PETITION FOR ZONING REGISTRICITY AND/OR SPECIAL EXCEPTION 5 VARIANCES

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

#/2

4. or we. North Point Building/...legal owner... of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hered. ereby petition XX MARCHINE

CONTRACTOR DESIGNATION OF THE PROPERTY OF THE SE-1-E

Petition for C.N.S. District (Commercial, meighborhood shopping)

Variance-Section VaS-4A(3)(a)-to permit four of treesy intend of three. Sect. 405, VaA(3)a)-for a

variance on the bet cases that the section of the section variance on the between the section variance on the between the section variance on the between the revo. 20; Sect. 405, Va) (2)-to permit the revo. 20; Sect. 405, Va) (2)-to permit the

the section of a light 16; high instead of the req. 50; Sect. 405, Va) (1)-to high

the section of a light 16; high instead of the req. 8-(b)-tight No. 2 the section of a light 16; high instead of the req. 8-(c)-tight No. 2 the permit a light of cars for the car wash foreston on the plot lale. Section 222, 3 h. to permit a light of cars for the car wash for the req. 8-(c)-tight No. 2 the permit a left of the req. 8-(c)-tight No. 2 t tead of the requird 20 feet. 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 a multi-pump, gasoline service station and coin-operated car wash as shown on the attached plot plan #CCP-67-02

Property is to be posted and advertised as prescribed by Zoning Regulations. and/or Special Exception advertising

I, or we, agree to pay expenses of above ***eschssidnablas**; "d/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 NORTH POINT BUILDING & LOAN

CROWN CENTRAL PETROLEUM CORPORATION ASSOCIATION, INC. Secretary Comptroller Legal Own

enberg, Jr Contract purchaser Henry A. Rosenberg, Jr. Contract purchas President One North Charles

DATE

Address 7606 Eastern Blvd, Baltimore, Maryland

Beltimore, Maryland

Protestant's Attorney

He A fretitioner's Attorney L. D.

ORDERED By The Zoning Commissioner of Reltimore County, this ...14th

of the subject matter of this petition be advertised, as required by the Zoning Law of Estimore County, in two newspapers of general circulation throughout Batimore County, tant property be posted, and that the public hearing be had before the Zoning Commissioner of Raltimore County in Room 106, County Office Building in Tosson, Baltimore 22nd day of Navember 1967, at 1:00 o'clock

Mar IV me Zoning Commissioner of Baltimore County

2 6

Section 232, 3 -B - To permit a tero foot rear yard setback for the Car Wash instead of the required 20 feet.

Section 405, 4-A (3) (a) - The Variance for the four driveways instead of three will not be considered by the Zonin umissioner, but will be referred to the County Traffi Engineer and the Director of the Office of Planning and

It is also ORDERED that Section 405. 4 (30-2 - To be remi-

The site plan for the development of the property is subject to approval of the State Roads Commission, County Traffic Engineer, Bureau of Public Services and the Office of Planning and Zoning.

Meriance-Inction 405,4A(3)(a)-to parall four driveways instead of three, to Verlance on the two tangents at Eastern and Southern Avec, and one tang

ot Season & Patrice Ave. to permit tangents of 10' instead of the res. 20'. 1405.41614

in party his fellowing variances on the heights of the designated lighter—
(a) Upter me, 1-to parely the eventum of a light 16" high instead of the res. Si-(b)-Light No. 2-to paralt a light 10° high instead of the res. St. (c)-Light No.3-to permit a lighfile high instead of the res.8".

-best. 619.2- to estainate the aboving 13 spaces req. for parking of cars for the car with operation on the plot plan.

tion 232,3 5- to parallt a zero foot rear yard notbook for the car wash instead of the resuled 20 feet.

405.4 (B)2

V#+ 12 405-4-a(3)(a)

114-RXA

ASSOCIATION, Inc. SE/cor. Eastern 5

RALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. John G. Rose, Zoning Commissioner Date. November 8, 1967.

