

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Know we, Edward S. Ulanowicz, legal 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an DR-16 zone to an BL zone, for the following reasons:

See attached brief

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:

Property is to be posted and advertised as prescribed by Zoning Regulations.
XOX we, agree to pay expenses of above reclassification 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.

B P OIL CORPORATION
S. K. Dunn, Contract purchaser
Baltimore R. E. Representative
Address: Bank & Haven Streets
Baltimore, Maryland 21224
Edward S. Ulanowicz, Legal Owner
Address: _____
Baltimore, Maryland 21224
Melvin A. Steinberg, Petitioner's Attorney
22 West Pennsylvania Avenue
Towson, Maryland 21204
821-5515
Protestant's Attorney
Address: _____
Towson, Maryland 21204
821-5515

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of February, 1972, 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 6th day of March, 1972, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Elizabeth Reese, legal 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an DR-16 zone to an BL zone, for the following reasons:

SEE ATTACHED BRIEF

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:

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, Elizabeth Reese, agree to pay expenses of above reclassification 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.

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Baltimore R. E. Representative
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Baltimore, Maryland 21224
Elizabeth Reese, Legal Owner
Address: _____
Baltimore, Maryland 21224
Melvin A. Steinberg, Petitioner's Attorney
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Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Know we, John U. & Rita Y. Kopp, legal owners, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an DR-16 zone to an BL zone, for the following reasons:

SEE ATTACHED BRIEF

See attached description

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Property is to be posted and advertised as prescribed by Zoning Regulations.
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Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Know we, Edward S. & Mary Ulanowicz, legal owners, 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 (1) that the zoning status of the herein described property be re-districted, pursuant to the Zoning Law of Baltimore County, from Non-District to a CNS district, for the following reasons:

Strict compliance with the Baltimore County Code would result in undue hardship on the contract purchaser.

And for other reasons to be set forth at the time of the hearing before the Zoning Commissioner.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for: automotive service station and an automatic car wash in combination.

Property is to be posted and advertised as prescribed by Zoning Regulations.
XOX we, agree to pay expenses of above re-districting 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.

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Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Elizabeth Reese, legal 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 (1) that the zoning status of the herein described property be re-districted, pursuant to the Zoning Law of Baltimore County, from Non-District to a CNS district, for the following reasons:

Strict compliance with the Baltimore County Code would result in undue hardship on the contract purchaser.

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and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for: automotive service station and an automatic car wash in combination.

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Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, John U. & Rita Y. Kopp, legal owners, 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 (1) that the zoning status of the herein described property be re-districted, pursuant to the Zoning Law of Baltimore County, from Non-District to a CNS district, for the following reasons:

Strict compliance with the Baltimore County Code would result in undue hardship on the contract purchaser.

And for other reasons to be set forth at the time of the hearing before the Zoning Commissioner.

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Property is to be posted and advertised as prescribed by Zoning Regulations.
I, John U. & Rita Y. Kopp, agree to pay expenses of above re-districting 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.

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Zoning Commissioner of Baltimore County.

(over)

HARRY S. SWARTZWELDER, JR.

ATTORNEY AT LAW
400 TOWSON BLVD.
210 E. REDWOOD STREET
BALTIMORE, MARYLAND 21202
727-4224

November 6, 1972

Zoning Commissioner for
Baltimore County,
County Office Building,
Towson, Maryland.

Re: Case No. 72-159 RX
NE/cor. Beverly Hills &
Taylor Ave.

Dear Sir:

Please enter an Appeal from the Order of the Deputy Zoning Commissioner passed in the above case on October 10, 1972 on behalf of Louis M. Fox and Grace L. Fox, Protestants.

Very Truly Yours,

Harry S. Swartzwelder, Jr.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Zoning Petition
for B P OIL Company
N.E. Corner Taylor Avenue & Beverly Avenue

October 1, 1971

Beginning for the same at a point on the east side of Beverly Avenue, said point being at the end of the two following courses from the northerly side of Taylor Avenue: first North 36° 55' 10" West 17.73 feet and second North 4° 26' 03" East 169.19 feet, running thence leaving the east side of said Beverly Avenue the four following courses viz: (1) South 71° 15' 32" East 206.35 feet (2) South 4° 26' 03" West 93.06 feet (3) North 58° 26' 57" West 10.62 feet and (4) South 31° 33' 03" West 107.84 feet to the northerly side of said Taylor Avenue, thence binding along the said northerly side of Taylor Avenue by a curve to the left having a radius of 800.00 feet a distance of 140.09 feet, said curve being subtended by a chord bearing North 6° 26' 37" West 139.91 feet thence across the cut-off between Taylor Avenue and Beverly Avenue North 36° 55' 10" West 17.73 feet thence binding along the east side of said Beverly Avenue North 4° 26' 03" East 169.19 feet to the place of beginning.

Containing 0.787 acres of land more or less.



RE: PETITION FOR RECLASSIFICATION :
from D.R. 16 to B.L. zone, :
Non-District to C.N.S. District, :
SPECIAL EXCEPTION for Automotive :
Service Station and Automatic Car Wash :
in Combination :
NE corner of Beverly Hills Avenue and :
Taylor Avenue :
9th District :
Edward S. Ulanowicz, et al :
(BP Oil Corporation, contract purchaser) :
Petitioners :

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 72-199-RX

OPINION

This case comes before the Board on an appeal by the Protestants from an Order of the Deputy Zoning Commissioner of Baltimore County dated October 10, 1972 which granted the requested petition reclassifying the subject property from a D.R. 16 zone to a B.L. zone, and disstricting said property into a C.N.S. District; and further, granting a Special Exception for an automotive service station and carwash in combination. The subject property is located on the northeast corner of Taylor Avenue and Beverly Hills Avenue (also known as Beverly Avenue), in the 9th Election District of Baltimore County. It consists of 0.8 of an acre more or less.

The Petitioner is seeking a reclassification from a D.R. 16 zone to a B.L. zone and further zoning from a non-district to a C.N.S. District; and further, a Special Exception for an automotive service station and automatic car wash in combination. The property presently is improved by private residences.

The Petitioner produced testimony from two witnesses, both representatives of BP Oil Company, one of which testified that there was a need for a service station as well as a car wash, and the other, who testified in connection with the proposed structure to be placed on the subject property. The Petitioner also had a representative from Sherman car wash, the manufacturer of the equipment proposed to be used in the car wash operation, who testified as to the type of operation proposed, as well as water consumption and other facts pertinent to his equipment. Also, the Petitioner produced a traffic expert who testified that the proposed operation would not affect any traffic congestion.

The Protestants produced testimony from C. Richard Moore, Assistant Traffic Engineer, which indicated that there was already existing congestion on Taylor

Edward S. Ulanowicz, et al - No. 72-199-RX

2.

Avenue at the site of the subject property and the proposed gas station would add to the existing congestion. He testified that any change would create additional congestion. This point was further developed by protestants, who indicated substantial congestion on Taylor Avenue and extreme difficulty in making left-hand turns into Beverly Hills Avenue, as traffic becomes blocked solid on Taylor Avenue between Perring Parkway and Oakleigh Road. There are school bus stops in both directions at Beverly Hills Avenue which create additional hazards. Furthermore, the proposed entrance to the filling station would be, as indicated by the Petitioner, only 100 feet from the merging lane of Perring Parkway into Taylor Avenue. Westbound traffic on Taylor Avenue at the subject property merges from two lanes westbound into one lane westbound; consequently there is a great deal of congestion at this point. Further, one of the Protestants gave uncontradicted testimony that at least four service stations within a one mile radius of the subject property have been boarded up or have gone out of business, or have otherwise abandoned the stations. One of said stations, incidentally, was located on the northeast corner of Oakleigh Road and Taylor Avenue, which is one block from the subject site. In this connection Section 405.3D, special exception requirements of the Zoning Regulations states the following:

".....shall consider that the presence of one abandoned service station within a one-half mile radius or two such stations within a one mile radius of the site of the proposed service station establishes, absent evidence to the contrary, a prima facie presumption that there is no evidence of the probability of a reasonable public need for such proposed service station. The Zoning Commissioner may find, however, that this prima facie presumption is rebutted by market data or other evidence submitted by the petitioner."

