

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

As owner, Maryland Petroleum Products, Inc., of the property situated in Baltimore 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 as _____ zone to an _____ zone; for the following reasons:

Be 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 _____ (SERVICE STATION AND HEATING-FUEL SALES ESTABLISHMENT) _____
I, 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 for Baltimore County.

Contract purchaser _____
Address _____
Legal Owner _____
Address _____

Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1971, at _____ o'clock.

Edward D. Hardisty
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 26, 1971

Maryland Petroleum Products
Southwestern Blvd. & Knecht Avenue
Baltimore, Maryland 21227

RE: Type of Hearing: Special Exception
Location: S/S Southwestern Blvd., 350' N. of Knecht Ave.
Petitioners: Maryland Petroleum Products
Committee Meeting of April 6, 1971
12th District
Item 147

Comments: 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 service station with several trailers which are being used as a sales office for the heating and fuel company. The surrounding property is all commercial and manufacturing in general, with the exception of the parcel of land fronting to the north, that is presently being used as a dwelling. However, it is zoned M-1. Wilkins Avenue Extended or Southwestern Blvd. is presently improved insofar as concrete curb and gutter are concerned and the present entrances meet State Roads Commission approval.

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

Southwestern Boulevard (U.S. 1) is a State road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Sanitary Sewers

Development of this property through striping, grading

Maryland Petroleum Products
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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.

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 submitted plan. The submitted plan should be revised so as to indicate all existing storm drainage facilities and easements, etc. to or through the property.

Southwestern Boulevard (U.S. 1) is a State road. Therefore, drainage requirements as they affect the road core under the jurisdiction of the Maryland State Roads Commission.

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

Public water supply is available to serve this property.

Sanitary Sewers

The submitted plan should be revised so as to correctly indicate the existing public sanitary sewerage (see drawing #48-0364, A-10, file 1), and the present method of serving this property which is partially assessed for sanitary sewerage. Any private utility easement, if required for the Sanitary sewer service connection, should also be shown and the Land Record reference indicated.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject Special Exception should have no major increase in trip density.

TRAFFIC ENGINEERING: This office has no comment on the proposed site.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
FROM: Ian J. Forrest
SUBJECT: Item 147 - Zoning Advisory Committee Meeting, April 6, 1971

147. Property Owner: Maryland Petroleum Products
Location: E/S Southwestern Blvd., 350' N of Knecht Ave.
Present Zoning: M-1
Proposed Zoning: Special Exception for Use-In-Combination
District: 13
No. Acres: .837

Public water and sewers are available to the site.

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 County Department of Health.

Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IJP/sam

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
DATE: May 24, 1971

TO: Annapolis Station, Inc.
50 West Street
Annapolis, Md. 21401

QUANTITY: 1
AMOUNT: \$66.50

Advertising and posting - 1/2 property for Maryland Petroleum Products

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

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
DATE: May 3, 1971

TO: Annapolis Station, Inc.
50 West Street
Annapolis, Md. 21401

QUANTITY: 1
AMOUNT: \$50.00

Position for Special Exception for Maryland Petroleum Products

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13
Posted for: 14 days
Petitioner: Ian J. Forrest
Location of property: S/S Southwestern Blvd., 350' N of Knecht Ave.
Location of Signs: 12th District
Remarks: _____
Posted by: _____
Date of return: _____

Maryland Petroleum Products
Southwestern Blvd. & Knecht Ave.
Baltimore, Md. 21227

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 M. Chesapeake Avenue
Towson, Maryland 21204

