

72-278-XA #175 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, SOUTHERN STATES COOPERATIVE, INC., 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-classified, pursuant to the Zoning Law of Baltimore County, from an... zone to... zone; for the following reasons:

See attached description

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

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser

SOUTHERN STATES COOPERATIVE, INC.

By: *James H. Harrison*
Legal Owner

Address: 7th and Main Streets
Richmond, Virginia 23213

Protestant's Attorney

W. Lee Harrison
Address: 306 West Japan Road
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this... day of... 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... day of... 1972, at 11:00 o'clock

W. Lee Harrison
Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

SOUTHERN STATES COOPERATIVE, INC., 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 for a Variance from Section 255.1 (See Section 255.1) to permit a front setback of 0 feet rather than the required 25 foot setback with regard to parcel 2 and a variance to Section 405.2 B-6 to permit direct access to an arterial street other than a Class I Commercial thoroughfare on parcel 1. The variance requested is not in accordance with the spirit and intent of the regulation nor would it be in accordance with the provisions of Section 307.

Practical difficulty and extreme hardship.

Section 255.1 (238.2)
To permit a rearward setback of 0 feet in lieu of the required 30 feet for parcel 1.

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.

SOUTHERN STATES COOPERATIVE, INC.

By: *James H. Harrison*
Legal Owner

Contract purchaser

Address: 7th and Main Streets
Richmond, Virginia 23213

Protestant's Attorney

W. Lee Harrison
Address: 306 West Japan Road
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W. Lee Harrison
Zoning Commissioner of Baltimore County

(over)

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 5828, TOWSON, MD, 21204

Description to Accompany
Zoning Petition for
Southern States Cooperative, Inc.
First Parcel

February 25, 1972

Beginning for the same at a point in the paving near the northeasterly edge of Beaver Dam Road, said point being northwesterly distant 779 feet more or less from the intersection formed by the northeasterly edge of said Beaver Dam Road with the center line of Cockeysville Road, running thence with the paving of said Beaver Dam Road North 53° 38' 05" West 312.29 feet thence leaving said Road the four following courses viz: first North 23° 04' 25" East 173.29 feet, second North 44° 15' 20" East 63.00 feet, third South 45° 44' 40" East 327.19 feet and fourth South 30° 25' 08" West 187.14 feet to the place of beginning.

Containing 1.556 Acres of land more or less.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 5828, TOWSON, MD, 21204

Description to Accompany
Zoning Petition for
Southern States Cooperative, Inc.
Second Parcel

February 25, 1972

Beginning for the same at the end of the two following courses viz: first northwesterly along the northeast edge of paving of Beaver Dam Road distant 779 feet more or less from the intersection formed by the northeast side of said Beaver Dam Road with the center line of Cockeysville Road; and second North 30° 25' 08" East 187.14 feet to the herein above mentioned beginning point, running thence the four following courses viz: first North 45° 44' 40" West 327.19 feet, second North 44° 15' 20" East 234.08 feet, third South 45° 33' 48" East 269.75 feet and fourth South 30° 25' 08" West 240.20 feet to the place of beginning.

Containing 1.601 acres of land more or less.



Baltimore County, Maryland
DEPARTMENT OF PUBLIC SAFETY

FIRST BUREAU
BALTIMORE, MARYLAND 21204
MAIL ROOM 21210

June 11, 1968

Mr. M. D. Cottrell, Manager
Southern States Cooperative
Richmond, Virginia 23213

Re: Baltimore County Petroleum Plant
Cockeysville, Maryland

Dear Mr. Cottrell:

Your plans for the Baltimore County Petroleum Plant at Cockeysville must be placed in immediate improvement plans for either an underground installation or a relocation.

The installation as it now stands can be a dangerous one for persons working in and around the site. Construction has begun on the nearby Shopping Center and your plans must be complete when the Shopping Center opens for business. The roadway and parking areas are adjacent to your property and we do not want a similar disaster to the one occurring in Kansas City several years ago whereby eight firemen lost their lives before a new camera-norm. This occurrence could have been greater if a Shopping Center had been involved. The Kansas City location was very similar in appearance to your Cockeysville Plant.

