

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Irwin F. Hawkins and wife, MAP #71-209-X
 or we, Dorothy E. Hawkins, MAP #71-209-X
 County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an AREA to an EASTERN zone for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a gasoline filling station

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception 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 of Baltimore County.

Contract purchaser: Irwin F. Hawkins
 Address: U.S. Rt. 40 & Middle River Road, Baltimore County, Maryland
 Legal Owner: Dorothy E. Hawkins
 Address: 22 W. Pennsylvania Avenue, Towson, Maryland 21204
 Petitioner's Attorney: Mark H. New

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of JANUARY, 1971, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of February, 1971, at 11:30 a.m.

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

6707 WHITESTONE ROAD BALTIMORE, MARYLAND 21207 TELEPHONE 303-444-8291
 ENGINEERING SURVEYING PLANNING

ZONING DESCRIPTION
 M1 TO M2 W/SPECIAL EXCEPTION
 S.E. CORNER PULASKI HIGHWAY, U.S. ROUTE 40 & MIDDLE RIVER RD.

Beginning for the same at the intersection of the Southeast Side of Pulaski Highway, U.S. Route 40, 150 feet wide, and the Southwest Side of Middle River Road, 60 feet wide; thence leaving said point of beginning and running along the Southeast Side of Pulaski Highway, U.S. Route #40; S 60° 56' 40" W, 361.46 feet; thence leaving said Pulaski Highway and running S 39° 22' 36" W, 151.55 feet; thence N 58° 42' 23" E, 353.25 feet to intersect the Southwest Side of Middle River Road; thence running and binding on said Southwest Right-of-Way Line of Middle River Road by a curve to the left Northwesterly 77.94 feet, said curve having a radius of 505.84 feet and a chord bearing and distance of N 45° 05' 29" W, 77.86 feet; thence running and binding along said Right-of-Way Line of Middle River Road N 49° 30' 20" W, 92.34 feet; thence still running and binding along said Right-of-Way Line of Middle River Road by a curve to the left Northwesterly 88.87 feet; said curve having a radius of 545.81 feet and a chord bearing and distance of N 54° 10' 12" W, 88.77 feet to the place of beginning.

Containing 1.581 Acres more or less.

SCALE 1" = 100'
 File No. 71-209-X



PETITION FOR SPECIAL EXCEPTION - No HEARING
 SHOWING: Petitioner has obtained Exception for Automobile Service Station.
 LOCATION: Southeast corner of Pulaski Highway and Middle River Road, U.S. Route 40, 150 feet wide, and the Southwest Side of Middle River Road, 60 feet wide, in Baltimore County, Maryland.
 DA & TIME: Wednesday, February 10, 1971, at 11:30 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Pennsylvania Avenue, Towson, Maryland.
 The Public Hearing was held at the County Office Building in Towson, Maryland, on the 10th day of February, 1971, at 11:30 a.m. The Zoning Commission of Baltimore County, Maryland, was present and heard the petition. The Commission has reviewed the petition and the site plan and has determined that the proposed use is a special exception under the Zoning Law of Baltimore County, Maryland.
 THE JEFFERSONIAN
 L. Frank Stewart, Manager
 Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 21, 1971
 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, successive weeks before the 10th day of February, 1971, the first publication appearing on the 21st day of January, 1971.

THE JEFFERSONIAN
 L. Frank Stewart, Manager

PETITION MAPPING PROGRESS SHEET

FUNCTION	West Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map			9/17/70	AKK	9/17/70	AKK				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JBB</u>										
Revised Plans: Change in outline or description <u>Yes</u>										
Previous case: <u>Map #4-B-EASTERN AREA NE-6-H</u>										

