PETITION FOR SPECIAL HEARING

71-25434

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#11-254-910 and Scharge

HAS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joppa Green, Inc. legal cwner. of the property statute in Baltimore County and which is described in the de-cription and plat attached hereto a.d made a part hereof, Lereby petition for a Special Hearing Under Section 500." of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Convaissioner should approve Automotive Service Station Improvements and Site

expansion in accordance with site plan.

Property is to be posted and advertised as prescribed by Zoning

Property 1s to be provided in the property of the property of the provided in the provided in

Cities Service 011 Company Contract Purchaser

Address Box 6816 Baltimore, Maryland 21204 Feritioner's Attorney

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FOR

ORDER RECEIVED

DATE

Florence C. BiernannLegal Owner Address 508 Surrey Wood

Timonius Maryland 21093

Protestant's Attorney

Address 26 Mer. Lett. 1224
ORDERED By the Zoning Commissioner of Baltimore County, this 17th

day of mech. 1987], that i * subject matter of this petition be advertised, as required by the xoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, in two newspapers of general circulation throughout Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be posted, and that the public hearing be had before the Zoning Commissionser of *Altimore County in Room 106. County Office Building in Towner Baltimore County, on the day of the Stationer County, on the stationer County in Room 106. County of the Stationer County, on the stationer County, this stationer County, this stationer County, that it is subject to the stationer County, the stationer Coun lord o by

ward ! Zoning Commissioner of Baltimore County

(over)

11:00,7 4/28/71 gun! 1

BALTIMORE COUNTY FORING ADVISORY COMMITTEE

January 19, 1971

W. Lee Harrison, Esq., 305 W. Joppa Road Towson, Haryle: d 21204

RE: Type of Mearing: Special Mearing Location: Nd Cor. Int. of Harford Rd, and Schere Ave. Petitioner: Josea Green, Inc. Committee Meating of January 5, 1971 lith District Item Ed.

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced potition and has noce 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 an existing Clipo service station, with the properties to the morthesst improved with a store and several commercial control of the property to the northesst is improved with a several property to the southesst is improved with a several property to the southesst is improved with determined to the southesst is improved with determined the property to the southesst is improved with dellings, however of the southesst is improved in the southesst is improved and so the southesst is improved in the southesst in the southess sout

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.

Hi ghways:

Herford Road (Md. 147) is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Roads Commission requirements.

Scherer Avenue, an existing County street, is improved as a 30-foot closed section on a 50-foot right-of-way. No further highway improvements are required.

PROJECT PLANNING DIVISION:

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

BENUMING for the same at a point on the Morthest side of Scherer Avenue, as now laid out at the Mesterby and of a point of curve connecting the Morthest side of Scherer Avenue with the Morthest side of Sire as sittence of Mo.121, said are being subtended by a chord borth 33 degrees 17 minutes 5 seconds Mast 35,695, to a point on the Mect side of Harford Boad, as not laid out 60 wide, thence binding on the Northest side of Harford Boad, aid out as aforeasid. North 37 degrees 18 minutes 10 seconds East for a distance of 19,121 to a plane of Deginning for seconds and parcel, thence running Morth 37 degrees 18 minutes 10 seconds East for a distance of 19,522 to a point, where running in a direction from 55 objects 11 minutes 30 accords tion of South 37 degrees 18 minutes 10 seconds East for a distance of 59,522 to a minute plane of South 37 degrees 18 minutes 10 seconds east for a distance of 19,522 to a minute plane of South 37 degrees 18 minutes 10 seconds East for a distance of 150° to the place of beginning, this being then portion of Parcel 2.

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- 0 2.3 19-005

Jenuary 19, 1971

BUREAU OF ENGINEERING: (Continued)

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

The entrances on Scherer Avenue shall be constructed in eccordance with Baltimore County Standards.

Sediment Controls

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings domestream of the oroporty. A grading permit is, therefore, mecessary 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.

Marford Road (Md. 147) is a State road; therefore, drainage require-ments as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

The petitionur must provide necessary drainage facilities (temporary or pernament) to prevent creating any nuisances or damages to adjacent properties, sepecially by the concentration of surface waters. Correction property problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the patitioner.

Water and Sanitary Sewers

Both public water supply and senitary sewerage are available and presently serve this property.

The on site sewerage, including any required interceptor, must conform to the requirements of the Baltimore County Plumbing Code.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject improvements should improve circulation, assuming that the entrances will remain as is.

BOARD OF EDUCATION:

No bearing on student population.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty

FIRE DEPARTMENT:

HEALTH DEPARTMENT:

BUILDINGS ENGINEER'S OFFICE:

This office has no comment on the proposed site.

t revised plan must be submitted showing the location of all underground tanks in relation to the proposed addition prior to a hearing date being assigned.

