

# 71-131-SPH PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Humble Oil & Refining Co. 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 off-street parking in residential zone

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  
Address: Dundalk & Easton Aves., Baltimore, Md. 21224  
For: HUMBLE OIL & REFINING CO. Legal Owner  
Address: 606 Loyola Federal Bldg., Towson, Md. 21204  
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 22nd day of September, 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, in two 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 12th day of October, 1970, at 1:00 o'clock P.M.

Edward D. Linder  
Zoning Commissioner of Baltimore County

(over)

The Hon. John J. Bishop, Jr.,  
Loyola Federal Building  
22 W. Pennsylvania Ave.,  
Towson, Maryland 21204

Dear Senator Bishop:

I have today passed an Order of Dismissal, in this above matter, in accordance with the attached.

Very truly yours

Zoning Commissioner

cc: Mr. & Mrs. Wm. Wallace,  
109 W. Seminary Avenue  
Lutherville, Maryland

Re: Petitioner for Off-street Parking in Residential Zone - S/S Seminary Ave. W. York Road 9th District - Humble Oil & Refining Company, Petitioner - No. 71-131-SPH

## ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn its petition and the matter is DISMISSED without prejudice.

Date: Jan 22/71

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

HUMBLE OIL & REFINING CO.  
606 Loyola Federal Bldg.  
Towson, Md. 21204

71-131-SPH  
#14

## MARYLAND SURVEYING AND ENGINEERING CO., INC.

Subsidiary of LYON ASSOCIATES, INC.  
6707 WHITESTONE ROAD \* BALTIMORE, MARYLAND 21207 \* TELEPHONE: 301-944-0701  
ENGINEERING \* SURVEYING \* PLANNING

ZONING DESCRIPTION  
S.W. CORNER YORK ROAD AND S22. AP AVENUE

Beginning for the same on the South Right-of-Way Line of Seminary Avenue, 40 feet wide, said point being S 85° 17' 17" W, 194.89 feet and S 85° 32' 17" W, 2.10 feet measured along said South Right-of-Way Line from a point formed by the intersection of the said South Right-of-Way Line of Seminary Avenue, 40 feet wide, and the West Right-of-Way Line of York Road, Maryland Route 43, 66 feet wide; thence leaving the place of beginning on the South Right-of-Way Line of Seminary Avenue and running by a line drawn parallel to and at the distance of 188.42 feet westerly measured at right angles from the said West Right-of-Way Line of York Road, as now surveyed, bearings referred to True North, S 21° 40' 36" E, 254.43 feet; thence running S 64° 26' 47" W, 30.07 feet; thence running by a line drawn parallel to and at the distance of 30.00 feet westerly measured at right angles from the first mentioned line in this description, N 21° 40' 36" W, 265.75 feet to intersect the aforementioned South Right-of-Way Line of Seminary Avenue; thence running and binding on said South Right-of-Way Line of Seminary Avenue, N 85° 32' 17" E, 31.41 feet to the place of beginning.

Containing 0.1791 Acres more or less.



SCALE \_\_\_\_\_ ft. = 1 inch  
File No. \_\_\_\_\_

Signed This 26 day of FEB 19 70

Robert G. Gault

HUMBLE OIL & REFINING COMPANY  
3106 Boston Street  
Baltimore, Maryland 21224

October 16, 1970

Zoning Commission of Baltimore County  
County Office Building  
Towson, Maryland 21204

Re: Zoning Application S/S Seminary Avenue  
230 feet West of York Road, No. 681 181 PX  
Our File No. 2550

Dear Sirs:

Please withdraw the above petition for a special hearing set in for Monday, October 19, 1970 at 1 P.M.

Sincerely yours,

John N. Stathos  
Smith N. Stathos

JNS:tlw

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner  
FROM: Mr. George F. Gavrelis, Director of Planning  
SUBJECT: Petition #71-131-SPH, South side of Seminary Avenue 194.89 feet west of York Road Petition for Special Hearing for Off-street Parking in a residential zone. Humble Oil & Refining Company - Petitioners

9th District

HEARING: Monday, October 19, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for special hearing for off-street parking in a residential zone and has the following advisory comments to make:

The staff has no objection to the request for off-street parking in a residential zone. Since the adjacent property along the south side of Seminary Avenue is also owned by the petitioner, the staff feels that the off-street parking permit should not be objectionable.

