

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, GUSTAV B. BIEDERMANN, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an Industrial Local zone to an AREA zone with special exception zone, for the following reasons:

store, hood and lubrication, at 7533 Belair Road which has operated at this location for 36 years as a Service Station

See attached description

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

Property is to be posted and advertised as prescribed 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.

Contract purchaser Gustav B. Biedermann Legal Owner
Address Box 265, Kingville, Maryland 21087
Petitioner's Attorney James E. Dyer Protestor's Attorney James E. Dyer
Address Box 265, Kingville, Maryland 21087

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of March, 1967, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of April, 1967, at 1:00 o'clock P.M.

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
700 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

Zoning Description

All that piece or parcel of land situate, lying and being in the Fourteenth Election District of Baltimore County, State of Maryland and described as follows to-wit:

Beginning for the same at the corner formed by the intersection of the southeast side of Belair Road (50 feet wide) with the southwest side of Henry Avenue (30 feet wide) and running thence and binding on the southwest side of Henry Avenue south 44 degrees 16 minutes East 113.3 feet, thence Lewis said avenue and binding on the outline of the land of Gustav B. Biedermann and wife, the petitioners herein, the two following courses and distances viz: South 47 degrees 36 minutes East 172.2 feet and south 16 degrees 36 minutes East 113.1 feet to the east side of Belair Road and thence binding on the east side of Belair Road north 47 degrees 22 minutes East 165.8 feet to the place of beginning.

Containing 0.2 of an Acre or land more or less.



Pursuant to the advertisement, posting of property, and public hearing on the above petition ~~appearing that by reason of the~~ The petitioner requested a special exception for a gasoline service station at the S/E Cor. Bel Air Road and Henry Avenue, in the 14th District. In accordance with requirements set forth in County Council Bill No. 16, approved and enacted March 9, 1967, the petitioner has met all requirements of Section 902.1 of Baltimore County Zoning Regulations and said Bill therefore,

a Special Exception Gasoline Service Station should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of April, 1967, that the herein described property ~~be and the same is hereby~~ be and the same is hereby granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

It is this 10th day of March, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception be and the same is hereby extended for a period of three (3) years beginning April 13, 1969 and expiring April 13, 1972.

Zoning Commissioner of Baltimore County

of 1967, 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 Industrial Local zone, and/or the Special Exception for Gasoline Service Station be and the same is hereby DENIED.

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MD. 21204

Mr. Gustav B. Biedermann
Box 265, Kingville,
Maryland 21087

Subject: Special Exception for Service Station for Gustav B. Biedermann, located SE/corner Henry Avenue and Belair Road - 14th District (Item 6, March 14, 1967)

March 21, 1967

Dear Sir:

The Zoning Advisory Committee has reviewed the Subject Petition and makes the following comments:

STATE ROADS COMMISSION - The curve return into Henry Avenue must have a radius of 30'. The under-developed areas to the North and East of the site, as service station contribute little stormwater run-off on to Belair Road, therefore, any future development must not contribute any additional run-off. The entrances are subject to approval and permit by the State Roads Commission.

TRAFFIC ENGINEERING - A 10' widening strip must be shown giving a proposed 30' roadway on a 50' R/W. The entrances must meet Baltimore County standards.

BUREAU OF ENGINEERING - Water - Existing 12" water in Belair Road - Existing 6" water in Henry Avenue Sewer - Existing 8" sanitary sewer in both Belair Road and Henry Avenue Road - Henry Avenue is to be developed as a minimum 30' road on a 50' R/W Adequacy of existing utilities to be determined by developer or his engineer.

FIRE BUREAU - Will make any necessary comments at a later date.

HEALTH DEPARTMENT - The water and sewer lines must be indicated on the revised plans prior to the hearing.

ZONING ADMINISTRATION DIVISION - The following items must be shown on the revised plans prior to the hearing: 1. All proposed signs 2. vending machines and their location 3. trash containers & screening 4. lights.

If the Petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer: Project Planning, Fire Bureau, Building Engineer, Board of Education, Industrial Development

Very truly yours,
James E. Dyer
JAMES E. DYER
Principal Zoning Technician

JED/jde

cc: John Mayers, SER; C. Richard Moore, Traffic Engineering; Carlisle Brown, Engineer; Ed. Morris, Fire Bureau; Mr. Greenwalt, Health Department

March 10, 1969

Sinclair Oil Corporation
Bank and Haven Streets,
Baltimore, Md. 21224

Attn: Mr. M. W. Bowling,
Const. Supt.

Re: Special Exception
Bel Air Road and Henry Ave.
Gustav B. Biedermann, et al.,
No. 67-196

Dear Mr. Bowling:

I have today passed my Order granting an extension of the special exception, in the above matter, for a period of three (3) years, beginning April 13, 1969 and expiring April 13, 1972.

