

PETITION FOR RESTRUCTURING SPECIAL EXEMPTION AND VARIANCE IN DISTRICT

ZONING: From Unrestricted to C.N.S. District, Petition for Special Exemption for automotive service station.
Petition for Variance for Site Dimensions, Frontage, Tangents, and Marking.
LOCATION: Northeast corner of Frederick Road and Delany Avenue.
DATE & TIME: FRIDAY, DECEMBER 15, 1967 at 10:00 A.M.
PUBLIC HEARINGS: Room 106, 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 on the Petition for Restructuring Special Exemption for Automotive Service Station, at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Friday, December 15, 1967 at 10:00 A.M.

BY ORDER OF:
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Nov. 23

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Restructuring Special Exemption for Automotive Service Station, at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Friday, December 15, 1967 at 10:00 A.M.

The Zoning Regulation to be accepted as follows:
SECTION 405.4 A (1) - Site Dimensions - The area of any such service station site shall be at least 15,000 square feet or the number of square feet equal to the product of 1,000 times the total of the number of fuel servicing spaces plus the number of customer, owner, or service bays, whichever is greater.

SECTION 405.4 A (2) - Site Dimensions - The minimum site width, measured along the major street to which the station has access, shall be the number of feet equal to the product of 65 times the number of access drive-ways on such street, but in no case less than 90 feet.

SECTION 405.4 A (3) - Access and Street Improvements - The curb tangent length between any access driveway and any corner of a street intersection or any other access driveway to the site shall be not less than 20 feet.

SECTION 405.4 A (4) - Parking - No parking space shall be closer than eight (8) feet to a street property line. All that parcel of land in the First District of Baltimore County.

BEING & COMPRISING all of the two following deeds:
1. Deed dated July 12, 1959 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr., No. 1066 folio 122, etc., from Rose Viglino and Husband to Frederick F. Rutisha and wife.
2. Deed dated September 17, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.B. No. 109 folio 122 etc., from Grace

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OFFICE OF THE BALTIMORE COUNTY

THE HERALD - ARGUS
Catonville, Md.
CATONVILLE, MD.

November 27, 1967

John G. Rose, Zoning Commissioner of Baltimore County

CERTIFY, that the annexed advertisement of the Baltimore County, a group of weekly newspapers published in Baltimore County, Maryland, once a week for the 31st day of November, 1967, that is to say the same was inserted in the issues of

November 23, 1967.

THE BALTIMORE COUNTY

By Paul J. Morgan
Editor and Manager, R.M.

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CERTIFICATE OF PUBLICATION

TOWSON, MD. NOV 23 1967

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 one time before the 15th day of December 1967, the first publication appearing on the 23rd day of November 1967.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$

TELEPHONE 823-3000 EXT. 387

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

DATE: Nov. 23, 1967

TO: Thomas P. Haderberg, Esq.,
605 E. Madison Ave.,
Baltimore, Md. 21206

Re: Advertisement for Restructuring Special Exemption for Automotive Service Station, at the Northeast corner of Frederick Road and Delany Avenue, Catonsville, Md.

DEBIT TO ACCOUNT NO. 01-422

QUANTITY: 1

RETURN TO: RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

ADVERTISING AND POSTING OF PROPERTY FOR FREDERICK F. RUTISHA, et al

TOTAL AMOUNT: \$136.75

1675

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

TELEPHONE 823-3000 EXT. 387

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

DATE: Nov. 21, 1967

TO: Thomas P. Haderberg, Esq.,
605 E. Madison Ave.,
Baltimore, Md. 21206

Re: Advertisement for Restructuring Special Exemption for Automotive Service Station, at the Northeast corner of Frederick Road and Delany Avenue, Catonsville, Md.

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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Re: Advertisement for Restructuring Special Exemption for Automotive Service Station, at the Northeast corner of Frederick Road and Delany Avenue, Catonsville, Md.

YOUR petition has been received and accepted for filing this 21st day of November 1967.

