

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Harry A. Belt and Marie F. Belt, his wife; and Thomas E. Elliott and
Elizabeth C. Elliott, 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 re-districted, pursuant
to the Zoning Law of Baltimore County, from _____ Undistricted _____ to a
C.S.A. _____ district; for the following reasons:

1. Because of error in the classification of this property at the time of the adoption of the Land Use Map, and
2. Because of changes in the character and uses of the neighborhood since the adoption of the Land Use Map.

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 _____

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.

Harry A. Belt and Marie F. Belt, his wife
Crown Central Petroleum, Inc.
Contract purchaser
Blaustein Building
Address Baltimore, Maryland 21202

James E. Elliott and Elizabeth C. Elliott, his wife
Cook, Mudd & Howard
Petitioner's Attorney
Address 22 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1969, 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 _____, 1969, at 11:00 o'clock.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Harry A. Belt and Marie F. Belt, his wife; and Thomas E. Elliott and
Elizabeth C. Elliott, 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 re-classified, pursuant
to the Zoning Law of Baltimore County, from an _____ R-10 _____ zone to an
_____ Business Local _____ zone; for the following reasons:

1. Because of error in the classification of this property at the time of the adoption of the Land Use Map, and
2. Because of changes in the character and uses of the neighborhood since the adoption of the Land Use Map.

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 _____ coin operated car wash as an accessory use in integral combination with a service station.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification 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.

Harry A. Belt and Marie F. Belt, his wife
Crown Central Petroleum, Inc.
Contract purchaser
Blaustein Building
Address Baltimore, Maryland 21202

James E. Elliott and Elizabeth C. Elliott, his wife
Cook, Mudd & Howard
Petitioner's Attorney
Address 22 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1969, 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 _____, 1969, at 11:00 o'clock.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Harry A. Belt and Marie F. Belt, his wife; and Thomas E. Elliott and
Elizabeth C. Elliott, 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 for a Variance from Section _____

- A. From Section 405.4, B.5, to permit light numbers 1 and 2 as shown on the attached plat to be on 18 and 19 foot poles, respectively, instead of the required one-eighth distance to the nearest residential zone.
- B. From Section 405.4, A.3, to permit a tangent of 6 feet instead of the required 10 feet between the driveway at the north of the property to the north property line

of the existing regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- C. From Section 405.4, A.3, to permit tangents of 10 feet instead of the required 20 feet at the corner of Denison and York Road.
- D. From Section 405.4, A.2, to permit a 9' instead of a 6' setback on sign to be erected on York Road in front of the sales office.

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.

Harry A. Belt and Marie F. Belt, his wife
Crown Central Petroleum, Inc.
Contract purchaser
Blaustein Building
Address Baltimore, Maryland 21202

James E. Elliott and Elizabeth C. Elliott, his wife
Cook, Mudd & Howard
Petitioner's Attorney
Address 22 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1969, 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 _____, 1969, at 11:00 o'clock.

COOK, MUDD, MURRAY & HOWARD

July 23, 1969

Mr. John G. Rose
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification, Redistricting, Special Exception and Variance to Zoning Regulations - N/E Cor. York Road and Denison St., 8th District - Harry and Marie F. Belt, Thomas E. and Elizabeth E. Elliott, Petitioners - No. 69-261-RXA

Dear Mr. Rose:

Will you kindly note an appeal on behalf of Harry and Marie F. Belt, and Thomas and Elizabeth E. Elliott to the County Board of Appeals from your Order of July 17th denying the reclassification, redistricting, and special exception petitioned for in the above entitled case.

Very truly yours,

James E. Elliott
James E. Elliott

JHC:rm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 7, 1969
FROM: George E. Gavelis, Director of Planning
SUBJECT: Petition 69-261-RXA (Contingent Hearing). Redistricting from Undistricted to C.S.A. District. Reclassification from R-10 to B.L. Special Exception for Coin operated Car Wash as an accessory use in integral combination with a service station. Northeast corner of York Road and Denison Street. Harry A. Belt, et al, Petitioners.

8th District
HEARING: Monday, July 14, 1969 (10:00 A.M.)

It has come to our attention that comments were not prepared for this case. Since the stipulated time for comment preparation has expired, members of the Planning staff can enter this case only by subpoena.

GEG:md

HOWARD C. BUTTON 1906-1918
ROBERT B. BUTTON 1944
HOWARD D. TUSTIN, JR. 1948
RICHARD P. TUSTIN 1948
ESTABLISHED 1849
S. J. MARTENET & CO.
REGISTERED
SURVEYORS AND CIVIL ENGINEERS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 539-4283

Perimeter Description of 1923 2415-2417 York Road

Beginning for the same at an iron pipe now set at the corner formed by the intersection of the North side of Denison Street, 40 feet wide, with the East right of way line of York Road, varying in width, as shown on State Roads Commission of Maryland Right of Way Plat R-24072 and running thence, binding on said East right of way line of York Road as now surveyed, North 19 degrees, 05 minutes and 30 seconds West 200.00 feet to an iron pipe now set at the beginning of the land described in a deed from Riggs Building Corporation to Tonik Realty, Inc. dated March 18, 1945 and recorded among the Land Records of Baltimore County in Liber R.E.S. 14435 folio 542 etc.; thence, binding reversely on part of the last line of the land described in said deed, North 71 degrees, 56 minutes and 30 seconds East 200.00 feet to an iron pipe heretofore set at the end of the second line of the lot of ground described in a deed from Joshua T. Kelley and wife to William S. Schipp and wife dated September 10, 1956 and recorded among said Land Records in Liber S.L.D. 14302 folio 381 etc.; thence, binding reversely on the second line of the land described in said last mentioned deed and continuing the same direction binding reversely on part of the first line thereof, in all, North 19 degrees, 05 minutes and 30 seconds East 200.00 feet to an iron pipe now set on the North side of Denison Street and thence, binding on the North side of Denison Street, South 74 degrees, 56 minutes and 30 seconds West 200.00 feet to the place of beginning.

