PETITION CONING REDISTAL FING AND/OR SPECIAL EXCEPTION & VARIOUS & LS -135PXA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Frederick F. & Anna Rusicka & L or we.Joseph & Rita Carminaero legal owners, of the property situate in Baltimore MAIP 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 re-districted, pursuant

to the Zoning Law of Baltimore County, from .unitatricted.

district, for the following reasons: To expand and rest with 2.7 F.

construct an eviating authorative service station in compliance with paragraph
16.5% of the Daniel County that and property for proposed to be CBS District (W.S.

by the construction of the health, safety and relates of the public, and for any
further reason to be shown at time of public insering.

In accordance with paragraph 16.5% to of the Zoning sequilations the following
variances are required 12.550 of, fr. area as opposed to the required 15.700 og, fr.

sec. 16.5% A(1) Pariance of 12.550 of, fr. frontage as opposed to the required 15.700 og, fr.

sec. 16.5% A(1) Pariance of tangent length from corner reduce of D.Y. as opposed to the

sec. 469.2 C (4). Parking-No parking space shall be closer than eight (3) feet to a significant of Baltonore

Sec. 16.5% A(2) Parking-No parking space shall be closer than eight (3) feet to a significant of Baltonore

County, to use the berein described property, for... automative service station

see attached

County, to use the herein described property, for ... automative service station ... description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-districting and/or Special Exception advertising, posting, etc., upon aling 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 paltimore Frederica F Kuzaka

Singlety Bestring Company

Jack De Research Address Bank and Haven Sts.

Baltimore, Maryland 21224 Thorn Pheuliger

Address .606 Eduardson Avarua Baltimore, Maryland 21228, and

ORDERED By The Zoning Commissioner of Baltimore County, this 24th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of Qeognour. 196.7 at 10.30 o'clock

121 3. 20

2300 Erdman Avenue Baltimore, Mary and 1518 Woodeliff Avenue

Baltimore, Maryland 21228

It is this Aday of December, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that the Re-Districting to a C.N.S. District, the Special Exception for Automotive Service Station with the above and the above variances be granted.

It is further ORDESED that the existing grades and paving of the 8 foot common drive shall remain as is,

The retaining wal! as shown on the site plan in the center of the 8 foot use in common drive shall be located to a point west of the

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

Zohing Commissioner of Baltimore Baltimore County

#68-135 EXN PIPP SE112 A 5 W-3-F

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RE: Petition for Undistricted area to a C. N. S. District Special Exception for Autonotive Service Station and Variances to Zoning Regula-tions - N/E Cor. Frederick Road and Delrey Ave., 1st Dist., Fred, F. and Anna Ruzicka, Jos. F. and Rita

Cannizzaro, Petitioners

Zoning Commissioner

Baltimore County

The petitioners have asked for Re-Districting a special and variances to the Baltimore County Zoning Regulations.

The subject property consists of two properties. One property is a gasoline service station which was built prior to the present Zoning Regulations. The petitioners desire to raze the old gasoline station and use the larger parcel of land for a modern automotive service station.

The petitioners have requested Re-Districting to a C. N. S. District. The requirements of Sections 259, 2-B and 405, 3-2-B-2 have been met insofar as the C. N. S. District is concerned

The request for a Special Exception for an Automotive Service Station meets the requirements of Section 405, 3

As strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner, the following variances should be granted:

Sec. 405, 4-A(1) Variance of 12, 856 sq. ft. area as opposed to the

Sec. 405.4 A(1) Variance of 125.50 feet frontage as opposed to required 130 ft. frontage.

Sec. 405.4-A(3a) Variance of tangent length from corner radius of 10 ft. as opposed to the required 20 ft. for frontage on Delrey Avenue and Frederick Road,

Sec. 409 2-C-4 Parking . To permit parking within 3 feet of R/W Line instead of the required 8 feet.

The 3 feet only applies to parking adjacent to Delrey Avenue along the rear of the property as indicated on approved plan marked Exhibit "A" attached hereto and made a part hereof.

