

7-19-70 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, Humble Oil & Refining Co., 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 Variance from Section 413.5.4. to permit a sign 185' feet in height instead of the required twenty-five (25') feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

This gas station property - 5230 Washington Blvd., is next to the Tunnel Exit and approach. The Tunnel Exit ramp is 24'-0" high. It will be necessary to erect an also modular display 50'-0" high in order for it to be seen.

See attached description

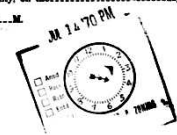
Property is to be posted and advertised as prescribed by Zoning Regulations. I, we, agree to pay expenses above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Humble Oil & Refining Co.
Legal Owner
Address 3601 Boston St.
Baltimore, Md. 21204
Petitioner's Attorney
Protector's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day

July 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 3rd day of September, 1970, at 11:00 o'clock.

Edward D. Hardisty
Zoning Commissioner



HUMBLE OIL & REFINING CO.
185' sign at Baltimore-Washington Blvd.
13th District

11:00 AM
9/13/70
12:45

71-81- DESCRIPTION OF PROPERTY

All that parcel of land in the 13th District of Baltimore County.

BEGINNING at a point 185' northeasterly from the center line of Baltimore - Washington Blvd., and also be 285' southeasterly from the center line of relocated South Street, being the point of beginning. Thence in a northeasterly direction 30' to a point, thence in a northeasterly direction 40' to a point, thence in a southeasterly direction 30' to a point, thence in a southeasterly direction 40' to the point of beginning - forming a rectangle 30' by 40' in which the also modular sign is to be placed.

BEING the property of Humble Oil and Refining Co., as shown on plat plan filed in the Zoning Department.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner, September 3, 1970

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

SUBJECT: Petition 71-81-A, Beginning 185 feet northwest of Baltimore-Washington Blvd. 285 feet southeast of South Street.
Petition for a Variance to permit a sign height of 50 feet instead of the required 25 feet.
Humble Oil & Refining Company - Petitioners

13th District

HEARING: Thursday, September 3, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to sign height requirements.

The gasoline station here does have a free-standing identification sign which relates to the streets from which customers gain access to the site - Washington Boulevard and South Street. It is our opinion that the second identification sign requested here is more in the nature of an outdoor advertising sign relating the site to the Harbor Tunnel route and that the granting of a variance here would not be in accordance with the spirit and intent of the Zoning Regulations.

GEG:mh



INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 73764
DATE: Aug. 26, 1970

To: Edward D. Hardisty
Zoning Commissioner
County Office Building
131 W. Chesapeake Avenue
Towson, Maryland 21204

Subject: Petition for Variance for Humble Oil & Refining Co.

Amount to account for: 45.00

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. R. A. Waterworth, for
Humble Oil & Refining Company
3601 Boston Street
Baltimore, Maryland 21204

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

Your Petition has been received and accepted for filing this

14th day of July, 1970

Edward D. Hardisty
Zoning Commissioner

Petitioner Humble Oil & Refining Company

Petitioner's Attorney Edward D. Hardisty Reviewed by Chairman of the Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 24, 1970

Mr. R. A. Waterworth, for
Humble Oil & Refining Company
3601 Boston Street
Baltimore, Maryland 21204

RE: Type of Hearings: Sign Variance
Locations: Int. S.W. side of So. St.,
N.W. side of Baltimore - Washington Blvd.
Petitioners: Humble Oil & Refining Company
Committee Meeting of July 14th, 1970
13th District
Item 12

Dear Sirs:

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 west side of Baltimore - Washington Blvd. and is currently being improved with a filling station. The Harbor Tunnel overpass passes directly south of this site location. There is concrete curb at this location; however, it will be replaced when this station is completed.

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

All adjacent roads, Harbor Tunnel Thruway, Washington Boulevard (U.S. 1) and South Street (relocated) are State roads; therefore, all improvements, intersections and entrances on these roads will be subject to State Roads Commission requirements.

Storm Drains

All adjacent roads, Harbor Tunnel Thruway, Washington Boulevard (U.S. 1) and South Street (relocated) are State roads.

