# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 71438-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. The AMELIANA OIL COURSE. ... legal owner Act the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part bereof.

hereby petition for a Variance from Section, 405, 405, 401, 500, 405, 410-5, 40, 60, 50, 202015

a minimum site area of 15,453; square feet instead of the required 19,000 square

feet to permit parking of light truck rentals;

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) and the truck reutals have been puriod and lensed from this local-lars business. It would be an under bardship forms a multitude that the form the local-lars business. It would be an under bardship forms a multitude that the forces to give up this business. It would be an under bardship to the the past 20 years has shown that the parting of thems six light truncas has not takened any problems on the station sixte. The same rape from congestion. The the desired of the building keeps that the dark of the building keeps that the same of the parting g.accs at the dark of the building keeps that the same of the same any injury to public bealth, sarred its property in an rape. These truncas have not consed any traffice or safety learneds.

See attached description

Polyty is to be posted and advertised as prescribed by Zoning Regulations.

In of we, agree to pay expenses of above Variance advertising, posting, etc., ut., a filing of this tion, had further agree to and are to be bound by the noning regulations and restrictions of maps County adopted pursuant in the Zoning Law For Baltisore County.

ā ==		THE AMERICAN OIL COMPANY
	(	Richard Wolfamson Project Engine
	Contract purchaser	Address 1 NORTH CHARLES STREET
Address	WA Burnette	PAINTIMORE, MARYLAND 21201
	V. G. Aurnett Petitioner's Attorney	Protestan:'s Attorney
Address		28th day

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 26, 1970

OLIVER L MYERS

BURLAU OF DEPARTMENT OF TRAFFIC ENGINEERIN

STATE ROADS COMM BUREAU OF HEALTH DEPARTMENT PROJECT PLANNING SAILDING DEPARTMEN

DOARD OF EDUCATION

INDUSTRIAL DEVELOPMENT

. S. Burnett, Esquire North Charles Street altimore, Maryland 21201

RE: Type of Mearing: Variance Location: Ni/sormer, intersection: York Read and Dargelmann Avenue Petitioner: The American Oil Co. Cornettee Meeting of August 1, 1877 9th Interiot Item 21

The Zoning Advisory Cormittee has reviewed the plans substitud 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 existing American COI Company Service Station, with a large parking area to the rear. It is completely surrounded with contendal uses. York Road is improved as for as concerned,

BUREAU OF ENGINEERING:

Highwaysa

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

Susquehanns Avenue, an existing County street, is to be incorporated in the Town-center distributor-typess read (Town-streem Boulevard) as lesignated by the Planning Bourd.

It is surgested that the petitioner correlate the proposed and future use of this site with the Street, Road and Bridge, Design Group of the Daltinore County Eureau of Engineering, and the Flanning Board of Daltinore County.

The entrance locations on Susquehanna Avenue are subject to approval by the Department of Traffic Engineering.

Development of this property through stripping, grading and stabilizationald result in a sediment pollution problem, damaging private and path:

BEGINNING at the intersection of the easterly line of York Road and southerly line of Susquehanra Avenue; thence along the easterly line of York Road, S 160 10 W a distance of 97 feet to a point; thence S 780 ho' E 147.08 feet to a point; thence N 160 ho! 30" E a distance of 97 feet to the southerly line of Susquehanna Avenue; thence along southerly line of Susquehanna

heldings 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 issuence of any grading or building permits.

Provisions for accommodating storm water or drainings have not been indicated on the substituted plane.

The patitioner rust remains necessary drainage facilities (terrorary or permannal) to prevent oresting any maisances or damages to adjacent properties, aspecially by the concentration of surface waters. Overection of surface values are result, due to improper graining or improper installation of desirage facilities, would be the full responsibility of the partitioner.

Public water supply is available to serve this property.

Public sanitary sewerage is available to serve this property.

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

STATE ROADS CONVESSION:

An inspection at the subject location revealed that the site was somewhat med with parked vehicles. The granting of the petition could only sugment

It was noted that a vehicle was parked on the side walk between the entrances on York Youd the entire time that the writer was at the site. If the petition is granted, it is our opinion that the right-of-way line of York Road should be curbed with concrete to preclude the aforement/oned situation.