GEG:SF:mh



## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 23, 1970

COUNCIL OFFICE BUILDING  
111 W. PENNSYLVANIA AVE.  
TOWSON, MARYLAND 21204

OLIVER J. MYERS  
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRANSPORTATION ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PLANNING DEPARTMENT

BOARD OF EDUCATION

PLANNING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

John J. Bishop, Jr.  
606 Loyola Federal Building  
Towson, Maryland 21204

Re: Type of Hearings Special Hearings  
Locations S/W Cor. Int. of York Rd. and Seminary Ave.  
Petitioners Humble Oil and Refining Co.  
Committee Meeting of July 21, 1970  
9th District  
Item 14

Dear Sirs:

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 days, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

If you have any questions concerning this matter, please do not hesitate to contact me at 494-3351.

Very truly yours,

James E. Dyer  
JAMES E. DYER,  
Zoning Supervisor

JED:JO

Enclosure

## BALTIMORE COUNTY, MARYLAND

### DEPARTMENT OF TRAFFIC ENGINEERING

### JEFFERSON BUILDING

### TOWSON, MARYLAND 21204

### INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty  
FROM: C. Richard Moore  
SUBJECT: Item 14 - ZAC - July 21, 1970  
Property Owner: Humble Oil & Refining Co.  
54 corner - York Road and Seminary Avenue  
Special hearing for off street parking in a residential zone

The off street parking in a residential zone of .179 acres should have no major effect on traffic.

CRM:mr

C. Richard Moore  
Assistant Traffic Engineer

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 12, 1970

John J. Bishop, Jr.  
605 Loyola Federal Building  
Towson, Maryland 21204

RE: Type of Hearing: Special Hearing  
Location: 2400 Cor. Int. of York Rd. and  
Seminary Ave.  
Petitioner: Humble Oil and Refining Co.  
Committee Meeting of July 21, 1970  
9th District  
Item 14

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 an Esso Car Care Center, with the property to the west improved with dwellings. The property to the south is an unimproved 81 tract of land. The property to the north is improved with an Ameri in Oil Company station and Crab House. The property to the east is improved with a shopping center and another service station. Seminary Avenue is partially improved with concrete curb and gutter in this location. York Road is fully improved with concrete curb and gutter.

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:

York Road (Md. 45) and Seminary Avenue (Md. 131) are State Roads; therefore, all improvements, intersections and entrances on these roads will be subject to State Roads Commission requirements.

Storm Drains:

Provisions for accommodating storm water or 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

John J. Bishop, Jr.

Page 2  
Item 14

August 12, 1970

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.

It appears that additional storm drain facilities may be required to accommodate increased on-site drainage in relation to the property adjacent to and south of this site.

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.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

DEPT. OF TRAFFIC ENGINEER:

The off street parking in a residential zone of .179 acres should have no major effect on traffic.

PROJECT PLANNING DIVISION:

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

FIRE DEPARTMENT:

This office has no comment on the proposed site.

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Since this petition is for parking, no health hazards are anticipated.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and Regulations when plans are submitted. Also, see Parking Lots "Section 409.10h."

John J. Bishop, Jr.  
Page 3  
Item 14

August 12, 1970

STATE ROADS COMMISSION:

The extension of the roadside curb on Seminary Ave. must be 8' in 1 foot rather than 6' as indicated on the plan. The right of way line of Seminary Ave. or the parking setback line must be curbed with concrete from the westerly entrance to the west property line.

The utility pole designated as C&P Pole #5 must be relocated in back of the roadside curb.

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

The proposed curb must be constructed under permit from the State Roads Commission.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the petitioner revised his site plan in accordance with the State Roads Commission comments in the foregoing.

Very truly yours,

*Oliver L. Myers*  
OLIVER L. MYERS, Chairman

OLM:JD  
Enc.

