

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, TEXACO, INC., legal owner 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 a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the proposed parking area shown on the attached site plan for the service station.

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.

Contract Purchaser TEXACO, INC. Legal Owner
Address 3800 Fourth Ave.
Baltimore, Maryland 21226
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By the Zoning Commissioner of Baltimore County, this 8th day of April, 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 11th day of May, 1970, at 10:00 o'clock A.M.

Edward D. Hardisty
Zoning Commissioner of Baltimore County

(over)

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

0.0866 ACRE PARCEL, WEST SIDE OF YORK ROAD, 160 FEET, MORE OR LESS, NORTH OF BURKE AVENUE, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the west side of York Road at the beginning of the second line of the land described in the deed from Mary A. Hulla to Marion Campbell Smith, dated March 6, 1950 and recorded among the Land Records of Baltimore County in Liber T.D.S. 1815 page 535, running thence binding on the west side of said York Road, (1) N 11° 48' 00" E - 37.95 feet to a 1-1/4 inch pipe set on the last line of the first parcel of land described in the deed from Esther Dolores Anderson to August Smetana and Joseph Smetana, dated October 14, 1955 and recorded among said Land Records in Liber G, L.B. 2798 page 23, said pipe also being on the 6th line of the land described in the deed from Ada B. Hunter to James W. Pruton, dated September 21, 1923 and recorded among said Land Records in Liber W.P.C. 577 page 570, thence binding reversely on a part of said 6th line and reversely on a part of the last line of said first parcel, (2) N 68° 55' 45" W - 85.27 feet to a 1-1/2 inch pipe set at the beginning of the last line of the land described in the Quit Claim deed from Henry A. Mylander and others to Marcella D. Swain, dated November 4, 1946, and recorded among said Land Records in Liber R.J.S. 1517 page 484, thence

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

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binding on a part of said last line, (3) S 11° 48' 00" W - 51.68 feet to the end of said second line of the land first hereinabove referred to, thence binding reversely on said second line, (4) S 78° 12' 00" E - 84.16 feet to the place of beginning.

Containing 0.0866 of an acre of land.

RWB:impl

J.O. #69130

August 5, 1969

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardisty
TO: Zoning Commissioner Date: March 10, 1970
FROM: Richard B. Williams
Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #169

March 3, 1970
TEXACO, INC.
W/S York Road, 160' No. of Burke Ave.

The office has reviewed the subject application and has the following comments.

- 1) The widening for the right hand turning lane into Burke Avenue must be shown.
- 2) The width of the entrance must be indicated.
- 3) The following must be shown
 - a) Election District
 - b) Zoning of adjacent properties
 - c) Existing and proposed street right of way and width
 - d) Existing and proposed width of paving
- 4) The 6 service spaces and 6 waiting spaces must be shown

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 11, 1970

COUNTY OFFICE BLDG.
111 S. Calverton Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

HERB L. WILSON
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

Mr. L. W. Berry, Jr.,
Dist. Supervisor
Agent for Texaco, Inc.
3800 Fourth Avenue
Baltimore, Maryland 21226

RE: Type of Hearing: Special Hearing
for a parking area
Location: W/S York Rd., 160' No.
of Burke Ave.
Petitioner: Texaco, Inc.
Committee Meeting of March 3, 1970
9th District
Item 169

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 presently improved with a two story brick store and office building combination. The property to the north is improved with a delicatessen and living quarters above it, and the property to the west is improved with a day nursery. The property to the south is the Towson State Teachers College, and the property to the east is improved with a store and parking area for the existing service station. York Road in this location is improved as far as concrete curb and gutter are concerned.

PROJECT PLANNING DIVISION

This office has reviewed the subject application and has the following comments:

- 1) The widening for the right hand turning lane into Burke Avenue must be shown.
- 2) The width of the entrance must be indicated.
- 3) The following must be shown

Mr. L. W. Berry, Jr.

- 2 -

March 11, 1970

- a) Election District
- b) Zoning of adjacent properties
- c) Existing and proposed street right of way and width
- d) Existing and proposed width of paving

- 4) The 6 service spaces and 6 waiting spaces must be shown

DEPARTMENT OF TRAFFIC ENGINEERING

The subject plan can be expected to improve circulation and operation of the existing use.

