

69-146R PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY, MARYLAND
John J. Schatz and Helen Margaret Schatz, his wife
and Joseph M. Schatz, his wife, 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 redistricted, pursuant to the Zoning Law of Baltimore County, from _____ to _____

CCS district; for the following reasons:
Unable to construct an automotive filling station on an individual site in the existing CCS zone.

See attached description

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

I, or we, agree to pay expenses of above redistricting 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.

Contract purchaser
Humble Oil & Refining Company
Address: Dundalk Avenue, near Eastern Avenue, Balto., Md. 21224
Protestant's Attorney
Austin W. Brizendine
22 W. Pennsylvania Avenue
Address: Towson, Maryland 21204

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 _____ o'clock.

Signature of Zoning Commissioner of Baltimore County

Re: Petition for Redistricting
From: C.C.C. District to
C.S.A. District for Auto-
motive Service Station
N/S Frederick Road 267
E. Ingleside Ave., 1st
District - John J. Schatz,
Margaret Schatz, Jos. M.
Schatz and Mac Schatz,
Humble Oil & Refining Co.,
Petitioners

The petitioner has requested a redistricting of his property from a C.C.C. District to a C.S.A. District located on the north side of Frederick Road 267 feet east of Ingleside Avenue, in the First District of Baltimore County.

The request is to redistrict the entire site from a C.C.C. District to a C.S.A. District. Since the district complies with Section 259.2 of the Baltimore County Zoning Regulations, the redistricting should be granted.

It is this _____ day of January, 1969, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property should be and the same is hereby redistricted from a C.C.C. district to a C.S.A. district, from and after the date of this Order.

The site plan for the development 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
Surveying and
Engineering Co., Inc.

DESCRIPTION OF 649 & 656 FREDERICK ROAD
FOR
HUMBLE OIL COMPANY

Beginning for the same of a cross cut and on the North Side of Frederick Road, Maryland Route 146, 66 feet wide, (formerly called Frederick Turnpike Road); said point being situated 267 feet Eastward along the North Side of Frederick Road, Maryland Route 146, from the intersection formed by the North Side of Frederick Road, Maryland Route 146 and the East Side of Ingleside Avenue; said point being also the beginning point in a deed dated 4 May 1922 and recorded in W.P.C. 553, Folio 203; thence leaving the said place of beginning and running and bearing on the North Side of Frederick Road, Maryland Route 146, 66 feet subject to a narrow easement referred to as "Tram Median" as established by Baltimore County N 74° 29' 37" E, 177.00 feet to a pipe set at the end of the first line in a deed recorded in W.P.C. 551, Folio 170; thence leaving the North Side of Frederick Road, Maryland Route 146, 66 feet wide, and running N 13° 52' 54" W, 150.12 feet to a pipe set on the South Side of a 20 ft. Right of Way; thence running and bearing on the South Side of said Right of Way S 78° 28' 37" W, 177.46 feet; thence leaving the South Side of said 20 ft. Right of Way and running S 14° 02' 23" E, 162.21 feet to the place of beginning.

Containing 0.659 Acre.



SCALE - 1" = 100'
No. 1805-71

Shaded This _____ day of _____, 1968
J. Robert Carroll

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 27, 1968
FROM: George E. Gavelis, Director of Planning
SUBJECT: Petition #69-146-R, Redistricting from C.C.C. District to C.S.A. District North side of Frederick Road 267 feet east of Ingleside Avenue. John J. Schatz, et al., Petitioners.

1st District
HEARING: Wednesday, January 8, 1969 (2:00 P.M.)

The Planning staff has reviewed the subject petition for redistricting from a C.C.C. to a C.S.A. District. It believes that a legislative judgement was made with respect to application of districts in the Catonsville commercial complex which rejected extensive use of the C.S.A. District here. We believe also that that choice is represented on the adopted district map is correct. We note in any case that redistricting is not required and that the present Esso service station can be reconstructed on an expanded site through the provisions of Bill 69.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 4, 1968

Austin W. Brizendine, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Redistricting
from CCS to CSB district
Location: N/S Frederick Rd., 267'
District: CCS
Petitioners: John J. Schatz
Committee Meeting of Nov. 19th, 1968
Item 123

Dear Sirs:

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

Subject property is improved with a three-story, shingle dwelling, and an existing Esso Station (drive by). The tract is bounded on the east by a two and a half story aluminum sided dwelling presently being used as the Doctor Funeral Home. The entrance in this property is used in connection with the building which presently exists on the subject property. Property is bounded on the west by restaurants, and to the north or north by property improved with tennis courts and recreational areas. Property on the opposite side of Frederick Road is improved with a Chrysler Plymouth dealer, Gulf Service Station and a Country school. There is also an American Oil Station on the opposite side of Frederick Road to the east.

BUREAU OF ENGINEERING
This property is a combination of the 100' Esso property and the 77' Schatz property. Frederick Road is a State Road. Public sewer and water are available. No provision has been made for drainage.

