PETITION FOR ZONING RELECTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Lula Q. Lambert
L or we, Joseph A. Sheppard, ET Algal owner, of the property situate in Baltimore and County and which is described in the description and plat attached hereto and made a part percof. 2-13 hereby petition (1) that the zoning status of the herein described property be re-districted, pur western to the Zoning Law of Baltimore County, from..... DRCA district; for the following reasons: DIST. MAPZ-B NW-3-F

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for .. new Colonial Automotive Service Station

Property is to be posted and advertised as prescribed by Zoning Regula

I, or we, agree to pay expenses of above re-districting and or Special Exception 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 Zoping Law for Baltimore County

RC 1 B Shapping Savia K. Hota Legal Owner SUN OIL COMPANY

Contract pure Lula C. Rambert 1910 Russell Street Baltimore, Md. 21230 Fred E. Waldrop Petitioner's Attorney Loyola Federal Building

Towson, Md. 21204 GRDERED By The Zoning Commissioner of Baltimore County, this. 3rd of_ March .. 19870., 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 Zaphaore County in Room 106. County Office Building in Towson, Baltimore 8th .day of .epcil..... 19670 at 1:00 o'clock

P. M 450

Zoning Commissioner of Baltimore County. :00P

Protestant's Attorney

Beginning for the same at a point on the northeastern Righ -of-day line of windsor mill Road of variable width, said point being northwesterly 295 feet ess from the center line of Gwynn Ook avenue, running thence binding along the said northeastern Right-of-Way Line of Windsor Hill Road North 54° 00' 48" West 193.28 feet, thence leaving said Windsor Mill Road and binding on the outline the six following courses, viz: first North 47° 52' 45" East 46.52 feet, second North 70° 49' 38" East 43.06 feet, third by a line curving to the left having a radius of 325.00 feet and an arc of 144.64 feet, said curve being sub-tended by a chord bearing of North 180 051 MBM East for 143.45 feet, fourth North 45° 19' 38" East 117.41 Teet, fifty South 46" NA' 55" East 130.75 Test, and sixth South 43° 55' 05" West 314.6 feet to the place of beginning.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

OLIVER L. MYESS

"x "

BUREAU OF

DEPARTMENT OF STATE ROADS COMMISS BUREAU OF FIPE PREVENTION

Dear Sir:

VEALTH DEPARTMENT PROJECT PLANNING BOARD OF EDUCATION

DEVILOPMENT

District 2 ad

Petitioner: JOSEPH A SHEPPARd

50 FT +- N OF 6418-

THON- and DISTRICT

ONING: Petition for Special Escep-tion for Automotive Service Sta-tion.

February 11, 1970

Fred E. Waldrop, Esquire Loyola Federal Euilding Towson, Karyland 21204

RE: Type of Hearing: Special Exception Location: NE/S Windsor Will Sund, 295' NW of Gayan Oak Avenus Petitioner: Joseph A. Sheptard Committee Meeting: February 3, 1970

The Zoning Advisory Condittee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following convents are a result of this review and inspection.

The subject property is presently improved with two duallings with the property to the north unimproved Jagground area for the Baltimore County Board of Education, as set als a, the property to the east. The properties to the west are improved with a volunteer fire company and several duallings, with the property to the south improved with duallings which are presently somed EL. Annor Mill Roba in this location is improved as far as observed courb and gutter are concerned.

BUREAU OF ENGINEERING:

2 51805

CERTIFICATE OF POSTUM

Posted for SPERIAL PRESENTION FOR AUTOMOTIVE SERVICE STATES

Location of property: NEIS OF MANASER MILL Rd 295 FT N OF BAYEN CAN MUST

ARTMENT OF BALTIMORS COUNT ren, Moryland

Highways:

Windsor Mill Road, an existing road, will be improved in the future as a lo foot closed section with flexible paving on a 60 foot right-of-may. Mighwa improvements, including lightway right-of-may addening, will be required in connection with any subsequent grading or building central applications.