No compant from the Building Engineer's Office at this time.

MIRE DEPART TITE

The Fire Department has no comment on the proposed site.

BALTIMORE COUNTY, MARYLA D

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty,
Zoning Commissioner Date October 23, 1970

Mr. George E. Gavrelis, Director of Planning

SURJECT: Patition #71-135-A. Southeast occure of York Road and Sussuchanna Avenue
Patition for Variance to permit a minimum site area of 14,453 square feet
instead of the required 19,000 square feet; to permit parking of light truck rentals.
The American Oil Company - Patitioners

9th District

HEARING: Monday, October 26, 1970 (10:00 a.m.)

The Planning Staff has reviewed the subject request for a variance to allow parking of light trucks for rental purposes.

We agree that this activity has taken place on the site for an extensive period of time and that conditions of nordship or practical difficulty are present. If granted, the granting should be conditioned upon compliance with site plans to be approved by the appropriate County agencies.

GEG:msh

Augus: 5, 1970

Mr. Edward D. Hardesty Zoning Commissioner County Office Building Towson, Maryland Att: Mr. O. L. Myers

Net ITEM 21

Zoning Adv. Comm. Heeting
August 4, 1970

Property Wamer: The American
Gill Company
Locations NW corner Intersection
of fork Moud (Moute 45)

Present Zenings 3W Fance from
Action (Moute 45)

Action (Moute 45)

Level 18, 44,11 and 45, 46,5

Level 18, 44,11 and 45, 46,5

Level 18, 44,11 and 45, 46,5

Level 18, 44,13 and 45, 46,5

Level 18, 46,10 and 46,10

Level 18, 46,10

An inspection at the subject location revealed that the site somewhat crowded with parked vehicles. The granting of the petition could augment the situation

It was noted that a vehicle was parked on the side walk between the entrances on fork Rood the entire time that the orline was at the sites. If the petition is granted, it is our ceinion that the right of way like of York Road thould be curbed with concrete to preclude the aforementioned situation.

Very truit, Charles Lue, Chief Development Engineering Section

CL:JEM:bk

The existing entrances do not neet present County standards and should be improved so as to improve the intersection of Susquehanna Avenue and York Road.

-3- .

No bearing on student population.

ווווניינוער פויינאד זו זיין דאובנ

W. G. Burnett, Esquire Item 21

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

1. The North Arrow must be revised indicating the proper direction.

A field investigation revealed that the leading deck for the Towarn Zennery Stere is located within the proposed marking area for the light truck parting. The parting arrangement as indicated on the subject site plan process proper consumerability for the furniture trucks which pick up and eliber for the Towarn Zennery

The patitioner will be required to keep all customer vehicles off of the public sidewalk.

Allow & Myer Very truly yours,

GN.TC Enclosures 3 CERTIFICATE OF PUBLICATION

TOWSON, MD. October 9 19.70

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 appearing on the 8th day of October 19.70

THE JEFFERSONIAN,

12-16-70

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 strict compliances with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Yarianes required difficulty and unreasonable hardship upon the Petitioner and the Yarianes required would.

grant relief without substantial injury to the public health, safety and general welfars, at the Jocality involved.

the above Variance should be had saddinate oppositing that by sense adversarial that the show that a minimum site area of 14,451 square feet instead of the required 19,000 square feet to permit a variance pathing of light truck centals, substituted that the same is granted. From and after the date of this order, to permit a minimum site area of 14,453 square feet instead of the required 19 dos squage for the cental substitute rentals, subject to the provision of the site plan by the DEPHTY Zoning Commissioner of Baltimore County Stage Reads Commission, the DEPHTY Zoning Commissioner of Baltimore County and Lappearing that by reason of the Stage County and public hearing on the above pritten and Lappearing that by reason of 17 is ORDERED by the Zoning Commissioner of Baltimore County this day of 197 that the above Variance be and the same is hereby DENIED Zoning Commissioner of Baltimore County Stages and the Stages and the Stages and the same is hereby DENIED.

