

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

October 27, 2003

Sebastian Cross
Gildea, LLC
301 North Charles Street, Ste. 900
Baltimore, MD 21201

Dear Mr. Cross:

Re: BP Fuel Service Station, 2114 York Road, 8th Election District

This letter responds to your request for a determination that changes in the sign approved under zoning variance case 70-67-RXA be approved as being within the spirit and intent of the approved order and plan.

Staff has reviewed your plan and provided information and the following has been determined. The replacement of the portion of the sign face to the existing 29 feet $\pm$ with a 133 square foot area (a reduction from the 163 sq. feet existing sign) is approved. Signs A (9 sq. ft.) and C (19.36 sq. ft.) are likewise approved all as being within the spirit and intent of the previously referenced zoning case.

This response and a copy of the original zoning order must be included verbatim on 3 revised site plans. Also, note in $\frac{1}{4}$ " high letters on the plans that the signs are subject to the abatement provisions of section 450.8 BCZR. These plans must be provided to myself with a copy of this letter for inclusion in the zoning office files. When applying for any permits provided a copy of the revised plans.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "John L. Lewis", is written over a horizontal line.

John L. Lewis
Planner II
Zoning Review

Enclosure

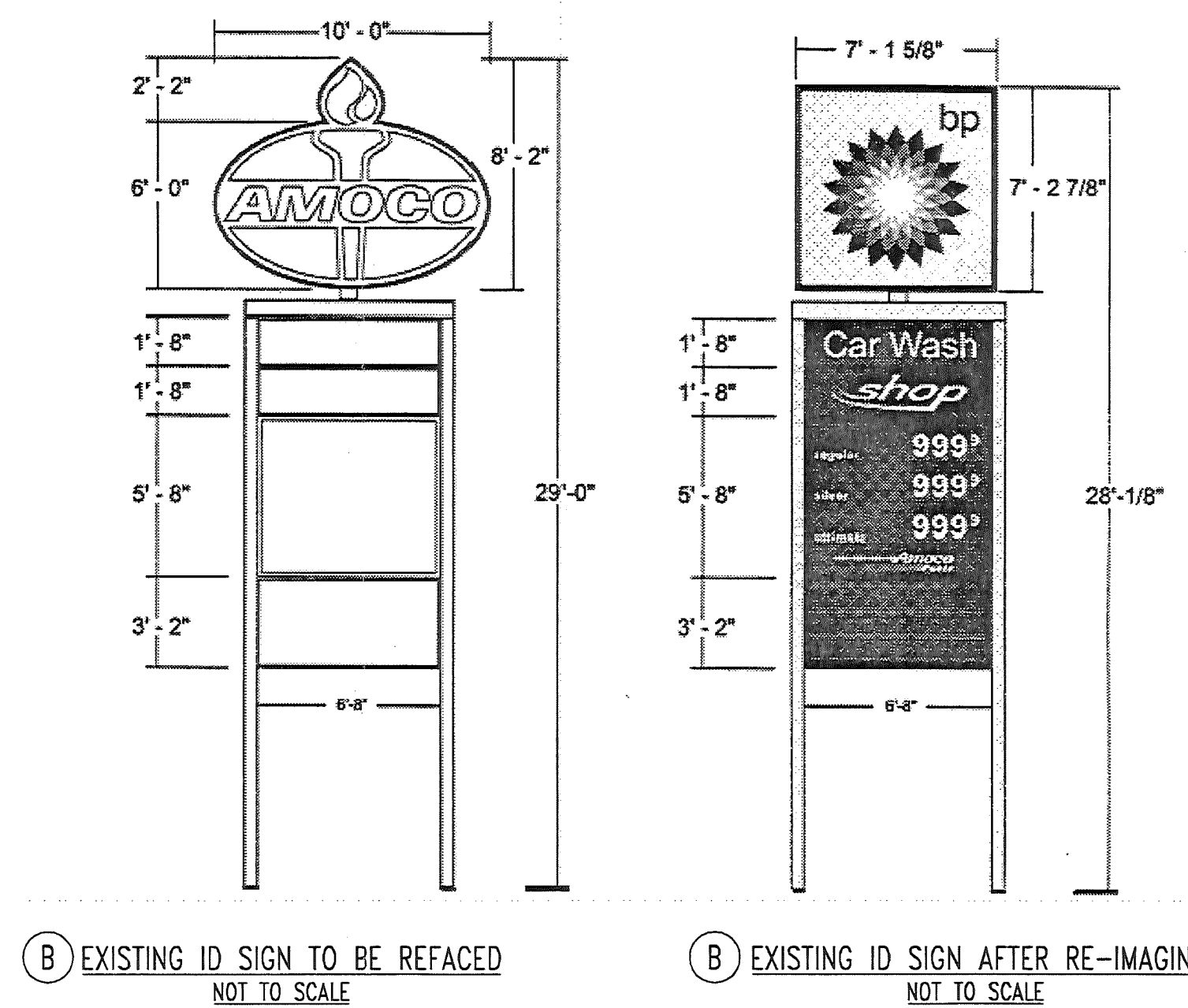
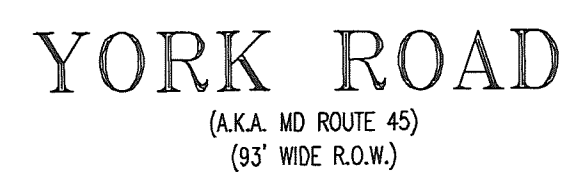
JLL/klm

MICROFILM THEN TO 70-67-RXA

Visit the County's Website at www.baltimorecountyonline.info



Printed on Recycled Paper



A diagram of a circular mandala. To the left of the circle is a vertical dimension line with arrows at both ends, labeled with the number '3', indicating the diameter of the circle.

A diagram showing a rectangular area labeled "shop". The width of the area is indicated as 8' and the height as 2'-5".

