## PETITION FOR ZONING VALANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

hereby petition for a Variance from Section 405.485 to permit light heighth of

14 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)

Sais increased heighth of Highting will allow better illumination of the site in the area of curo cuts which in turn will reduce any under heared from ingress and ogress. Highting will be directed document and have no property.

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

Low we, agree to pay expenses of above Variance as/actising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the roning regulations and restrictions of Railmore County adopted pursuant to the Zoning Law For Baltimore County.

THE AMERICAN OIL COMPANY

Stinore, Jary land 21201

One North Charles Street ... Baltimore, Maryland 21201 CONDERED By The Zoning Commissi

Zoning Commission

Address . J. Al. Challen St.

ozm



Baltimore County, Marylani

Towner, Marriand, 21284

Date July 21, 1969

10 John G. Rose C. Richard Moore

SUBJEUT: REVISED COMMENTS
Item 397 - 2AC - June 17, 1969
Property Orwar: American 011 Company
Frederick hoad and Bishops Lare
5.H. for site expansion and Ver. to
Sec. 405,48 es
Light height

Revised plans dated May 22, 1969 conform to previous

C. Richard More
Assistant

# PETITION FOR SPECIAL HEARING 170-9 SPHR

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Commissioner should approve the expansion of gasoline service station facilities

located at the intersection of the west side of Bishops lane and the south side of

Prederick Road, County of Baltimore, State of Maryland. Said property currently improved by two service stations which will be demolished and one service station erected in their place. The expansion of service station facilities will take an additional 50 feet to the rear of current service station, all of which will

Property is to be posted and advertised as prescribed by Zoning Regulations. Regulations we agree to pay expenses of above Special Hearing advertising, posting, etc., upon filling of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Saltimore County adopted pursuant to the Zoning Law for Baltimore County.

THE AMERICAN GIL COMPANY

Address One North Charles Street Booke Waryland 2124 Booke W JACOSS Petilioner's Attorney Address ( N. Charle 11. Protestant's Attorney

Lagal Owner

ORDERED By the Zoning Commissioner of Baltimore County, this\_5th\_\_\_

day of the second of the secon at 10:00 p'clock A. M. July 29 000

JM : .. 169 AM -1+++ STILL LE FL

#70

432A

Zoning Commissioner of Baltimore County

(cver)

10:00A 7/9/69 Hargins

DETREAT OF ENGINEERING

Zoning Plat - Comment

797. Property Owner: American Oil Company Location: S/W cor. Frederick Hoad and Hishop Lane

District: Lat
Present Zoning: HL
Present Zoning: S.H. for site expansion and
Proposed Zoning: S.H. for site expansion and
No. Acres: 55,020 og. tb. 55 hight Height
No. Acres: 55,020 og. tb.

Prederick Road is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission require-

Bishop base is an existing County read which will be improved as a 30-foot closed section with flushble paring on a 50-foot right-of-way. Highway widening will be required, extend information has not been shown on the anthyed plan to the catent of highway widening required at this time of the catent of highway widening required to provide a full but it shall be the greater width required to provide a full of the catenty of the catenty of the catenty in the catenty of the catenty in the catenty of the catenty of

The entrance locations are subject to approval by the Department of

### Storm Drains:

Frederick Head is a State Head. Therefore, drainage requirements they affect the road come under the jurisdiction of the Maryland State add Commission.

The Poplicant must provide monestary drainings "actilities (temporary or otherwise) to prevent creating any misaness or damped to adjacent protection, especially by the concentration of surface waters. Correction of any problem which may result, due to improper crediting or other crediting facilities, would be the full responsibility of the Applicant.

### Sediment Control:

Development of this pionerty through stringing, gradier and stabili-zation would must be a collect politation grabbon, damaging private and public holdings demantion of the processy. A greating permit is, therefore, recessingly for all gradies, includies the stringing of two moli.

Gradies studies and sediment control drawinss will be necessary to be reviewed and approved prior to the someone of any studies or failules' permits.

