### PITION OR ZONING RELIST ICTING #68-19 8 RXA AND/OR SPECIAL EXCEPTION & VARIANCES

OF BUTTMORE COUNTY

TO THE ZONING COMMISSIONER OF BRAINING	-
1, or we. Oild. Sci. 2002. legal owner. of the property situate in Baltimore County aid which is described in the description and plat attacked hereto and made a part hereof, hereby petition (1) that the nating status of the herein described property be re-districted, pursuant	HSTER
the 15 at milet and Truck to a	DREA
to the Zoning Law of Baltimore County, from Undistricted Truck to a	, , ,
CMS district; for the following reasons:	= - 3 - 1
We assembly operat, a service station at this location and have pur	has god,

We presently operate a service station at this location and have purchaged, additional land approximately 30 x 100° so that we can add a third buy X to present station. This property is below it as neighborhood shopping cost area and it is our feeling that our the station that our the station of the property of the station of the stat

See attached description

County, on the are the area and 28th day of February

County, to use the herein described property, for 30	
Property is to be posted and advertised as prescri I, or we, agree to pay expenses of above re-distri- posting, etc. upon filing of this petition, and further in regulations and restrictions of Baltimore County stopte	bed by Zoning Regulations.  cting and/or Special Exception advertising, agree 13 and are to be bound by the toning d pursuant to the Zoning Law for Baltimore
County	William H. Jock h
Contract purchaser	Gulf Oil Corporation Legal Owner
Address	Address 1150 N. Macon St. Baltimure, Ld. 21205
C. Lasles & Barells	Protestant's Attorney
Address Lacycle Fisch Buldy	
ORDERED By The Zoning Commissioner of Balt of	t matter of this petition te advertised, as

oner of Baltimore County in Room 105, County Office Building in Towson, Baltimore

..... 196\_8 at 10:30 o'clock

oner of Baltin

BALTMORE COUNTY, MARYAND OFFICE OF FINANCE Me. 51770 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, TONSON, MARYLAND 21204

RE: Petition for Reclassification Special Exception and Variance Special Exception and Variance Gulf Oil Corporation - S/W Cor. Eastern Ave. & Hawthorne Road No. 68-198-RXA

CORP.

9-19P-RXH 2/2

#### ORDER OF DISMISSAL

The Petitioner in the above entitled matter has withdrawn the variance to Section 409.2 (c) 4 in the aforegoing case, therefore, the variance is DISMISSED without prejudice

Section 405.4, A, 3- To permit the use of the existing entrances (curb-cuts)

Section 405.4, B, 5- To permit existing lighting fixture at the ramps instead

of the required reflecter shield type and/or as required by in this section.

Section 495.4 A,2,a - To permit the existing pump island distant to property

line instead of the 15 foot minimum; and to permit the location of existing

size distant from property line instead of the required 6 feet minimum-X Section 409.2, c (4) - To permit a setback of 3 feet from the street property line

as required by standards and as required in this section.

\_\_for parking space instead of the required 8 feet.

. . . . . . . . . . . . . . .

RE: Petition for Reclassification, Special Exception and Variance Gulf Oil Corporation - 5/W Cor. Eastern Ave. & Hawthorne Road No. 68-198-RXA

#### ORDER OF DISMISSAL

The Petitioner in the above entitled matter has withdrawn the variance to Section 409. 2 (c) 4 in the aforegoing case, therefore, the variance is DISMISSED without prejudice.

> Zoning Commissioner of Baltimore County

RE: Petition for Undistricted Tract to C. N. S. on S/W Corner of Eastern Ave. & Hawthorne Boad in Exception for Automotive Service Station - Culf Oil Corp., Petitioner Variances to Zoning Regu

MAP BEFORE 4-B EASTERH) Zoning Commissioner Baltimore County AREA 

#68-198 RXA

The peritioner has requested an Undistricted tract to a C. II. S. The pertitioner has requested an Undistricted tract to all it tract on the southwest corner of Eastern Avenue and Hawhorne Road in the Fifteenth District of Baltimore County, and a special exception for an automotive service station.

The petitioner meets the requirements of Section 259, 2-B and 405, 2-B-2 of the Baltimore Jounty Zoning Regulations, therefore the Undistricted tract should be granted to C.N.S. District.

As the petitioner has met the requirements of Section 405. 3 the special exception for an Automotive Service Station should be granted.

