

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 12, 1964

FROM: Mr. George E. Gavrelis, Director

SUBJECT: #64-180-X, Special Exception for a Filling Station. 385 feet Northwest of the intersection of Old Court and Liberty Roads. Being property of Old Court Plaza Inc.

2nd District

HEARING: MONDAY, JUNE 22, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Exception for a service station and has the following advisory comment to make with respect to pertinent planning factors:

1. The subject petition is part of a larger tract which was zoned for commercial purposes under Petition No. 4474. As filed, the proposed service station is being planned by the petitioner in a vacuum with no consideration apparently being given to access and circulation patterns for the entire commercial tract. Commercial subdivision is taking place. Approvals have not been given by the County for that subdivision. The plan as filed is unsatisfactory. The gasoline station is premature pending the resolution of subdivision and access patterns for the larger commercial tract.

GEG:bms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 20, 1964

FROM: Mr. George E. Gavrelis, Acting Director

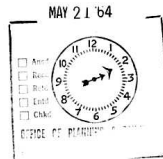
SUBJECT: Request for a Special Exception for a Service Station. 014 Court Plaza Inc., Hess Oil. Southerly side of Liberty Road, 385 feet N.W. of Intersection of Old Court Road.

I have reviewed the proposed petition for a gasoline service station at the subject location. It appears that the proposed service station is part of a larger tract which was zoned for commercial purposes under Petition No. 4474. Since a Special Exception is being requested and since commercial subdivision is apparently taking place, it is requested that an overall plan for access and circulation for the entire tract be worked out and approved by the State and the County prior to any action on the Special Exception.

In order to attain the overall plan, it is requested that the subject petition be withdrawn and refiled after an overall plan for the entire tract has been worked out. Failure to process the proposed service station in concert with an overall plan of access for the major tract would have serious and negative effects on the appropriateness of the service station here.

George E. Gavrelis
George E. Gavrelis
Acting Director

GEG:bms
cc: Mr. Kenneth Proctor



File # 64-180

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Charles B. Wessler Date: November 18, 1964

FROM: Office of Law

SUBJECT: Petition for Review and Appeal
Hess Oil & Chemical Corporation
6200 Pennington Avenue
Baltimore 26, Maryland

After extended consultation with Mr. George Gavrelis, it is believed that Baltimore County, Maryland has no legal standing to deny the permit in the above matter. Although it is acknowledged that there may be some conflict with the Subdivision Regulations of Baltimore County, it seems that the petitioner, Hess Oil & Chemical Corporation, is not the developer, as such, of the tract of land in question. Since Hess purchased this property some time ago from the original developer, it would not be equitable nor practicable to withhold the permit in question due to the refusal of the original developer to adhere to the Baltimore County Subdivision Regulations.

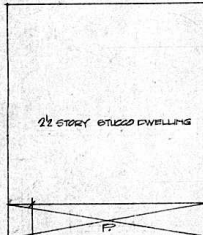
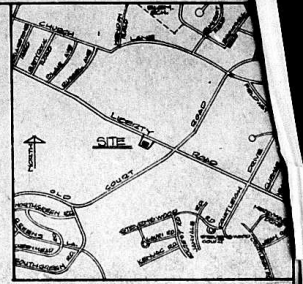
The granting of this permit, however, should in no way be implied or construed as permitting the developer of the entire tract to proceed with his applications for building permits when made unless strict compliance is made with the aforesaid Subdivision Regulations.

For the above reasons I have decided not to contest the aforementioned Petition for Review and Appeal, and request that the building permit in question be issued immediately.

