

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Kendall Young, 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 an _____ 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 of Baltimore County.

Kendall Young

Legal Owner

Contract purchaser

Address: 1530 Beacon St. Apt. 1404
Brookline, Mass. 02146

Frank E. Ciccone
Petitioner's Attorney
Jefferson Building
Towson, Maryland 21204

Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day of July, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of August, 1972, at 2:00 o'clock.

S. Eric DiNenna
Zoning Commissioner of Baltimore County

(over)

Frank E. Ciccone, Esquire
411 Jefferson Building
Towson, Maryland 21204

RE: Petition for Special Exception
W/S of Loch Raven Boulevard,
128' S of Joppa Road - 9th District
Kendall Young - Petitioner
NO. 73-31-X (Item No. 6)

Dear Mr. Ciccone:

I have this date passed my Order in the above captioned matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/srl

Attachments

August 24, 1972

DOLLENBERG BROTHERS

Registered Professional Engineer & Land Surveyor

FOR WASHINGTON AVENUE AT YORK ROAD

TO WISDOM, MD. 21204

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

Beginning for the same on the west side of Loch Raven Boulevard at the distance of 128 feet more or less measured westerly along the northerly projection of the west side of Loch Raven Boulevard from the center line of Joppa Road running thence and binding on the west side of Loch Raven Boulevard by a curve to the right having a radius of 2045.81 feet and a chord bearing south 9 degrees 58 minutes 55 seconds east 79.06 feet an arc distance of 79.06 feet, thence still binding on the west side of Loch Raven Boulevard by a curve to the right having a radius of 2045.81 feet and a chord bearing south 8 degrees 5 minutes 28 seconds east 36.13 feet an arc distance of 36.13 feet, thence leaving Loch Raven Boulevard and running north 20 degrees 17 minutes 20 seconds west 98.56 feet and thence running north 21 degrees 13 minutes 20 seconds west 172.93 feet to the south side of Joppa Road as widened and shown on the Highway Widening Plat of Baltimore County No. 59-085-7 thence running and binding on the south side of Joppa Road as widened and shown on said plat the following four courses and distances viz: by a curve to the left having a radius of 860.00 feet and a chord bearing north 69 degrees 25 minutes 54 seconds east 24.82 feet, an arc distance of 24.82 feet, north 68 degrees 37 minutes 25 seconds east 21.76 feet, by a curve to the right having a radius of 56.30 feet, and a chord bearing south 61 degrees 13 minutes 30 seconds east 101.33 feet, an arc distance of 101.33 feet, north 70 degrees 54 minutes 35 seconds east 7.33 feet to the place of beginning.

Containing 21,755 square feet of land more or less.

Note: For the purposes of Zoning Only.



CERTIFICATE OF PUBLICATION

TOWSON, MD. July 21, 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 in each week, consecutive weeks before the _____ day of _____, 1972, the first publication appearing on the _____ day of _____, 1972.

THE JEFFERSONIAN

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 8-3-72
Posted for: Heavy Veh. Reg. 28.4 1972 @ 10:00 P.M.
Petitioner: Kendall Young
Location of property: W/S of Loch Raven Blvd. 128' S of Joppa Rd.
Location of Sign: 1530 Beacon St. Apt. 1404 Brookline, Mass.
Remarks: See above
Posted by: Frank E. Ciccone Date of return: Aug 19, 72

Frank E. Ciccone, Esq.
Jefferson Building
Towson, Maryland 21204

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 11th day of July, 1972.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Kendall Young