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE
 INVOICE NO. 78340
 COUNTY HOUSE TOWSON, MARYLAND 21204
 DATE: FEB 22 1971
 TO: Irwin F. Hawkins
 PROPERTY: U.S. Route 40 & Middle River Road
 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
 #71-209-X
 District: 15th
 Posted to: Hearing, Wed. Feb. 10, 1971, at 11:30 a.m.
 Petitioner: Irwin F. Hawkins
 Location of property: S.E. Corner of Pulaski Highway & Middle River Rd.
 Location of Sign: U.S. Route 40 & Middle River Rd.
 Remarks: Mark H. New
 Posted by: Mark H. New
 Date of return: Jan. 22, 1971

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE
 November 4, 1970
 Austin W. Brizendine, Esq.
 22 W. Pennsylvania Avenue
 Towson, Maryland 21204
 RE: Type of Hearings: Special Exception for filling station
 Location: S.E. Pulaski Highway Int. with Middle River Road
 Petitioner: Irwin F. Hawkins, et al.
 Committee Meeting of October 13, 1970
 15th District
 Item 51
 Dear Sirs:
 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.
 Subject property is presently improved with the Hawkins Hotel, with the property to the north, east and west improved with commercial uses and industrial uses, ranging from warehousing to small retail outlets. The property to the southeast is improved with a dwelling which is zoned M1 (light manufacturing). Pulaski Highway is improved insofar as concrete curb and gutter are concerned; however, Middle River Road is not.
BUREAU OF ENGINEERING:
 The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Commission in connection with the subject item.
Highways:
 Pulaski Highway is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Roads Commission requirements.
 Middle River Road is an existing County road which is proposed to be improved under the Capital Improvement Program and is currently scheduled for construction in 1971-1972. The proposed improvements will consist of the

Austin W. Brizendine, Esq.
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 November 4, 1970
 construction of a 44-foot closed roadway section with flexible type pavement within a 60-foot right-of-way. Although highway right-of-way widening and slope easements have been acquired from the subject property, partial highway improvements cannot be constructed along the frontage of this site due to a considerable grade change. However, the development of the site can be accomplished by meeting the proposed vertical and horizontal alignment at the right-of-way line adjacent to this property with temporary entrance connections into the existing macadam paving.
 Highway contract drawings have been prepared for this project and are available for inspection by contacting the Chief of the Street, Road and Bridge Design Group in this office. The entrance locations are subject to the approval of the Department of Traffic Engineering and the Office of Planning and Zoning. Upon approval of the entrances, the petitioner or his engineer should furnish a copy of the approved plans to the aforementioned Design Group so that the necessary revisions can be made to the Highway contract drawings.
Storm Drains:
 Pulaski Highway is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.
 No provisions for accommodating storm water or drainage have been indicated on the subject plan. New storm drain facilities are proposed for construction in connection with the highway construction under the Capital Improvement Program. Storm drain contract drawings are available for inspection by contacting the Chief of the Storm Drain Design Group in this office.
 The Developer 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 Developer.
Sediment Control:
 Development of this property through striping, 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.

Austin W. Brizendine, Esq.
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 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 not available to serve this property at this time; however, sanitary sewers are proposed to be constructed in Middle River in conjunction with the proposed highway improvements. Sanitary sewer contract drawings have been prepared and are available for inspection by contacting the Chief of the Sanitary Sewer Design Group in this office. The proposed sanitary sewer will extend from a point near the intersection of Bird River Road and Middle River Road and could be constructed prior to the highway contract of the Developer of this site initiates the appropriate action.
PROJECT PLANNING DIVISION:
 This office has reviewed the subject site plan and offers the following comments:
 The proposed use of the existing hotel units not affected by the plan must be noted.
 The use of the 1st Brick Building to the East or Middle River Road must be noted.
 Parking space #10 must be set back 8' off the right-of-way line.
DEPARTMENT OF TRAFFIC ENGINEERING:
 Since the land is presently zoned M1, a Special Exception for an automatic service station should not increase the trip density for the subject site.
HEALTH DEPARTMENT:
 This office will not approve any improvements at this location until such time as public sewer is made available.
FIRE DEPARTMENT:
 Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards.