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty  
To: Zoning Commissioner

Date: July 28, 1970

FROM: Richard B. Williams  
Project Planning Division  
SUBJECT: Zoning Advisory Agenda Item #14

July 21, 1970  
Humble Oil and Refining Co.  
S/W corner, Int. of York Rd.  
and Seminary Avenue

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

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward D. Hardesty  
ATTN: OL J. E. Myers  
FROM: Ellsworth N. Diver, P.E.

Date: July 29, 1970

SUBJECT: Item 14 (1970-1971)  
Property Owner: Humble Oil and Refining Company  
S/W corner, Int. of York Road and Seminary Avenue  
Present Zoning: RA  
Proposed Zoning: Special Hearing for off-street parking in a residential zone  
District: 9th  
No. Acres: .179

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:

York Road (Md. 45) and Seminary Avenue (Md. 131) are State Roads; therefore, all improvements, intersections and entrances on these roads will be subject to State Roads Commission requirements.

Storm Drains:

Provisions for accommodating storm water or 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.

It appears that additional storm drain facilities may be required to accommodate increased on-site drainage in relation to the property adjacent to and south of this site.

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.

Item 14 (1970-1971)  
Property Owner: Humble Oil and Refining Company  
Page 2  
July 29, 1970

Sediment Control: (Cont'd)

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

*Ellsworth N. Diver*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:RAM:PM:es

S-35 Key Sheet  
45 NW 1 Position Sheet  
NW 124 Topo  
61 Tax

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: 7/28/70

FROM: Lieutenant Thomas E. Kelly  
Fire Department

SUBJECT: Property Owner: Humble Oil and Refining Company

Location: S/W corner, Int. of York Road and Seminary Avenue

Item # 14 Zoning Agenda 7/21/70

The Fire Department has no comment on the proposed site.

Lt. T. E. Kelly

## BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING

07 JULY 21, 1970

Petitioner: Humble Oil &amp; Refining Co.

Location: S/W corner, Int. of York Rd. &amp; Seminary Ave.

District: 9

Present Zoning: RA

Proposed Zoning: S.B. For off-street parking in a residential zone

No. of Acres: .179

Comments: NO BEARING ON STUDENT POPULATION

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: July 16, 1970

FROM: Ian J. Parnall

SUBJECT: Item 14, Zoning Advisory Committee Meeting, July 14, 1970

14. Property Owner: Humble Oil and Refining Company  
Location: 3/4 corner, Int. of York Road and Seminary Avenue  
Present Zoning: R.A.  
Proposed Zoning: special hearing for off-street parking in a residential zone.  
District: 9th  
No. Acres: .179

Since this petition is for parking no health hazards are anticipated.

*[Signature]*  
Chief  
Water and Sewer Section  
BUREAU OF ENVIRONMENTAL HEALTH

1.07/ja

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: July 22, 1970

FROM: Everett Rand, Plans Review

SUBJECT: #14 Humble Oil and Refining Co.  
3/4 corner, Int. of York Rd. and Seminary Avenue  
District: 9

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations, when plans are submitted. Also, see Parking Lots "Section 1409.108".

*[Signature]*  
Everett Rand, Plans Review

COMMISSION MEMORANDUM  
DAVID H. FISHER, CHIEF  
OFFICE OF PLANNING AND ZONING  
WALTER E. WOODWARD, JR., CHIEF  
OFFICE OF FINANCE  
JULY 24, 1970

STATE OF MARYLAND  
STATE ROADS COMMISSION  
300 WEST PRAETON STREET  
BALTIMORE, MD. 21201  
JULY 24, 1970

WALTER E. WOODWARD, JR., CHIEF  
OFFICE OF FINANCE  
JULY 24, 1970

Mr. Edw. D. Hardesty, Zoning Comm.  
County Office Bldg.  
Towson, Maryland 21204  
Attn: Mr. D. L. Myers

ITEM 14  
Re: Zoning Adv. Comm.  
Meeting 7/21/70  
Prop. Owner: Humble Oil & Ref.  
Location: 3/4 corner, Int. of York Rd. and Seminary Ave. (Route 131)  
Present Zoning: R.A.  
Proposed Zoning: Special hearing for off-street parking in a residential zone.  
9th District - No. Acres: .179

Dear Mr. Hardesty:

The extension of the roadside curb on Seminary Ave. must be 6' in height rather than 6" as indicated on the plan. The Right of Way line of Seminary Ave. and the parking set-back line must be curbed with concrete from the westerly entrance to the west property line.

