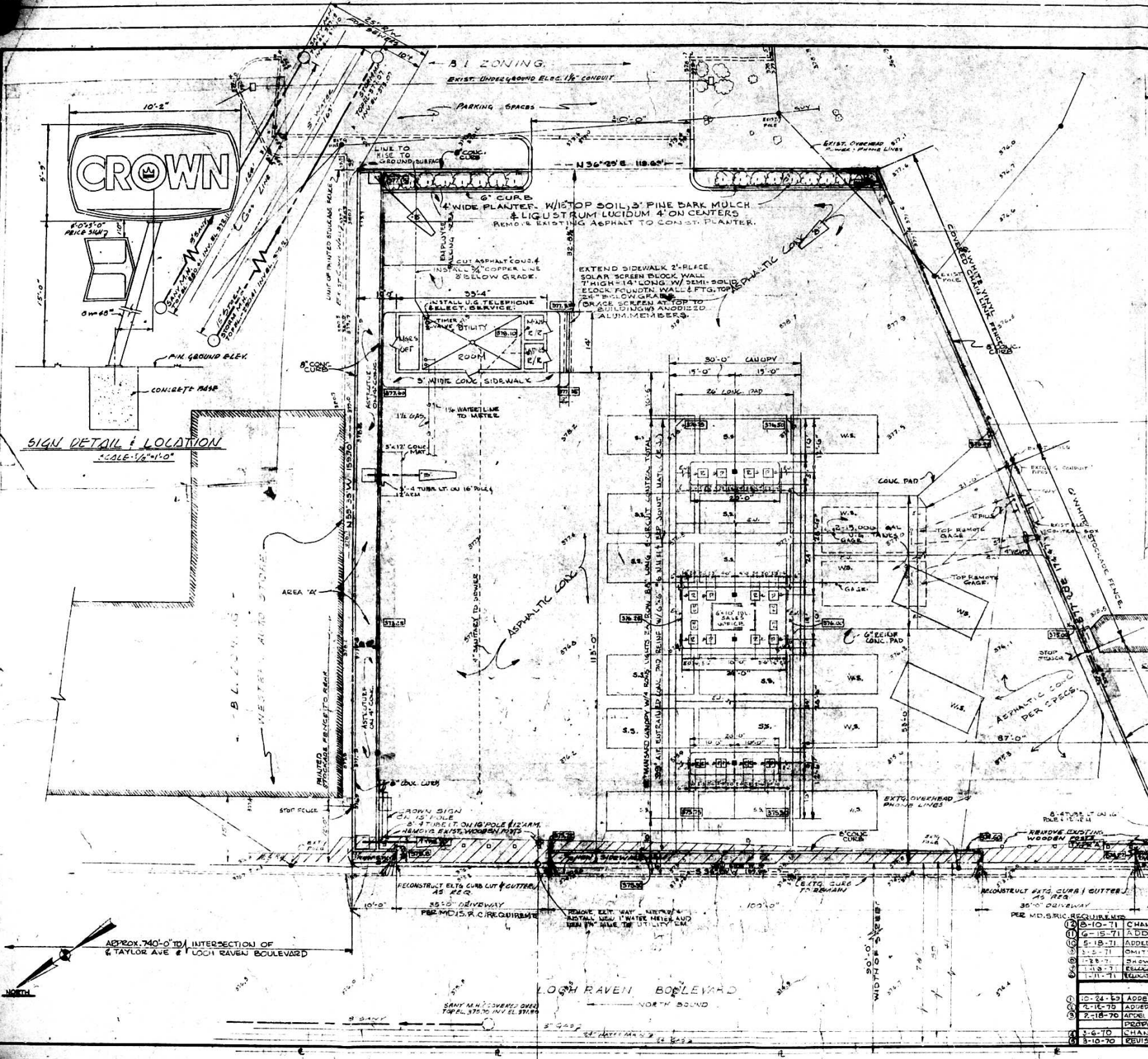




GENERAL NOTES

GENERAL NOTES
 1. ELECTION DISTRICT, BALTO. CO. MD.
 Existing Zoning: Parcel #1 B.L.

District: tract C3A

AREA REQUIREMENTS
 3. Dispenser islands with 20.7 single dispenser pumps capable of serving 12 cars at any one time.

Total Servicing Spaces: 18
 Total Servicing Days: 8
 Total bays & spaces: 12

Site area required: Total bays & spaces 12 x 1500 square feet = 18,000 square feet. Minimum area required 15,000 square feet.

Proposed ancillary (Minimum Accessory Uses Vending, Meter Oil, Anti-Freeze, Alkaline Soap, etc.)