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

The subject plan indicates approximately 6' from the radius return at Scherer Ave. to the beginning of the depression transition of the proposed southerly entrance from Harford Road, State Roads Commission standards require a minimum of 10'.

The plan indicates a 6" n. 18" x 6" curb between the sid-welk and the pump island area. State Redd-Commission stendards require an 6" x 22" x 8" concrete curb either on the right of way line or at some point between the Right of Way and the paved portion of the site.

The entrances from Harford Road will be subject to State Roads Commission approvel and permit.

This office is withholding a hearing date until such time as the comments by the State Roads Commission and the Health Department are complied with above.

Clare & Min

OLIVER L. MYERS, Chefrmen

The plan must ultimately be revised.

ZONING ADMINISTRATION DIVISION:

OLM:JO Enc.

Date Jonuary 19, 1971

FROM Richard B. Williams
Project Planning Division SUBJECT. Zoning Advisory Ayenda Item #88

Joppa Green, Inc. NW cor. int. of Harford Rd. and

January 19, 1971

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

MATATIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Touson, Maryland 2120k

Your Petition has been received and accepted for filing this

February 24, 1971

IE: Type of Hearings Special Hea Leastions IN/ Cor. Int. of He and Schorer Ave.

brusry 23, 1971 revealed that the submitted to this effice o harferd Beed and Schere Arouse usual be mixed and sementrated. To reconstruct these sentrances, all septraments of the Zening Regulations raise to math. A 8 feet tangent distance will be required between the

Very truly yours.

Ollin L. Myer OLIVER L. HYERS, Che

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. Be recuirements of Section 105.6, B. and 1.0 f. He Ballious Commy Tening Regulations having been set, the above Special Hearing to Approve Attach Improvements and Site Expansion in accordance with the plat dated June 22, 1970, revived August 13, 1970, Pebruary 19, 1971, and March 16, 1971, and approved May 13, 1971. by George E. Carraits, Director of the Office of Planning and Zooing for Satishore County, said plat having been been supported by the Section of Planning and Zooing for Satishore County, said plat having been been supported by the Section of Planning and Zooing for Satishore County, said plat having been been supported by the Section of Planning and Zooing Commissioner of Baltimore County this County of the Section in accordance with the plat, positive to the property of the Section in accordance with the plat, positive to the property of the Services of Planning and Zooing Commissioner of Baltimore County the Services of Planning and Zooing Commissioner of Baltimore County the Director of Planning and Zooing Commissioner of Baltimore County the Services of Planning and Zooing Commissioner of Baltimore County the Services of Planning and Zooing Commissioner of Baltimore County the Services of Planning and Zooing Commissioner of Baltimore County the Services of Planning and Zooing Commissioner of Baltimore County the Services of Planning and Zooing Commissioner of Baltimore County the Services of Planning and Zooing Commissioner of Baltimore County the Services of Planning and Zooing Commissioner of Baltimore County the Services of Planning and Zooing Commissioner of Baltimore County the Services of Planning and Zooing Commissioner of Baltimore County the Services of Planning and Zooing Commissioner of Baltimore County the Services of Planning and Zooing Commissioner of Baltimore County the Services of Planning and Zooing Commissioner of Balt

the above Special Hearing should NOT BE GRANTED.

Zoning Commissioner of Baltimore County

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JOPPA CLEDH, INC. NH/cor. of Harford Rd. Ave.

CERTIFICATE OF PUBLICATION

TOWSON, MD. Arril. 8. 29.71.

THIS IS TO CERTIFY, that the annexed advertisement was published to THE JEFFERSONIAN, a weekly newspaper orinted and published in Towson, Baltimore County, Md. occuringment of the County Md. occuring the One time assessment of the County Md. occuring the One time assessment of the County Md. occuring the One time of the One of the

L. Leanh Manager

Cost of Advertisement, \$...

ORIGINA!

OFFICE OF BESSEXT LIMITS

ESSEX, MD. 21221 April 12, 19

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

and inserted in THE ESSEX TWES, a weekly newspaper published in Boltimore County, Varyland, once a week for One County, Varyland, once a week for One weeklybefore the 12th day of April, 1971, that is to say, the same was inserted in the issue/k of April 9, 1971.

STROMBERG PUBLICATIONS, Inc.

By Buth Morgan

District. 11 P

Remarks:
Pusted by March 1 Store Este of return: 4: 15-71

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31	Lee Harrison, Esq. 16 V. Joppe Road	TOWSON, MARYLAND 21204 Zoning Dept. of Baltimore	County	
	meson, Hd. 21204			\$25.00
DEPOSIT TO	ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR	R RECORDS	COST
o sees s	Petition for Special Head 71-254-57H	ring for Joppa Green, Inc.		x8 6 x 25.00
102			,	

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
COUNT HOUSE
TOWNOW, MARYLAND DATE APT 1 20 1971

TO: Cities sevice 011 Company
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MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204



