES. SEALS AND CLOSURE SIDE PANELS SHALL BE 1/2" MINIMUM AT THE CLOSEST POINT.

NOTES: CONTRACTOR SHALL FURNISH AND INSTALL PERIODIC STEEL CURB FORMS AT PUMP ISLANDS, BUILDING CURB WALKS, TRUCK DRIVE, HAND-FACTURED BY PRINCETON METAL FABRICATORS CO. FOR INFORMATION CONTACT DIVERSIFIED CONTRACTORS & ERECTORS P. O. BOX 5854 TOWSON 4, MARYLAND PHONE 485-8770

\*"Lisco" Flatbar Guard Rail, standard (12 gauge). Will provide for painting, as manufactured by Armac Drainage & Steel Products, Inc. Install as recommended by manufacturer.

CONTRACTOR SHALL VERIFY ALL PERMITS, EASEMENTS, RIGHTS OF WAY, AND RECORDS TO OBTAIN ALL NECESSARY INFORMATION AND BE RESPONSIBLE FOR OMISSIONS.

- TWIS FLUOR. ISLAND LITES ON TSP-C POLE
- FLUOR. AREA LITE ON REDSTONE-14 POLE
- CLUSTER TOP LITE 100 W FLOODS
- SW. CROSSCUT AT WEST CURB OF YORK ROAD OFF SOUTH WALK ON BURKE AVENUE ELEV. 413.82
- 0000 EXISTING GRADE
- 0000 EXISTING PROPOSED GRADE
- EXISTING ZONING R-1A
- EXISTING USE - RESIDENTIAL

#64-70X  
MAP  
#9  
SEC. 3 C

ITEM	FINISHED GRADES ADDED	ELEV.
0000	EXISTING GRADE	413.82
0000	EXISTING PROPOSED GRADE	413.82



PROPOSED SERVICE STATION COSSL  
10 E. COR YORK RD (MD. RTE. 45)  
AND BURKE AVE., TOWSON,  
BALTIMORE COUNTY, MD.  
ELECTION DISTRICT 10.0

SCALE: 1" = 10'	BALTIMORE REGION
DRAWN BY: R. V. V.	BALTIMORE DISTRICT
CHECKED BY: [Signature]	NET USABLE FRONTAGE: 25' x 111'
APPROVED BY: [Signature]	EST. BALLGONE
DATE: 5-12-65	NO. 51-10439

DO NOT SCALE. USE DIMENSIONS ONLY  
AREA: 15465 SQ. FT.