Deity and comprising all that lot of ground described in a deed from Cornelia B. Bergstrom and husband to Harry A. Belt and wife dated August 19, 1952 and recorded among said Land Records of Baltimore County in Liber S.L.D. 14302 folio 375 etc. and part of the lot of ground

described in a deed from Cornelia B. Bergstrom and husband to Harry A. Belt and wife dated August 19, 1952 and recorded among said Land Records in Liber S.L.D. 14302 folio 371 etc. saving and excepting from said last mentioned lot the southernmost 20 feet thereof which lies within the bed of Denison Street.

The courses in the above description are referred to the True Meridian adopted by the Baltimore County Metropolitan District.

By: Howard D. Tustin, Jr. Reg. 143,142-5995
November 25, 1968

W.S.B.
RE: HARRY A. BELT, ET AL - THOS. E. ELLIOTT, ET AL (CROWN CENTRAL PETROLEUM, INC., c.p.)
File No. 69-261-RXA

Jim Cook brought these Amended Plats in for the Board, with changes made as designated at hearing.

#69-261-RXA

RE: PETITION FOR RECLASSIFICATION
from an R-10 zone to a B.L. zone.
From Undistricted to C.S.A. District,
SPECIAL EXCEPTION for a Coin
Operated Car Wash, and
VARIANCES from the Zoning
Regulations of Baltimore County
NE corner York Road and
Denison Street,
8th District
Harry A. Belt, Thomas E. Elliott,
et al, Petitioners
Crown Central Petroleum, Inc.,
Contract Purchaser

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 69-261-RXA
NW-12-11
Bk-XA
CSA-DIST

OPINION

The petitioner in this case requests reclassification, districting, and variances on a parcel of ground slightly less than one acre in size, at the northwest corner of York Road and Denison Street in Timonium, 8th District, Baltimore County. The property consists of two ownerships, Harry A. Belt and wife, and Thomas E. Elliott and wife, with the Crown Central Petroleum, Inc. being the contract purchaser of the subject properties. The property is square, having 200 feet of frontage on the York Road and 200 feet on the north side of Denison Street. The petitioner originally requested the following:

1. Reclassification from R-10 (Residential - 10,000 foot lot) to B.L. (Business Local) zone
2. The imposition of a C.S.A. (Commercial, Supporting Area) District (Section 405.2A(2) permits the construction of an automotive service station "On an individual site in a C.S.A. District, with no direct access to any town-center distributor-bypass road")
3. A special exception for an automotive car wash on the rear 70 foot portion of this property, and
4. Variances:
 - A. From Section 405.4B5 - Light pole variances
 - B. From Section 405.4A3 - To permit a tangent of 6 feet instead of the required 10 feet between the driveway at the north property line
 - C. From Section 405.4A3 - To permit a tangent of 10 feet instead of the required 20 feet at the corner of Denison Street and York Road
 - D. From Section 405.4A2 - To permit a 0 foot

- 5 -

Harry A. Belt, et al - #69-261-RXA

Case #4216 - York and Padonia Roads, 500 feet north of the subject property - special exception for a telephone switching center - granted by the Zoning Commissioner in August of 1957, and

Case #66-94 - R-10 to B.L. and special exception for a service station on the west side of York Road directly across from Denison Street, on which is now located an Esso service station.

He also stated that in his opinion the present R-10 zoning is erroneous in that it should enjoy a commercial classification, and that he knew of only one residence that had been built in recent years along the York Road frontage from Towson to Warren Road, a distance of at least five miles. On cross examination, he stated that he felt the three existing houses on the north side of Denison Street, east of the subject property, should likewise be zoned commercially as they are circled on two sides by commercial zoning.

Mr. William G. Schillip, whose address is 2 Denison Street, and whose property is immediately east of the Belt house (part of the subject property), objected to the reclassification stating that he feels that if the commercial is granted on the York Road frontage it would isolate the three existing houses on the north side of Denison Street, and that if the subject property is granted commercial zoning, his property should also be zoned commercially. He also stated that the rear of his property backs up to the Padonia Village Shopping Center, and is adjacent to the loading and unloading that occurs at all hours of the night at the Food Fair store in the shopping center. In answer to a question put to him, he said that he had observed many changes in the immediate area since 1955.

Mr. Carl Kuontz, whose address is 6 Denison Street, testified that he is immediately next to the shopping center parking lot, and that he objects to the reclassification in that it will isolate the three existing houses on the north side of Denison Street, and that if this property is zoned commercially his should also be zoned commercially. He further stated that he had built his house six years ago, prior to the construction of the shopping center, and that he would not build a house in the same location now.

Harry A. Belt, et al - #69-261-RXA

setback instead of a 6 foot setback for a sign to be erected on the York Road in front of the sales office

- E. Variance requested to provide 9 parking spaces instead of the required 19 under the Zoning Regulations

At the hearing before the Board, and prior to the taking of any testimony, the petitioner, by its attorney, dismissed its request for a special exception for a car wash and the request for variances A and E listed above, thus leaving the Board to decide only the questions of reclassification, the request for a C.S.A. District, and three variances involving curb line reagents and a sign setback. The petitioner originally filed, as Petitioner's Exhibit #1, a site plan of the subject property, but deleted in red markings thereon the portion which had been proposed for a car wash. At the Board's request, the petitioner subsequently filed Petitioner's Exhibit #8, which is a site plan showing the proposed development of the subject property as requested by the petitioner before the Board. In addition, Petitioner's Exhibit #8 deletes an entrance to the subject property 180 feet east of the York Road originally shown on Petitioner's Exhibit #1.

