

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, the undersigned, 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 238.2 to permit a rearward setback of 10 feet instead of required 30 feet. Section 405.4B to permit a light height of 30 feet instead of required 8 feet.

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

See attached description

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

Howard L. Davis
Humble Oil & Refining Company
Contract purchaser
Address 5905 Liberty Road
Baltimore, Maryland 21207
1720 York Road, Towson, Md. 21204
Petitioner's Attorney
Address _____
11th day of April, 1969
Ordered By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1969, at 10:00 o'clock
Zoning Commissioner of Baltimore County.
(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Expansion of existing automotive service station.

See attached description

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

I, or we, agree to pay expenses of above Special Hearing 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.

Howard L. Davis
Humble Oil & Refining Company
Contract purchaser
Address 5905 Liberty Road
Baltimore, Maryland 21207
1720 York Road, Towson, Md. 21204
Petitioner's Attorney
Address _____
11th day of April, 1969
Ordered By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1969, at 10:00 o'clock
Zoning Commissioner of Baltimore County.
(over)

Re: Petition for Variance and Special Hearing for Expansion of Existing Automotive Service Station - S/W Side Liberty Road, Bet. Flannery Lane and Venetian Road, 2nd District - Leslie R. Rush, et al. Baltimore County No. 69-221-A SPM

The petitioners are requesting changes in various zoning matters on the property on the southwest side of Liberty Road between Flannery Lane and Venetian Road in the Second District of Baltimore County.

The first request is for an expansion of the site of an existing Automotive Service Station, under Section 405.4-B of the Baltimore County Zoning Regulations.

It is the judgment of the Zoning Commissioner that the proposed expansion would be a definite improvement and would allow the development to be more in keeping with sub-sections 405.4 and 405.5 of the Zoning Regulations, therefore the expansion should be granted.

The petitioners also requested the following variances:

- Sec. 238.2 - To permit a rear yard setback of 10 feet instead of the required 30 feet.
- Sec. 405.4-B-S. To permit light height of 30 feet instead of the permitted 8 feet.

As strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioners and the requested variances would give relief without substantial injury to the public health, safety, or general welfare, and in accordance with Sec. 405.19, the foregoing variances should be granted.

It is this 17th day of April, 1969, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should expand from and after the date of this Order.

ORDER RECEIVED FOR FILING

DATE 4/17/69

BY [Signature]

CLERK OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

DATE 4/17/69

BY [Signature]

CLERK OF BALTIMORE COUNTY

It is further ORDERED that the variances to Section 238.2 to permit a rear yard of 10 feet instead of the required 30 feet and Section 405.4-B-S to permit a light height of 30 feet instead of the required 8 feet, should also be granted.

The site plan for the development of the property is subject to approval of the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 3, 1969

FROM: George E. Gavellis, Director of Planning

SUBJECT: Petition #69-221-ASPH. Southwest side of Liberty Road between Flannery Lane and Venetian Road. Petition for Variance to permit a rear yard setback of 10' instead of the required 30', and to permit a Light of 30 feet instead of the required 8 feet. Petition for Special Hearing for expansion of existing service station. Leslie R. Rush, Sr., et al - Petitioners

2nd District

HEARING: Wednesday, April 16, 1969 (1000 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition. We feel that the proposed expansion of the automotive service station represents both an improvement to the present substandard facility and an enhancement for the neighborhood. We question the off-street parking details and recommend that 10 of those spaces be planned for right angle parking. 4 additional spaces at the southwest corner of the tract can remain as originally shown. Cancel some of the lighting be provided in better compliance with the requirements of Bill 40?

CEG:ems

STATE ROADS COMMISSION

300 WEST PRESTON STREET
BALTIMORE, MD. 21201

March 12, 1969

Mr. John G. Rose, Zoning Commission
County Office Building
Towson, Maryland 21204
Attn: Mr. Oliver L. Myers

Re: Item 208 - Zoning Meeting 3/11/69
Property Owners Leslie R. Rush, et al
Locations 3M/3 Liberty Road (Route 26)
between Flannery Lane & Venetian Rd.
Present Zoning: Parcel 1 (RR & SE)
Parcel #2 (RR)
Proposed Zoning: Special Hearing for
Expansion & Var. to Sec. 238.2 rear
yard & Sec. 405.4-B-S height

Dear Mr. Rose:

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, no dimension is indicated for the radius return at the corner of Liberty Road and Flannery Lane. The plan must be revised to indicate the radius (30') prior to the hearing.