Mr. R. A. Waterworth, for
Humble Oil & Refining Company
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August 4, 1970

Storm Drains (Continued)

Therefore, drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Roads Commission.

Provisions for accommodating storm water drainage have not been indicated on the submitted plan.

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.

Sediment Control

Development of this property through striping, 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 striping of top soil.

Water

Public water supply does not appear to be available to serve this property. However, public water mains are proposed to be constructed under Maryland State Roads Commission Contract.

Sanitary Sewer

Public sanitary sewerage is available to serve this property. Off site right-of-way may be required.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject variance should have no major effect on traffic.

PROJECT PLANNING DIVISION

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

DEPARTMENT OF PUBLIC

Since this petition is for a sign no health hazards are anticipated.

Mr. R. A. Waterworth, for
Humble Oil & Refining Company
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August 4, 1970

BUILDING ENGINEER'S OFFICE

No comment from this office at this time.

FIRE DEPARTMENT

This office has no comment on the proposed site.

BOARD OF EDUCATION

No bearing on student population.

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. However, it should be noted that the sign requested, if granted, will be the only identification sign permitted on this site, as the Zoning Law provides for only one ID sign on each street that it fronts. Since this station only fronts on one street only one ID sign shall be permitted. The plans should be revised before the hearing indicating only the proposed ID sign.

Very truly yours,

Oliver L. Myers
Chairman

OLM:JD
Enc.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 73837
DATE: 8/11/70

To: Charles Ross Signs Co.
1000 Cherry Hill Road,
Baltimore, Md. 21204

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

Amount to account for: 45.00

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Cost of petition for Variance - Advertising and posting
No. 71-81-A 45.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204

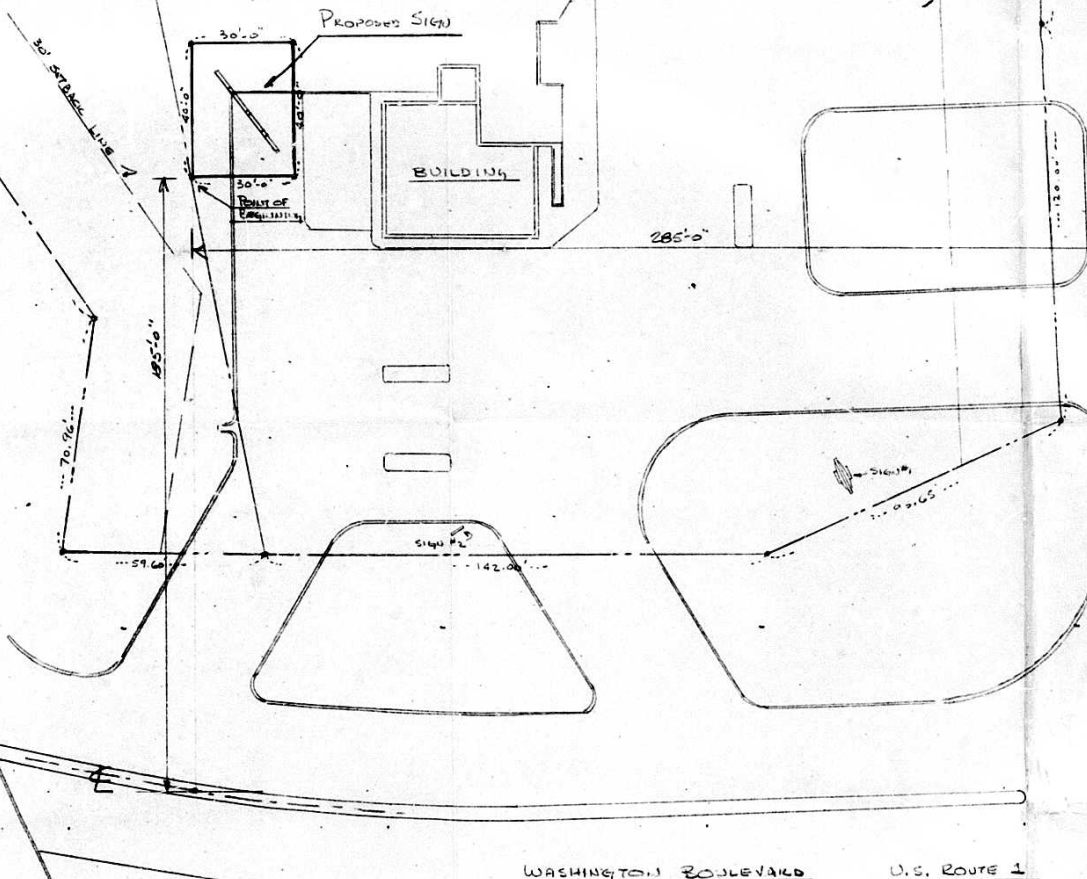
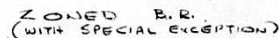
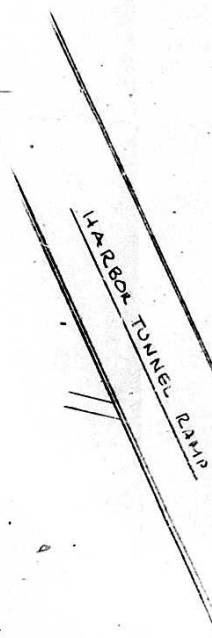
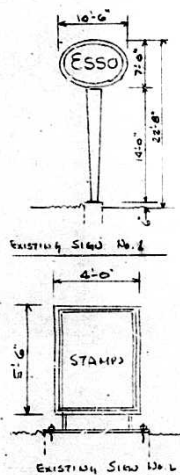
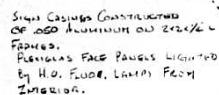
11-19-70