The zoning on the subject property as stated above is R-10. Immediately to the north of the subject property is a large tract of B.L. (Business Local) land which has been developed by the Keely interests, and is known as the Padonia Village Shopping Center. The shopping center occupies all of the land between the subject property and Padonia Road to the north, the subject property being some 430 feet south of the intersection of Padonia Road and York Road. Immediately across Padonia Road, on the east side of York Road, the land is also zoned Business Local and is improved with a gasoline service station. Across the York Road, on the west side, the zoning is Business Local from Roosevelt Street north to Padonia Road, as well as several hundred feet to the north thereof. The property to the south of Denison Street is zoned R-10, and is occupied by a number of older small residences. The land occupied by the Padonia Village Shopping Center extends some 1,250 feet easterly from the York Road,

- 6 -

Harry A. Belt, et al - #69-261-RXA

Mr. Henry Hammel, 5 Denison Street, objected in that he feels that the proposed use may create a traffic hazard; that he now has difficulty getting on to the York Road from Denison Street, and that in his opinion there are enough gasoline stations presently along the York Road to adequately serve the public. He did admit that what was an open field when he purchased his property in June of 1965 is now a parking lot for the shopping center, and that there have been substantial changes in the neighborhood since he purchased the property.

Mr. Carl Lambert, 7 Denison Street, objected in that he felt there are enough gas stations in the area now, and that any commercial use made of the corner involving automobile traffic will create a traffic hazard and, thus, devalue his property.

Mr. Herman Ganzor, 11 Denison Street, also objected to what he considered a possible nuisance by traffic, and cited his difficulty in entering York Road from Denison Street. He admitted, on cross examination, that he would not live in either the Elliott or Belt houses as in his opinion they are not fit for residential use. Mr. Ganzor purchased his residence some ten years ago, but stated that he would not now purchase a house on Denison Street because of the proximity of the shopping center parking lot, and that in his opinion the neighborhood is "stagnant".

From all the testimony heard by the Board, it is obvious that the immediate neighborhood has undergone drastic and substantial change since 1955, and indeed drastic and substantial change since 1964 to 1965. This testimony, produced by the petitioner, was substantiated by the protestants. In fact, one of the protestants stated that in his opinion the subject property is not fit for residential use, and another protestant indicated the same feeling with regard to his property because of the proximity of the shopping center immediately to the north. These changes, the realignment of Padonia Road, the reclassification to commercial and the construction of the shopping center immediately north of the subject property, together with the reclassification of the property immediately across the York Road from the subject property, certainly justify the requested reclassification.

- 3 -

Harry A. Belt, et al - #69-261-RXA

all along the rear of the houses on the north side of Denison Street, and at a distance of some 750 feet east of the York Road, the B.L. zoning extends southward to approximately the same southern boundary as the alignment of Denison Street. In addition, a portion of the R-10 zone between the residences on the north side of Denison Street and the B.L. zone to the east is occupied by a paved, lighted, parking lot used in conjunction with the shopping center. Petitioner's Exhibits #4-A and #4-B, which are photographs, clearly show this parking lot adjacent to the residences on the north side of Denison Street.

Richard A. Burke, a witness for the Crown Central Petroleum Co., the contract purchaser, testified that if the reclassification is granted, they presently have no use planned for the rear 70 foot portion of the property for which they originally requested a special exception for an automotive car wash. The proposed service station will be a multi-pump facility selling gasoline only. It will be a company owned and operated station with no lubrication boys nor wash racks, and the maximum number of employees in the station at any one time will be not less than two nor more than four. He projected that the station, when constructed, would pump in the neighborhood of 100,000 gallons of gasoline per month.

Joseph D. Thompson, a well qualified traffic engineer, testified that in his opinion the construction of a gasoline service station here would cause any traffic congestion, and that gas stations are not traffic generators but draw from the existing traffic on the road. He submitted a traffic count (Petitioner's Exhibit #3) to substantiate his opinion in this matter.

Hugh E. Gelston, a well qualified realtor and real estate appraiser, testified that in his opinion the reclassification and C.S.A. District would have no additional adverse effect on the property to the rear of the subject property for the reason that the Padonia Village Shopping Center extends all along the rear of the houses on the north side of Denison Street, and that there are presently existing gas stations on the west side of York Road immediately opposite Denison Street. He stated that he did not feel the reclassification here could have any additional adverse effect on the nearby residential

- 7 -

Harry A. Belt, et al - #69-261-RXA

tion of the subject property to Business Local. However, inasmuch as the petitioner presently proposes no use for the rear 70 feet of the subject property, it would seem to the Board to be premature to reclassify that portion of the subject property to B.L. and, therefore, the Board will deny the B.L. requested for the rear 70 foot portion of the property, and grant the B.L. zoning and the C.S.A. District requested for the subject property along its entire frontage on the east side of the York Road to a point 130 feet easterly from the front property line. It may very well be met all of the land on the north side of Denison Street, between Denison Street and the Padonia Village Shopping Center, should be zoned commercially, but there is no request before us at this time, and that will be a matter for the Planning Staff and the County Council to consider in the adoption of the proposed new comprehensive zoning map for the area.

With regard to the request for a C.S.A. District, Section 259.2E states:

C.S.A. District - Commercial, Supporting Area. C.S.A. Districts may be applied only to areas which are contiguous with C.C.C. or C.T. Districts; are service commercial areas for community or town-center commercial cores; are in the basic zones of B.L., B.M., B.R., and/or M.L.; and are individually limited as follows:

1. Not extending more than 500 feet outward from a C.C.C. District boundary;
2. Not extending more than 750 feet outward from a C.T. District boundary.

Petitioner's Exhibit #7, the official district map for this section of Baltimore County, adopted May 3, 1968, shows all of the land immediately to the north of the subject property, which includes the Padonia Village Shopping Center and other properties to be in a C.C.C. District. All of the property on the west side of the York Road, across from the subject property, north from Roosevelt Street to a point north of Padonia Park Road is shown on this exhibit as being in a C.S.A. District. Since the subject property complies in every respect with the requirements of Section 259 of the Regulations, the request for a C.S.A. District will be granted.

- 4 -

Harry A. Belt, et al - #69-261-RXA

properties, as the proximity of the commercial uses along the York Road and the Padonia Village Shopping Center has already greatly affected the residential properties. He stated, on cross examination, that in his opinion all of the property from Denison Street south to Talbott Street should be zoned commercial, because they are in fact surrounded by commercial and apartment uses.