Due to the fact that time has elapsed for your planning stage with plans about complete; it shall be mandatory that plans be completed and a copy of a signed contract be forwarded to this office within 60 days which shall be August 21, 1968.

Respectfully,

John C. Coker
John C. Coker, Deputy Chief
Investigative Service

cc: Charles D. Wheeler, Building Engineer
Lieutenant Alvin B. Roberts

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenno, Zoning Commissioner Date: June 8, 1972

FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition 72-278-XA Special Exception for an Automotive Service Station. Variances for Front Yard and Direct Access. Northeast side of Beaver Dam Road. Southern States Cooperative, Inc. - Petitioner.

8th District
HEARING: Mon. June 12, 1972 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for an Automotive Service Station together with variances - particularly to allow a service station with direct access to an arterial street. We note that certain aspects of an automotive service station were to be allowed on the subject site as an accessory kind of use to the then proposed activity on the site. Although we agree with the need for a service station within the industrial complex we object very much to the concept and specific proposals of the petitioner. The possibility of granting a variance to the locational criteria of the Zoning Regulations represents an abortion and a thwarting of the principles and standards of those regulations. The variance requested is not in accordance with the spirit and intent of the regulation nor would it be in accordance with the provisions of Section 307.

From a Planning viewpoint provisions for securing variances are built into the regulations to as to provide practical relief to property owners who wish to have a reasonable use of their property which otherwise is constrained by height and area requirements. No variance would be required, for example if the petitioner simply placed the automotive service station on the rear portion of his property. Needs could be accommodated, the zoning regulations would be respected, and extremely dangerous precedents affecting potentials along the balance of Beaver Dam Road would not be established. The Planning staff is of the opinion that the Special Exception and the variance are improper and that other opportunities for rational development of the property are available.

GEG:bms

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 15, 1972

W. Lee Harrison, Esq.,
306 West Japan Road
Towson, Maryland 21204

RE: Special Exception Petition
Item 175
Petitioner: Southern States
Cooperative, Inc.

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 attached comments are a result of this review and inspection.

The subject property is located on the northeast side of Beaver Dam Road, 779 feet northwest of Cockeysville Road, in the 8th District of Baltimore County. The property is currently unimproved and is adjacent to a residence and a body and funnel shop on the northwest side and an old stone building on the northeast side. There is no curb and gutter existing along Beaver Dam Road at this location.

The property was the subject of an earlier zoning hearing (Case No. 70-117) in 1959, at which time the petitioner was requesting a reclassification and special exception, which was granted. This petition is two-fold: it is for a special exception for a service station and variances. The ultimate proposed use of this site will be two-fold. 1) The front portion of the site is proposed for an automotive service station to be operated by Southern States; this will be separated from the rear portion by virtue of the special exception, which will be used as a warehouse and storage area for fuel storage, which will also be operated by Southern States.

The site plan as submitted meets the zoning requirements, however, there is some concern from the Dept. of Traffic Engineering regarding the entrance to the rear portion of the property. We suggest that the petitioner's engineer contact the Dept. of Traffic Engineering and attempt to resolve this problem. Any revised plans requested must be submitted to this office prior to the hearing.

W. Lee Harrison, Esq.,
Item 175
Page 2
May 15, 1972

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

John J. Dillon, Jr.
JOHN J. DILLON, JR., Zoning Tech. II

ULM:JJD:J

Enc.

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

833-7416

April 21, 1972

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
ATTN: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

RE: Property Owner: Southern States Cooperative, Inc.
Location: N/E/S Beaver Dam Road - 775' N/W of Cockeysville Road
Item No. 175 Zoning Agenda 4/18/72

Gentlemen:

Pursuant to your request, the referenced property have been surveyed by this Bureau and the comments below marked with an "x" are amicable and required to be corrected or incorporated into the final plans for the property.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: *[Signature]* J. Austin Deitz, Chief
Planning Group
Special Inspection Division Fire Prevention Bureau
Date: 4/17/72

BALTIMORE COUNTY, MARYLAND

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

TO: Mr. Eric D. Nenna
FROM: Mr. Oliver L. Myers
SUBJECT: Item 175 - ZAC - April 18, 1972
Property Owner: Southern States Cooperative, Inc.
Beaver Dam Road NW of Cockeysville Road
Special exception for service station, variances from Section 255.1 (238.1) front yard; and 405.28-6 access District 8

This plan must be revised to show the entrance from the existing 20 foot right of way at Beaver Dam Road. It must be pointed out that this right of way can probably be used with difficulty.