The petitioner requested variances from Section 405, 4-A-3; Section 405, 4-B-5 and Section 405, 4-A-2-a. As strict compliance with the Zoning Regulations would result in practical difficulty and .nnecessary hardship and the variances would give relief withbut sunstantial injury to the public health, safety and the general welfare of the locality involved, the variances should be granted.

The variance requested to Section 409.2-C (4) has been withdrawn and will not be considered.

For the above reasons it is this the day of March 1968, by the Zoning Commissioner of Baltimore County GRDERED that the herein described property or a result of the arme is hereby redistricted to a C. N. S. District supecial exception for ar. Automotive Service Station and varies, should be and the same are granted from and iter the date of this Order.

It is forther ORDERED that the site planfor the develop ment of said property is subject to approval of the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G., Rose, Zoning Commissioner Data February 16, 1968 FROM George E. Gavrelis, Director of Planning

SUBJECT Petition #68-198-RXA. Redistricting from Undistricted to C.N.S. District. Special Exception for Automotive Service Station. Variances to permit the use of the existing entrances (cut-cut) or required by standards and as sequired in section 4005.4 pl.3. To permit existing lighting fixture of the remps instead of the required reflecter shield type. To permit the existing pump island distant to property line instead of the 15 foot minimum, and to permit the location of existing sign distant from property line instead of the required 6 feet minimum. To permit a subtack of 3 feet from the street property line for parking space instead of the required 6 feet. Southwest corner of Eastern Avenue & Howthorne Road. Gulf Old Company, Petitionson. Road. Gulf Oil Company, Petitioners.

15th District

HEARING: Wednesday, February 28, 1968 (10:30 A.M.)

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

- In its recommendations to the County Council for morning district boundaries, the Flanning Soard proposed that the subject property be located within a GCS Entrict. New that the maps are in the hands of the Countil, becover, the classification of the subject property should be deter-mined legislatively.
- 2. Subparagraph 105.6.F.h at the Zoning Regulations provides that any regulation sorvice station may be companied. First shall not be changed in any way to further increase the degree of non-compliance with any provision of the Zoning logulations. . " If the subject property were to be classified as a CES District, the existing service station could be a regulation use, and variences for the existing entenness, lighting, peop islands, and cipus would not be required.
- 3. Subparagraph 105.9.7.h also provides that the Zening Condisioner, upon recommendation of the Director of Thanning, may penuit changes increasing the degree of non-coordinate of the service station if the changes are in necond with the purposes of the Zening isoplations, inc do not believe that additional parking as close as three foot to the front property line is in account with the purposes of regulations requiring a grander distance, since the parking area can be severed to language acts and the area in question can be severed to language acts and the area in question can. be devoted to landscaning.

## BALTIMORE COUNTY. MARYLAND

INTER-OFFICE CORRESPONDENCE

GEORGE A. REIER, Chief To Bureau of Public Services JOHN L. WIMBLEY
FROM Office of Planning & Zoning

Date. May 17, 1968

SURJECT Bldg. Appl. #182-68

3/1/ DATE\_ BY G

> The Office of Planning and Zoning has reviewed the subject application and offers the following comments:

- 1. The subject application is approved by this office subject to the approved plan (Zoning File #68-1988XA), showing additional landscaping and curb as requirev.
- 2. This approval is made with the understanding that revised plans will be submitted to this office for the permanent Files, showing the additional landscaping and curb.

JLW: vh

LAW OFFICES

W. LEE HARRISON 607 LOVOLA PEDERAL BUILDING 22 W.ST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204

February 29, 1968

NING DEPARTMENT

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

Re: Petition for Reclassification, Special Exception and Variance for Gulf Oil Company No. 68 198 RXA

Dear Mr. Rose:

CHARLES L. BROOKS

The Petitioner, Gulf Oil Company, in the above captioned matter, wishes to withdraw the following requested Variance:

Section 409, 2(c)4 to permit the setback of 3 feet for parking facilities.

Your attention to the above is greatly appreciated.

Very truly yours,

Charles E. Brooks

CEB:ck

cc: Mr. William Locke Gulf Oil Company 1150 N. Macon Baltimore, Maryland 21205

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

SUBJECT: Gulf 011 Corporation

1150 N. Macon Street Baltimore, Haryland 21205

Atten: Mr. William H. Locke, Jr.

