PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION and VARIANCE

#68-185-RX

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ellis Kaufman/Muriel Betty Kaufman; James H. Thompson and Helen E. Thompson legal owners 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 R-6 zone to an B-L zone; for the following reasons:

Error in original zoning and genuine change in conditions.

Section 405.4.B.5 - To permit a colonial lantern approach light of 12' high, a colonial lantern island light of 9' high, and a vapor TF-1 floodlight of 18' high instead of the required 8' high.
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 an automotive service station.

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

I, or we, agree to pay expenses of above re-classification 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.

Sibarco Stations, Inc.
Contract purchaser
Address

Ellis Kaufman, Muriel Betty Kaufman
James H. Thompson, Helen E. Thompson
Legal Owner
Address 3600 Tulsa Road

6108 Liberty Road
Protestant's Attorney

W. Lee Harrison
Petitioner's Attorney
Address 22 W. Pennsylvania Avenue 21204
823-1200

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of January, 1968, 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 14th day of February, 1968, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

ELLIS KAUFMAN, ET AL
NE/S Liberty Rd. between Tulsa & Kelox Aves.
3rd
68-185-RXA

68-185-RX

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

#68-185RX

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ellis Kaufman/Muriel Betty Kaufman; James H. Thompson & Helen E. Thompson legal owners 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 re-districted, pursuant to the Zoning Law of Baltimore County, from undistricted to a CNS district; for the following reasons:

This property lies within a commercial neighborhood shopping area in that both sides of Liberty Road at its intersection with Tulsa Road are fully developed for commercial use and proposed as a CNS District.

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

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 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.

Sibarco Stations, Inc.
Contract purchaser
Address

Ellis Kaufman, Muriel Betty Kaufman
James H. Thompson, Helen E. Thompson
Legal Owner
Address 3600 Tulsa Road

6108 Liberty Road
Protestant's Attorney

W. Lee Harrison, Esq.
Petitioner's Attorney
Address 22 W. Pennsylvania Avenue 21204
823-1200

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of January, 1968, 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 14th day of February, 1968, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

January 12, 1968

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

W. Lee Harrison, Esq.,
22 W. Pennsylvania Avenue
Baltimore, Maryland 21204

SUBJECT: Reclassification from an R-6 to a B-L zone and undistricted zone to a CNS District and Special Exception for an automotive service station, for Ellis Kaufman, et al, located on the NE/S of Liberty Heights between Tulsa Road and Kelox Road
3rd District
(Item 67, January 9, 1968)

Dear Sir:

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

BUREAU OF ENGINEERING:
Water - Existing 12" water in Liberty Road
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 8" sanitary sewer in Liberty Road.
Road - Tulsa Road is to be developed as a minimum 30' road on a 40' R/W.

HEALTH DEPARTMENT:
Since public water and sewer are available to subject site, this office has no comment.

TRAFFIC ENGINEERING:
The entrances as shown conform to Bill 40.

STATE ROADS COMMISSION:
The width of the transition area of the depressed curb entrances must be increased from 18" to 24". Entrances are subject to State Roads approval and permit.

ZONING ADMINISTRATION DIVISION:
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 Division
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

JAMES E. DYER,
Zoning Supervisor

JED:jd
cc: Carlyle Brown-Bur. of Engr.; Health Dept.-William Greenwalt, C. Richard Moore-Traffic Engr.; John Meyers-State Roads Comm.

RE: PETITION FOR RECLASSIFICATION, RE-DISTRICTING, SPECIAL EXCEPTION, AND VARIANCE
NE/S of Liberty Road between Tulsa Avenue and Kelox Avenue - 3rd District
Ellis Kaufman, et al - Petitioner
NO. 68-185-RXA

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

::: ::: :::

The Petitioner seeks a Reclassification of his property, consisting of one-half acre, from an R-6 zone to a BL zone. The Petitioner also requests that his property be re-districted from an undistricted zone to a C.N.S. (Commercial, neighborhood shopping) district, a Special Exception to use the said tract for an Automotive Service Station, and a sign Variance.

Without reviewing the evidence in detail, the Deputy Zoning Commissioner is of the opinion that the Petitioner has failed to show either error in the original zoning map or such substantial changes in the character of the neighborhood to justify the requested zoning. In view of this finding, it is not necessary to pass on the merits of the requests for a C.N.S. district, the Special Exception, or the sign Variance.

For the aforegoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16 day of August, 1968, that the above Reclassification, Re-districting, and Variance be and the same are hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain an R-6 zone. The Special Exception for an Automotive Service Station be and the same is hereby DENIED.

DEPUTY ZONING COMMISSIONER

ORDER RECEIVED FOR FILING
DATE
BY

RE: PETITION FOR RECLASSIFICATION from an R-6 zone to a B.L. zone, and from Undistricted to a C.N.S. District; SPECIAL EXCEPTION for an Automotive Service Station; and VARIANCE from Section 405.4,B,5 of the Zoning Regulations
NE/S Liberty Road between Tulsa Road & Kelox Avenue, 3rd District
Ellis Kaufman, et al, Petitioners
Sibarco Stations, Inc., Contract Purchaser

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 68-185-RX

ORDER OF DISMISSAL

Petition of Ellis Kaufman, et al, for reclassification from an R-6 zone to a B.L. zone, and from Undistricted to a C.N.S. District; a special exception for an Automotive Service Station; and a variance from Section 405.4,B,5 of the Zoning Regulations of Baltimore County, on property located on the northeast side of Liberty Road between Tulsa Road and Kelox Avenue, in the Third Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed February 27, 1969, a copy of which is attached hereto and made a part hereof, from the attorney representing the petitioner-appellant (Thompson) in the above entitled matter.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed March 5, 1969, a copy of which is attached hereto and made a part hereof, from the petitioner-appellant (Kaufman) in the above entitled matter.

WHEREAS, the said attorney for the said petitioner-appellant requests that the appeal filed on behalf of said petitioner be dismissed and withdrawn as of February 27, 1969, and

WHEREAS, the said petitioner-appellant requests that the appeal filed on behalf of said petitioner be dismissed and withdrawn as of March 5, 1969.