John G. Rose,
Zoning Commissioner

Petitioner: Frederick F. Rutisha

Petitioner's Attorney: Thomas P. Haderberg

Reviewed by: James E. Hager
Chairman of Advisory Com.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 135

Date of Posting: Nov. 24, 1967

Posted for: Restructuring Special Exemption for Automotive Service Station, at the Northeast corner of Frederick Road and Delany Avenue, Catonsville, Md.

Petitioner: Frederick F. Rutisha

Location of property: NE corner of Frederick Rd. & Delany Ave.

Location of Signs: 90' E. of Delany Ave. on N. of Frederick Ave.

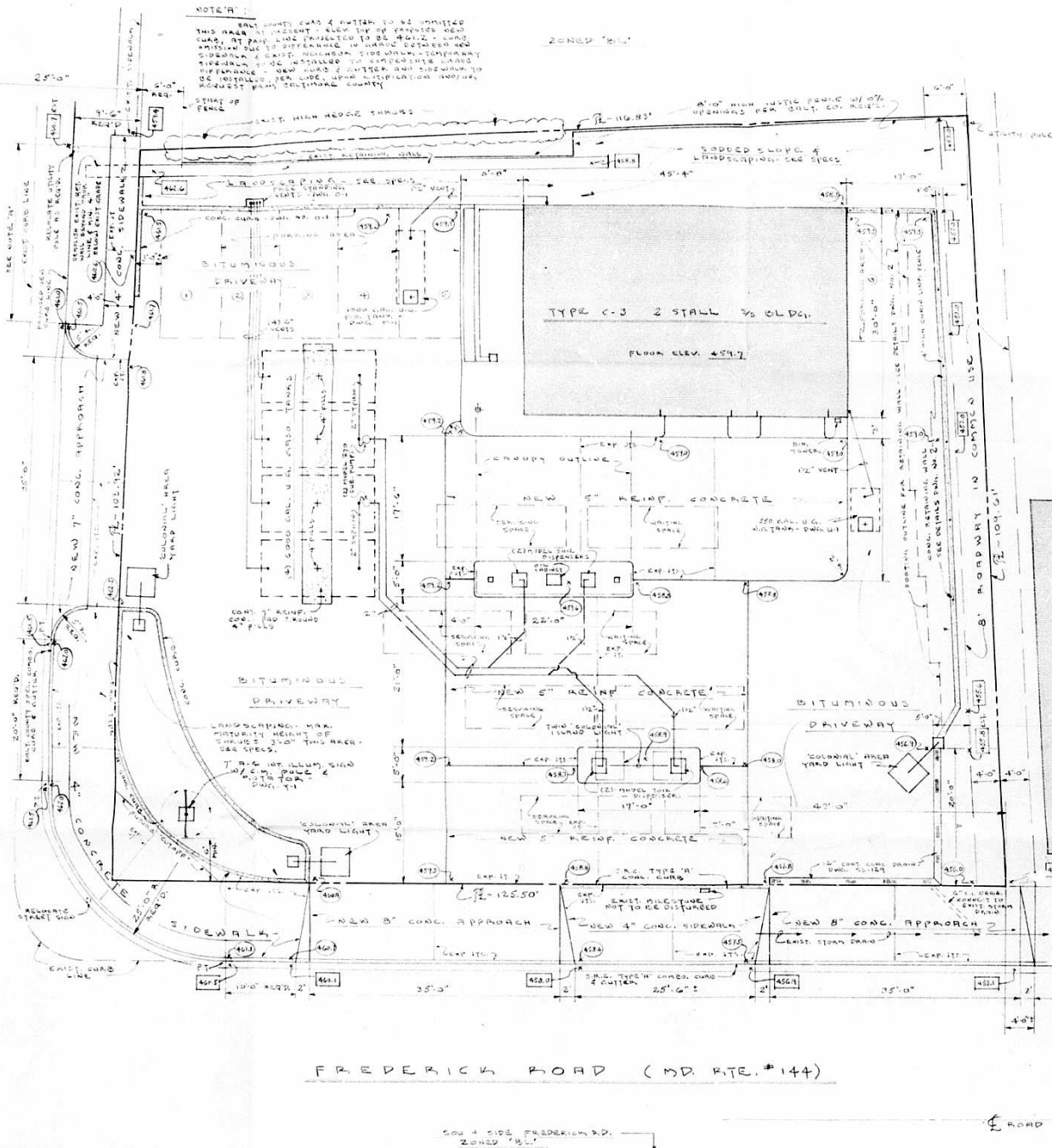
Remarks: None

Posted by: Thomas P. Haderberg

Date of return: Dec. 1, 1967

DELAWARE AVENUE

WEST SIDE DELAWARE AVE.