BALTI-ONE COUNTY OFFICE OF PLANNING AND "ONING TORSON, MARTLAND 212Ch

Thomas P. Neuberger, Esq., 606 Edmondson Avenua Ealthoore, Maryland 21228

Redistricting from an undistricted to a CMS, Special Exception Automotive Service Station in variances, for Prederick Fr. Rusicka, et al, located NB Cor. of Frederick Hd. and Delrey Avenue District 1 (Item 2, October 24, 1967)

The Zoning Advisory Committee has reviewed the subject petraion and has the

BURRAU OF ENGINEERING: Swater - Existing 10" water in Frederick Hoad

water - Antening OF water in Polary America 10ad
Existing OF water in Polary America and Prederick Road
Water - Existing OF sanitary Sever in both Polary America in the developed as minima 30 road on a 50 m/s.

* Adequacy of existing utilities to be destrained by developer or his engineer.

MEAN OF THATED BEDERURSHIP.
In office considers it undertable for any variances for the tangent length required by
the office considers it undertable for any variances for the tangent lengths of the consideration of the

MAINT DEPARTMENT: INCO public water and sewer are available to the subject site, this office has no comment.

ATE ROADS CONSISSION: are is a stone milage marker fronting the site which must not be disturbed. This must be micated on revised plans prior to the hearing. Entrances are subject to State Roads proval and permit.

HIM ADMINISTRATION DIVISION: If the petition is granted, no occupancy may be made all such time as plans have been submitted and approved and the property inspected for pliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the cling action requested, but to some that all parties are neds nears of plans or volemes that any have a bearing on this case. The director and/or the leguly Director the Office of Planning and Zoning will sound recommendations on the appropriateness the requested socing 10 day a before the Zoning Condisioners's neering.

te following members had no comment to offer:

grau of Fire Prevention ulliing Engineer

Very truly yours.

JAMES E. DYER,
Principal Zoning Technician

ariyle Brown-Bur, of Engr.; C. Richard Moore-Bur, of Traffic Engr.; John Meyers-State Fds

JOSEPH D. THOMPSON, P. L. AL. B.

#68-135RXA CIVIL ENGINEERS & LAND SURVEYORS 101 SHELL BUILDING . 200 EAST JOPPA ROAD TOWSON . 4 . MARYLAND . VAlley 3 . 6820

BEING all of lots No. 1, 2 and 3 and part of lot No. 4 as shown on the

Plut of East Catonsville filed as aforesaid.

BEING & COMPRISING all of the two following deeds:

- Deed dated July 12,1939 and recorded among the Laid Records of Baltimore County in Liber C.W.B. No. 1066 folio 422, etc. from Rose Vigilio and Husband to Frederick F. Ruzicka and wife.
- 2. Deed dated September 17, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 4059 folio 525 etc. from Grace Olson Dickson, et al to Joseph J. Canniz-aro



INTER-OFFICE CORRESPONDENCE TO Mr. John G. Rose, Zoning Commissioner Date December 1, 1967

BALTIMORE COUNTY, MARYLAND

FROM George E. Gavrelis, Director of Planning

Petition *68-135-RXA. Northeast corner of Frederick Road and Delrey Ave.
Petition for Redistricting from Undistricted to C.N.S. District. Petition for
Special Exception for Automative Service Station. Petition for Variance to permit 12,856 square feet area instead of the required 15,000 square feet: and to permit 125.50 foot frontage instead of the required 130 reet; and to permit tangent length from corner radius of 1° feet instead of the required 20 foot for frontage on Delrey and Frederick Roads; and to permit parking within 3 feet of a street property line instead of the required 8 feet. Frederick F. Ruzicka, et al - Petitioner

1st. District

HEARING: Friday, December 15, 1967. (10:30 A.M.)

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

- The request for classification of the subject property as a C.N.S. District is in accord with the final recommendations of the Planning Board with regard to district maps. This issue is at present, however, in the mands of the County Council.
- 2. Some of the landscaping shown on the plan would be hidden by the building and the some at the tanascaping shown on the plan would be hidden by the building and the screen fence. We suggest, as an alternate plan, that the building be placed more toward the rear property line and that additional landscaping be placed at the first of the site.
- 3. We have no comment on the variances requested.



