## PETITION FOR SPECIAL HEARING AND VARIANCE

U

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we\_\_TER\_MODULAN\_OIL\_COMPANT\_legal owner\_\_\_of the property statute in Baltimore County and which is described in the description and plat atcached hereto and made a part hereof, hereby petition for a Special Realing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or beputy Zoning Commissioner should approve expansion of existing automotive service station.

Variance to Section 405.455 to permit a light height of 14 feet instead of the required of feet FFRSO PUBLISHED TRAPFER[LASSOMMENT[AB] A SINGLE concrete approach located .8 Inst. Variance to Section 102.453 a to permit no fence instead of the required fence o fort high. The variances are requested because:

The lights are direct downward lights and do not diffuse light to the side.
 For this reason, the lights must be 12 feet high to adequately illuminate

the area.

The required fence would tend to reduce visibility of traffic southbound on York Road.

There is a heavily wonded strip approximately 30 feet wide to the north of the

station which shields the residential area from lights and from viewing service station. Property is to be posted and advertised as prescribed by Zoning

Productive is to be posted and advertised as prescribed.

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 roning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore county adopted pursuant to the Zoning Law for Baltimore county.

THE AMERICAN OIL COMPANY

Legal Owners

Legal Owners

Address One North Charles Street

W. Gaines Burnette
Petitioner's Attorney

Address One North Cherles Street
Baltimore, Noryland - 21201
ORDERED by the Zoning Commissioner of Caltimore County, this 2204

CHICE OF PLANES & Co.

DEC 2 2 '69 AM \_\_

Sward D. Hardesty

Address 16 W Seminary Ave.

Lutherville, Md. 21093 Protestant's Attorney

RE: Petition for variances to Zoning Regulations - Sec. 405-4-B-5 and 405. 5 4-A 3a Petition for Special Hearing N/W Cor. York Road and Seminary Ave., 8th Dist Rolant, A. Rockel and Dorothy

Zoning Commissioner

Baltimore County

No. 70-136-ASPH

The petitioners requested variances to the Baltimore County Zoning Regulations to permit a height for a light of 14 ft. Instead of the required 8 feet; reconstruction of ar existing concrete approach located 6 feet from the property line instead of the required 10 feet and to permit m fence instead of the required 8 feet high.

As strict compliance with the Regulations would result in practical difficulty and unreason able hardship upon the petitioners, the variances should be granted.

The petitioners' request for a special hearing for expansion of an existing automotive service station, should be approved

of an existing automotive service station, should be approved.

It is this Z May of February, 1970, by the Zoning Commissioner of Baltimore Couxty, ORDERED that the herein petitio for a variance to permit a height of 14 feet for a light instead of the required 8 feet; reconstruction of an existing concrete approach located 6 feet from the property line instead of the required 8 feet in height, should be granted from and after the date of this Order.

It is further ORDERED that the expansion of an existing utomotive service station is also approved.

The site plan for the development of the property is subject appr. val of the State Roads Commission, Bureau of Public Services ad Office of Planning and Zoning.

Edward D. Hardesty Zoning Commissioner of Baltimore County DESCRIPTION OF SECOND PARCEL THE AMERICAN DIL COMPANY York Rd. & Seminary ave.

BEGINNING for the same on the westerly side of York Road North 23° 14: 06" West 160.35 feet from the intersection formed by the northeade of Seminary Avenue and westside of York Mosal thence ronning along the westside of York Road North 230 14: 06" West 50 feet to a point thence leaving the westmide of York Road the three following courses and distances viz:

1. South 660 L5: 5h# West 108.90 feet

2. South 43° 56: 33" East 53.45 feat

3. Worth 66° 45' 54" East 90.00 feet

to the place of beginning.