Special Excaption for an Automotive Service Station and an undistricted tract to a CNS tract, for the Gulf Oil Corporation, located &W Corner Eastern Blvd & Hauthorne Rd. 15th District (Item 74, January 16, 1968)

Gentlemen!

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

BUREAU OF ENGINEERINGS

Water - Existing 5" water in Hawthorne Rd.

Adequacy of existing utilities to be determined by developer or his engineer. Sower - Existing 21" sanitary sower in Hawthorne Rd. Road - Houthorne Rd, is an existing improved road to which further improvements are not required.

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

STATE MMANS CHANTISSION: Concrete curb must be constructed slong the right-of-way line fronting the additional area to the west of the existing wastern entrance. This must be constructed under permit from the State Roads Commission.

BUREAU OF TRAFFIC ENGINEERING: This office will review and make any necessary comments at a later date.

FORTING ADMINISTRATION DIVISIONS

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 the compliance to the approved plan.

The above comments are not intended to indicate the appropriateness of the ine apove comments ara not intended to indicate the appropriseness of the coning action requested, but to assure that all parties are made series of plans or problems that may have a beginn this case. The Director and/or the Deputy Director of the Office of Planning and Loning will such recommodations on the Opproprisenses of the requested zoning 10 days hefore the Zoning Commissioner's

The following members had no comment to offers

Project Planning Division Bureau of Fire Prevention Building Engineer Board of Education Industrial Development

Very truly yours,

Orincipal Zoning Technician

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

# BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE TOWSON, MARYLAND 21204

DEPOSIT TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR RECOTANCE OF TAXON FOR YOUR RECOTENCE OF TAXON FOR YOUR RECORDS Advertising and posting of property for Guif OII Corp. TOTAL AMOUNT 21.00 191.00 IMPORTANT; MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MALE TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR REDISTRICTING, SPECIAL EXCEPTION AND VARIANCES 13th DESTRICT ZONING: From Undistricted to C.N.S. District, Petition for

to C.N.S. Distries, Petition for Special Exception for Automo-tic "ervice Station," Petition for Variance for Ac-cess and Street Improvements, Lighting, Puru Island, Signator LOCATION: Southwest corn-er of Eastern Avenue and Haw-ther Company of the Company DATE 4 TME: WEDNES-DAY, FERRUARY 28, 1968 at 10:30 AM.

DAY, FERRUARY 28, 1988 at 10-20 AM, PUBLIC REARING: Room 108, County Office Building, 111 W. Chesspeake Avenue, Tow-son, Maryland, The Zuning Commissioner of Balilmore Courty, by authority of the Zening Act and Regulations of Balilmore Coxty, will bodd a bublic bactery.

tions of Battimore County, hold a public hearing: Present District: Undis-

hold a public hearing:
Present District Unistricted
Proposed District C.N.S.
Petition for Special Exception
Petition for Variance I rom
the Zonier Regulations of Italtimore County:
1. To permit the use of the
existing entrances (cert)-cests
as required by standards and as
as required by standards and as
C. To permit existing lighting fiture at the ramps, in-

PROFESSIONAL ENGINEERS & LAND SURVEYORS 8617 YURK ROAD - TOWSON, MD. 21204

Description for Zoning Purposes arty on Northwest Side of Eastern Southwest of Hawthorne Road

SHEET 1 OF 1

ESCIPCIDE for the same on the northwesterment right of way line of Eastern Avenue distant 195.56 feet measured senthmentaply along the said northwestermost right of way line of Eastern Avenue from the intersection comed by an officer way line with the westerly right of way line of Eastern Rosels from the intersection formed by the northwestermout right of way line of Eastern Avenue as shown on State Rosels Commission of Naryland Right of Way Flat No. 1883 with the division line between tota \$51 and \$111 as shown on Assender Flat of Homeland filed saming the Flat Feedrad of Raittimers County in Flat Book C.W.S. Jr. 272 follo 66 said point of beginning also being the beginning of that parcel of lend firetly described in a deed dated because 5, 1902 and recorded among the Land Records of Corporation to Dailf Oil Longreation, these birding on said division line as shown on said Assended Flat of Roseland and running of the and kinding on the first or North 22 degrees he simules 20 seconds west 116,50 foot line of said conveyance