SUBJECT Patition 6 60: 114-8XA. Bedistricting from undistricted to C.N.S. Disklet.
Special Exception for automative service station. Variances to permit 4 driveways
interest of the present variance on two langents of Estatem and Southern Avanues
interest of the regular of Estaten and Fairview Avanues; to permit tengenth of 10 feet
instead of the regular 20 feet, and to permit the area to be landscaped to be 4.65%
of the total tract instead of the required 5%; and to permit the execution of a light
of 16 feet high instead of the required 6 feet for light 7½ to permit a light of 14 feet high
instead of the required 8 feet for light 7½, and to permit the service of the required for porking or cars for the car weak operation; and to permit zero feet
rear yord setabols for the car weak instead of the required 20 feet. Southeast corner
of Eastern and Fairview Avenues. Property of North Point Building and Loan Astan.

12th District

HEARING: Wednesday, November 22, 1967 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has

- The Planning Board has recommended/commercial neighborhood shopping (C.N.S.)
 District for an area including the subject property. This recommendation is based on
 the character additing nature of commercial activity which exist in the general area.
- A service station already exists on the subject property. We understand that this patition would reconstruct and enlarge the area of the existing service station. We do not question need; there are 6 service stations within a mile of the subject potition.
- Assuming a standard car wash facility with the capacity of not more than 6 cars per one-half hour, the site is large enough to support both the service station and on wash use. The plan as presented does not indicate the manner of placement for parking as stack-up space for the car wash not does it provide for employee parking. This fact together with the number of pump islands and the location of four (4) entrances would make the site plan a light one. The stiff feels that reduction of a rather of pump islands and changes in their location would make free plan a more workable one. Similarly, it feels that the extraores on Eastern Boulevach should be adjusted to conform with the twenty (20) fact taggent requirement.
- Since the station might serve a residential population from both Fairview and Southern Avenues we voice no objection to the four (4) entrances. However, residential development does occur on three sides of the proposed station. Screening and land-scoping should be provided along the frontages of both streets to further soften the

RE: PETITION FOR REDISTRICTING FROM AN UNDISTRICTED AREA TO C. N.S. DISTRICT

SE/corner Eastern and Fairview Avenues - 15th District North Point Building and Loan Ass'n., Inc., Petitioner

BALTIMORE COUNTY SEC SE-1-4 NO. 68-114-RXA X-A

ZONING COMMISSIONER

BEFORE THE

OF

#68-114 FXA

The Petitioner has requested the redistricting of an undistricted ara to a C.N.S. District of property at the southeast corner of Eastern and Fairview Avenues, in the Fifteenth District of Baltimore County; a Special Exception for an Automotive Service Station and a Coin Operated Car Wash and 'Jariances to the Baltimore County Zoning Regulations. This Petition is to germit the Petitioner to remove an old existing gasoline service station which has become outmoded and to construct an automotive service station together with a Coin Operated Car Wash. CNS

The following Variances have been requested:

1. Section 405, 4-A (3) (a) - To permit four driveways

The Variance for four driveways instead of three will not be considered by the Zoning Commissioner, but will be referred to the County Traffic Engineer and the Director of the Office of Planning and Zoning for approval as set forth in said Section.

> 2. Section 405, 4-A (3) a - For a Variance on the two tangents at Eastern and Southern Avenues, and one tangent at Eastern and Fairviov Avenues to permit tangents of 10 feet instead of the required 20 feet.

This Variance should be granted because the Petitioner's engineer testified that this would make safer ingress and egress

- 3. Section 405. 4-B 5 To permit the following Variances on the heights of the designated lights
 - (a) Light No. 1 To permit the erection of a light 16 feet high instead of the required 8 feet;
 - (b) Light No. 2 To permit a light 10 feer high
- (c) Light No. 3 To permit a light 14 feet high instead of the required 8 feet.

These Variances should be granted because of the difficulty

Section 419.2 - To eliminate the showing of 13 spaces required for parking of cars for the Car Wash operation on the plot plan.

This Variance is approved because of the type of Car Wash proposed. The one-bay type will not generate enough traffic to $m_4 ke$ the requirements of showing of the 13 spaces mandatory.

