

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of substantial changes in the character of the neighborhood, the Reclassification should be had; and it further appearing that by virtue of the requirements of Section 405.8 of the Baltimore County Zoning Regulations having been complied with, the Special Hearing to expand an existing automotive service station should be granted; and it further appearing that by reason of the failure to show practical difficulty or unreasonable hardship, the Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10 day of December, 1967, that the herein described property or area should be and the same is hereby reclassified from A-1 to B-1.

That the herein Petition for a Special Hearing should be and the same is GRANTED, to expand an existing automotive service station, from and after the date of this Order, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

It is further ORDERED that the Variance be and the same is hereby DENIED. That the herein Petition for a Variance should be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10 day of December, 1967, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a B-1 zone, and the Special Exception for the same be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

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Mr. Edward L. Hardesty
Zoning Commissioner
County Office Bldg.
111 W. Chesapeake Ave.
Towson, Md. 21204

Dear Mr. Hardesty,

We appeared at a hearing before you on Sept. 14th in regard to rezoning from A-1 to B-1 the property at 1317 Linden Ave. in Arbutus so that the Arco station at East Drive and Linden Ave. could expand and rebuild. At that time you suggested we get together with Arco representative, Mr. Larkin, and see if we could reach some agreement. This is to let you know that we have not reached an agreement because no offer or concession has been made. Mr. Larkin said on Sept. 18th that Arco is not interested in our property. He offered to bring a commercial realtor to see us which he did this past week. The figure he suggested we could get, provided the next door neighbor came in with us and offered her property too, did not make selling feasible. We inquired from another realtor and got the same answer. With the combined 140 ft. frontage of our property, 50 ft., and our neighbor, Mrs. Roullette 60 ft., with an average depth of 110 ft., possibilities for commercial development appear very slight. Also, after checking into prices of homes we find it impossible to replace our home with something equivalent with net price we could get selling commercially.

The Fitzwaters at 1317 and the Roullette at 1313 have both tried in the past to sell residentially but could not get enough to cover their original investment.

It was discussed with Mr. Larkin that the 3 bays for the proposed station would be facing our property, a fact that had not been mentioned and he agreed that he should have mentioned it and thought as had. We found it out by studying the blueprint. He said he could not put the bays in the front because it would spoil the appearance and to our suggestion that they be put on the East Drive side, his only comment was that we couldn't have everything. As we see it, Arco is giving us nothing.

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Besides this problem, locating another access 15 ft. from our property line also creates another traffic hazard in the short block between Leeds Ave. and East Drive which already has a severe traffic problem.

As you suggested, we are requesting Mr. Heyman to rezone our property to B-1 for future protection and sale flexibility, but we are hoping that we will not be forced to move.

We know that sometimes the comfort of a few has to be sacrificed for the good of the majority, but in this case the only ones to profit will be the Arco people and the Fitzwaters and surely the thru traffic and the pedestrian travel on both sides of this block will suffer and we will. The Fitzwaters did nothing to stop the gas station from being built some 15 years ago, which we objected to then and do now.

In connection with our objection to the peculiar bay location for this station, we have looked at all stations in our area and have not found one with this odd design. We request that this oddity be called to the attention of the county department responsible for approval of filling stations designs for their comments.

Also, you furnished us with a copy of a letter dated Aug. 18th, 1970 addressed to Mr. W. Lee Harrison, Esq. from Mr. Oliver L. Myers, Chairman of Balto. Co. Zoning Advisory Committee in which comment was made by Dept. of Traffic Engineers about service station entrances on which there was some question about meeting county standards for service stations. Has this question been settled? In addition, the attached Traffic Complaint Form dated Feb. 24, 1966 has never been answered. This complaint on head in parking is directly across Linden Ave. opposite the proposed new entrance to the Arco station.

It is noted in Mr. Myers letter that the Fire Dept. makes no comment. Traffic wise, the Halethorpe Fire Dept. had a mishap due to traffic congestion sometime back when the man steering the rear wheels of a low, tandem ladder truck was thrown to the ground while trying to

make a left turn from East Drive into Linden Ave. Perhaps the Fire Dept. could offer comments as to the trouble this congested corner has caused them. Also, fire hazards within 300 ft. of my property boundaries include a paint store, pizza parlor (grease), liquor store, Texaco station, 24 station, and the Leeds Cleaners (cleaning fluids).

For these reasons we again definitely oppose the rezoning as applied for since it would have a "net" adverse effect upon the enjoyment" (see Bill 40 page 15 section 6), and would not enhance the value of our adjacent property.

