

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Earl M. Blankner and Pauline D. Blankner
I, or we, Crown Central Petroleum Corporation, 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 405.44 to permit a 19 foot high light fixture instead of the required maximum height of 8 feet.

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

The 19 ft. high light fixture is a standard fixture used by the within Petitioner in its stations throughout the county, have been approved by the zoning authorities for the remodeling of all of its stations, and it would present a practical difficulty and hardship to require the Petitioner to comply with the existing regulations.

See attached description

Property is 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.

Contract purchaser
Crown Central Petroleum Corporation
1 N. Charles St., No. 21202
Address
Earl M. Blankner Legal Owner
Pauline D. Blankner
Rt. 2, Sykesville, Maryland

Petitioner's Attorney
James H. Cook, Esq.
Address
Towson Protestor's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 14th day of September, 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 23th day of October, 1971, at 2:00 o'clock.

County on the 23th day of October, 1971, at 2:00 o'clock
James H. Cook, Esq.
Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Earl M. Blankner and Pauline D. Blankner
I, or we, Crown Central Petroleum Corporation, 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 Special Hearing under Section 506.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the expansion of the existing service station as shown by the enclosed description and plats from its present dimension of 30.52 ft. x 189 ft. x 9.06 ft. x 189.78 ft. to a new dimension of 77.69 ft. x 256 ft. x 28.83 ft. x 232.77 ft.

See attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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
Crown Central Petroleum Corporation
Address
1 N. Charles St.
Baltimore, Maryland
Earl M. Blankner Legal Owner
Pauline D. Blankner
Rt. 2, Sykesville, Md.
Petitioner's Attorney
James H. Cook, Esq.
Address
Towson Protestor's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 14th day of September, 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 23th day of October, 1971, at 2:00 o'clock.

James H. Cook, Esq.
Zoning Commissioner of Baltimore County

(over)

HERB S. SPANGLER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
BUTY YORK ROAD - TOWSON, MD. 21204
Crown Central - Leads Avenue
Parcel 4 (Entire Site)
SHEET 1 of 1
DATE 5-21-71 FILE 1-12548

All that piece or parcel of land situate, lying and being in the 13th Election District of Baltimore County, State of Maryland and described as follows, to wit:

Beginning for the same at an iron pipe set in the southeast side of Leads Avenue at the distance of 31.45 feet southwesterly from the corner formed by the intersection of said southeast side of Leads Avenue with the northeast side of what was formerly the Baltimore Transit Company right of way as acquired by the State of Maryland for construction of Williams Avenue (now Southwestern Boulevard) and running thence, binding on the southeast side of Leads Avenue (the courses herein being referred to the meridian established by Baltimore County Bureau of Engineering), (1) South 10° 21' 50" West 256.00 feet to the beginning point of the 256.00 parcel of land which by a deed dated November 28, 1956 and recorded among the Land Records of Baltimore County in Liber 6743, No. 1700, Folio 366 was conveyed by Henry Paddy and wife to Phillip H. Bostick, thence reversing the last line of said conveyance, (2) South 61° 23' 10" East 41.22 feet to intersect said Baltimore Transit Company right of way, now the existing right of way for Williams Avenue (now Southwestern Boulevard) as shown on State Roads Commission of Maryland Plat No. 4503, thence continuing the same course, (3) South 61° 23' 10" East 131.7 feet to intersect the right of way line of Williams Avenue (now Southwestern Boulevard), thence binding on said right of way line, (4) North 27° 54' 10" East 232.77 feet and (5) North 23° 16' 10" West 28.83 feet to the place of beginning.

Containing 12,350 square feet of Land.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map	Original	Duplicate	Tracing	200 Sheet
	date by	date by	date by	date by	date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <u>JBC</u>					
Previous case:					
Revised Plans: Change in outline or description					
Yes					
No					
Map #					

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 14, 1971

James H. Cook, Esq.,
Mercantile Building
Towson, Maryland 21204

RE: Type of Hearing: Special Hearing
Location: W/S Leads Avenue, E/S Southwestern Blvd.
Petitioner: Crown Central Petroleum Company
Committee Meeting of August 17, 1971
13th District
Item 34

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.

The subject site is located on the north side of Southwestern Blvd. and south side of Leads Avenue. It is currently improved with an old Crown Service Station Building and is used as a service station. The property to the north of Leads Avenue is residential and on the south of Southwestern Blvd. It is commercial. There is existing 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 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 Highway Administration requirements.

Leads Avenue, an existing County road, is proposed to be improved as a 40-foot flood-type highway cross section on a 50-foot minimum right of way. Highway improvements, including any highway right of way widening necessary, will be required in connection with any grading or building permit application.

It is recommended that the Petitioner contact the Chief of the Street, Road and Bridge Design Group of the Baltimore County Bureau of Engineering in regard to the required highway improvements for Leads Avenue.