### EXPANSION PARCEL (50')

BEGINNING for the same on the west side of Bishops lane at a point distant S 17° 39' 24" E 100.06 feet from the corner formed by the intersection of the west side of Bishops Lane and the south side of Frederick Road, running thence binding on said west side of Bishops Lane, as now surveyed (1) S 17° 39' 24" E 50.03 feet; (2) thence running S 74° 21' 19" W along a line parallel to and 150 feet south of the scutherly line of Frederick Road a distance of 230.69 feet to intersect the fourth or N 1020 W 544' 6" line of that parcel of land conveyed by Louisa MacGill, widow, to John Charles MacGill, running thence binding on part of said line (3) N 14° 50' 21" W 50.01 feet, running thence for a line of division (4) W 74° 21' 19" E 229.23 feet along a line parallel to and 100 feet south of the southerly line of Frederick Road 50.01 feet to the place of REGINNING.

Re: Petition for Variance and Special Hearing
S/W Cor. Frederick Road
and Bishop Lane, 1st Dist.
The American Oil Co., Petitioner

Refore

Zoning Commissione:

Baltimore County

SPH

### \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

The petitioners have requested service station site ine petitioners have requested service station site expansion and variance for property located at the southwest corner of Frederick Road and Bishop Lane. This property onsists of two percels; parcel i being improved with an existing Shell Service Station and parcel 2 improved with an existing American Service Station. These properties are presently zoned Bustiness Local for a depth of 150 feet measured from the south side of Frederick Road.

The petitioner proposes to expand the existing sites from the present 100 foot special exception depth to include the entire commercially zoned property. The petitioner plans to demolish the existing service stations and replace them with one

The request for site expansion complies with Section The request for site expansion complies with Section 405. 8-b as it is a commercial zone and will be improved in such manner as to be more in keeping with Sections 405. 4 and 403. 5 to the Zoning Regulations.

The request for a variance from Section 4.5, 4-b-5 to permit a light of standard height of 14 feet instead of the permitted 8 feet should be granted as it would be a practical difficulty to erect this light at a height of only 8 feet.

For the above reasons the petition should be granted

It is this 1774 day of July, 1969 by the Zoning Commissioner of Baltimore County, ORDERED that (1) the request to expt of the two parcels, parcels i and 2, to a depth of 150 feet as herein described should be and the same is hereby granted, and (2) that the variance to permit a light height of 14 feet instead of the permitted 8 feet is hereby granted.

The plan for the development of the subject property is subject to approval of the Bureau of Traffic Engineering, Bureau of Public Services, State Roads Commission, the Director of Planning and the Zoning Commissioner.

Zoning Commissioner of Baltimore County

3

297. Property Owner: American Oil Company Page 2

Public samitary sewrage exists to serve this property.

Public water supply exists to serve this property. DMD: nw

"H" N.E. Key Sheet 10 S.W. 22 Position Sheet S.W. 3 F 200' Scale Topo

DAND IN FIGURE COMMISSION OF C

FOR

RECEIVED

ORDER ! DATE



STATE ROADS COMMISSION BALTIMORE MD 21201 June 19, 1969

ECFLT CHEF CADACES
W. TER J. AZORDA
G. CADACE & CAFET.
HUGH G. DOWAS . 8.E E -- CAR

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Mr. John G. Rose, Coning Commissioner County Office Building Towson, Maryland 21204

0

Atr: Mr. C. L. Myers

Re' Loning havisory 6/17/69 Committee Heating 6/17/69 Property Denris American 6:11 Go. Location: Sw/Cor. Frederica Road 6 98 Shop Lanc 1st Vistrict (Route 144) Present Loning: 8L Proposed Zoning: S.H. for site expansion 6 Yar. to Sec. 405, 4 8 5 Light Meight

Dear Mr. Rose:

A new curb return on a 30' radius must be constructed at the corner f Frederick Road and 3ishop Lane. The existing return is on a 10' radius. he radius indicated on the plan scales 20 ft.

The plan indicates proposed 6" concrete entrance aprons. The State Roads Commission specification is 8".

The plan must be revised prior to a Hearing date being assigned. The entrances will be subject to State loads Commission approval and permit.

Charles Lee, Chief Development ingineering Section

by: John E. Heyers Asst. Development Engineer

6-25-70

# BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

John G. Rose, Zoning Commissioner TO Office of Planning & Zoning

6-25-69

Richard B, Williams, Planner
FROM Office of Planning - Project Planning Division

SUBJECT Zoning Advisory Agenda Item \$297

June 17, 1969 American Oil Company SW/Cor. Frederick Rd. & Bishop Lane

This plan has been reviewed and there are no site-planning factors requiring comment.