E. Scott Moore
E. Scott Moore
County Solicitor

ESM:mgf

cc: Mr. George Gavrelis



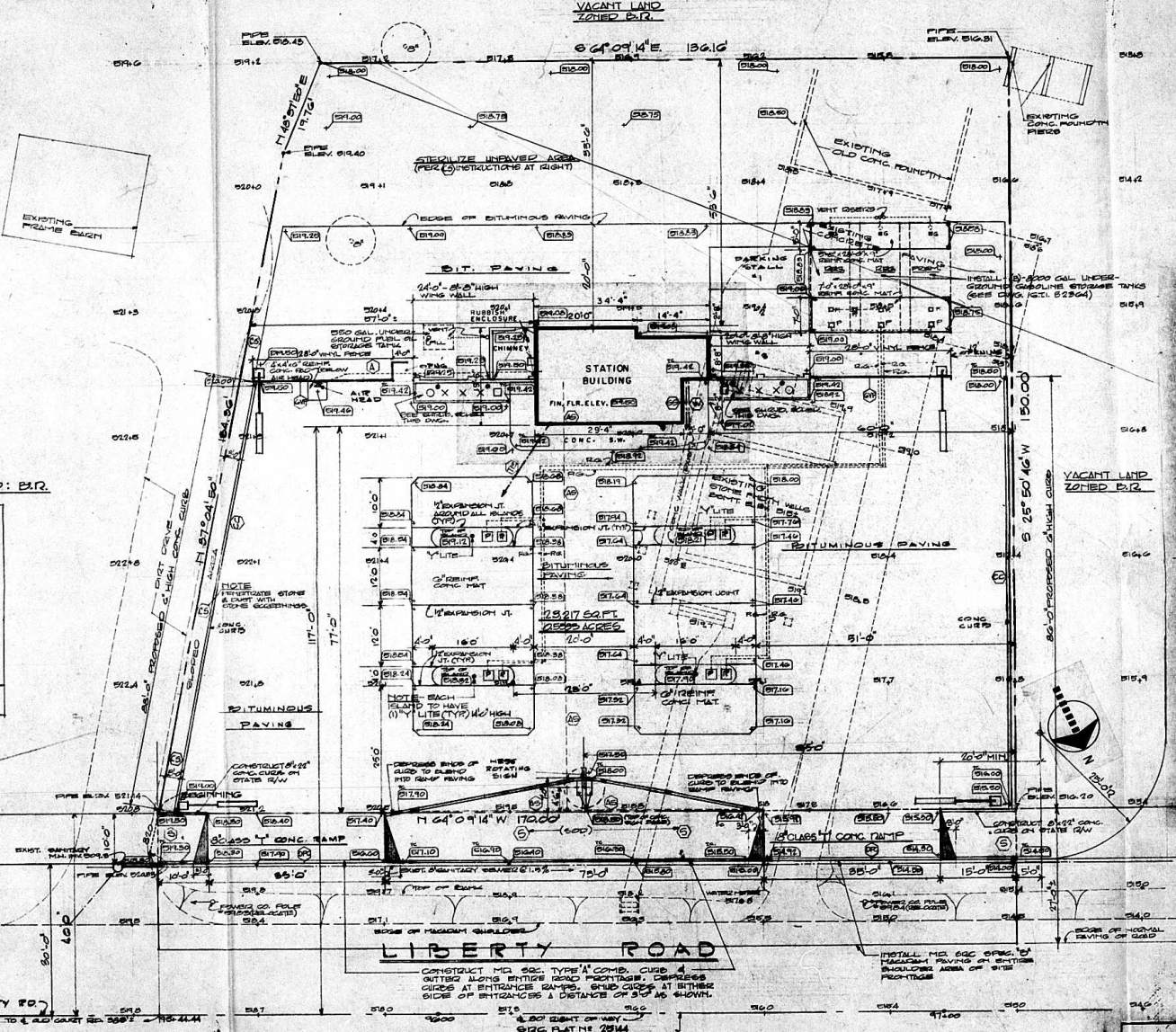
- PROPOSED FINISHED ELEVATIONS**
- EXISTING ELEVATIONS**
- DESCRIPTION**
- 1.00 EXISTING ELEVATIONS
 - 1.01 PROPOSED FINISHED ELEVATIONS
 - 1.02 GENERAL CONTRACTOR SHALL HAVE 3/8" GALVANIZED CORROSION RESISTANT UNDERGROUND TANKS FOR BATTERY ALARM SYSTEM. 3/8" x 3/8" TIES SHALL BE STUBBED UP FOR CONTINUANCE OF CONDUIT AND TERMINATIONS SHALL BE MADE BY STUBBING UP 3/8" ELBOW AND NIPPLES.
 - 1.03 GENERAL CONTRACTOR SHALL PROVIDE STATION WITH UNDERGROUND TELEPHONE AND ELECTRIC SERVICE FROM NEAREST UTILITY POLE.
 - 1.04 GENERAL CONTRACTOR SHALL PROVIDE STATION WITH 1" WATER SERVICE LINE FROM AVAILABLE MAIN OR IN THE ABSENCE OF THIS, BE RESPONSIBLE FOR A COMPLETE INDIVIDUAL WATER SUPPLY SYSTEM (WELL) IN ACCORD WITH "WELL" REQUIREMENTS AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
 - 1.05 GENERAL CONTRACTOR SHALL PROVIDE STATION WITH SANITARY SEWER DISPOSAL CONNECTION FROM MAIN OR IN THE ABSENCE OF THIS, BE RESPONSIBLE FOR A COMPLETE INDIVIDUAL SANITARY DISPOSAL SYSTEM (SEPTIC TANK TYPE) IN ACCORD WITH "WELL" REQUIREMENTS AND ALL AUTHORITIES HAVING JURISDICTION.
 - 1.06 GENERAL CONTRACTOR SHALL PROVIDE 12" UNDERGROUND AIR LINE FROM COMPRESSION STATION TO LOCATION OF AIR HEAD OR HEADS SHOWN ON PLAN.
 - 1.07 6'-0" HIGH BARRETT VINYL BUILDING PANEL FENCE ON ALUMINUM SUPPORT MEMBERS.
 - 1.08 HIGHWAY GUARDRAIL. (SEE STANDARD DETAIL SHEET). BETHLEHEM STEEL COMPANY, OR EQUIVALENT.
 - 1.09 8'-0" DAVID ARN POLE FLOODLIGHT. (DOUBLE AND SINGLE AS MAY BE INDICATED) WITH 2'-0" x 2'-0" CONCRETE BASE.
 - 1.10 AREA SHOWN GRASS-HATCHED SHALL BE COVERED WITH 3" OF 3/4" CLEARED CRUSHED STONE. STERILIZE AREA BEFORE STORING WITH POLYURETHANE OR CALCIUM CHLORIDE. (2" WATER) - 1" CAL. ENCLOSED TO 2" CAL. WATER. FIVE (5) GALLONS AREA TO BE MERION BLUE GRASS 500.
 - 1.11 550 GALLON UNDERGROUND FUEL OIL TANK FOR STATION HEATING.
 - 1.12 MANHOLE FOR REMOTE SUBMERGED PUMPS.
 - 1.13 MANHOLE FOR FILL OR GAGE AS INDICATED ON PLAN.
 - 1.14 AREA TO BE COVERED WITH 3" WHITE POLYMER CHIPS. STERILIZE AREA BEFORE STORING WITH CALCIUM CHLORIDE OR POLYURETHANE. (2" WATER) - 1" CAL. ENCLOSED TO 2" CAL. WATER. FIVE (5) GALLONS AREA TO BE MERION BLUE GRASS 500.
 - 1.15 SHOW CONCRETE OF THICKNESS SPECIFIED TO HAVE ONE (1) LAYER OF 6" x 6" x 8" #6 REIN. 3" MIN. BUTTER. ALL CONCRETE TO BE AIR ENTRAINED.
 - 1.16 NEW 3000 PSI CONCRETE CURBING TO BE A MINIMUM OF 12" BELOW FINISHED GRADE AND 6" ABOVE FINISHED GRADE ON MOST OTHERWISE MEET REQUIREMENTS OF STATE OR MUNICIPALITY HAVING JURISDICTION. PLUS VARIATIONS INDICATED ON PLOT PLAN. NEW DEPRESSURE CURBING TO MEET REQUIREMENT OF APPROPRIATE AUTHORITIES. EXISTING CURBING TO BE REMOVED.
 - 1.17 EXISTING SIGNAL.
 - 1.18 NEW SIGNAL TO MEET REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.