James H. Cook, Esq.,
Item 34
Page 2
September 14, 1971

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Storm Drains

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 Sewers

Public water supply and sanitary sewerage are available and serving this property.

HEALTH DEPARTMENT

Public water and sewer is 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.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with the Department of Water Resources Requirements.

BUILDINGS ENGINEER'S OFFICE

Petitioner to meet all applicable requirements of Baltimore County Building Code and regulations. Also, see Section 409.5 and 914.6 on service stations.

FIRE DEPARTMENT

Fire hydrants for the proposed site (are required and) shall be in accordance with Baltimore County Standards.

The site shall be made to comply with all applicable requirements of

James H. Cook, Esq.,
Item 34
Page 3
September 14, 1971

the National Fire Protection Association Standard No. 101, "The Life Safety Code," 1967 Edition, and the Fire Prevention Code prior to occupancy or commencement of operations.

BOARD OF EDUCATION

No bearing on student population.

STATE HIGHWAY ADMINISTRATION

The subject plan indicates entrance channelization that would be acceptable to the State Highway Administration. The entrances will be subject to the Administration's approval and permit.

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.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:AD
Enc.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna
ATTN: Oliver L. Myers
FROM: Michael S. Flanagan

Date: September 20, 1971

SUBJECT: Item 35 - ZAC - August 17, 1971
Property Owner: Crown Central Petroleum Co.
Leads Avenue E/S Southwestern Blvd.
Special Hearing for station expansion;
Variance from Section 409.48.5 - light heights

The expansion of the existing station should provide a better circulation into and out of the service station.

MSF:nr

Michael S. Flanagan
Traffic Engineering Associate II

Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

for Crown Central
7 10 10 10 10

Cost of Advertisement, 1

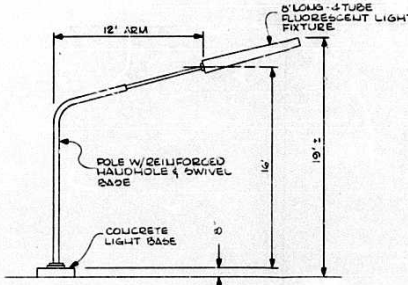
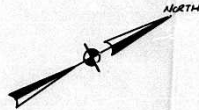
Cost of Advertisement, \$ 35.00
 PG J 4358
 Req. No. A 7939

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

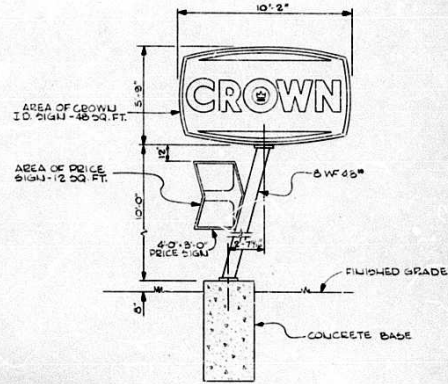
Messrs. Cook, Mudd, Murray & Howard
409 Washington Ave.
Towson, Md. 21204

