

Re: Petition for Special Hearing :
For Approval of Plan for
Expansion of Existing Auto-
motive Service Station
W/S Bellona Ave. 250' S.
Malvern Ave., 9th Dist.
Humble Oil & Refining Co.,
Petitioner
Before
Zoning Commissioner
of
Baltimore County
No. 70-22
SPH

The petitioner has requested a special hearing for service station site expansion on property located on the west side of Bellona Avenue at Malvern Avenue.

The petitioner's attorney indicated that the Humble Oil & Refining Company plan to raze the existing building and build a modern three-bay ranch type station on the expanded portion of the site.

The request for site expansion complies with Section 405.8-B in that it is presently zoned commercially and will be improved to be more in keeping with Section 405.4 of the Baltimore County Zoning Regulations.

For the above reasons the petition should be granted subject to compliance with the following restrictions:

1. That a 25 foot wide solid planting strip be maintained at the north and south ends of the property. These areas are not to be used for parking or displays.
2. That cars are not to be stored and/or parked on the site other than customer cars awaiting to be serviced; and
3. That intensive screening must be provided along the rear portion or the railroad side of the property. This screening shall be in compliance with the requirements of the Office of Planning.

It is this 31st day of July 1969, by the Zoning Commissioner of Baltimore County, ORDERED that the petition for special hearing for site expansion should be granted, subject to compliance with the above restrictions.

It is further ORDERED that the site plan is subject to approval of the State Roads Commission, Bureau of Traffic Engineering, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 20, 1969

Mr. Stewart M. Bain
Humble Oil & Refining Company
3601 Boston Street
Baltimore, Maryland 21224

Oliver L. Myers
Chairman

MEMBERS

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Mr. Stewart M. Bain
Humble Oil & Refining Company
3601 Boston Street
Baltimore, Maryland 21224

RE: Type of Hearing: Special Hearing
for plan for expansion of existing
automotive service station
located W/S Bellona Ave., opposite
Malvern Ave.
9th District
Petitioner: Humble Oil & Refining Co.
Committee Meeting of April 22, 1969
Item 248

Dear Mr. Bain:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has given 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 an Esso Service Station which is non-conforming use. It is bounded on the south by a church which is at the present time not being used. On the west by the Pennsylvania Railroad right-of-way and the Littleton Club. The property on the east is improved with residential property, and at the present time is zoned R-10. No curb or gutter exists along the property on Bellona Avenue in this location. At the time of the field inspection at least 6 unlicensed vehicles and miscellaneous junk had accumulated on the site.

BUREAU OF ENGINEERING

Highways:

Bellona Avenue 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 requirements. In the event that the State Roads Commission does not require any widening to Bellona Avenue, this office will require highway widening in anticipation of ultimate County maintenance of

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Highways (Continued):

Bellona Avenue and to provide satisfactory sidewalk area. Highway widening will be based on an ultimate right-of-way width of 60 ft. and shall be established on a line 30 ft. off and parallel with the center line of the Maryland State Roads Commission right-of-way.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages 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.

Bellona Avenue is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Sediment Control:

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream 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 reviewed and approved prior to the issuance of any grading or building permits.

Sanitary Sewers:

Public sanitary sewerage is not available to serve this property at this time; therefore, a private sewage disposal system must be provided in accordance with the Department of Health requirements and regulations.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

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

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BOARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of Baltimore County Building Code.

HEALTH DEPARTMENT:

The existing service station is connected to public water but is served with a private sewage disposal system.

The type and location of the disposal system should be indicated on revised plan.

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:

The plan indicates the property from the existing service station to Malvern Avenue as being owned by the Pennsylvania Railroad. However, the Zoning must be clarified prior to a hearing date being assigned. If the portion is owned by the petitioner, the curbing and paving must be extended to Malvern Avenue. If the portion is not owned by the petitioner, then a curb or other property line to preclude the movement of vehicles onto the property from Bellona Avenue at this point.

The entrances must be of radius return type.

The plan indicates filling of the site to an elevation higher than Bellona Avenue. At present the elevation of the site is lower than the road. If the site is graded as planned, a considerable amount of concentrated storm water will flow onto the road. The plan must be revised to indicate either a change in the proposed grades or other means of precluding the flowing of storm water from the site onto Bellona Avenue.

If the petitioned zoning is granted, the plan must be revised prior to a building permit being applied for.