MICROFILMED

71-138-0

EPHONE 94-2413	BALT MORE COUNTY, OFFICE OF FIN	MAR AND Ma. 73890  IANCE DATE COL. 2, 1979
	Receive Division COURT HOUSE TOWSON, MARYLAND	Mine
To:	American (1) Company 1 turns than teacherest Sultinorus, No. 21201	sing Supt. of Saltimore County
	ACCOUNT NO CO - 438	TOTAL ABOUNT TURN THIS PORTION WITH YOUR REMITTANCE AND KEEP THIS PORTION FOR YOUR RECORDS OUST
MAKITY	DETACH ALONG PERFORATION	5.00
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B. 6	g1.19-A	
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TART: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAN
OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

724 YORK TORSON, MU	
	Octob
THIS IS TO CERTIFY, that the	annexed adve
Edward D. Hardesty, Zoning Baltimore Cou	
as inserted in THE DUNDALK	TIMES, a we
Baltimore County, Maryland, one	ice a week for
eeks before hel2th day of	Oct., 197
as inserted in the assue of Oc	1.13

B, Ruth Mozgan

STROMBERG PUBLICATIONS, Inc.

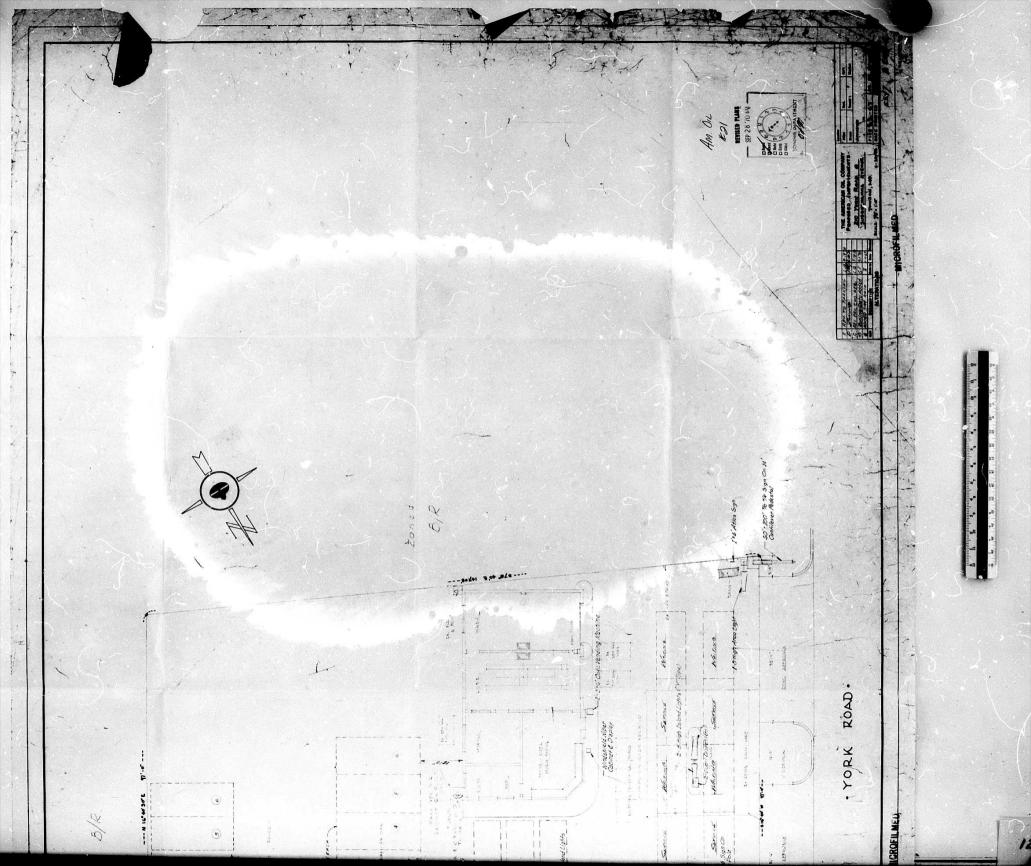
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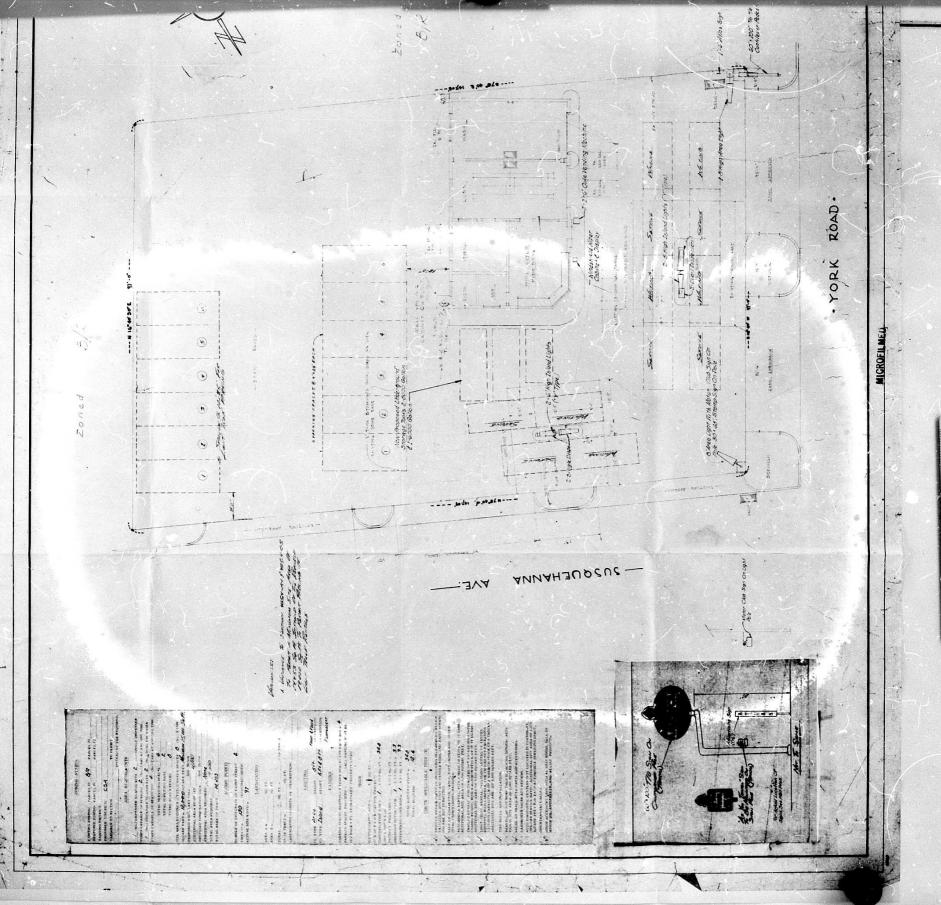
1 Sign	CERTIFICATE OF POSTING  ZONING DEPARTMENT OF BALTIMORE COUNTY #71-136-A  Townen, Maryland
District 9 H	Dute of Posting Ord 8 - 70
Petitioner: The Location of property:	servery Dat 26" 1970 C 10' in Add. Conversione and Co. Select of york had I Desgrekamen or
