

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, THE AMERICAN OIL 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 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the zoning regulations and/or Deputy Zoning Commissioner should approve special hearing to permit off-street parking in a Residential (R-C) zone.

See attached description

Property is to be posted and advertised as proscribed 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.

THE AMERICAN OIL COMPANY
13300
Address: One N. Charles Street
Baltimore, Maryland 21201
Petitioner's Attorney
Address: One N. Charles Street
Baltimore, Maryland 21201

PHILIP R. PIERPONT and HELEN S. PIERPONT
Legal Owner
Address: 5714 Windsor Hill Road
Towson, Maryland
Pro-tenant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 11th day of January, 1970, 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 12th day of February, 1970, at 10:00 a.m. still at 10:00 a.m.

Edward D. Hardisty
DEPUTY Zoning Commissioner of Baltimore County

(over)

11 00pt
2/13/70
92pt

TELEPHONE 823-2000 EXT. 247

INVOICE No. 69310 DATE Feb. 27, 1970

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

To: Amos M. G. Gentry
One N. Charles Street
Baltimore, Md. 21201

RE: Advertising and posting of property for Philip R. Pierpont
970-125-270

AMOUNT DUE \$4.00

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

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
NE/S of Windsor Mill Road opposite : DEPUTY ZONING
Royal Court Drive - 2nd District : COMMISSIONER
Philip R. Pierpont, et ux - Petitioner :
NO. 70-158-SPH (Item No. 130) :
OF
BALTIMORE COUNTY

The Petitioner seeks permission to use a residential tract for off-street parking. The public health, safety and general welfare of the locality involved not being adversely affected, a use permit for parking in a residential zone should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 6th day of April, 1970, that permission to use the residential tract for parking in accordance with the plat dated July 10, 1969, and approved March 9, 1970, by George E. Gavrellis, Director of the Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding, and which is incorporated by reference hereto as a part of this Order, is GRANTED.

Ed. D. Hardisty
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 2/13/70
BY J. A. HARRIS, JR.
CLERK OF BALTIMORE COUNTY

U. Caline Ruppert, Esq.
One N. Charles Street
Baltimore, Maryland 21201

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 10th day of January, 1970.

Edward D. Hardisty
Deputy Zoning Commissioner

Petitioner Philip R. Pierpont
Petitioner's Attorney Edwin Ruppert Reviewed by Oliver L. Myers
Chairman of Advisory Committee

TELEPHONE 823-2000 EXT. 247

INVOICE No. 69255 DATE Jan. 27, 1970

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

To: Amos M. G. Gentry
One N. Charles Street
Baltimore, Md. 21201

RE: Petition for Special Hearing for Philip R. Pierpont
970-125-270

AMOUNT DUE \$5.00

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

A PETITION FOR A SPECIAL HEARING UNDER SECTION 500.7 OF THE ZONING REGULATIONS OF BALTIMORE COUNTY, TO DETERMINE WHETHER OR NOT THE ZONING REGULATIONS AND/OR DEPUTY ZONING COMMISSIONER SHOULD APPROVE SPECIAL HEARING TO PERMIT OFF-STREET PARKING IN A RESIDENTIAL ZONE.

DATE & TIME: Thursday, February 27, 1970 at 10:00 A.M.
PUBLIC HEARING ROOM 106, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, has held a public hearing for Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the zoning regulations and/or Deputy Zoning Commissioner should approve special hearing to permit off-street parking in a Residential zone.

Being a property of Philip R. Pierpont and Helen S. Pierpont, as shown on and plat filed with the County Office Building, Towson, Maryland, on July 10, 1969, and approved March 9, 1970, by George E. Gavrellis, Director of the Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding, and which is incorporated by reference hereto as a part of this Order, is GRANTED.

Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY ORDER OF EDWARD D. HARDISTY, Deputy Zoning Commissioner of Baltimore County

Feb. 5, 1970

OFFICE OF THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 Feb. 11, 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardisty, Deputy Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 11th day of Feb., 1970, that is to say, the same was inserted in the issue of Feb. 5, 1970.

STROMBERG PUBLICATIONS, Inc.

By Paul M. Stromberg

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd
Date of Posting FEB. 7, 1970
Posted for SPECIAL HEARING TO PERMIT OFF-STREET PARKING IN A RESIDENTIAL ZONE
Petitioner PHILIP R. PIERPONT
Location of property NE/S of Windsor Mill Rd. off Royal Court Dr. Towson
Location of Sign 6712 Windsor Mill Rd.
Remarks NEPOSTED FEB. 11 AM. MET A SIGN FOR THE PROPERTY
Posted by Charles M. HARRIS Date of return FEB. 13, 1970

70-158-374

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 29, 1970

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 successive weeks before the 19th day of February, 1970, the first publication appearing on the 27th day of January, 1970.

THE JEFFERSONIAN,
Edwin Ruppert
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 5, 1970

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Manager.