Containing U.lly acres of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORNESPONDENCE

TO Mr. Edward D. Hardesty, Deputy Zoning Commissioner. Ja nuary 16, 1970

FROM Mr. George E. Gavrelis, Piractor of Planning

SUBJOCTPAINION 70-136-ASPH. Variance to permit a light height of 14 feet instead of the required 8 feet; and to permit reconstruction of existing concrete approach located 6 feet from the property line instead of the required 8 feet from the permit no fence instead of the required 8 foot fence. Northwest corner of York Road and Seminary News. Special Hearing fee Expension of Existing Automative 1 Service Station. Roland A. Rockel, et al., Petitioners.

8th District

HE ARING; Monday, January 26, 1970 (10:00 A.M.)

The Office of Flouring and Zoning has reviewed the subject petition for a special bearing to expond on existing service station together with vertiness. It voices no objection to the concept of exponding station together with vertical control desired in control exponence in a manner more in keeping with the viction and altering in control an elating to the entrance 5 feat from the north property line. As drawn on the site plan, this variance would result in conflicts between vehicles moreovering for portion purposes and vechicles entering the station premises from York Road. Something more than 10 feet would be desirable here. Existing or proposed grades have not been shown on the site plan; therefore evaluation of precise destils of this plan is difficult. You wages: their grading conditions will be a factor in our approad of the site plans the station will be a factor in our approad of the site plans the plans of the site plans that the station will be a factor to an exposure the adjoining to the Princip Board Subcommittees on lighting and fencing, we note a proposal by the Princips Board Subcommittees an lighting and fencing, we note a proposal by the Princips Board Subcommittees an lighting and fencing we note that the ordinary of the site plans the plans that the station will be exponded. He were the exposure who owns the parcel on which the station will be exponded. He were the same may be said relative to the lighting variances.

GEG:bms

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

OLIVER I MYERS Charman MEMSLES

PUREAU OF ENGINE FING

BURLAU OF FIRE PREVENTION

PROTECT PLANNING BUILDING DEPARTME DOADL OF EDUCATION INDUSTRIAL DEVELOPMENT

W. Gaines Burnette, Esq.,

RE: Type of Hearing: Special Hearing Type of Hearing appears in mosting and Warlance Lecation N.W.Cor. of York Rd. 6 Seminary Avenue Petitioners American 011 Company Conmittee Meeting of Ducember 2, 1969 8th witeriet 1tem 103

December 10, 1969

The Zoning Advisory Sound to hes reviewed the plans submitted with the above referenced cetifien 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 vacant with the property to the south improved with a two bay American oil Company service and in the property to the north it improved view of the property to the west with a transfer of the property to the west with a title Service and Texaco Uil Company service stations. York Bood in this Iccation is improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Seminary Avenue (Nd. 131) and York Road (U.S. 111) are State Roads; therefore, this size will be subject to State Roads Commission review, and all street improvements and entrance locations on these roads will be subject to State Roads Commission requirements.

The Applicant must provide accessary drainings facilities (temporary or Otherwise) to prevent creating any muisances or damages to adjacent proporties, as scalely by the concentration furface when a concentration of any problem which may result, due to improper orading or other draining facilities, would be the full responsibility of the Applicant.

W. G ines Burnette, Esq., One North Charles Street Baltirore, Haryland 21201 Item 103 Page 2

December 10, 1969

BUREAU OF ENGINEERING: (Continued)

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Sediment Control:

Development of this property through stripping, grading, and stabilization could result in a sediment polution problem, damaging private and public holdings domestress 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.

Water:

FILING

ORDER RECEIVED

DATE

ROLAND NW COT

#70-13

70-136-ASPH

Public water supply is available to serve this property.

Sanftury Sewer:

Public sanitary sewerage is available to serve this property.

BOARD OF EGUCATION:

No bearing on school oppulation.

BUILDING ENGINEERS' OFFICE: Petitioner to comply with Baltimore County Building Code #409.5.