Petitioner's Attorney: Frank E. Ciccone

Reviewed by: S. Eric DiNenna
Advisory Committee

PETITION FOR SPECIAL EXCEPTION IN DISTRICT 9th
ZONING: Petition for Special Exception for Automotive Service Station.
LOCATION: West side of Loch Raven Boulevard 128 feet South of Joppa Road.
DATE & TIME: WEDNESDAY, AUGUST 22, 1972 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing for a Special Exception for Automotive Service Station... on the west side of Loch Raven Boulevard at the distance of 128 feet more or less measured westerly along the northerly projection of the west side of Loch Raven Boulevard from the center line of Joppa Road running thence and binding on the west side of Loch Raven Boulevard by a curve to the right having a radius of 2045.81 feet and a chord bearing south 9 degrees 58 minutes 55 seconds east 79.06 feet an arc distance of 79.06 feet, thence still binding on the west side of Loch Raven Boulevard by a curve to the right having a radius of 2045.81 feet and a chord bearing south 8 degrees 5 minutes 28 seconds east 36.13 feet an arc distance of 36.13 feet, thence leaving Loch Raven Boulevard and running north 20 degrees 17 minutes 20 seconds west 98.56 feet and thence running north 21 degrees 13 minutes 20 seconds west 172.93 feet to the south side of Joppa Road as widened and shown on the Highway Widening Plat of Baltimore County No. 59-085-7 thence running and binding on the south side of Joppa Road as widened and shown on said plat the following four courses and distances viz: by a curve to the left having a radius of 860.00 feet and a chord bearing north 69 degrees 25 minutes 54 seconds east 24.82 feet, an arc distance of 24.82 feet, north 68 degrees 37 minutes 25 seconds east 21.76 feet, by a curve to the right having a radius of 56.30 feet, and a chord bearing south 61 degrees 13 minutes 30 seconds east 101.33 feet, an arc distance of 101.33 feet, north 70 degrees 54 minutes 35 seconds east 7.33 feet to the place of beginning.
Containing 21,755 square feet of land more or less.

THIS IS TO CERTIFY, that the annexed advertisement was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one consecutive week before the 7 day of August 1972 that is to say, the same was inserted in the issue of August 3, 1972.

STROMBERG PUBLICATIONS, INC.

By: Ruel Morgan

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: August 11, 1972

FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition #73-31-X. West side of Loch Raven Boulevard 128 feet South of Joppa Road.
Petition for Special Exception for Automotive Service Station.
Kendall Young - Petitioner

9th District

HEARING: Wednesday, August 15, 1972 (10:00 A.M.)

The Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer:

As of August 10, 1972 there were 13 operating service stations within one-half mile of this site and 3 more within one mile. There was one closed station within a one-half mile radius.

Because of the former use of this site as a service station and the surrounding use there are no planning objections to the granting of a special exception for a service station at this time.

If the proffs of Sec. 502.1 are met any development should be conditioned to an approved site plan.

NEG:cm

BALTIMORE COUNTY, MARYLAND No. 3765
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: July 21, 1972 ACCOUNT: 01-662

AMOUNT: \$50.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
Frank E. Ciccone, Esq.
Jefferson Building
Towson, Md. 21204
Petition for Special Exception for Kendall Young #73-31-X

BALTIMORE COUNTY, MARYLAND No. 5001

MISCELLANEOUS CASH RECEIPT

DATE: August 23, 1972 ACCOUNT: 01-662

AMOUNT: \$50.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
Frank E. Ciccone, Esq.
111 Jefferson Building
Towson, Md. 21204
Advertising and posting of property for Kendall Young #73-31-X

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Sections 405.1 and 502.1 of the Baltimore County Zoning Regulations having been met:

the above re-classification should be had and/or the Special Exception should NOT BE GRANTED.

a Special Exception for an Automotive Service Station should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of August, 1972, that the above re-classification should be had and/or the Special Exception should NOT BE GRANTED.

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of August, 1972, that the above re-classification should be had and/or the Special Exception should NOT BE GRANTED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the requirements of Sections 405.1 and 502.1 of the Baltimore County Zoning Regulations having been met:

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of August, 1972, that the above re-classification should be had and/or the Special Exception should NOT BE GRANTED.