The Board feels that this presumption has not been rebutted by any evidence produced by the Petitioner as to market data or otherwise. On the contrary, the evidence produced by the Petitioner and also by the Protestants indicated that there were twenty-one service stations within a one mile radius of the subject property, and further, that there were three car washes within approximately one and one-half miles of the subject site. Additionally, it was indicated that there is a service station directly across Taylor Avenue, as well as another service station directly across Beverly Hills Avenue from the

Edward S. Ulanowicz, et al - No. 72-199-RX

3.

subject property.

There was no evidence presented by the Petitioner to show that the existing zoning as indicated on the zoning map adopted March 24, 1971 was in error. One of the witnesses for the Petitioner testified that he thought there was error, but no valid reasons were stated to substantiate this opinion. The zoning prior to the adoption of the official zoning map was R.A. for a portion of the subject property, and this was changed under the new map to present apartment zoning designation of D.R. 16. The balance of the subject property was changed from R-6 to its present classification of D.R. 5.5. It is noted that this is not consistent with the petition submitted, which indicated the entire tract to be zoned D.R. 16. The County Council, in the adoption of the maps, showed an obvious intention to terminate the commercial zoning at Beverly Hills Avenue on the north side of Taylor Avenue, and to retain D.R. 16 zoning from that point to Perring Parkway. Furthermore, the Planning Board's recommendations in connection with the subject property recommended the existing D.R. 16 zoning to be retained, and cited the fact that such zoning was not opposed at the time of the adoption of the new zoning maps, nor was there any proposal for B.L.-C.N.S. zoning such as requested at this time. They further indicate that the existing C.N.S. district in this area already exceeds the guidelines for such a district, and the subject property is inappropriate for a C.N.S. designation and as an expansion of the neighborhood shopping center.

The question to be decided by this Board is whether or not the County Council erred in placing the subject property in a D.R. 16 zone. The portion of the subject property which the County Council placed in a D.R. 5.5 zone is not properly before this Board. It is the finding of this Board that the Council did not err. The evidence and testimony produced in this case does not lead to the conclusion that the Council was in error. Therefore this Board is impelled to deny the request for reclassification. The portion of the petition requesting redistricting to a C.N.S. District and a special exception would at this point become moot. However, in response to these issues the Board also feels, for the same reasons, that there was no error committed by the County Council in the

Edward S. Ulanowicz, et al - No. 72-199-RX

4.

adoption of the existing zoning maps, and consequently the subject property should not be in a C.N.S. district. Furthermore, the Special Exception should be denied for the reasons indicated above; in particular, because of the lack of evidence to overcome the presumption of no need as defined in Section 504.3D of the Zoning Regulations.

Finally, the plat indicated as Board Exhibit No. 1, which was submitted at the Board's request subsequent to the hearing of this case, showed that a portion of the subject property is zoned D.R. 5.5 and would therefore be inconsistent with the petition submitted, which indicated the entire property to be zoned D.R. 16. Therefore the Board must deny this request for reclassification and accompanying requested redistricting and special exception, and the Order of the Deputy Zoning Commissioner shall be reversed.

Edward S. Ulanowicz, et al - No. 72-199-RX

5.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 13th day of July, 1973, by the County Board of Appeals ORDERED, that the Order of the Deputy Zoning Commissioner dated October 10, 1972 is hereby reversed, and the reclassification petitioned for from D.R. 16 to B.L. zone, and the redistricting petitioned for from non-district to C.N.S. District, and the Special Exception for automotive service station and automatic car wash in combination petitioned for, be and the same are hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Keller, Jr., Acting Chairman

W. Giles Parker

Robert L. Gilland

RE: PETITION FOR RECLASSIFICATION, REDISTRICTING, AND SPECIAL EXCEPTION :
NE corner of Beverly Hills and :
Taylor Avenue - 9th District :
Edward S. Ulanowicz, et al - :
Petitioners :
NO. 72-199-RX (Item No. 7) :
BALTIMORE COUNTY

*** *** ***

This Petition represents a request for a Reclassification from a D.R. 16 Zone to a B.L. Zone; Redistricting from an Undistricted to a C.N.S. District; and a Special Exception for an Automotive Service Station and Car Wash in Combination therewith.

The property consists of .8 of an acre, more or less, and is located on the northeast corner of Taylor and Beverly Hills Avenues, in the Ninth District of Baltimore County.

Mr. Steward Dunn, a real estate representative of the BP Oil Company, testified in their behalf.

The site was analysed to determine its physical attributes with respect to a site design that would be feasible for the proposed car wash service station operation.

A site plan was designed that incorporated all design standards required by the Baltimore County Zoning Regulations, i.e., screening, drainage, number of entrances, setbacks, number of off-street waiting storage, and fuel servicing spaces.

Vacant B.L. zoned land in this immediate area was also considered but was not conducive to the proposed type of use.

A survey was also made to determine if a need for the proposed operation existed in the area. Need was considered to be established by the twenty-five hundred (2500) apartments within a one (1) mile radius of the site, and three thousand (3000) individual homes in the general area. There are no car washes per se within one (1) mile of the site. The nearest car wash is located on Joppa Road.

Twenty-one (21) service stations are located within the one (1) mile radius. However, this number of service stations can be supported by the densely populated area and can be expected within the core of a major road network such as exist here. There are no abandoned service stations in the area. One (1) station has been sold and converted to another use because it did not fit that oil company's future image.

Since the primary use will be that of washing cars, the increased number of vehicles using the site will not be generated during peak traffic hours.

Mr. Jan Beuter, a construction engineer with the BP Oil Company, also testified in their behalf. His testimony was, in effect, as follows:

The property contains approximately .8 of an acre and is improved with three (3) dwellings that front on Taylor Avenue.

The topography slopes away from Taylor Avenue and Beverly Hills Avenue in an easterly direction to a stream that parallels Perring Parkway.

The site is proposed to be improved with a modern car wash type building. The service station or fuel dispensing portion of the operation will consist entirely of fuel pumps and an open canopy. There will be no servicing bays, lubrication or repairing.

For the most part, car wash water is reclaimed and used over. Any water that is not reclaimed, will drain into the sewage system. Lighting standards will be eight (8) to thirteen (13) feet high and will be shielded so as to be directed away from the residential property at the rear. Screening will consist of an eight (8) foot high stockade fence with Russian olive trees planted on five (5) foot centers. Two (2) entrances are planned on Taylor Avenue and one (1) on Beverly Hills Avenue.

The Bureau of Engineering, Supplementary Highway comments dated March 3, 1972, states:

"Access to this site shall be from Beverly Hills Avenue, an existing public road which shall ultimately be improved with a 36-foot combination curb and gutter cross-section on a 60-foot right-of-way.

The type of usage as proposed will require a 36-foot street due to the traffic volume induced. Baltimore County Standards require a 60-foot right-of-way for this width of street.

The easternmost access should be denied from Taylor Avenue due to the proximity with the oil ramp of Perring Parkway which will constitute a hazardous condition. Therefore, an access drive from Taylor Avenue will be allowed which will be located as close to Beverly Hills Avenue as allowed by Baltimore County Design Standards."

In answer to questions concerning this comment, the Petitioner's construction engineer stated that he had not had time to determine the impact of the entrance restriction. The ability of the site to function properly with but one (1) entrance on each street was considered questionable. However, since the comment was received on the date of the hearing, the Petitioner was

granted a period of time to prepare revised plans for review by the Zoning Advisory Committee.

The Petitioner offered three (3) Exhibits into evidence. The Exhibits consisted of:

- Exhibit No. 1 A functional site plan dated August 26, 1971, and revised September 23, 1971.
- Exhibit No. 2 A property survey plat dated August 30, 1971, and revised September 3, 1971.
- Exhibit No. 3 A photograph indicating the proposed facilities.