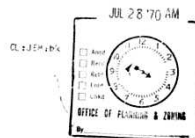
The utility pole designated as C & P Pole #5 must be relocated in back of the roadside curb.

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

The proposed curb must be constructed under permit from the State Roads Commission.

Very truly yours,

Charles Lee, Chief  
Development Engineering Section  
John E. Meyers  
Asst. Development Engineer



## CERTIFICATE OF PUBLICATION

TOWSON, MD. October 1, 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 first publication appearing on the day of October, 1970.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, \$

## THE TOWSON TIMES

724 YORK ROAD  
TOWSON, MD. 21204

821-7500

October 5, 1970

THIS IS TO CERTIFY that the annexed 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 5th day of Oct. 1970, that is to say, the same was inserted in the issue of October 1, 1970.

STROMBERG PUBLICATIONS, Inc.

By: *[Signature]*

## PETITION FOR SPECIAL HEARING

## NO DISTRICT

ZONING: Petition for Special Hearing for the OFF-STREET PARKING in a Residential Zone.  
LOCATION: South side of Seminary Avenue, 3/4 corner of York Road and Seminary Avenue, 194.89 Acre, Towson, Maryland.  
DATE & TIME: Monday, October 14, 1970 at 1:00 P.M.  
PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, Maryland, for the purpose of the Zoning Ordinance of Baltimore County, to determine whether or not the proposed Zoning Ordinance change is in the public interest and for the purpose of the Zoning Ordinance of Baltimore County, to determine whether or not the proposed Zoning Ordinance change is in the public interest.

All that parcel of land in the Ninth District of Baltimore County, Maryland, for the purpose of the Zoning Ordinance of Baltimore County, to determine whether or not the proposed Zoning Ordinance change is in the public interest and for the purpose of the Zoning Ordinance of Baltimore County, to determine whether or not the proposed Zoning Ordinance change is in the public interest.

Public Hearing: Monday, October 14, 1970 at 1:00 P.M.  
County Office Building, 111 W. Chesapeake Avenue, Towson, Md.  
EDWARD D. HARDESTY, Zoning Commissioner of Baltimore County

## PETITION FOR SPECIAL HEARING

## NO DISTRICT

ZONING: Petition for Special Hearing for the OFF-STREET PARKING in a Residential Zone.  
LOCATION: South side of Seminary Avenue, 3/4 corner of York Road and Seminary Avenue, 194.89 Acre, Towson, Maryland.  
DATE & TIME: Monday, October 14, 1970 at 1:00 P.M.  
PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, Maryland, for the purpose of the Zoning Ordinance of Baltimore County, to determine whether or not the proposed Zoning Ordinance change is in the public interest and for the purpose of the Zoning Ordinance of Baltimore County, to determine whether or not the proposed Zoning Ordinance change is in the public interest.

All that parcel of land in the Ninth District of Baltimore County, Maryland, for the purpose of the Zoning Ordinance of Baltimore County, to determine whether or not the proposed Zoning Ordinance change is in the public interest and for the purpose of the Zoning Ordinance of Baltimore County, to determine whether or not the proposed Zoning Ordinance change is in the public interest.

Public Hearing: Monday, October 14, 1970 at 1:00 P.M.  
County Office Building, 111 W. Chesapeake Avenue, Towson, Md.  
EDWARD D. HARDESTY, Zoning Commissioner of Baltimore County

John J. Bishop, Jr., Esq.  
606 Loyola Federal Building  
Towson, Md. 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 28th day of August, 1970.

*[Signature]*  
EDWARD D. HARDESTY,  
Zoning Commissioner

Petitioner: Humble Oil and Refining Co.

