

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, SHOTMEYER BROS. COMPANY, 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, hereby petition for a Special Hearing Under Section 300.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Service Station site expansion as indicated on attached plat and descriptions

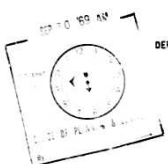
See attached description

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

I, or we, agree to pay expenses of above Special Hearing 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.

WID ATLANTIC PETROLEUM CORP. SHOTMEYER BROS. COMPANY
Contract Purchaser Legal Owner
Address: 711-818 Connecticut Ave. NW Address: 10 Market Road
Washington, D.C. 20006 Hawthorne, New Jersey
Attorney's Name: [Signature] Attorney's Name: [Signature]
Address: 108 Long Island Ave. Address: [Signature]
Baltimore, Md. 21229 Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 10th day of November, 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 newspapers of general circulation throughout Baltimore County, that the property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of November, 1969, at 11:00 o'clock A.M.



DEPUTY Zoning Commissioner of Baltimore County

(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts, that 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 in keeping with Sections 405.4 and 405.5 of the Baltimore County Zoning Regulations, the approval of the service station site expansion should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of November, 1969, that the herein Petition for Special Hearing 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, Bureau of Public Services and the Office of Planning and Zoning.

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

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of November, 1969, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

ALL THAT CERTAIN lot or piece of ground situate in Baltimore County, State of Maryland, described as follows, to-wit:

BEGINNING for the same according to a survey dated 9th day of July, 1958, made by Thompson, Grace & Mays, Engineers of Towson, Maryland, at a pipe placed at the intersection of the southwesterly side of York Road 66 feet wide and the northeasterly side of High View Street 30 feet wide thence from said point of beginning extending along the northeasterly side of High View Street on a course of North 82 degrees 29 minutes 55 seconds West, a distance of 159.87 feet to a point in the center line of a 12 foot wide alley thence along the center line of the said alley on a course of north 18 degrees 4 minutes 55 seconds West a distance of 217.06 feet to a point on the southeasterly line of Thelma Avenue 30 feet wide thence along the said side of Thelma Avenue on a course North 71 degrees 55 minutes 5 seconds East a distance of 126 feet to a pipe set on the southwesterly side of York Road aforesaid thence along the said side of York Road on a course of South 18 degrees 4 minutes 55 seconds East a distance of 277.79 feet to the first mentioned point and place of beginning.

BEING lots Nos. 1 to 12 inclusive in Section 3 in a subdivision known as Timonium Heights as per plat recorded in Plat Liber W.P.C. 5 at Plat 82 among the land records of Baltimore County, Maryland.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 14, 1969

LeRoy Frederick, Esq.
 308 Long Island Avenue
 Baltimore, Maryland 21229

Re: Type of Hearings: Special Hearing for Service Station site expansion located NW Cor. of York Rd. & High View St. Petitioner: Shotmeyer Bros. Co. Committee Meeting of September 30th, 1969 8th District Item 62

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 subject property is presently improved with an existing automotive service station, which is closed. The property to the north is improved with a liquor store; to the west with homes and vacant land; to the south with a restaurant, and to the east with office buildings and a Service Station. York Road and Thelma Avenue is not improved as far as concrete curb and gutter are concerned. High View Street at the present time is an unimproved paper street.

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.

Thelma Avenue is an existing road which will be improved in the future as a 30-foot closed section with flexible type pavement on a 30-foot right-of-way. Three partial highway improvements were constructed adjacent to this site previously, no further highway improvements are required at this time.

High View Street is an unimproved street laid out on the recorded plat of Timonium Heights and the need for a quality road in this location is questionable. Therefore, no highway

LeRoy Frederick, Esq.
 308 Long Island Avenue
 Baltimore, Maryland 21229
 Item 62 8th District

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Highways: (Continued)

Improvements are proposed for High View Street at this time. However, the property owner should reserve a 10-foot wide highway right-of-way widening along the frontage of this street to allow for construction of future highway improvements on a 50-foot right-of-way, if such should be required. Also allowance should be made for a future 30-foot radius curb and sidewalk area at the intersection with York Road based on the State Roads Commission requirements. No access will be permitted from High View Street at this time, and any future access will be subject to the approval of the Department of Traffic Engineering and the Office of Planning and Zoning.

The status of the 12-foot alley, along the rear of this property is not clear and encroachment with improvements on adverse grading is contingent on the property owner's rights or interest in the alley. Previous plats of this property clearly indicated that the subject property only extended to the easternmost side of the 12-foot alley. No vehicular access to this site from the alley will be permitted.

Storm Drains:

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

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.

