

65-117-RXA PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Pauline V. Gontner, and Michael A. Gontner, as
I, or we, John V. Gontner, legal owner, of the property situated in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof
herby petition (1) that the zoning status of the property be changed from R-1 to R-2, and (2) for a Special Exception to the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for gasoline service station.

Variances Set, 2304 - Near Yard - 0 -
(negative) U. Southern - 100 feet.

and (2) for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for gasoline service station.

Property is to be posted and advertised as provided by Zoning Regulations.
I, or we, agree to pay expenses of above reclassification 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.

Sin Oil Company
by *Michael A. Gontner*
Contract purchase
Address 1900 Russell Street
Baltimore, Maryland
Kerr and Kerr
Kerr and Kerr
Address 210 W. Pennsylvania Avenue
Towson, Maryland 21204-VA. 3-2297

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day
of September, 1964, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore
County, on the 19th day of October, 1964, at 2:00 o'clock
P.M.

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Gontner, Zoning Commissioner, Baltimore, October 7, 1964.

FROM: George R. Gavrilas, Director

SUBJECT: 65-117-RXA. R-2 to R-1. Special Exception for a Gasoline
Service Station and a Variance to permit a rear yard of zero
feet instead of the required 20 feet. Northeast corner of
Belair Road and Penn Avenue. Balto property of Pauline V.
Gontner, Michael A. & Ida V. Gontner.

11th District
HEARING: Monday, October 19, 1964 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed
the subject petition for reclassification from R-2 to R-1,
zoning together with Special Exception for a gasoline service
station and a variance. It has the following advisory
comment to make with respect to pertinent planning factors:

1. Extension of commercial zoning here is not in accord
with the emerging comprehensive plan for this area.
Rather, the plan proposes that a transitional zone
of land use be provided here and the ribbon commercial
zoning not be continued. From a planning viewpoint,
the variance requested particularly makes suspect the
reclassification and the requested Special Exception.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and
it appearing that by reason of SECURE in the original zoning.

the above Reclassification should be had; and it further appearing that by reason of the requirements
of Section 200.1 of the Zoning Regulations having been met, a Special Exception for
Gasoline Service Station should be had; and for Variance to the Zoning Regulations
of Baltimore by reason of original difficulty to permit a rear yard of zero feet
instead of the required 20 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27
day of October, 1964, that the herein described property or area should be and
the same is hereby reclassified from R-2 to R-1 and the same is hereby DENIED
and, once Special Exception for a Gasoline Service Station should be and the same is
granted, from and after the date of this order, and Variance to permit a rear yard of zero feet
instead of the required 20 feet should be granted, subject to approval of the site plan
by the Bureau of Public Services, Office of Planning and Zoning and the State Roads
Commission.

Pursuant to the advertisement, posting of property and public hearing on the above petition
and it appearing that by reason of SECURE in the original zoning.

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE
GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day
of September, 1964, that the above reclassification be and the same is hereby
DENIED and that the above described property or area be and the same is hereby continued as and
to remain a R-2 zone, and/or the Special Exception for a Gasoline Service Station should be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDAK, MD. 10-20-64 19

THIS IS TO CERTIFY, that the annexed advertisement of
"Pauline Gontner"
was inserted in THE COMMUNITY PRESS, a weekly newspaper
published in Baltimore County, Maryland, once a week
for 1 successive week before the
19th day of September 1964; that is to say,
the same was inserted in the issues of 9-20-64

Stromberg Publications, Inc.
Publisher.

By *Pauline Price*
Pauline Price

BEGINNING for the same at the intersection of
the Southeast side of Belair Road, U.S. Route #1, 60 feet
wide, and the North side of Penn Avenue, 30 feet wide;
thence leaving said place of beginning and running and bounding
on the Southeast side of Belair Road, U.S. Route #1, 60
feet wide, North 42 degrees 25 minutes 30 seconds East
17 minutes 29 seconds East 85.00 feet; thence South 60 de-
grees 37 minutes 09 seconds West 35.00 feet; thence North
78 degrees 56 minutes 51 seconds West 111.39 feet to
South 15 degrees 49 minutes 51 seconds West 1.08 feet; thence
a point on the North side of Penn Avenue, 30 feet wide;
thence running and bounding on the North side of Penn Avenue,
30 feet wide, North 78 degrees 56 minutes 21 seconds West
129.00 feet to the place of beginning.

Containing 14,498 Sq. Ft.

Have an exempt the property which has already been zoned R-1 by petition
#2911.

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

No. 25343
DATE 9/22/64

REPORT TO ACCOUNT NO. 01-522

QUANTITY	STANDARD UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Reclassification, Special Exception & Variance for Pauline V. Gontner, et al	\$50.00
1	FWD - Baltimore County, Md. - Office of Finance	\$0.00
1	4-2264 6366 + 25343 TTP-	\$0.00

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.