Location of Signa:	Sign Pooled in French Me dow of Service Station
Remarks:	Date of return Oct 15 - 70

PHONE -2413			INVOICE			5352
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MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE TOWSON MARYLAND 21204

5. Burnett, Esq. Borth Charles Street Itirare, Me. 2527IMORE COUNTY OFFICE OF	PLAINING AND ZONING
County Office	suliding
Towson, Maryla	
Your Petition has been received	ed and accepted for filing this
28%	day of Sententer ,1970
1987 J.	Edward D. Sardesty
	Caused N. Bardesy
	EDWARD D. HARDESTY, Zoning Commissioner
Petitioner The Amelese 811 Co.	M In.
Fetitioner's Attorney	Reviewed by Weiver & Praces





# PETITION FOR ZONING RE-CLASSIFICATION 171-137R AND OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Albert Kermisch \_\_\_legal owner\_\_ of the property situate in Baltimore map County and which is described in the description and plat attached hereto and made a part hereof, 2-4 hereby petition (1) that the zoning status of the herein described property be re-classified. zone to an

to the Zoning Law of Baltimore County, from an ..... R 10 .... PREA \_\_\_zone; for the following reasons NW-7-1

1. Error in original zoning 2. Genuine change in condition in neighborhood

BR

PROFINED F

200

6/24/71

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Pegulations of Baltimore County, to use the herein described property, for ...