5. Section 232. 3-B - To permit a zero foot rear yard setback for the Car Wash instead of the req 20 feet.

This is granted because the proper'y behind the rear yard is

6. Section 405, 4-(B)-2 - To permit the area to be lands aped to be 4.66% of the total tract ins required 5%.

This Variance is denied because there is . fie area in the tract to comply with this regulation

The request for redistricting from an undistricted site to a C.N.S. District complies with the requirements of Sc. a 259, 2-1B. This district is also set forth on the districting map approved by the Baltimore County Planning Board.

The request for a Special Exception for an automotive service station should be granted because the requirements of Section 405, 3 of the Baltimore County Zoning Regulations have been met.

It is this Hiday of November, 1967, by the Zoning Com-missioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby Re-Districted from an Un-Districted Area to a C, N.S. District; and a Special Exception for an automotive service station and a Coin Operated Car Wash, should be and the same is GKANTED from and after the date of this Order.

It is further ORDERED that the following Variances should be

Section 405, 4-A (3) (a) - To permit tangents of 10 feet

Section 105, 4-B 5 - To permit erection of Light No. 1 16 feet high instead of the required 8 feet:

To permit the erection of Light No. 2.10 feet high instead of the required 8 feet and

To permit the erection of Light No. 3, 14 feet high instead

Section 419, 2 - To permit the elimination of the showing of 13 spaces required for parking for the Car Wash Operation as shown on plot plan.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

H68-114 RXA

TO ... Mr. John G. Rose, Zoning Commissioner Date November 8, 1967

SUBJECT Petition #68-114-RXA

12th District

#68-114 FXA

HEARING: Wednesday, November 22, 1967 (1:00 P.M.)

impact of the enlarged facility on residential properties. We believe that the lighting should be in compliance with the requirements of the Regulations.

5. We vaits no objection to the 0 foot serback on the car with feeling that a wall consistent with the requiremen of Section 403.48 3a would affectively protect the neighboring residential area from adverse effects on composed to space alone. We like the us of buildings an ascenning device. Details of the building copie to be produced s. that everyone hos a clear understanding as to what is being proposed on/ whether ar not changes should be required.

GEG:tm:

June 23, 1967

BALTIMFRE COUNTY CFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWNON, MARYLAND 21201

Crown Central Petroleum Corporation One North Charles Street Paltimoro, Maryland 21201

Attention: Mr. Henry A. Hosenberg, Jr., President

Special Exception for automobile service station and soin-operated oar wash petition, for C.N.S.
District, for North Foint Building & Loan Association, Inc., located S/E/S of Castern Avenue, S/M/S of Fatreys Avenue of Fairview Avenue 12th District (Item 2 June 26, 1967)

The Zoning Advisory Committee has reviewed the subject petition and makes the

BUREAU OF ENGINEERING:
Maker - Existing 15° water in Fastern Avenue
Sewer - Existing 5° anatury rewer in Eastern avenue
Sewer - Existing 5° anatury rewer in Eastern avenue
Food - Pairview Avenue in to be developed as a minimum 30° road on a 50° N/A.

SCHE MARK COMPANIES IN to ce developed as a minimum 30' road on a 50' N/s.

SCHE MARK COMPANIES.

The plan indicates two existing 30' entrances with a distance of 30' between subrances. A field impaction revealed that the entrances are 35' wide with a distance of 30' real control of 30' realize. There must be a sindams of 10' februar Avenue must be row naturated on a 30' realize. There must be a sindams of 10' februar avenue must be some control of the source returns of the source must be a sindam of 10' tangent curb between entrances. Since the food frontage of the ette is only 200's only two points of access will be permitted. The antrances are subject to State 2.446 approval and comment.

MEASTH DEPARTMENT: The availability of public water and sewer must be indicated on

TRAFFIC BW DEFFUNG: The plan must be revised to provide only two extrances and conforming to the details as specified by Conseil Bill No. [60. The radius returns into Privriew Avenue and Southern Avenue man the 30%. The above comment must be compiled with prior to a hearing date being assigned.

2CCING ADMINISTRATION DIVISION: This office is withholding endersement of a hearing date until revised plane and petitions are submitted to this office in compliance with Council bill No...O.

If the petition is granted, no occupancy may be made until such time as plans approved plan.

approved plan.