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

No. 27508
DATE 10/16/64

REPORT TO ACCOUNT NO. 01-522

QUANTITY	STANDARD UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property for Pauline V. Gontner, et al	\$51.85
1	FWD - Baltimore County, Md. - Office of Finance	\$1.85

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.

Nelson A. Kerr, Jr. Esq.
Kerr & Kerr
210 W. Pennsylvania Avenue
Baltimore, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

Pauline V. Gontner
Kerr & Kerr
210 W. Pennsylvania Avenue
Baltimore, Maryland 21204

The Zoning Advisory Committee has reviewed the subject petition and
submits the following comments:

INTERESTED PARTIES: None

Interference on public road will be subject to approval of this commission

REMARKS: None

All review and comment at a later date.

OFFICE OF PLANNING & ZONING

This Office questions the necessity or desirability of two entrances on Penn Avenue,
overgrown screen planting at least 4' high should be provided along the south side of the
lot, 100.39 ft. property line between the building and Penn Avenue and between the
building and the north side of the lot, 129.00 ft. property line. Any proposed fire truck
or vehicle entrance to be located outside the building must be indicated on the plan and
must be under cover.

REMARKS: None

subject to sewerage regulations.

The following matters had no comment to make:

Development of a building on the corner
of Penn Avenue and
of the building
of the building
of the building

Yours very truly,

James H. Dyer
Chief of Permit and
Petition Processing

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

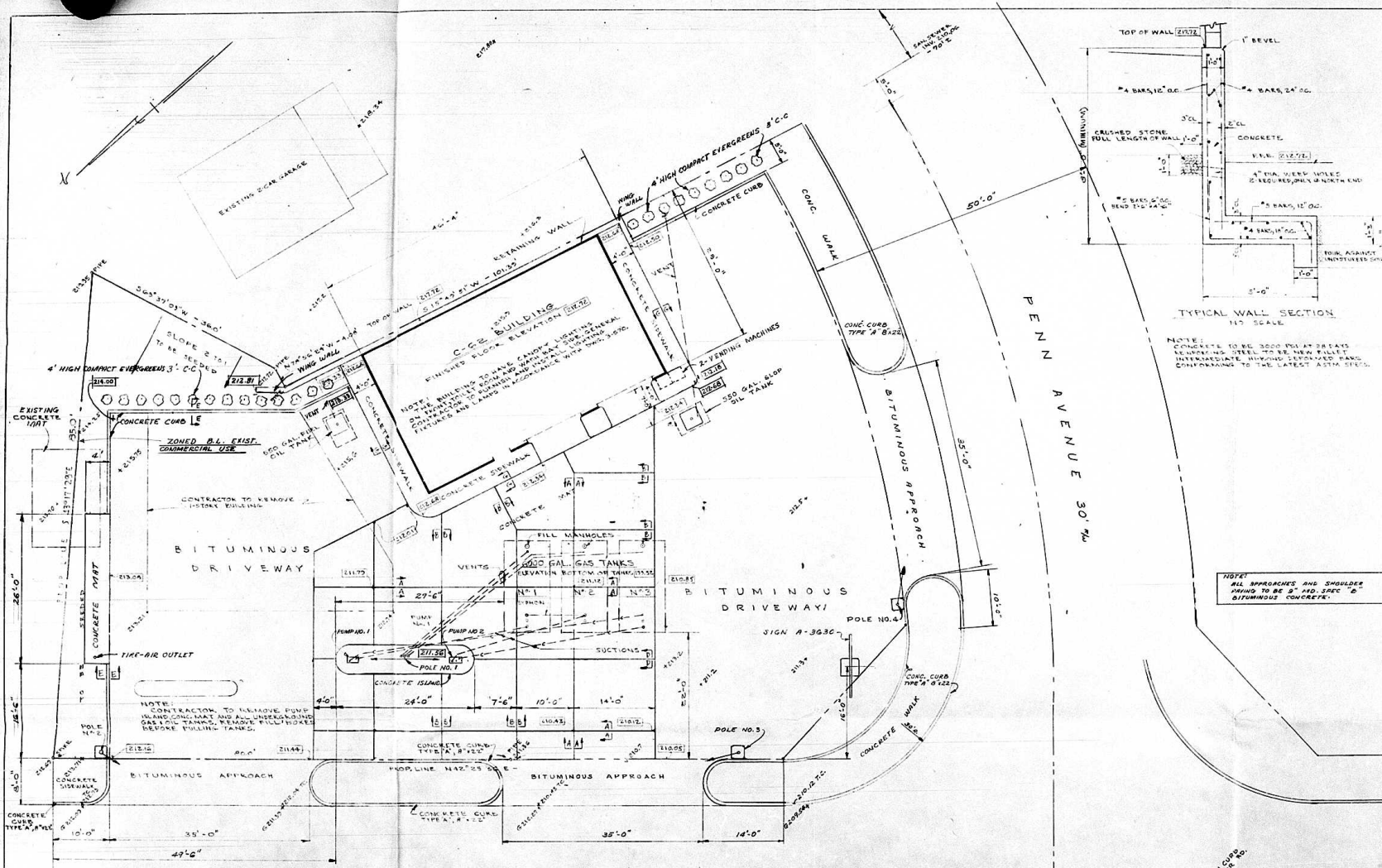
District: 11th Date of Posting: 10-16-64
Petitioner: Pauline V. Gontner, et al
Location of property: NE corner of Belair Road and Penn Ave.
Location of Sign: On the corner of Belair Road and Penn Ave.
Remarks: None
Posted by: Pauline Price Date of return: 10-16-64