Technical drawing of a decorative lamp. The lamp consists of a circular top section and a tapered base section. The top section features a central circular medallion with a starburst pattern. The base section has a horizontal band. Dimensions and color specifications are provided.

Dimensions:

- Top section diameter: 1'1"
- Base section diameter: 1'9"
- Base section height: 1'

Color specifications:

- COLOR: PEARLESCENT
- COLOR: GREEN
- COLOR: LIGHT GREEN
- COLOR: YELLOW
- COLOR: WHITE
- COLOR: GREEN
- COLOR: LIGHT GREEN (ILLUMINATED)

OF 2 REV No

A) ONE (1) SIGN ALONG WISE AVENUE	
B) 28'-1/8" IN HEIGHT	
C) BP HELIOS	= 51.70 S.F.
"SHOP"	= 11.14 S.F.
"CAR WASH"	= 11.14 S.F.
PRICE W/"AMOCO FUELS"	= 37.82 S.F.
MESSAGE BOARD	= 21.14 S.F.
<u>TOTAL</u>	<u>= 132.94 S.F.</u>

DATE 11/20/03

TO MICROFILM
THEN CASE #
70-67-RXA

"THESE SIGNS WILL BE SUBJECT TO THE ABATEMENT PROVISIONS OUTLINED IN SECTION 450.8.D OF THE BALTIMORE COUNTY ZONING REGULATIONS"

Department of Permits and
Development Management

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Koracco, Director

October 27, 2003

Sebastian Cross
Gildea, LLC
301 North Charles Street, Ste. 900
Baltimore, MD 21201

Dear Mr. Cross:

Re: BP Fuel Service Station, 2114 York Road, 8th Election District

This letter responds to your request for a determination that changes in the sign approved under zoning variance case 70-67-RXA be approved as being within the spirit and intent of the approved order and plan.

Staff has reviewed your plan and provided information and the following has been determined. The replacement of the portion of the sign face to the existing 29 feet ± with a 133 square feet area (a reduction from the 163 sq. feet existing sign) is approved. Signs A (9 sq. ft.) and C (19.36 sq. ft.) are likewise approved all as being within the spirit and intent of the previously referenced zoning case.

This response and a copy of the original zoning order must be included verbatim on 3 revised site plans. Also, note in 1/4" high letters on the plans that the signs are subject to the abatement provisions of section 450.8 BCZR. These plans must be provided to myself with a copy of this letter for inclusion in the zoning office files. When applying for any permits provided a copy of the revised plans.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John L. Lewis
Planner II
Zoning Review

Enclosure

JLL/kln



Printed on Recycled Paper

Visit the County's Website at www.baltimorecountyonline.info

PETITION FOR ZONING REDISTRICTING
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Franklin & Edith L. Price, legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for that the zoning status of the herein described property be redistricted pursuant to the Zoning Law of Baltimore County, from CNS to an extension of CNS D-1 district, for the following reasons:

1. Because of error in the original zoning of the subject property, said property was prevented from being considered as part of a CNS District.
2. For such other reasons which will be presented at a hearing before the Zoning Commissioner of Baltimore County.

Petition for Variance from Section 413-50- To permit a sign height of 35 feet instead of the required 25 feet, Section 238-2 - To permit a side yard setback of 15 feet instead of the required 30 feet.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Automotive service station

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.

SONIC-SPRA CORP.
President
Contract purchaser

Address: 1050 W. Broad Street
Falls Church, Virginia

Fred E. Waldrop
Petitioner's Attorney

Address: 1050 W. Broad Street
Falls Church, Virginia

Edward P. Hader
Legal Owner

Address: 2114 York Road
Baltimore, Maryland

Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day of July, 1952, 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 105, County Office Building in Towson, Baltimore County, on the 11th day of October, 1952 at 10:00 o'clock.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 259, 4, 5, of the Baltimore County Zoning Regulations having been met, the Redistricting should be had, and it further appearing that by reason of the requirements of Section 405, A of the Baltimore County Zoning Regulations having been met, a Special Exception for an Automotive Service Station should be granted, and it further appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the Variances requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved, Variances to permit a side yard setback of fifteen feet instead of the required thirty feet, should be granted.

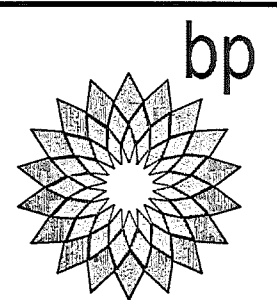
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of October, 1952, that the herein described property or area should be and the same is hereby redistricted, from CNS D-1 District, to a CNS D-1 district, and a Special Exception for an Automotive Service Station should be and the same is granted, and after the above order and Variances to permit a sign height of thirty-five feet instead of the required twenty-five feet and to permit a side yard setback of fifteen feet instead of the required thirty feet, should be and the same is granted, from any other date of this Order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning, and it is further ordered that the above order and Variances be and the same is hereby DENIED.

the above Redistricting should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23 day of October, 1952, that the above redistricting be and the same is hereby DENIED and that the herein described property or area be and the same is hereby continued as and to remain CNS D-1 district, and the Special Exception for Automotive Service Station be and the same is hereby DENIED.

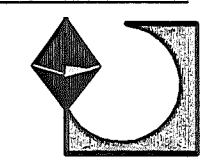
Zoning Commissioner of Baltimore County

CLIENT



1 W. PENNSYLVANIA AVENUE, SUITE 900
TOWSON, MARYLAND

ALLIANCE ENGINEERING CONSULTANTS

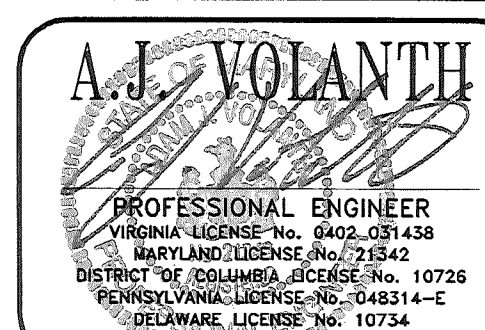


BOHLER
ENGINEERING,
P.C.