Sanitary Sewers:

Public sanitary sewerage is not available to serve this property and a private sewage disposal system already exists on the site. Plans for providing public sewer to this property have been prepared in conjunction with the proposed Timonium Heights sewerage system under Job Order 1-2-312; however, the construction schedule is indefinite at this time. (See Baltimore County Bureau of Engineering drawing 69-0250, A-10).

Waters:

Public water supply is available to serve this site.

LeRoy Frederick, Esq.
 308 Long Island Avenue
 Baltimore, Maryland 21229
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PROJECT PLANNING DIVISION:

High View Street is an unimproved street which most likely will never be constructed. If it were constructed west of this site, this office would approve putting it through to York Road, as it can be served adequately by Thelma Street.

The plan must be revised to show 3 access points as per Section 405.4 A 3a of the Baltimore County Zoning Regulations.

BUREAU OF TRAFFIC ENGINEERING:

Since the land is presently zoned BR, there should be no increased trip density from the site.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

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

PLANS REVIEW DIVISION:

Petitioner to conform to Baltimore County Building Code. No comment until plans are submitted for review.

HEALTH DEPARTMENT:

Public water is available to the site. A private sewage disposal system exists on the property since public sewer is not available. Prior to a hearing date being assigned it is recommended that the entire sewerage system, including capacities of each unit, be shown on revised plan. Also, no oil or gas tank can be located closer than 10 feet to any part of the disposal system.

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 Road (40' from the existing center line) that must be indicated on the plan. The relocation of the existing south entrance will be subject to State Roads Commission approval and permit.

LeRoy Frederick, Esq.
 308 Long Island Avenue
 Baltimore, Maryland 21229
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ZONING ADMINISTRATION DIVISION:

Revised plans in compliance with the Health Department and State Roads Commission comments must be submitted to this office prior to the hearing.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. RYAN, Chairman

OLN:JD
 Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Deputy Zoning Commissioner Date: October 31, 1969

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

SUBJECT: Petition 70-94-SPH, Special Hearing for Service Station site expansion, Southwest corner of York Road and Thelma Avenue. Shotmeyer Bros. Co., Petitioner.

8th District

HEARING: Monday, November 10, 1969 (11:00 A.M.)

We voice no objection to expanding the area of the present service station over an enlarged site.

GEG:jmc

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District B-14 Date of Posting OCT. 27, 69
 Posted for SPECIAL HEARING, F.D.C. SERVICE STATION, LIKE EXPANSION
 Petitioner SHOTMEYER BROS. CO.
 Location of property S.W. COR. OF YORK RD. & THERMA AVE.
 Location of Signs N.E. COR. YORK RD. 85 FT. E. SIDE THERMA AVE.
 Remarks _____
 Posted by Charles H. Neal Date of return OCT. 31, 1969
 Signature _____

Frederick, Esq.
Long Island Avenue
Baltimore, Md. 21220
 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Four Petition has been received and accounted for filing this

30th day of September 2, 1969

JOHN G. ROSS,
Zoning Commissioner

Petitioner Shotmeyer Bros. Co.

Petitioner's Attorney Lafrey Frederick, Esq. Reviewed by _____

Chairman of
Advisory Committee

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

No. 64720

DATE Sept. 19, 1969

To: Cash

Zoning Dept. of Baltimore County

QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Special Hearing for Shotmeyer Bros. Co.	\$25.00

4		
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE
823-9000
EXT. 387
 INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 67051

DATE Nov. 7, 1969

To: Lafrey Frederick & Associates
 300 Long Island Ave.
 Baltimore, Md. 21220

Zoning Dept. of Baltimore County

QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property for Shotmeyer Bros. Co. 7/0-94-SPA	\$3.00

4		
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR SPECIAL HEARING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 LOCATION: Southwest corner of York Road and Thermo Avenue.
 DATE & TIME: Monday, November 10, 1969 at 11:00 A.M.
 PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, with a public hearing, will hold a public hearing on the petition for special hearing under Section 100-1 of the Zoning Ordinance of Baltimore County, Maryland, for the purpose of determining whether or not the proposed use of the property is a permitted use of the property.

The petition for special hearing under Section 100-1 of the Zoning Ordinance of Baltimore County, Maryland, for the purpose of determining whether or not the proposed use of the property is a permitted use of the property, was filed with the Zoning Department of Baltimore County, Maryland, on October 27, 1969. The petition is for a special hearing on the proposed use of the property as a service station, like expansion, at the southwest corner of York Road and Thermo Avenue. The property is located on the east side of York Road, 85 feet east of the intersection of York Road and Thermo Avenue. The property is 111 feet wide and 111 feet deep. The proposed use is a service station, like expansion. The petition is for a special hearing on the proposed use of the property as a service station, like expansion.

