

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

THE AMERICAN OIL COMPANY, legal owner, 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-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

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 _____, as an AUTOMOTIVE SERVICE STATION. Petitioner agrees to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agrees to and is to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

THE AMERICAN OIL COMPANY
Contract purchaser
Address _____
Petitioner's Attorney _____

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 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 _____ day of _____, 1968, at 10:00 o'clock _____ P.M.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 M. Chokechona Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this _____ day of _____, 1968.

[Signature]
Zoning Commissioner

Petitioner: The American Oil Company
Petitioner's Attorney: _____

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 56296
DATE: Sept. 17, 1968

To: American Oil Company
1 North Charles Street
Baltimore, Md. 21201

REPORT TO ACCOUNT NO. 01-622
QUANTITY: 1
AMOUNT: \$50.00

Advertising and posting of property
\$50.00

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

Re: Petition for Special Exception for Expansion of Automotive Service Station - S/W Side Liberty Road 319' N/W of Langrehr Road, 2nd Dist. The American Oil Company, Petitioner
Before: _____
Zoning Commissioner
of
Baltimore County
No. 69-89-X

The petitioner requested a special exception for the Expansion of an Automotive Service Station under Section 405, 8-B of the Baltimore County Zoning Regulations, on the southwest side of Liberty Road 319 feet Northwest of Langrehr Road, in the Second District of Baltimore County.

Since the petitioner has met all requirements of Sections 382.1 and 405-8-B, it is the opinion of the Zoning Commissioner that the proposed expansion would be in such manner as to improve the station to be in keeping with the Regulations.

For the above reasons the special exception should be granted.

It is this _____ day of October, 1968, by the Zoning Commissioner of Baltimore County ORDERED that a special exception for the Expansion of an Automotive Service Station should be and the same is granted, from and after the date of this Order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County

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

Re: Special Exception for Expansion of an Automotive Service, for The American Oil Company, located 319' N/W of Liberty Rd., 319 ft. N. of Langrehr Rd., 2nd District (Item 61, September 3, 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 Liberty Road
Sewer - Existing 8" sanitary sewer in Liberty Road
Adequacy of existing utilities to be determined by developer or his engineer.

STATE ROADS COMMISSION:
Plan must indicate existing west entrance and must indicate that the west entrance that is shown on the plan is proposed. The plan must be revised prior to a hearing date being assigned. Entrances will be subject to S.R.C. approval and permit.

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

FIRE BUREAU:
Petitioner will be required to meet all Fire Dept. regulations as to filling stations.

BUILDING ENGINEER:
Any new construction on the subject site shall meet all requirements as set forth in Baltimore County Building Code.

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 Traffic Engineering
Bureau of Education
Industrial Development

Very truly yours,
[Signature]
JAMES E. DYER,
Zoning Supervisor

JERJO
cc: Carlyle Brown-Jur, of Engrs; John Meyers-Slate Roads Comm.; William Greenhill-Hall
Inspector Thomas Kelly-Fire Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 27, 1968
FROM: George E. Gavelle, Director of Planning
SUBJECT: Petition 69-89-X. Southwest side of Liberty Road 319 feet Northwest of Langrehr Road. Petition for Special Exception for Expansion of an Automotive Service Station. The American Oil Company - Petitioner.

2nd District
HEARING: Wednesday, October 9, 1968 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for expansion of an automotive service station. It feels that this expansion would improve the present operation, would allow it to more than comply with the standards required for new service station sites.

GEG:bms



INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 56330
DATE: Sept. 9, 1968
To: The American Oil Company
1 North Charles Street
Baltimore, Md. 21201
Zoning Dept. of Baltimore Co.
REPORT TO ACCOUNT NO. 01-622
QUANTITY: 1
AMOUNT: \$50.00
Advertising and posting of property
\$50.00
Important: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION, RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

ENTIRETY FOR SPECIAL EXCEPTION
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
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\$50.00
Important: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION, RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF PUBLICATION

TOWSON, MD., SEP 18, 1968

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 _____ times _____ weeks before the _____ day of _____, 1968, the first publication appearing on the _____ day of _____, 1968.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$ _____

JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS - LAND SURVEYORS
2453 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218

PROPERTY ASSOCIATES
2453 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218

DESCRIPTION OF PROPERTY ON THE SOUTHWEST SIDE OF LIBERTY ROAD NEAR LANGREHR ROAD FOR WHICH EXTENSION OF A SPECIAL EXCEPTION FOR A SERVICE STATION IS REQUESTED
BEGINNING FOR THE SAME at a point on the southwest side of Liberty Road, as proposed to be widened and shown on the State Roads Commission of Maryland Plat No. 25133, said point being situate 319 feet more or less measured in a westerly direction from the northwest side of Langrehr Road (50 feet wide); thence leaving said point of beginning and running South 29 degrees 48 minutes 43 seconds West 139.15 feet; thence running South 65 degrees 14 minutes 30 seconds East 170.00 feet; thence running North 29 degrees 48 minutes 43 seconds West 139.15 feet; thence running North 65 degrees 14 minutes 30 seconds East 170.00 feet; thence running North 29 degrees 48 minutes 43 seconds East 170.00 feet to intersect the aforementioned southwest side of Liberty Road as proposed to be widened; thence running with and along said southwest side of Liberty Road, as proposed to be widened South 65 degrees 14 minutes 30 seconds East 50.00 feet to the point of beginning. Containing 19,765 square feet more or less.

This description is for purposes of zoning only and is not to be used for conveyance of property.

JHP:f
5-12-67
7155-8



BRANCH OFFICE 23 SOUTH MAIN STREET • BEL AIR • MARYLAND • 21014 • TEL. 8-9268

CERTIFICATE OF PUBLICATION

Pikesville, Md., Sept. 19, 1968

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of _____ times _____ weeks before the _____ day of _____, 1968, the first publication appearing on the _____ day of _____, 1968.

THE NORTHWEST STAR
[Signature]
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd
Posted for: Special Exception
Exhibitor: American Oil Co.
Location of property: Subject Liberty Rd. 319' N/W of Langrehr Rd.
Location of signs: 3252 Liberty Rd.
Remarks: *[Signature]*
Posted by: *[Signature]*
Date of return: 9-26-68