• CIVIL & CONSULTING ENGINEERS
• PROJECT MANAGERS
• ENVIRONMENTAL & SITE PLANNERS
• MUNICIPAL ENGINEERS

• NEW JERSEY • NEW YORK
• VIRGINIA • PENNSYLVANIA
• MASSACHUSETTS • MARYLAND
• WWW.BOHLERENG.COM

• 810 GLENEAGLES COURT, SUITE 300
• TOWSON, MARYLAND, 21286
• (410) 821-7900 FAX (410) 821-7907



E.L. STEINFELDT

PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 024044
NEW JERSEY LICENSE No. 34812
PENNSYLVANIA LICENSE No. 40447
DELAWARE LICENSE No. 8704
CONNECTICUT LICENSE No. 17568

NO. DATE REVISION DESCRIPTION

CONFIDENTIALITY STATEMENT:
The recipient of these materials understands that copyright in the materials is owned by BP, and also, that the materials contain privileged and confidential business information of BP. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which BP has made the materials available, and recipient agrees to return all materials to BP either upon completion of the intended purpose or upon the request of BP, whichever comes first.

DEVELOPMENT INFORMATION:

SIGNAGE PERMIT PLAN
BP AMOCO
RE-IMAGING
PROGRAM

SITE ADDRESS:

2114 YORK ROAD
TIMONUM, 8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BP STORE # 822

SCALE: 1"= 20'
DATE: 11/5/03
DESIGNED BY: W.J.G.
DRAWN BY: T.A.C.
CHECKED BY: A.J.V.
ALLIANCE ZADA: J.L.
BP REF: J.B.
ALLIANCE PM: M.S.
CNO #: M37000.25
JOB #: WD037000

DRAWING TITLE:

DESICION AND ORDER

SHEET NO.

2

OF 2

REV. No.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Franklin & Edith L. Price, 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 M.R. zone to an N.W.-14-A zone for the following reasons:

1. Change in the character of the neighborhood.
2. Error in the adoption of the Land Use Map.

See attached description
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 an automotive service station with service station

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

FRANKLIN & EDITH L. PRICE
Legal Owner
Address: 1050 W. Broad Street
Falls Church, Virginia
Fred E. Waldrop, Petitioner's Attorney
Address: Masonic Building, Towson, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of July, 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 1st day of October, 1969, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, L. Franklin & Edith L. Price, 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 redistricted, pursuant to the Zoning Law of Baltimore County, from an CNS district, for the following reasons:

1. Because of error in the original zoning of the subject property, said property was prevented from being considered as part of a CNS District.
2. For such other reasons which will be presented at a hearing before the Zoning Commissioner of Baltimore County.

Petition for Variance from Section 413-10-2 to permit a sign height of 35 feet instead of the required 25 feet. Section 238-2 - to permit a side yard setback of 15 feet instead of the required 30 feet.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for an automotive service station

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.

FRANKLIN & EDITH L. PRICE
Legal Owner
Address: 1050 W. Broad Street
Falls Church, Virginia
Fred E. Waldrop, Petitioner's Attorney
Address: Masonic Building, Towson, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of July, 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 1st day of October, 1969, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County

MCA
MARTZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 361-893-0950

OFFICE COPY

Lester Maltz, P.E.
John C. Childs, L.S.
Associates
George W. Brinkley, L.S.
Robert W. Czakal, L.S.
Leonard F. Gorman, L.S.
Norman F. Hargrave, L.S.
Paul Lee, P.E.
Paul S. Taylor

DESCRIPTION

0.9681 ACRE PARCEL, SOUTHWEST SIDE OF YORK ROAD, 195 FEET ± NORTHWEST OF TIMONIUM ROAD, EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR RECLASSIFICATION, REDISTRICTING, SPECIAL EXCEPTIONS, VARIANCES

Beginning for the same at a point on the southwest side of York Road, as now widened 195' ± as measured northwesterly along the southwest side of York Rd. from its intersection with the center line of Timonium Road, running thence binding on the southwest side of said York Road N 14° 25' 15" W - 185.77 feet, thence S 70° 42' 39" W - 233.81 feet to a point, thence S 18° 45' 50" E - 186.81 feet, thence N 70° 16' 03" E - 219.79 feet to the place of beginning.

Containing 0.9681 of an acre of land.

RW Bmpl J.O. #67222 March 27, 1969



Water Supply, Sewerage, Drainage, Highways, Structures, Developments, Planning, Reports

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 19, 1969

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

SUBJECT: Petition #70-67-RXA, Reclassification from M.R. to B.R. Zone. Redistricting from I.M. to C.N.S. District. Special Exception for a car wash (Use in Combination with service station). Special Exception for Automotive Service Station. Variance to permit a sign height of 35 feet instead of the required 25 feet; and to permit a side yard setback of 15 feet instead of the required 30 feet. Southwest side of York Road, 195 feet northwest of Timonium Road. L. Franklin Price, Petitioner.

Wednesday, October 1, 1969 (2:00 P.M.) HEARING

8th District

The staff of the Office of Planning and Zoning has reviewed the subject petition. With respect to the reclassification from M.R. to B.R. zoning, proposals by the Planning staff for new zoning maps match this request. We voice no objection to the reclassification. Similarly, we would agree that C.N.S. Districting should be extended across the street to this site if commercial zoning is to be granted. In spite of the fact that there are 11 existing service stations within a mile, we find it difficult to comment on "need" here. As we read and understand this petition gasoline sales are directly connected to the use of the car wash by patrons with no real way of buying gas without going through the car wash. If the applicant were to be bound to this system as part of his Special Exception for car wash, we would voice no objection.