Austin W. Brizendine, Esq.
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BUILDINGS ENGINEER'S OFFICE:
 Petitioner to comply with all applicable requirements of Baltimore County Building Code and Regulations. See also Section 909.5 and 914.4 on service stations.
BOARD OF EDUCATION:
 No bearing on student population.
STATE ROADS COMMISSION:
 The scaled distance from the road's curb on Pulaski Highway to the edge of road, as indicated on the subject plan, is 10'. This distance must be 15'. The curb must extend to the west property line.
 It is our opinion that the plan should be revised prior to a hearing date being assigned.
 The entrance to Pulaski Highway will be subject to State Roads Commission approval and permit.
ZONING ADMINISTRATION DIVISION:
 This office is withholding a hearing date until such time as revised plans are submitted in accordance with Project Planning and State Roads Commission comments in the foregoing.
 Very truly yours,
 Oliver L. Myers, Chairman

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Sections 405, 409, and 502, 1, of the Baltimore County Zoning Regulations having been met.

A Special Exception for an Automotive Service Station should be granted. IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25th day of February, 1971, that the above described property in case should be and the same is hereby reclassified.

A Special Exception for an Automotive Service Station should be and the same is granted, from and after the date of this Order, 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. DEPUTY Zoning Commissioner of Baltimore County

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

The above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of February, 1971, that the above re-classification 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 one and/or the Special Exception for... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

71-209-X

PETITION FOR SPECIAL EXCEPTION... EDWARD D. HARDESTY, ZONING COMMISSIONER OF BALTIMORE COUNTY, January 21, 1971

THE ESSEX TIMES

ESSEX, MD. 21221 January 25, 1971

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for ONE WEEK before the 25th day of Jan., 1971 that is to say, the same was inserted in the issue of January 21, 1971.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Meyan

ORDER RECEIVED FOR FILING

DATE 2/25/71 - J. E. Harvey, CLK

IRVIN F. HANKINS, SECTOR of Baltimore Middle River Road, Baltimore, Md. 21204

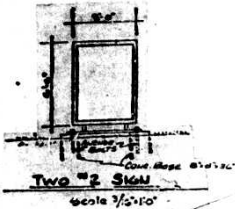
71-209-X 15# 51

Form with fields for TELEPHONE, INVOICE, BALTIMORE COUNTY, MARY AND OFFICE OF FINANCE, DATE Jan. 19, 1971, TO: Austin W. Brimacombe, Esq., 22 W. Pennsylvania Ave., Towson, Md. 21286, TOTAL AMOUNT \$50.00, DEPOSIT TO ACCOUNT NO. 01-622, PETITION FOR SPECIAL EXCEPTION FOR IRVIN F. HANKINS #71-209-X, IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND, OFFICE OF FINANCE, REVENUE DIVISION, COURTHOUSE, TOWSON, MARYLAND 21204

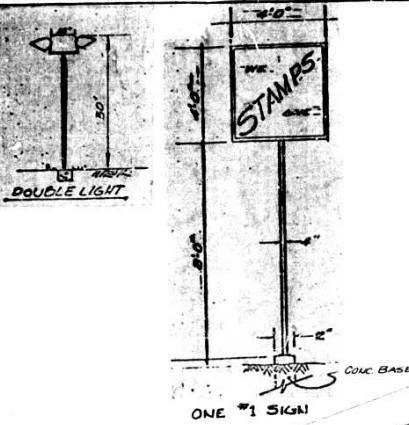
Form with fields for Austin W. Brimacombe, Esq., 22 W. Pennsylvania Ave., Towson, Maryland 21286, BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, Your Petition has been received and accepted for filing this 7th day of January, 1971, Edward D. Hardesty, Zoning Commissioner, Petitioner Irvin F. Hankins, es q, Petitioner's Attorney Austin W. Brimacombe, Esq. Reviewed by Ruth Meyan, Chairman of the Advisory Committee