FREDERICK ROAD (MD. RTE. #144)

SEW. & SIDE FREDERICK RD.
ZONED 'B.L.'

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE *11-11-66*

SCALE: 1/8" = 1'-0"

ZONING STATUS

Existing Zoning: Parcel #1 B.L.

Existing District: C.N.S.

EXISTING VARIANCES TO SECTION:

- 405.4-A(1) Variance of 12,856 sq. ft. area as opposed to the required 15,000 sq. ft.
- 405.4-A(13) Variance of 125.50 foot frontage as opposed to required 130 ft. frontage.
- 405.4-A(13a) Variance of tangent length from corner radius of 10 ft. as opposed to the required 20 ft. for frontage on Delmar Avenue and Frederick Road.
- 405.4-A(13b) Parking. To permit parking within 3 feet of R/W line instead of the required 8 feet.

"AREA DISCREPANCIES"

2 dispenser islands with 4 single dispenser pumps capable of serving 4 cars at any one time.

Total servicing spaces 4
Total servicing bays 2
Total bays & spaces 6

Site area required = Total bays & spaces 6 x 1500 square feet = 9,000 square feet.

Proposed ancillary uses Fuel

Proposed combination uses None

TOTAL AREA REQUIRED 15,000 square feet

TOTAL AREA OF TRACT 12,856 square feet

ADDRESS POINTS

Number of driveway/s on front street = 2

Times 60 = 120 (required width)

Actual site width = 125.50

LANDSCAPING

1,234 square feet

Total 1,234 sq. ft. = 12 % of tract

% of tract = 63 sq. ft.

Landscaping consists of (description) Small shrubs, perennials

Maturity Height 3'

LIGHTING

(1) Type Fluorescent Illuminary Height 12'

PARKING

Parking spaces required if three spaces for each bay = 6

Parking spaces provided = 6

DRAWINGS & SPECIFICATIONS

DATE	TITLE	DATED
1	SURVEY OF PROPERTY	DATED 8-14-66
2	PLOT PLAN	DATED 8-14-66
3	FOUND. PLAN & FOUNDATION WALLS	DATED 8-14-66
4	ELEVATIONS	REV'D 9-11-67
5	ARCHITECTURAL SECTIONS	REV'D 11-1-66
6	ARCHITECTURAL DETAILS	REV'D 11-1-66
7	ELECTRICAL PLAN	REV'D 11-1-66
8	MECHANICAL PLAN	REV'D 11-1-66
9	PLUMBING PLAN	REV'D 11-1-66
10	MECHANICAL & ELECTRICAL	REV'D 11-1-66
11	MECHANICAL & ELECTRICAL	REV'D 11-1-66
12	MECHANICAL & ELECTRICAL	REV'D 11-1-66
13	MECHANICAL & ELECTRICAL	REV'D 11-1-66
14	MECHANICAL & ELECTRICAL	REV'D 11-1-66
15	MECHANICAL & ELECTRICAL	REV'D 11-1-66
16	MECHANICAL & ELECTRICAL	REV'D 11-1-66
17	MECHANICAL & ELECTRICAL	REV'D 11-1-66
18	MECHANICAL & ELECTRICAL	REV'D 11-1-66
19	MECHANICAL & ELECTRICAL	REV'D 11-1-66
20	MECHANICAL & ELECTRICAL	REV'D 11-1-66