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING Baltimore County, Margland

Date June 25, 1969

Mr. John G. Rose Attn: Oliver L. Myer:

FROM: C. Richard Moore

SUBJECT: Item 297 - ZAC - June 17, 1969
Property C'mer: American Gii Company
Frederick Road & Bishops Lane
S,H, for site expansion & var, to Sec. 405.4 8 5
Light Height

not meet the requirements for curb tangent distance. The curb Langent distance is measured from the F.T. of the curb radius to the P.C. of the entrance. The combining of the two existing service stations into one should improve circulations.

# BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Oliver L. Myers Date June 17, 1969

FROM William M. Greenwalt

SUBJECT Item 297 - Zoning Advisory Committee Meeting, June 17, 1969

297. Property Owner: American Oil Company
Location: Sw/Cor. Frederick Rd. 5 Bishop Lane
District: 1st
Tressent Zoning: EL
Proposed Zoning: S.H. for site expansion 5 Var.
to Sec. 403.4 8 5 Light Height
No. Acres: 55,020 eq. ft.

Public water and sewers are available to the site.

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

William My Huen Water and Sewer Section BUREAU OF ENVIRONMENTAL HEALTH

BALTIMORE COUNTY BOA 6" EDUCATION

ZONING ADVISORY COMMITTEE MERTING

location: She con French Ro. & Bisher Lane

District: /

Proposed Zoning: S.H. FOR SITE EXPANSION & VAR.

No. of Acres: 55,020 50. FT.

OF JUNE 17,1969

Petitioner: American On Co.

Present Zoning: Bc

Corrents: No GEARING ON STUDENT POPULATION

### BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John 6. Hose, Joning Commissioner
Aff: Mr. Myero Date 299 73, 1969 FROM John Lilley, Inspector SITEIRCY Property Gener American Gil Company

L'eation: Frederick Avenue and Histops Lane

Partitioner shall be required to seet all fire Department regulations pertaining to Gas service stations, when plans are submitted for approval.

P. M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

то	Mr. John Rose	Date	June 20,	1969	
FROM	John France				
SUBJECT.	SW Cor. Frederick Rd. & Bishop Lane American Oil Company				

Must meet all requirements of Baltimore County Building Code.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date June 27, 1969

FROM Leslie H. Groof, Deputy Director of Planning

Petition <sup>4</sup>70-9-ASPH, Suthwest corner of Frederick Road and Bisho<sub>2</sub> Lane.
Petition for Variance to pumit a light height of 14 feet instead of the required
8 feet; and Petition for Special Hearing to approve the expansion of gasoline
service station facilities.
American OII Company - Petitioners

1st District

Wednesday, July 9, 1969 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

- Inasmuch as the proposed service station in a C.C.C. District is a "special" case since it could not be built at all if the use had not been previously established, we are taking our review of the subject proposal into some detail in the interest of affering critically constructive comment. While the comments apply specifically to the case at hand, they are also meant to indicate generally our feelings about some of the provisions of 8ill 40.
- Requirements relative to the granting of special exceptions can serve as guidelines in the case. In particular, it would seem appropriate to consider Paragraph A of Subsection 463.3, relating to traffic conflicts near schools, etc.

Also, the petitioner's plan indicates that a price sign would be installed. While we are not aware of the present status of the "price-sign low" (Bill No. 72, 1964 - Section 18-14 in Title 18 of the Saltimore Courty Code, 1968 edition), it would be appropriate, as well, to take into account Paragraph C of Subsection 405.3, which deals with general legal requirements of Baltim - 2 County.

3. The petitioner's plan shows a large sign in an area where such obstructions are prohibited under Parag aph A of Subsection 405.4 (Sub-subgroupper) b. of Subparagoppe 12.) The plan tale shows an "old\*v. cuts sign" located within an area marked "goode and seed"; yet, an inset shows thet such a sign would be secured "for driveway with. solts set in lead anothers." Among additional signing matters that might be apessioned it whether the price sign and "abstraction cuts sign" shows an artist of the price sign and "advertising curb sign" shown, even though anchored to the ground, constitute "portable "A" or "sandwich board" signs, which are prohibited.)