Several area residents were present in protest of the Petitioner's request. Their testimony and/or reasons for protesting can be summed up as follows:

The two (2) entrances on Taylor Avenue represent a potential traffic hazard because of poor site distance afforded vehicles leaving Perring Parkway and traveling west on Taylor Avenue past the Petitioner's site.

The entrance on Beverly Hills Avenue would add to the congestion that presently exists on this street. During peak traffic hours, it is very difficult to make a left turn onto Taylor Avenue.

The number of service stations that already exist in this area.

The existing commercial zone lines and C.N.S. District is correct and should not be changed.

They further submitted several letters of protest and one (1) exhibit that consisted of a photograph of the intersection of Beverly Hills Avenue and Taylor Avenue (marked Protestants Exhibit A).

OPINION

The revised plan referred to above has been received and is marked as Petitioner's Exhibit No. 4. The plan indicates three (3) entrances, two (2) on Taylor Avenue, and one (1) on Beverly Hills Avenue. The easternmost en-

ORDER RECEIVED FOR FILING

DATE 12/14/73

BY [Signature]

ORDER RECEIVED FOR FILING

DATE 12/14/73

BY [Signature]

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DATE 12/14/73

BY [Signature]

trance on Taylor Avenue is indicated as an exit only, and the entrance on Beverly Hills Avenue is restricted by the Traffic Engineer to an exit only. The revised plan has been approved by the Chief of the Developers Design and Approval Section of the Bureau of Engineering, Baltimore County Traffic Engineer and the Director of the Office of Planning and Zoning.

With the exception of the Petitioner's property, both sides of Taylor Avenue, between Bonair Road and Perring Parkway are zoned for commercial uses, and have been designated as a C.N.S. District. A service station is located directly opposite the Petitioner's property on the south side of Taylor Avenue at the corner of Beverly Hills Avenue. Beverly Hills Avenue is improved much the same as it is on the north side. In other words, when one reviews the commercial zone boundaries and the physical make up of the neighborhood in relation to the Petitioner's property, it becomes apparent that their properties should be included within the zoned boundary of the commercial area.

Insofar as the C.N.S. District is concerned, guidelines to be used to determine the extent of the population served by a center of business activity are absent or, at best, unclear. Therefore, it would seem reasonable, in this case, to assume that the C.N.S. District should also be extended the short distance to a natural and substantial boundary - Perring Parkway.

Twenty-one (21) service stations exist in the area. However, these are conventional service stations with provisions to fuel, lubricate, service, and make general repairs.

The Petitioner's proposed use is comparable in name only. The principal use is that of washing cars and selling fuel. The use is uncluttered and does not present many of the problems that usually accompany a conventional station, and as such, should not be detrimental to the neighborhood.

Therefore, based on the testimony received in this case and the revised site plan approved by the Bureau of Engineering, the Traffic Engineer and the Director of the Office of Planning and Zoning, it is the opinion of the

Deputy Zoning Commissioner, that the Petitioner has proven error in the zoning designation placed on his property, and has met the requirements of Section 259.2B for Districting to a C.N.S. District; Sections 405.3A, B, C, D; Sections 405.4; Section 419; and, 502.1 for the automotive service station and use in combination car wash.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of October, 1972, that the herein described property or area should be and the same is hereby Reclassified from a D.R. 1b Zone to a B.L. Zone; the same is hereby Redistricted from Undistricted to a C.N.S. District; and, a Special Exception for an Automotive Service Station and Car Wash in Combination should be and the same is Granted, from and after the date of this Order, subject to strict compliance to the above mentioned site plan marked Petitioner's Exhibit No. 4.

Deputy Zoning Commissioner of
Baltimore County

PETITION FOR RECLASSIFICATION

from DR-1b Zone to BL Zone

N. E. Corner of Taylor Avenue &
Beverly Avenue
Election District No. 9

John U. and Rita Y. Kopp,
Elizabeth Reese,
Edward S. & Mary Ulanowicz,

Petitioners

Petitioners, JOHN U. KOPP, RITA Y. KOPP, ELIZABETH REESE, EDWARD

S. ULANOWICZ and MARY ULANOWICZ, by their attorney, Melvin A. Steinberg, pursuant to the requirements of Bill 72 (1969) of the County Council of Baltimore County assign the following reasons in support of their petitions for zoning reclassification.

1. Error in the original zoning-- original plan did not take into effect the future growth of the Parkville area and the need for automotive service stations with automatic car wash in combinations.

2. The granting of Petitioners' request will benefit the community by providing needed facilities for the increased number of vehicles traveling or maintained in this area.

3. For such other and further reasons to be submitted at the time of the hearing.

Melvin A. Steinberg,
Attorney for the Petitioners
22 West Pennsylvania Avenue
Towson, Maryland 21204
821-5515

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

LAW OFFICES
BROOKS & TURNBULL
810 BOWLEY AVENUE
TOWSON, MARYLAND 21204

June 14, 1973

Mr. John Slowik, Chairman
County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Case No: 72-199 - RX
Edward S. Ulanowicz, et al
(BP Oil Corp., Contract Purchaser)

Dear Mr. Slowik:

This letter is sent to you for the purpose of confirming our telephone conversation in reference to the above of June 12, 1973. Please be advised that inasmuch as Mr. Otter did not appear in my office nor answer my correspondence in reference to the trial date of June 12, 1973, it is my intention not to appear and prosecute this matter on his behalf.

Thanking you for your cooperation in this matter, I remain,

Sincerely yours,

BROOKS & TURNBULL, BY:

Charles E. Brooks

CEB/J

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna
ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.
SUBJECT: Item #7 (Cycle October 1971 - April 1972)
Property Owner: Elizabeth Reese, et al
Location: N/E cor. Beverly Hills and Taylor Avenues
Present Zoning: D.R. 1b
Proposed Zoning: Reclass. to B.L.; Redistrict from undistricted to C.N.S. Spec. Ex. for auto service station and car wash
District: 9th Sector: Central
No. Acres: 0.787

The following comments are supplementary to the comments transmitted to your office, dated November 2, 1971.

SUPPLEMENTARY HIGHWAY COMMENTS:

Access to this site shall be from Beverly Hills Avenue, an existing public road which shall ultimately be improved with a 36-foot combination curb and gutter cross-section on a 60-foot right-of-way.

The type of usage as proposed will require a 36-foot street due to the traffic volume induced. Baltimore County Standards require a 60-foot right-of-way for this width of street.

The easternmost access should be denied from Taylor Avenue due to the proximity with the off ramp of Perring Parkway which will constitute a hazardous condition. Therefore, one access drive from Taylor Avenue will be allowed which will be located as close to Beverly Hills Avenue as allowed by Baltimore County Design Standards.

END:RAN:PMK:as

Ellsworth N. Diver,
P.E.,
Chief, Bureau of Engineering

THESE COMMENTS REVISED THE
REVISED PLAN APPROVED BY BUREAU
OF ENGINEERING 5/30/70

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 8, 1971

Mr. George E. Gavrellis, Director
Office of Planning & Zoning
Room 301, Jefferson Building
Towson, Maryland 21204

RE: Property Owner: Elizabeth Reese, et al
Location: NE Cor. Beverly Hills and Taylor Aves.

Present Zoning: D.R. 1b

Proposed Zoning: Reclass. to B.L.; Redistrict from undistricted to C.N.S. Spec. Ex. for auto service station & car wash

No. Acres: 0.787

Item 7 - Sector: Central

The following comments were compiled after a field investigation and an in-office review which will provide the Planning Board and/or the petitioner with pertinent information of possible development problems.

The subject property lies on the northeast corner of Taylor Avenue and Beverly Hills Avenue. Immediately to the east of the subject site is a small stream and Perring Parkway. To the west of the subject site is a small commercial complex with a service station. To the north and south of the subject site there are existing dwellings in moderate to good repair.

The subject plat does not indicate the existing dwellings that are on the subject site, nor the dwellings to the north of the site. There is no curb and gutter currently at this location. The plat also indicates the identification sign to be 267' high. This is in excess of the height regulations of Baltimore County and would require a variance.

