

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we, Theresa Marshall, legal owner of the property situated 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-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone, for the following reasons:

Located in C S 1 District. Automotive Service Station is permitted by Baltimore County Zoning Regulations as a Special Exception.

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: Automotive Service Station

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we agree to pay expenses of above reclassification 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 of Baltimore County.

Theresa Marshall
Contract purchaser
Address: NORMAN W. LAUSTEIN
809 EASTERN BLVD.
BALTIMORE, MARYLAND 21221
Petitioner's Attorney
Address: _____

Anna Mueller
Legal Owner
Address: _____
Protestant's Attorney
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1968, at 2:00 o'clock P.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John J. Rose, Zoning Commissioner Date: August 29, 1968
FROM: Leslie H. Groat, Deputy Director of Planning
SUBJECT: Petition #69-63-X, Special Exception for Automotive Service Station, Northwest corner of Charles and Eastern Avenues. Being the property of Theresa Marshall, et al.

15th District

HEARING: Wednesday, September 11, 1968 (2:00 P.M.)

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

- Due to the number of existing stations on Eastern Avenue in the vicinity of the subject property, there is no need for an additional station here.

LHG:ans



E. F. RAHREL & ASSOCIATES
Registered Land Surveyors
201 COWLEYLAND AVENUE
TOWSON 4, MARYLAND

OFFICE FILE NO. 3-108

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR GAS SERVICE STATION HESS OIL COMPANY - EASTERN AVENUE

BEGINNING for the same at a point on the northern Right of Way line of Eastern Avenue at the intersection formed by the northern Right of Way line of Eastern Avenue (80' wide) and the western Right of Way line of Charles Avenue (50' wide) as shown on the plat of Heart of Essex and recorded among the Land Records of Baltimore County in Liber W.P.C. 7, folio 194, running thence and binding on the northern Right of Way line of Eastern Avenue as shown on the aforesaid plat as now surveyed S62°49'00"W 200.00', thence leaving the northern Right of Way line of Eastern Avenue and running for a line of division N27°11'00"W 145.00' to the southern side of a 10' alley as shown on the aforesaid plat, running thence and binding on the southern side of the 10' alley as now surveyed N62°49'00"W 200.00' to the western Right of Way line of Charles Avenue as shown on the aforesaid plat, running thence and binding on the western Right of Way line of Charles Avenue as now surveyed S27°11'00"W 145.00' to the place of Beginning.

CONTAINING 0.666 Acres of land more or less.

Being all of lots 13, 14, 15, 16 and part of Buedels Avenue as shown on the plat Heart of Essex and recorded among the Land Records of Baltimore County in Liber W.P.C. 7, folio 194.



August 1, 1968

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

Norman W. Laustein, Esq.,
Germania Federal Building
809 Eastern Blvd.,
Baltimore, Maryland 21221

SUBJECT: Special Exception for Automotive Service Station for Theresa Marshall, located NW corner of Eastern Avenue and Charles Avenue 15th District (Item 25, July 30th, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING

Water - Existing 12" water in Eastern Avenue
Sewer - Existing 15" sanitary sewer along the easternmost property line as shown on the submitted plan.
Adequacy of existing utilities to be determined by developer or his engineer.
Storm Drain - The developer shall be responsible for determining the 50 year flood limits of the existing stream along the east property line prior to issuance of a building permit.

STATE ROADS COMMISSION

There would be an awkward dog-leg due to the misalignment of the proposed easterly entrance with the existing median cross-over. Therefore, either the cross-over must be relocated directly opposite the proposed entrance or the entrance must be relocated a minimum of 40' to the west to preclude adverse traffic movements through the cross-over. The entrances are to be of a depressed curb type and must be properly indicated on the plan. The plan must be revised prior to a hearing date being assigned. Entrances will be subject to State Roads Commission approval and permit.

BUILDING ENGINEER'S OFFICE

Petitioner must meet all Building Code Requirements.

BUREAU OF TRAFFIC ENGINEERING

This office will review and submit any necessary comments at a later date.

ZONING ADMINISTRATION DIVISION

The following signs in addition to the I.O. sign must be shown on the plans:

- Sign on the building - size, type and location
- Other business signs not to exceed three (3) with a total area of 100 sq. ft. for the total area of all three signs. Sign, type and location must be indicated on the plan.

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.

HESS OIL & CHEMICAL CORPORATION

September 5, 1968

Mr. John G. Rose
Zoning Commissioner
Baltimore County
Towson, Maryland

Dear Mr. Rose:

RE: Proposed Gasoline Station Site
Eastern Boulevard
Essex, Maryland

Essex, Maryland is a rapidly growing area with a residential growth that has increased over 10 per cent in the last 15 years. The present population is approximately 100,000 people. In general, the area is changing from single residence to multiple unit housing and garden type apartments in order to accommodate the influx of people.