It is hereby ORDERED this 6th day of March, 1969 that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman
W. Giles Parker
John A. Slowik

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 2, 1968

FROM: George E. Gavrelis, Director of Planning

SUBJECT: Petition #68-185-RXA. Redistricting from Undistricted to C.N.S. District. Special Exception for an Automotive Service Station. Variance from the Regulations to permit a colonial lantern approach light of 12 feet high, a colonial lantern island light of 9 feet high, and a vapor TF-1 floodlight of 18 feet high instead of the required 8 feet high. Northeast side of Liberty Road between Tulsa Road and Kelox Avenue. Ellis Kaufman, et al., Petitioners.

3rd District

HEARING: Thursday, August 15, 1968 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comments to make with respect to pertinent planning factors:

1. The planning staff believes that the adopted Comprehensive Zoning Map is and was absolutely correct in not establishing commercial zoning on the subject property. No changes have occurred in the immediate area since the adoption of the Comprehensive Zoning Map which warrant or justify additional commercial zoning here. A reclassification to apartment zoning together with a Special Exception for a post office has occurred across the street on Liberty Road. This fact should have no bearing whatsoever in this case since the granting of a Special Exception there had to be based on the proofs required in Section 502.1 of the Zoning Regulations - essentially showing that the post office would not adversely affect any vicinal properties. The planning staff is opposed to any extension of commercial zoning here. Such extension would be detrimental to the use and enjoyment of their homes and property by abutting property owners. Such extension could only lead to continued requests to extend commercial zoning along Liberty Road with all the evils and aspects of strip development. Liberty Road is classified as a Class II Commercial Motorway. This means that additional strip zoning should not be fostered. The intent of the comprehensive zoning plan here was to preserve and protect the residential sector along this portion of Liberty Road and to further preserve the ability of Liberty Road to carry traffic without the degenerative effects of strip commercial development.

2. With the above objections in mind, we find it difficult to comment on the appropriateness of C.N.S. Districting or the Special Exception for an automotive service station with variances. If the zoning reclassification is improper, certainly so are the requests for districting and Special Exception.

GEG:bms

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#68-185RX

TO: Mr. John G. Rose, Zoning Commissioner Date: February 2, 1968

FROM: George E. Gavrelis, Director of Planning

SUBJECT: Petition #68-185-RX. Northeast corner of Liberty Heights Avenue & Tulsa Road.
Petition for Redistricting from Undistricted to C.N.S. District.
Petition for Reclassification from R-6 to B.L.
Petition for Special Exception for Automotive Service Station
Ellis Kaufman, et al - Petitioners

3rd District

HEARING: Wednesday, February 14, 1968. (1:00 P.M.)

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

1. We note that the hearing announcement for this petition indicates that the subject property is located on the "Northeast corner" of "Liberty Heights Avenue" and Tulsa Road. It is our understanding that the street upon which the subject property fronts is, in fact, Liberty Road and not "Liberty Heights Avenue." Advertisement of this petition as being related to Liberty Heights Avenue would appear to be misleading, in that Liberty Heights Avenue is in Baltimore City. Further, judging from the petitioner's plat, this property, although located on the northeast side of Liberty Road, would be more properly described as being located on the northwest corner of Liberty and Tulsa Roads. Has the petition been properly advertised?

   Also, if the intent of the petitioner is to construct a service station in accord with the site plan submitted to us, we note that an 18-foot-high mercury vapor floodlight is proposed; this height is in excess of 1/8th the distance between the proposed light and Liberty Road, and no variance has been requested.

2. Reclassification as requested would extend strip-commercial zoning. It is a recognized principle that strip-commercial zoning is neither good planning nor good zoning; this principle has been enunciated by the Planning Board and has been promulgated as land-use policy by the County Council.

3. Since a C.N.S. District is actually a type of commercial zone, and since commercial zoning would be improper at the subject location, it follows that application of a C.N.S. District would be improper here also. Therefore, we see no need, at least at this time, to comment upon the request for a special exception for an automotive-service station.

PAGE 2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 2, 1968

FROM: George E. Gavrelis

SUBJECT: Petition #68-185-RX.

(cont'd)

(3.) The Planning Board has recommended that a C.N.S. District be applied on both sides of Liberty Road easterly from the subject property. This district would fulfill the intent of the zoning regulations in that the area already encompasses six retail stores of a neighborhood character, as well as several neighborhood commercial service outlets, and there is sufficient area for establishment of a grocery store, as intended by the Planning Board.

FEB 2 - '68 PM

LAW OFFICES
W. LEE HARRISON

THE LOYOLA BLDG.
TOWSON, MD. 21204

AREA CODE 301

SEP 16 '68
ZONING DEPARTMENT

September 13, 1968

Honorable John G. Rose
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification N/E Side of Liberty Road between Tulsa and Kelox Avenues; Third District, Ellis Kaufman, et al, Petitioners No. 68/185/RXA

Dear Mr. Rose:

Please enter an appeal to the County Board of Appeals from the Opinion and Order of the Deputy Zoning Commissioner of Baltimore County dated August 16, 1968 in the above entitled Petition on behalf of Ellis Kaufman and James H. Thompson.

Please find enclosed my check in the amount of $75.00 to cover the cost of the appeal.

Sincerely yours,

Charles E. Brooks

CEB:ck

Enclosure

Maryland Surveying and Engineering Co., Inc.

1701 N. CALVERT STREET
Baltimore, Maryland 21202
Phone: MUlberry 5-0469 - 0470

REGISTERED
Maryland - New York
Pennsylvania - Delaware

ZONING DESCRIPTION
SPECIAL EXCEPTION - CNS DISTRICT
N.E. SIDE LIBERTY ROAD AND TULSA ROAD

Beginning for the same at a point set at the intersection of the North Side of Liberty Road, 80 feet wide, and the West Side of Tulsa Road, 40 feet wide; thence leaving the said point of beginning and running and binding on the North Side of Liberty Road, 80 feet wide, N 64° 34' 40" W, 200.00 feet; thence leaving the North Side of Liberty Road, and running N 25° 25' 20" E, 133.00 feet; thence S 64° 34' 40" E, 20.00 feet; thence N 25° 25' 20" E, 10.00 feet; thence S 64° 34' 40" E, 30.00 feet; thence S 25° 25' 20" W, 30.00 feet; thence S 64° 34' 40" E, 150.00 feet, to intersect the North West Side of Tulsa Road, 40 feet wide; thence running and binding on the North West Side of Tulsa Road, 40 feet wide, S 25° 25' 20" W, 113.00 feet to the place of beginning.