BALTIMORE COUNTY, MAR. LAND

INTER-OFFICE CORRESPONDENCE

June 27, 1969 TO Mr. John G. Rose, Zoning Commissioner Date....

FROM Leslie H. Groef, Deputy Director of Planning

SUBJECT Petition #70-9-ASPH.

4. From a site-planning viewpoint, the mene grading and seeding of portions of the site does not, in our judgment, constitute landscaping. Certainly, even sadding of the granul would fall far short of meeting the spirit of the service-station regulations. Trees and shrubs should be required (as they have been provided on many of the recently upgraded stations in the County).

Since close-to-the-ground lighting can be designed to provide safe and attractive illuminationfor this site (as for nearly any other service-seation site), we get a close to understond the request for a variance to permit a light stendard 75 per cent higher than the maximum hi-'cht stipulated in the Zoning Regulations.

BENEAU OF BURLAU OF TRAFFIC ENGINEERING

BUREAU OF OF ALTHOUGH TARTES PROTECT DE ANNING BUT DISC DEPARTMEN BOARD OF LIFE ATTON

.....

STATE BOADS COMMESS

20NING ADMINISTRATIO

Rodney L. Jacobs, Esq., One North Charles Street Baltimore, heryland 21201

RE: Type of Hearing: Light Height Variance Location: SW/Cor. Frederick Rd. & 91 shop Lane 1st District Pelitioner: American Oll Company Committee Meeting of June 17th, 1969 Item 297

June 26, 1969

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

The subject property is presently improved with two existing service stations. An American Station is presently open. The other station is a Shell Gil Company station which is presently bearded up and closed down. The property to the south is improved with a residential oselling. The property to the east with another closed service station. The property to the north is improved with a residential oselling. The property to the north is improved with a church and several businesses. Frederick Road in this area is improved as for as curb and gutter are concerned; however, Sishop Lene (a) not.

BUREAU OF ENGINEERING:

Highways:

Frederick Road is a State Road, therefore, this site will be subject to State Roads Commission review and all wireet improvements and entrance 1 actions on this road will be subject to State Roads Commission requirements.

Bishop Lane is an existing County road which will be improved Bishop Lane is an existing Country read-which will be improved as a 30-foot closed section with flexible paving on a 50-foot right-of-way. Highway widening will be required. Sufficient information has not been whom on the sunject plant to determine the sunject shalt to determine the sunject shalt of the sunject shalt be the greater width required to provide a 50-foot right-of-way based either on the center like of existing paving in Bishop Lane or existing right-of-way beyond the limits of the subject property. Rodney L. Jacobs, Esq., One North Charles Street Ballimore, Maryland 21701 Item 297 Page 2

June 26, 1969

Highways: (Continued)

The entrance locations are subject to approval by the Department of

Storm Brains

Frederic: Road is a State Road, Therefore, drainage requirements

The Applicant must provide necessary drainage racilities (temporary or otherwise) to prevent creating any nuisances or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings domestream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil:

Grading studies and sediment control drawings will be necessary to be

Public sacitary severage exists to serve this property.

Waters

Public water supply exists to serve this property.

This plan has been reviewed and there are no lite planning factors requiring comment.

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject perition indicates that the plan does not meet Review of the subject perition indicates that the plan does not meet the requirements for curb tangent distance. The curb tangent distance is measured from the P.I. of the curb radius to the P.C. of the entranc... The combining of the two existing service stations into one should improve circulation.

4 419/45

20-9-ASPH

Posted for:	DETIPHER & S. AMERICAN DI Suffer of Fr	occial Hours	d Paris 6- 19-	
Petitioner	AMERICAN D	1/ (0 /	· · · · · · · · · · · · · · · · · · ·	
Location of proper	y Swifeer of Fr	ed Rd & Bo	hoss LANC	
Location of Signs	G-100' Wol But Sof Fred Rd .	shops Lane en.	SW/sof Fred Rd	
(2) - 50'	- Sof Fred Rd c	- W/sof Bish	PELENE	
		The state of the s		
Remarks:	166esk		turn 6-26-	