We object to the variance on sign heights. If granted, the granting should be conditioned upon compliance of plans to be approved by the appropriate County and State agencies.

GEG:bms

- Page 2 -

Fred E. Waldrop, Esq.
Masonic Building
Towson, Maryland 21204
Item 249

April 29, 1969

Storm Drains: (Continued)

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

On site drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private. Therefore, construction and maintenance shall be the Applicant's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

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 exists to serve this property.

The Applicant must submit a plan indicating satisfactory means for the disposal of the wash-rack effluent, storm drainage, and sanitary sewerage, before an application for a building permit can be approved.

Further, it shall be unlawful for any person to deposit by any means into the building drainage system or sewer, any ashes, clodders, rags, flammable, poisonous, or explosive liquids, gases, oils, grease, or any other material which would or could obstruct, damage or overload such system or sewer.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

The plan must be revised to show the number of cars per hour and type of car wash. The number of back-up spaces shown is 63, which would indicate a rate of 105 per hour. This office feels that the lot shown area is inadequate to handle the cars that would emerge from the car wash where traffic on York Road is at its peak.

- Page 3 -

Fred E. Waldrop, Esq.
Masonic Building
Towson, Maryland 21204
Item 249

April 29, 1969

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates no method of circulation for persons only wishing to obtain gas. Also anyone pulling into the site will be forced to go through the car wash unless the circulation plan is changed. Details of the type of car wash and the rated capacity will be needed on revised plans.

This office is withholding any approval of the subject site until the above conditions are corrected.

FIRE DEPARTMENT:

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

BOARD 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.

The building application may be withheld due to restrictions placed on the Jones Falls Interceptor. (See attached)

STATE ROADS COMMISSION:

There is an ultimate 20' right of way based on the existing center line of the Highway proposed for York Road that must be indicated on the plan.

The roadside curb is to be 31' from the center of York Road at the main property line and taper to the existing concrete curb at the south property line. The plan must be revised prior to the hearing date.

- Page 4 -

Fred E. Waldrop, Esq.
Masonic Building
Towson, Maryland 21204
Item 249

April 29, 1969

STATE ROADS COMMISSION: (Continued)

The plan indicates a departure from normal service station traffic circulation. It appears that a motorist entering the station for fuel would have to go through the car wash to leave. It appears that the north entrance is to be one way out only. This would cause great confusion to motorists trying to enter the station. In the normal manner and problems on York Road are anticipated as a result. The matter of traffic circulation must be resolved prior to a hearing date being assigned.

ZONING ADMINISTRATION DIVISION:

Due to the comments by the State Roads Commission, Dept. of Traffic Engineering, and Project Planning Division, this office is withholding a hearing date until their comments are compiled with and revised plans are received in this office.

Very truly yours,

OLIVER L. MYERS, Chairman

OLE:JD

Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 29, 1969

Fred E. Waldrop, Esq.
Masonic Building
Towson, Maryland 21204

RE: Type of Hearing: Reclassification from an M.R. zone to an B.R. zone and Special Exception for a car wash Locations: W's York Rd, 150' ± N. of Timonium Rd, 8th District Petitioner: L. Franklin Price Committee Meeting of April 22, 1969 Item 249

Dear Sir:

The Zoning Advisory Committee has reviewed the plan 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 with a two story frame dwelling and a vacant lot. The property to the west is improved with Timonium Fair Grounds race track; to the north by a two story frame dwelling; to the south by Union Trust Company Bank, and to the east by two service stations, a restaurant and small shopping center. No curb and gutter are presently existing along the frontage of this site.

BUREAU OF ENGINEERING:

Highways:

York 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 requirements.

Storm Drains:

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

7-21-10

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of substantial changes in the character of the neighborhood

the above Reclamation should be had; and it further appearing that by reason of the requirements of Section 405, 3 of the Baltimore County Zoning Regulations having been met

a Special Exception for a Car Wash (Use in Combination with Service Station) should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of October, 1969, that the herein described property or area should be and the same is hereby reclassified, from a MR zone to a BR zone, and or a Special Exception for a Car Wash (Use in Combination with Service Station) granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning. DEPUTY Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1969, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and or the Special Exception for be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 259, 2, B, of the Baltimore County Zoning Regulations having been met, the Redistricting should be had; and it further appearing that by reason of the requirements of Section 405, 3 of the Baltimore County Zoning Regulations having been met, a Special Exception for an Automotive Service Station should be granted; and it further appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved, Variance to permit a side yard setback of fifteen feet instead of the required thirty feet, should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of October, 1969, that the herein described property or area should be and the same is hereby re-districted, from an I.M. District to a C.N.S. district, and a Special Exception for an Automotive Service Station should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning. DEPUTY Zoning Commissioner of Baltimore County

Edward D. Hickey, Jr. DEPUTY Zoning Commissioner of Baltimore County

the above Redistricting should NOT BE HAD, and or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1969, that the above re-districting be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and or the Special Exception for be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 No. 64691 DATE Sept. 24, 1969 TO Fred G. Hickey, Esq., Esquire Federal Building Towson, Md. 21204 Being Dept. of Baltimore County

REPORT TO ACCOUNT NO.	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
01-002	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	70.50

Position for Redistricting, Special Exception for L. Franklin Price 70.50

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

55163 70-679A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8TH Date of Posting: SEPT. 13 - 69

Posted for: S.E.E. PARK SIDE OF CENTIFRAT

Petitioner: L. FRANKLIN PRICE

Location of property: SW SIDE OF YARD RD. 195 FT. NW OF TOWSON RD.

Location of Sign: N. END OF YORK RD. 275 FT. E. N. OF TOWSON RD.