Very truly yours,

Edward L. Hardesty
Zoning Commissioner
111 W. Chesapeake Ave.
Towson, Md. 21204

TELEPHONE 484-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COUNTY HOUSE
TOWSON, MARYLAND 21204

No. 73855
DATE: 10-10-70

To: M. Lee Harrison, Esq.
385 W. Johns Road
Towson, Md. 21204

Zoning Dept. of Baltimore County

QUANTITY 1
UNIT 1
ADVERTISING AND POSTING OF PROPERTY FOR SIBARCO STATIONS, INC.
#71-93-RASPH

RETURN TO: SIBARCO STATIONS, INC.
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TOTAL AMOUNT \$71.00

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

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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

M. Lee Harrison, Esq.
385 W. Johns Road
Towson, Maryland 21204

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

Item 20
Group 20

Your Petition has been received and accepted for filing this 10th day of August, 1970.

Edward L. Hardesty
Zoning Commissioner

Petitioner: Sibarco Stations, Inc.
Petitioner's Attorney: M. Lee Harrison, Esq. Reviewed by: Chairman of the Advisory Committee

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Copy

TRAFFIC COMPLAINT FORM

T.S. File No. _____

Location: LINDEN AVE NEAR EAST DR.

Complainant: (Name) MR. Popp
(Address) 1315 LINDEN AVE
(Town) _____
(Phone) CIR-7-0032

Date Received: 10/24/66
How Received? ☐ Phone ☐ Letter ☒ In Person

Nature of Complaint: 237-734P At O. Central office
Restrict head in parking
in shopping area center
Departing illegal - 2/ on product

Investigated By: _____ Date: _____

Remarks: Mr. Popp
Spoke to Mr. Wessel in office (Traffic) 8:00-2:46

Complaint will be given to Mr. Butler

Recommendation: _____

6 SIGNS

71-93-RASPH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13TH
Posted for: RECLASSIFICATION FROM A-1 TO B-1 & SPECIAL HEARING & VARIANCE
Petitioner: SIBARCO STATIONS, INC.
Location of property: 1/4 S. OF LINDEN AVE BETWEEN HIGGINS RD AND EAST DRIVE
Location of Signs: 1-2-3 W. OF EAST DRIVE - 45-6 1/2 OF LINDEN AVE
100 FT. +- W. OF EAST DRIVE
Remarks: _____
Posted by: Charles H. Spaul
Date of return: SEPT. 11, 1970

TELEPHONE 484-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COUNTY HOUSE
TOWSON, MARYLAND 21204

No. 73782
DATE: 10-25-70

To: M. Lee Harrison, Esq.
385 W. Johns Road
Towson, Md. 21204

Zoning Dept. of Baltimore County

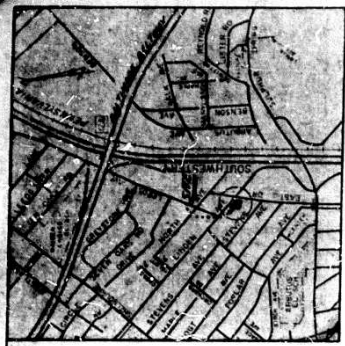
QUANTITY 1
UNIT 1
Petition for Reclassification, Special Hearing & Variance for Sibarco Stations, Inc.
#71-93-RASPH