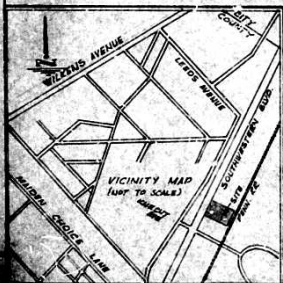
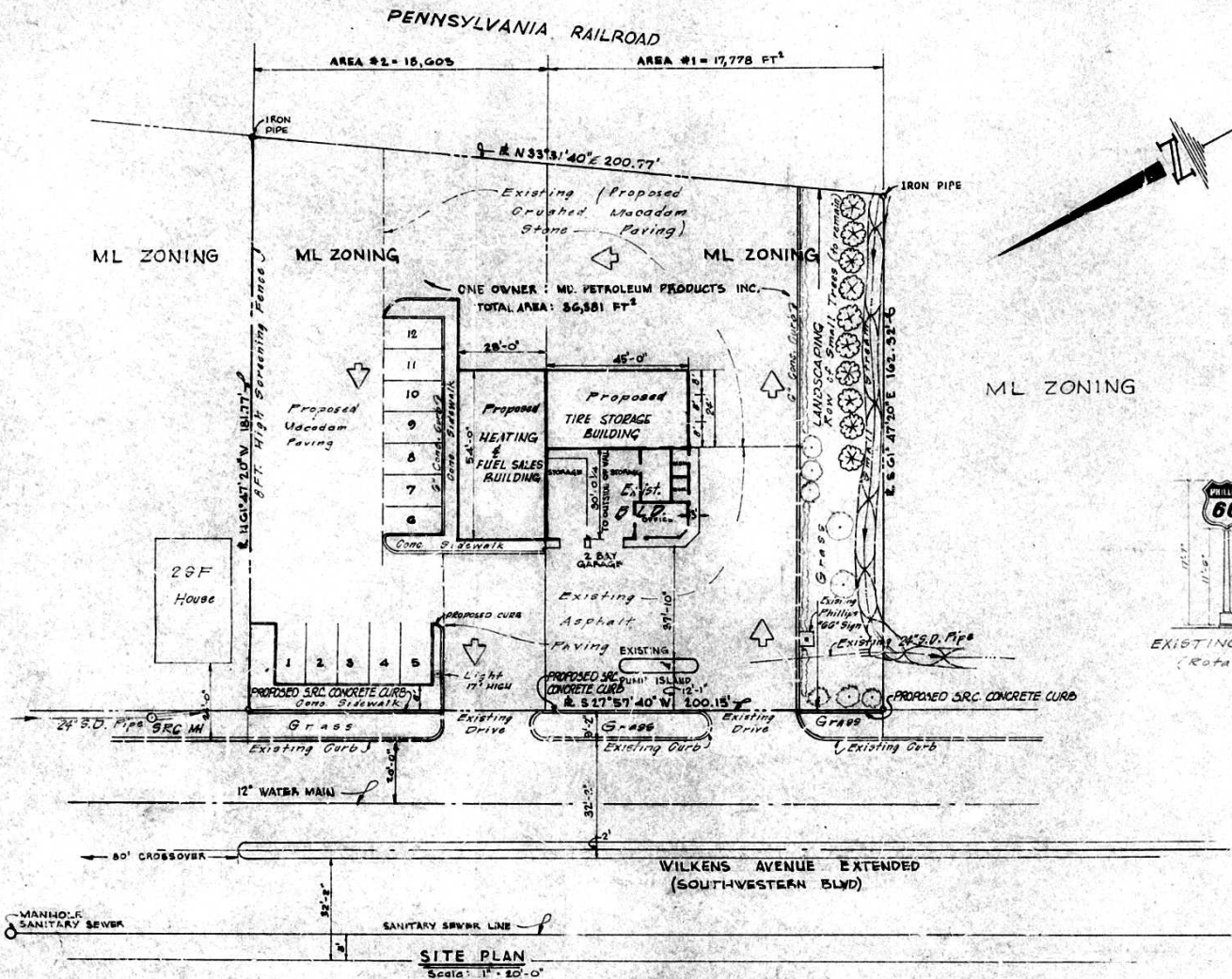
Your Petition has been received and accepted for filing this _____ day of _____, 1971

Edward D. Hardisty
Zoning Commissioner

Petitioner: Maryland Petroleum Products
Petitioner's Attorney _____
Reviewed by: _____
Chairman of the Advisory Committee

OLH:JD
Enc.

[illegible]



ZONING STATUS

Existing Zoning: (Both Parcels) - ML
 Proposed Zoning: (Both Parcels) - ML
 Existing District: L.M.
 Proposed District: T.M.

AREA REQUIREMENTS

One existing dispenser island with four single dispenser pumps capable of serving four cars at any time.

TOTAL Servicing Spaces - 4
 Bays - 8
 Days & Space - 8

Site Area Required - 6 x 1500 = 9000 Square Feet

USE
 Existing Fuel Sales (offices) - 0
 Vending - 0
 Minor Accessory Sales - 0
 Tire Sales and Installation - 0

ADDITIONAL Area Required - 0
 TOTAL Site Area Required - 15,000 Sq. Ft.
 TOTAL AREA OF TRACT - 33,383 Sq. Ft.