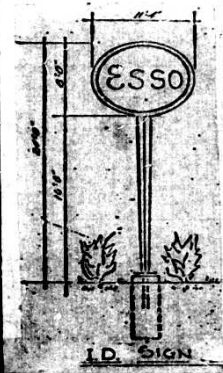
LOCATION MAP
Scale 1" = 1000'



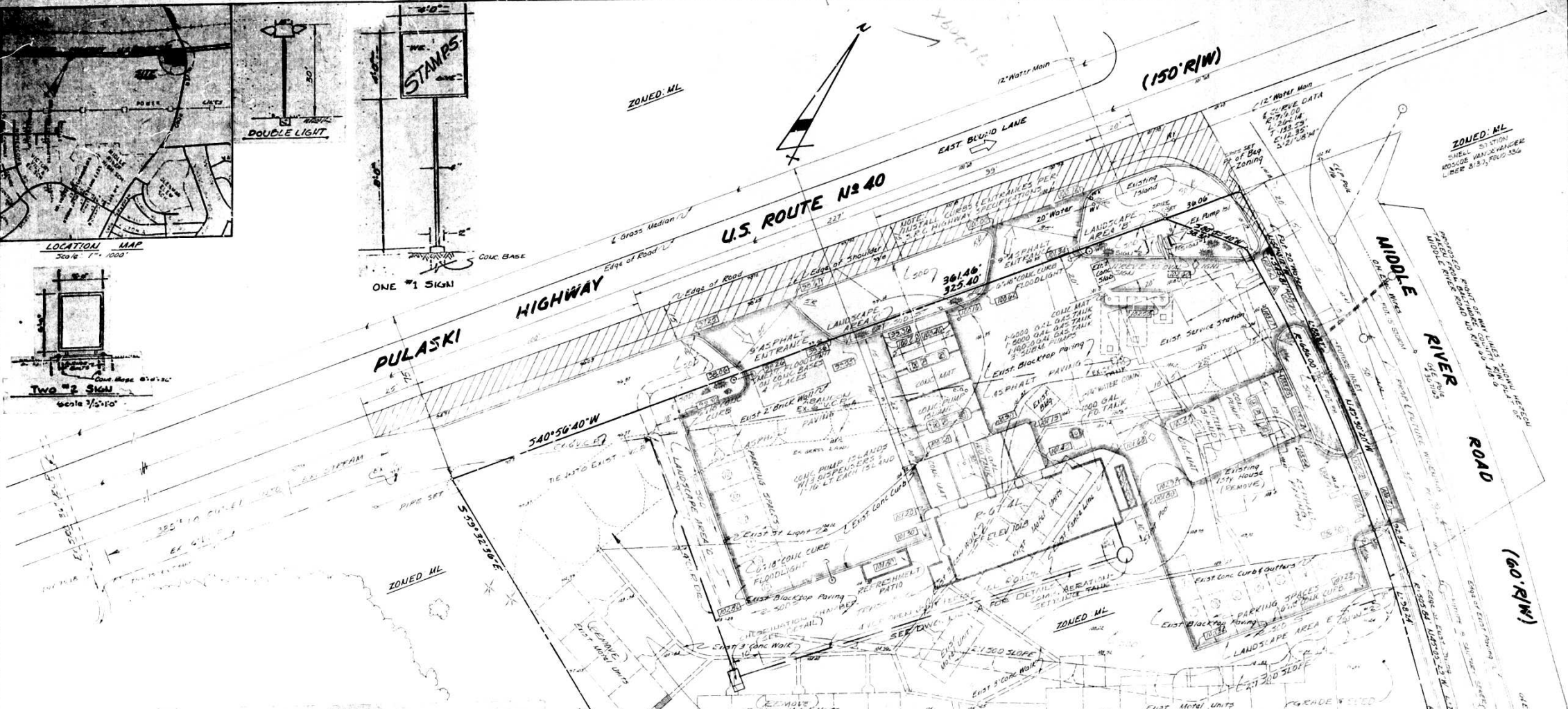
Two #2 SIGN
Scale 1/2" = 10'