Very truly yours

Zoning Commissioner



SINCLAIR OIL CORPORATION
BANK AND HAVEN STREETS
BALTIMORE, MARYLAND 21224

March 6, 1969

Attention: Mr. John Rose

Re: Special Exception
Bel Air Road and Henry Avenue
Gustav B. Biedermann
Gustav B. Biedermann & Wife

Dear Mr. Rose:

It has been brought to my attention that "Special Exception" number 67-196 dated April 13, 1967 for the above location will expire as of April 13, 1969.

Please advise as to the availability of a three (3) year extension to this permit, making a total of five (5) years from the issuance date.

We have acquired all necessary building permits for this location, but as you know, our Company is in the midst of a proposed merger, and we have been unable to start our construction.

I hope that this is agreeable to you and that this can be achieved. Thank you.

Very truly yours,

SINCLAIR OIL CORPORATION
J. W. Bowling
J. W. BOWLING
Construction Superintendent

JBW:row

Mr. Gustav B. Biedermann
Box 265, Kingville,
Maryland 21087

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition has been received and accepted for filing this

10th day of March, 1967.

Petitioner Gustav B. Biedermann

Petitioner's Attorney

Reviewed by Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 31, 1967

FROM: Leslie H. Graef, Deputy Director of Planning

SUBJECT: Petition #67-196-X, Special Exception for Filling Station, Southeast corner of Belair Road and Henry Avenue. Being the property of Gustav B. Biedermann.

14th District

HEARING: Wednesday, April 12, 1967 (1:00 P.M.)

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

The notion of reconstructing the service station on the subject site is in basic accord with the intent of the proposed service-station regulations now being considered by the County Council. The property is located on what would be known as a "Class 1 Commercial Motorway" in what is proposed to be a "C-5-1 District." Under tentative revisions to the regulations now being considered by the County Council, the location of the service station would result in the station's being classified as a "regulation use."

We note that the site abuts property which faces on Henry Avenue, and which is residentially used and, in part, residentially zoned. It has been indicated that the County Council favors that portion of the proposed service station regulations which would require screening adjacent to residential premises. We believe that it would be appropriate for any grant of the subject petition to be conditioned upon the provision of such screening on the residential side of the property and upon certain other of the provisions expected to be adopted by the Council.

TELEPHONE
RES-3000
EXT. 367

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 44377

DATE: April 10, 1967

FILED
Zoning Dept. of Balto. Co.

To: Gustav B. Biedermann
Box 265
Kingville, Md. 21087

REPORT TO ACCOUNT NO. 88-512 RETURN THIS PORTION WITH YOUR REMITTANCE TOTAL \$37.70

QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS COST

Advertising and posting of property	37.70
67-196-X	
67-196-X	39.70
67-196-X	39.70

IN-STATE: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

EXISTING ZONING: BL
EXISTING DISTRICT: CS-2

AREA REQUIREMENTS

2-DISPENSER ISLANDS WITH 4-TWIN DISPENSER
PUMPS CAPABLE OF SERVING 8-CARS AT ANY ONE TIME

TOTAL SERVICING SPACES - 8
TOTAL SERVICING BAYS - 3
TOTAL BAYS & SPACES - 11

SITE AREA REQUIRED = TOTAL BAYS / SPACES
12 x 500 SQUARE FEET = 16,500 SQUARE FEET
PROPOSED ANCILLARY USES VENDING MACHINES
ADDITIONAL AREA REQUIRED NONE
TOTAL AREA REQUIRED 16,500 SQUARE FEET
TOTAL AREA OF TRACT 10,295 SQUARE FEET

ACCESS POINTS

NUMBER OF DRIVEWAYS ON FRONT STREET = 2
TIMES 65' = 130' (REQ'D WIDTH)
ACTUAL SITE WIDTH 165.61'

LANDSCAPING

AREA "A" = 723 SQUARE FEET
AREA "B" = 378 SQUARE FEET
TOTAL 1098 SQUARE FEET = 6% OF TRACT
5% OF TRACT 415 SQUARE FEET

LIGHTING

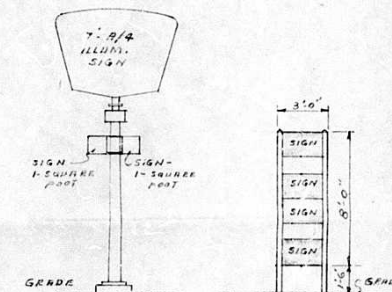
TYPE FLUORESCENT ILLUMINARY HEIGHT 16"

PARKING

PARKING SPACES REQUIRED @ THREE SPACES PER CAR. PAY 9
PARKING SPACES PROVIDED = 9
(ALL PARKING TO BE SET BACK 8 FEET FROM
STREET PROPERTY LINES)