PROJECT PLANNING DIVISION
This petition has been reviewed and there are no factors that require comment.

BUREAU OF TRAFFIC ENGINEERING
The plan as shown appears to conform with 3111.40 as to entrances and circulation.

Austin W. Brizendine, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Re: John J. Schatz
Item 123

December 4, 1968

STATE ROADS COMMISSION

This office has reviewed the subject plot plan and finds that the entrance channelization as indicated on the plan is acceptable to the State Roads Commission. However, it was noted that the existing inlet which is in the area of a proposed entrance is of a type with a curb entrance opening, therefore, it must be relocated. The entrance will be subject to the Commission's approval and entrance permit.

HEALTH DEPARTMENT
Since public water and sewers are available to the site, this office does not anticipate any health problems.

Standard Air Pollution Commission: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION

The petitioner's plans indicate that the area between the rear boundary of the subject site and the 20' right-of-way is to be paved. The plan also indicates curb radiuses at the rear of the site. No access will be permitted to this alley or right-of-way.

Very truly yours,

JAMES F. DYER, Chairman

JED:JB
Enc.

Comments - Zoning Plat
Bureau of Engineering

121. Property Owner: John J. Schatz
Location: N/S Frederick Road, 267'
E. of ES of Ingleside
Present Zoning: RL & CCS District
Proposed Zoning: CSA District
No. Acres: 0.659

This property is a combination of the 100' Esso Property and the 77' Schatz Property.

Frederick Road is a State Road.
Public sewer and water are available.
No provision has been made for drainage.

ENCLOSURE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE, Zoning Commissioner Date: November 21, 1968
FROM: PROJECT PLANNING DIVISION
SUBJECT: Zoning Advisory Agenda Item No. 123

November 19, 1968
John J. Schatz
N/S Frederick Road, 267'
east of E/S of Ingleside Avenue

This petition has been reviewed and there are no factors that require comment.

AVQ:vh

ALBERT V. QUIMBY, CRIC



CBM-pr

cc: Mr. Martin Jay Hanna
Fire Protection Engineer



William M. Hennessey
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

TOTAL AMOUNT	
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Cost of Advertisement, \$.....

Petitioner's Attorney Austin M. Stauden

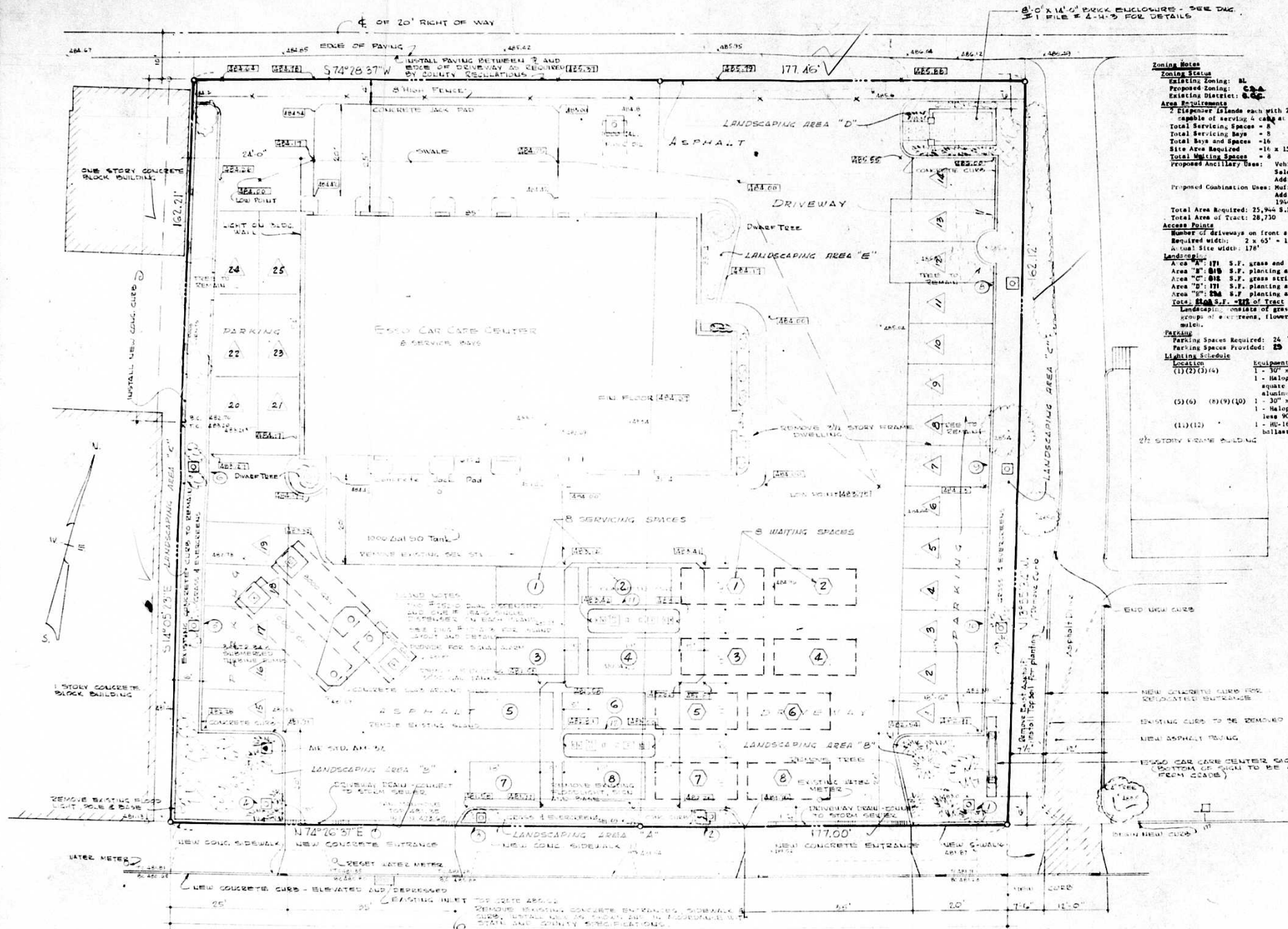
by James H. [illegible]
Chairman of
Advisory Committee