ONE #1 SIGN



I.D. SIGN



ZONING NOTES

- ZONING STATUS**
 EXISTING ZONING: M-L
 PROPOSED ZONING: M-L W/SPECIAL EXCEPTION
 EXISTING DISTRICT: CS-1
- AREA REQUIREMENTS**
 3 DISPENSER ISLANDS WITH 3 SINGLE DISPENSER PUMPS SERVING 6 CARS AT ONE TIME.
 TOTAL SERVICING SPACES - 6
 TOTAL SERVICING BAYS - 4
 TOTAL BAYS AND SPACES - 13
 SITE AREA REQUIRED - 1.2 x 1590 SQ. FT. = 1915.00
- ANCILLARY USES**
 1. WASHING MACHINES
 2. TIRE SALES & INSTALLATION
 3. SALES AUTO PARTS & ACCESSORIES
 4. VEHICLE REPAIR SERVICE
 5. NEARBY ACCESSORY USES
 6. LAMP BOMBER SALES & REPAIR
 ADDITIONAL AREA REQUIRED - NONE
 PROPOSED COMBINATION USES - NONE
 TOTAL AREA REQUIRED - 15,000
 TOTAL AREA OF TRACT - 68,874.80
- ACCESS POINTS**
 2 DRIVEWAYS ON PULASKI HIGHWAY, U.S. ROUTE 40, 35 FEET WIDE.
 2 DRIVEWAYS ON MIDDLE RIVER ROAD 35 FEET WIDE.
- LANDSCAPING**
 CONSISTS OF GRASS & SMALL SHRUBS
 AREA A = 330 SQ. FT.
 AREA B = 400 SQ. FT.
 AREA C = 235 SQ. FT.
 AREA D = 1525 SQ. FT.
 AREA E = 1834 SQ. FT.
 TOTAL 4854 SQ. FT. = 7.04% OF TRACT
 5% OF ML TRACT = 3,443.74 SQ. FT. MIN. REQ.
- PARKING**
 PARKING SPACES REQUIRED - 12
 PARKING SPACES PROVIDED - 17
- LIGHTING**
 6 MERCURY FLOODLIGHTS ON CONCRETE BASE, (30" HIGH)

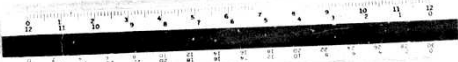
PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 J. H. WILSON
 JAMES B. GIBSON
 8/27/71

NOTE:
 ALL TIE-UP ENTRANCES TO BE BALTO COUNTY 10' DENSE GRADED PAVEMENT SECTION.

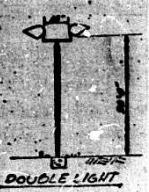
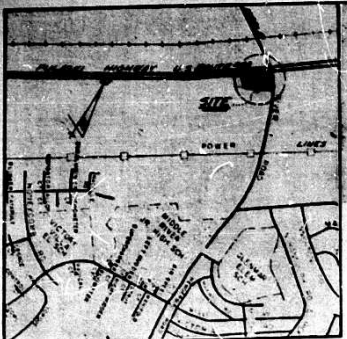
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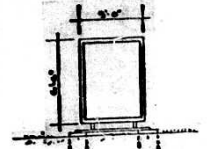
HUMBLE REVIEW	REVISIONS	U.S. ROUTE #40 & MIDDLE RIVER RD POPULAR BALTIMORE COUNTY MD Dist 75 HUMBLE OIL & REFINING COMPANY 7720 YORK ROAD TOWSON, MARYLAND, 21204	PLOT PLAN LOCATION # 6932	PREPARED BY MARYLAND SURVEYING AND ENGINEERING CO., INC. SUBSIDIARY OF LYON ASSOCIATES, INC. 6707 WHITE STONE ROAD BALTIMORE COUNTY, MARYLAND 21207 TELEPHONE 301-944-8291
CHECKED BY	1. Floodlights & Grading Notes 3.31.71 2. Added Signs & Septic System 4.23.71	3104 1150'	7/25/71	1/25/71
APPROVED BY	3. Added Fence - Key 8-26 (N) 4-17-71	Date 8 August 70	Day No. 1805-200	Dr. W. L. W. 1181