Another realtor, testifying on behalf of the petitioner, testified to extensive changes that had occurred in the neighborhood since the adoption of the zoning map in 1955. He stated that the alignment of Padonia Road had been shifted southward from its original alignment some three to four years ago, bringing it some 230 feet nearer the subject property, and it is a major connection between the York Road and the Harrisburg Expressway. He testified to numerous zoning changes that had occurred in the area, some of which are listed as follows:

Case #5828 - R-10 and R-20 to R.A. and B.L. - granted by the Zoning Commissioner in 1963. This petition is part of the property on which is now located the Padonia Village Shopping Center, and is immediately contiguous to the subject property to the north.

Case #66-178 - a special exception for a gasoline service station - granted by the Zoning Commissioner in March of 1966 - at the corner of York Road and Parks Avenue, 450 feet north of the subject property.

Case #69-256 - R-10 to B.L. and a C.S.A. District - granted by the Zoning Commissioner in May, 1969, to allow the construction of a Hess Oil service station 600 feet from the subject property.

Case #5857 - R-6 to B.L. - at the corner of York Road and Gibbons Boulevard, 750 feet north - granted by the Zoning Commissioner in May of 1963.

Case #65-119 - northeast corner York Road and Gibbons Boulevard, 750 feet from the subject property - R-10 to B.L. - granted October, 1964.

Case #68-218 - west side of York Road 480 feet north of Padonia Road - R-10 and B.L. to B.M. - approximately 1,150 feet north of the subject property - granted by the Zoning Commissioner in March of 1968. This petition was apparently an assemblage of property for a proposed new car automobile sales agency.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 22nd day of April, 1969 by the County Board of Appeals, ORDERED that the reclassification from an R-10 zone to a B.L. zone and a C.S.A. District, be and the same is hereby GRANTED for that portion of ground described as follows:

From a point beginning at an iron pipe now set at the corner formed by the intersection of the north side of Denison Street and the east side of the York Road and running thence, one binding on the east side of the York Road north 18 degrees, 3 minutes, 30 seconds west 200 feet to an iron pipe now set in the ground, and thence north 71 degrees, 56 minutes, 30 seconds east 130 feet, and thence south 18 degrees, 3 minutes, 30 seconds east to a point on the north side of the right-of-way of Denison Street, thence south 71 degrees, 56 minutes, 30 seconds west 130 feet to the point of beginning.

It is FURTHER ORDERED that the request for reclassification from an R-10 zone to a B.L. zone on the balance of the property which is the subject of this petition, be and the same is hereby DENIED, and

It is FURTHER ORDERED that the variances petitioned for and listed in this Opinion as B, C, and D, be and the same are hereby GRANTED.

1-1-70

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

Walter A. Reiter, Jr.

John A. Miller

Re: Petition for Redistricting, Reclassification, Special Exception and Variance to Zoning Regulations - N/E Cor. York Road and Denison St., 8th District Harry & Marie F. Bell, Thos. E. & Elizabeth E. Elliott, Petitioners

Before: Zoning Commissioner of Baltimore County No. 69-261-RXA

The petitioners requested redistricting from an Undistricted Area to a C.S.A. District, reclassification from R-10 Zone to a B-1 Zone; a special exception for Coin Operated Car Wash as an accessory use in integral combination with a service station; and variances for lights, tangent and sign, property located at the Northeast corner of York Road and Denison Street, in the Eighth District of Baltimore County.

As the petitioners failed to prove error in the zoning of the subject property or that sufficient change had taken place to warrant the redistricting, and reclassification, the redistricting and reclassification should not be had.

The subject site is an integral part of the Denison Street residential community. It would be detrimental to the local welfare to reclassify a portion of the community unless all of it could be reclassified.

Since the basic request for Business Local zoning is being denied it follows that the special exception for Coin Operated Car Wash and the requested variances will of necessity have to be denied.

It is this 17th day of July, 1969, by the Zoning Commissioner of Baltimore County, ORDERED that the redistricting, and reclassification, of the herein described property be and the same are denied and that the above property is to remain undistricted area and R-10 Zone, and the special exception be and the same is denied.

It is further ORDERED that the variances requested are denied.

Zoning Commissioner of Baltimore County

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

No. 62251
DATE: May 28, 1969

TO: James H. Cook, Esq.,
Cook, Radd & Howard
22 W. Pennsylvania Avenue
Towson, Md. 21204

Zoning Dept. of Baltimore County

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property for Harry A. Bell, et al #69-261-RXA	133.75
		\$133.75

REPORT TO ACCOUNT NO. 01-622

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

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

Very truly yours,

Oliver L. Myers, Chairman

OLM:JD
Enc.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting: May 22, 1969

District: 8H

Posted for: Henry A. Bell, et al

Petitioner: Harry A. Bell, et al

Location of property: NE corner York Road & Denison St.

Location of Signs: 2 signs York Road & Denison St.

Remarks: 2 signs York Road & Denison St.

Posted by: [Signature]

Date of return: [Signature]

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 3, 1969

Oliver L. Myers, Chairman

MEMBERS

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

REPRESENTATIVE

James H. Cook, Esq.,
Cook, Radd & Howard
22 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Reclassification from an R-10 zone to a B-1 zone and Special Exception for car wash. Location: NE Cor. York Rd. & Denison St. Petitioners: Harry A. Bell, Committee Meeting of January 21, 1969 Item 169

Dear Sirs:

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 property is presently improved by two dwellings, all brick, 10 to 15 years of age, in excellent repair. It is bounded on the west and north by the Federal Village Shopping Center; on the south by cottages, 10 to 15 years old, in good repair; to the west by an Esso Service Center, and offices.

BUREAU OF ENGINEERING

Highways: York Road is a State Road and all improvements are subject to State Roads Commission standards.

Denison Street shall be improved with concrete curb and gutter and a 40' median having cross-section on a 60' right-of-way. The developer of this property shall provide highway widening 30' from the center line of the existing right-of-way and shall build curb and gutter in its ultimate location and a maximum of 10' of macadam paving. Entrances shall be a minimum of 7' thick.

