

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Bursaw Realty Corporation, 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 232.3 to permit a year yard of 8' (Eight) in stead of the required 20' when abutting a residence zone

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: Indicate hardship or practical difficulty

- 1-Necessary to put third bay on rear of building because of underground tank installed near building.
- 2-Pump tank would block entrance to third bay
- 3-No car. utilize unused portion of service station.

See attached description

Property to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of 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.

BURSAW REALTY CORPORATION
BY: Benjamin Scirica, Legal Owner
Contract purchaser
Address: Suede Square, P.O. Box 68
Norristown, Pa. 19404
Petitioner's Attorney
Protestant's Attorney

ORDERED by The Zoning Commissioner of Baltimore County, this 10th day

of November, 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 held before the Zoning Commission of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 4th day of January, 1971, at 1:00 o'clock

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 27, 1970

Bursaw Realty Corporation
Suede Square, P.O. Box 68
Norristown, Pa. 19404

Attn: Mr. A. Benjamin Scirica

RE: Type of Hearing: Rear yard Variance
Location: N/A Harford Rd., 100, Acton Ave.
Petitioner: Bursaw Realty Corporation
Committee meeting of Nov. 11, 1970
9th District
Item 61

Gentlemen:

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 existing Clito Service Station. With the exception on the east, west and south terracing with commercial structures, car service station, and restaurants. The property to the north is improved with existing dwellings, Zone 85. Harford Road in this location is improved insofar 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

Harford Road is a State road; therefore, all improvements, intersection and entrance on this road will be subject to State Roads Commission requirements.

The alleyway adjacent to the site is for residential use only; therefore, the petitioner shall provide means to prevent ingress or egress of vehicular traffic.

Storm Drains

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

Bursaw Realty Corporation
Suede Square, P.O. Box 68
Norristown, Pa. 19404
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November 27, 1970

STORM DRAINS:(Continued)

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.

Water and Sanitary Sewer

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

DEPARTMENT OF TRAFFIC ENGINEERING

The subject variance should have no effect on traffic.

BUILDINGS ENGINEER'S OFFICE

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations. See, also, Section 409.5 and 914.4 on Service Stations.

HEALTH DEPARTMENT

Revised plan must be submitted showing the location of all underground fuel tanks and what is proposed for waste oil storage space when addition is completed.

STATE ROADS COMMISSION

The proposed concrete curb along the inside edge of the planted area between the entrances must have dimensions of 8' x 22" x 8' rather than 6' x 12" x 6' as indicated on the subject plan. An alternative would be to curb the Right of Way line with the State Roads Commission specification curb.

It is requested that if the petition is granted, the order be made subject to the approval of a revised site plan by the State Roads Commission.

BOARD OF EDUCATION

No bearing on student population.

Bursaw Realty Corp.
Suede Square, P.O. Box 68
Norristown, Pa.

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

10th day of November, 1970.

Edward D. Hardesty
EDWARD D. HARDESTY,
Zoning Commissioner

Petitioner Bursaw Realty Corp.

Petitioner's Attorney Oliver L. Myers Reviewed by Chairman of the Advisory Comm. See

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting Dec. 11, 1970
Posted for Advertising, Maryland, Jan. 4, 1971, 1st, 2nd, 3rd
Petitioner: Bursaw Realty Corp.
Location of property: NW 1/4 Sec. 12, Twp. 36 N., R. 12 E., Md. 120
Location of Sign: 1 Sign, West of Point of View, North Side of Road
Remarks: Station, State Hospital Rd.
Posted by: Miss A. Brown Date of return: Dec. 23, 1970

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

TO: Cities Service Oil Company Zoning Dept. of Baltimore County

Box 6316
Towson, Md. 21204

QUANTITY	ADDITION TO ACCOUNT NO. 01-422	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property for Bursaw Realty Corp. 871-105-A	65-75	65-75

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

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

TO: Cities Service Oil Company Zoning Dept. of Baltimore County

Box 6316
Towson, Md. 21204

QUANTITY	ADDITION TO ACCOUNT NO. 01-422	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Variance for Bursaw Realty Corp. 871-105-A	25-00	25-00