FIRE DEPARTMENT:

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

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ZONING ADMINISTRATION DIVISION:

In view of the comments by the State Roads Commission, this office is withholding a hearing date until such time as the ownership of the subject property at Malvern Avenue is clarified and revised plans submitted in accordance with the above comments.

Very truly yours,

Oliver L. Myers, Chairman

OLM:JD
Enc.

Maryland
Surveying and
Engineering Co., Inc.

101 N. CALVERT STREET
Baltimore, Maryland 21202
Phone: BALTIMORE 3-1212-1-100
TELETYPE: BALTIMORE 3-1212-1-100
RIGHTS: Maryland, New York
California, Delaware

B.L. ZONING DESCRIPTION FOR SPECIAL EXCEPTION

BEGINNING for the same at a point in the centerline of Bellona Avenue where said centerline intersects the prolongation of the South side of Malvern Avenue in a westerly direction; thence running and binding on the centerline of Bellona Avenue, Southeastly 455 feet more or less; thence leaving the centerline of Bellona Avenue and running Southeastly 14 feet more or less; thence South 1 degree 55 minutes 00 seconds West 11.04 feet thence South 89 degrees 20 minutes 00 seconds West 117.48 feet to the East Right-of-Way line of the Pennsylvania Railroad, Harpersburg Branch; thence running and binding on the East Right-of-Way line of the Pennsylvania Railroad, Northerly 245 feet more or less; thence leaving the centerline of the main tracks of the Pennsylvania Railroad, Northerly 245 feet more or less; thence leaving the centerline of the main tracks of the Pennsylvania Railroad and running Easterly 65 feet more or less to the place of beginning.

Containing 1.1413 Acres, more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rowe, Zoning Commissioner Date: July 11, 1969

FROM: Mr. George E. Gosselink, Director of Planning

SUBJECT: Petition #70-22-SPH. Special Hearing to approve plan for expansion of existing automotive service station. West side of Bellona Avenue 250 feet South of Malvern Ave. Humble Oil & Refining Co., Petitioner.

9TH District

HEARING: Wednesday, July 23, 1969 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Hearing for expansion of an existing automotive service station. Now that the zoning issues regarding classification are settled, the Planning staff feels that expansion and reconstruction of the existing service station does represent an improvement to present conditions. If granted, the granting should be conditioned upon retention of the lightly wooded area between the proposed service center structure and the St. John's Church tract. Intensive screening should be required along the railroad. Compliance should be required with the bright standards for lighting where the tract is adjacent to residential zoning. No details have been given regarding the architectural style of the building. This should be reviewed so as to determine whether or not the building will be compatible with the general neighborhood.

CEG:bms

HUMBLE OIL & REFINING COMPANY

BALTIMORE, MARYLAND 21203

MARKETING DEPARTMENT

EASTERN REGION

March 31, 1969

Location No. 5039
7546 Bellona Avenue near Malvern Avenue
Ruxton, Maryland

Mr. G. Loeper Carey

1207 Malvern Avenue

Ruxton, Maryland

Dear Mr. Carey:

The following supersedes and cancels our letter of March 21, 1969.

1. In rebuilding the service station, a 25 ft. wide solid planting strip will be maintained at the north and south ends of the property. These areas will not be used for parking or for the expansion of the station.
2. Humble will substitute fluorescent lights for the planned mercury vapor lights, and, in accordance with Baltimore County regulations, will place the identification sign 20 ft. within the confines of the existing property line. I am informed that the identification sign as located will not interfere with road visibility.
3. Humble plans to build a Ranch type building on the property and will support your petition requesting the State Roads Commission to erect a traffic light at the intersection of Bellona Avenue and Malvern Avenue.
4. Humble agrees that there will be no use of pennants, flags or whirling objects at the rebuilt service station.
5. We understand that the present hours of operation are 7:00 A.M. to 9:00 P.M. on weekdays, and 9:00 A.M. to 5:00 P.M. on Sundays. We agree that these hours are reasonably consistent with the needs of the community he serves.
6. We assure you that cars will not be parked at the new station outside overnight as a continuous operating procedure. We further assure you that the cars currently stored at the present station, apart from those cars being repaired, will be removed by no later than April 15, 1969.

The agreements and comments contained in this letter and in our letter of March 21 have been offered after very careful consideration of each of your requests. We hope that you will find that they adequately meet your requirements. We sincerely feel that proceeding with the station rebuild at this time will be the most positive step toward satisfying the legitimate concerns of all members of the Ruxton community.

Very truly yours,

Don't Seating
APB/bjh

A. P. Sindall
Real Estate Coordinator

7-9-70