James H. Cook, Esq.,
Cook, Radd & Howard
22 W. Pennsylvania Avenue
Towson, Maryland 21204

February 3, 1969

BUREAU OF ENGINEERING (Continued)

Storm Drains: No storm drain problems are evident. All drain improvements, both on site and off site, shall be the full responsibility of the Developer.

A sediment control plan must be presented for review and approval by the Bureau of Engineering and the Soil Conservation Service.

Water: Public water is available to serve the site upon application for a meter.

Sanitary Sewer: Public sanitary sewer is available to serve the site upon application for a permit.

BUREAU OF TRAFFIC ENGINEERING

The plan as shown does not conform to Bill 40, as to trucking spaces and circulation, therefore, the plan must be revised. *Revised*

BUILDING ENGINEER'S OFFICE

No comment from this office.

FIRE DEPARTMENT

Owner shall be required to comply to all Fire Department regulations when construction plans are submitted for approval.

BOARD OF EDUCATION

No effect on school population.

HEALTH DEPARTMENT

Public water and sewers are available to the site.

Air Pollution Comments: 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.

STATE ROADS COMMISSION

There is an 80' right of way proposed for York Rd, 40' from the existing center line. The proposed right of way line must be indicated on the plan. A concrete curb must be constructed along the proposed right of way line. New curb and gutter must be constructed along York Rd. The roadbed face of curb is to be 31" from and parallel to the existing center line of York Rd. The curb and gutter is to tie into the existing curb and gutter at the entrance into the adjacent shopping center to the north. The

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

No. 64628
DATE: July 22, 1969

TO: James H. Cook, Esq.,
Cook, Radd & Howard
22 W. Pennsylvania Avenue
Towson, Md. 21204

Office of Planning and Zoning
119 County Office Building
Towson, Md. 21204

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Cost of appeal - property Harry Bell, et al	\$70.00
2	69-261-RXA	10.00
		\$80.00

REPORT TO ACCOUNT NO. 01-622

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

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

No. 62203
DATE: May 5, 1969

TO: James H. Cook, Esq.,
Cook, Radd & Howard
22 W. Pennsylvania Avenue
Towson, Md. 21204

Zoning Dept. of Baltimore County

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Redistricting, Reclassification, Special Exception and Variance for Harry A. Bell, et al #69-261-RXA	50.00
		\$50.00

REPORT TO ACCOUNT NO. 01-622

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting: July 6, 1969

District: 8H

Posted for: Brown Central Station, Inc.

Petitioner: N.E. Corner York Rd & Denison St.

Location of property: NE corner York Rd & Denison St.

Location of Signs: 2 signs York Rd & Denison St.

Remarks: 2 signs York Rd & Denison St.

Posted by: [Signature]

Date of return: July 13, 1969

[illegible]

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 one time ~~times~~ before the 28th day of May, 1969 the ~~one~~ publication appearing on the 8th day of May 1969.

L. Frank Smith
Manager.

[illegible]

TOWSON, MD. 21204 May 14, 1966

STROMBERG PUBLICATIONS, Inc.

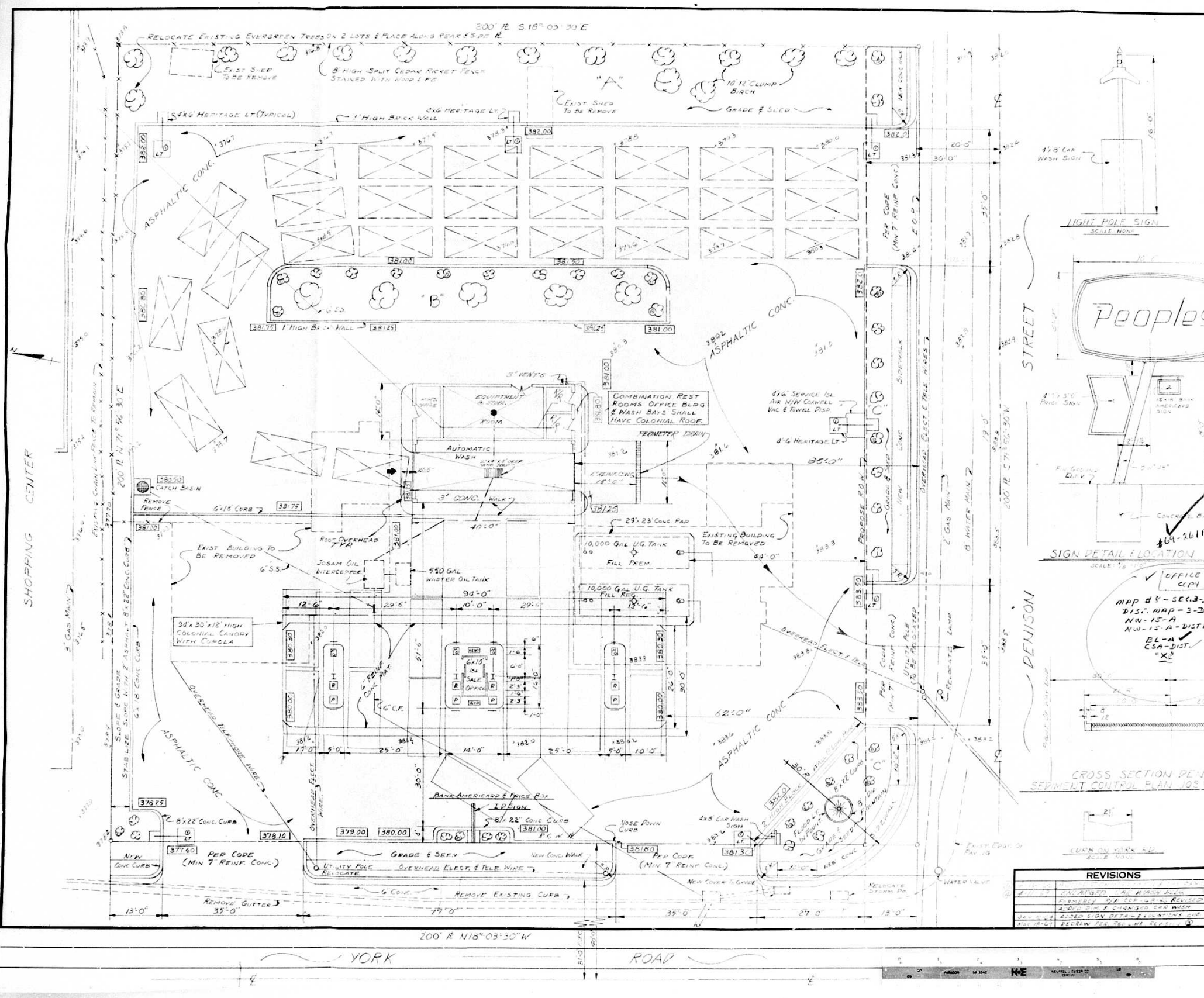
[illegible]