RETURN TO: SIBARCO STATIONS, INC.
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TOTAL AMOUNT \$50.00

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

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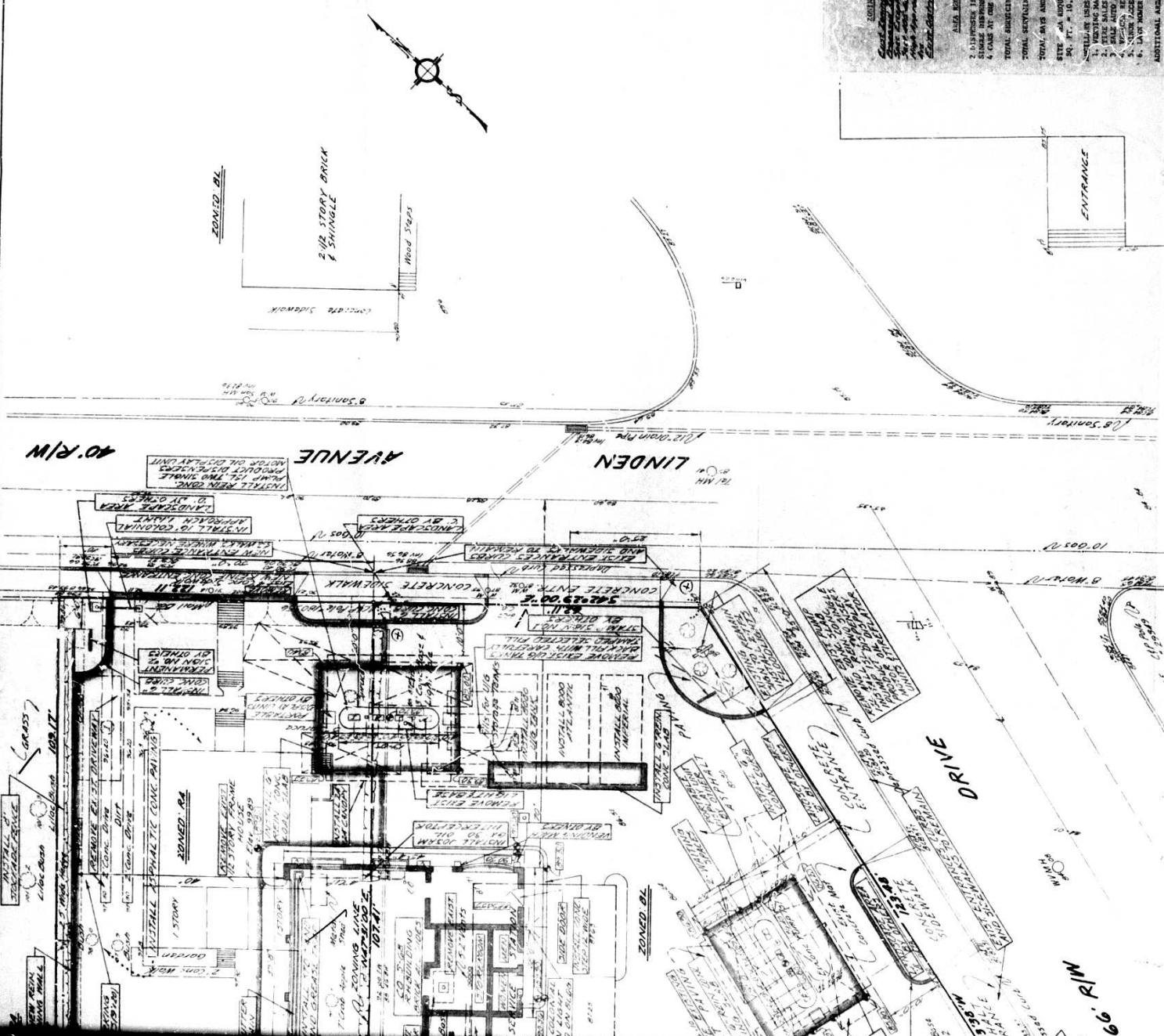


LOCATION MAP
SCALE: 1" = 100'

NOTES

BEARINGS SHOWN ARE BASED ON DRED

ELEVATIONS SHOWN ARE BASED ON Baltimore County
Vertical Datum of 1985
 UTILITIES AND OTHER OBSTRUCTIONS SUPPLEMENTED BY INFORMATION
 MADE BY ACTUAL FIELD MEASUREMENTS. HOWEVER, WE DO
 NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THE INFORMATION
 NOTATION GIVEN THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION
 TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES
 ADVANCE PRIOR TO COMMENCING WORK.
 THE LINES AND GRADES OF THE PROPOSED ROADS SHOWN MUST BE
 VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THEY
 ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.
 UTILITY COMPANIES:
 CHESAPEAKE & POTOMAC TELEPHONE COMPANY
 320 ST. PAUL STREET, BALTIMORE, MD 21202
 BALTIMORE GAS & ELECTRIC COMPANY
 LEONARD & LIBERTY STREETS, BALTIMORE, MD 21202



EQUITABLE TRUST
BUILDING



Robert C. Bell

139 LINDEN AVENUE
 COR. LINDEN AVE. & EAST DRIVE
 ARDURUS, BALTIMORE COUNTY, MARYLAND
 ELECTION DISTRICT NO. 13

SITE PLAN

ATLANTIC RICHFIELD COMPANY, AGENT
 ENGINEERING AND CONSTRUCTION DEPT.
 208 SOUTH BROAD STREET, PHILADELPHIA, PENNSYLVANIA

APPROVED	DATE
CHECKED BY	DATE
PREPARED BY	DATE
SCALE	
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AUTH. NO.	
PROJ. NO.	
AR. CO.'S DRAWING NO.	
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DATE: 10/1/85

SCALE: 1" = 10' 0"

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