HEALTH DEPARTMENT

Since proposed petition is for parking and storage only, and public water and sewers are available, no health hazards are anticipated.

STATE ROADS COMMISSION

The subject plan must be revised to indicate an 8" x 22" concrete curb along the Right of Way line of York Road between the existing southerly entrance and the proposed northerly entrance. A concrete curb must also be constructed from the proposed northerly entrance to the north property line, either along the right of way line or in back of the proposed grass area.

The plan must be revised prior to a hearing date being assigned.

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

BOARD OF EDUCATION

No bearing on student population.

FIRE DEPARTMENT

Owner shall be required to comply to all applicable requirements of the Baltimore County Fire Prevention Code and the 101 Life Safety Code, 1967 edition, when construction plans are submitted for approval.

BUILDING ENGINEER'S OFFICE

Petitioner to meet Baltimore County Building Code on Parking Lots. (See Section 409.10H).

Mr. L. W. Berry, Jr.

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March 11, 1970

ZONING ADMINISTRATION DIVISION

This office is withholding a hearing date until such time as revised plans are submitted indicating the following:

1. Compliance with State Roads Commission comments in the foregoing.
2. The proposed highway alignment for Burke Avenue and York Road as indicated in Bureau of Engineering comments.
3. The existing zoning and use of the surrounding properties to the north and west.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:wd
Enc.

cc: Stanley L. Holmes, Esq.,
Buckmaster, White, Rhindel & Clarke
305 W. Chesapeake Avenue
Towson, Md. 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardisty
Zoning Commissioner Date: April 3, 1970
FROM: Oliver L. Myers, F.E.
SUBJECT: Zoning Item 169 (1969-1970)
Property Owner: Texaco, Inc.
W/S York Road, 160' N. of Burke Avenue
District 9th
Present Zoning: RM
Proposed Zoning: Special Hearing for parking area

In accordance with our conversation with Mr. Oliver L. Myers of your office, we wish to revise the comments, dated March 11, 1970, which were forwarded to your office in connection with the Zoning Item 169 (1969-1970).

Therefore the phrase, "including the dead-end in fee to the County of the right-of-way" which appears in the first paragraph of Storm Drain Comments should be revised to read, "including the granting of all required easements and rights-of-way at no cost to the County".

Edward D. Hardisty
EDWARD D. HARDISTY, F.E.
Chief, Bureau of Engineering

EDH:CAN:RDR:es

cc: Howard J. Shaffer
Pia

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 property in question is used for the health, safety or general welfare of the community involved will not adversely affected the request for the site expansion of the existing service station should be approved.

by reason of

by reason of

should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of MAY, 1970, 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, 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 Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of MAY, 1970, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BUREAU OF ENGINEERING
Zoning Plat - Comments
March 11, 1970

109. Property Owner: Texaco, Inc.
Location: W/S York Road, 160' No. of Burke Ave.
District: 9th
Present Zoning: R1
Proposed Zoning: Special Hearing for parking area

HIGHLIGHT:

York Road (U.S. 111) is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Towsontown Boulevard (N. Burke Avenue), an existing County road, will be further improved, in conjunction with projected York Road improvements, in the area of the Burke Avenue - York Road intersection.

Formulation of State and County highway improvements required is progressing. It is suggested that the Applicant contact the Street, Road and Bridge Design Group of the Baltimore County Bureau of Engineering, so that a correlated plan for the development of this site will be produced.

SECONDARY CONCERNS:

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.

SLOW DRAIN:

In accordance with the drainage policy for this type development, the Applicant is responsible for the total actual cost of drainage facilities required to carry off storm water run-off through the property to be developed to a suitable outfall. The Applicant's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and off-site - including the dedicating in fee to the County of the right-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Applicant.

The Applicant must provide necessary drainage facilities (temporary or permanent) to prevent erosion or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Applicant.

York Road (U.S. 111) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Zoning Plat - Comments
Texaco, Inc.
Page 2
March 11, 1970

WATER:

Public water is available to serve this property.

SEWAGE:

Public sanitary sewerage is available to serve this property.