Zoning Commissioner of Baltimore County

Cost of Advertisement, \$



#91-81-5
#12



→ SOUTH STREET (RELOCATED) ←

WASHINGTON BOULEVARD

U.S. ROUTE 2

Plot Plan
1" = 20'-0"

PROPOSED DOUBLE FACED HOODING SIGN FOR
HUMBLE OIL & REFINING CO.
5239 WASHINGTON BOULEVARD
SE. DENVER, BALT. WING. CO., MARYLAND

CLAUDE NEON SIGNS INC
1805 CHERRY HILL ROAD
PATTI MORE MD 21230

JUNE 3, 1970



THIS BLUEPRINT IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED

REVISIONS:
8" x 12" CONCRETE CURB AND 6" HIGH STOCKADE FENCE
A-21-69
FURNACE ROOM FOR MAKE-UP AIR SYSTEM G-27-69

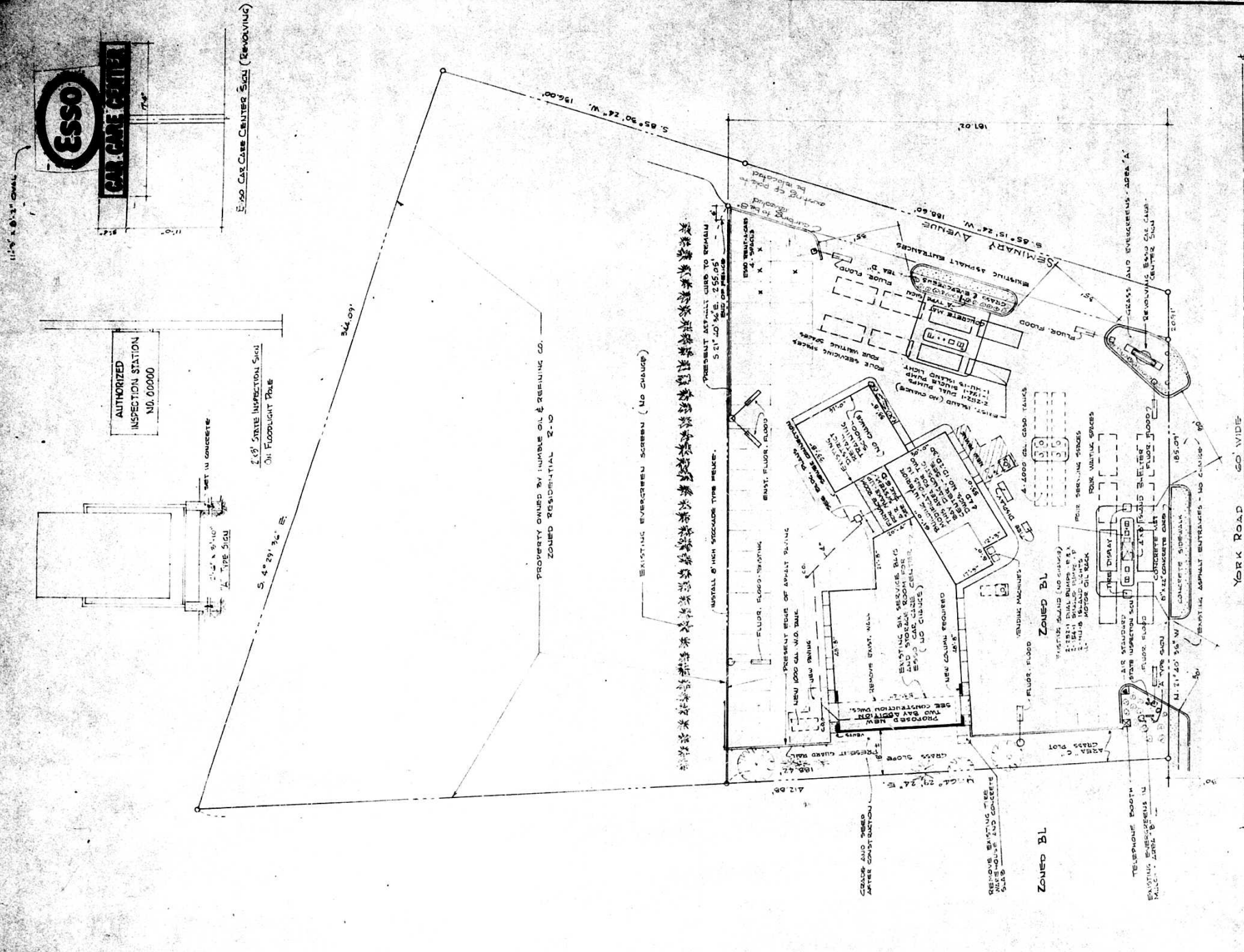
REVISIONS:

HUMBLE OIL & REFINING CO.
7720 YORK ROAD
TOWSON, MARYLAND 21204

DRAWN BY: P.B.
CHECKED BY:
APPROVED BY:
SCALE: 1" = 20'

PLOT PLAN
PROPERTY NO. 5075
YORK ROAD AND SEMINARY AVENUE
LUTHERVILLE, BALTO. COUNTY, MD.

DATE: 1-8-69
FILE NO.: 5075
SHEET NO.: 01
JOB NO.: 1



REVISIONS
#14
OFFICE COPY



EXISTING DRYER CHS.
use pump island with two dual pumps and two single pumps capable of serving four cars at one time, and