CERTIFICATE OF PUBLICATION

TOWSON, MD. 10-20-64 19
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 1 successive week before the 19th
day of September 1964; that is to say,
the same was inserted in the issues of 9-20-64
appearing on the 19th day of September
1964.

THE JEFFERSONIAN

Cost of Advertisement, \$.....



- SITE AND APPROACH AREA TO BE CLEARED OF ALL EXISTING ITEMS (TREES, POLES, SIGNS, CURBS, WALLS, FENCES, ETC.) INTERFERING WITH NEW CONSTRUCTION
- OVERHEAD ELECTRIC SERVICE MUST BE CLEAR OF SIGNS OR LIGHT POLES BY AT LEAST TEN FEET.
- LOCATION OF SIGN BASE TO BE APPROVED BY THE SUN OIL CO. ENGINEER BEFORE INSTALLATION.
- FINISHED ELEVATIONS SHOWN 00.00
- ALL SALVAGE EQUIPMENT SUCH AS PUMPS, TANKS, FILLING LIGHTS, POLES, ETC., ARE TO BE RETURNED TO SUN OIL CO. DISTRICT WAREHOUSE.
- CONTRACTOR TO REMOVE ALL TREES ON PROPERTY.
- SERVICE STATION TO REMAIN IN OPERATION DURING NEW CONSTRUCTION. SEE SECTION 50.00.

ELECTRICAL SCHEDULE		
CIRCUIT NO.	110 VOLT CIRCUITS	TOTAL LOAD
1 TO 12	INTERIOR OF BUILDING (1000-5-524)	
13	PUMP No. 1	200
14	PUMP No. 2	200
15	SIGN A-3630 (11)	550
16	SPARE	
220 VOLT CIRCUITS		
17	HOT WATER HEATER	4000 W
18	AIR COMPRESSOR	38 HP
19	PUMP No. 1	1 HP
20	PUMP No. 2	1 HP
21	POLE No. 1	10000 MVL
22	POLE No. 2	10000 MVL
23	POLE No. 3	10000 MVL
24	POLE No. 4	10000 MVL
25	POLE No. 5	10000 MVL
26	POLE No. 6	10000 MVL
27	SPARE	

CONTRACTOR TO PROVIDE 200 AMP SERVICE TO ALL PARALLEL VARIOUS LAMPS.

REFERENCE DRAWINGS		
SURVEY	5-1075R	5.7
BUILDING PLANS	1-1075R	5.6
BUILDING ELEVATIONS	1-1075R	5.6
BUILDING DETAILS	4-1075R	4.4
HEATING	3-1075R	0.4
ELECTRIC	3-1075R	0.5
SHEDDING	4-1075R	1.1
AIR LIFT & LUBE PIPING	4-1075R	4
OVERHEAD DOOR	4-1075R	1.2
INTERCEPTING TRAP	4-1075R	2.3
EXTERIOR CONCRETE	4-1075R	2.3
EXTERIOR PIPING	4-1075R	2.3
WASTEWATER DETAIL	4-1075R	0.5
ADVERTISING SIGN	4-1075R	0.5
SPECIAL PLANT FLOOR	4-1075R	1
CORNER LIGHTING	4-1075R	1

Zoning File # 65-117
Approved Plan
3/1/65

REV.	DATE	DESCRIPTION	BY
1	3/1/65	REV. THE DESIGN PER: JAMES H. MOORE	JH
2	3/1/65	REV. THE DESIGN PER: JAMES H. MOORE	JH

SUN OIL COMPANY
MIDDLE ATLANTIC REGION
ENGINEERING DEPARTMENT
200 WEST LANCASTER AVE. WAYNE, PENNA.
PLOT PLAN (C-22) SERVICE STATION
PENNA AVE. & BELAIR RD. PERRY HALL, MD.
SCALE: 1/8" = 1'-0"
DRAWN BY: J. H. MOORE CHECKED: J. H. MOORE
DATE: FEB 16, 1965
W. D. Johnson SC-2788-B-1

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: J. H. MOORE
DATE: 3/1/65

Revised
5/9/65
2/24/65

William J. Moore
3/23/65