FIRE DEPARTMENT:

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

HEALTH DEPARTMENT:

Public water and severs 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 Follution control Regulations. Amosticania information may be obtained from the Glytsian of Air Pollution, Baltimore County Department of Health.

W. Gaines Burnette, Esq., One North Charles Street Baltimore, Haryland 21201 Item 103 Page 3 \*(See below comments for Project Planning Division)

December 10, 1969

STATE ROADS COMMISSION:

The proposed zerb along the right of way line of York Road must be  $8^{\prime\prime}$  in height rather than  $6^{\prime\prime}$ , as indicated on the plan.

The proposed soutlerly entrance must be paved with 8" of concrete rather than 6" as indicated.

Dimensions, as indicated on the plan at the existing northerly unmentions, as indicated on the plan at the existing northerly that rance do not reflect what exists at the site. The 5' distance from the planting of the depression transition rather than to the entrance properties of the depression transition rather than to the entrance properties of the depression transition is 30' in width rather than 35', as indicated on the plan. There is no objection to increasing the width but the projectal should be clearly indicated on the plan.

The entrances will be subject to State Roads Commission approval and permit.

The plan must be revised prior to the hearing.

ZONING ADMINISTRATION DIVISION:

In view of the cummants by the State Bands Commission, this office is withholding a hearing date until such time as their cumments are complied with. The tangent distance between the northermost property line in which is the state of the s

Very touly yours

OLIVER L. BYERN Chairman

OLM: JD

\* PROJECT PLANNING DIVISION: This plan has been reviewed and there are

BALTIMORE COUNTY, MARYLAND

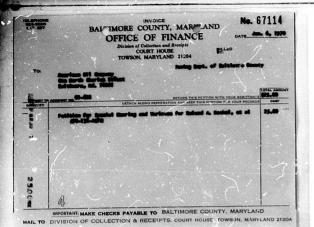
Mr. John G. Rose Attn: Oliver L. Myers

C. Richard Moor

ttem 103 - ZAC - December 2, 1969 roperty Owne: American Oil Company York Road & Seminary Avenue SP hearing for expansion of service station

Review of the subject petition indicates the existing use proposes to expand its site size by improving on site circulation and operation.

Date December 11, 1969



on respect

O. ICE OF

## TOWSON LIMES

TOWSON, MD. 21204 January 12.

19 70

THIS IS TO CENTIFY, that the annexed advertisement of Edvard D. Jardonty Deputy Zoning Commissioner of Baltimore Gountw was inserted in THE TORSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one acceptance of Jan. 19 79 that is to say, the same was inserted in the issue of January 8, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth morgan

AND VARIANCE —— OF THE ADMITISHEN AND VA

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 8 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weakly newspaper printed and published in Towson, Raltimore County, Md., once in each of the County of the Cou

THE JEFFERSONIAN,

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

19.70 ...

2518NS

CERTIFICATE OF POSTING

District 87H	Date of Posting 1/41. 10- 1970
Posted for SPECIAL MEAN	RING & Also FOR A VARIANCE SEE BACK
Petitioner: Roland A Rol	KEL
Location of property: NK/ Lon .	OF YORK Rd & SEMINARY AVE
	F YORK Rd & SEMMARY AVE
Location of Signs: A. A	T. JOKK N. A. A. SENIKAISI BUE
Remarks:	
Posted by	Date of -eturn: J.A.A. 19- 1970
	70-131 1584

70-136- ASTH

	DALT	111 W. C	ffice Build hesapeake A	ing venue	w ·	
		Touson,	Maryland 21	204		
	You	r Petition has	been receiv	ed and accepte	d for filing th	ni s
	-	day of	7	- 1	1969	
				///	2613	
				Solla	De ge	
				JOHN G. RO Zoning Com		
				201119		
Petitioner A	melan Oli (				,	
				MI	7 m	1
Petitioner's	Attorney 16		Reviewed	Chairman o	401. 111	·
				Advisory C	ommittee /	