Very truly yours,

Oliver L. Myers,
Chairman

JJD:J:JD

BALTIMORE COUNTY, MARYLAND

NE 8 C Topo
N-NE Key Sheet

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna
ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.
SUBJECT: Item #7 (Cycle October 1971 - April 1972)
Property Owner: Elizabeth Reese, et al
Location: N/E corner Beverly Hills and Taylor Avenues
Present Zoning: D.R. 1b
Proposed Zoning: Reclass. to B.L.; Redistrict from undistricted to C.N.S. Spec. Ex. for auto service station and car wash
District: 9th Sector: Central
No. Acres: 0.787

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:

Access to this site shall be from Beverly Hills Avenue, an existing public road which shall ultimately be improved with a 36-foot combination curb and gutter cross-section on a 60-foot right-of-way.

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.

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.

Drainage 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 is available to serve the property. There are existing 16-inch and 8-inch water mains in Taylor Avenue and Beverly Hills Avenue respectively.

Sanitary Sewer:

There is existing public sanitary sewerage in Taylor Avenue, Beverly Hills Avenue and along the east property line.

Ellsworth N. Diver,
P.E.,
Chief, Bureau of Engineering

END:RAN:PMK:as

RE: Petition for Reclassification
Redistricting and Special
Exception
NE Corner of Beverly Hills
Avenue and Taylor Avenue
9th District
Edward Ulanowicz, et al
No. 72 - 199 RX (Item No. 7)

ORDER FOR APPEAL

MR. COMMISSIONER:

Please note an Appeal from your affirmative Order of October 10, 1972 to the Board of Appeals for Baltimore County on behalf of William J. Otter.

Charles E. Brooks,
Brooks & Turnbull
305 W. Allegheny Avenue
Towson, Maryland 21204
296-2600

I HEREBY CERTIFY that on this 20th day of November, 1972 a copy of the foregoing Order of Appeal was mailed to Melvin A. Steinberg, Esquire, 202 Loyola Federal Building, Towson, Maryland 21204, Attorney for Edward Ulanowicz, et al.

Charles E. Brooks,
Brooks & Turnbull



ORDER RECEIVED FOR FILING

DATE October 22, 1972
BY John J. P. Kelly

ORDER RECEIVED FOR FILING

DATE October 22, 1972
BY John J. P. Kelly

- 5 -

OCT 11 1973

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNenna
TO: Zoning Commissioner
Date: November 2, 1971
FROM: Richard B. Williams
Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #7

Baltimore County Reclassification Cycle for the Period of October '71 to April '72
Elizabeth Reese, et al
NE cor. Beverly Hills & Taylor Aves.

This office has reviewed the subject site plan and offers the following comments:

The plan submitted does not comply with the Baltimore County Zoning Regulations. The fence is too short and the sign is too tall. It is not necessary or desirable for an entrance - only, to be 35' wide. The entrance on Beverly Hills Avenue is unclear as to width or type.

To

TO: S. Eric DiNenna, Zoning Commissioner
Attention: Mr. Myers

DATE: 10/26/71

FROM: Fire Prevention Bureau
Fire Department
SUBJECT: Property Owner: Elizabeth Reese, et al

LOCATION: NE Cor. Beverly Hills and Taylor Aves.

ITEM # 7 zoning Agenda: Cycle for October '71

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

The hydrants shall be located at intervals of 300 feet along an approved road.

() 2. A second means of access is required for the site.

() 3. The dead-end condition shown at _____ exceeds the minimum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable requirements of 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.

() 5. The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

() 6. The Fire Department has no comment on the proposed site.

Handwritten signature
Planning Division
Fire Prevention Bureau

Note: Above comments indicated with a check appl.

mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
FROM: Hoyt V. Bonner
SUBJECT: Item 7 - Zoning Advisory Committee Meeting, October 21, 1971

7. Property Owner: Elizabeth Reese, et al
Location: NE Cor. Beverly Hills & Taylor Aves.
Present Zoning: D.R. 16
Proposed Zoning: Reclass. to B.L.; Redistrict from undistricted to CNS;
Spec. Ex. for auto service station and car wash

District: 9th
Sector: Central
No. Acres: 0.787

Metropolitan water and sewers are available to this site.

Department of Water Resources Comments: 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.

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.

Handwritten signature
Sanitation II
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

HVB:ca

BALTIMORE COUNTY, MARYLAND

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

TO: S. Eric DiNenna
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 7 - Cycle Zoning II
Property Owner: Elizabeth Reese, et al
NE Corner Beverly Hills & Taylor Aves.
Reclass. to B.L.; redistrict from undistricted to CNS; spec. ex. for auto service station & car wash

Date: November 2, 1971

The subject reclassification can be expected to increase trip density from 100 to 350 vehicles a day. There may be some difficulty turning into the site from Taylor Avenue from the west due to the heavy volumes on Taylor Avenue.

Handwritten signature
C. Richard Moore
Assistant Traffic Engineer

CRP:mr

BALTIMORE COUNTY, MARYLAND

ZONING ADVISORY COMMITTEE MEETING

OF RECORD OF OCTOBER 1971 - APRIL 1972

Petitioner: Elizabeth Reese, et al

Location: NE cor. Beverly Hills & Taylor Aves.

District: 9

Present Zoning: D.R. 16

Proposed Zoning: B.L., Public Use to C.R.S., S.E. for auto service station

No. of Acres: 0.787

Comments: No effect on student population.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 17, 1972.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or about the 17th day of March, 1972, the first publication appearing on the 17th day of February 1972.

Handwritten signature
THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$ _____

PETITIONER FOR RECLASSIFICATION, REDISTRICTING AND SPECIAL EXCEPTION IN SUBJECT ZONING: From D.R. 16 to B.L. and Public Use to C.R.S., S.E. for auto service station. Petitioner: Elizabeth Reese, et al. Location: NE cor. Beverly Hills & Taylor Aves. District: 9. Present Zoning: D.R. 16. Proposed Zoning: B.L., Public Use to C.R.S., S.E. for auto service station. No. of Acres: 0.787. Comments: No effect on student population.

PETITIONER FOR RECLASSIFICATION, REDISTRICTING AND SPECIAL EXCEPTION IN SUBJECT ZONING: From D.R. 16 to B.L. and Public Use to C.R.S., S.E. for auto service station. Petitioner: Elizabeth Reese, et al. Location: NE cor. Beverly Hills & Taylor Aves. District: 9. Present Zoning: D.R. 16. Proposed Zoning: B.L., Public Use to C.R.S., S.E. for auto service station. No. of Acres: 0.787. Comments: No effect on student population.

ORIGINAL

OFFICE OF

THE TOWSON TIMES

TOWSON, MD. 21204 February 21 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of

S. Eric DiNenna
Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 21 day of February 1972 that is to say, the same was inserted in the issue of February 17, 1972.

STROMBERG PUBLICATIONS, Inc.

