

66-5 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Shell Oil Company, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.2 Side & Rear Yards - Requests 2' instead of required 20'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Lot is too small in width to locate a commercial building under existing zoning.

See attached description

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.

THE SOUTHLAND CORPORATION, DISTRICT OIL COMPANY
Contract purchaser Legal Owner
Address 2828 N. JACKSON, DALLAS, TEXAS
F. J. Cress, Petitioner's Attorney
Address 1010 N. JACKSON, DALLAS, TEXAS
ORDERED By The Zoning Commissioner of Baltimore County, this 1st day

of June, 1965, 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 proper notice 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 7th day of July, 1965, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with Section 238.2 of the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variance would give relief without substantial injury to the public health, safety and the general welfare of the neighborhood, the above Variance should be had and it is ordered, appearing that by reason of

A Variance is hereby granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of July, 1965, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, which permits side and rear yards of 2 feet instead of the required 20 feet, subject to approval of the site plan by Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of July, 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

DESCRIPTION OF PROPOSED 7-ELEVEN STORE LOCATION AT BALTIMORE STREET AND OLD NORTH POINT ROAD TO BE FILED WITH PETITION FOR ZONING VARIANCE OF SHELL OIL COMPANY AND THE SOUTHLAND CORPORATION

All that parcel of land situate in the Fifteenth District of Baltimore County bounded and described as follows:
Existing unimproved land located east of Baltimore Street and at the Northeast corner of North Point Road. The rear or East line 125.456 feet, the South line along North Point Road 354.72 feet, the front or West line along Baltimore Street 71.84 feet plus a chord tying into South line along North Point Road. The interior or North line 323.62 feet.

Containing 0.8721 acres of land, more or less.

66-5
INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21204

Date June 19, 1965

TO: Mr. James E. Dyer
FROM: Eugene J. Clifford
SUBJECT: Item 3 - ZAC - June 1, 1965
Baltimore Street and North Point Road

Review of the plan dated April 29, 1965 results in the following comments.

Due to the short block that exists between North Point Road and North Point Boulevard and the turning movements from North Point Boulevard, the number of entrances on Baltimore Street should be limited. Therefore, the entrance to the proposed store should be combined with the westernmost entrance of the service station to provide a driveway with use in common. This has proved to be very satisfactory for these uses in other locations in the County.

In the event the subject zoning is granted, it is requested that the entrances be made subject to the approval of this Bureau.

Eugene J. Clifford
Bureau of Traffic Engineering
County Traffic Engineer

SJC:CRH:mr

Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
FROM: Mr. Charles F. Morris, Sr.
Fire Bureau - Plans Review
SUBJECT: Property owner: Shell Oil Company
Location: NE corner of Baltimore St. & North Point Rd.
District: 15th.
Present Zoning: R.P.
Proposed Zoning: Petition for Variance from Section 238.2
Acres: .08721

Date: June 2, 1965

NOTE:
Fire hydrant located within 50 feet of this site.
No other comments at this time.

UJN:tas

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

June 1, 1965

Frederick S. Gross, Esq.
900 First National Bank Building
Baltimore, Maryland 21202

SUBJECT: Side and Rear Variances for Shell Oil Company (7 Eleven Store), located on the northeast corner of Baltimore Street and North Point Road.

Dear Sir:

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

BUREAU OF TRAFFIC ENGINEERING: The Bureau of Traffic Engineering will review and submit any necessary comments at a later date.

STATE ROAD COMMISSION: Access to the site should be made subject to the approval of this Commission.

OFFICE OF PLANNING AND ZONING: It is suggested that if the zoning is granted, that development plans be made subject to a common entrance between the gas station and the proposed 7 Eleven Store.

BUREAU OF ENGINEERING:

Road - North Point Road to be developed as a minimum 10' curb and gutter macadam paved road on a 50' right of way. All entrance locations are subject to review by Traffic Engineering.