Remarks: Posted by: Charles M. Price Date of return: SEPT. 25, 1969

PETITION FOR RECLASSIFICATION, REDISTRICTING, SPECIAL EXCEPTION, AND VARIANCE TO ZONING

From I.M. District to C.N.S. District

Section 259, 2, B, of the Baltimore County Zoning Regulations having been met, the Redistricting should be had; and it further appearing that by reason of the requirements of Section 405, 3 of the Baltimore County Zoning Regulations having been met, a Special Exception for an Automotive Service Station should be granted; and it further appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved, Variance to permit a side yard setback of fifteen feet instead of the required thirty feet, should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of October, 1969, that the herein described property or area should be and the same is hereby re-districted, from an I.M. District to a C.N.S. district, and a Special Exception for an Automotive Service Station should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning. DEPUTY Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. SEP. 11, 1969

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of one time before the 1st day of October, 1969, the first publication appearing on the 11th day of September 1969.

THE JEFFERSONIAN, Manager

Cost of Advertisement \$

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING July 10, 1969

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this day of July, 1969

Petitioner: L. Franklin Price

Petitioner's Attorney: Fred G. Hickey, Esq., Esquire

Chairman of Advisory Committee: John G. Rose, Zoning Commissioner

Fred G. Hickey, Esq., Esquire Federal Building Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this day of August, 1969

Petitioner: L. Franklin Price

Petitioner's Attorney: Fred G. Hickey, Esq., Esquire

Chairman of Advisory Committee: John G. Rose, Zoning Commissioner

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 No. 64745 DATE Oct. 3, 1969 TO American Oil Company Gas Station Center Towson, Md. 21204 Being Dept. of Baltimore County

REPORT TO ACCOUNT NO.	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
01-002	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	70.50

Advertising and posting of property for L. Franklin Price 70.50

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

PETITION FOR RECLASSIFICATION, REDISTRICTING, SPECIAL EXCEPTION, AND VARIANCE TO ZONING

From I.M. District to C.N.S. District

Section 259, 2, B, of the Baltimore County Zoning Regulations having been met, the Redistricting should be had; and it further appearing that by reason of the requirements of Section 405, 3 of the Baltimore County Zoning Regulations having been met, a Special Exception for an Automotive Service Station should be granted; and it further appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved, Variance to permit a side yard setback of fifteen feet instead of the required thirty feet, should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of October, 1969, that the herein described property or area should be and the same is hereby re-districted, from an I.M. District to a C.N.S. district, and a Special Exception for an Automotive Service Station should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning. DEPUTY Zoning Commissioner of Baltimore County

OFFICE OF THE TOWSON TIMES

TOWSON, MD. 21204 Sept. 15, 1969

THIS IS TO CERTIFY, that the annexed advertisement was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 15th day of Sept. 1969, that is to say, the same was inserted in the issue of Sept. 13, 1969.

STROMBERG PUBLICATIONS, Inc.

B. Lee Morgan

593. 4

1992

Page 2 of 2

744

U.S. GOVERNMENT PRINTING OFFICE

U. S. STORAGE TANKS
2-6000 GAL.
2-8000 GAL.

392.03

COIC SIDENALK

四

CONC APPROACH

ОПРАШЕНО

CONFIDENTIAL

64

1

ROAD

WORK

PLANS
APPROVED

MAR 11 1979

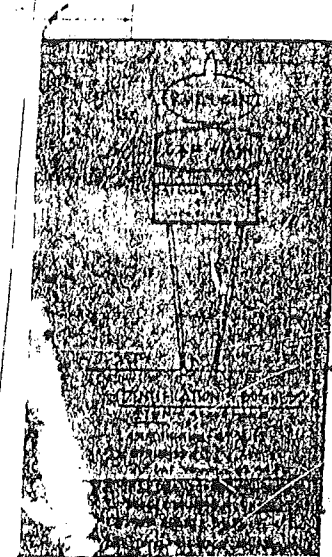
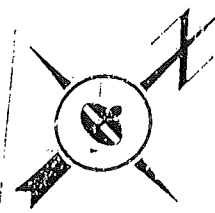
TRAFFIC ENGINEER

: VARIANCE:

Variance to Sec. 21F-2 to permit side yard set back of 15' instead of required 20'