The entrances will be subject to the Commission's approval and entrance permit.

Very truly yours,
Charles Lee, Chief
Development Engineering Section

By: John E. Meyers
Asst. Development Engineer

CLJ:JMS

MA LAND SURVEYING AND ENGINEERING CO., INC.

6707 WHITESTONE ROAD BALTIMORE, MARYLAND 21207 TELEPHONE: 383-9443 9291
ENGINEERING SURVEYING PLANNING

ZONING DESCRIPTION SPECIAL EXCEPTION FOR SERVICE STATION S.W. SIDE LIBERTY ROAD, BETWEEN FLANNERY LANE AND VENETIAN ROAD

Beginning for the same at a point formed by the intersection of the Southeastern Right-of-Way Line of Liberty Road, Maryland Route 26, 80 feet wide, and the Southeastern Right-of-Way Line of Venetian Road, 50 feet wide; thence leaving the place of beginning and running and binding on the Southeastern Right-of-Way Line of Liberty Road, S 40° 13' 43" E, 101.30 feet to a point which is N 64° 13' 45" W, 97.99 feet from the intersection formed by the Southeastern Right-of-Way Line of Liberty Road and the Northwestern Right-of-Way Line of Flannery Lane, 50 feet wide; thence leaving the Southeastern Right-of-Way Line of Liberty Road and running, S 35° 40' 15" W, 147.31 feet; thence N 64° 13' 45" W, 133.45 feet to intersect the Southeastern Right-of-Way Line of Venetian Road; thence running and binding on the Southeastern Right-of-Way Line of Venetian Road by a curve to the left Northeasterly 64.40 feet, said curve having a radius of 439.33 feet and a chord bearing and distance of N 40° 23' 41" E, 64.35 feet; thence N 36° 17' 42" E, 86.50 feet to the place of beginning.

Containing: 0.391 Acres, more or less.



Signed This 24 day February 1969

J. Robert Caswell

SCALE: 1" = 100'

File No. 1895-1150

Leslie R. Bush, Jr.
Robert M. Bush, Jr.
5705 Liberty Road

Campan v. Bush, Jr.
Superior v. Bush
5705 Liberty Road

Leslie R. Bush, Jr.
Robert M. Bush, Jr.
5705 Liberty Road

Campan v. Bush, Jr.
Superior v. Bush
5705 Liberty Road

Harvey J. Parsons
David E. Parsons
5705 Liberty Road

Walter P. Parsons
Blanche L. Gordon
5705 Southern Lane

PETITION FOR VARIANCE AND SPECIAL HEARING FOR ZONING
The undersigned, Leslie R. Bush, Jr., Robert M. Bush, Jr., and Harvey J. Parsons, do hereby certify that the foregoing is a true and correct copy of the petition for variance and special hearing for zoning filed with the Zoning Commission of Baltimore County, Maryland, on this 24th day of February, 1969, at Baltimore, Maryland.
Witness my hand and seal this 24th day of February, 1969, at Baltimore, Maryland.
Leslie R. Bush, Jr.
Robert M. Bush, Jr.
Harvey J. Parsons

CERTIFICATE OF PUBLICATION

TOWSON, MD MAR 27 1969

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 two (2) consecutive weeks before the 16th day of April, 1969, the said publication appearing on the 7th day of March, 1969.

THE JEFFERSONIAN

Richard S. Stueff
Manager

Cost of Advertisement, \$

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LEGAL

PETITION FOR VARIANCE AND SPECIAL HEARING

ZONING: Petition for Variance for a Rear Yard and Light, Petition for Special Hearing, the Zoning Commission of Baltimore County, Maryland, do hereby certify that the foregoing is a true and correct copy of the petition for variance and special hearing for zoning filed with the Zoning Commission of Baltimore County, Maryland, on this 24th day of February, 1969, at Baltimore, Maryland.
Witness my hand and seal this 24th day of February, 1969, at Baltimore, Maryland.
Leslie R. Bush, Jr.
Robert M. Bush, Jr.
Harvey J. Parsons

CERTIFICATE OF PUBLICATION

Pikesville, Md. March 27, 1969

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 one time before the 16th day of April, 1969, the first publication appearing on the 27th day of March, 1969.