By Edward D. Hardisty
 Deputy Zoning Commissioner of Baltimore County

THE TOWSON TIMES

TOWSON, MD. 21204 October 27, 1969

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardisty, Deputy Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 27th day of Oct., 1969 that is to say, the same was so entered in the records of October 23, 1969.

STROMBERG PUBLICATIONS, Inc.

By Barth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204 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 week before the 10th day of November 1969, the first publication appearing on the 27th day of October 1969.

THE JEFFERSONIAN,

Barth Morgan
 Manager.

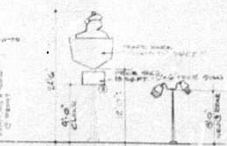
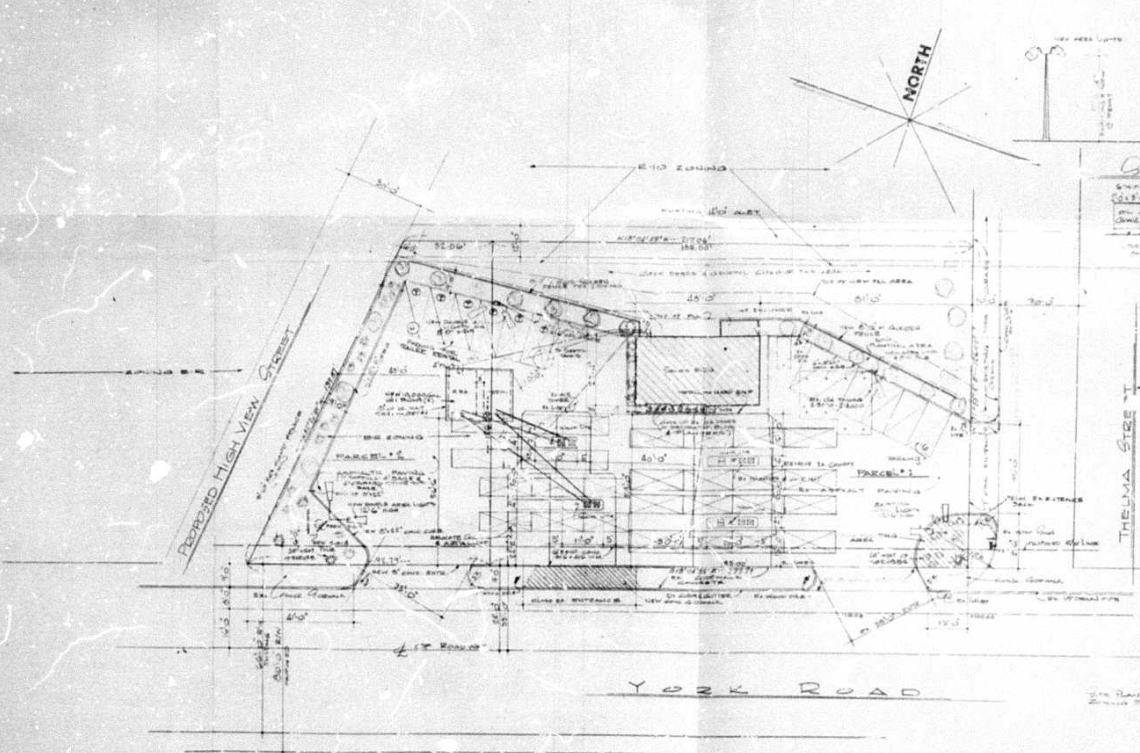
Cost of Advertisement \$ _____

PETITION FOR SPECIAL HEARING

ZONING: Petition for Special Hearing for Service Station, Like Expansion.
 LOCATION: Southwest corner of York Road and Thermo Avenue.
 DATE & TIME: Monday, November 10, 1969 at 11:00 A.M.
 PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Ordinance of Baltimore County, Maryland, will hold a public hearing on the petition for special hearing under Section 100-1 of the Zoning Ordinance of Baltimore County, Maryland, for the purpose of determining whether or not the proposed use of the property is a permitted use of the property. The petition is for a special hearing on the proposed use of the property as a service station, like expansion, at the southwest corner of York Road and Thermo Avenue. The property is located on the east side of York Road, 85 feet east of the intersection of York Road and Thermo Avenue. The property is 111 feet wide and 111 feet deep. The proposed use is a service station, like expansion. The petition is for a special hearing on the proposed use of the property as a service station, like expansion.

By Edward D. Hardisty
 Deputy Zoning Commissioner of Baltimore County



PROPOSED LIGHTING

NO.	REVISION	DATE	BY	CHKD.	DATE	BY	CHKD.
1	PRELIMINARY	10/1/77	J. J. ADRIANI				
2	FINAL	10/1/77	J. J. ADRIANI				

THESE PLANS ARE APPROVED FOR THE CITY OF CHERRYVILLE, SOUTH CAROLINA, BY THE BOARD OF ZONING AND PLANNING, ON THIS 10TH DAY OF OCTOBER, 1977.