[Signature]
Michael S. Flanigan
Traffic Engineer Associate

MSF:mr

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 24, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Bldg.
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 175, Zoning Advisory Committee Meeting, April 18, 1972, are as follows:

Property Owner: Southern States Cooperative, Inc.
Location: N/E/S Beaver Dam Road, 775' N/W of Cockeysville Road
Present Zoning: ML - 1M
Proposed Zoning: Special Exception for service station.
Variances from Section 255.1 (238.1) front yard; and 405.28-6 access
District: 8
No. Acres: 3.156

Metropolitan water and sewer must be extended to serve this property as proposed.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

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.

Very truly yours,

[Signature]
Thomas B. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

JS:mm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Eric D. Nenna
FROM: Mr. Oliver L. Myers, P.E.
SUBJECT: Item #175 (1971-1972)
Property Owner: Southern States Cooperative, Inc.
N/E/S Beaver Dam Rd., 775' N/W of Cockeysville Rd.
Present Zoning: M-L - I-M
Proposed Zoning: Special Exception for service station. Variances from Section 255.1 (238.1) front yard; and 405.28-6 access
District: 8th
No. Acres: 3.156 acres

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

A preliminary plan for a proposed Service Building and Bulk Plant, of which this second parcel is an addition thereto, was reviewed by this office and formal comments, dated December 2, 1970 were forwarded to the Bureau of Public Services. That office furnished the Petitioner with written comments, dated December 16, 1970. A copy of these comments is attached for your consideration.

Parcel 1 of this overall site was reviewed and commented upon by the Zoning Advisory Committee as Item #79 (1969-1970). Subsequently, County highway and utility requirements were secured by Public Works Agreement #8710J executed in conjunction with the development of the Southern States Cooperative, Inc. Service Building and Bulk Plant.

A revised preliminary plan for the overall site (Parcels 1 and 2 combined) will be required to be submitted and approved in connection with any grading or building permit application.

[Signature]
OLIVER L. MYERS, P.E.
Chief, Bureau of Engineering

END:KAM:PMR:rs
V-SE Key Sheet
67 NW 8 Position Sheet
NW 17 B Topo
42 Tax Map
Attachment

THE TOWSON TIMES

TOWSON, MD. 21204

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric D. Nenna, 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 30 day of May 1972 that is to say, the same was inserted in the issue of May 25, 1972.

STROMBERG PUBLICATIONS, Inc.

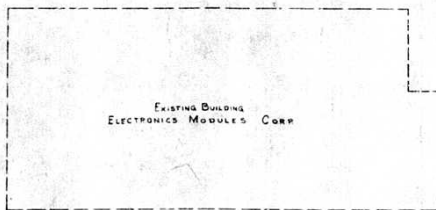
[Signature]
By: Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 25, 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., once a week at one time, week before the 12th day of June, 1972, the 1972 publication appearing on the 25th day of May.

THE JEFFERSONIAN
[Signature]
Manager
Cost of Advertisement, \$ 31.00

PETITION MAPPING PROGRESS SHEET						
FUNCTION	Well Map		Original		Duplicate	
	date	by	date	by	date	by
Descriptions checked and outline plotted on map						
Petition number added to outline						
Denied						
Granted by CC, BA, CC, CA						
Reviewed by: <i>[Signature]</i>	Reviewed Plans:		Change in outline or description		Yes	
Previous case:	Map # 3D				No	



EXISTING BUILDING
ELECTRONICS MODULES CORP.