MAY - 1 '68 AM
Recd
Petd
Fntd
Chkd
ZONING DEPARTMENT
By

STATE OF MARYLAND
J. ROBERT CASSELL
No. 1867
REGISTERED
PROFESSIONAL ENGINEER AND LAND SURVEYOR

Signed This 27 day April 1968
J Robert Cassell

SCALE ____ ft. - 1 inch
File No. ____

Maryland Surveying and Engineering Co., Inc.

1701 N. CALVERT STREET
Baltimore, Maryland 21202
Phone: MUlberry 5-0469 - 0470

REGISTERED
Maryland - New York
Pennsylvania - Delaware

ZONING DESCRIPTION
RECLASSIFICATION FROM R-6 TO B.L.
N.E. SIDE LIBERTY ROAD, BETWEEN
TULSA ROAD & KELOX AVENUE

Beginning for the same at a point set at the intersection of the North Side of Liberty Road, 80 feet wide, and the West Side of Tulsa Road, 40 feet wide; thence leaving the said point of beginning and running and binding on the North Side of Liberty Road, 80 feet wide, N 64° 34' 40" W, 300.00 feet to a point set on the South East Side of Kelox Road, 40 feet wide; thence running and binding on the South East Side of Kelox Road, N 25° 25' 20" E, 133.00 feet; thence S 64° 34' 40" E, 120.00 feet; thence N 25° 25' 20" E, 10.00 feet; thence S 64° 34' 40" E, 30.00 feet; thence S 25° 25' 20" W, 30.00 feet; thence S 64° 34' 40" E, 150.00 feet to intersect the North West Side of Tulsa Road, 40 feet wide; thence running and binding on the North West Side of Tulsa Road, 40 feet wide, S 25° 25' 20" W, 113.00 feet to the place of beginning.

MAY - 1 '68 AM
Recd
Petd
Fntd
Chkd
ZONING DEPARTMENT
By

STATE OF MARYLAND
J. ROBERT CASSELL
No. 1867
REGISTERED
PROFESSIONAL ENGINEER AND LAND SURVEYOR

Signed This 27 day April 1968
J Robert Cassell

SCALE ____ ft. - 1 inch
File No. ____

PETITION FOR REDISTRICTING, RECLASSIFICATION AND SPECIAL EXCEPTION 3rd DISTRICT

ZONING: Petition for Redistricting from Undistricted to C.N.S. District From R-6 to B.L.

Petition for Special Exception for an Automotive Service Station.

LOCATION: Northeast corner of Liberty Heights Avenue and Tulsa Road

DATE & TIME: WEDNESDAY, FEBRUARY 14, 1968 at 1:00 P.M.

PUBLIC HEARING: Room 108, 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:

Present District: Undistricted
Proposed District: C.N.S.
Present Zoning: R-6
Proposed Zoning: B.L.
Petition for Special Exception for an Automotive Service Station.

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

R-6 to B.L.

Beginning for the same at a point set at the intersection of the North Side of Liberty Heights Avenue, 80 feet wide, and the West Side of Tulsa Road, 40 feet wide; thence leaving the said point of beginning and running and binding on the North Side of Liberty Heights Avenue, 80 feet wide, N 64 degrees 34' 40" W, 300.00 feet to a point set on the South East Side of Kelox Road, 40 feet wide; thence running and binding on the South East Side of Kelox Road, N 25 degrees 25' 20" E, 133.00 feet; thence S 64 degrees 34' 40" E, 120.00 feet; thence N 25 degrees 25' 20" E, 10.00 feet; thence S 64 degrees 34' 40" E, 30.00 feet; thence S 25 degrees 25' 20" W, 30.00 feet; thence S 64 degrees 34' 40" E, 150.00 feet to intersect the North West Side of Tulsa Road, 40 feet wide; thence running and binding on the North West Side of Tulsa Road, 40 feet wide, S 25 degrees 25' 20" W, 113.00 feet to the place of beginning.

Special Exception and C.N.S. District

Beginning for the same at a point set at the intersection of the North Side of Liberty Heights Avenue, 80 feet wide, and the West Side of Tulsa Road, 40 feet wide; thence leaving the said point of beginning and running and binding on the North Side of Liberty Heights Avenue, 80 feet wide, N 64 degrees 34' 40" W, 200.00 feet; thence leaving the North Side of Liberty Heights Avenue and running N 25 degrees 25' 20" E, 133.00 feet; thence S 64 degrees 34' 40" E, 20.00 feet; thence N 25 degrees 25' 20" E, 10.00 feet; thence S 64 degrees 34' 40" E, 30.00 feet; thence S 25 degrees 25' 20" W, 30.00 feet; thence S 64 degrees 34' 40" E, 150.00 feet; to intersect the North West Side of Tulsa Road, 40 feet wide; thence running and binding on the North West Side of Tulsa Road, 40 feet wide, S 25 degrees 25' 20" W, 113.00 feet to the place of beginning.

Being the property of Ellis Kaufman, et al as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, February 14, 1968 at 1:00 P.M.

Public Hearing: Room 103, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

Jan. 25.

ORIGINAL

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS Reisterstown, Md — *THE HERALD - ARGUS* Catonsville, Md.

No. 1 Newburg Avenue — CATONSVILLE, MD.

Jan. 29, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for One successive weeks before the 29th day of Jan., 19 68, that is to say the same was inserted in the issues of

January 25, 1968.

THE BALTIMORE COUNTIAN

By Paul T. Morgan
~~Editor and~~ Manager

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

W. Lee Harrison, Esq.
[illegible] W. Pennsylvania Avenue
Baltimore, Maryland 21204

Your petition has been received and accepted for filing this 9th day of January, 1968

John G. Rose,
Zoning Commissioner

Petitioner Ellis Kaufman, et al

Petitioner's Attorney W. Lee Harrison, Esq. Reviewed by: James E. Dyer
Chairman of Advisory Com.