TOWSON, MD. 21204 May 14, 1964

STROMBERG PUBLICATIONS, Inc.

[illegible]

JOSEPH D. THOMPSON
ENGINEER & SURVEYOR
21 Shell Bldg. 200 E. Joyce Rd.
Towson, Md. 21204



GENERAL NOTES

NOTE:
 1. 10' LOW PROFILE EVERGREEN
 2. 10' LOW PROFILE SHRUB
 3. LIGHTS NO. 1 BRANCH 2 1/2\"/>

ZONING STATUS

Existing Zoning: Parcel # R-10 Parcel #2
 Proposed Zoning: Parcel # R-10 Parcel #2
 Existing District: NA
 Proposed District: CSA
 Variance to Section _____ to Permit _____
 Instead of the required _____

AREA REQUIREMENTS

3 # 10' Diameter Islands with _____ # 10' single
 Dividers capable of holding _____ cars at any
 one time.

Total Pavement Surfaces	_____
Total Paving Surfaces	_____
Total Bays & Spaces	_____

Site area required: Total bays & spaces _____ # x
 1500 square feet = 15,000 square feet.

Proposed ancillary uses: VENDING
 Additional area required: 10

Proposed combination uses: 24' x 10' x 10'
 Additional area required: 2,400

Total area required: 14,500
 Total area of tract: 27,500

ACCESS POINTS

Number of driveways on front street: 2 times
 65' = 120 (required width)
 Actual site width: 72'

LANDSCAPING

Area req'd = 3,800 square feet
 Area req'd = 1,500 square feet
 Total: 5,300 sq. ft. = 1.1 % of tract
 5% of tract: 1,375 sq. ft.
 Landscaping provided (in excess of):
3,925 sq. ft. excess

LIGHTING

(1) One ORIGINAL light: 6' x 6' x 12' (description)
 (2) One ORIGINAL light: 4' x 6' x 12' (description)

PARKING

Parking spaces required: three for each bay NONE
 Parking spaces provided: NONE
 (All parking must be set back 5 feet from street
 prop. line)

CROSS SECTION DENISON AVE

SEPARATE CONTROL PLAN FOR 1/4\"/>

CROWN CENTRAL PETROLEUM CORPORATION

BALTIMORE, MARYLAND
 PLOT PLAN FOR SERVICE STATION AT
 245-17 YORK ROAD & DENISON
 TOWNSHIP, MARYLAND
 SCALE: 1/4\"/>

ENGINEERING DEPARTMENT

BALTIMORE, MD.
 DRAWN BY: _____ CHECKED BY: _____ DATE: 12-24-68
 NUMBER: _____ DRAWING NUMBER: CDP-68-57

REVISIONS

NO.	DESCRIPTION
1	LOCATED ALL EXISTING UTILITIES
2	REMOVED ALL EXISTING DRIVE
3	ADDED SIGN & CHANGED CAR WASH
4	ADDED SIGN DETAIL LOCATION FOR
5	REMOVED ALL EXISTING DRIVE

NOTE:

1. LOW PROFILE EVERGREEN
2. LOW PROFILE SHUB.
3. LIGHTS NO. 1 BEACON'S 16" HERITAGE LIGHTS ON 16' POLE WITH 6 ARM
4. LIGHT NO. 2 BEACON'S 16" HERITAGE LIGHTS ON 16' POLE WITH 6 ARM
5. CONNECT 26" INTERIOR CATCH BASIN @ 1-32X1 PERIMETER DRAINS WITH 6" C.I. PIPE TO STORM DRAIN CATCH BASIN ALONG YORK ROAD

Put
exb #8

Existing Zoning: Parcel R-10 Parcel #2 _____
Proposed Zoning: Parcel B/L Parcel #2 _____
Existing District N/A
Proposed District CSA
Variance to Section _____ to Permit _____
_____ instead of the required _____

3 # Dispenser islands with 8 # single
dispenser pumps capable of serving 1 cart at any
one time.

Total Servicing Spaces 8
Total Servicing Bays 8
Total Bays & Spaces 8

Site area required = Total bays & spaces 8 x
1500 square feet = 12,000 square feet.

Proposed ancillary uses VENDING
Additional area required 13

Proposed combination uses N/A
Additional area required 0

Total area required 12,018
Total area of tract 37,400

Number of driveways on front street 2 times
65 = 130 (required width)
Actual site width 787

Area "A" = 825 square feet
Area "B" = 276 square feet
Area "C" = 182
Total 1283 sq. ft. = 5.1 % of tract
5% of tract 1870 sq. ft.
Landscaping consists of (description) SEE GEN'L NOTES

* (1) Type COLONIAL height 16' W/8' ARM.
 (description)
 * (2) Type COLONIAL height 4' W/8' ARM.
 (description)

Parking spaces required 3 three for each bay NONE
 Parking spaces provided NONE
 (All parking must be set back 5 feet from street prop. line)

BALTIMORE, MARYLAND
PLOT PLAN FOR SERVICE STATION AT
2415-17 YORK ROAD & DENNISON
TIMONION, MARYLAND.
SCALE: 1"=10'-0" DATE: 12-24-68
ENGINEERING DEPARTMENT
BALTIMORE, MD.