Proposed combination uses: _____
 Additional area required: _____

Total area required: 18,000 sq. ft.
 Total area of tract: 24,000 sq. ft.

ACCESS POINTS
 Number of driveways on front st. set: 2 times 65' = 130'
 (Required width)
 Actual site width: 150.0'

LANDSCAPING
 Area "A" = 625 square feet
 Area "B" = 125 square feet
 Total 1290 sq. ft. = 5.2% of tract
 5% of tract 1200 sq. ft.
 Landscaping consists of (description) 5.4% of tract

LIGHTING
 (2) Type A: 10' height 4' x 6' x 12' (description)
 (2) Type B: 10' height 4' x 6' x 12' (description)

PARKING
 Parking spaces: 12 for each bay 1200 sq. ft.
 Parking spaces provided: _____
 (All parking must be set back 10' from street prop. line)

HANSON JUSE RESTAURANT

PLANS APPROVED
 OFFICE OF PLANNING & ZONING

BY: _____
 DATE: _____
 BY: _____
 DATE: 8/12/71



CROWN CENTRAL PETROLEUM CORPORATION
 BALTIMORE, MARYLAND

MULTI-PUMP SERVICE STATION LOCATED ON
 LOCHRAVEN BLVD. N. TAYLOR AVENUE,
 BALTIMORE COUNTY, MARYLAND.

SCALE: 1" = 10'-0"
 DATE: OCT. 17, 1969
ENGINEERING DEPARTMENT
 BALTIMORE, MD.

- REVISIONS**
- 1. 10-24-69 ADDED GATCH BASINS
 - 2. 1-16-70 ADDED GATCHES, REV. PER PLAN
 - 3. 2-18-70 ADDED CURBS, RELOCATED CAR WASH, ADDED PROPOSED GRADES, G.E.M.A.
 - 4. 3-6-70 CHANGES PER S.O.C.O.
 - 5. 3-10-70 REVISED CAR WASH AND BLDG. G.E.M.A.

DRAWN BY: S. RODGERS
 CHECKED BY: J.S.R.
 NUMBER: 100

#70-229

CROWN CENTRAL PETROLEUM CORPORATION



PRODUCERS • REFINERS • MARKETERS OF PETROLEUM PRODUCTS AND PETROCHEMICALS

GENERAL OFFICES • ONE NORTH CHARLES • BALTIMORE, MARYLAND 21203

August 10, 1971

Mr. Joseph Nolan
Building Application Review Board
County Office Building
Towson, Maryland 21204

Re: District 9; P-38
6819 Loch Raven Blvd.
Permit Applic. #25358-
25363, 25365/C-057-71

Dear Mr. Nolan:

Enclosed are 3 prints mailed to show four changes our company would like to make at the subject location. The changes requested are encircled in red on the prints and are as listed below:

1. Install approx. 75 linear feet of chain link fence in lieu of an equal amount of stockade fence.
2. Construct a 30'-0" drive-through entrance to the shopping center at the rear of the service station.
3. Construct shrubbery beds on the rear portion of the service station site.
4. Construct a masonry screen made with ornamental concrete block at the southerly end of the building.

Please review the plan being submitted and, if approved, issue the permission necessary for the performance of the work.

Very truly yours,

CROWN CENTRAL PETROLEUM CORPORATION

D. L. McCurdy
D. L. McCurdy
Manager - Engineering & Design

DLMC/dm
Enclosures

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Walter F. and Anne Knox, legal owner(s) 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 (1) that the zoning status of the herein described property be re-districted, pursuant to the Zoning Law of Baltimore County, from CCC District to CSA district, for the following reasons:

1. Error in original districting
2. Proposed district meets all the requirements for said district
3. And for other reasons to be assigned at the time of hearing

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, a coin operated car wash

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above redistricting and/or special Exception 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.

Crown Central Petroleum Corporation
Lessee
Address: Bluestone Building
Baltimore, Maryland 21201
Address: 22 W. Pennsylvania Avenue
Towson, Maryland 21204
Petitioner's Attorney
Practitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of April, 1970, that the subject matter of this petition is 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 104, County Office Building in Towson, Baltimore County, on the 4th day of May, 1970, at 10:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 8, 1970

COUNTY OFFICE Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

AIR POLLUTION DIVISION

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

James H. Cook, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearings: Redistricting from CCC District to a CSA District and for Special Exception for a coin operated car wash
Locations: SE/3 Loch Raven Blvd., 700' SW of Taylor Avenue
Petitioner: Walter Knox
Committee Meeting of April 14, 1970
9th District
Item 23

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 an unimproved tract of land with property to the north and east improved with the Hillendale Shopping Center. The property to the west with the Calvert Savings & Loan Association and Rayco Service Garage. The property to the south is improved with the Hanson House restaurant and storage building to the rear. Loch Raven Blvd. is improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Loch Raven Boulevard is a State road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

James H. Cook, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 23

2 - May 8, 1970

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

Loch Raven Boulevard is a State road; therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Sediment Control:

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.