ACCESS POINTS

Number of driveways on front street 2 times
 30 = 60 (Required Width); Actual Site Width - 200.0 Ft.

LANDSCAPING

Area - 4671 Sq. Ft.
 TOTAL - 4671 Sq. Ft. - 5% of Tract = 1310 Sq. Ft.
 Landscaping consists of grass, low profile evergreens and shrubs, plus existing trees.

LIGHTING

1. One (1) Free-standing Flood light (Existing) 17 ft. high
 2. Four (4) Island Lights (Existing) 10 ft. high

PARKING

Service Station: 3 spaces for each bay (2 times) = 6
 Offices: 1 space per 300 sq. ft. of floor area = 15/300 = 5
 Total parking required - 11
 Total parking required - 12

SIGNS

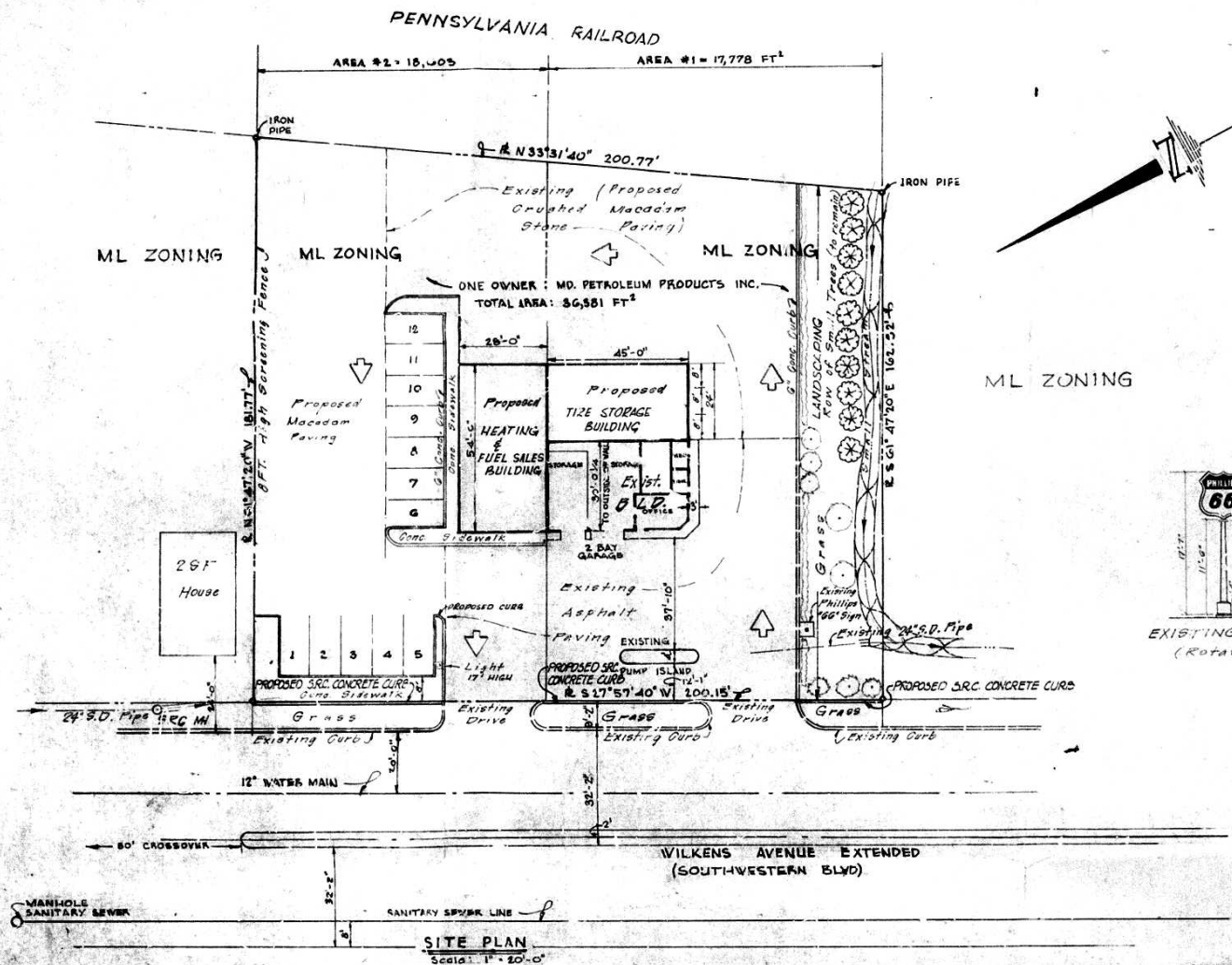
One existing standard rotating Phillips 66 sign.
 No other free-standing sign of any type to be located on premises.