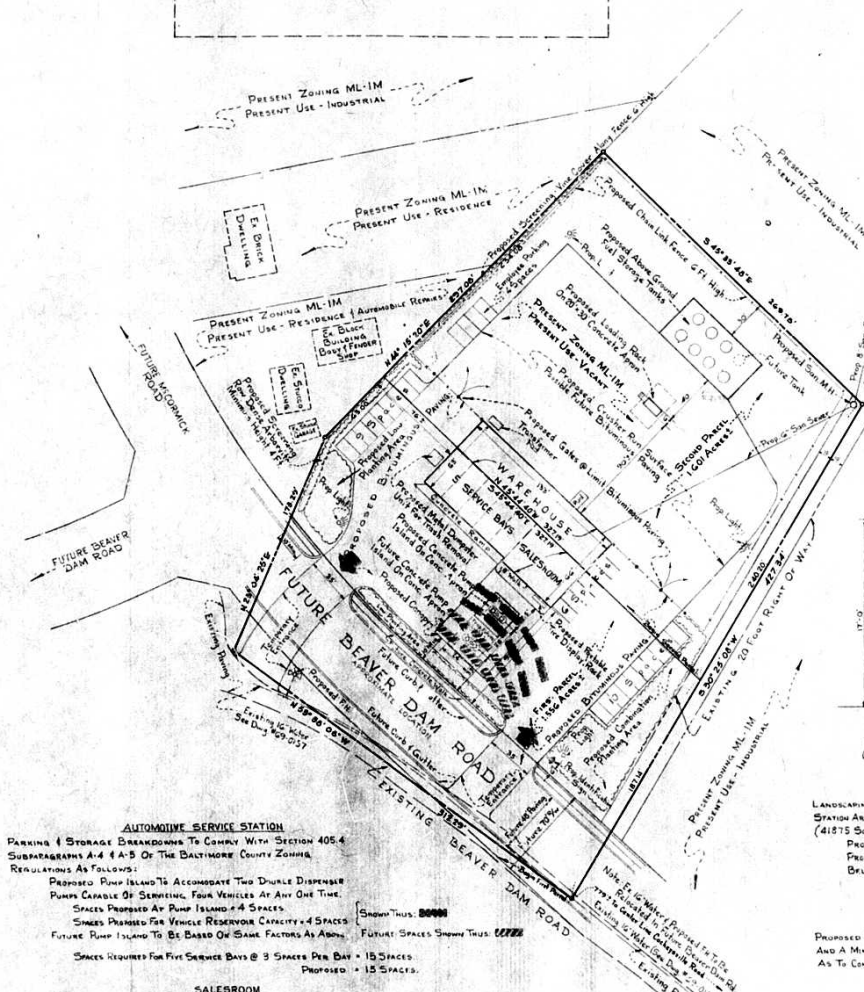
PRESENT ZONING ML-IM
PRESENT USE - INDUSTRIAL

PRESENT ZONING ML-IM
PRESENT USE - RESIDENCE

PRESENT ZONING ML-IM
PRESENT USE - RESIDENCE (Automobile Repair)

PRESENT ZONING ML-IM
PRESENT USE - INDUSTRIAL

EXISTING STORE BUILDING



AUTOMOTIVE SERVICE STATION

PARKING & STORAGE BREAKDOWN TO COMPLY WITH SECTION 405.4 SUBPARAGRAPHS A-4 & A-5 OF THE BALTIMORE COUNTY ZONING REGULATIONS AS FOLLOWS:
PROPOSED PUMP ISLAND TO ACCOMMODATE TWO DOUBLE DISPENSER PUMPS CAPABLE OF SERVING FOUR VEHICLES AT ANY ONE TIME.
SPACES PROVIDED AT PUMP ISLAND - 4 SPACES
SPACES PROVIDED FOR VEHICLE RESERVUOR CAPACITY - 4 SPACES
FUTURE PUMP ISLAND TO BE BASED ON SAME FACTORS AS ABOVE.
SPACES REQUIRED FOR FIVE SERVICE BAYS @ 3 SPACES PER BAY = 15 SPACES
PROPOSED = 15 SPACES.