BY: [Signature] SECRETARY

BY: [Signature] CHAIRMAN

BY: [Signature] COMMISSIONER

BY: [Signature] CLERK

BY: [Signature] ATTORNEY

BY: [Signature] ENGINEER

BY: [Signature] ARCHITECT

BY: [Signature] LANDSCAPE ARCHITECT

BY: [Signature] CIVIL ENGINEER

2. ZONING REQUIREMENTS FOR AUTOMOBILE SERVICE

1. GENERAL REQUIREMENTS

EXISTING LOT AREA: 1.14 ACRES & SPECIAL ZONING

PROPOSED LOT AREA: 1.14 ACRES & SPECIAL ZONING

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PROPOSED LOT AREA: 1.14 ACRES & SPECIAL ZONING

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 10/1/77
ZONING FILE
#70-77

JOSEPH J. ADRIANI
415 WALKER DRIVE
CHERRYVILLE, SOUTH CAROLINA 29010

PROPOSED LOT AREA: 1.14 ACRES & SPECIAL ZONING

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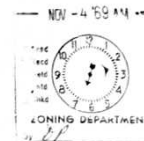
PROPOSED LOT AREA: 1.14 ACRES & SPECIAL ZONING

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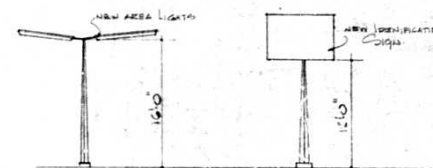
PROPOSED LOT AREA: 1.14 ACRES & SPECIAL ZONING

REVISED PLANS

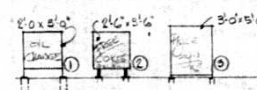


#62 Shotmeyer Bros. Co.

OFFICE COPY



SIGN ELEVATIONS



ZONING PETITION FOR AUTOMOBILE SERVICE STATIONS

ZONING STATUS

EXISTING ZONING: PARCEL #1 B2 ZONING & SPECIAL EXCEPTION
 EXISTING DISTRICT: NONE
 PROPOSED ZONING: PARCEL #2: SAME AS PARCEL #1 (7,286.8 SQ. FT.)
 SUGGESTED DISTRICT: B2 DISTRICT

AREA REQUIREMENTS

4 x DISPENSER ISLANDS WITH 2 x DUAL DISPENSER PUMPS, CAPABLE OF SERVICING 2 CARS AT ANYONE TIME.
 EXISTING ANCILLARY USES: 205.4-C 1 VEHICLE REPAIR, TIRE & MAINT. GULCH, & TRAILER RENTAL, & TREE GULCH, & GRASS ALTO, PARTS & ACCESSORIES.
 TOTAL SERVICING SPACES: 8
 TOTAL SERVICING BAYS: 8
 TOTAL BAYS & SPACES: 8

ACCESS POINTS

NUMBER OF DRIVEWAYS ON FRONT STREET: 2 TIMES 25 x 130 FT. (REQUIRED WIDTH)
 ACTUAL SITE WIDTH: 277.79 FT.

LANDSCAPING

AREA OF LANDSCAPING: 2000 SQ. FT.
 5% OF TOTAL TRACT: 1446 SQ. FT.
 1500 SQ. FT. (2888 SQ. FT.) x 0.5% OF TRACT
 LANDSCAPING CONSISTS OF: ARBOR VITAE, SPREADING YEW, JUNIPERS, AZALEAS, FLOWERING TREES, & WHITE PINES.

LIGHTING

TYPE: FLUORESCENT (6-TUBE) 213
 16'0" HIGH POLE

PARKING

PARKING SPACES REQUIRED: EACH BAY: 3 THERE (3) SPACES
 PARKING SPACES PROVIDED: 12
 ALL PARKING SPACES TO BE 8'0" FROM FRONT PROPERTY LINE.

NO.	REVISION	JOB NO.	BY	DATE	BY	DATE	BY	DATE
1	REVISIONS	6903	J.L.A. HILL					
2	REVISIONS	6903	J.L.A. HILL					
3	REVISIONS	6903	J.L.A. HILL					

REF. DRAWINGS: BALTIMORE

TITLE: PROPOSED ADDITION TO SERVICE STA. YORK RD. HELMAST & HIGH VIEW ST.

FOR: BALTIMORE COUNTY, MD.

DRAWN BY: J. ADRIANI 7-2-67 SCALE 1" = 20'0"

INITIAL CK. ENGINEER

FINAL CK. APPROVED

JOB NO. 6903

DRAWING NO. SR1