Sediment Control:

Development of this property through stripping, grading and stardil-mation could result in a sediment pollution problem, decaring private and pulle 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

Fred E. Waldrop, Esquire Loyola Federal Fuilding Towson, Maryland 2120h Item 152 Page 2

February 11, 1970

Storm Drains:

The Applicant nunt provide necessary drainage facilities (temporary or personant) to prevent creating any nuisances or desages to adjacent properties, essecially by the concentration of surface waters. Correction of any provine which may result, due to improper grading or improper installation of draina, reclitties, would be the full responsibility of the Applicant.

Water

Sanitary Sewer:

Public sanitary sewerage is weilable to serve this property.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following

The site plan must be revised in accordance with Bill ho.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Corrents: The building or buildings on this site may be subject to registration and compliance with the Karyland State Health Air Pollution Jontrol Regulations. Additional information may be obtained from the Division of Air Pollution, Estimates County Department of Smellth

BUILDING ENGLISHERS! OFFICE:

No comment until plans are sutmitted for review.

Owner shall be required to comply to the Baltimore County Fire Prevention Cod, Division VI, Service Stations, Section 16.61-16.69 when construction plans are submitted for approval.

OFFICE OF FINANCE

of Collection and Re-

BOARD OF EDUCATION:

No bearing on student population.

2. The proposed use for the rear portion of the property. Public water supply is available to serve this property. 3. Proper height for ID sign and proper setback for the auxiliary signs. h. Proper area for trash storage or disposal. 5. The location of the proposed wending machines and display areas. The petitioner proposes two other signs not including the ID sign; a note should be indicated on the plan indicating that these will be the only two shown and constructed on the site with three allowed. The proposed curb between the two 35 foot entrances must be setback at least four feet from the street right-of-way.

February 11, 1970

This office is withholding a hearing date until such time as the patitioners nite plan meets all requirements in Bill LO with regard to:

An eight foot high screen or wall around the area of the property which would border a reridential use or public land, this would encompass the entire outline of the property.

OlMine

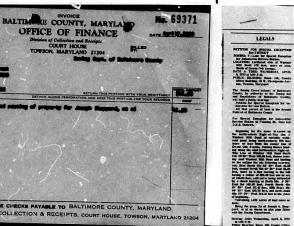
Enclosure

LEGALS

For Special Empoises for Automotive Service Station in Printing St. Zone and 2.3.5. District.

Fred E. Waldrop, Esquire Loyola Pederal Suilding Towson, Karyland 2120k Item 162 Page 3

ZONING ADMINISTRATION DIVISION:



CERTIFICATE OF PUBLICATION

Pikesville, Md. March 19 , 19 70

THIS IS TO CERTIFY, that the annexed advertisement was published in The NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of --- one time before the 8th day of ______, 19______, 70 the first publication appearing on the _____19th day of ______ March ___, 19 70.

THE NORTHWEST STAR

Manager Africia Landau

Patitioner's Attorney Fred & Walders, Sto-

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 2120.

MAIL T	MAPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND O DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21
TELEPHONE GES SECT. S	
	CONTROL OF STATE OF S
9	

MPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

FOR FILING

0 3

FR.N THE OFFICE OF GEORGE WILLIAM STEPHONS, JR. AND ASSOCIATES, INC. ENGINEERS P. U. BOX #5525, 10450N, NO. 21204

Description to Accompany Zoning Petition For Special Exception for Automotive Service Station in Existing BL Zone and C.N.S. District The Sun Oll Company.