Sanitary Sewer and Water:

Public sanitary sewerage and public water supply are available to serve this property.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

DEPT. OF TRAFFIC ENGINEERING:

Since no change is being requested in the existing zoning classification, there should be no major change in trip density.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code, Rules and Regulations, when plans are submitted.

PHONE: HAMILTON C-0322
KELLER & KELLER
State Registered Land Surveyors

3914 WOODLE AVENUE
BALTIMORE, MARYLAND 21206

DESCRIPTION

Feb. 3rd, 1970.

BEGINNING for the same at a concrete monument heretofore planted in the ground on the Southeast side of Loch Raven Boulevard, 90' wide; at the distance of 700' more or less, from the Southwest side of Taylor Avenue; and running thence from said place of beginning, binding on the said Southeast side of said Loch Raven Boulevard, South 36°25' West 189.74' to an iron pipe; thence leaving the said Southeast side of said Loch Raven Boulevard and running South 77°20' East 174.47' to a concrete monument heretofore planted in the ground; thence North 36°25' East, parallel with said Loch Raven Boulevard, 119.59' to a concrete monument heretofore planted in the ground; thence North 53°35' West 159.70' more or less, to the place of beginning.

CONTAINING 24,723.96 Square Feet or 0.568 Acre of land, more or less.

SUBJECT to slope easements as shown on State Roads Plat #12381.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Zoning Commissioner Date: May 26, 1970

FROM Mr. George E. Gavett, Director of Planning

SUBJECT: Petition #70-229-RK. Southeast side of Loch Raven Boulevard 700 feet Southwest of Taylor Avenue.
Petition for Redistricting from C.C.C. District of C.S.A. District.
Petition for Special Exception for a Coin Operated Car Wash.
Walter F. Knox - Petitioner

9th District

HEARING: Thursday, June 4, 1970 (10:00 A.M.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for change of district from C.C.C. to a C.S.A. District.

It voices its objection to the proposed redistricting on the basis that the express intent of the district maps was to secure development of this property for convenience goods or facilities of similar character. Use of the subject property for a service station and car wash would not accomplish that objective. The Planning Staff expresses, also, its objection to the special exception for a car wash. It feels that the site as proposed to be developed certainly is not large enough to accommodate the required stock-up space. We are of the opinion that the characteristics of this car wash are similar to the conventional kind and that a minimum of 40 on site storage spaces would be required.

GEG:jmh

James H. Cook, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 23

- 3 - May 8, 1970

FIRE DEPARTMENT:

This office has no comment on the proposed site.

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Public water and sewers are available.

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:

The subject plan indicates entrance channelization that would be acceptable to the State Roads Commission. The entrances will be subject to the Commission's approval and permit.

ZONING ADMINISTRATION DIVISION:

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. Myers
Oliver L. Myers, Chairman

OLM:JD

Enc.

PETITION FOR ZONING REDISTRICTING AND SPECIAL EXCEPTION
FROM C.C.C. District to C.S.A. District
Southeast side of Loch Raven Boulevard 700 feet Southwest of Taylor Avenue
Petitioner: Walter F. Knox
Crown Central Petroleum Corporation
Lessee
Address: Bluestone Building
Baltimore, Maryland 21201
Address: 22 W. Pennsylvania Avenue
Towson, Maryland 21204
Petitioner's Attorney
Practitioner's Attorney
ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of April, 1970, that the subject matter of this petition is 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 104, County Office Building in Towson, Baltimore County, on the 4th day of May, 1970, at 10:00 o'clock.
Edward D. Hardesty
Zoning Commissioner of Baltimore County

PETITION FOR ZONING REDISTRICTING AND SPECIAL EXCEPTION
FROM C.C.C. District to C.S.A. District
Southeast side of Loch Raven Boulevard 700 feet Southwest of Taylor Avenue
Petitioner: Walter F. Knox
Crown Central Petroleum Corporation
Lessee
Address: Bluestone Building
Baltimore, Maryland 21201
Address: 22 W. Pennsylvania Avenue
Towson, Maryland 21204
Petitioner's Attorney
Practitioner's Attorney
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Edward D. Hardesty
Zoning Commissioner of Baltimore County

OFFICE OF THE TOWSON TIMES
May 16, 1970
724 YORK ROAD
TOWSON, MD 21204
821-7500

THIS IS TO CERTIFY, that the attached advertisement of Edward D. Hardesty, 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 18th day of May 1970 that is to say, the same was inserted in the issue of May 14, 1970.