Petitioner's Attorney

Reviewed by: *[Signature]*  
Chairman of the Advisory Committee

TELEPHONE  
494-2413

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 75495

DATE: Jan. 29, 1971

Revenue Division  
COURT HOUSE  
TOWSON, MARYLAND 21204

TO: John J. Bishop, Jr., Esq.  
606 Loyola Federal Building  
Towson, Md. 21204

Zoning Dept. of Baltimore County

| QUANTITY                                                                  | RETURN THIS PORTION TO YOUR JURISDICTION | TOTAL AMOUNT |
|---------------------------------------------------------------------------|------------------------------------------|--------------|
| Advertising and posting of property for Humble Oil & Ref. Co. 7/1-131-SPH |                                          | \$54.75      |

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

TELEPHONE  
494-2413

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

No. 73833

DATE: Sept. 30, 1970

Revenue Division  
COURT HOUSE  
TOWSON, MARYLAND 21204

TO: John J. Bishop, Jr., Esq.  
606 Loyola Federal Building  
Towson, Md. 21204

Zoning Dept. of Baltimore County

| QUANTITY                                                           | RETURN THIS PORTION TO YOUR JURISDICTION | TOTAL AMOUNT |
|--------------------------------------------------------------------|------------------------------------------|--------------|
| Petition for Special Hearing for Humble Oil & Ref. Co. 7/1-131-SPH |                                          | \$25.00      |

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

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY

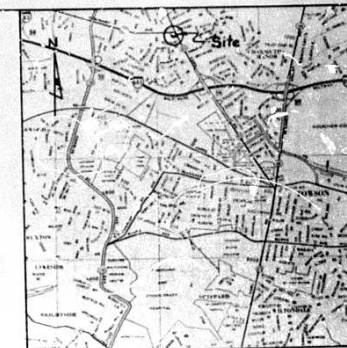
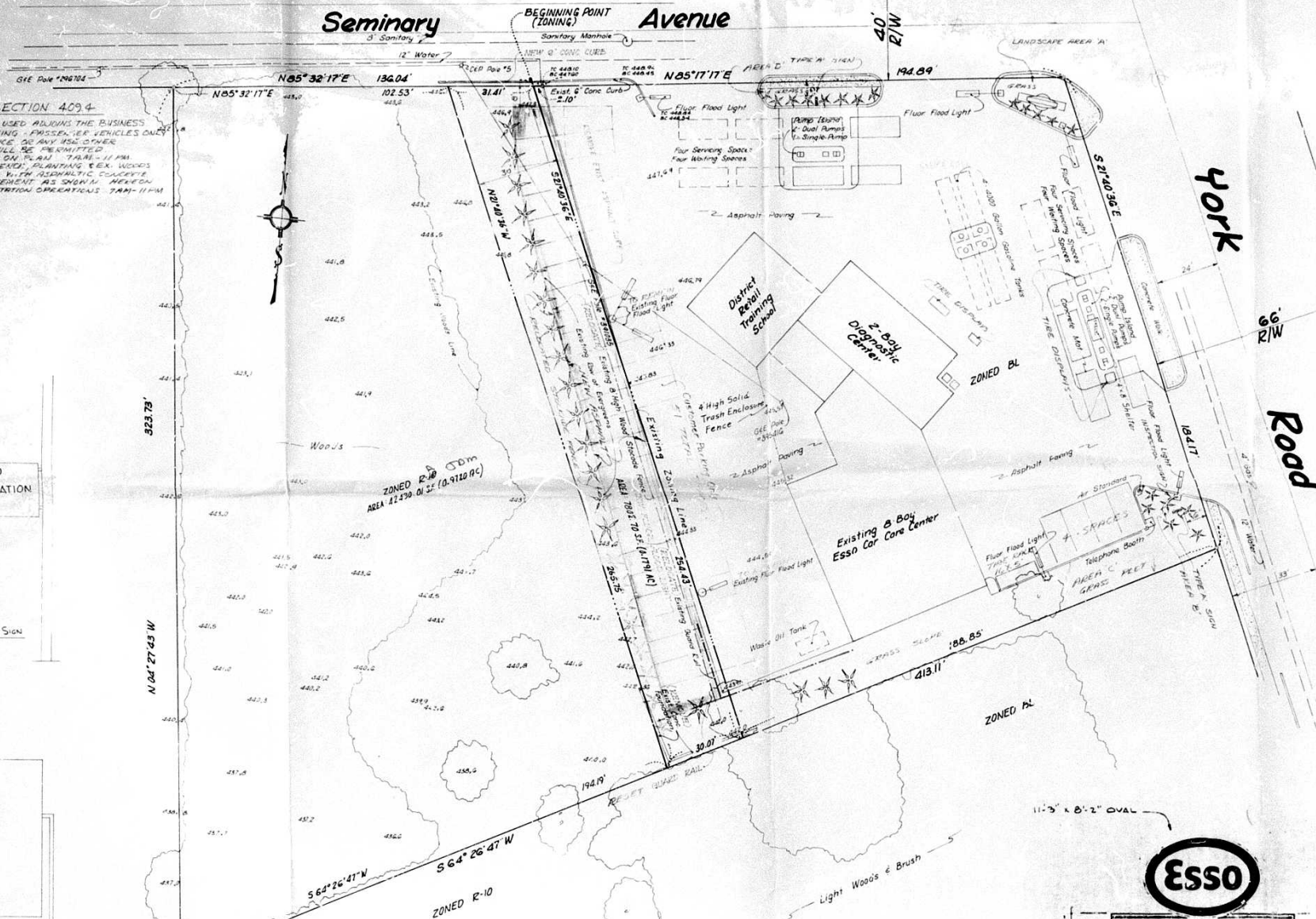
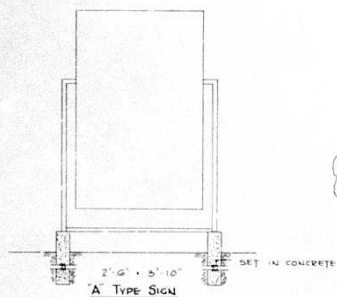
Towson, Maryland