TELEPHONE 823-3000 EXT. 387

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

No. 51733
DATE Jan. 19, 1968

To: W. Lee Harrison, Esq.
Loyola Federal Building
Towson, Maryland

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS / RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT $50.00 / COST
	Petition for Redistriction, Reclassification - Special Exception for Ellis Kaufman, et al #68-185-RX	50.00
4		

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

PETITION FOR REDISTRICTING, RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE 3rd DISTRICT

ZONING: Petition for Redistricting from Undistricted to C.N.S. District.
Petition for Reclassification from R-6 to B.L.
Petition for Special Exception for an Automotive Service Station.
Petition for Variance for Lights.
LOCATION: Northeast side of Liberty Road, between Tulsa Road and Kelox Avenue.
DATE & TIME: Thursday, August 15, 1968 at 1:00 P.M.
PUBLIC HEARING: Room 108, 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:

Present District: Undistricted
Proposed District: C.N.S.
Present Zoning: R-6
Proposed Zoning: B.L.
Petition for Special Exception for an Automotive Service Station.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a colonial lantern approach light of 12 feet high, a colonial lantern island light of 9 feet high, and a vapor TF-1 floodlight of 18 feet high, instead of the required 8 feet high.

The Zoning Regulation to be excepted as follows:

Section 405.4, B-5-Lighting. No free-standing luminary more than eight feet in height shall exceed a height greater than one-eight its distance to the nearest boundary of a residential zone or lot line of unzoned public property.

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

R—6 to B.L.

BEGINNING for the same at a point set at the intersection of the North Side of Liberty Road, 80 feet wide, and the West Side of Tulsa Road, 40 feet wide; thence leaving the said point of beginning and running and binding on the North side of Liberty Road, 80 feet wide, N 64° 34' 40" W, 300.00 feet to a point set on the South East Side of Kelox Road, 40 feet wide; thence running and binding on the South East Side of Kelox Road, N 25° 25' 20" E 133.00 feet; thence S 64° 34' 40" E 120.00 feet; thence N 25° 25' 20" E, 10.00 feet; thence S 64° 34' 40" E, 30.00 feet; thence S 25° 25' 20" W, 30.00 feet; thence S 64° 34' 40" E, 150.00 feet to intersect the North West Side of Tulsa Road, 40 feet wide; thence running and binding on the North West Side of Tulsa Road, 40 feet wide, S 25° 25' 20" W, 113.00 feet to the place of beginning.

SPECIAL EXCEPTION
CNS DISTRICT

BEGINNING for the same at a point set at the intersection of the North side of Liberty Road, 80 feet wide, and the West Side of Tulsa Road, 40 feet wide; thence leaving the said point of beginning and running and binding on the North Side of Liberty Road, 80 feet wide, N 64° 34' 40" W, 200.00 feet; thence leaving the North Side of Liberty Road, and running N 25° 25' 20" E, 133.00 feet; thence S 64° 34' 40" E, 20.00 feet; thence N 25° 25' 20" E, 10.00 feet; thence S 64° 34' 40" E, 30.00 feet; thence S 25° 25' 20" W, 30.00 feet; thence S 64° 34' 40" E, 150.00 feet, to intersect the North West Side of Tulsa Road, 40 feet wide; thence running and binding on the North West Side of Tulsa Road, 40 feet wide, S 25° 25' 20" W, 113.00 feet to the place of beginning.

Being the property of Ellis Kaufman, et al as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 15, 1968 at 1:00 P.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
JOHN G. ROSE
Zoning Commissioner of Baltimore County

July 25.

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUL 25 1968, 19__

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 ~~successive weeks~~ before the 15th day of August, 19 68, the first publication appearing on the 25th day of July 19 68.

THE JEFFERSONIAN,

[signature]
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

No. 56334
DATE 10-11-68

To: W. Lee Harrison, Esq.
Loyola Federal Building
Towson, Md. 21204

BILLED BY: Office of Planning & Zoning
119 County Office Bldg.
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS / RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT 10.00 / COST
	Additional cost of posting property of Ellis Kaufman No. 68-185-RXA	$10.00
4		

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

No. 56300
DATE 9/18/68

To: Charles E. Brooks, Esq.
607 Loyola Federal Bldg.
Towson, Md. 21204

BILLED BY: Office of Planning & Zoning
119 County Office Bldg.
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS / RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT $75.00 / COST
	Cost of appeal - property of Ellis Kaufman, et al	$70.00	
	1 sign	5.00	$75.00
4			

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

PETITION FOR REDISTRICTING, RECLASSIFICATION AND SPECIAL EXCEPTION—3rd DISTRICT

ZONING: Petition for Redistricting From Undistricted 15 C.N.S. District
Petition for Special Exception for an Automotive Service Station.
LOCATION: Northeast corner of Liberty Heights Avenue and Tulsa Road.
DATE & TIME: Wednesday, February 14, 1968 at 1:00 P.M.
PUBLIC HEARING: Room 108, 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:

Present District: Undistricted
Proposed District: C.N.S.
Present Zoning: R-4
Proposed Zoning: B.L.
Petition for Special Exception for an Automotive Service Station.

All that parcel of land in the Third District of Baltimore County

R-4 to B.L.

Beginning for the same at a point set at the intersection of the North Side of Liberty Heights Avenue, 80 feet wide, and the West Side of Tulsa Road, 40 feet wide thence leaving the said point of beginning and running and binding on the North Side of Liberty Heights Avenue, 60 feet wide, N 64° 34' 40" W, 200.00 feet to a point set on the South East Side of Kelox Road, 40 feet wide, thence running and binding on the South East Side of Kelox Road, N 25° 25' 20" E, 133.00 feet; thence S 64° 34' 40" E, 120.00 feet; thence N 25 degrees 25' 20" E, 10.00 feet; thence S 64° 34' 40" E, 30.00 feet; thence S 25° 25' 20" W, 30.00 feet; thence S 64° 34' 40" E, 150.00 feet, to intersect the North West Side of Tulsa Road, 40 feet wide; thence running and binding on the North West Side of Tulsa Road, 40 feet wide, S 25 degrees 25' 20" W, 113.00 feet to the place of beginning.

SPECIAL EXCEPTION

Beginning for the same at a point set at the intersection of the North Side of Liberty Heights Avenue, 80 feet wide, and the West Side of Tulsa Road, 40 feet wide; thence leaving the said point of beginning and running and binding on the North Side of Liberty Heights Avenue, 60 feet wide, N 64° 34' 40" W, 200.00 feet to a point set on the South East Side of Kelox Road, 40 feet wide; thence running and binding on the South East Side of Kelox Road, N 25° 25' 20" E, 133.00 feet; thence S 64° 34' 40" E, 120.00 feet; thence N 25° 25' 20" E, 10.00 feet; thence S 64° 34' 40" E, 30.00 feet; thence S 25° 25' 20" W, 30.00 feet; thence S 64° 34' 40" E, 150.00 feet, to intersect the North West Side of Tulsa Road, 40 feet wide; thence running and binding on the North West Side of Tulsa Road, 40 feet wide, S 25° 25' 20" W, 113.00 feet to the place of beginning.