STROMBERG PUBLICATIONS, Inc.

By Lois Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 19, 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 successive weeks before the day of May 19, 1970, the first publication appearing on the day of May 19, 1970.

THE JEFFERSONIAN

Lois Morgan
Manager

Cost of Advertisement, \$

James H. Cook, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204

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 14th day of April 1970

Edward D. Hardesty
Edward D. Hardesty, Zoning Commissioner

Petitioner: Walter Knox

Petitioner's Attorney: James H. Cook, Esq. Reviewed by Oliver L. Myers
Chairman of Advisory Committee

TELEPHONE F13-3000 1-17-887		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204		No. 71262 DATE: <u>June 5, 1979</u>	
To: Aluma, Cash, Bodd, Murray & Howard 226 N. Penn. Ave. Towson, E. C. 21204		 zoning Dept. of Baltimore County		BILLED BY:	
REPORT TO ACCOUNT NO. 99-422		RETURN THIS PORTFOLIO WITH YOUR REMITTANCE		TOTAL AMOUNT DUE \$24.75	
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTFOLIO FOR YOUR REFERENCE		COST	
1 2 3 4		Advertising and posting of property for Walter F. Hanz 990-222-01		\$24.75	
U.S. POSTAGE		4		MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204	

GENERAL NOTES

SITE DATA
 9th ELECTION DISTRICT, BALTO. CO. MD.
 Existing Zoning: Parcel #1 B.L. Parcel #2
 Proposed Zoning: Parcel #1 B.L. Parcel #2
 Existing District: C.C.
 Proposed District: C.S.A.

AREA REQUIREMENTS
 3 # Dispenser islands with 2 single dispenser pumps
 capable of serving 2 cars at any one time.

Total Servicing Spaces	8
Total Servicing Pumps	2
Total Bays & Spaces	8

Site area required # Total bays & spaces @ 8' x 1500 square
 feet = 12,000 square feet. Minimum Area required 15,000 sq. ft.
 Proposed ancillary (Minor Accessory Use) Vending, Motor Oil, Auto-Free Zzz, Allied Prod, Rest Room
 Additional area required None.
 Proposed combination uses CAR WASH
 Additional area required 2,500 sq. ft.
 Total area required 17,500 sq. ft.
 Total area of tract 24,000 sq. ft.

ACCESS POINTS
 Number of driveways on front street 2 times 65' = 130'
 Minimum site width 120.0'

LANDSCAPING
 Area "A" = 895 square feet
 Area "B" = 895 square feet
 Total 1,790 sq. ft. = 5.2 % of tract
 5% of tract 1,200 sq. ft.
 Landscaping consists of (description) SHRUBS.

LIGHTING
 (2) Type "X" 10' height 4" x 6" x 1/2" (description)
 (2) Type "Y" 10' height 4" x 6" x 1/2" (description)

PARKING
 Parking spaces required 10' x 20' for each bay None.
 Parking spaces provided None.
 (All parking must be set back 6 feet from street prop. line)

CAR WASH CAPACITY
 3 MINUTE CYCLE + 2 MINUTE ENTERING AND EXIT = 6 CARS
 PER HOUR
 REQUIRED WAITING SPACES 6 + 10 = 16 SPACES
 VOLUME OF WATER 252' ± 15 GPM