The above 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 that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning ten (10) days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Board of Education Health Department
Fire Bureau Buildings Department
Industrial Development Commission

Very truly yours,

cc: Mr. E. Moore, Traffic Eng.
Mr. J. Dyer, State Roads
Mr. A. Quinby, Pl. and Zon.
Mr. C. Brown, Bur. of Eng.

James E. Dyer, Chief
Petition and Permit Processing

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 22, 1965

FROM: George E. Bartels, Director

SUBJECT: Petition, No. 66-5-A, Variance to permit side and rear yards of 2 feet instead of the required 20 feet. Northeast corner of Baltimore Street and North Point Road. Being the property of Shell Oil Company.

15th District

HEARING: Wednesday, July 7, 1965 (10:00 a.m.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

1. We are unable to comment upon whatever allegations of practical difficulty or unnecessary hardship may be made by the petitioner, but we do find the site plan to be inadequate considering the amount of land available. The plat submitted indicates a subdivision of land that we find unacceptable. Some kind of overall plan for the entire tract, including a rational plan for integrated access, should be developed. We also question the amount of paving shown on the plan and question the use to which it will be put. We note that there is a good opportunity here to provide a considerable amount of landscaping in conjunction with a desirable and adequate parking layout. If the requested variances are granted, their granting should be made subject to approval by this office by a new site plan.
2. Although the information we have indicates that the petitioner plans to leave a 2-foot-wide strip as a "rear yard", the plat shows no "rear yard" at all.

Frederick S. Gross, Esq.
900 First National Bank Building
Baltimore, Md. 21202

June 9, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this

1st day of June, 1965

JOHN G. ROSE
Zoning Commissioner

Owner Name: Shell Oil Company

Reviewed by: James E. Dyer

TELEPHONE 523-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 31949
DATE 7/6/65

TO: **Philip C. Harbury**
280 First National Bank Building
Ligon & Ryland Square
Baltimore, Md. 21202

RECEIVED BY: **Philip C. Harbury**
280 First National Bank Building
Ligon & Ryland Square
Baltimore, Md. 21202

RECEIVED BY: **Philip C. Harbury**
280 First National Bank Building
Ligon & Ryland Square
Baltimore, Md. 21202

DEBIT TO ACCOUNT NO. 01-402

QUANTITY

Advertising and posting of property for Shell Oil Co.

66-5-A

7-680 7311 • 31949 TIP-

25.00

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.

PETITION FOR A VARIANCE
126 JEFFERSON

ZONING: Petition for a Variance for side and rear yards.

LOCATION: Northeast corner of Baltimore Street and North Point Road.

DATE & TIME: WEDNESDAY, JULY 7, 1965 at 10:00 A.M.

PUBLIC HEARING: Room 115, 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 a Variance to the Zoning Regulations of Baltimore County to permit side and rear yards of 5 feet instead of the required 25 feet.

The Zoning Regulations to be changed as follows:

Section 238.2 - Side and Rear Yards - 36 feet.

All that parcel of land in the Fifteenth District of Baltimore County.

Existing unimproved land located east of Baltimore Street and at the Northeast corner of North Point Road. The rear of East line 125.00 feet, the South line along North Point Road 24.72 feet, the front or West line along Baltimore Street 71.81 feet plus a chord lying into South line along North Point Road. The interior or North line 125.00 feet. Containing 0.8721 acres of land, more or less.

Being the property of Shell Oil Company, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, July 7, 1965 at 10:00 A.M.

Public Hearing: Room 115, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., June 16, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "Shell Oil Co." was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 15th day of June 19 65; that is to say, the same was inserted in the issues of 6-16-65

Stromberg Publications, Inc.
Publisher.

By **Mrs. Palmer Price**
Mrs. Palmer Price

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126 JEFFERSON

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Being the property of Shell Oil Company, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, July 7, 1965 at 10:00 A.M.

Public Hearing: Room 115, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 19, 1965

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 time successive weeks before the 15th day of July 1965, the 1965 publication appearing on the 15th day of June 1965.

THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$.....

TELEPHONE 523-3000

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

No. 30681
DATE 6/15/65

TO: **Harvey P. Harbury**
300 First National Bank Building
Baltimore, Md. 21202

RECEIVED BY: **Harvey P. Harbury**
300 First National Bank Building
Baltimore, Md. 21202

RECEIVED BY: **Harvey P. Harbury**
300 First National Bank Building
Baltimore, Md. 21202

DEBIT TO ACCOUNT NO. 01-402

QUANTITY

Petition for Variance for Shell Oil Corp.

66-5-A

6-1660 7311 • 30681 TIP-

25.00

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.

PETITION FOR A VARIANCE
126 JEFFERSON

ZONING: Petition for a Variance for side and rear yards.

LOCATION: Northeast corner of Baltimore Street and North Point Road.

DATE & TIME: WEDNESDAY, JULY 7, 1965 at 10:00 A.M.

PUBLIC HEARING: Room 115, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for a Variance to the Zoning Regulations of Baltimore County to permit side and rear yards of 5 feet instead of the required 25 feet.

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Being the property of Shell Oil Company, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, July 7, 1965 at 10:00 A.M.

Public Hearing: Room 115, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 18, 1965

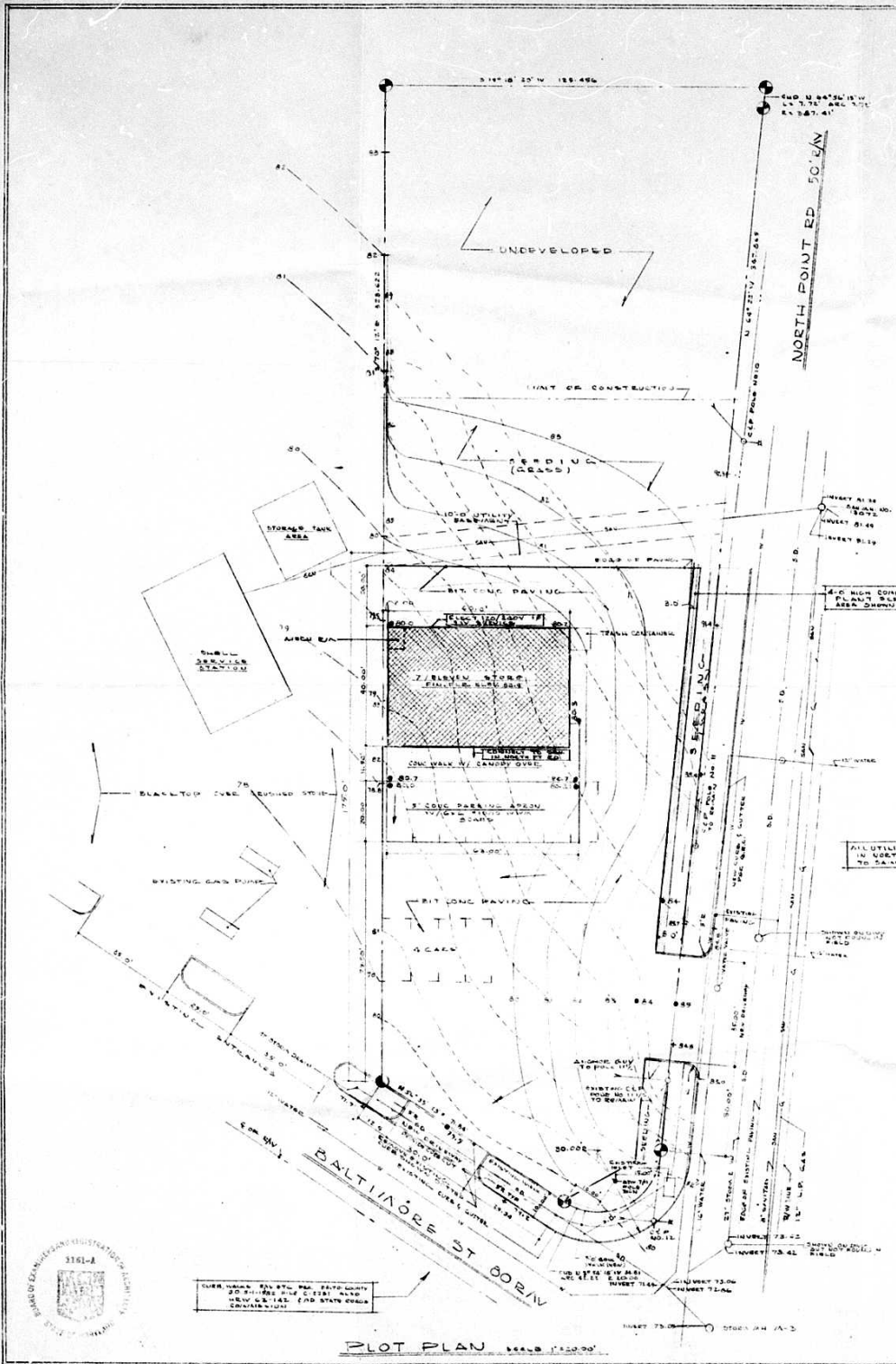
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 week successive weeks before the 15th day of July 19 65, the first publication appearing on the 18 day of June 19 65

THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15.3
Post for: **Harvey P. Harbury**
Petitioner: **Shell Oil Co.**
Location of property: **126 Jefferson St. and North Point Rd.**
Location of Sign: **On corner at the Second entrance to the station, North side of the highway.**
Remarks: **And signed 15 from the highway.**
Posted by: **Robert J. Smith**
Signature: **Robert J. Smith**
Date of return: **6-24-65**



PLOT PLAN NOTES

1. PROPERTY LINE ADJUSTMENT TAKEN FROM SURVEY BY S.J. HARTNETT CO. DIVISION 1 CIVIL ENGINEERS DATED JULY 8, 1962
2. ALL CONSTRUCTION WITHIN THE ROW SHALL CONFORM TO THE REQUIREMENTS OF BALTIMORE COUNTY & THE MARYLAND STATE ROADS COMMISSION
3. ALL IMPAVED AREAS WITHIN THE ROW SHALL BE IMPAVED OR DODGED TO OBTAIN A THICK STAND UP GRADE
4. EXISTING GRADES ARE SHOWN THUS $\sim$
5. NEW GRADES ARE SHOWN THUS $\sim$
6. NEW SPOT ELEVATIONS ARE SHOWN THUS 8.50
7. DIRECTION OF SURFACE DRAINAGE SHOWN THUS $\rightarrow$
8. ALL COMPLETE WALLS SHALL CONFORM TO THE REQUIREMENTS OF BALTIMORE COUNTY & THE MARYLAND STATE ROADS COMMISSION
9. LOCATE OR EXIST ALL RETIC, MANHOLES, POLES & SIGNAL UTILITY ITEMS AS REQUIRED BY NEW CONSTRUCTION
10. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPT. FOR GAS, SANITARY & WATER LINES

Zoning File # 66-5
Approved Plan
8/18/65

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *[Signature]*

DATE: 8/18/65

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *[Signature]*

DATE: 8/18/65

BY: *[Signature]*

DATE: 8/18/65

A 7-ELEVEN STORE AT NORTH POINT RD. BALTIMORE ST

BALTIMORE COUNTY MARYLAND

THE SOUTH LAND CORPORATION DALLAS, TEXAS

2825 NORTH HASKELL

EDWARD G. ROGERS ARCHITECT

6 SOUTH CALVERT ST. BALTO. 2, MD.

APRIL 11, 1965

REVISED JULY 19, 1965

REVISED AUG. 16, 1965



PLOT PLAN 66-5 1"=20.00'