January 7, 1970

Containing 1.122 acres of land more or less.

place of beginning.
Containing 1.122 acres of land more or ies.
Bring the property of Joseph A. Sheppard, et al. as shown on plat plan filed with the Zoning Depart-

Location of Signs Q 64 14 WINGSON MILL Rd DE IS OF WINGSON MILL Rd

Posted by Charles 7. Marke Date of return MARCH 26 1970 70-194-4

CERTIFICATE OF PUBLICATION

Date of Posting MRCH 21 1970

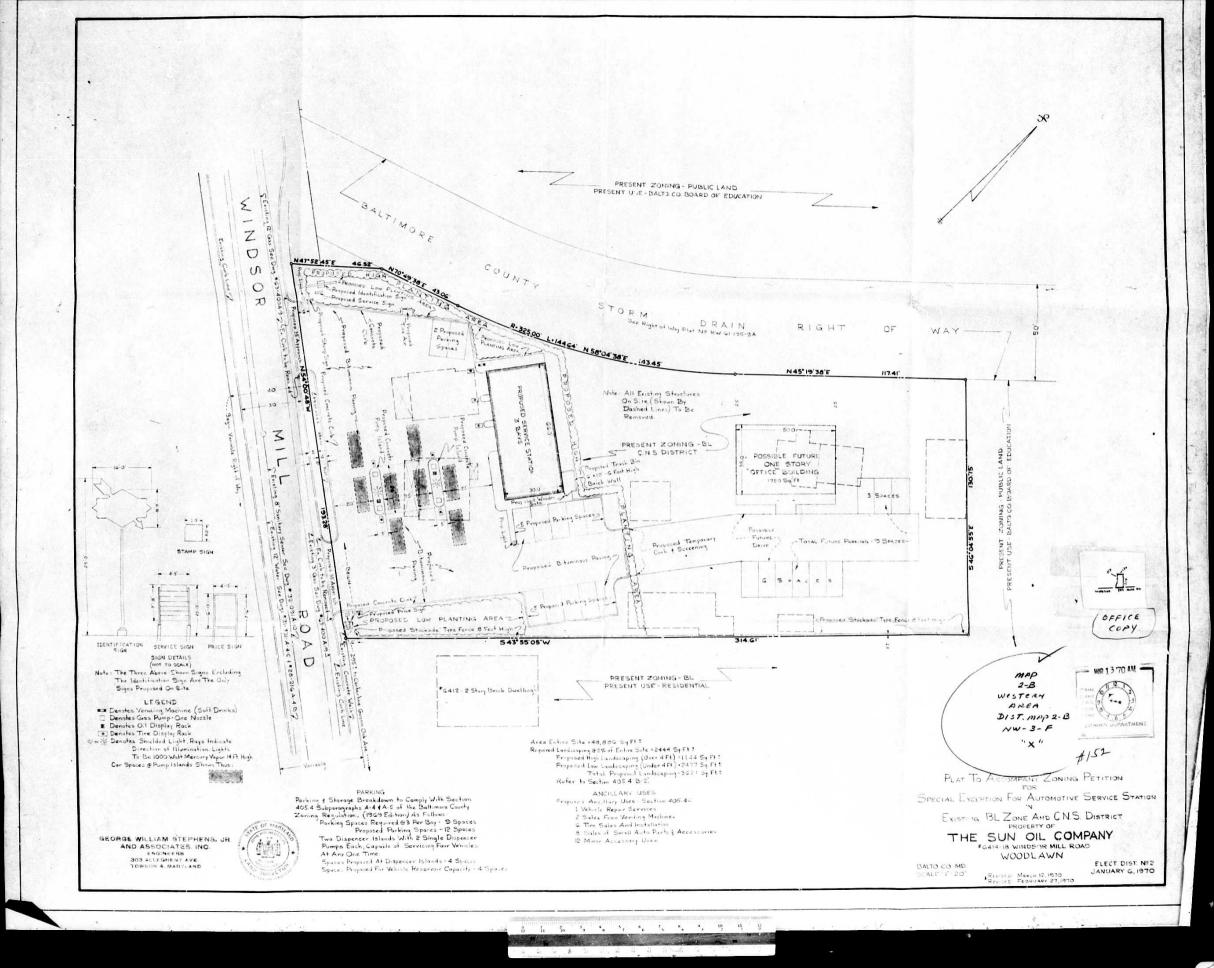
TOWSON, MD., Barch 15 ..., 19.30 THIS IS TC CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each

of our time successive works before the 8th appearing on the 12th day of May

I. L. THE JEFFERSONIAN,

Being the prop. Hy of Jesseth A. Shep-part, of all on Shown on plat plan filled with the Names Reservations. Cost of Advertisement, \$ 10.50