By: *Handwritten signature*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#72-199-RX

District: 9th
Posted for: 11-22-72
Petitioner: Edward S. Hlanowicz, B.P. & S.P.
Location of property: NE Cor. of Beverly Hills and Taylor Aves.
Location of Sign: 1. Posted on Taylor Ave. 1. Posted on Beverly Hills Rd.
Remarks: *Handwritten notes*
Posted by: *Handwritten signature* Date of return: 11-23-72

Malvin Steinberg, Esq.,
22 West Pennsylvania Ave. S
Towson, Maryland 21204

Item 7

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 2nd day of February 1972

Eric Orsina
Eric Orsina,
Zoning Commissioner

Petitioner: Elizabeth Renda, et al

Petitioner's Attorney: Malvin Steinberg

Reviewed by *Robert F. Meyer*
Chairman of
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#72-199-RX

District *9th* Date of Posting *2-17-72*
Posted for *Heavy Man, March 6, 1972, 6:30 P.M.*
Petitioner *Edward S. Ulanowicz*
Location of property *NE/corner of Beverly Hills and Taylor Ave.*
Location of Signs *3 Posted on Beverly Hills 4 3 Posted on Taylor Ave.*

Remarks
Posted by *Mark H. H...* Date of return *2-24-72*
Signature

BALTIMORE COUNTY, MARYLAND No. 1566
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE *March 7, 1972* ACCOUNT *01-662*

AMOUNT *\$153.00*

DISTRIBUTION
WHITE - CASHIER
Pink - AGENCY
YELLOW - CUSTOMER
Malvin Steinberg, Esq.
22 W. Penna. Ave.
Loyola Federal Building
Towson, Md. 21204
Advertising and posting of property for Edward S. Ulanowicz, et al
#72-199-RX

BALTIMORE COUNTY, MARYLAND No. 7053
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE *February 21, 1972* ACCOUNT *01-662*

AMOUNT *\$13.00*

DISTRIBUTION
WHITE - CASHIER
Pink - AGENCY
YELLOW - CUSTOMER
Charles E. Brooks, Esquire
Posting of an Appeal on Case No. *72-199-RX*
NE/corner of Beverly Hills Avenue and Taylor Avenue - 9th District
Edward S. Ulanowicz, et al - Petitioners

BALTIMORE COUNTY, MARYLAND No. 5800
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE *November 15, 1972* ACCOUNT *01-662*

AMOUNT *\$70.00*

DISTRIBUTION
WHITE - CASHIER
Pink - AGENCY
YELLOW - CUSTOMER
Charles E. Brooks, Esquire
Post of Appeal on Case No. *72-199-RX*
NE/corner of Beverly Hills Avenue and Taylor Avenue - 9th District
Edward S. Ulanowicz, et al - Petitioners

BALTIMORE COUNTY, MARYLAND No. 5799
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE *November 15, 1972* ACCOUNT *01-662*

AMOUNT *\$80.00*

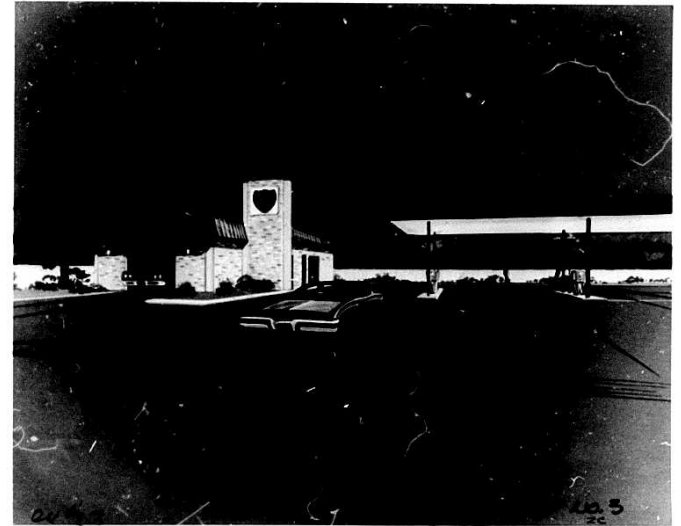
DISTRIBUTION
WHITE - CASHIER
Pink - AGENCY
YELLOW - CUSTOMER
Harry S. Swartzwelder, Esquire
Cost of Appeal and Posting of Property on Case No. *72-199-RX*
NE/corner of Beverly Hills Avenue and Taylor Avenue - 9th District
Edward S. Ulanowicz, et al - Petitioners

BALTIMORE COUNTY, MARYLAND No. 243
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE *Oct. 27, 1971* ACCOUNT *01-662*

AMOUNT *\$50.00*

DISTRIBUTION
WHITE - CASHIER
Pink - AGENCY
YELLOW - CUSTOMER
BP Oil Corp.
Bank and Haven Sts.
Baltimore, Md. 21224
Petition for Reclassification & Redistricting for Edward Ulanowicz, et al



EXISTING ZONING: R-16
ELECTION DISTRICT No. 9

AREA OF PARCEL - 34,289 SQ. FT.
MAX. BLDG. HEIGHT - 21'-0"

ROAD- PAVING

12" COMPACTED PLANT MIX STABILIZED STONE
AS REGRATE (2" 4" COURSES) PLUS 3/2"
COMPACTED (MD. SPEC. B) BITUMINOUS CONCRETE
(2" BASE-1/2" SURFACE)
-OR-
9" COMPACTED MD SPEC. B BITUMINOUS
CONCRETE PLANT MIX IN (3) 3" COURSES
6" BASE-1/2" SURFACE.

ON SITE PAVING

7" COMPACTED MD. SPEC. B SITING ANCHORS
CONCRETE (5" BASE, 2" SURFACE)

PREF LIGHTING

AREA LIGHT A'-8'-0" HIGH-MERCURY VAPOR-SINGLE
AREA LIGHT B'-13'-0" HIGH-MERCURY VAPOR-SINGLE

LANDSCAPING

AREA - A - 10441 60% 6251
AREA - B - 17662 50% 8831
AREA - C - 6940 50% 3470
TOTAL - 35043 50% 17521.50
25% OF TRACT
8760.75

ROCK SPRAY (COTTON EASTER HORIZONTALIS) 18" to 24"
YEW (HICKSI) 18" to 24" HIGH
RUSSIAN OLIVE (ELAERGNUS ANGUSTIFOLIA) 5'-6" HIGH

AREA REQUIREMENTS

1-AUTOMATIC CARWASH CAPABLE OF
SERVICING 60 CARS IN 1 HOUR
TOTAL SPACES REQ'D = 40 (30 1/2 HR + 10)
TOTAL SPACES PROVIDED

ACCESS POINTS

NO. OF DRIVEWAYS ON TRUCK 2.2X65 = 130
 ROAD WIDTH, ACTUAL SITE WIDTH 140.00
 NO. OF DRIVEWAYS ON SUB STREET 1.1 X 65.
 65
 ROAD WIDTH, ACTUAL SUB STREET WIDTH 140.00

ANCILLARY USES PAR. 405.4.C

2. SALE OF CIGARS, ATTES, CANDY, SOFT DRINKS AND OTHER ITEMS FROM VENDING MACHINES.

LIST OF EQUIPMENT

4. 6000 GAL TANKS (FIREARM MAGS)
1. 4000 GAL TANK (STILL)
1. 1000 GAL TANK (STILL)
4. 34 HP SUBMERSED PUMPS
5. 4000 TWIN TWO PRODUCT DISPENSERS
1. OIL CABINETS
2. AREA LIGHTS (single) RECESS. VAPOR
1. 80" ILLUM SIGN FOR COMPARTMENT COLOR MATCH
1. 6" x 6" FLOOR SIGN
1. CAR VASH EQUIPMENT
- PAINT
- SPECIAL FITTING

PERMITTEES EXHIBIT

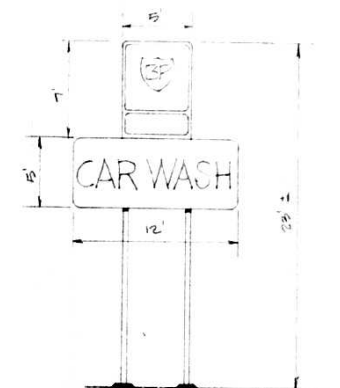
1 - ISLAND MARKETER
3 - TWIN ISLAND LIGHT
1 - SINGLE ISLAND LIGHT
1 - VACUUM -

PLANS 'APPROVED' -
OFFICE OF PLANNING & ZONING
BY: J. E. Jarchis
DATE: 5/16/82

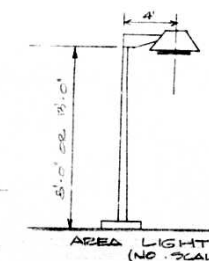
REVISIONS				SITE DEVELOPMENT PLAN					
NO.	DATE	DESCRIPTION	APPROV.						
1	8-29-70	ADD LINES	JW	BALTIMORE CO., MARYLAND					
2	9-18-70	BLDG.	JW	TAYLOR AVE. NEAR PEEKING PKWY.					
				BP OIL CORPORATION WASHINGTON DISTRICT					
				OPERATIONS DEPARTMENT					
	DATE	DRAWN	CHECKED	DESIGN	APP'D.	INSTR.	APPROV.	SCALE	SHEET NO.
	3-26-71	JR	JW					2 1/8"	WASH



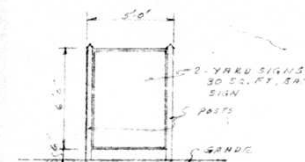
LOCATION MAP



ILLUMINATED
ID. SIGN (NO SCALE



PUBLIC
LAND.