Being the property of Ellis Kaufman, et al shown on plan filed with the Zoning Department.

Hearing Date: Wednesday, February 14, 1968 at 1:00 P.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
JOHN G. ROSE
Zoning Commissioner of
Baltimore County

Jan. 11.

CERTIFICATE OF PUBLICATION

TOWSON, MD., JAN 25 1968, 19__

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 ~~successive weeks~~ before the 19th day of February, 19__, the first publication appearing on the 25th day of January 19 68.

THE JEFFERSONIAN,

L. Frank Griffith
Manager.

Cost of Advertisement, $.....

PETITION FOR REDISTRICTING, RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE—3rd DISTRICT

ZONING: Petition for Redistricting from Undistricted to C.N.S. District.
Petition for Reclassification from R-6 to B.L.
Petition for Special Exception for an Automotive Service Station.
Petition for Variance for Lights
LOCATION: Northeast side of Liberty Road, between Tulsa Road and Kelox Road
DATE & TIME: THURSDAY, AUGUST 15, 1968 at 1:00 P.M.
PUBLIC HEARING: Room 108, 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:

Present District: Undistricted
Proposed District: C.N.S.
Present Zoning: R-4
Proposed Zoning: B.L.
Petition for Special Exception for an Automotive Service Station.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a colonial lantern approximately 20 feet high, a colonial lantern post light of 9 feet high, and a flood light of 9 feet high, instead of the required 3 feet high.

The Zoning Regulation to be excepted as follows:

Section 405-4, R-5-Lighting. No free-standing luminary more than eight feet in height shall exceed a height greater than one-eight its distance to the nearest boundary of a residential zone or unzoned public street, or lot line of unzoned property.

All that parcel of land in the Third District of Baltimore County

R-6 to B.L.

Beginning for the same at a point set at the intersection of the North Side of Liberty Road, 80 feet wide, and the West Side of Tulsa Road, 40 feet wide; thence leaving the said point of beginning and running and binding on the North Side of Liberty Road, 80 feet wide, N 64 degrees 34' 40" W, 200.00 feet to a point set on the South East Side of Kelox Road, 40 feet wide; thence running and binding on the South East Side of Kelox Road, N 25 degrees 25' 20" E, 133.00 feet; thence S 64 degrees 34' 40" E, 120.00 feet; thence N 25 degrees 25' 20" E, 10.00 feet; thence S 64 degrees 34' 40" E, 30.00 feet; thence S 25 degrees 25' 20" W, 30.00 feet; thence S 64 degrees 34' 40" E, 150.00 feet to intersect the North West Side of Tulsa Road, 40 feet wide; thence running and binding on the North West Side of Tulsa Road, 40 feet wide, S 25 degrees 25' 20" W, 113.00 feet to the place of beginning.

SPECIAL EXCEPTION - C.N.S DISTRICT

Beginning for the same at a point set at the intersection of the North Side of Liberty Road, 80 feet wide, and the West Side of Tulsa Road, 40 feet wide; thence leaving the said point of beginning and running and binding on the North Side of Liberty Road, 80 feet wide, N 64 degrees 34' 40" W, 200.00 feet; thence leaving the North Side of Liberty Road, and running N 25 degrees 25' 20" E, 133.00 feet; thence S 64 degrees 34' 40" E, 120.00 feet; thence N 25 degrees 25' 20" E, 10.00 feet; thence S 64 degrees 34' 40" E, 30.00 feet; thence S 25 degrees 25' 20" W, 30.00 feet; thence S 64 degrees 34' 40" E, 150.00 feet, to intersect the North West Side of Tulsa Road, 40 feet wide; thence running and binding on the North West Side of Tulsa Road, 40 feet wide, S 25 degrees 25' 20" W, 113.00 feet to the place of beginning.

Being the property of Ellis Kaufman, et al as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 15, 1968 at 1:00 P.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
BALTIMORE COUNTY

ORIGINAL

OFFICE OF
THE TOWSON TIMES

TOWSON, MD. 21204 July 29, 1968

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner
of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One xxxxxxxx week before the 29th day of July, 1968, that is to say, the same was inserted in the issue of July 25, 1968.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

TELEPHONE 823-3000 EXT. 387

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

No. 56223
DATE Aug. 16, 1968

BILLED BY: Zoning Dept. of Balto. Co.

TO: Mr. Leo Harrison, Esq.
607 Loyola Federal Building
Towson, Md. 21204

TOTAL AMOUNT $193.50

DEPOSIT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY		COST
	Advertising and posting of property for Ellis Kaufman, et al #68-185-RXA	193.50
	4	

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

6 Signs

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting 1-25-68
Posted for: Redistricting - Reclassification, Special Exception
Petitioner: Ellis Kaufman
Location of property: N.E. Cor. of Liberty Heights & Tulsa Rd.

Location of Signs: (3) 90' E of Liberty Heights Ave. on N/s of Tulsa Rd
(3) 100' ± N of Tulsa Rd on E/s of Liberty Heights Ave

Remarks:
Posted by Signature Date of return: 2-1-68

6 Signs 68-185-RXA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting 7-29-68
Posted for: Redistricting - Special Exception - Variance
Petitioner: Ellis Kaufman
Location of property: N.E. of Liberty Rd. between Tulsa Rd & Kelox Ave

Location of Signs: (3) 90' ± E of Liberty Rd on W/s of Tulsa Rd
(3) 100' ± N of Tulsa Rd on E/s of Liberty Rd