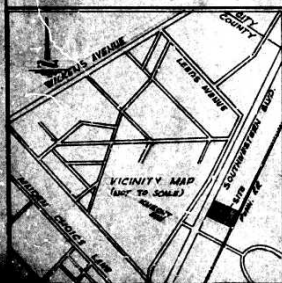
MAP 47
 SW 4-D
 6/29/71
 *



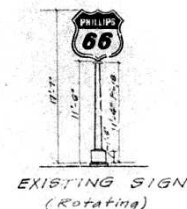
SILBERMANN, GEMIGNANI & ASSOCIATES CONSULTING ENGINEERS 902 WEST 36TH STREET BALTIMORE, MD. 21211 TEL. 301-243-2564 AND 301-987-1872	
PLOT PLAN FOR EXPANSION OF EXISTING SERVICE STATION at 4305 SOUTHWESTERN BLVD. 13th Election District - Baltimore County	
PREPARED BY DRAWN BY CHECKED BY APPROVED BY	DATE SCALE SHEET NO.



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY _____
DATE _____



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John J. Gorman*
DATE *7/10/71*
BY *James E. Gorman*
DATE *7/15/71*



ZONING STATUS
Existing Zoning: (Both Parcels) - ML
Proposed Zoning: (Both Parcels) - ML
Existing District: I.M.
Proposed District: I.M.

AREA REQUIREMENTS
One existing dispenser island with four single dispenser pumps capable of serving four cars at any time.
TOTAL Servicing Spaces - 4
Bays - 0
Size Area Required - 6 x 1500 = 2000 Square Feet.
USE
Heating Fuel Sales (Offices) - 0
Vending - 0
Minor Accessory Sales - 0
Tire Sales and Installation - 0
ADDITIONAL Area Required - 0
TOTAL Site Area Required - 15,000 Sq. Ft.
TOTAL AREA OF TRACT - 36,381 Sq. Ft.

ACCESS POINTS
Number of Driveways on front street 2 times
30 = 60 (Required Width); Actual Site Width - 200.15 ft.

LANDSCAPING
Area - 4671 Sq. Ft.
TOTAL - 4671 Sq. Ft. - 3% of Tract = 1819 Sq. Ft.
Landscaping consists of grass, low profile evergreens and shrubs, plus existing trees.

LIGHTING
1. One (1) Freestanding Floodlight (Existing) 10 ft high
2. Four (4) Island Lights (Existing) 10 ft high

PARKING
Service Station: 3 spaces for each bay (24 x 3) = 6
Offices: 1 space per 300 sq. ft. of floor area = 12
Total parking required - 18
Total parking required - 18

SIGNS
One existing standard rotating Phillips 66 sign
No other free-standing sign of any type to be located on premises.

SILBERMANN & ASSOCIATES
Robert J. Gemignani, Owner
902 West 36th Street
Baltimore, Maryland 21211
Phone: 343-2584

September 4, 1970

Mr. George A. Miller, Chief
Bureau of Public Services
Baltimore County Department of Public Works
County Office Building
Baltimore, Maryland 21204

As requested by Mr. John Rogers of the BOP, we are submitting a revised site plan of Maryland Petroleum Products, Inc., 1305 Southwestern Boulevard, showing the S&B curb along the right-of-way line of Southwestern Boulevard. If you have any questions pertaining to this matter please do not hesitate to contact us.

Sincerely,
Robert J. Gemignani
Robert J. Gemignani

SILBERMANN GEMIGNANI & ASSOCIATES CONSULTING ENGINEERS 902 WEST 36TH STREET BALTIMORE, MD. 21211 TEL 301-243-2584 AND 301-987-1372	
PLOT PLAN FOR EXPANSION OF EXISTING SERVICE STATION at 1305 SOUTHWESTERN BLVD. 13th Election District - Baltimore County	
DATE: 9/4/70 BY: R.J. GEMIGNANI	DATE: 9/4/70 BY: R.J. GEMIGNANI