FILING RECEIVED FOR DATE 12/22/67 ORDER ME/cor. of Frauerick Rd. 12 =

Ä

Cherry

BY

JOSEPH D. THOMPSON, P.E.AL.S. CIVIL ENGINEERS & LAND SURVEYORS

> 101 SHELL BUILDING . 200 EAST JOPPA ROAD TOWSON . 4 . MARYLAND . VAlley 3 . 8820

#68-135 RXA

SINCLAIR REFINING COMPANY NORTHEAST CORNER FREDERICK ROAD AND DELREY AVENUE

BEGINNING for the same at the point formed by the intersection of the north side of Frederick Road with the east side of Delrey Avenue as shown on the Plat of East Catonsville as files among the Land Records of Baltimore County in Plat Book No. 1, folio 215 and running thence binding on the north side of said Frederick Road North 74 degrees 11 minutes 37 seconds East 125.50 feet to the center of an eight foot road to be used in common with others entitled thereto thence leaving the north side of said road binging on the center of said eight foot roadNorth 18 degrees 35 minutes 55 seconds West 109.61 feet to intersect the southernmost outline of lot No. 116, as shown on said plat, leaving the coater of said eight foot road and binding on a part of said outline South 71 degrees 25 minutes 43 seconds West 115.83 feet to the east side of Delrey Avenue as shown on said Plat, thence binning on the east side of said avenue South 12 degrees 55 minutes 21 seconds East 103.92 feet to the place of beginning

TOGETHER with the use in common with others entitled thereto of a four foot Etrip of land along and adjacent to the east of the second line of the above description, as a roadway to be forever kept open.

SUBJECT HOWEVER to the use in common with others entitled thereto of a four foot strip of land along and adjacent to the west of the second line of the above description,

OFFICE OF ORIGINAL

THE BALTIMORE COUNTIAN

CATONSVILLE, MD.

November 27 1967

TORM COMMISSIONER COUNTY CERTIFY, that the annexed advertisement of PRILITMORE COUNTY On the County County

was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Mary land, once a week for the 2th day of November, 19 67, that is to say

the same was inserted in the issues of November 23, 1967.

THE BALTIMORE COUNTIAN

By Paul J Morgan Editor and Manager M.

CERTIFICATE OF PUBLICATION

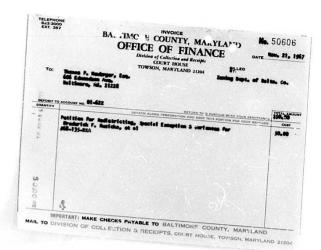
TOWSON, MD. NOV 2 3 1967

published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each appearing on the 23rd day of November

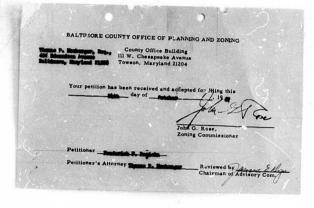
> THE JEFFERSONIAN, L. Leanh Struth

Cost of Advertisement, \$.





LEPHONE 123-3000 EXT. 387	BALTIMORE COUNTY, MARYLAND	No. 50658
	OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	DAYE BOS. ISIG I
To:	zening Espit. a 5 Education Art. 1 Housean, No. 21228	f bito. O.
	A SA	B BENETTANCE \$126.75
DEPCSIT TO A	PETURN THIS PORTION WITH YOU DETACH ALONG PERFORATION AND REET THIS PORTION FOR Y	OUR RECORDS COST
		OUR RECORDS COST



15-135 RIA

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District Perstatusting, Spes Congress Finemance Petitioner Frederich F AUGUSTE Location of property. My Kernet Frederick Rd & Delegy August Larston of Signa 90' Let Schon, Ace on Ms at Frederick Ace

Present by Process & Book trace at return Leon 1967