Property is to be posted and advertised as prescribed by Zoning Regulations

L or we, agree to pay expenses of above re-classification and/or Special Exc. piton advertising, osting, 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

Albert ermisch Legal Owner Address 8517 Glenn Michael Lane Ra. dallstow 1. Maryland 21133

Lee Theres Attorney

Fred Malding Protestant's Storney Address 306.W. Joppa Boad Towson, Maryland 21204 823-1200

ORDERED By The Zoning Commissioner of Baltimore county, this 1st

, 1960\_, 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 Baltis are County, that property be posted, and that the public hearing be had before the Zoning 22nd day of October 196×70 at 2:00 o'clock

Thracel D. Hardes to 200 Commissioner of Baltimore County.

RE: RECLASSIFICATION FROM R-10 to B-R, LIBERTY ROAD NEAR CHAPMAI: ROAD, 2ND ELECTION DISTRICT PETITIONER: ALBERT KERMISCH

BEFORE THE \*7' ZONING COMMISSIONED

BALTIMORE COUNTY 

#### MEMORANDUM

Now comes Albert Keemisch, Logal Owner of the above captioned property, by W. Lee Harrison, his attorney, and in accordance with Bill 72, Section 22, 22(b) states that the reclassification requested should be granted and for reasons says:

- 1. Numerous reclassifications have taken place in the immediate neighborhood.
- a. Case No. 64046 SE/C Liberty Road and Green Lane.

Special Exception for Office Building. Granted 2/17/64

h. Case No. 66-217-R - SW/C of Liberty Road and Green Lane. Reclassif, cation from R-A and R-6 to B-L. Granted 4/4/66

c. Case No. 66-230-Y - SW/S Liberty Road, 870' NW of Chapman Road, Special Exception for Contractor's Equipment Storage

d. Case No. 68-37-1: - Beg. 383' from SW/S or Liverty Road, 1780' NW of Chapman Road. Reclassification from R-A and R-10 to B-1 Granted 8/17/67

e. Case No. 68-44-R - S/S Liberty Road, 60" Sr of Chanman Road, Reclassification from R-6 and R-10 to B-R. Granted 8/22/67

2. And for such other and further reasons as may be shown at the time of hearing hereon.

> 306 W. Joppa Road Towson, Maryland 21204 823-1200 Attorney for Petitioner

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 11, 1970

RE: Type of Hearing: Reclassification from an RIU zone to am BR zone Location: 55% "M of Int. Chapman and Liberty Roods Petitioner: Albert Kermisch Zone Die Heeling of April 14, 1970 Zone Die Heeling of April 14, 1970 Item 256

OLIVER | UVERS

DEPARTMENT OF TATE BOADS CLOSE

BUSINESS. Protect of Casts

BUILDING BUTTERS EGARD OF ED-CATIO ZONING ADMINISTRAT

W. Lee Harrison, Esq. 206 W. Joppa Road

Towson, Maryland 21204

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The Zoning Advisory Committee has reviewed the plans submitted with the above referenced partition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

# BUREAU OF ENGINEERING:

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

Liberty Read is a State road; therefore, all street improvements, entrance locations, desirang requirements and utility construction within the State road right-of-way cross under the jurisdiction of the Maryland State Roads. Commission and will be subject to the standards, specifications and enproval of that agency.

W. Lee Harrison, Esq. 206 W. Joppa Road Towson, Maryland 21204 Item 228

Chapman Road is an existing 18-foot wide macadem road proposed for improvement as a 40-foot closed roadmay within a 60-foot right-of way. Highway right-of-way widening and improvements would be required with any subsequent grading or building permit applications.