SIGNALIZED TRAFFIC ENTRANCES 4 BUT MAY BE CONSTRUCTED HERE, AT A FUTURE DATE, OPPOSITE EXISTING ONE ON NORTHERLY SIDE OF ROAD.

PLOT PLAN
SCALE 1" = 10'-0"

ELECTION DISTRICT-----#2
AREA OF PROPERTY-----23,217 SQ. FT. (2550 SACS)
EXISTING USE OF PROPERTY-----VACANT
PROPOSED USE OF PROPERTY-----SERVICE STATION
PRESENT ZONING-----D-2
PROPOSED ZONING-----D-2 W/ SPECIAL EXCEPTION

	SALES OFFICE		REVISIONS DATE JOB NO. SHEET NO. 11/14/72 10-17 10-17
	LOCATION		
	OWNER		
	DESIGNED BY: [Signature] CHECKED BY: [Signature] KATZ & METSKY ARCHITECTS NEWARK, N.J. YORKERS, N.Y.		



SHRUBBERY & LITE SCHEDULE				
AREA	DIMENSIONS	X-BRAND	Y-BRAND	Z-BRAND
RIGHT SIDE WIND WALL	1	3	1	2
LEFT SIDE WIND WALL	1	3	1	2

NOTE:
PLOT PLAN INFORMATION IS BASED ON PROVISIONS & TECHNICAL SURVEY AS FURNISHED BY:
JAMES E. BISHOP & ASSOCIATES
CIVIL ENGINEERS & SURVEYORS
400 YORK ROAD, TOWSON, MD
DATED - MARCH 16, 1974

REV. NO.	DESCRIPTION	DATE
1	CONC. MAT. 2550 SACS	1-22-74
2	CONC. MAT. 2550 SACS	1-22-74
3	CONC. MAT. 2550 SACS	1-22-74
4	CONC. MAT. 2550 SACS	1-22-74
5	CONC. MAT. 2550 SACS	1-22-74
6	CONC. MAT. 2550 SACS	1-22-74
7	CONC. MAT. 2550 SACS	1-22-74
8	CONC. MAT. 2550 SACS	1-22-74
9	CONC. MAT. 2550 SACS	1-22-74
10	CONC. MAT. 2550 SACS	1-22-74

PLANS APPROVED WITH RESUBMITTANCE
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 11/14/72