Remarks:
Posted by Signature Date of return: 8-1-68

8/10/68
The Cost only posted
2 Signs on this
property

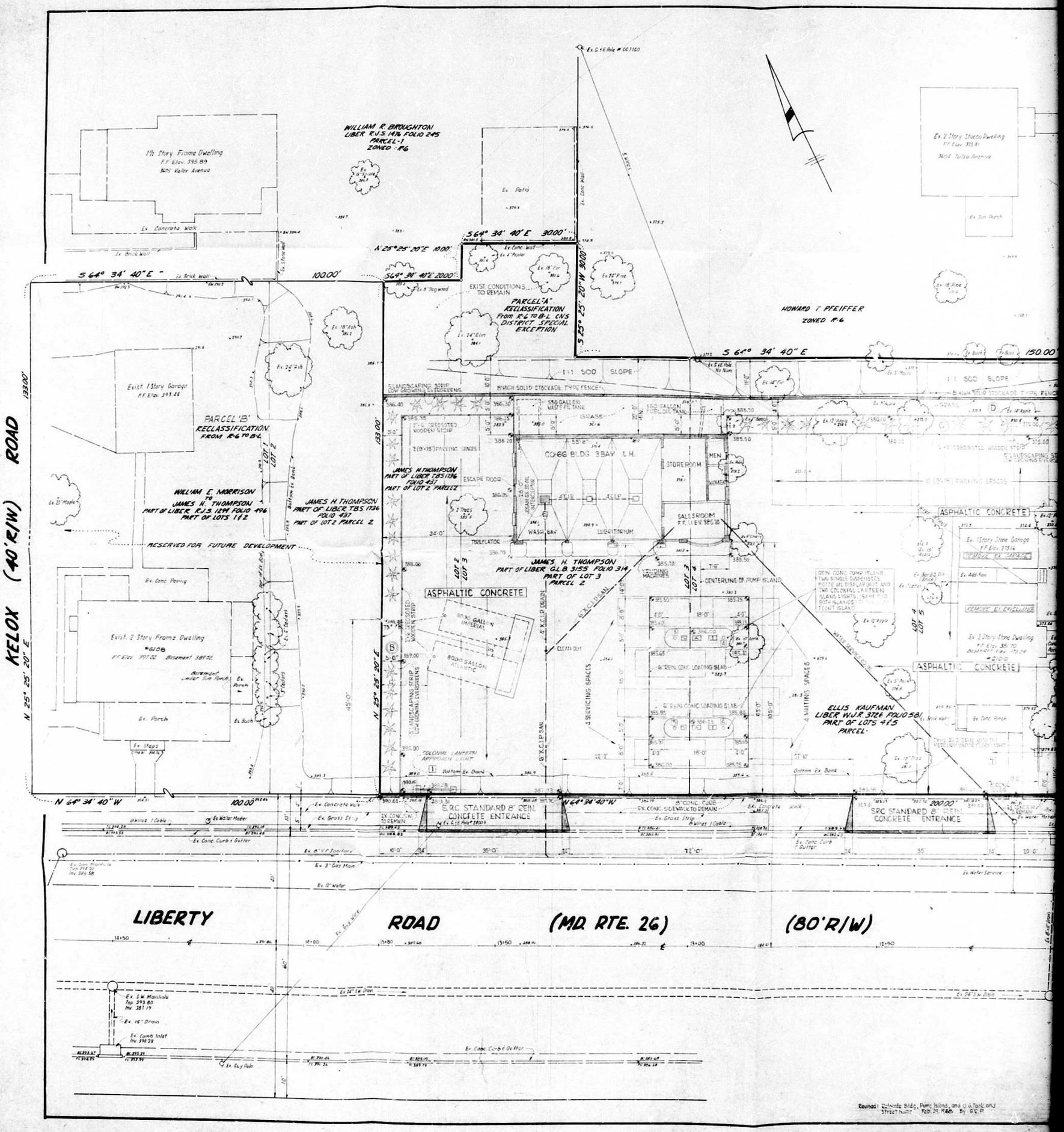
2 Signs 68-185-RX

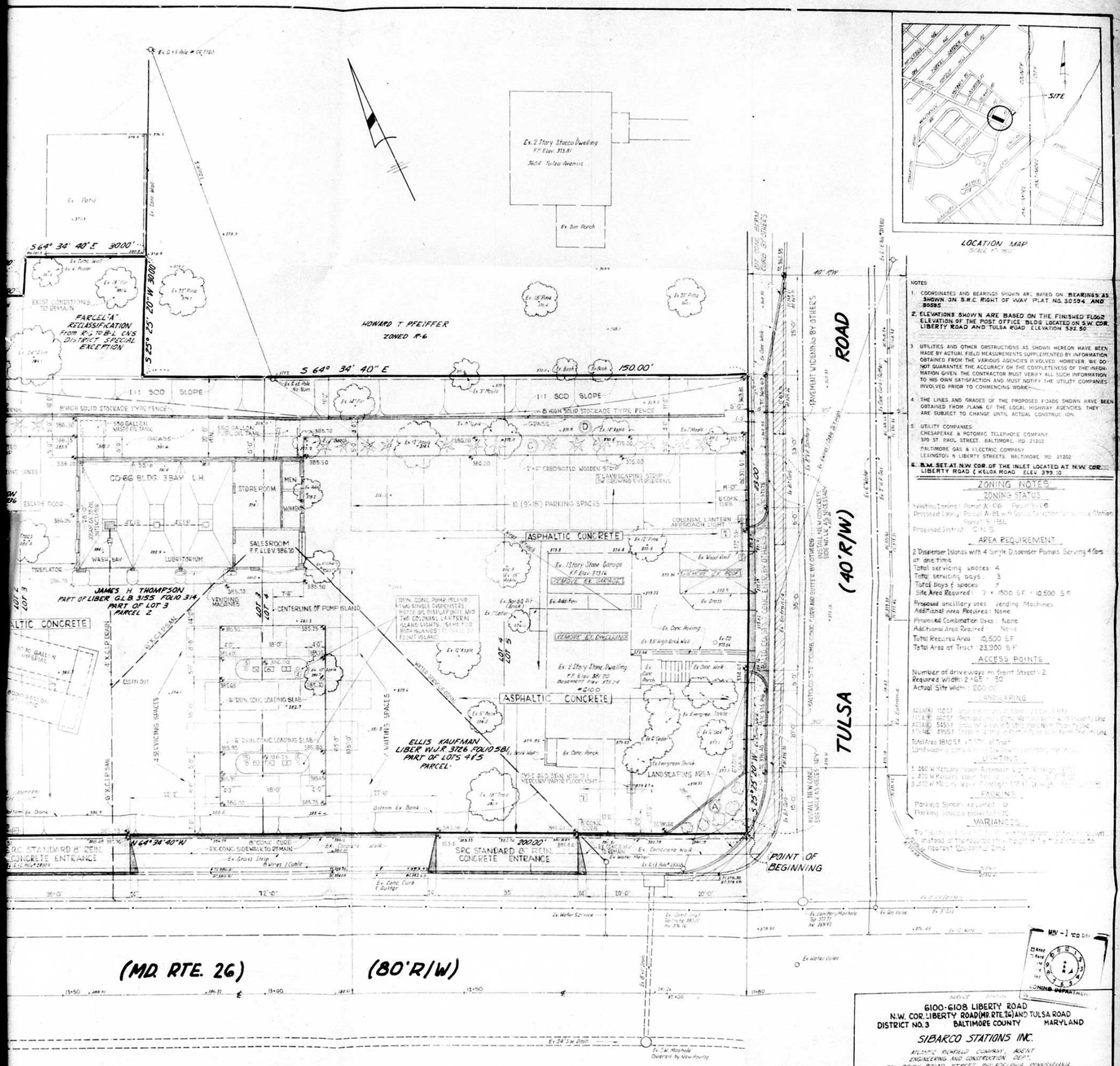
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting 9-26-68
Posted for: Appeal
Petitioner: Ellis Kaufman
Location of property: N/s of Liberty Rd. between Tulsa Rd & Kelox Ave