Cost of Advertisement, \$ 22.50
Purchase Order # 4275
Acquisition No. 2 5921

	Cost
1.00	1.00

District 1st Date of Posting 12-21-68
 Posted for R. Dechist
 Petitioner J. L. Schulte
 Location of property N/S of Providence Rd. 202' E of Longlake Ave
 Location of Signs W. 6th Providence St.
 Remarks _____
 Posted by J. Schulte Date of return 12-22-68

[illegible]



Notes

Existing Zoning: AL
Proposed Zoning: C-3-A
Existing District: C-3-A

Area Requirements

2 Dispenser Islands each with 2 dual dispensers and 1 single dispenser and each island capable of serving 2 cars at one time.
Total Servicing Spaces - 8
Total Servicing Bays - 8
Total Bays and Spaces - 16
Site Area Required - 16 x 1500 S.F. = 24000 S.F.
Total Waiting Spaces - 8
Proposed Ancillary Uses: Vehicle repair, vending, tire sales & installation, Sale of small auto parts.
Additional Area Required: None
Proposed Combination Uses: Muffler sales & installation
Additional Area Required: 27' x 12' = 324 S.F. x Factor 6 = 1944 S.F.

Total Area Required: 25,944 S.F.
Total Area of Tract: 28,730

Access Points

Number of driveways on front street = 2
Required width: 2 x 65' = 130'
Actual Site width: 178'

Landscaping

Area "A": 178' S.F. grass and planting area between property line and islands.
Area "B": 816' S.F. planting areas at front corners of property.
Area "C": 816' S.F. grass strip with groups of evergreens and shrubs.
Area "D": 178' S.F. planting area around brick enclosure.
Area "E": 284' S.F. planting areas at building.
Total: 2400 S.F. of Tract

Landscaping consists of grass areas and planting areas. Planting areas will include groups of evergreens, flowering shrubs, dwarf trees, ground cover and/or heavy type shrubs.

Parking

Parking Spaces Required: 24
Parking Spaces Provided: 25

Lighting Schedule

Location Equipment
(1)(2)(3)(4) 1 - 30" x 30" steel form for concrete base
1 - Halophane 80 L.D.-373-12-120-L-900 (600 W. M. V. square posttop fixture with 12" high custom round aluminum pole and 90° shield.
(5)(6) (8)(9)(10) 1 - 30" x 30" steel form for concrete base
1 - Halophane 80 L.D.-373-12-120-L (Same as above but less 90° shield).
(11)(12) 1 - H-16-4 Humble Island Light complete with lamps, ballasts, anchor bolts & mounting standards.

69-1462

OFFICE COPY

MAP
#1
SEC. 2-A
SW-3-F
DISTRICT MAP 2-A

"X"
CCC-DIST.
TO
"CSA"

FREDERICK ROAD - MD. RT. 144 (66 FT. R.O.W.)

SEE SURVEY FOR LOCATION OF UTILITIES

THIS BLUEPRINT IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED

REVISIONS
SUBMITTAL FOR ZONING REG. 12/8/68

REVISIONS

HUMBLE OIL & REFINING CO.
7720 YORK ROAD
TOWSON, MARYLAND 21204

DRAWN P.B.
CHECKED
APPROVED BY
SCALE "1"=10'

PLOT PLAN
PROPERTY NO. 874
610-22 FREDERICK ROAD
CATONSVILLE, MD.

DATE 9-6-68
FILE NO. 874
SHEET NO. 1
OF 1