SPECIAL CONDITIONS TO SPEC. PP. 4 DATED 1-11-66
GEN'L. CONDITIONS & SPEC. PP. 17 REV'D 11-25-66

EXISTING GRADES ARE SHOWN 0.0
ESTIMATED GRADES ARE SHOWN 2.0 EST.
PROPOSED GRADES ARE SHOWN 0.0

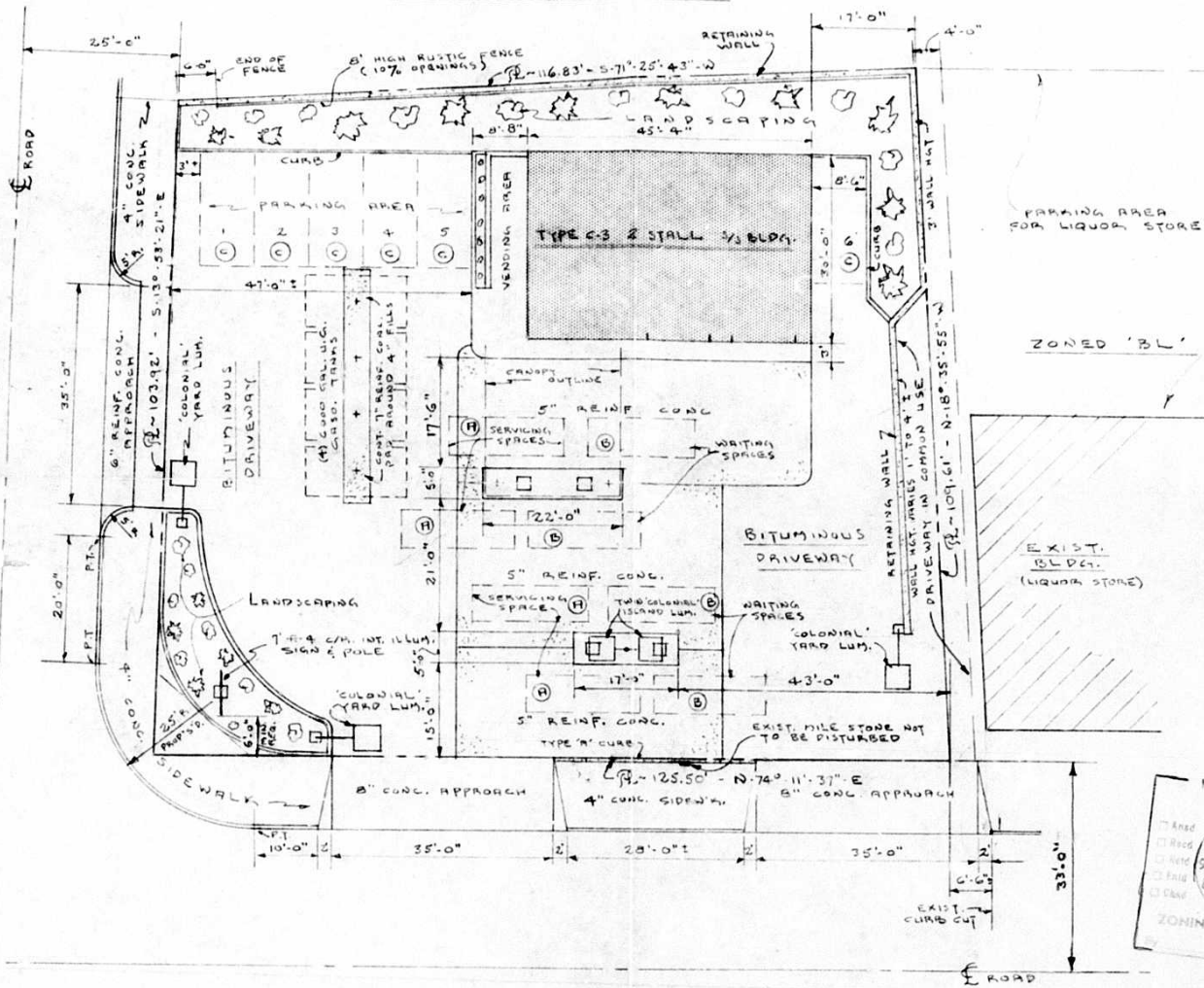
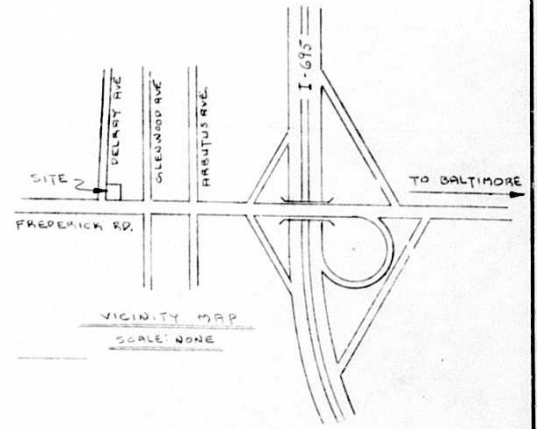
REVISIONS				PLOT PLAN			
NO.	DATE	DESCRIPTION	APPRO.	CITONVILLE, MD.			
1	1-11-66	REV. DRAWING		FREDERICK RD. & DELAWARE AVE			
2	1-11-66	REV. DRAWING		SINCLAIR REFINING COMPANY			
3	1-11-66	REV. DRAWING		BANK & HAVEN STREETS			
4	1-11-66	REV. DRAWING		BALTIMORE, MD.			
5	1-11-66	REV. DRAWING		BALTIMORE DIVISION - OPERATIONS DEPT.			
6	1-11-66	REV. DRAWING		DATE DRAWN CHECKED APPR. DWG. NO.			
7	1-11-66	REV. DRAWING		1-11-66 G.M.S. <i>[Signature]</i> 1			