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Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY ORDER OF EDWARD D. HARDISTY, Deputy Zoning Commissioner of Baltimore County

Feb. 5, 1970

11-2-70

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 16, 1970

COUNTY OFFICE BLDG.
111 E. Chesapeake Ave.
Baltimore, Maryland 21201

cc

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

W. Gaines Burnette, Esq.,
One No. Charles Street
Baltimore, Maryland 21201

RE: Type of Hearing: Special Hearing
to permit off street parking in
Residential (R-6) zone.
Location: NE/4 of Windsor Mill
Rd., 131' NW of Royal Ct. Drive
Petitioner: American Oil Co.
Committee Meeting of January 6, 1970
2nd District
Item 130

Dear Sir:

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 located on the northeast corner of Windsor Mill Road and lies next to an existing residential development on the north side, and there is an apartment complex being constructed on the south side. To the rear of the subject property there is also an existing residence. There is no curbing along Windsor Mill at this point.

BUREAU OF ENGINEERING:

Comments:

Building Permit Application (727-68) was reviewed by this office and comments dated December 9, 1968 were forwarded to the Bureau of Public Services. That office furnished the Developer (Mr. Philip R. Pierpont) with written comments dated December 19, 1968. In connection with Building Permit Application (727-68) the Bureau of Public Services again furnished Mr. Pierpont with written comments dated November 4, 1969.

Enclosed for your consideration are copies of both sets of these Bureau of Public Services' comments.

Sediment Control:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem,

W. Gaines Burnette, Esq.,
One No. Charles Street
Baltimore, Maryland 21201
Item 130 Page 2

January 16, 1970

Sediment Control: (Continued)

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.

This office has no additional comment.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition indicates that the existing service station is to be expanded. This should provide better circulation and access to the subject site.

BUILDING ENGINEERS' OFFICE:

Petitioner to meet all requirements of Baltimore County Building Code, see Section 702.7.

FIRE DEPARTMENT:

This office has no comment at this time.

HEALTH DEPARTMENT:

Since proposed zoning is for parking space, no health hazards are anticipated.

BOARD OF EDUCATION:

Would have no effect on student population.

ZONING ADMINISTRATION DIVISION:

This office is approving the subject petition but it is requiring revised plans to be submitted to this office prior to the hearing date, as requested by the Health Department and Bureau of Engineering.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR.
Planning & Zoning Technician II

JJD:JLD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: February 13, 1970

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

SUBJECT: Petition #70-158-SPH, Northeast side of Windsor Mill Road opposite Royal Court Drive. Petition for Special Hearing to permit Off-Street Parking in a residential zone.
Philip R. Pierpont - Petitioner

2nd District

HEARING: Thursday, February 19, 1970. (11:00 A.M.)

Subject to affirmative decision by the Zoning Commissioner to grant the use permit, the Planning staff is prepared to approve the site plan.

GE:bm



DESCRIPTION OF ADDITIONAL PARCEL

BEGINNING for the same on the northern corner of the intersection of Windsor Mill Road and Royal Court Drive; thence in a northwesterly direction N 52° 37' West from said intersection along the northeastern side of Windsor Mill Road 131 feet, more or less, to a point; thence leaving Windsor Mill Road N 41° 21' East 77 feet, more or less, to a point; thence the following courses and distances, viz:

1. N 52° 37' West, 136.5'±
2. N 41° 21' East, 36.00'±
3. S 52° 37' East, 136.78'±
4. S 41° 21' West, 36'±

to the place of BEGINNING.

REBUILDING OF SERVICE STATION TO BE DONE IN TWO STAGES

STAGE I

CONSTRUCT RETAINING WALLS, FILL AS REQUIRED IN THE PARKING AREA, INSTALL U/G STORAGE TANKS AND THE RIGHT-FRONT PUMP ISLAND ONLY. REUSE EXISTING SERVICE AREA AS REQUIRED TO REBUILD SERVICE PORTION.

ALL DIMENSIONS SHALL BE CONTROLLED FROM THE NORTHWEST CORNER OF THE EXISTING BUILDING.

STAGE 2

REMODEL SHOWROOM, REST ROOM & STORAGE AREA. CONSTRUCT LEFT-FRONT PUMP ISLAND. REMODEL ENTRANCES AND COMPLETE JOB AS PER SITE PLAN.

GENERAL NOTES

1. AREA OF LOT: 114,450 SQ. FT.
2. AREA OF BUILDING: 18,720 SQ. FT.
3. PERCENT OF LOT COVERED: 17%
4. AREA OF SIGN POLE: 170 SQ. FT.
5. HEIGHT OF SIGN POLE: 17' 0"
6. ELECTRICAL SERVICE: 200 AMPS MINIMUM
7. CONTRACTOR SHALL FURNISH AND INSTALL STEEL CURB FORMS PERMCO OR EQUAL.
8. CONTRACTOR SHALL INSPECT SITE FOR STRUCTURES, POLES, BUILDINGS, TREES, ETC. REQUIRING REMOVAL TO OBTAIN THE END RESULT. THE AMERICAN OIL CO. ASSUMES NO RESPONSIBILITY FOR OMISSIONS.
9. GRADING LEGEND - 200.00 EXISTING GRADE 200.00 PROPOSED FINISHED GRADE
10. FINAL LOCATION OF U/G STORAGE TANKS (P.L.S.) TO BE DETERMINED BY A.O.C. ENGINEER IN THE FIELD.