Location of Signs: (1) 90' ± W of Tulsa Rd on N/s of Liberty Rd
75' ± N of Liberty Rd on W/s of Tulsa Rd

Remarks:
Posted by Signature Date of return: 10-10-68


KELOX ROAD (40'R/W)
LIBERTY ROAD (MD. RTE. 26) (80'R/W)
1½ Story Frame Dwelling
F.F. Elev. 395.89
3805 Walker Avenue
WILLIAM R. BROUGHTON
LIBER R.J.S. 1476 FOLIO 245
PARCEL-1
ZONED-R6
Ex. Patio
Ex. 2 Story Stucco Dwelling
F.F. Elev. 393.81
3604 Tulsa Avenue
Ex. Sun Porch
S 64° 34' 40" E 300.00'
N 25° 25' 20" E 100.00'
S 25° 25' 20" W 300.00'
S 64° 34' 40" E 100.00'
S 64° 34' 40" E 150.00'
EXIST. CONDITIONS TO REMAIN
PARCEL "A"
RECLASSIFICATION
FROM R-6 TO B-L C/S
DISTRICT SPECIAL
EXCEPTION
HOWARD T. PFEIFFER
ZONED R-6
Exist. 1 Story Garage
F.F. Elev. 393.44
PARCEL 'B'
RECLASSIFICATION
FROM R-6 TO B-L
WILLIAM E. MORRISON
TO
JAMES H. THOMPSON
PART OF LIBER R.J.S. 1294 FOLIO 496
PART OF LOTS 1 & 2
JAMES H. THOMPSON
PART OF LIBER T.B.S. 1736
FOLIO 431
PART OF LOT 2 PARCEL 2
RESERVED FOR FUTURE DEVELOPMENT
Exist. 2 Story Frame Dwelling
#6106
F.F. Elev. 397.02 Basement 389.52
Ex. Porch
Ex. Conc. Paving
N 25° 25' 20" E 133.00'
N 64° 34' 40" W 100.00'
133.00'
45'-0"
1:1 SOD SLOPE
HIGH SOLID STOCKADE TYPE FENCE
LANDSCAPING STRIP LOW GROWING EVERGREENS
550 GALLON WASTE OIL TANK
550 GALLON FUEL OIL TANK
GRASS
CO-66 BLDG. 3 BAY L.H.
STORE ROOM
MEN
WOMEN
ESCAPE DOOR
2 (9'x18') PARKING SPACES
10 (9'x18') PARKING SPACES
JAMES H. THOMPSON
PART OF LIBER T.B.S. 1736
FOLIO 431
PART OF LOT 2 PARCEL 2
JAMES H. THOMPSON
PART OF LIBER G.L.B. 3155 FOLIO 314
PART OF LOT 3
PARCEL 2
SALESROOM
F.F. ELEV. 395.10
WASH BAY
LUBRITORIUM
TIRE & LATOE
ASPHALTIC CONCRETE
8000 GALLON IMPERIAL
8000 GALLON ATLANTIC
CLEAN OUT
4" X CLIP DRAIN
6" X CLIP SAN
4 SERVICING SPACES
4 WAITING SPACES
CENTERLINE OF PUMP ISLAND
6" REIN. CONC. LOADING SLAB
REIN. CONC. PUMP ISLAND
TWO SINGLE DISPENSERS
MOTOR OIL DISPENSER UNIT AND
TWO COLONIAL LANTERN
ISLAND LIGHTS (SAME FOR
BOTH ISLANDS)
FRONT ISLAND
COLONIAL LANTERN APPROACH LIGHT
Ex. 1 Story Stone Garage
F.F. Elev. 393.14
REMOVE EX. GARAGE
Ex. Addition
REMOVE EX. DWELLING
Ex. 2 Story Stone Dwelling
F.F. Elev. 381.70
Basement Elev. 375.24
#6100
ELLIS KAUFMAN
LIBER W.J.R. 3726 FOLIO 581
PART OF LOTS 4 & 5
PARCEL
Ex. Conc. Porch
S.R.C. STANDARD 8" REIN. CONCRETE ENTRANCE
8" CONC. CURB
EX. CONC. SIDEWALK TO REMAIN
Ex. Grass Strip
Ex. Concrete Walk
Ex. Water Meter
Ex. Conc. Curb & Gutter
Ex. 8" V.P. Sanitary
Ex. 3" Gas Main
Ex. 12" Water
Ex. Water Service
Ex. 24" T.W. Drain
Ex. S.W. Manhole
Top 393.80
Inv. 387.19
Ex. 15" Drain
Ex. Comb. Inlet
Inv. 390.79
Ex. Guy Pole
Ex. Conc. Curb & Gutter
Revised: Detached Bldg., Pump Island, and U.G. Tank and Street Island Feb. 20, 1968 By G.E.P.


