## PETITION FOR ZONING VALANCE FROM AREA AND HEIGHT REGULATIONS 70. 34-4

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. Mshil Oll Carporation \_\_\_\_\_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. petition for a Variance from Section 405.485 to permit light height 14 feet instead of required 8'.

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

Said increased height of lighting will allow better illumination of the site in the area of curb cuts which in turn will reduce any undue hazard from ingress and egress. All lighting will be directed downward and have no "spill-over! effect on adjoining property.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, of we, agree to prove spenses of above Variance advertising, posting, etc., upon filing of this titlen, and further agree to and are to be bound by the zoning regulations and restrictions of immore County adopted pursuant to the Zoning I aw For Baltimore County. Steuart, Ensor & Smith Company by Legal Owner
James T. Smith, Jr. President Mobil dil Corporation 3445 Fairfield Road Address 143 Main Street. Reisterstown, Maryland 21136 Saltimore, Maryland 21226 8 24th ORDERED By The Zoning Commissioner of Baltimore County, this ....

. 196. 9. 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 No. 2, 10 pp. 10 4 th

day of August 196,5 at 11:00-clock Zoning Commission of Baltimore County. 1164 1 sign

RE: Type of Hearing: Variance for Light Height Location: NE/corner of Reisterstown Road

and Chartley Boulevard - 4th District

Petitioners: Steuart Ensor & Smith Com-

mittee Meeting of June 24, 1969

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 T. Christianke Ave. Tennes, Maryland 21204

Oliver L. Myers

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERIN STATE ROADS COUNTS BUREAU OF FIRE PREVENTION BEALTH DEPARTMENT

PROJECT PLANNING BOARD OF EDUCATION

INDUSTRIAL DEVELOPMENT

Dear Mr. Smith:

Mr. James T. Smith, Jr. President Steuart, Ensor & Smith Company

Reisterstown, Maryland 21136

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 subject property is presently being improved with a brand new automotive service station. The property to the northeast is improved with a Royal Farm Store, to the northwest with a Chartley Shopping Center, to the southwest with an International Track Dealership and Service Station, and to the southeast with a store which would appear to be a nonconforming use, which is very old and dispidated.
Reisterstown Road and Chartley Boulevard, at this location, are improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

General:

Since all required highway improvements are under con-struction at this time and all utilities exist, this office has no further

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

Commission requirements. David W. Dallas, Jr.

Civil Engineer AREA CODE 301-665-7422

6713 OLD HARFORD BOAR

10

MEDINITIES for the came on the sortheasternment wide of Reinterstown Road (66 feet wide) at the point formed by the intersection of entd side of Reinterstown of Settlement and the side of Charthay Benkever as shown on the state of Settlement and Settlement as Settlement and S

Registered Professional Engineer and Land Surveyor

David W. Dallas, Jr.

AREA CODE 301-665-7422

on the sixth line of said deed and on the sewiment side of said Charting Soulo-ward the hea Pollaring courses and distances could 16 degrees 2, winter 90 seconds west 134,30 feet and worth 1 degree 20 minutes 50 seconds west 21.21 Fort on the phase of beginning.

CONTAINING 0.6943 seros of land more or less.

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etc. The conjust by has dead to the Laldindra Junity in Albert 176 to 2551 felts 507
for one by deed dated Josto 2 of Laldindra Junity and many the land through the
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fatherer Conserved to Theorems, throw and should not recorded to the state of the land three by deed date through 50, 1564 and recorded ones in three
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Will No. 3079 felts 507 of the was conveyed by landed by Allidon's to large, Shearte
and Schanter, Inc. and by deed dated August 11, 1971 and recorded many the Land
Incorrect of Talliancer County in Liber 196 in 324 felts 507 etc. was conveyed by
Coorgo 7. Helenoy, Atternay to Europared 8. Accessory.

Registered Professional Engineer and Land Surveyor

Civil Engineer

HEARING: Monday, August 4, 1969 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variances for light height and has the following advisory comment to make with respect to pertinent planning factors:

Petition <sup>6</sup> 70-26-A. Varionce to permit a light height of 14 feet instead of the required 8 feet. Southeast corner of Reistersotwn Road and Chartley Boulevard. Steuart, Ensor and Smith Company, Petitioners.

BALTIMORE COUNTY, MIRTLAND

INTER-OFFICE CORRESPONDENCE

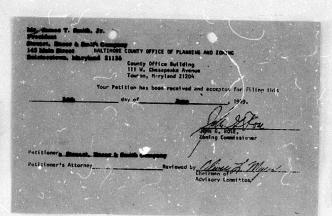
TO Mr. John G. Rose, Zoning Commissioner Date July 25, 1969

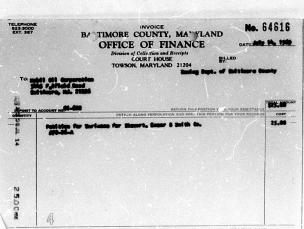
FROM Mr. George E. Gavrelis, Director of Planning

4th District

We assume that the variance requested deals with a light standard at the southwesterly corner of the tract alongside Reistesstown Road. We agree that a 6 foot light as shown on the plan there would create problems. We suggest that the solution is to move the light standard so it will not impringe on the entrance rather than to allow the standard to be higher.

GEG La





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

2 Signs 70-26-A CERTIFICATE OF POSTS DEPARTMENT OF BALTIMORS CO. 4# Date of Posting 7-17-69 Posted for: UAYIANCE Posted for UALIANCE Petitioner Stewart ENSET F SMITH CO Location of property SEFCEX, REISTEXTEND F.A. F. CHARTLEY BIND-Loguen of Steer O. 75 - Sof Charley Pd on Selsof Rester town RV Posted by Date of return: 7-24-69

TELEPHONE 623-3000 EXT. 387	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COUNT HOUSE TOWSON MARYLAND 21204	
To.	BELOWN THIS PORTION WITH YOUR REMITTANCE OFFICE ALONG PERFORATION AND REST THIS PRITOR YOU RESULT AND SE	PTALA COM
7835	Assisting and posting of property for Steam's, Game 8 date for	

IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site-prau-

DEPARTMENT OF TRAFFIC ENGINEERING:

Since zoning change is not required for the subject Petition, there should be no major change in trip density.

FIRE PREVENTION BUREAU: This office has no comment at this time

Mr. Janes T. Smith, Jr.

July 3, 1969 Page 2

Item 303

BUILDING ENGINEER'S OFFICE:

This office has no comment

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Since the proposed zoning is for lighting only, no health problems are anticipated.

Very truly yours,

OLIVER L. MYERS

ZONING ADMINISTRATION DIVISION:

This Petition is accepted for filing on the date of the en-This Petition is accepted for 11.1ing on the date of the en-closed filling certificate. Notice of the hearing date and time, which will be held not less than thirty, nor more than minety days after the date on the filling certificate, will be forwarded to you in the near future.

Enclosures

CHICINAL

OFFICE OF

## D. COMMUNITUMES

ALLSTOWN, MD. 21133 July 23,

instruction to the community of the comm

n of Justimore Res\_JETS form Conveyed by THE COMMUNITY TIMES, a weekly newspaper published

of Stewer, the 23rd day of July, 1969 that is to say, the same y, August a n the issues of July 17, 1969.

STROMBERG PUBLICATIONS, Inc.

B, Ruth Mayar

CERTIFICATE OF PUBLICATION

**388.** 17 1969

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published an Towson, Baltimore County, Md., once in each of one time successive means before the bth day of August 19 59, the first publication appearing on the 17th day of June 19....59

Cost of Advertisement, \$\_\_\_\_\_