Advertising and posting of property for Crown Central
Pet. Corp.
#72-114-ASH

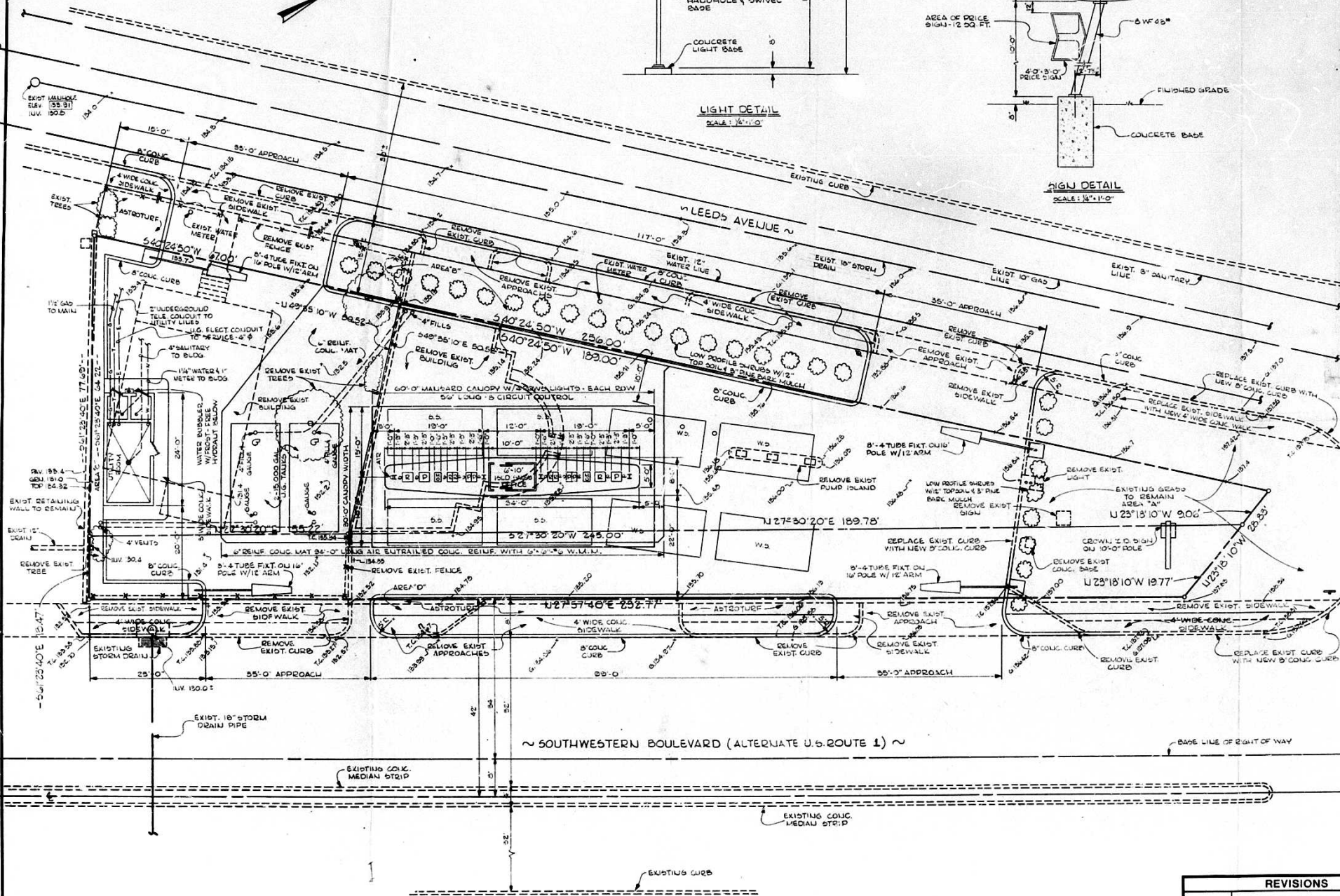
TELEPHONE 454-2413		INVOICE BALT MORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		No. 88203 Oct. 7 th 1971 DATE	
To: Green National Petroleum Corp. 1 S. Charles St. Baltimore, Md. 21202		Being Dept. of Baltimore County			
REPORT TO ACCOUNT NO. 95-429		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT \$66.00	
QUANTITY		DETACH SLIPING PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		COST	
100		Payment for Wastewater and Special Sludge 95-124-029		25.00	
25000		4		100	



LIGHT DETAIL
SCALE: 1/4" = 1'-0"



SIGN DETAIL
SCALE: 1/4" = 1'-0"



Existing Name: B/L

Existing District: NONE

Variance to Section 405.4 to Permit 19' HIGH LIGHT

FIGURE _____ instead of the required 6' MAXIMUM

AREA 7500 SQ. FT.

1 Dispenser islands with 4 dispenser pumps capable of serving 4 cars at any one time.

Total Servicing Spaces 4

Total Servicing Bays 4

Total Bays & Spaces 4

Site area required = Total bays & spaces 4 x 1500 square feet = 6000 square feet.

Proposed ancillary uses BEST ROOMS, MOTOR OIL & AUTO-REPAIR

Additional area required NONE

Proposed combination uses NONE

Additional area required NONE

Total area required 6000 SQ. FT.

Total area of tract 12,500 SQ. FT.

ACCESS POINTS

Number of driveways on front street 2 times 65 = 130 (required width)

Actual site width 235'

LANDSCAPE:

Area "A" = 2250 SQ. FT. Area "C" = 550 SQ. FT.

Area "B" = 1250 SQ. FT. Area "D" = 250 SQ. FT.

TOTALS - OFF PROPERTY - 2850 SQ. FT. = 12.1% OF TRACT

ON PROPERTY - 1850 SQ. FT. = 14.8% OF TRACT

5% of tract 625 sq. ft.

Landscaping consists of (description)

LIGHTING

Type 6'-4" TUBE FLUORESC. 16' POLE W/ 12' ARM (SEE DETAIL)

PARKING

Parking spaces required = 4000 far each bay NONE

Parking spaces provided NONE

(1) parking rules to not block 4 feet from street (see 115)

NOTE: NO INDUSTRIAL WATER WILL BE USED OR INDUSTRIAL WASTE WATER DISCHARGED FROM THIS STATION

DATE	1/27/77
DESIGN	1/27/77
DATE	1/27/77
TYPE	MEASUREMENT
BY	WOL

REVISIONS	

CROWN CENTRAL PETROLEUM CORPORATION	
BALTIMORE, MARYLAND	MARYLAND
PLOT PLAN OF SERVICE STATION P-10	
3505 - 4207 LEEDS AVE	
BALTIMORE CO. MARYLAND	
SCALE: 1" = 10'-0"	DATE: JUNE 25, 1977
DRAWN BY: WOL	CHECKED BY: [Signature]
DRAWING NUMBER: CCO-71-14	