#68-135 RKA ✓

ZONED 'BL'

DELRAY AVENUE

ZONED 'BL' (RESIDENCE NOW)



REQUEST VARIANCE FROM:
 ART. 405.4, A-1 - 15,000 SQ. FT. REQUIREMENT. SERVICE STATION OCCUPIES 12,856 SQ. FT. & FROM 130' REQ'D. FRONTAGE TO 125.50'
 ART. 405.4, A-5 - TANGENT LENGTH FROM CORNER RADIUS TO BE 10'-0" IN LIEU OF 20'-0" (FREDERICK RD). CURB TANGENT AT PROPERTY LINE NONEXISTANT DUE TO DRIVEWAY IN COMMON
 ART. 409.2, C (4) TO PERMIT PARKING WITHIN 3' OF STREET PROPERTY LINE INSTEAD OF REQUIRED 5'

HEIGHTS
 T-R-A C/M SIGN W/ ROTATOR - HEIGHT TO BOTTOM OF SIGN - 12'-11 1/2"
 'COLONIAL' YARD LIGHTS - HEIGHT TO FIXTURE - 14'-0"
 'COLONIAL' ISLAND LIGHTS - HEIGHT TO FIXTURE - 12'-0"
 SHRUBBERY AT CORNER - MAX. MATURITY HEIGHT - 3'-0"
 FENCE AT REAR PROPERTY LINE - 8'-0"

LANDSCAPING - TOTAL 1534 SQ. FT. OR APPROX 12% OF TOTAL AREA.

SCHEDULE
 (A) - SERVING SPACES
 (B) - WAITING SPACES
 (C) - PARKING SPACES



#68-135 RKA
 Exhibit "C"

FREDERICK ROAD (MD. RTE. #144)



DIV. OPER. MGR.		DATE	
DIVISION MGR.		DATE	
LAYOUT SKETCH			
CATONSVILLE, BALT. CO., MD.			
FREDERICK RD. (MD. RT. #144) & DELRAY AV.			
SINCLAIR REFINING COMPANY			
BANK & HAVEN STREETS			
BALTIMORE, MD. 21224			
BALTIMORE DIVISION - OPERATIONS DEPT.			
DATE	DRAWN	CHECKED	APP'D.
9-21-67	G.M.P.		
			DWG. NO.
			PS-30 BALT.

SCALE: 1/8" = 1'-0"