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

ORDER RECEIVED FOR FILING

DATE 11-17-1971 BY

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 compliance with the Baltimore County Zoning Regulations would result in practical difficulty and hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

the above Variance should be had; and it further appearing that the reason of the

a Variance to permit a rear yard of eight (8) feet instead of the required twenty (20) feet
IT IS ORDERED by the Zoning Commissioner of Baltimore County this

day of January, 1971, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a rear yard of eight (8) feet instead of the required twenty (20) feet, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of January, 1971, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR VARIANCE IN DISTRICT

REASON: Petition for Variance for
New York
LOCATION: Northwest side of Har-
ford Road 175 feet Southwest of
Baltimore Avenue.
SECTION 111.1, 111.2, 111.3, 111.4, 111.5, 111.6, 111.7, 111.8, 111.9, 111.10, 111.11, 111.12, 111.13, 111.14, 111.15, 111.16, 111.17, 111.18, 111.19, 111.20, 111.21, 111.22, 111.23, 111.24, 111.25, 111.26, 111.27, 111.28, 111.29, 111.30, 111.31, 111.32, 111.33, 111.34, 111.35, 111.36, 111.37, 111.38, 111.39, 111.40, 111.41, 111.42, 111.43, 111.44, 111.45, 111.46, 111.47, 111.48, 111.49, 111.50, 111.51, 111.52, 111.53, 111.54, 111.55, 111.56, 111.57, 111.58, 111.59, 111.60, 111.61, 111.62, 111.63, 111.64, 111.65, 111.66, 111.67, 111.68, 111.69, 111.70, 111.71, 111.72, 111.73, 111.74, 111.75, 111.76, 111.77, 111.78, 111.79, 111.80, 111.81, 111.82, 111.83, 111.84, 111.85, 111.86, 111.87, 111.88, 111.89, 111.90, 111.91, 111.92, 111.93, 111.94, 111.95, 111.96, 111.97, 111.98, 111.99, 111.100, 111.101, 111.102, 111.103, 111.104, 111.105, 111.106, 111.107, 111.108, 111.109, 111.110, 111.111, 111.112, 111.113, 111.114, 111.115, 111.116, 111.117, 111.118, 111.119, 111.120, 111.121, 111.122, 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112.011, 112.012, 112.013, 112.014, 112.015, 112.016, 112.017, 112.018, 112.019, 112.020, 112.021, 112.022, 112.023, 112.024, 112.025, 112.026, 112.027, 112.028, 112.029, 112.030, 112.031, 112.032, 112.033, 112.034, 112.035, 112.036, 112.037, 112.038, 112.039, 112.040, 112.041, 112.042, 112.043, 112.044, 112.045, 112.046, 112.047, 112.048, 112.049, 112.050, 112.051, 112.052, 112.053, 112.054, 112.055, 112.056, 112.057, 112.058, 112.059, 112.060, 112.061, 112.062, 112.063, 112.064, 112.065, 112.066, 112.067, 112.068, 112.069, 112.070, 112.071, 112.072, 112.073, 112.074, 112.075, 112.076, 112.077, 112.078, 112.079, 112.080, 112.081, 112.082, 112.083, 112.084, 112.085, 112.086, 112.087, 112.088, 112.089, 112.090, 112.091, 112.092, 112.093, 112.094, 112.095, 112.096, 112.097, 112.098, 112.099, 112.100, 112.101, 112.102, 112.103, 112.104, 112.105, 112.106, 112.107, 112.108, 112.109, 112.110, 112.111, 112.112, 112.113, 112.114, 112.115, 112.116, 112.117, 112.118, 112.119, 112.120, 112.121, 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NOTES:
NEW SIGN LOCATION TO BE TESTED BY SIGN
CONTRACTOR W/ENGINEER'S APPROVAL FOR
VISIBILITY BEFORE BEING INSTALLED
97.88 - EXISTING GRADES
97.88 - PROPOSED GRADES