THE NORTHWEST STAR

Ronald W. Lander
Manager Arnold Lander

Cost of Advertisement, \$ 17.00

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE: April 16, 1969

TO: Cash
Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 01-622

QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property for Leslie R. Bush and Robert M. Bush, Jr.	\$7.00

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

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DATE: 2/27/69

TO: Cash
Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 01-622

QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Variance and Special Hearing for Leslie R. Bush, et al	\$25.00

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

2 Signs 69-221-ASPK

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd
Posted for: LANSANCE & SPECIAL HEARING
Petitioner: L. R. Bush, Jr.
Location of property: 5705 Liberty Rd between Flannery Lane & Venetian Rd
Location of Signs: 15' N of Venetian Rd on S.W. of Liberty Rd

Remarks:
Posted by: *Richard S. Stueff*
Date of return: 4-26-69

ZONING STATUS
Existing Zoning: ① B2 SE ② B2
Proposed Zoning: ① M1D ② B2 WITH SPECIAL EXCEPTION
Existing District: CUS
Proposed District: CUS

2 Dispenser Islands with 2 single dispenser pumps
 supports of varying 9' and 4' on any one time
 Total Gathering space 5' x 5' 0"
 Total gathering area 25' 0"
 Total bay and spaces 13'
 Site Area Required: Total bays and spaces 13' x 14'00" 5' 0"
 18' 0" x 5' 0"

Additional Ancillary: Vending Machines, Tire Sales
 Additional Area Required: None
 Personnel Combination: None
 Total Area Required: 19' 0" x 5' 0"
 Total Area of Tract: 27' 4" x 37' 3"

Number of Driveways on front street - 2
 Required Width = 2 x 65 = 130 Ft.
 Actual Site Width = 130.20 Ft.

① ② ③ ④ ⑤ 1000W Mercury Vapor Lamps 30' High
⑥ ⑦ ⑧ ESSQ Universal Island Light HU 16 300MA
5' High

Parking spaces required @ 3 spots for each boy = 12
Parking spaces provided = 12

Area along Flannery Lane = 385 S.F.
Area along Liberty Road = 350 S.F.
Area along Vantage Road = 1500 S.F.
Area along Radnor Lane = 2000 S.F.
Total Area = 4735 S.F. 17% of Tract
5% of Tract = 1374 S.F.
Landscaping consists of grass and low growing
shrubs.

Variance to Section 235.02 to permit a 10' East Building Backspace with an 8' Foot High Solid Stockade Type Wood Fence. Suncorring instead of the required 90' Foot Suncorring.

Variance to Section 455.45 to permit the height of the approach and yard lighting as shown above instead of the required maximum height of the distance to the nearest lot line to be 10 feet.



Robert C. ...

NORTH SIDE LIBERTY ROAD, MD RTE. 26,
BETW. FLANNERY LA AND VENETIAN RD.
DIST NO. 2 BALTIMORE CO. MARYLAND

FILE NO.:	
SHEET NO.:	OF:
DWG. NO.:	

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

MARYLAND SURVEYING AND ENGINEERING CO., INC.
SUBSIDIARY OF LYON ASSOCIATES, INC.
6707 WHITE STONE ROAD
BALTIMORE COUNTY, MARYLAND 21207
TELEPHONE 301-944-9281

REVISIONS:			
ZONE 1 LINE RELOCATED	FEB. 17, 1969	G.R.P.	
REVISED TO CONFORM TO BULDO. CO. BILLS	FEB. 25, 1969	G.R.P.	
RELOCATE SIGNS TO 6" IN BACK OF R/W LINE	FEB. 26, 1969	G.R.P.	
RELOCATE STOCKADE FENCE, REVISE ELEV. PER COMMENTS			
FOR HUMBLE OIL	APRIL 9, 1969	G.R.P.	

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

DRAWN BY:	GRP
CHECKED BY:	
APPROVED BY:	
SCALE:	1" = 1'

PARAGON 14 324 K&E REEFER 20550 TC 10