PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

wo. Hander Court Metinatic Learning and owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part bereef. hereby petition for a Variance from Section 238,2 to permit a side yard setback of 3 feet and a rear yard of 3 feet instead of the required 30 feet side and rear yards; 605.4 to permit a light height of 16 feet instead of the required one-eighth distance between abutting residential over 8 feet (11')

ON THE COUNTY OF of the Zoning Regulations of Baltimore County, to the Zoning Law of Paltimore County; for the following reasons: (indicate hardship or practical difficulty) TO RECOUSTANT OUTDATED SERVICE STATION BUNDING

RECEIVED FOR FILING

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is to be posted and advertised as prescribed y Zoning Regulations. agree to pay expenses of above Variance advertising, posting, etc., upon filing of this unterlear gave to and are to be bound by the roning regulations and restrictions of thy adopted pursuant to the Zoning Law Jur Baltimore County.

8 RA WATER WORTH FOR Humore On 1 Regulate Co 3601 BOSTON ST

Petitioner's Attorney Protestant's Attorney

17th RDERED By The Zoning Commissioner of Baltimore County, this ...

, 197 0., that the subject matter of this petition be advertised, as The course by the Chairman and the subject matter or this person be abserved through at Hallmore County, in two newspapers of general circulatives through at Hallmore County, i.v. it property be posted, and that the public he ring be had before the Zoning Kommassioner of Ballmore County in Room 106, County Office B idling in Towson, Baltmore Manual 11th day of January 1971, at 1:00 o'clock

Therand W. Harden y

BALTO NO 21224

MARYLAND SURVEYING AND ENGINEERING CO., INC. Subsidiary of LYON ACSOCIATES, INC.

ZONING DESCRIPTION
BR TO BR W/SPECIAL EXCEPTION FOR SERVICE STATION
NO DISTRICT
N.E. CORNER YORK ROAD AND BOSLEY AVENUE

nning for the same at a point on the Northeast Right-of-Way Line td, Maryland Route No.45, 72 feet wide, said point of beginning being said point of beginning and running and binding on the Northeast York Road N 31° 35' 49" W, 111.58 feet; thence leaving said York ing N 57° 45' 41" E, 162.0 feet to intersect the Southwest Side of Alley; thence binding on the Southwes Side of said Alley S 31° 35' 49" to Intersect the Northwest Right-of-Way Line of Bosley Avenue; thence nd binding on the Northwest Side of Bosley Avenue S 57* 45' 41" W, 123.58 feet; thence by a curve to the right Northwesterly 60.12 feet, said curve having a radius of 38.0 feet and a chord bearing and distance of N 76° 51' 19" W, 54.04 feet to the place of beginning.

Containing 23,980 Sq.Ft. more or less.

SCALE



Signed This 14 Hoder Oct 4 Chut Carell BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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BUREAU OF ENGINEERING

PEPARTMENT OF

STATE SLADS COM BURZAU OF FIRE PREVENTION

MEALTH DEPARTMEN

PROTECT PLANNING BUILDING DEPARTMEN

DOARD OF EDUCATION

20NING ADVINISTRAT

71-193

Mr. R. A. Waterworth Humble 011 & Refining Company 3601 Boston Street Baltimore, Maryland 21224

RE: Type of Hearing: Variance for side and rear yard setback Location: NE Cor, York Rd, & Bosley Ave, Patitioner: Humbie 011 & Refining Co. Committee Neeting of November 17, 1970 9th District Item 608

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

The subject presently is presently improved with an existing tase Service Center, with the presentles to the north its service center, with the presentles to the north its fearoned with the Towton Walley Motors. The properties to the west are improved with a used car lot, sutemotive service station and church. The property to the exist is increved group homes. Boaley Ave enve and Tork Road are improved with concrete curb and gutter in this location.

BUREAU OF ENGINEERING:

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

York Road (Md. 45) is a State road; therefore, all

Sosley Avenue is an improved County street with dual lanes, each 34 feet wide on a 95-foot right-of-way, in this area. No additional highway improvements are required.

(Esso)

HUMBLE OIL & REFINING COMPANY

BALTIMORE, MARYLAND 21224

January 25, 1971

Re: Humble Oil & Refining Company

Mr. R. A. Waterworth Item 68 Page 2

December 15, 1970

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

The petitioner shall provide means to prevent ingress or egress to this site from the adjacent alleyway.

Sediment Control:

Davelopment of this property through stripping, grading and stabilization could result in a sedfant pollution problem, diverging private and public holdings domestream of the property A grading armit is, therefore, necessary for all grading, including the stripping of too asoil.