PLANS APPROVED
OFFICE OF PLANNING & ZONING

OFFICE OF THE ATTORNEY GENERAL



ROAD

YORK

PLANS APPROVED
MAR 11 1970
TRAFFIC ENGINEERING

PLANS APPROVED
OFFICE OF PLANNING & ZONING

AREA A

U.S. 5-000000 TANKS
1-0000 1001
2-0000 1002

EXISTING WOOD PANEL FENCE

AREA C

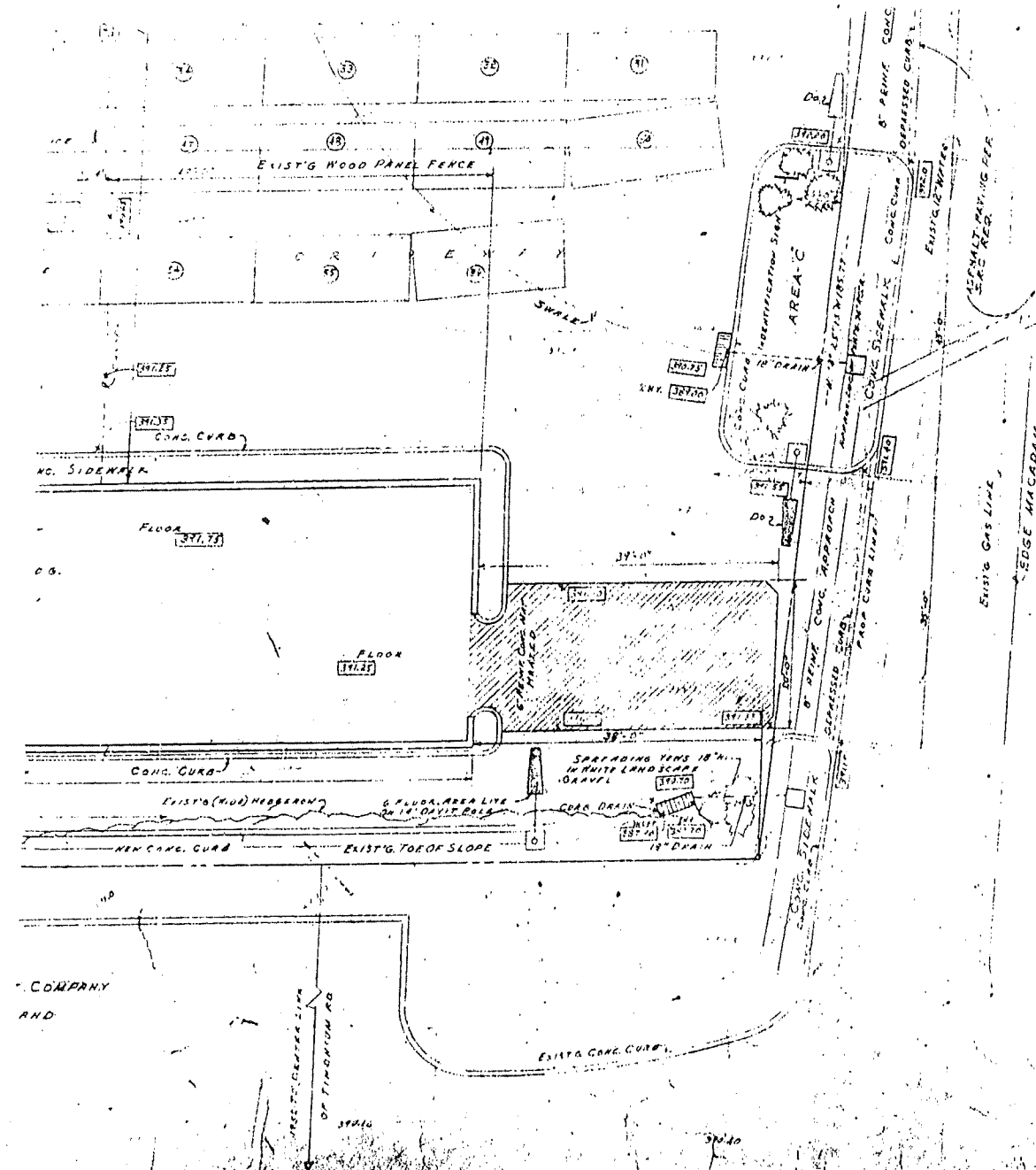
CONC. SIDEWALK
CONC. CURB

8' WIDE CONC. APPROACH
DEPRESSED CURB

EXISTING 12" WIDE
CONC. SIDEWALK

EXISTING GAS LINE

EXISTING MAINTENANCE



PLANS
APPROVED

MAR 11 1970

TRAFFIC ENGINEERING

YORK

VARIATIONS

Variation to Sec. 411-51 to permit sign height of 35' instead of required 25'

Variation to Sec. 231-2 to permit wide yard area of 15' instead of required 10'

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY *[Signature]*

DATE *3/11/70*

BY *[Signature]*

DATE *3/11/70*

70-67

3-4-70	4	REVISIONS PER ENGR. REQ.	L.G.
3-11-70	5	GENERAL REVISIONS	
12-24-70	6	CHANGES BLDG. PER ENGR. REQ.	L.G.
1-10-71	7	REVISIONS PER ENGR. REQ.	L.G.
DATE	NO.	REVISIONS	BY

AMERICAN OIL COMPANY PROPOSED CAR WASH. YORK ROAD NEAR TIMONIUM RD. BALTIMORE COUNTY MD		BALTIMORE REGION	
		BALTIMORE DISTRICT	
SCALE 1"=10'-0" DRAWN BY L. GUILLERMA CHECKED W/SHAW APPROVED <i>[Signature]</i> DATE 3/11/70 NO. 55-822 DO NOT SCALE, USE DIMENSIONS ONLY		NOT UNDER PRELIMINARY DATE 3/11/70 NO. 55-822	

[illegible]

11. FINAL LOCATION OF UNDERGROUND STORAGE TANKS
+ FILL TO BE DETERMINED IN THE FIELD BY AUL BRN.

12. PLANTS TO SPREADING TENSIO-⁸ HIGH IN ANTS
LANDSCAPE GRAVEL OVER 10M. BLACK PVC
SHEET PERFORATED AROUND PLANTS

13. INSTALL 3" DIA. PIPES 1/2" 3 W/6 DUAL DISC 3" 3" 3" 3"

(1) TYPE-AUTOMATIC EXTERIOR WASH
(2) RATE-65 CRR PER HOUR
(3) CAR BACK-UP REG'D #3
(4) CAR BACK-UP SPACE PROVIDED-44
44 SPACES PROVIDED @ 9'x20'

LOIANO STATUS

EXISTING ZONING: PARCEL #1 MA PARCEL #2 MA
 PROPOSED ZONING: PARCEL #1 BA PARCEL #2 BA
 EXISTING DISTRICT: 2M
 PROPOSED DISTRICT: CAS
 VARIANCE TO SECTION _____ TO PERMIT
SEE BELOW INSTEAD OF THE REQUIREMENT

(No.) DISPENSER ISLANDS WITH (No.) SINGLE DISPENSER
 CAPABLE OF SERVING (No.) CARS AT ANY ONE TIME
 (No.) DISPENSER ISLANDS WITH (No.) DUAL DISPENSER
 PUMPS CAPABLE OF SERVING (No.) CARS AT ANY ONE TIME
 TOTAL SERVING SPACES *N/A*
 TOTAL SERVING DAYS *N/A*
 TOTAL DAYS & SPACES *N/A*

