

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

WE, **TEXACO INC.**, 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 for a Variance from Section **405.4.2a** to permit a canopy setback of **3.0' from the right of way instead of the required 10'**

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- 1 - Safety for the public, more lighting at night in the area of the gasoline pump islands.
- 2 - Protection for the public from the weather.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. We agree to pay expenses of above Variance 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.

Contract purchaser **TEXACO INC., Texaco, Inc. 3800 Fourth Ave. Baltimore, Maryland 21226**
 Address **3800 Fourth Ave. Baltimore, Maryland 21226**
 Petitioner's Attorney **Protestant's Attorney**
 Address _____

ORDERED BY THE Zoning Commissioner of Baltimore County, this _____ day

of _____ November, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the _____ day of _____ 1968, at _____ o'clock _____ P.M.

 Zoning Commissioner of Baltimore County,
 (over)

69-116-A
 TEXACO, INC.
 3800 Fourth Ave.
 Baltimore, Md. 21226
 69-116-A
 11/15/68

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved:

the above Variance should be had; and it further appearing that by reason of _____

a Variance to permit a canopy setback of 3.0 feet from the right-of-way instead of the required 10 feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3 day of November, 1968, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a canopy setback of 3.0 feet from the right-of-way instead of the required 10 feet, subject to approval of the site plan by the Bureau of Public Service and the Office of Planning and Zoning.

Edward D. Lusk
 DEPUTY Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____ 1968, that the above Variance be and the same is hereby DENIED.

 Zoning Commissioner of Baltimore County

TELEPHONE 823-3000 EXT. 387

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 60758
 Division of Collection and Receipts
 COURT HOUSE TOWSON, MARYLAND 21204

To: **Texaco, Inc., 3800 Fourth Ave., Baltimore, Md. 21226** to King Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 11-622 QUANTITY 1 TOTAL AMOUNT \$64.25
 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Advertising and posting of property 69-116-A COST 64.25

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Texaco, Inc., 3800 Fourth Avenue, Baltimore, Md. 21226

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

Your Petition has been received and accepted for filing this 22nd day of October, 1968.

John G. Rose
 JOHN G. ROSE, Zoning Commissioner

Petitioner Texaco, Inc.
 Petitioner's Attorney _____ Reviewed by _____
 Chairman of Advisory Committee

JAMES S. SHAMER & ASSOCIATES
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 8017 YORK ROAD - TOWSON, MD. 21284

BY WOL Description for Zoning Purposes SHEET 1 OF 1
 DATE 7/8/68 Texaco - Woodlawn Drive and Whitehead Road FILE 181035 A-5

Beginning for the same at a point on the west side of Woodlawn Drive (70 feet wide) and distant 21.32 feet southerly, measured along the west side of Woodlawn Drive from the intersection formed by the west side of Woodlawn Drive with the south side (if extended in an easterly direction) of Whitehead Road (70 feet wide), said point of beginning being identified by the coordinates, North 73° 57' 59" East 3559.96 as shown on Parcel P plat of Meadow Industrial Park and recorded among the Land Records of Baltimore County in Plat Book W.J.P. No. 27, folio 21, and running thence binding on the west side of Woodlawn Drive by a line curving to the left with a radius of 884.33 feet the distance of 310.68 feet, said arc being subtended by a chord bearing South 69° 07' 59" East 110.51 feet, thence leaving Woodlawn Drive and running for lines of division now made, South 83° 20' 30" East 165.00 feet, North 29° 01' 10" East 180.00 feet to the south side of said Whitehead Road, thence binding on the south side of Whitehead Road by a line curving to the right with a radius of 1200 feet the distance of 80.10 feet, said arc being subtended by a chord bearing North 89° 04' 13" East 80.17 feet, thence still binding on the south side of Whitehead Road, due East 114.86 feet, thence by a line curving to the right with a radius of 25.00 feet the distance of 34.58 feet, said arc being subtended by a chord bearing, South 45° 17' 16" East 31.87 feet to the place of beginning.

CONTAINING 0.601 acres of land more or less.

BEING a part of Parcel P, plat of Meadow Industrial Park as recorded among the Land Records of Baltimore County in Plat Book W.J.P. No. 27, folio 21.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Texaco, Inc., 3800 Fourth Avenue, Baltimore, Maryland 21226

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

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

John G. Rose
 JOHN G. ROSE, Zoning Commissioner

Petitioner Texaco, Inc.
 Petitioner's Attorney _____ Reviewed by _____
 Chairman of Advisory Committee

TELEPHONE 823-3000 EXT. 387

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 56383
 Division of Collection and Receipts
 COURT HOUSE TOWSON, MARYLAND 21204

To: **Texaco, Inc., 3800 Fourth Ave., Baltimore, Md. 21226** Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622 QUANTITY 1 TOTAL AMOUNT \$25.00
 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Petition for Variance 69-116-A COST 25.00

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

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 15, 1968

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition 69-116-A. Variance to permit a canopy setback of 3.0 feet from the right of way instead of the required 10 feet. West side of Woodlawn Drive 24.32 feet south of Whitehead Road. Texaco, Inc. Petitioner.

1st District

HEARING: Monday, November 25, 1968 (1:00 P.M.)

The planning staff will offer no comment on the subject petition.

GEG:ms

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Texaco, Inc., 3800 Fourth Avenue, Baltimore, Maryland 21226

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

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

John G. Rose
 JOHN G. ROSE, Zoning Commissioner

Petitioner Texaco, Inc.
 Petitioner's Attorney _____ Reviewed by _____
 Chairman of Advisory Committee

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 1st Date of Posting 11-7-68

Posted for: VARIANCE

Petitioner: TEXACO, Inc.

Location of property: W/S of Woodlawn Dr. 24' S of Whitehead Rd.

Location of Sign: 100' S of Whitehead Rd on W/S of Woodlawn Dr.

Remarks: _____

Posted by: [Signature] Date of return: 11-14-68

ORDER RECEIVED FOR FILING

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 1, 1968

County Office Bldg, 111 W. Chesapeake Ave., Towson, Maryland 21204

MEMBERS: JAMES S. SHAMER, Chairman; BUREAU OF ENGINEERING; BUREAU OF TRAFFIC ENGINEERING; STATE ROADS COMMISSION; BUREAU OF PUBLIC RELATIONS; HEALTH DEPARTMENT; PROJECT PLANNING; BUILDING DEPARTMENT; BOARD OF EDUCATION; ZONING ADMINISTRATION; INDUSTRIAL DEPARTMENT

RE: Type of Hearing: Canopy Setback Variance
 Location: 1/2 S Woodlawn Dr. & Whitehead Rd.
 District: 1st
 Petitioner: Texaco, Inc.
 Committee Meeting of Oct. 22, 1968
 Item 96

Gentlemen:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject tract consists of 26,310 sq. ft. and is improved with an existing service station. It is located in an industrial park designated as an IM District. A Special Exception was granted for the subject site on November 22, 1961 (Case No. 64-524). The petitioner plans to rehabilitate the subject site by adding two 4 ft. x 22 ft. concrete islands; four single product dispensers; & reinforced concrete island pads; and a two island free standing canopy for which he is requesting a variance setback of 3 ft. from Woodlawn Avenue instead of the required 10 ft.

The Committee has no comment to offer with regard to the proposed variance.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date of the filing certificate, will be forwarded to you in the near future.

Very truly yours,
James S. Shamer
 JAMES S. SHAMER, Chairman

JES:JO
 Enc.