Zoning Commissioner of Baltimore County

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall 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: <i>[Signature]</i>	Revised Plans:				Change in outline or description: Yes ☐ No ☐					
Previous case: <i>[Signature]</i>	Map #									

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 25, 1972

Frank E. Ciccone, Esq.,
Jefferson Building
Towson, Maryland 21204

RE: Special Exception for Automotive Service Station
Item 6
Kendall Young - Petitioner

Dear Mr. Ciccone:

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 southwest corner of Loch Raven Blvd. and Joppa Road, in the 9th District of Baltimore County. This Business Local and Business Residential property is currently improved with an existing service station building that has been converted to a shop that installs air conditioning units in foreign cars, and also with a one-story concrete block building which is part of a series of stores immediately south of the existing service station. The petitioner is requesting a Special Exception rather than a Special Hearing to expand the existing service station because the existing station has completely abandoned its previous use as a service station, even though a change of occupancy has never been issued, and also to expand into the adjoining Business Local C-1 District. Turn and go to the right on Joppa Road, the Joppa Road at this location, and follow an existing entrance from Joppa Road.

The subject station is requested for filling, however, it should be noted that we recommend that the entrance along Joppa Road be eliminated in such a manner as to prohibit exiting from the site onto Joppa Road. We feel that this should be restricted by the Zoning Commission's Order.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time.

Frank E. Ciccone, Esq.,
Item 6
July 25, 1972

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,
[Signature]
John J. Dill, Jr., Chairman
Zoning Advisory Committee

JJD:JD
Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
ATTN: John J. Dill
FROM: Ellsworth W. Diver, P.E.

Date: July 18, 1972

SUBJECT: Item #6 (1972-1973)

Property Owner: Kendall Young
Intersection W/S of Loch Raven Boulevard and Joppa Road
Present Zoning: B.R.
Proposed Zoning: Special Exception for automotive service station
District: 9th
No. Acres: 21,755 sq. ft.

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

Joppa Road, an existing County road, was recently reconstructed in the vicinity of this property as a Federal Aid Project, with a divided closed-type roadway cross-section within a right-of-way of varying width, under Job Order 5-71-2 (See Drawing #6-1000, File 5). No further highway improvements are required. However, construction or reconstruction of any sidewalk, curb and gutter, entrance, apron, etc. including the removal of three (3) parking meters and relocation of an existing fire hydrant required in connection with the redevelopment of this property will be the full financial responsibility of the developer.

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

Loch Raven Boulevard (Md. 52) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Sediment Control

Development of this property through stripping, 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.

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plans.

Item #6 (1972-1973)
Property Owner: Kendall Young
Page 2
July 18, 1972

Storm Drains (Cont'd)

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 responsibility of the Petitioner.

Loch Raven Boulevard (Md. 52) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

Water and Sanitary Sewers

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

[Signature]
ELLSWORTH W. DIVER, P.E.
Chief, Bureau of Engineering

END:EN:PM:iss

N-W Key Sheet
37 NE 10 Position Sheet
NE 10 C Topo
70 Tax Map

cc: John Loos
Revenue Authority

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
#6-3331

August 1, 1972

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
#6-3331

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 6, Zoning Advisory Committee Meeting, July 11, 1972, are as follows:

Property Owner: Kendall Young
Location: Intersection W/S of Loch Raven Boulevard, and Joppa Road
Present Zoning: B.R.
Proposed Zoning: Special Exception for automotive service station
District: 9
No. Acres: 21,755 square feet

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

Very truly yours,

[Signature]
Richard S. Williams
Planner II
Project Planning Division

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

July 18, 1972

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

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 6, Zoning Advisory Committee Meeting, July 11, 1972, are as follows:

Property Owner: Kendall Young
Location: Intersection W/S of Loch Raven Blvd. & Joppa Road
Present Zoning: B.R.
Proposed Zoning: Special Exception for automotive service station
District: 9
No. Acres: 21,755 sq. ft.

Metropolitan water and sewer are available.