Wilbur Avenue may be terminated at the property line as indicated

The status of the "20-foot road - Use 'n Common" extending into the site from Chapman Road must be clarified. Any access to Chapman Road must be approved by the Department of Traffic Engineering and the

No provisions for accumendating storm water or distance have been indicated on the subject plant however, storm drain facilities and easements will be required in connection with the proposed development of this property.

The petitioner must provide necessary draining farilities (temports are personnel) to prevent creating any mustainess or dameries to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper gradies or improper installation of draining facilities, would be the full responsibility of the petitioner.

Development of this property through stripping, gooding and stabilization could result in a sediment pollution problem, damaging private and public holdings domestream of the property. A g.adino 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 recording of any record plat of the issuance of any grading or building permits.

# Water:

Public water supply is available to serve this property.

W. Lee Harrison, Esq. 206 W. Joppa Road Towson, Maryland 21204 Item 228

Re: Petition for Reclassification

Albert Kermisch

From R-10 Zone to B=R Zone Property Beg. 554' S/W of Int. of Liberty and Chapman Roads, 2nd District

Order of Dismissal

the petition is hereby DISMISSED without prejudice

As the matter in the above captioned case is now moot

Zoning Commissioner

Zoning Commissioner

No. 71-137-R

May 12, 1970

### Sanitary Sewer:

Fullic sanitary sewer is not presently available in the Patasses Hiver drainage area, the natural drainage area in which this proposed River drainage area, the natural drainage area in which this present and the second proposed and the subject plans. The private newspot pumping station must be constructed on site in ac ordance with Department of Health regulations and requirements, and will not be per-aitted to be constructed within any drainage utility easement or flood plain reservation.

### PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the

The property proposed for zoning is physically oriented to Chapman Road which is not equipped to handle commercial traffic.

### DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change of 6.3 acr s from RIO to BR.

This should increase the trip density fro. 220 trips to 4700 trips. This additional increase in trip density can be expected to create capacity problems, since Liberty Road presently exists as a 2 lame road and there is a great deal of commercial land along Liberty Road w.r.ch is undeveloped.

# BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements for Baltimore County Building Tode Rules and Regulation, when plans are submitted. See also Parking Section 409,10.b

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

W. Lee Harrison, Esq. Towson, Maryland 21204 Item 228

Hay 12, 1970

### BOARD OF EDUCATION:

Would not increase student population.

Public water and sewers available. Proposed ejector must be sed with auxiliary pump and emergency power.

Food Service Comment: If a food service is planner complete plans and specifications must be submitted to the Division of food Control, Baltimore County Department of Health for review and

Air Pollution Comments: The building or buildings on this site may be subject to registration and complance with the Maryland State Health Air joilution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Saltimore County Opportune of Health.

### STATE ROADS COMMISSION:

The lancs of monumental entrances must have a maximum width of  $24^{\circ}$ . The medians must have a minimum length of  $120^{\circ}$  from the proposed curb line.

There is poor stooping sight distance at the westerly entrance due to an over vertical curve [Mill] to the east. To establish an entrance to a large traffic generator at this location would create a traffic hazard. A single monumental entrance as proposed at the east procept. Hine should be sufficient to serve the size, therefore, the westerly entrance should be eliminated.

Access to Liberty Road will be subject to State Roads Commission approval and permit.

### ZONING ADMINISTRATION DIVISION:

The petitioner will be required to supply revessed plans to this office prior to the hearing date being assigned indicating W. Lee Harrison, Esq. Towson, Marylenu 21204 \*tem 228

May 12, 1370

## ZOHING ADMINISTRATION DIVISION: (Continued)

1. The topo 540 as indicated near the proposed I. The topo 540 as indicated near the proposed ejector station must be changed to indicate 580. The entrences as shown along Liberty Road do not meet State Roads Commission Stendar's. (see commen.s by State Roads in the foregoing).

2. The dimensions of the front piece which is a portion of this petition must be indicated.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD

Enc.