SCHEDULE

"A"- PARKING SPACES
"B"- SERVICING SPACES
"C"- WAITING SPACES



PLANS APPROVED
OFFICE OF PLANNING & ZONING

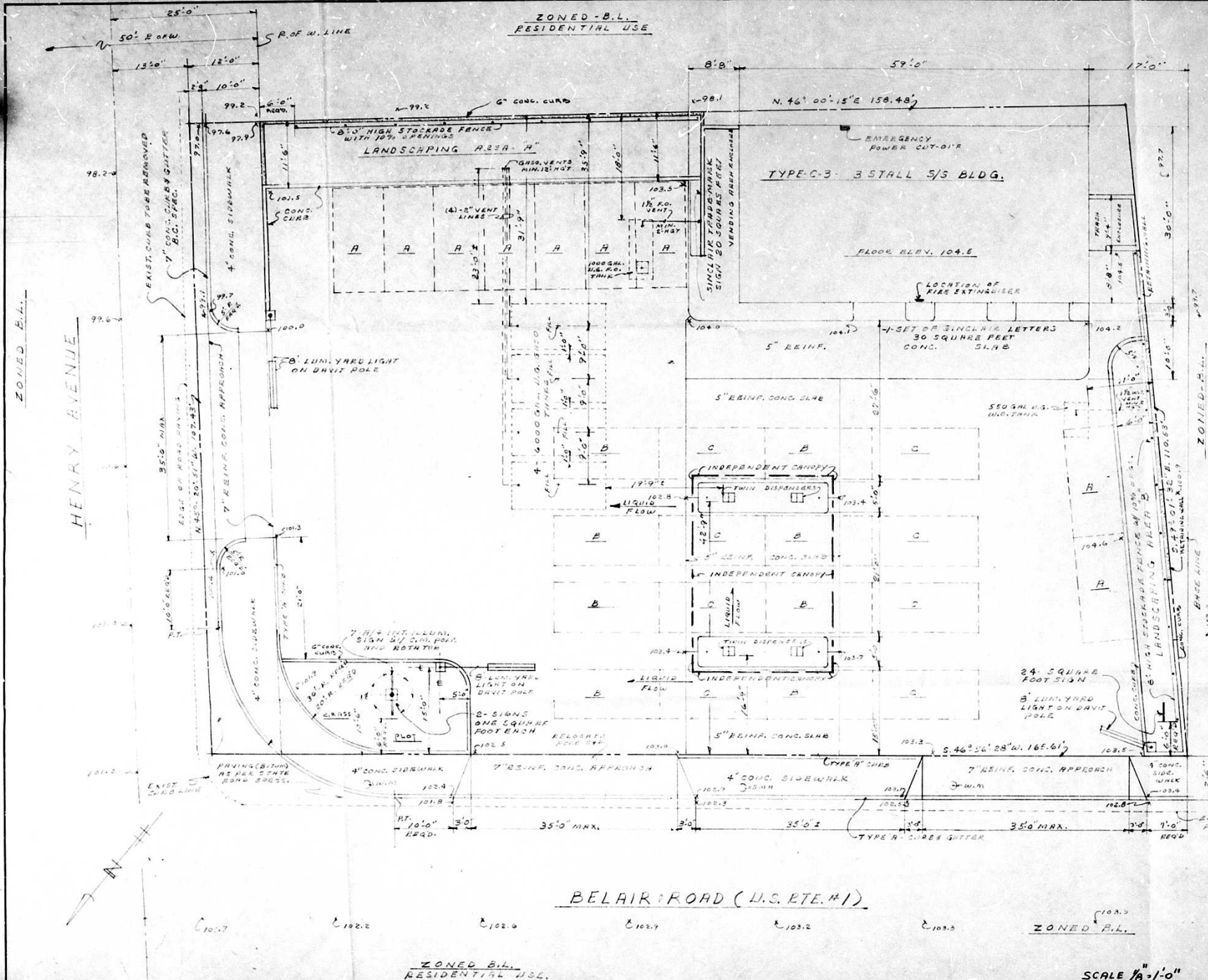
BY James E. Jones
PLANNING
DATE 10/10/68
BY J. P. Moore
PLANNING COMMISSIONER
DATE 10-17-68

File No - 67-196

14TH ELECTION DISTRICT

REVISIONS				ZONING SKETCH			
NO.	DATE	DESCRIPTION	APP'D.				
				OVER LER, BALT. CO., MD. BEAR R.D. (U.S. RT. 7) HENRY AVE. SINCLAIR REFINING COMPANY BANK & HAVEN STREETS BALTIMORE, MD. 51264			
BALTIMORE DIVISION OPERATIONS DEPT.							
	DATE	DRAWN	CHECKED	APPROVED	DWS. NO.		
	01-16-69	CSG					

MICROFILMED



SCALE $\frac{1}{8}" = 1'-0"$