In view of the aforementioned facts, the Hess Oil & Chemical Corporation is desirous of erecting a gasoline station on Eastern Boulevard in Essex, Maryland. The business to be conducted on the property will be limited to the vending of gasoline at a retail level, the adding of oil to automobile engines, and the sale of antifreeze and dry gasoline. In addition, this corporation will, on occasion, sell other items in conjunction with seasonal promotions. This corporation will not perform automobile repair work of any kind, nor will it allow the storage of motor vehicles overnight, the washing of cars, or the parking of cars at any time except those vehicles owned and operated by employees.

Eastern Boulevard, on which the proposed site is located, leads to one of the largest regional shopping centers on the entire East Coast (the East Point Shopping Center). Eastern Boulevard carries one of the highest traffic counts in the State of Maryland. The actual daily count, as indicated by the most recent traffic count available from the State Roads Commission, was 35,000 cars per day. The State Roads Commission is projecting an even greater traffic count over the next five years. Traffic, using the proposed Road Facility, will enter and exit through curbside openings constructed in strict accordance with standards established by the Maryland State Roads Commission. The proposed station is designed to allow for the smooth internal flow of traffic and all signs, poles, and fixtures are placed so as to insure that no obstruction to the customer's vision occurs. The approaches are well lit, and the property itself is illuminated to insure "on-site" night visibility. No light spillage onto the highway right of way or adjacent properties is experienced. Light from the building and the freestanding sign produces no glare whatsoever.

Norman W. Laustein, Esq.,
Germania Federal Building
809 Eastern Blvd.,
Baltimore, Maryland 21221
RE: Theresa Marshall

The following members had no comment to offer:

Project Planning Division;
Health Department
Bureau of Fire Prevention
Board of Education
Industrial Development

Very truly yours,

JAMES E. DYER,
Zoning Supervisor

JED:10

cc: Carlyle Brown-Bur. of Engr.
John Meyers-State Roads Commission
Elmer T. Hoppert-Building Engineer
Bureau of Traffic Engineering - C. Richard Moore

Inasmuch as no repair work is allowed and the operation is primarily limited to the sale of gasoline, no serious noise or air pollution is anticipated. The nature of our operation assures that no air pollution or motor pollution will be encountered. (The gasoline stored at the station will be stored in three 5,000 gallon vessels located underground and installed in accordance with the Fire Underwriters' Code). The use of Fire Underwriters' Code regarding tank installation, and the use of "impact check valves" at all dispensers, minimize the hazard of fire. (It should be noted that fire insurance premiums for gasoline stations are lower than for most other commercial uses.)

It is our feeling that the population increase and high traffic count statistics given above indicate the need for a Hess retail outlet in this area since none are located within a two mile distance of Essex. In particular, we feel that this site is ideally located to supply the increased needs of the Essex area population with high quality Hess products.

Very truly yours,

HESS OIL & CHEMICAL CORPORATION

James C. Cyprien
V.P., District Manager
Gasoline Retail Department

705/01

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Norman W. Laustein, Esq.,
Germania Federal Building
809 Eastern Blvd.,
Baltimore, Maryland 21221
RE: Theresa Marshall

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

Your Petition has been received and accepted for filing this

_____ day of _____, 1968.

JOHN C. ROSE,
Zoning Commissioner

Petitioner: Theresa Marshall

Petitioner's Attorney: Norman W. Laustein Reviewed by: _____

Chairman of
Advisory Committee

INVOICE		No. 56280
BALTIMORE COUNTY, MARYLAND		
OFFICE OF FINANCE		
Div. of Collection and Receipts		
COURT HOUSE		
TOWSON, MARYLAND 21204		
Zoning Dept. of Baltimore County		
TO: Norman W. Laustein, Esq., Germania Federal Building 809 Eastern Blvd., Baltimore, Md. 21221	DATE: Sept. 12, 1968	
REPORT TO ACCOUNT NO. 01-422	QUANTITY	TOTAL AMOUNT \$50.00
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		
Advertising and posting of property for Theresa Marshall, et al 69-63-X		
50.00		

INVOICE		No. 56231
BALTIMORE COUNTY, MARYLAND		
OFFICE OF FINANCE		
Div. of Collection and Receipts		
COURT HOUSE		
TOWSON, MARYLAND 21204		
Zoning Dept. of Baltimore County		
TO: Norman W. Laustein, Esq., Germania Federal Building 809 Eastern Blvd., Baltimore, Md. 21221	DATE: Aug. 19, 1968	
REPORT TO ACCOUNT NO. 01-422	QUANTITY	TOTAL AMOUNT \$50.00
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		
Petition for Special Exception for Theresa Marshall, et al 69-63-X		
50.00		

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day
of _____, 196____, that the above re-classification be and the same is hereby
DENIED and that the above described property or area be and the same is hereby continued as and
to remain a _____ zone; and or the Special Exception for _____
_____ be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

Date of Posting AUG. 22, 1968

District 15 th

Posted for HEARLING: WED. SEPT. 11, 1968 AT 2:00 P.M.

Petitioner: THEODORA MASSCHALL

Location of property 34/ COR OF CHARLES & EASTON AVES.

Location of Signs: (1) Posted on Corner Of CHARLES & EASTON AVES.

Remarks:

Posted by N.H.HESS

Date of return AUG. 29, 1968

Cost of Advertisement, \$.....

[illegible]By Ruth Morgan