PAVING:

Key - N - N.W.
Pos. - 35 NE 3
Tops - 35 92
Tax - 70

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 23, 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 before the 11th day of May, 1970, the first publication appearing on the 23rd day of April, 1970.

THE JEFFERSONIAN
L. L. Smith, Jr.
Manager.

Cost of Advertisement, \$.

70-209-SPH
1169
15160

70-209-SPH
1169

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9TH Date of Posting: APRIL 24, 1970
Posted for: SPECIAL HEARING FOR EXPANSION OF AN EXISTING SERVICE STATION
Petitioner: TEXACO, INC.
Location of property: W/S OF YORK ROAD, 160 FT. N. OF BURKE AVE.
Location of Signs: ON THE COR. OF WEST SIDE YORK RD. AND BURKE AVE.
Remarks: Charles H. Hink
Posted by: Charles H. Hink Date of return: MAY 1, 1970
70-209-SPH

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 71226
DATE: April 11, 1970
To: Texaco, Inc., Baltimore, Md., 1000 N. Calvert St., Baltimore, Md. 21202
Billing Dept. of Baltimore County
This invoice is for the amount of \$25.00 for the following: Advertising and posting of property for Texaco, Inc.
TOTAL AMOUNT \$25.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 69385
DATE: April 17, 1970
To: Texaco, Inc., 200 North Ave., Baltimore, Md. 21202
Billing Dept. of Baltimore County
This invoice is for the amount of \$25.00 for the following: Postage for Special Hearing
TOTAL AMOUNT \$25.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO: DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing
this 13th day of April, 1970
Edward D. Hardisty
Edward D. Hardisty,
Zoning Commissioner
Petitioner: Texaco, Inc.
Petitioner's Attorney: Oliver T. Meyer
Reviewed by: Oliver T. Meyer
Chairman of
Advisory Committee

OFFICE OF
THE
TOWSON TIMES
TOWSON, MD. 21204 April 27 - 1970
THIS IS TO CERTIFY, that the annexed advertisement of
Edward D. Hardisty
Zoning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for one time
weeks before the 27th day of April, 1970, that is to say, the same
was inserted in the issue of April 23, 1970.
STROMBERG PUBLICATIONS, Inc.
By: Ruth Morgan

NOTES FROM ZONING APPLICATION PLAT

PARKING

PARKING SPACES REQ'D @ 3/100 = 12 SPACES
PARKING SPACES PROVIDED = 12 SPACES

ACCESS POINTS

NO. OF DRIVEWAYS ON FRONT STREET = 2
2 x 6.6 x 13.0' REQ'D WIDTH
ACTUAL SITE WIDTH = 17.8' 7.0'

ANCILLARY USES - 409.4C

VEHICLE REPAIR SERVICE
SALES OF CIGARETTES, CANDY, SOFT DRINKS
AND OTHER ITEMS FROM VENDING MACHINES
TIRE SALES AND INSTALLATION
SALES OF SMALL AUTO PARTS AND ACCESSORIES
MAJOR ACCESSORY USES.

LIGHTING

TYPE - MERCURY VAPOR FLOODLIGHT
HEIGHT - 20 FT.

LANDSCAPING

TOTAL LANDSCAPING = 202 SQ. FT. = 9% OF TRACT
8% OF TRACT = 279 SQ. FT.
LANDSCAPING CONSISTS OF 1 GRASS

ZONING STATUS

EXISTING ZONING PARCEL - B-1
EXISTING DISTRICT - C-1
PROPOSED ZONING - B-1
EXISTING USE - VACATED STORES & APARTMENTS
PROPOSED USE - PARKING & STORAGE FOR SERVICE STATION

AREA REQUIREMENTS

NO. (1) DISPENSER ISLANDS w/ 2 DUAL DISPENSER PUMPS
CURBING OF LANDSCAPING & CARE BY ANY TIME
TOTAL SERVICING SPACES = 2
TOTAL SERVICING BAYS = 4
T. & M. BAY'S SPACES = 10
SITE AREA REQUIRED = 10,1500 - 15,000 SQ. FT.
TOTAL AREA REQUIRED = 15,000 SQ. FT.
TOTAL AREA OF TRACT = 17,886 SQ. FT.

PROPERTY AREA = 3,712.19 SQ. FT.
0.0866 ACRES