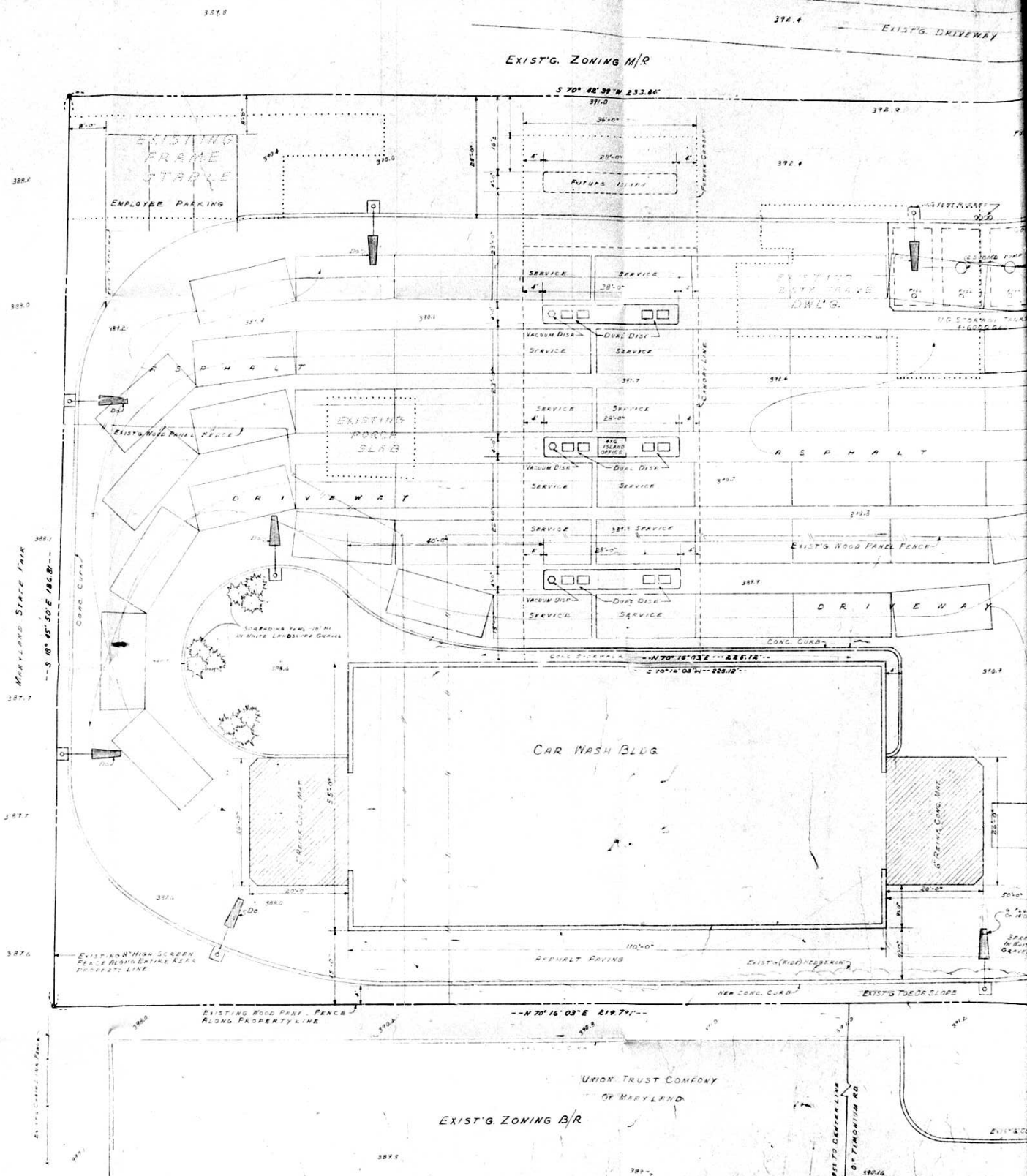
NUMBER OF DRIVEWAY ON FRONT STREET 2
 TOTAL = 136 REQUIRED WIDTH
 ACTUAL SITE WIDTH = 185.77