DRAWN	CHECKED	DRAWING NUMBER
10-10-68	10-10-68	CCP-68-5

REVISIONS	
11-10-65	ADDED SIGNAGE STATING THE SCHOOL
11-11-65	ENLARGED CAR WASH BUILT
	FORMERLY BIP CAR-GRG REVISED
	ADDED DIM E CHANGED CAR WASH
JAN-19-66	ADDED SIGN DETAILS LOCATIONS GSE
MAR-18-66	DRAWING PER REV LINE REVISION 3
11-20-66	MOVED FENCE, REMOVED CAR WASH IN
11-22-66	ADDED, PLANTED, FENCE LINE AND GSE

GENERAL NOTES

NOTE:
1. 10' HIGH PROFILE EVERGREEN
2. 10' HIGH PROFILE SHRUB
3. LIGHTS NO. 1 BEACON 4 1/2" HERITAGE LIGHTS
ON 16' POLE WITH 8 ARM
4. LIGHT NO. 2 BEACON 4 1/2" HERITAGE LIGHTS
ON 16' POLE WITH 8 ARM
5. CONNECT 28" INTERIOR CATCH BASIN 1 1/2" I.D.
PERIMETER DRAIN WITH 5" C.I. PIPE TO STORM
DRAIN CATCH BASIN ALONG YORK ROAD
6. AUTOMATIC CAR WASH CAPACITY LIMITED ON
3 MIN. CYCLE
7. 2 MIN. ENTIREMENT 1 G. CAR PER 30 MIN.
VOLUME OF TRAFFIC 15 G.P.M.

ZONING STATUS

Existing Zoning: Parcel # A-10 Parcel #2
Proposed Zoning: Parcel # B-1 Parcel #2
Existing District: N/A
Proposed District: CSA
Variance to Section _____ to Permit _____
Instead of the required _____

BARPA REQUIREMENTS

3 # Dispenser Islands with 8 # single
dispenser pumps capable of servicing 2 cars at any
one time.

Total Servicing Spaces _____
Total Servicing Bays _____
Total Bays & Spaces _____

Site area required: Total bays & spaces 8 # x
150 square feet = 1,200 square feet.

Proposed ancillary uses: VENDING
Additional area required: 15

Proposed combination uses: CAR WASH
Additional area required: 2,000

Total area required: 1,200
Total area of tract: 2,400

Number of driveways on front street: 2 times
65 # (required width)

Actual site width: 120

LANDSCAPING

Area 1st = 3,860 square feet
Area 2nd = 2,800 square feet
Area 3rd = 1,200 square feet
Total 7,860 sq. ft. = 17.7 % of tract
5% of tract 1,200 sq. ft.
Landscaping consists of (description)
SEE SITE PLAN

LIGHTING

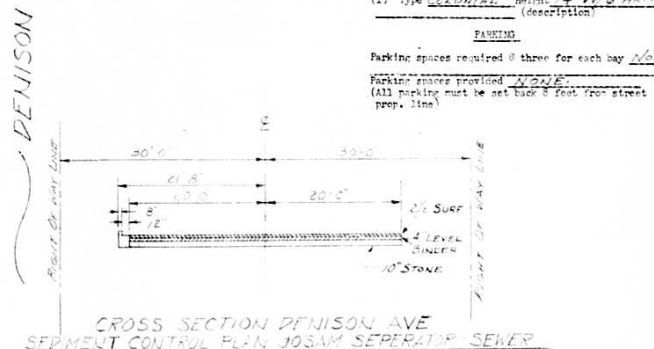
(1) Type SCROLLING height 16' W/8' H.A.I.
(2) Type SCROLLING height 4' W/6' H.A.I.
(description)

PARKING

Parking spaces required @ three for each bay NONE
Parking spaces provided NONE
(All parking must be set back 8 feet from street
prop. line)



SIGN DETAIL & LOCATION
SCALE: 1/8" = 1'-0"