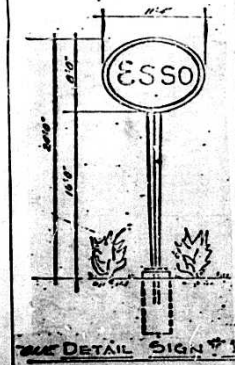
#71-209X
 MAP
 4-2
 EASTERN
 AREA
 NE 6-N
 11X
 1



LOCATION MAP
Scale 1" = 1000'



ONE DETAIL SIGN #2
Scale 3/4" = 1'0"



SIGN DETAIL SIGN #1

ZONING STATUS
 EXISTING ZONING: M-L
 PROPOSED ZONING: M-L w/2% TECH. EXCEPTION
 EXISTING DISTRICT: CS-1

AREA REQUIREMENTS
 3 DISPENSER ISLANDS WITH 3 SINGLE DISPENSER PUMPS SERVING 6 CARS AT ONE TIME.
 TOTAL SERVICING SPACES - 6
 TOTAL SERVICING BAYS - 4
 TOTAL BAYS AND SPACES - 10
 SITE AREA REQUIRES - 10 x 1500 SQ. FT. = 15,000

ACCESSORY USES
 1. WAXING MACHINES
 2. TIRE SALES & INSTALLATION
 3. SALE AUTO PARTS & ACCESSORIES
 4. VEHICLE REPAIR SERVICE
 5. WASH ACCESSORY USES
 6. LAWN MOWER SALES & REPAIR

ADDITIONAL AREA REQUIRED - NONE
 PROPOSED COMBINATION USES - NONE
 TOTAL AREA REQUIRED - 15,000
 TOTAL AREA OF TRACT - 68,874.80