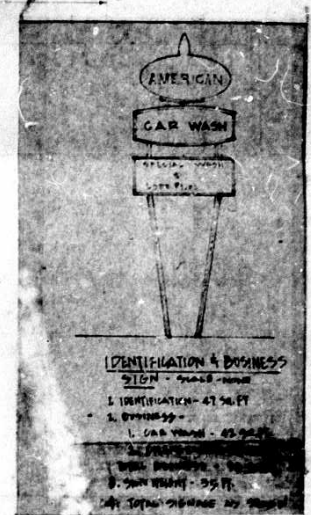
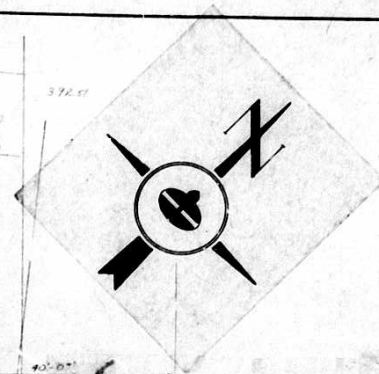
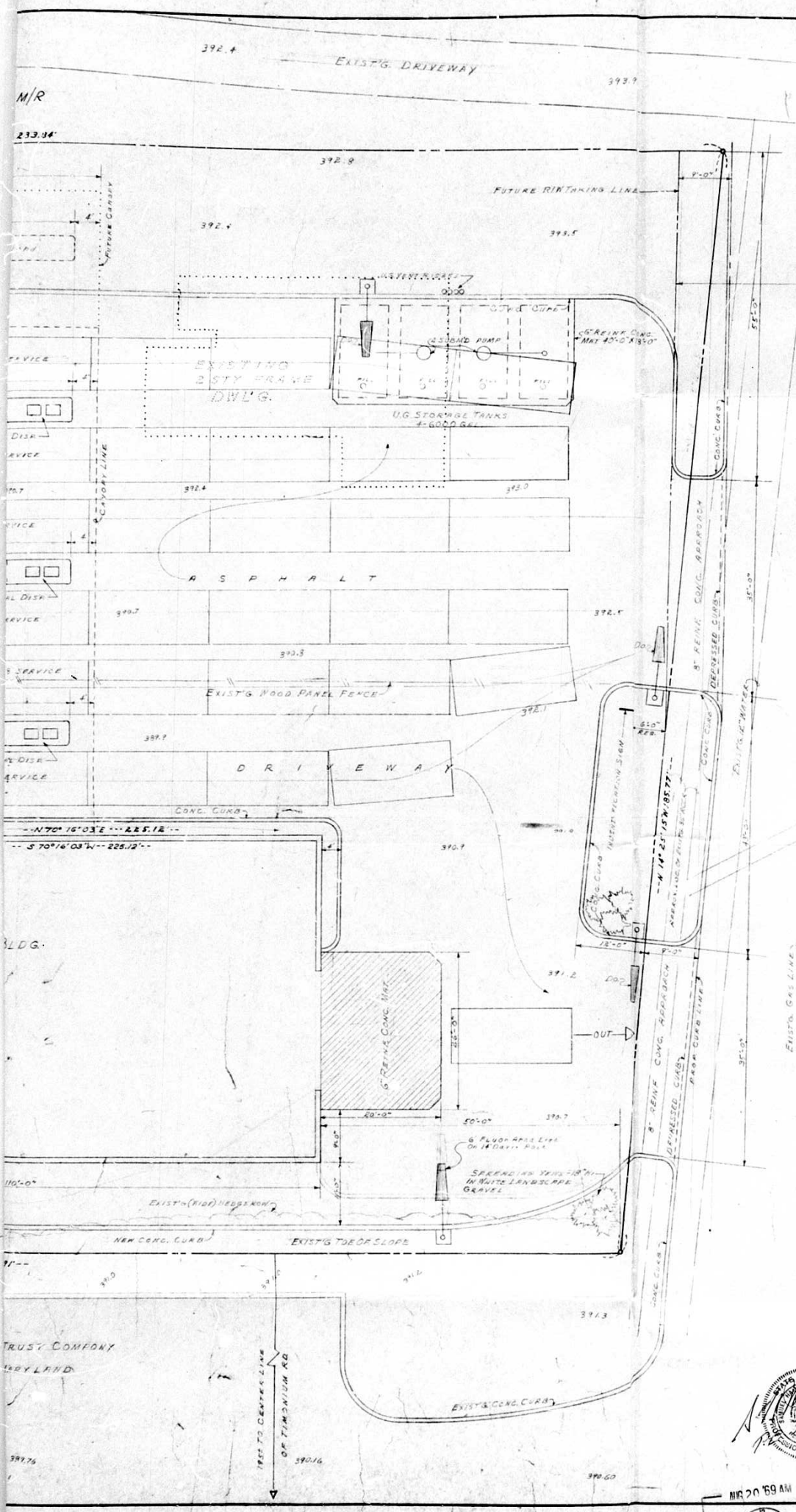
AREA 1 = N/A SQ. FT.
AREA 2 = N/A SQ. FT.
TOTAL 2163 SQ. FT. = 100% % OF TRACT
% OF TRACT = 2163 SQ. FT.
LANDSCAPING CONSISTS OF DESCRIPTION
GRASS, SHRUBBERY TREES, WHITE GRASS

LIGHTS		
1) TYPE RED LIGHTS	HEIGHT 10 FT.	DESCRIPTION
2) TYPE SSA OR LESS	HEIGHT 12 FT.	DESCRIPTION

PARKING SPACES PROVIDED = THREE SPACES FOR EACH DAY - 100
PARKING SPACES PROVIDED = 300-2 ALL PARKING MUST BE
MIN 8' X 12' FROM STREET PROPERTY LINE(S)

IDENTIFICATION SIGN = 1 X 40 SQ. FT. = 47
(1" X 30" X 60" AS YOU TRAVEL)
IDENTIFICATION SIGN = 1 X 24 SQ. FT. =
(10" X 120" X 60")
PRODUCT PRICING SIGN = 1 X 6 SQ. FT. = 86
AMERICAN MOTOC CLUB = 1 X 3.60 FT. =
CAR WASH SIGN 1 X 250 FT. 48
TOTAL IDENTIFICATIONS = 47
TOTAL BUSINESS = 86

[illegible]



ROAD

YORK

VARIANCE #70-67 RXA

Variance to Sec. 413-5P to permit sign height of 35' instead of required 25'
 Variance to Sec. 236-2 to permit side yard set back of 15' instead of required 30'.

OFFICE COPY

MAP #8
 SEC. 3-D
 NW-14-A
 CNS. DIST.
 BR
 DIST. MAP 3-D
 "X"

DATE	NO.	REVISIONS	BY
AMERICAN OIL COMPANY			
PROPOSED CAR WASH YORK ROAD NEAR TIMONIUM RD. BALTIMORE COUNTY MD.			
SCALE 1"=10'-0"		BALTIMORE REGION	
DRAWN BY L. GUILLERME		BALTIMORE DISTRICT	
CHECKED BY SURVEY		NET USABLE FRONTAGE	
APPROVED		DATE 6-11-69	
NO. SS 822		DO NOT SCALE, USE DIMENSIONS ONLY	



#249 L. Franklin Price

OFFICE COPY