/ U. W	BALT FORE COUNTY, MARY AND OFFICE OF FINANCE District of Collection at Straight TOWNERS, MARYLAND 21204  BLAND TOWNERS, MARYLAND 21204	2285
To: Cop II Solot	Ending State, of Seltimore of Sellimore of Seltimore of S	YOTAL AROU \$25,00
9824 17	Publisher in pasted the try and springer	25.00
25000	4	

MAL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

No. 64618 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE ion of Collection and Re-TOTAL AN 20.26 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS COURT HOUSE TOWSON MARYLAND 21204

社会	4			
Contract of the last	AND SHAPE OF THE PARTY OF THE P			
	BALTIMORE	COUNTY	OFFICE	OF PL

Your Petition has been received and accepted for Filing this

More of Myers Advisory Committee

Rodney L. Jacobs, Esq., One North Charles Street Baltimore, Maryland 2120; Item 297 Page 3

luna 26 1969

CIOC COEVEUTION.

Petitioner shall be required to meet all Fire Department regulations

ROARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of Baltimore County Building Code.

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.

A new curb return on a 30' radius must be constructed at the corner of Frederick Road and Rishop Lane. The existing return is on a 10' radius.

The plan indicates proposed 6" concrete entrance aprons. The State Roads Commission specification is 8".

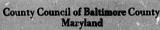
The plan must be revised prior to a Hearing date being assigned.

The entrances will be subject to State Roads Commission approval and

ZONING ADMINISTRATION DIVISION: The petitioner will be required to revise these plans in accordance with Bill 40 which provides for a 20 ft, tangent distance from the intersection of two streets to the proposed entrances. Also, the State Roads Comission has requested a revised plan in this revised plan must be substitled prior to the hearing.

Very truly yours,

OLIVER L. HYERS, Chairman



Legislative Session 1968, Legislative Day No. 9

BILL No. 00

(By Request of County Enscritive)

By the County Council, June 3, 1968.

A BHILL Entitled

N ACT, to amend the Bulliners County Sening Regulations, 1935, as amended by Sill No. 84, 5000, to provide that existing service stations REIS/TING ON DECEMBERS 83, 1947 AND not in-restoration. ALTHOUGH THE COUNTY OF THE COUNT

SECTION 1. Be it enacted by the County Council of Baltimere County, Maryland, That subsections 40645 and SUBSECTION 405.6 AND PARAGRAPHS A.B., C. D. E., F. H. AND IO SUBSECTION 405.6 AND PARAGRAPHS A.B., C. D. E., F. H. AND IO SUBSECTION 405.6 And SUBSECTION 405.6 AND NEW PARAGRAPHS A. AND C. OS SUBSECTION 405.6 AND NEW PARAGRAPHS A. AND C. OS SUBSECTION 405.6 he and they are hereby mached in list thereof.

405.6—Non-operation and Abandonment of Service Stations.

The premises (including landscaping) of any service station which is not in operation shall be continuously maintained in the

Testion of Barine, and a light higher of Barine, and a light higher of the measure Partition for Section 1004, 7 of the Zoning Republishes of Barineses Countries of Country C

PRIFTSON FOR VARIANCE AND

Petition for Variance from the Zening Regulations of Railimore County to permit a light height of 14 feet instead of the received

Petition for Special Hearing Under Section 100.7 of the Zening Repein tions of Ballimary County to deter mine whether or not the Zenin Commissioner and/or Deputy Zonia Commissioner and/or Deputy Zonia

OL .....

CATONSVILLE PLANTES CATONSVILLE, MD. 21228 June 25.

THIS IS TO CEPTIFY, this the annexed advertisement of John G. Bose, Zoning Comm.seloner of Beltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-

lished in Baltimore County, Maryland, cure a neek for One ENNERS week before the 25 day of June. 1969 that is to say.

the same was inserted in the issue of June 19, 1959.

STROMBERG PUBLICATIONS, Inc.

CRICINAL

B. Luth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD...... JUN 1 9 1969

THIS IS TO CERTIFY, that the annexed advertisement was sublished in TUP (VPVVDCOVIAV a washin neurosper printed July 19.59, the first publication appearing on the 19th day of June

THE JEFFERSONIAN.