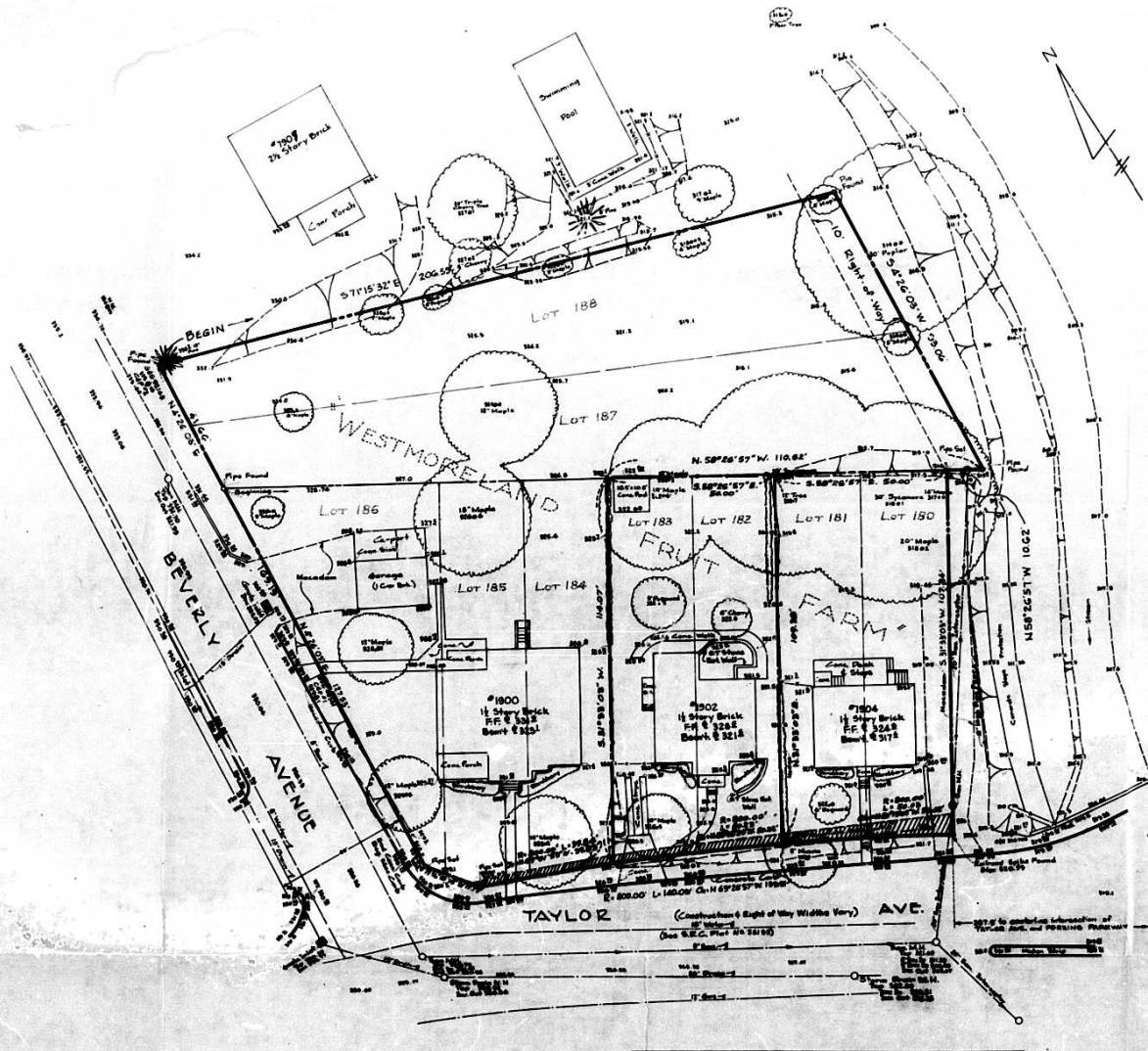
YARD SIGNS

SUBJECT TO EXIT ONLY
TO BEVERLY HILLS AVE

PLANS
APPROVED
MAY 30 1972
DEPT. OF
TRAFFIC ENGINEERING

5-30-72
APPROVED: Edward G. McQuinn Chief
DEVELOPERS DESIGN & APPROVAL SECTION
BUREAU OF ENGINEERING





PETITIONER'S EXHIBIT NO. 2
SURVEY PLAT
FOR

B.P. OIL CORP.

BALTIMORE CO., MD. ELECT. DIST. NO. 9
SCALE: 1"=20' AUGUST 30, 1971

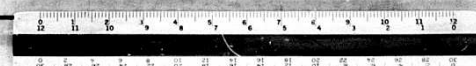
PREPARED BY
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
305 ALLEGHENY AVE., TOWSON, MD.