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



RE: PETITION FOR SPECIAL EXCEP- : BEFORE THE NE/S of Windsor Mill Road, 295' ZONING COMMISSIONER N of Gwynn Oak Avenue - 2nd Dis-OF Joseph A. Sheppard, et al - Petitioners BALTIMORE COUNTY NO. 70-194-X (Item No. 152) 111 111 111 111 111 111

AMENDED ORDER

It is hereby ORDERED by the Zoning Commissioner of Baltiday of July, 1970, that the Order, dated April 20, 1970, passed in this matter should be and the same is hereby AMENDED to read as follows:

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194

IRDER RECEIVED FOR FUL

"The Petition for a Special Exception for an Automotive Service Station is hereby DISMISSED without prejudice."

Zoning Commissioner of

FILING

FOR

CEIVED

0 ORDER

Baltimore County

PETITION FOR ZONING REDETRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Lula O. Lambert

I, or we, Joseph A. Sheppard, ET Agal owner of the property situate in Baltimore MAP County and which is described in the description and plat attached hereto and made a part hereof, 2-B hereby petition (1) that the zoning status of the herein described property be re-districted, pursuant to the Zoning Law of Baltimore County, from_____ MRCA ----- district; for the following reasons: DIST. MAPZ-B NW-3-F "X"

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 new Colonial Automotive Service Station

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

I, or we, agree to pay expenses of above re-districting and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning

eguiai	ions and restrictions of Bairmore County ad	opted pursuant to the Zoning Law for Baltimo
County		Jaroh A. Blagg and
	Calcula	Rosal B. Shepupan
	pavid R. Horn	Leding P Thispard
	SUN OIL COMPANY	Williams de Henry
	Contract purchaser	Maga 7 M Legaj Owner
ddres	1910 Russell Street	Activeses Lula O Landert
1	Baltimore, Md. 21230	
,	Fred E. Waldrop Petitioner's Attorney	Protestant's Attorney
Address	Loyola Federal Building	
auui caa	Towers Md 21204	

ORDERED By The Zoning Commissioner of Baltimore County, this____ of March , 19870, 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 B. Amore County in Room 106, County Office Building in Towson, Baltimore

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that becreason of the petitioners have met the requirements of Section 502.1 of the Baltimore County Zoning Regulations and also complied with Section 259-B of Bill 40, a special exception for a New Colonial Automotive Service Station, should be granted. hte of our Beglistricting schools becked cande it further appearing that by season of coccessors day of ____April____, Met. the berein described property are area should be unre the same is the raby to district advirance occurrence with the same occurrence with the colonial Automotive xdistrict and for a Special Exception for a Service Station ____ should be and the same i after the date of this order, subject to approval of the site plan by the Public Services and the Office of Planning and Zoning. Pursuant to the advertisement, posting of property and public hearing on the above petition the above Re-districting 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_____, 196.__, 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 ----; and/or the Special Exception for -----Le and the same is hereby DENIED

Zoning Commissioner of Baltimere County

FILING FOR RECEIVED !

œ ORDE

RE: PETITION FOR SPECIAL EXCEP- : BEFORE THE

TION

NE/S of Windsor Mill Road, 295'

ZONING COMMISSIONER

N of Gwynn Oak Avenue - 2nd Dis-

OF

Joseph A. Sheppard, et al - Peti-

tioners

NO. 70-194-X (Item No. 152)

BALTIMORE COUNTY

::: ::: ::: ::: :::

AMENDED ORDER

It is hereby ORDERED by the Zoning Commissioner of Baltiday of July, 1970, that the Order, dated April 20 more County this 1970, passed in this matter should be and the same is hereby AMENDED to read as follows:

> "The Petition for a Special Exception for an Automotive Service Station is hereby DISMASSED without prejudice."

> > Zoning Commissioner of **Baltimore County**