Cost of Advertisement. \$ ...

same manner as is required under these regulations for operating service stations. If any service station is not operating for a period of twelve consecutive months or more, the Zoning Commissioner, after public hearing, may determine that such service station has been abandoned and may terminate any special exception applying thereto. FURTHER, ANY SPECIAL EXCEPTION APPLYING TO A SERVICE STATION WHICH HAS BEEN ( INVERTED TO ANOTHER USE SHALL TERMINATE AS OF THE TIME OF THE CONVERSION.

405.8—Service Stations Existing on December 31, 1967. Notwithstanding other provisions of these Zoning Regulations TO THE CONTRARY, ANY AUTOMOTIVE-SERVICE STATION WHICH LEGALLY EXISTED ON DECEMBER 31, 1967 AND WHICH HAS NOT LOST ITS PERMITTED STATUS BY REASON OF THE TERMINATION OF A SPECIAL EXCEPTION APPLYING THERETO SHALL BE GOVERNED BY THE PROVISIONS OF THE FOLLOWING PARAGRAPHS:

- A. Subject to the provisions of Paragraph C, below any THE MAIN STRUCTURE OF ANY SUCH automotive-service station building misting on December 51, 1967 may be expanded or reconstructed and any ancillary uses listed in paragraph 405.4C may be added to any such establishment. provided that such existing station and all such expansion. reconstruction, or addition of uses: is either confined to the limits of the site as it existed on December 31, 1967 or to an expanded site as approved under Paragraph B; is located in a B.L., B.R., B.M., M.L., or M.H. Zone; and complies with the soning regulations in effect on April 30, 1967, IN THE JUDGEMENT OF THE ZONING COMMISSIONER, WOULD BE DONE IN SUCH A MANNER THAT THE STATION WOULD BE IMPROVED SO AS TO BE MORE IN KEEP-ING WITH THE PURPOSES OF SUBSECTIONS 405.4 AND 405.5 OF THESE REGULATIONS.
- B. Subject to the provisions of Paragraph C, below, the site of any SUCH automotive-service station existing on December 31, 1967 may be expanded provided that such expansion and the arrangement of the entire site are determined by, IN THE JUDGEMENT OF the Zoning Commissioner, after public hearing, to be in accordance with the purposes of this Section 405 WOULD BE DONE IN SUCH A MANNER THAT THE STATION WOULD BE IMPROVED SO AS TO BE MORE IN KEEPING WITH THE PURPOSES OF SUBSECTIONS 405.4 AND 405.5 OF THESE REGULATIONS, and provided that such expansion is limited to a B.L., B.M., B.R., M.L., or M.H. Zone.
- C. ANY EXPANSION, RECONSTRUCTION, OR ADDITION OF ANCILLARY USES PERMITTED UNDER PARA-

GRAPHS A AND B SHALL BE IN ACCORD WITH A PLAN FOR THE ENTIRE SITE AS APPROVED BY THE DIRECTOR OF PLANNING AND THE ZONING COMMISSIONER. FURTHER, ANY ADDITION OF ANCILLARY USES SHALL BE SUBJECT TO THE SITE-AREA AND SCREENING REQUIREMENTS OF SUBSECTION 405.4 OR 405.5.

SECTION 1A. BE IT FURTHER ENACTED THAT PARAGRAPH G IN SUBSECTION 405.8 OF THE BALTIMORE COUNTY ZONING REGULATIONS, 1955, AS AMENDED, BE AND IT IS HEREBY RE-DESIGNATED AS PARAGRAPH D.

SECTION 2. Be it further enacted, That subsection SUBSECTION 405.9 of the Ballimore County Zoning Regulations, 1963 1955, as amended, be and it is hereby repealed; and that subsection 405.10 be and it is hereby renumbered to 405.9.

SECTION 3. Be it further enacted, That this Act shall take effect forty five days after its enactment. IS HEREBY DECLARED TO BE AN EMERGENCY MEASURE AFFECTING THE PUBLIC HEALTH, SAFETY AND WELFARE AND HAVING BEEN PASSED BY THE AFFIRMATIVE VOTE OF FIVE (5) MEMBERS OF THE COUNTY COUNCIL, THE SAME SHALL TAKE EFFECT FROM THE DATE OF ITS ENACTMENT.