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

Storm Drains:

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

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or designs to adjacent procer (es, especially by the concentration of surface waters. Correction of an, problem which are yearly, due to theproper grading or improper installation of crainage facilities, would be the full

York Road (Md. 45) is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Water and Sanitary Sewers

Both public water supply and sanitary soverage are available to serve this property.

PROJECT PLANNING DIVISION

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

BOARD OF EDUCATION:

No bearing on student population.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variances should have no major affect on traffic.

1. Public water and sewers are available to the site.

2. Air Pollution Comments:

The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore Courty Department of Health.

Petitioner to comply with all applicable requirements of Baltimolre County Building Code and regulations. Also, see Section 409.5 and 914,4 on Service Stations.

FIRE DEPARTMENT:

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Cook, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

STATE ROADS COMMISSION:

HEALTH DEPARTMENT .

The subject plan must ultimately be revised to clearly indicate 8" x 22" concrete curb along the right of way line between the entrance from fork Road and along the Right of Way line or edge of landscaping area as the concern.

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

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.

OLIVER L. MYERS, Chairman

OLK: JU

2 20,00	ZONING DEPARTMENT OF BALTIMORE COUNTY #17/-192-A
District 9#.	Date of Porting Sec. 22-197
Petitioner:	Date of Parting Size 22.1.181 Levering Manual Jan 11.1.1.2. S. 1. s. a. 180 Level And J. Roy See VE fear of Jose led & Beeley Com.
Location of Signs:	1. Certil fair Job Rd I Bold fair Booky on
Remarks:	Signature Date of return: JAN 7. 2'

E. A. Unterporth		
le 011 & Refining Company	• • • • • • • • • • • • • • • • • • • •	
Section St. BALTIMORE COUNTY OF	FICE OF PLANNING AND ZONING	
County 111 W. C	Office Building hesapeake Avenue Maryland 2120h	
Your Petition has bee	n received and accepted for filing to	nie .
	day of	,1970,
	Edward D. So	udesty

BALT TORE COUNTY, MARY AND No. 75446 OFFICE OF FINANCE

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

York & Bos.ey - Reconstruction Re: Petition for Variance #7:-193-A The following is a list of revisions which have been made on the Plot Plan for this location in compliance with the Zoning Office 1. Retaining Wall along Alley added - 3 feet above 2. Relocated Yard Lights

DUNDALS ENUE NEAR EASTERN AVENUE REPLY TO SECT BOSTON STREET

Very truly yours. Dellettenett

AMERICAS LEADING ENFROY COMPANY

cc: Mr. Wayne Harmon 972 Radcliffe Road

Baltimore County Zoning Office Towson, Maryland

Dear Sir

fe. - 1 iuch

Pursuant to the advertisement, posting of property, and public hearing on the above Betition 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 wareasonable hardship upon the Petitioner and the Variances requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved. the above Variancesshould be had; sank its further appr to permit a side yard setback of three (3') feet and a rear yard setback of three (3') feet instead of the required thirty (301) feet; and to permit a light height of sixteen (161) feet instead of the permitted height of Variances one-eighth (1/8) distance to the nearest residential IT IS ORDERED by the Zoning Commissioner of Baltimore County this ... same is Granted, from and after the date of this Order, to permit a side yard sethack of three (3') feet and a r r yard setback of three (3') feet instead of the required thirty (30') feet; and to permit a light

which the state of the state the permitted height of one-uight (1/8) the permitted neight of one-eight (179) distance to the naproval of the lite plan by the State Roads Commission, the Bureau of Public Services and the Office of the State Roads Commission, the Bureau of Public Services and the Office of the Service of the Servi fice of Planning and Zoning. IT IS ORDERED by the Zoning Commissioner of Baltimo:e County, this Zoning Commissioner of Baltimore County

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19. 70.

CERTIFICATE OF PUBLICATION

December 24, 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 day of ______, 19.71_, the first publication appearing on the 24th day of Becember

> THE JEFFERSONIAN, were or winging

Cost of Advertisement, \$...

TOWSON, MD 2120"

Dacember 28, 19 70

TH'S IS TO CERTIFY, that the annexed advertisement of SAWARD D. Hardesty, Zoning Connissions of paltons County TORSON was inserted in THE CUSCOMM TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for One

week before the 28th day of Dec., 1970, that is to say, the same was inserted in the issues of Dec. 24, 1970.

STROMBERG PUBLICATIONS, Inc.

By Buth Morgan

INVOICE No. 75467 BALTIMORE COUNTY, MARYLAND DATE Jan. 11, 1971 OFFICE OF FINANCE Revenue Dicision COURT HOUSE TOWGON, MARYLAND 21204 Dept. of Bultimore County 65.50 5.50 mc IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

COURTHOUSE, TOWSON, MARYLAND 21204