James A. Stephens, Jr.
ASSOCIATE

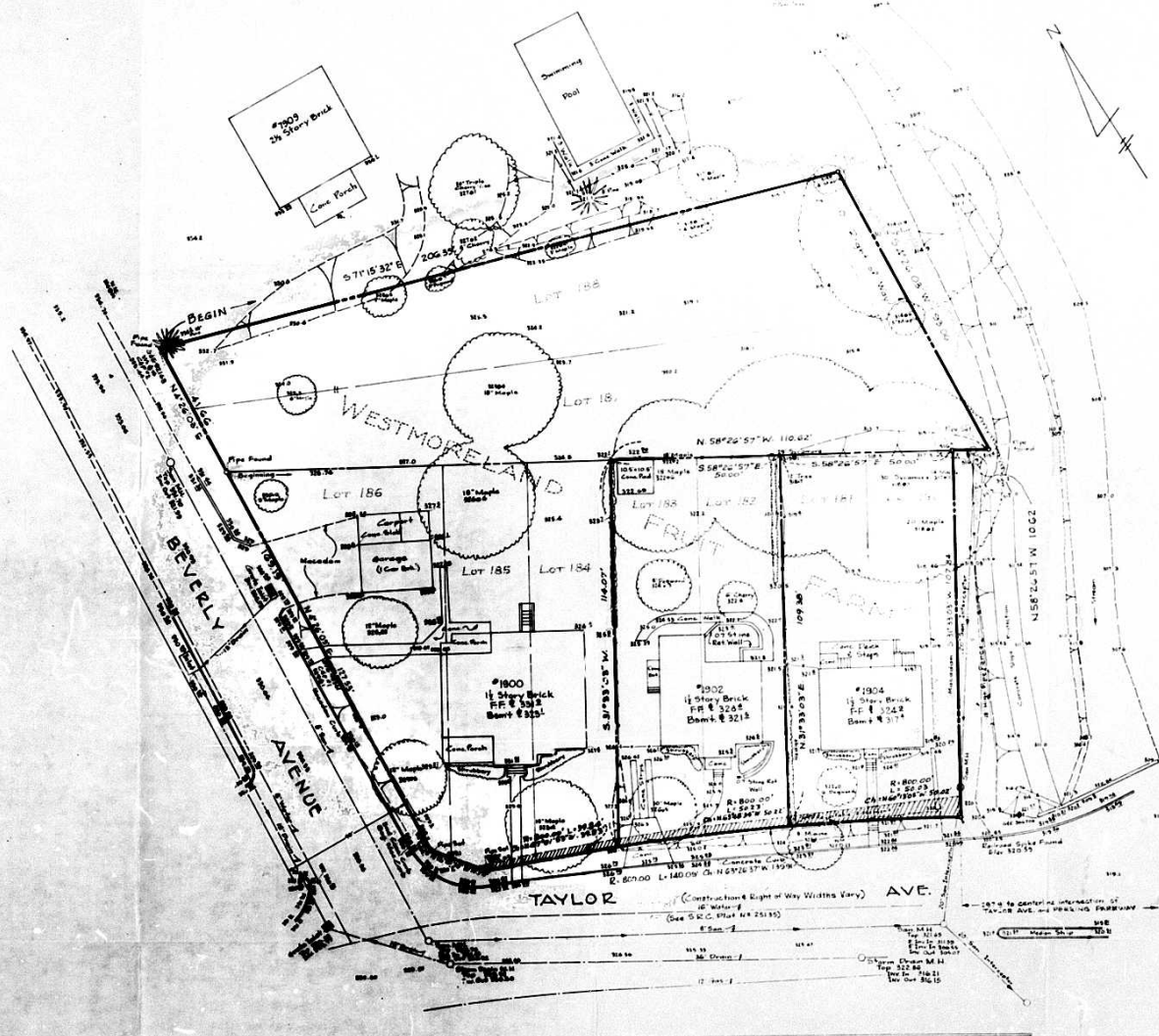
REC. NO. 2026

DATE: Aug. 30, 1971

REVISION: Sept. 8, 1971



EX # 2



PETITIONERS EXHIBIT No. 2
ZC

SURVEY PLAT
FOR

B.P. OIL CORP.

BALTIMORE CO., MD. ELECT. DIST. No. 9
SCALE: 1"=20' AUG. 1ST 30, 1971

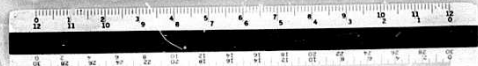
PREPARED BY
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
808 ALLEGHENY AVE., TOWSON, MD.

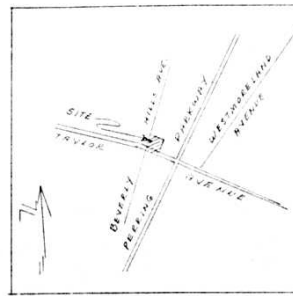
James P. Stephens, Jr.
AS SURVEYOR

SEE NO. 2086

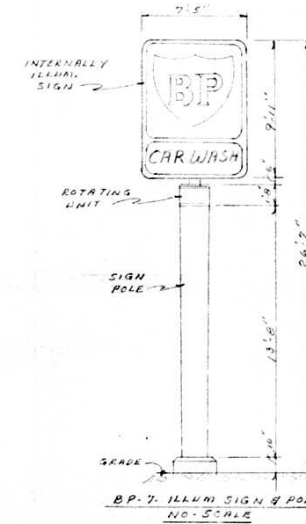
DRAWN BY J. P. STEPHENS

Revised: Sept. 3, 1971

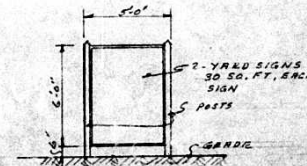




LOCATION MAP
NO SCALE



PUBLIC
LAND



YARD SIGNS
NO SCALE

ZONING STATUS
EXISTING ZONING: R-16
ELECTION DISTRICT No. 9

AREA OF PARCEL - 34,289 SQ. FT.
MAX. BLDG. HEIGHT - 21'0"

ROAD PAVING
12" COMPACTED PLANT MIX STABILIZED STONE AGGREGATE (3" 4" COURSES) PLUS 3/4" COMPACTED MD. SPEC. B' BITUMINOUS CONCRETE (2" BASE - 1 1/2" SURFACE)
OR
9" COMPACTED MD. SPEC. B' BITUMINOUS CONCRETE PLACED IN (3) 3" COURSES
6" BASE - 3" SURFACE.

ON SITE PAVING
7" COMPACTED MD. SPEC. B' BITUMINOUS CONCRETE (5" BASE - 2" SURFACE)

AREA LIGHTING
AREA LIGHT 'A' - 8'0" HIGH-MERCURY VAPOR - SINGLE
AREA LIGHT 'B' - 13'0" HIGH-MERCURY VAPOR - SINGLE

LANDSCAPING
AREA-A - 2200 - SQ. FT.
AREA-B - 1300 - SQ. FT.
AREA-C - 720 - SQ. FT.
AREA-D - 2580 - SQ. FT.
AREA-E - 1260 - SQ. FT.
AREA-F - 2750 - SQ. FT.
AREA-G - 180 - SQ. FT.
TOTAL 10,790 SQ. FT. (APPROX 31% OF TRACT)

ROCK SPRAY (COTTON EASTER HORIZONTALIS) 18" TO 24" VEW (NICKS) 18" TO 24" HIGH
RUSSIAN OLIVE (ELEAGNUS AUGUSTIFOLIA) 5'0" HIGH.

AREA REQUIREMENTS
1. AUTOMATIC CARWASH CAPABLE OF SERVICING 60 CARS IN 1 HOUR.
TOTAL SPACES REQD - 40 (30 1/2 HAY ID)
TOTAL SPACES PROVIDED

ACCESS POINTS
NO. OF DRIVEWAYS ON TAYLOR AVE. - 2 - 2X65 - 130' REQD. WIDTH, ACTUAL SITE WIDTH - 140.80'
NO. OF DRIVEWAY ON SIDE STREET - 1 - 1X65 - 65' REQD. WIDTH - ACTUAL SIDE STREET WIDTH - 169.19'

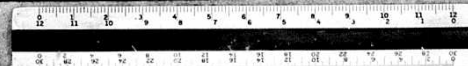
ANCILLARY USES PAR. 405.4.C
2. SALE OF CIGARETTES, CANDY, SOFT DRINKS AND OTHER ITEMS FROM VENDING MACHINES.
3. SALE OF SMALL AUTO. PARTS AND ACCESSORIES.
12. MINOR ACCESSORY USES, SUCH AS RESTROOMS, SALE OF MOTOR OIL, ANTIFREEZE AND ALLIED PRODUCTS.