HANSON HOUSE RESTAURANT

B.L. ZONING
 9th Dist
 re Detail map
 OFFICE
 copy

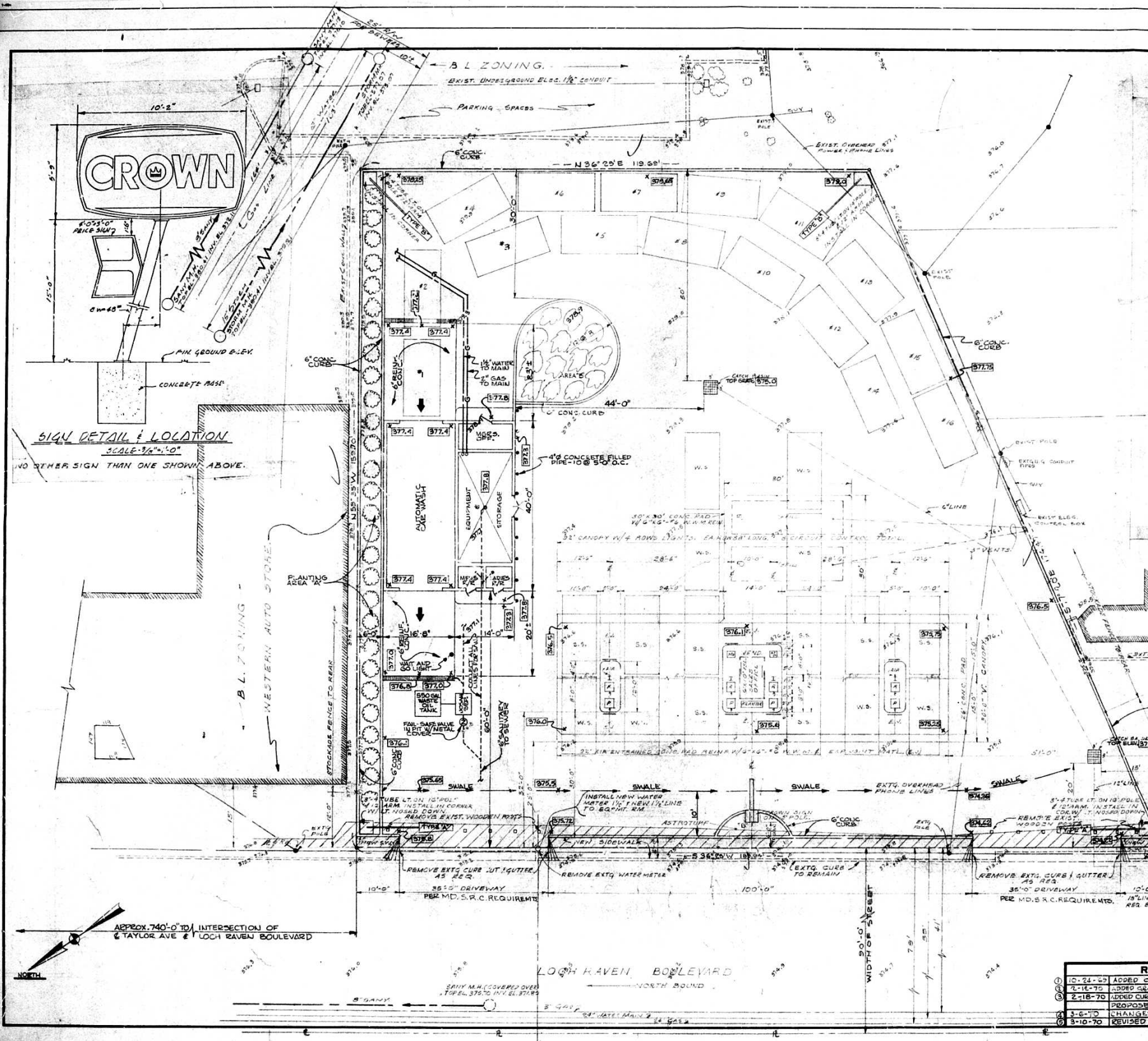
CROWN CENTRAL PETROLEUM CORPORATION
 BALTIMORE, MARYLAND
 MULTI-PUMP SERVICE STATION LOCATED ON
 LOCHRAVEN BLVD. N. TAYLOR AVENUE
 BALTIMORE COUNTY, MARYLAND.

ENGINEERING DEPARTMENT
 BALTIMORE, MD.

REVISIONS

1	10-24-69	ADDED CATCH BASINS	J.S.R.
2	11-16-70	ADDED CHANGES, REV. PER SURVEY	J.S.R.
3	2-18-70	ADDED CURBS, RELOCATED CAR WASH, ADDED PROPOSED SCALE	J.S.R.
4	3-6-70	CHANGES PER J.O.C.	J.S.R.
5	3-10-70	REVISED CAR WASH AND BLDG. 22' x 11' x 11'	J.S.R.

DATE: OCT. 17, 1969
 DRAWN BY: J.S. RODGERS
 CHECKED BY: J.S.R.
 DRAWING NUMBER: CCF 65-28



SIGN DETAIL & LOCATION
 SCALE 3/4" = 1'-0"

NO OTHER SIGN THAN ONE SHOWN ABOVE.

APPROX. 740'-0" TO INTERSECTION OF
 TAYLOR AVE & LOCHRAVEN BOULEVARD

LOCHRAVEN BOULEVARD

NORTH BOUND