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 H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

WMG:mm
cc: W.L. Phillips



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. DIRECTOR
WM. T. MILLER DEPUTY TRAFFIC ENGINEER

July 27, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 6 - ZAC - July 11, 1972
Property Owner: Kendall Young
W/S Loch Raven Blvd. & Joppa Road
Special Exception for automotive service station
District 9

Dear Mr. DiNenna:

Should this special exception be granted, the entrance to the site on Joppa Road should be made one way in only.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MS:mr

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
875-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Oliver G. Myers, Chairman
Zoning Advisory Committee

Re: Property Owner: Kendall Young
Location: Intersection
W/S of Loch Raven Boulevard, and Joppa Road

Item No. 6 Zoning Agenda July 11, 1972

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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.

Reviewer: *J. Austin Deitz* Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

msj
4/23/72



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
David H. Fisher
Assistant Secretary

July 12, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Item 6
Re: Z.A.C. Meeting
July 11, 1972
Property Owner: Kendall Young
Location: In intersection W/S
of Loch Raven Blvd. (Route 542)
and Joppa Road
Present Zoning: U.P.
Proposed Zoning: Spec. Except.
for automotive service station

Dear Mr. DiNenna:

The subject plan indicates proposed entrance channelization that is basically acceptable to the State Highway Administration. However, the entrances must be depressed curb-type and must have 8" thick concrete paving.

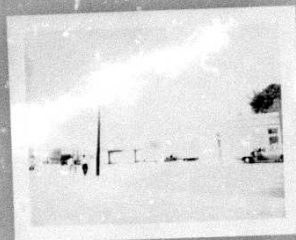
The plan must ultimately be revised. The entrances from Loch Raven Boulevard will be subject to the approval and permit from the Administration.

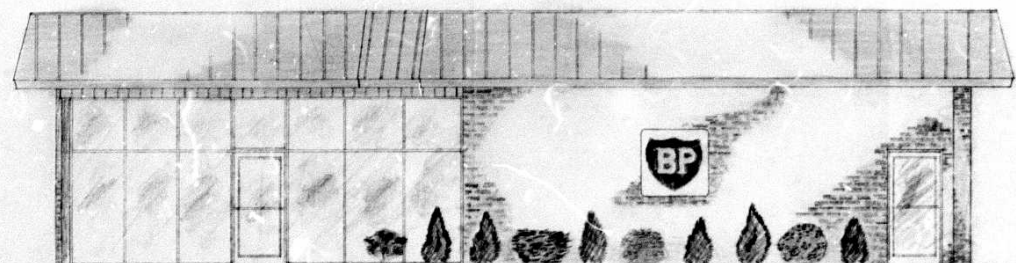
Very truly yours,

Charles Lee, Chief
Development Engineering Section

By: John E. Meyers
Asst. Development Engineer

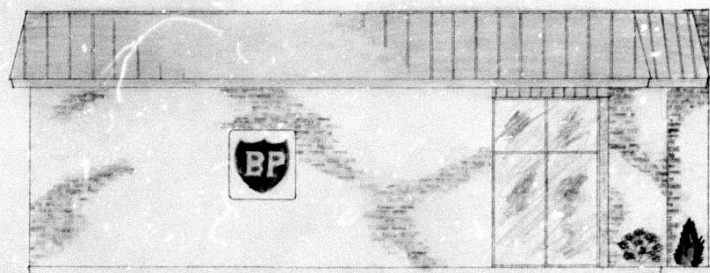
CLJ:msbk





FRONT ELEVATION

1/4" = 1'-0"



SALES END ELEVATION

1/4" = 1'-0"

REVISIONS				ELEVATIONS			
NO.	DATE	REVISION	APPROV.	DAYNESVILLE, BALTO. CO. 1AD. LOCAL GREEN BLVD. & JOPPA RD.			
				BP OIL CORPORATION			
				WASHINGTON DISTRICT			
				OPERATIONS DEPARTMENT			
				DATE	SCALE	BY	CHKD. BY
				3-22-77		JM	
							501 WAL.