1. North 22 degrees he minutes 20 seconds west 116,50 foot line of said conveyance of said conveyance, thence for a line of division on a procongation Southwesterly of the second or North 15 degrees 35 minutes 30 seconds East 80,57 foot line of said conveyance

westerly of the second or North M3 degrees 33 minutes 30 seconds East NO.57 Foot line of said conveyance
2. South M3 degrees 38 minutes 30 seconds West 30.97 Feet, thence for a line of division and running parallel reversely with the first light of the description
3. South 22 degrees M0 minutes 20 seconds East 1135M Feet to the said North-westermost right of way line of Eastern Arenue as shown on said State Roads Plat, themce binding on the said Northwestermost right of way line of Eastern Arenue as shown on said State Roads Plat, whence binding on the said Northwestermost right of way line of Eastern Arenue 25 shown on said State Roads Plat,
how the said Northwesternost right of way line of Eastern Arenue 25 shown on said State Roads Plat
for a consume of 30,00 feet (the chord of said are being North 55 degrees 15 minutes
77 seconds East 30,00 feet) to the place of beginning.

CONTAINING 3382 square feet of land more or less.

BEING part of Lot fill as shown on Amended Plat of Homeland filed among Records of Baltimore County in Plat Book C.W.B. Jr. #12 folio 66.

BEINT all of that tract of land which by deed dated April 26, 1967 and smong the Land Records of Raltimore County in Liber 0.1.0. \$1749 folio 16; conveyed by Samuel Baker and wife to Culf Oil Corporation.



CERTIFICATE OF PUBLICATION

OFFICE OF

The Eastern Beacon

809 Zet Eastern Ave. Balto, 21, Md.

February 9 188

THIS IS TO CERTIFY, that the annexed advertisement of Petitica for Redistricting, Special Exdeption andVariance - Gulf Oil Corp.
was inserted in The Eastern Beacon a weekly news-

paper published in Baltimere County, Maryland, once a week

one (1)

auccessing weeks before the

28th day of February

1968 : that is to say,

the same was inserted in the issums of February 9.

Stromberg Publications, Inc.

By ine Jan Smith

CATE 10/20/67

JAMES S. SPAMER & ASSOCIATES

Eastern Avenue and Hawthorne Road Total Track

RECOMMEND for the wame at the interrection formed by the northerly right of way line of Eastern Aremo with the westerly right of way line of Hasthorne Ruad said point of beginning being at the end of the fourth line of that parent said secondly described in a deed dated became to 1902 and recorded among the Land Records of Raitimore County in Liber R.R.O. No. hill follo 600, etc. was conveyed by Tremarco Corporation to Bull foll corporation, themse vinning on the said northerly right of way line of Eastern Aremse and running with and binding on the said northerly right of way line of Eastern Aremse and running with and binding on the said northerly right of way line of Eastern Aremse and running with and binding on the said northerly right of way line of all second parcel and on the last line of the first parcel of land described in the said of the said second series of the said second in the control of the said second with the said and which by a deed dated April 50, 1907 and the said and said and said seconds in 1802 and said the said said to 1804 (St. 1802 of 1804 of

the second line of the said first parel in the Tremarco conveyance the three following course and distances:

5. North 22 degrees 10 simutes 22 seconds West 113.11 Cent
6. North 18 degrees 38 simutes 30 seconds East 80.77 Meet and
7. North 18 segrees 38 simutes 30 seconds East 80.57 Meet to the said westerly right of way line of Navthorne Road, thence binding on the said westerly right of way line of Navthorne Road, thence binding on the said second related the said second on the said first parel in on the said fourth line of the said second parcel in the Tremarco conveyance he too following courses and distances
8 by 10 10 degrees 18 minutes East 85.72 feet to the place of beginning.

BEHN all of the first and second parcels of land described in a deed dated December 6, 1962 and recorded secon; the Land Records of Baltimore County in Liber R.R.O. No. Lill 5010: 250, etc. were conveyed by The properties to Galf 011 Corporation and being all of that tract of land which would be seen the county of the Coun

Description for Zoning Purposes
Combined Properties at Northwest Corner of

stand of the required reflector property and the property

#68-198PXA

1

VARIANCE—the OPERATE OF PROPERTY OF THE PROPER

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY #68-198-RXA Townen, Maryland Date of Posting Tel. 94 1948 Posted for January Wed File 28 1968 @ 1036 R. M. Petitioner: Sulf all Coff Location of property S/H. Car. J. Cantern ale & Hawithama Rd. Location of Signa & feering Cartin one of fairy Jacothone Bl Posted by 2006 16-1968

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