SIGN		ZONING STATE	
IDENTIFICATION SIGN - 1 X 31.50 FT. - 57		EXISTING ZONING - PARCEL #1 - R-6, PARCEL #2 - R-6	
IDENTIFICATION SIGN - 1 X 31.50 FT. - 57		PROPOSED ZONING - PARCEL #1 - N-A, PARCEL #2 - N-A	
10' X 10' T & O (AS YOU TRAVEL)		EXISTING DISTRICT - N-A	
10' X 10' T & O		PROPOSED DISTRICT - N-A	
PRODUCT PRICE SIGN - 1 X 10.10 FT. - 10.8			
AMERICAN MOTOR CLUB - 1 X 10.10 FT. - 23			
ADVERTISING CURB SIGN - 1 X 10.10 FT. - 13			
TOTAL IDENTIFICATION - 57			
TOTAL BUSINESS - 21.8			
CHECK APPLICABLE USES (X)			
VEHICLE REPAIR SERVICES, INCLUDING SELF-SERVICE REPAIR FACILITIES, BUT BODY AND FENDER BOND AND PAINT SPRAYING ARE NOT PERMITTED.			
SALE OF CIGARETTES, CANDY, SOFT DRINKS AND OTHER ITEMS FROM VENDING MACHINES.			
AUTOMOBILE RENTAL, WITH A MAXIMUM STOCK OF 12 CARS. ADDITIONAL SITE AREA OF 1,000 SQUARE FEET.			
TRAILER RENTAL, FOR TRAILERS NOT EXCEEDING 4' HIGH CHASSIS HEIGHT, WITH A MAXIMUM STOCK OF 10 TRAILERS. ADDITIONAL SITE AREA OF 1,000 SQUARE FEET.			
LIGHT-TRUCK RENTAL, INCLUDING RENTAL OF TRUCKS EQUIPPED WITH CAMPER, FOR TRUCKS NOT EXCEEDING 14' HIGH CAPACITY, WITH A MAXIMUM STOCK OF 4 TRUCKS. ADDITIONAL SITE AREA OF 1,000 SQUARE FEET.			
TIRE SALES AND INSTALLATION.			
PARKING OF NOT MORE THAN SIX SCHOOL BUSES. ADDITIONAL SITE AREA OF 1,000 SQUARE FEET.			
SALES OF SMALL AUTO PARTS AND ACCESSORIES.			
LAWN MOWER SALES AND REPAIRS.			
AUTO DIAGNOSTIC CENTERS (NOT LOCATED IN CUSTOMARY ONE-CAR SERVICE BAY). ADDITIONAL SITE AREA OF 1,000 SQUARE FEET FOR EACH AUTOMOBILE SERVING SPACE.			
CHRISTMAS-TREE SALES.			
MINOR ACCESSORY USES, SUCH AS REST ROOMS, SALE OF MOTOR OIL, SUPPLIES, AND ALLIED PRODUCTS.			
ACCESS POINTS			
NUMBER OF DRIVEWAYS ON FRONT STREET - 1			
TIMES - 130 (REQUIRED WIDTH)			
ACTUAL SITE WIDTH - 136.71			
LANDSCAPING			
AREA - 497 SQ. FT.			
AREA - 339 SQ. FT.			
TOTAL - 837 SQ. FT. - 52% OF TRACT			
PER OF TRACT - 773 SQ. FT.			
LANDSCAPING CONSISTS OF: (DESCRIPTION)			
LIGHTING			
(1) TYPE Island LIGHT 8' (DESCRIPTION)			
(2) TYPE Area LIGHT 8' (DESCRIPTION)			
PARKING			
PARKING SPACES - 11 (11) 9' SPACES FOR EACH WAY - 3			
PARKING SPACES PROVIDED - 11 (11) 9' SPACES FOR EACH WAY - 3			
SET BACK 5 FT. FROM STREET (PROPERTY LINE)			

WINDSOR MILL ROAD

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: J. J. J. J.
DATE: 3/9/70

In compliance with Section 10-10, the following information is provided:

1. The lane for parking machines existing service station.
2. Only passenger vehicles will use parking area.
3. This area will be used for parking only.
4. There will be no overhead area lights located in the parking area.
5. The parking area will be screened by an 8' high fence.
6. Parking area will be properly graded for drainage and paved with asphalt.
7. Parking spaces for seven vehicles are shown on plan in this area.
8. Use of these parking spaces will be in conjunction with service station operations.

AMERICAN OIL COMPANY			
PROPOSED SERVICE STATION REBUILD			
6712 WINDSOR MILL ROAD			
BALTIMORE COUNTY, MARYLAND			
SCALE 1"=10'-0"	BALTIMORE REGION		
DRAWN BY J. BULLENS	BALTIMORE DISTRICT		
CHECKED BY J. BULLENS	NET USABLE FRONTAGE: 1		
DATE 7-10-68	No. S.S. 3084		
DO NOT SCALE, USE DIMENSIONS ONLY			

MICROFILMED