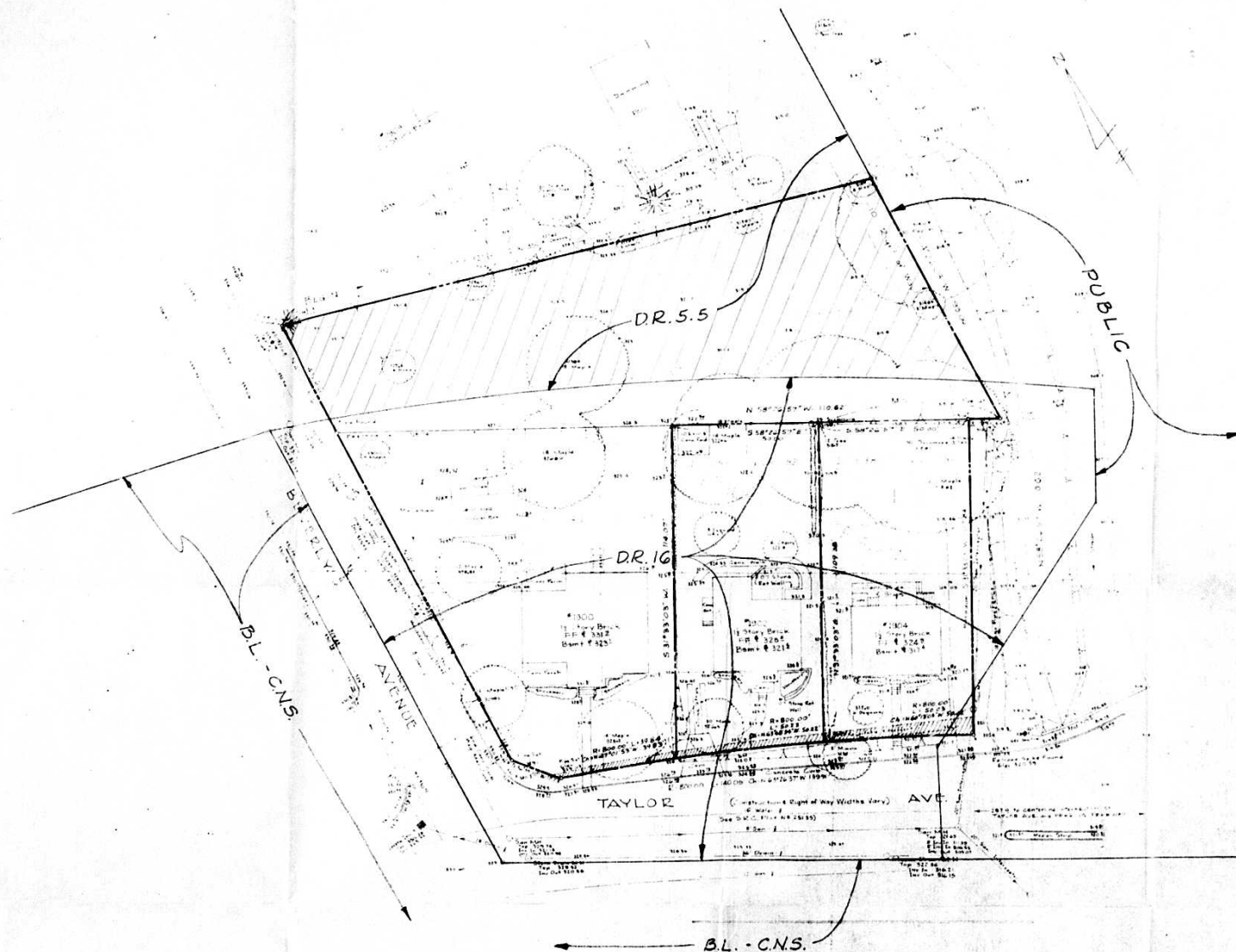
LIST OF EQUIPMENT
4. 6000 GAL TANKS (FIBERGLASS)
1. 1000 GAL TANK
2. 3/4 HP SUBMERGED PUMPS
4. 400T TWIN, TWO PRODUCT DISPENSERS
2. OIL CABINETS
9. AREA LIGHTS (SINGLE) MERCURY VAPOR
1. BP-1 ILLUM. SIGN & POLE W/ ROTATOR & CAR WASH
1. BP-2 PYLON SIGN
CAR WASH EQUIPMENT
PAINT
SPECIAL FITTINGS

PETITIONERS EXHIBIT NO. 1
EC



SITE DEVELOPMENT PLAN	
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99	3/27/20
100	3/27/20





Board's Exhibit #1,
submitted after hearing at the
request of the Board

SURVEY PLAT
FOR

B.P. OIL CORP.

BALTIMORE CO, MD ELECT DIST N 9
SCALE: 1"=20' AUGUST 30, 1971

PREPARED BY
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
303 ALLEGHENY AVE., TOWSON, MD.

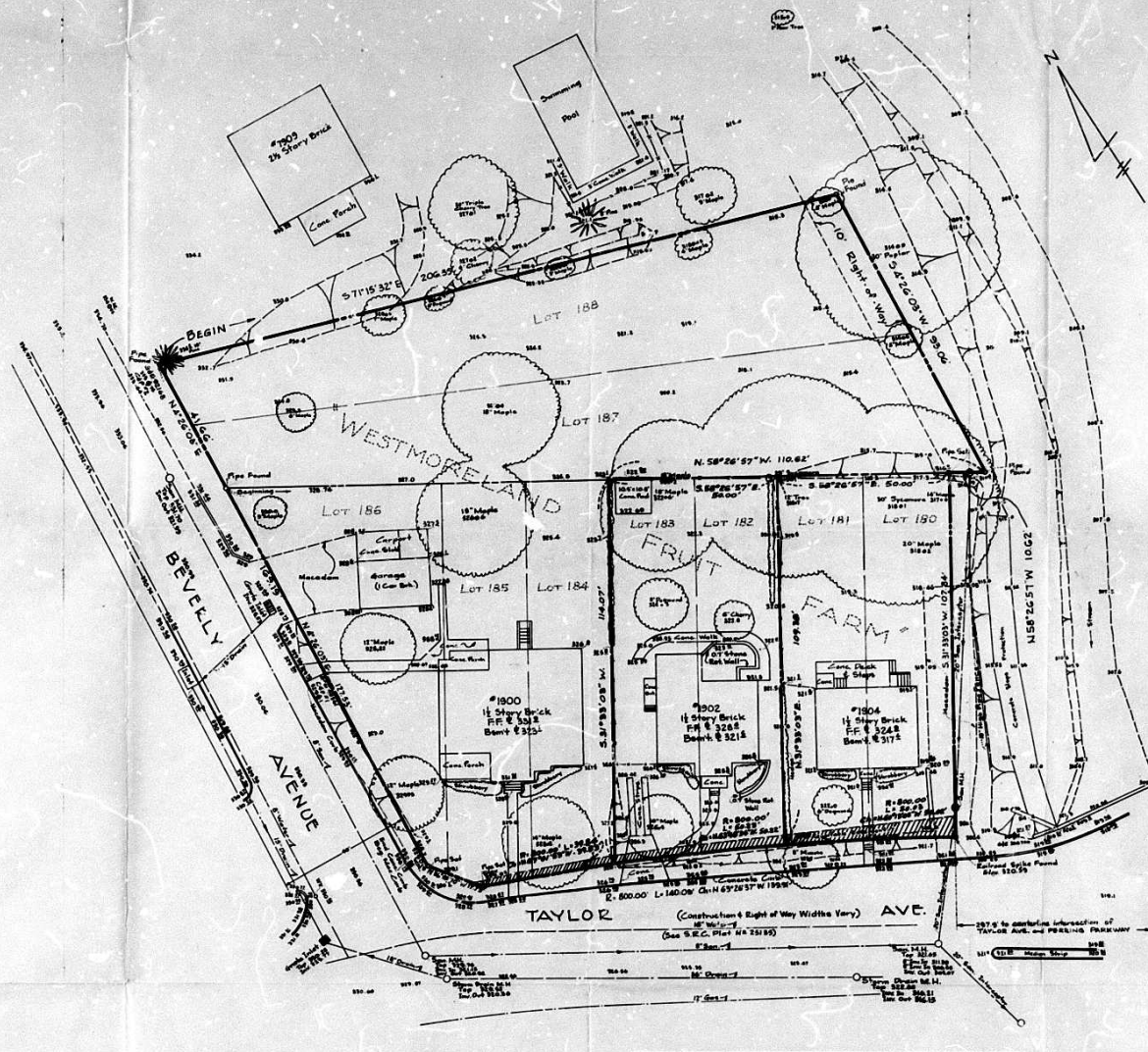
James O. Chmielewski
ASSOCIATE

REG NO 2086

DATE: Aug. 30, 1971

REVISED: SEPT 3 1972





SURVEY PLAT
FOR

B.P. OIL CORP.

BALTIMORE CO., MD. ELECT. DIST. NO. 8
SCALE: 1"=20' AUGUST 30, 1971

PREPARED BY
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
305 ALL SHENY AVE., TOWSON, MD.

James C. Amersbach Jr.
ASSOCIATE

REG. NO. 2086

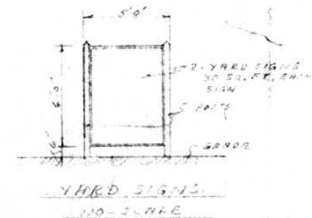
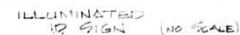
DATE: Aug. 30, 1971.

REVISED: SEPT. 3, 1971



W. 273

PH. 2425



REVIEWS				SITE DESCRIPTION					
NO.	DATE	REVIEW	APPR.	BUILDING NO. 20, LAST FLOOR FLOOR AREA NEW REPAIRS ONLY					
1	10/25/77	BLDG.	OK	BP OIL CORPORATION WASHINGTON DISTRICT OPERATIONS DEPARTMENT					
2	11/10/77	BLDG.	OK						
3									
				DATE	SCALE	ENGR.	CHECK	APPROV.	DRAW. NO.
				4-25-78	1"=20'	JD			270
									WASH.