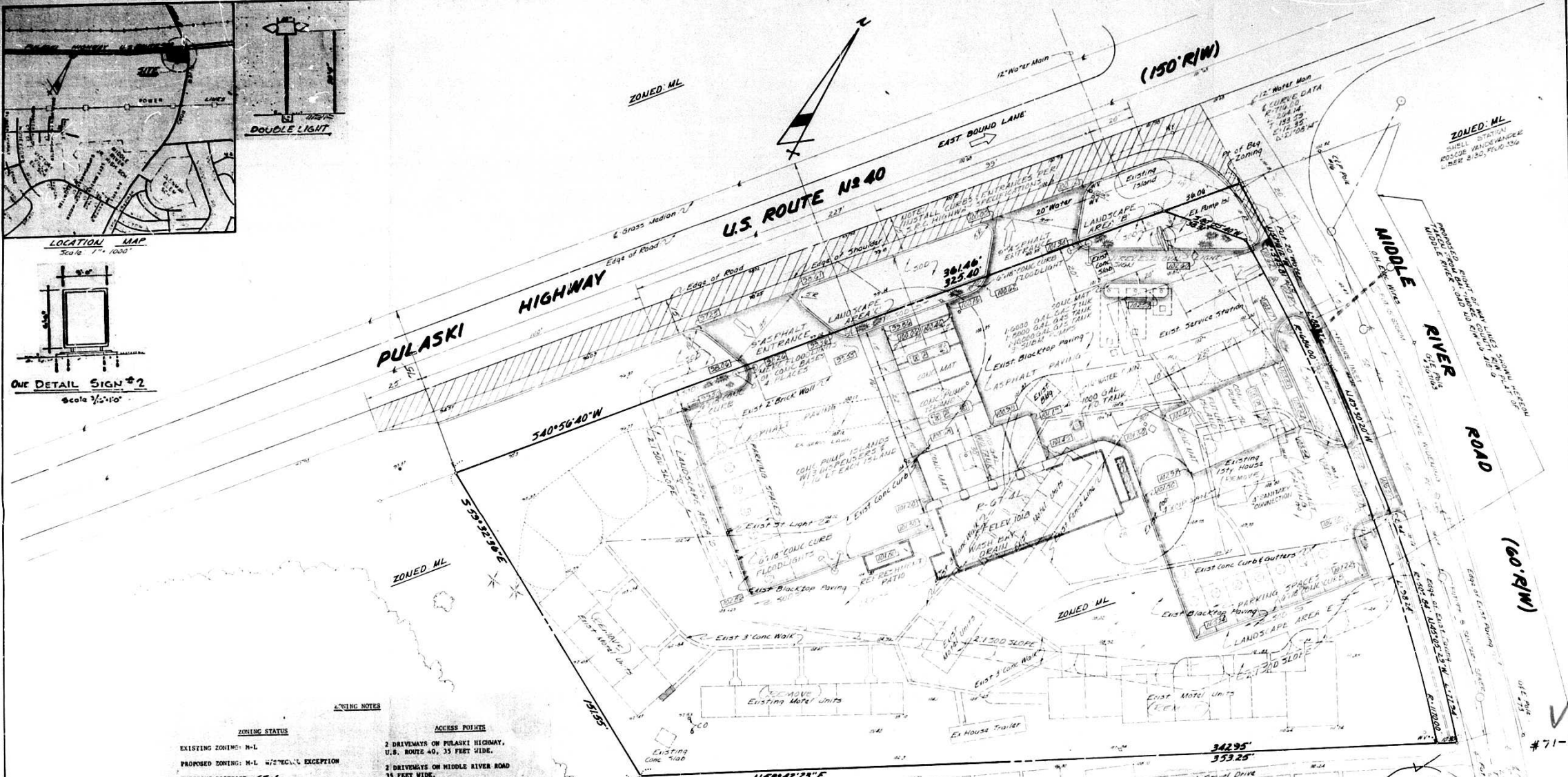
ZONING NOTES

ACCESS POINTS
 2 DRIVEWAYS ON PULASKI HIGHWAY, U.S. ROUTE 40, 35 FEET WIDE.
 2 DRIVEWAYS ON MIDDLE RIVER ROAD 35 FEET WIDE.

LANDSCAPING
 CONSISTS OF GRASS & SMALL SHRUBS
 AREA A = 550 SQ. FT.
 AREA B = 600 SQ. FT.
 AREA C = 355 SQ. FT.
 AREA D = 1525 SQ. FT.
 AREA E = 1854 SQ. FT.
 TOTAL AREA SQ. FT. = 7,041 OF TRACT
 5% OF BL TRACT = 3,443.74 SQ. FT. MIN. REQ.

PARKING
 PARKING SPACES REQUIRED - 12
 PARKING SPACES PROVIDED - 17

LIGHTING
 9 MERCURY FLOODLIGHTS ON CONCRETE BASE.



U.S. ROUTE 40 & MIDDLE RIVER RD
 POPULAR BALTIMORE COUNTY, MD Dist 75
 FOR
 HUMBLE OIL REFINING COMPANY
 7120 YORK ROAD
 TOWSON, MARYLAND 21284

PLOT PLAN
 LOCATION #
 Scale 1" = 20' 0" Date 3 August 70 Dwg No. 1805-210 Dwn

PREPARED BY
MARYLAND SURVEYING AND ENGINEERING CO., INC.
 SUBSIDIARY OF LYON ASSOCIATES, INC.
 6707 WHITE STONE ROAD
 BALTIMORE COUNTY, MARYLAND 21207
 TELEPHONE 301-944-9281