SALESROOM

PARKING BREAKDOWN TO COMPLY WITH SECTION 409.2 SUBPARAGRAPH B-6 OF SAID REGULATIONS REQUIRING ONE PARKING SPACE FOR EACH 200 SQ. FT. OF TOTAL FLOOR AREA.
SPACES REQUIRED FOR FLOOR AREA OF 1900 SQ. FT. = 10 SPACES
PARKING PROVIDED = 10 SPACES.

WAREHOUSE

PARKING REQUIREMENTS TO COMPLY WITH SECTION 409.2 SUBPARAGRAPH B-7 OF SAID REGULATIONS TO PROVIDE ONE SPACE FOR EACH 3 EMPLOYEES.
PARKING PROVIDED = 4 SPACES

TOTAL PARKING REQUIRED = 29 SPACES
TOTAL PARKING PROVIDED = 29 SPACES

NOTES RELATING TO ZONING PETITION
SPECIAL EXCEPTION REQUESTED TO PERMIT AN AUTOMOTIVE SERVICE STATION IN AN EXISTING ML ZONE IN AN IM DISTRICT.
VARIANCE REQUESTED TO SECTION 255.1 (SEE SECTION 239.1) TO PERMIT A FRONT SETBACK OF 0 FEET RATHER THAN THE REQUIRED 25 FOOT SETBACK, WITH REFERENCE TO THE SECOND PARCEL SHOWN HEREON.
VARIANCE REQUESTED TO SECTION 255.1 (SEE SECTION 239.2) TO PERMIT A REAR YARD OF 0 FEET RATHER THAN THE REQUIRED 30 FEET, WITH REFERENCE TO THE FIRST PARCEL SHOWN HEREON.
VARIANCE REQUESTED TO SECTION 405.2 B-6 TO PERMIT DIRECT ACCESS TO AN ARTERIAL STREET OTHER THAN A CLASS 1 COMMERCIAL MOTORWAY

ADDITIONAL SIGNS

ONE IDENTIFICATION SIGN AND THREE MERCHANDISING SIGNS PROPOSED TO BE ATTACHED TO THE FRONT FACE OF THE PROPOSED BUILDING, SHALL CONFORM TO SECTION 413.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS



LANDSCAPING

LANDSCAPING REQUIRED 8.5% OF ENTIRE SITE OF SERVICE STATION AREA AFTER 1" HURD BEAVER DAM ROAD CONSTRUCTED (41875 SQUARE FEET) = 3564 SQ. FT.
PROPOSED LOW PLANTING (LESS THAN 4 FT HIGH) = 2825 SQ. FT.
PROPOSED COMBINATION PLANTING ABOVE AND BELOW 4 FT HEIGHT = 4056 SQ. FT.
TOTAL PROPOSED LANDSCAPING = 6881 SQ. FT.
SEE SECTION 405.4 B-2

LIGHTING

PROPOSED LIGHTS SHOWN HEREON SHALL BE A MAXIMUM OF 14 FEET AND A MINIMUM OF 8 FEET IN HEIGHT AND SHALL BE SO CONSTRUCTED AS TO CONFINE LIGHT RAYS WITHIN THE BOUNDARY LINES OF THE SITE.
SEE SECTION 405.4 B-5

ANCILLARY USES

- PROPOSED ANCILLARY USES - SECTION 405.4 C
- 1 VEHICLE REPAIR SERVICES
 - 2 VENDING MACHINES
 - 6 TIRE SALES AND INSTALLATION
 - 8 SALE OF SMALL AUTO PARTS AND ACCESSORIES
 - 12 MEET - SEE SAID USES

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON, MARYLAND



PLAT TO ACCOMPANY ZONING PETITION FOR SOUTHERN STATES COOPERATIVE, INC.

NORTHEAST SIDE BEAVER DAM ROAD AT MCCORMICK ROAD
BALTO CO. MD
SCALE 1" = 50'

ELECT DIST N 48
FEBRUARY 29/1972

REVISED MAY 28 1972
SOUTHERN STATES COOPERATIVE, INC.