LOCATION MAP
SITE
NOTES
1. COORDINATES AND BEARINGS SHOWN ARE BASED ON "BEARINGS AS SHOWN ON S.R.C. RIGHT OF WAY PLAT NO. 30594 AND 30595"
2. ELEVATIONS SHOWN ARE BASED ON THE FINISHED FLOOR ELEVATION OF THE POST OFFICE BLDG LOCATED ON S.W. COR. LIBERTY ROAD AND TULSA ROAD ELEVATION 392.50
3. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
4. THE LINES AND GRADES OF THE PROPOSED ROADS SHOWN HAVE BEEN OBTAINED FROM PLANS OF THE LOCAL HIGHWAY AGENCIES. THEY ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.
5. UTILITY COMPANIES:
CHESAPEAKE & POTOMAC TELEPHONE COMPANY
370 ST. PAUL STREET, BALTIMORE, MD. 21202
BALTIMORE GAS & ELECTRIC COMPANY
LEXINGTON & LIBERTY STREETS, BALTIMORE, MD. 21202
6. B.M. SET AT N.W. COR. OF THE INLET LOCATED AT N.W. COR. LIBERTY ROAD & KELOX ROAD ELEV. 399.10
ZONING NOTES
ZONING STATUS
Existing Zoning: Parcel A: B-6 Parcel B: R-6
Proposed Zoning: Parcel A: B-L with a special exception for a service station
Parcel B: B-L
Proposed District: C.N.S.
AREA REQUIREMENT
2 Dispenser Islands with 4 Single Dispenser Pumps Serving 4 Cars at one time
Total servicing spaces: 4
Total servicing bays: 3
Total bays & spaces: 7
Site Area Required: 7 x 1500 S.F. = 10,500 S.F.
Proposed ancillary uses: Vending Machines
Additional area Required: None
Proposed Combination Uses: None
Additional Area Required: None
Total Required Area: 10,500 S.F.
Total Area of Tract: 28,900 S.F.
ACCESS POINTS
Number of driveways on front Street: 2
Required Width: 2 x 65 = 130
Actual Site Width: 200.00
LANDSCAPING
LIGHTING
PARKING
VARIANCES
Ex. 2 Story Stucco Dwelling
F.F. Elev. 373.81
3604 Tulsa Avenue
Ex. Sun Porch
Ex. Patio
EXIST. CONDITIONS TO REMAIN
PARCEL "A" RECLASSIFICATION From R-6 TO B-L CNS DISTRICT SPECIAL EXCEPTION
S 64° 34' 40" E 300.00'
S 25° 25' 20" W 300.00'
HOWARD T. PFEIFFER
ZONED R-6
S 64° 34' 40" E 150.00'
1:1 SOD SLOPE
8' HIGH SOLID STOCKADE TYPE FENCE
550 GALLON WASTE OIL TANK
550 GALLON PUBLIC TANK
GRASS
CO-66 BLDG. 3 BAY L.H.
STORE ROOM
MEN
WOMEN
ESCAPE DOOR
SALESROOM F.F. ELEV. 386.10
WASH BAY
LUBRITORIUM
TIREFLATOR
VENDING MACHINES
JAMES H. THOMPSON
PART OF LIBER G.L.B. 3155 FOLIO 314
PART OF LOT 3
PARCEL 2
CENTERLINE OF PUMP ISLAND
REIN. CONC. PUMP ISLAND
TWO SINGLE DISPENSERS
MOTOR OIL DISPLAY UNIT AND TWO COLONIAL LANTERN ISLAND LIGHTS. SAME FOR BOTH ISLANDS. INSTALL ON FRONT ISLAND.
10 (9'-18') PARKING SPACES
COLONIAL LANTERN APPROACH LIGHT
ASPHALTIC CONCRETE
Ex. 1 Story Stone Garage
F.F. Elev. 373.14
REMOVE EX. GARAGE
Ex. Addition
REMOVE EX. DWELLING
Ex. 2 Story Stone Dwelling
F.F. Elev. 381.70
Basement Flr. Elev. 373.74
#6100
Ex. Concrete Porch
Ex. Concrete Walk
LANDSCAPING AREA
TYPE B.G.&E. SIGN WITH TWO MERCURY VAPOR FLOODLIGHTS
ELLIS KAUFMAN
LIBER W.I.R. 3726 FOLIO 581
PART OF LOTS 4 & 5
PARCEL
LOT 3
LOT 4
LOT 5
6' X C.L.P. SIGN
CLEAN OUT
REIN. CONC. LOADING SLAB
4 SERVICING SPACES
4 WAITING SPACES
WATER SERV. & COUNT.
Bottom Ex. Bank
SRC STANDARD 8" REIN. CONCRETE ENTRANCE
N 64° 34' 40" W
200.00'
8" CONC. CURB
EX. CONC. SIDEWALK TO REMAIN
Ex. Grass Strip
8 Wires / Cable
Ex. Concrete Walk
Ex. Water Meter
POINT OF BEGINNING
TULSA ROAD (40' R/W)
PAVEMENT WIDENING BY OTHERS
INSTALL NEW CONCRETE SIDEWALK AS NEEDED
(MD. RTE. 26) (80' R/W)
Ex. Water Service
Ex. Sanitary Manhole
Ex. Water Valve
Ex. 24" S.W. Bolt
Ex. S.W. Manhole Covered by New Paving
Ex. Conc. Curb & Gutter
Revised: Relocate Bldg., Pump Island, and U.G. Tank and Street Name Feb. 29, 1968 BY G.E.P.
MAY - 1 1968
ZONING DEPARTMENT
SHOWN SHOWN
6100-6108 LIBERTY ROAD
N.W. COR. LIBERTY ROAD (MD. RTE. 26) AND TULSA ROAD
DISTRICT NO. 3 BALTIMORE COUNTY MARYLAND
SIBARCO STATIONS INC.
ATLANTIC RICHFIELD COMPANY, AGENT
ENGINEERING AND CONSTRUCTION DEPT.
206 SOUTH BROAD STREET PHILADELPHIA, PENNSYLVANIA
ZONING PLAN
APPROVED
DATE
CHECKED BY
PREPARED BY
SCALE 1" = 10'
MARYLAND SURVEYING AND ENGINEERING CO., INC.
1701 NORTH CALVERT STREET
BALTIMORE, MARYLAND 21202
MU. 5-0469
A.P. 2015 DRWG. NO.
DATE FEB. 29, 1968
FILE 1764-80