CROSS SECTION DENISON AVE
SEWER CONTROL PLAN JOSSAM SEPARATOR SEWER

REVISIONS

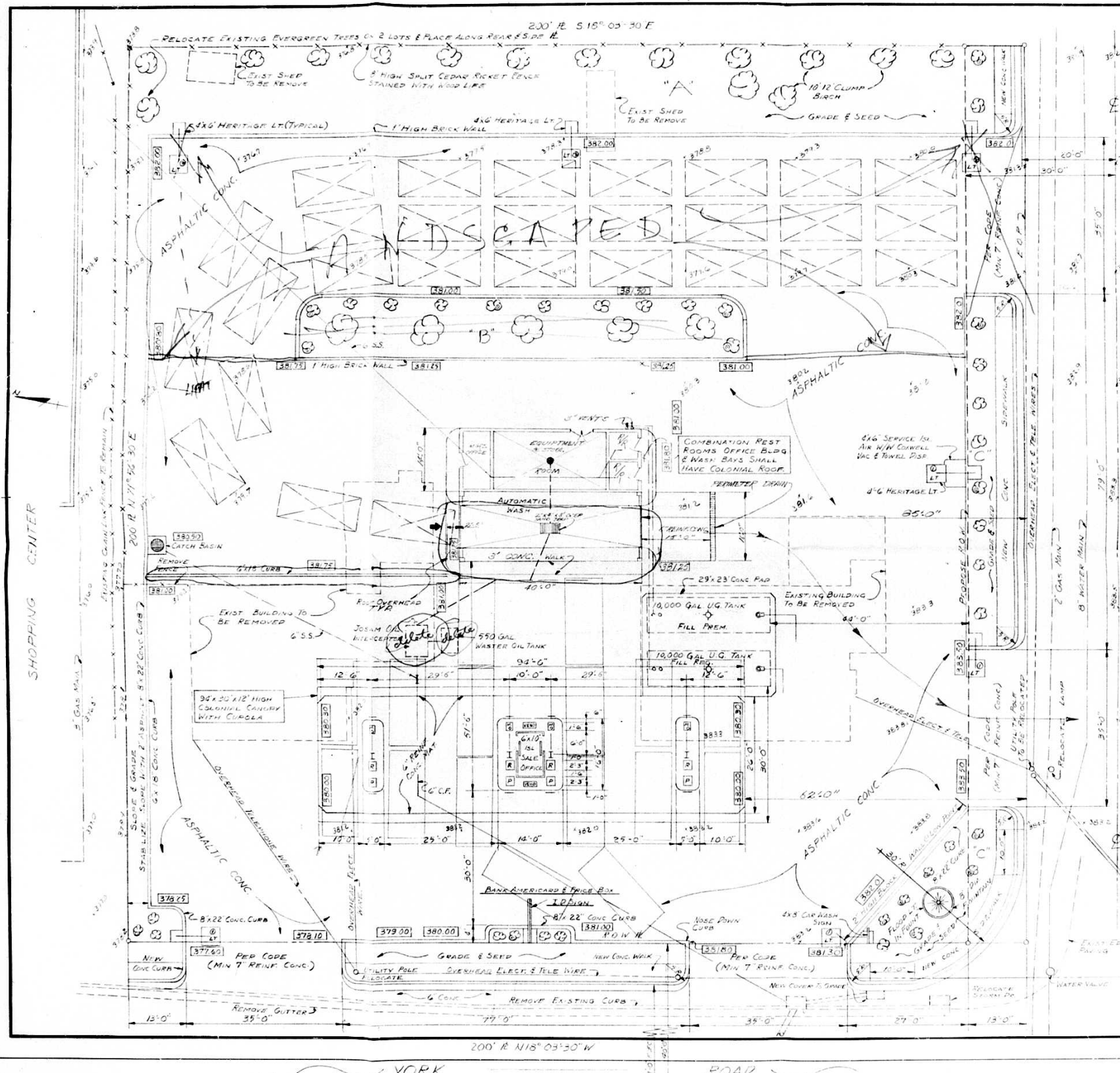
DATE: 12-24-08

ENGINEERING DEPARTMENT

BALTIMORE, MD.

DRAWN BY: _____ CHECKED BY: _____

DRAWING NUMBER: CDP-05-97



YORK ROAD

GENERAL NOTES

NOTE:
1. LOW PROFILE LIGHTS
2. LIGHTS NO. 1 - BEACON 6' HERITAGE LIGHTS
ON 16' POLE WITH 8' ARM
4. LIGHT NO. 2 - BEACON 6' HERITAGE LIGHTS
ON 14' POLE WITH 6' ARM
5. CONNECT 24" INTERIOR CATCH BASIN & 12" V
PERIMETER DRAIN WITH 6" C.I. PIPE TO STORM
DRAIN CATCH BASIN ALONG YORK ROAD

Pet Center

ZONING STATUS

Existing Zoning: Parcel **R-10** Parcel #2
Proposed Zoning: Parcel **B/L** Parcel #2
Existing District: **N/A**
Proposed District: **CSA**
Variance to Section _____ to Permit _____
_____ instead of the required _____

AREA REQUIREMENTS

3 # Dispenser Islands with 8 # single
dispenser pumps capable of serving 8 cars at any
one time.

Total Servicing Spaces
Total Servicing Bays
Total Pumps & Spaces

Site area required = Total bays & spaces **8** x
1500 square feet = **12,000** square feet.

Proposed ancillary uses **VENDING**
Additional area required **12**

Proposed combination uses **N/A**
Additional area required **0**

Total area required **12,012**
Total area of tract **37,400**

ACCESS POINTS

Number of driveways on front street **2** times
65 # **130** (required width)
Actual site width **128**

LANDSCAPING

Area "A" = **825** square feet
Area "B" = **825** square feet
Area "C" = **825** square feet
Total **2475** sq. ft. = **6.1** % of tract
55 of tract **1270** sq. ft.
Landscaping consists of (description)
SEE SITE PLAN

LIGHTING

(1) Type **SCROLLING** height **16' N/B** ARM.
(description)
(2) Type **SCROLLING** height **16' N/B** ARM.
(description)

PARKING

Parking spaces required 6 three for each bay **NONE**

Parking spaces provided **NONE**
(All parking must be set back 8 feet from street
prop. line)

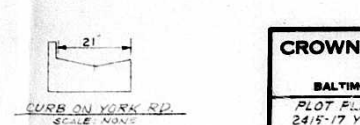
SIGN DETAIL & LOCATION

SCALE: 1/8" = 1'-0"



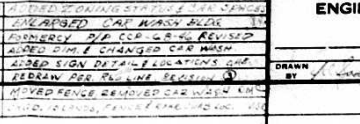
CROSS SECTION DENIMISON AVE

SCALE: 1" = 10'-0"



CURB ON YORK RD.

SCALE: NONE



REVISIONS

NO.	DATE	DESCRIPTION
1	10-10-00	ADDED ZONING STATUS & ALL SPACES
2	11-11-00	ADDED CAR WASH SIGN
3	12-12-00	ADDED CAR WASH SIGN
4	12-12-00	ADDED CAR WASH SIGN
5	12-12-00	ADDED CAR WASH SIGN
6	12-12-00	ADDED CAR WASH SIGN
7	12-12-00	ADDED CAR WASH SIGN
8	12-12-00	ADDED CAR WASH SIGN
9	12-12-00	ADDED CAR WASH SIGN
10	12-12-00	ADDED CAR WASH SIGN

CROWN CENTRAL PETROLEUM CORPORATION

BALTIMORE, MARYLAND

PLOT PLAN FOR SERVICE STATION AT

2415-17 YORK ROAD & DENIMISON

TIMONIUM, MARYLAND

SCALE: 1/8" = 1'-0" DATE: 12-24-08

ENGINEERING DEPARTMENT

BALTIMORE, MD.

DRAWN BY: *[Signature]* CHECKED BY: *[Signature]*

REVISION NUMBER: CC-68-97