The above comments are not intended to indicate the appropriateness of the soning action requested, but to accure that all parties are made awars of plans or a combination of the comments of the requested scaling 10 days before the Coning Commissioner's hearing.

Project Planning Division Bureau of Fire Provention guilding Far

June 28, 1967

Very truly yours,

Jimes E. ByER, Principal Zoning Technician

Carlyle Brown-Sureau of Engineering John Mayers-State Roads Commission William Greenwalt-Health Department C. Richard Moore-Traffic Engineerin

405 4 A (3) (a) - Land

DATE & TIME: WEDNESDAY, OVEMBER 22, 1967 at 1:00

P.M.
PUBLIC HEARING: Room
108, County Office Building, 111
W. Chesapeake Avenue, Towson,

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that the appexed advertisement of

FICE OF

ing & Loan Assoc., Inc. MMUNITY PRESS, a weekly news-

munity Press

OF PUBLICATION

Royamber 1, 1967

paper published in Baltimore County, Maryland, once a week

Slat day of Cotober the same was inserted in the issues of 11-1-67

Stromberg Publications, Inc.

Mrs. Palmer Price Mrs. Palmer Price FROM THE OFFICE OF
GRONDE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE TOWSON, MARYLAND 21204

#68-114 PXA

No. 49658

\$50.00

June 8, 1967

Beginning for the same at the intersection of the southeast side of Fastern Avenue and the southwest side of Fairview Avenue and minning thence binding on the southwest side of said Fairview Avenue South 43° 48' East 100.00 $^{\prime\prime}$ feet, thence South 45° 30' West 100.00 feet, thence North 43° 48' West parallel with said Fairview Avenus 100.00 feet to the southeast side of said Eastern Avenue, thence binding on the southeast side of said Eastern Avenue North 46° 30'

BALTIMORE COUNTY, MARYLOID OFFICE OF FINANCE

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND TO DIVISION OF COLLECTION & RECEIPTS, COURT MOUSE, TOWSON, MARYLAND 21204

Diction of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
Zening Bapt. of Esites. Co.

Containing 0.23 acres of land more or less.

East 100,00 feet to the place of beginning.

Description to Accompany Petition for Special Exception for Service Station Eastern and Fairview Avenues Crown Central Petroleum Corp.

68-114 EXA September 15, 1967

Me. 49697

\$111.66

111.66

Beginning for the same at the intersection formed by the southeast side of Eastern Avenue and the southwest side of Fairview Avenue and running thence binding on the southwest side of Fairview Avenue South 43° 48. East 100.00 feet, thence parallel with said Eastern Avenue South 46° 30' West 100.00 feet, thence parallel with said Fairview Avenue North 43° 48' West 15.00 feet, northeast side of Southern Avenue, thence North 43° 48! West and binding on the northeast side of said Southern Avenue 85.00 feet to the southeast side of said Eastern Avenue, thence binding on the southeast side of said Eastern Avenue North 46° 30' East 200.00 feet to the place of beginning.

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF PUBLICATION

CERTIFICATE OF POSTING

EPARTMENT OF BALTIMORE COUNTY #68-114-PEX-P

Date of Posting 11/8/67

TOWSON, MD. November 2nd 19
THIS IS TO CERTIFY, that the annexed advertisement
published in THE JETFERSONIAN, a weekly newspaper price
and published in Towson, Baltimore County, Md., once in e
of one time xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
day of November 19 67 the first publicat
2nd

THE JEFFERSONIAN,

All that parcel of land in Swelfth District of Baltin

Posted for Decassing Nov. 22, 1967 & Lico P. M. Petitioner Doll Good Butling & Soon assec. In. Location of property SE/Cox of Landing of Thursday ofer Location at Some of Sager Posted focus Bertew on I have lived freing. Posted by Must V. Xus

VARIANCES — 12th DISTRICT
ZONING Position for Redscripting
from Undistricted to C.N.S. Districe.
Prettino for Special Exception for
Ashmotive Service Station.
Frettino for Special Exception for
Ashmotive Service Station.
For Taxable Parking
and Rest Yall.
Facility and Facilities Assemble
Location and Facilities Assemble
Location and Facilities Assemble
Location for Entire Service
Location

12 ligin District 12 #