the pump island with one single pump and two dual pumps capable of serving four cars at one time.

ACCESS POINTS
number of driveways on major street = 2
required width: 2 x 45' = 90'
Actual Size Width = 180.00'

LANDSCAPE
300 S.F. Grass and evergreens
400 S.F. Planter with evergreens
Area "M" 2740 S.F. Grass plot and grass slope. Existing trees to remain.
Area "N" 230 S.F. Grass and evergreens.
Total 3400 S.F. = 7% of Tract.

PARKING
Parking spaces required = 30
Paving spaces provided = 34

LIGHTING SCHEDULE
No proposed change in present lighting schedule.

COMBINATION USE:
Vehicle Repair, Vending, Tire Sales and Installation, Sale of small auto parts. Add 0 S.F.
Automobile Rental (Normal stock 4 cars) Add 1900 S.F.
Auto diagnostic center. 1275 S.F. 2.2 Add 250 S.F.
District Retail Training School 31.6' x 40' Add 126 S.F.
Site Area Required for Auxiliary Uses = 214 S.F.

COMBINATION USE:
Nailier sales and installation. 27' x 12' = 324 S.F.
Site Area Required for Combination Uses = 324 S.F. Factor 6 = 1764 S.F.
Total Area Required = 34,634
Total Area of Tract = 41,376