READ AND PASSED this 1st day of July, 1968.

By Order:

Herbert Hohenberger, Secretary

PRESENTED to the County Executive, for his approval this 3rd day of July, 1968.

Herbert Hohenberger, Secretary

APPROVED AND ENACTED: July 9, 1968.

Dale Anderson
County Executive

I HEREBY CERTIFY THAT BILL NO. 69 IS TRUE AND CORRECT AND WILL TAKE EFFECT ON JULY 9, 1968.

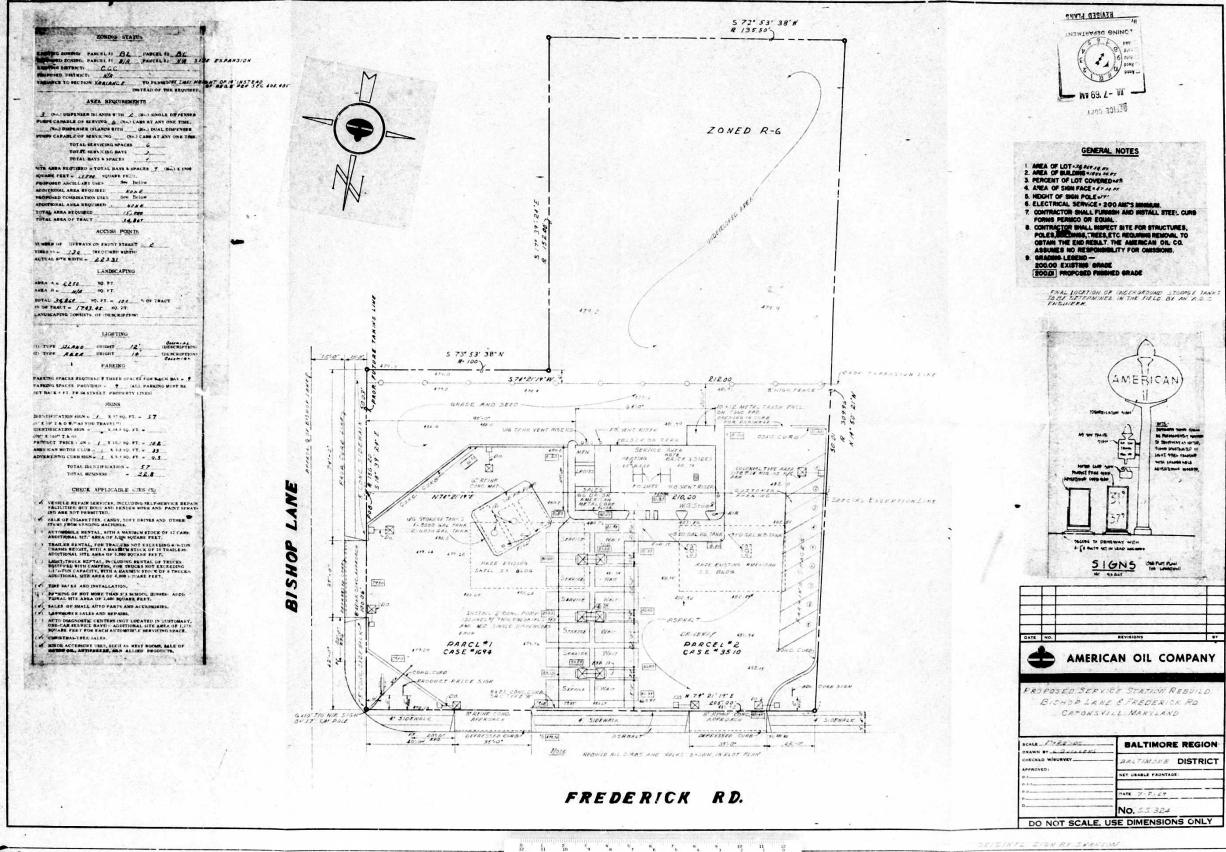
Jury J. Bartenfelder Chairman, County Council

EXPLANATION: Italics indicate new matter added to existing law.

[Brackets] indicate matter stricken from existing law.

CAPITALS indicate amendments to bill.

Strike out indicates matter stricken out of bill.



KE MANERYS ....