District: 9th  
Date of Posting: Oct. 3, 1970  
Petitioner: SPECIAL HEARING TO PERMIT OFF-STREET PARKING IN A RESIDENTIAL ZONE  
HUMBLE OIL & REF. CO.  
Location of property: 194.89 Acre, 194.89 Acre, W. OF YORK RD.  
Location of Sign: 1/2 SEMINARY AVE. 200 FT. E. W. OF YORK RD.  
Remarks:  
Signed by: *[Signature]*  
Signature  
Date of return: Oct. 8, 1970

- NOTES: SECTION 409.4
- THE LAND TO BE USED ADJACENT THE BUSINESS
  - CUSTOMER PARKING - PROVIDED FOR VEHICLES ONLY
  - NO LOADING, UNLOADING OR ANY USE OTHER THAN PARKING WILL BE PERMITTED
  - LIBRARY OPENING ON PLAIN 7:00 AM - 11 PM
  - SCREENING BY FENCE, PLANTING ETC. WOODS
  - SURFACE DRAINED WITH ASPHALTIC CONCRETE
  - PARKING ARRANGEMENT AS SHOWN HEREON
  - NORMAL SERVICE STATION OPERATIONS 7 AM - 11 PM

AUTHORIZED  
INSPECTION STATION  
NO 00000

2.3 STATE INSPECTION SIGN  
ON FLOODLIGHT POLE



Location Map

#### EXISTING DISTRICT C.D.S.

#### AREA REQUIREMENTS

One pump island with two dual pumps and two single pumps capable of serving four cars at one time, and  
One pump island with one single pump and two dual pumps capable of serving four cars at one time.

Total Servicing Spaces = 8  
Total Servicing Bays = 10  
Total Spacing and Bays = 18  
Site Area Required = 18 x 1500 S.F. = 27,000 S.F.  
Total Waiting Spaces = 5

#### Auxiliary Uses:

Vehicular Repair, vending, tire sales and installation, sale of small auto parts. Add 0 S.F.  
Automobile Rental (Normal week 4 cars) Add 1400 S.F.  
Auto diagnostic center, 1275' x 2' Add 2150 S.F.  
District Retail Training School 56' x 60' Add 1664 S.F.  
Site Area Required for Auxiliary Uses = 7914 S.F.

#### Combination Uses:

Muffler sales and installation 27' x 12' = 324 S.F.  
Site Area Required for Combination Uses = 324 S.F. x Factor 6 = 1944 S.F.

Total Area Required = 26,858

Total Area of Tract = 41,376

#### ACCESS POINTS

Number of driveways on major street = 2  
Required width: 2 x 65' = 130'  
Actual Site Width = 185.09'

#### LANDSCAPE

Area "A" 300 S.F. Grass and evergreens.  
Area "B" 400 S.F. Planting with evergreens.  
Area "C" 2760 S.F. Grass plot and grass slope.  
Area "D" 280 S.F. Existing trees to remain.  
Total: 3800 S.F. = 9% of Tract

#### PARKING

Parking spaces required = 30  
Parking spaces provided = 45

#### LIGHTING SCHEDULE

No proposed change in present lighting schedule.

ADDITIONAL PARKING AREA  
ESSO SERVICE STATION  
YORK ROAD AND SEMINARY AVENUE  
BALTIMORE COUNTY, MARYLAND

#### ZONING PLAT

|                 |                                              |
|-----------------|----------------------------------------------|
| CHECKED BY      | PREPARED BY                                  |
| SCALE: 1" = 20' | MARYLAND SURVEYING AND ENGINEERING CO., INC. |
|                 | SUBSIDIARY OF LYON ASSOCIATES, INC.          |
|                 | 6707 WHITE STONE ROAD                        |
|                 | BALTIMORE COUNTY, MARYLAND 21207             |
|                 | TELEPHONE 301-944-9291                       |
| DATE: 3/10/70   | FILE: 1805-38-3                              |

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

REVISIONS:  
8" x 22" CONCRETE CURB AND 8" HIGH STOCKADE FENCE  
ADDED. A-21-69  
FURNACE ROOM FOR MAKE-UP AIR SYSTEM C-27-69

REVISIONS:

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

DATE: 1-15-69  
FILE NO.: 5015  
SHEET NO.: 1 OF 1  
DWG. NO.: 1

PLOT PLAN  
PROPERTY IS 5015  
YORK ROAD AND SEMINARY AVENUE  
LUTHERVILLE, BALTIMORE COUNTY, MD.



REVISED PLANS  
#4 HUNBLE

MR. 20-70-AM



EXISTING DISTRICT CMS.  
AREA USE PERMITS

one pump 1" and with two dual pumps and two single pumps capable of serving four  
cars at one time, and  
one pump 1" and with one single pump add two dual pumps capable of serving four  
cars at one time.

Area 1: 300 S.F.  
Area 2: 400 S.F.  
Area 3: 100 S.F.  
Area 4: 100 S.F.  
Area 5: 100 S.F.  
Area 6: 100 S.F.  
Area 7: 100 S.F.  
Area 8: 100 S.F.  
Area 9: 100 S.F.  
Area 10: 100 S.F.

Vehicle repair, washing, fire sales and installation, sale  
of auto parts, etc.  
Auto diagnostic center, 1275 S.F., 2  
Auto diagnostic center, 1275 S.F., 2  
Auto diagnostic center, 1275 S.F., 2  
Auto diagnostic center, 1275 S.F., 2  
Auto diagnostic center, 1275 S.F., 2  
Auto diagnostic center, 1275 S.F., 2  
Auto diagnostic center, 1275 S.F., 2  
Auto diagnostic center, 1275 S.F., 2  
Auto diagnostic center, 1275 S.F., 2  
Auto diagnostic center, 1275 S.F., 2

Combination uses:  
Buffer sales and installation, 27' x 12' = 324 S.F.  
Sift area required for combination uses = 24 S.F., 2 Factor 8 = 1944 S.F.  
Total Area Required = 36,658  
Total Area of Tract = 41,376

ACCESS ROUTE

Number of driveways on major street  
required width: 2 x 51' = 102'  
Actual Street Width = 105.0'

LANDSCAPE

Area 1: 300 S.F.  
Area 2: 400 S.F.  
Area 3: 100 S.F.  
Area 4: 100 S.F.  
Area 5: 100 S.F.  
Area 6: 100 S.F.  
Area 7: 100 S.F.  
Area 8: 100 S.F.  
Area 9: 100 S.F.  
Area 10: 100 S.F.

PARKING

Parking spaces required = 30  
Paving spaces provided = 30  
LIGHTING SCHEDULE  
No proposed change in present lighting schedule.

