

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **Winfield E. Koehler, et al**, legal owner(s) 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) ~~for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Automobile Service Station~~

See attached description

~~ORDERED for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Automobile 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.

Trustees under Last Will and Testament and Codicil of **George A. Oursler**

Contract purchaser: **Walter Smith, Jr.**
Address: **c/o Martin J. Smith, Jr.**

104 Jefferson Bldg., Towson, Md.

Protestant's Attorney: **Walter J. Smith**

Address: 104 Jefferson Bldg., Towson, Md. 823-6200

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 had 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 1:00 o'clock

Eric D. Nenna
Zoning Commissioner of Baltimore County

(over)

Description for a parcel of land on the corner of the Reisterstown and Cherry Valley Roads, for the Getty Oil Company.

Beginning for the same at a pipe now set on the west side of the Reisterstown Road 206 feet northwest of its intersection with the center line of Cherry Valley Road and thence running along and binding on the northwest side of said road, South 43 degrees 49 minutes East 160.0 feet and South 01 degrees 11 minutes West 21.21 feet to the west side of Cherry Valley Road; thence running and binding on the west side of said road, on a curve to the right in a westerly direction on a radius of 640 feet for a distance of 123.89 feet and still binding on the west side of said road South 57 degrees 16 minutes 27 seconds West 62.62 feet to a pipe now set; thence running for lines of division North 43 degrees 49 minutes West and parallel to the Reisterstown Road 154.0 feet to a pipe now set, and thence North 47 degrees 02 minutes East 199.58 feet to the point of beginning.

Containing 0.766 of an acre, more or less, and being a part of the land described in a Deed from the Fidelity Trust Co. to Michael Paul Smith et al, dated August 1, 1944 and recorded among the Land Records of Baltimore County in Liber No. 1356, folio 226 et seq.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

This Petition represents a Special Exception for an Automotive Service Station on a parcel of ground situated on the northwest corner of Reisterstown and Cherry Valley Roads. Said parcel contains 33,367 square feet and is located in the Fourth District of Baltimore County.

The following expert witnesses testified in behalf of the Petitioner: Mr. Ronald W. Helmstadt, a registered professional engineer and Vice-President of Crockett Associates Consultant Engineers, Mr. Charles Reese, a graduate architect and construction engineer for the Getty Oil Company, and Mr. Donald Jones, a real estate expert associated with the Getty Oil Company for twenty-two (22) years.

The following Exhibits were presented:

Petitioner's Exhibit No. 1 - Site Plan dated September 10, 1971, revised June 6, 1972

Petitioner's Exhibit No. 2 - Topographic, location, and property description plan

Petitioner's Exhibit No. 2 A - Elevation drawing of three (3) bay colonial service station

Petitioner's Exhibit No. 3 - Photographs A through M

Testimony indicated that the site is proposed to be developed with a colonial type brick three (3) bay service station. Services are intended to include fuel dispensing, vehicle repairs, tire sales and installation, sales of auto parts and accessories, and minor accessory uses.

All exterior lighting would be of a colonial type with low level mercury approach lights not to exceed three (3) feet nine (9) inches in height along the Cherry Valley Road access points. Ninety-four hundred and twenty-five

Committee comments.

- Installation of sidewalks along the road frontages of the service station site
- Approval of the site plan by the Bureau of Engineering, Bureau of Traffic Engineering, State Highway Administration, and the Office of Planning and Zoning.

James R. Dyer
Deputy Zoning Commissioner of Baltimore County

(9425) square feet or twenty-eight and two tenths (28.2) percent of the tract will be landscaped with grass and dwarfed spreading yew bushes. The access points on Reisterstown Road and Cherry Valley Road together with the waiting, servicing, and customer parking spaces were considered to be adequate to handle traffic entering, leaving, and parking on the site. The Petitioner felt that there was not sufficient pedestrian traffic in the area to justify sidewalks along Cherry Valley Road. However, under cross-examination by the one (1) area resident who attended the hearing, it was agreed that sidewalks would be constructed if they were deemed necessary.

With regard to need, testimony indicated that the population within a three (3) mile radius of the subject property had increased by fifteen thousand (15000) persons between 1960 and 1970. It was also determined that the Fourth District, in which the station is located, had a population increase during the same period of some three hundred (300) percent (from sixteen thousand (16000) to forty-seven thousand (47000) during the same period). Within the past two (2) years, there has been intense residential building construction to the north of the subject property and on both west and east sides of Reisterstown Road including large numbers of high intensity residential uses, such as apartments and townhouses.

The closest service station on the west side of Reisterstown Road north of the subject site is located two and one-half (2 1/2) miles away of the intersection of Reisterstown Road and Berrymans Lane. Major area shopping centers are located between the subject site and the service station at Berrymans Lane and will generate traffic from the high density residential development south of the subject site. This traffic, plus the normal southbound traffic and the residential development located west of Cherry Valley Road, would be served by the proposed service station which would be the only Getty Oil Station anywhere in the area.

- 2 -

Evidence also indicated that there are no abandoned stations within a one (1) mile radius of the proposed site. However, many stations in the area have been reconstructed or upgraded to accommodate the increased demand in the area. Mr. Jones' research study indicated that the stations in the area are operating at a capacity substantially in excess of the average.

Mr. Jerome Kelly, who resides at 117 Cherry Valley Road was the only area resident present at the hearing. He reserved his right to formally protest the Special Exception until he heard the Petitioner's case. At the close of the hearing, he was afforded the opportunity to give the subject Special Exception additional thought and submit written comments at some later date prior to this Order being written. As of this date, Mr. Kelly has not submitted any additional comments.

With the exception of approval of the two (2) entrances on Cherry Valley Road, the Zoning Advisory Committee and the Planning Staff had no adverse comments regarding traffic conditions in the area.

After reviewing the above testimony, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has met the requirements for granting a Special Exception for an Automotive Service Station as set forth under Section 502.1 and has also met the requirements of establishing new as set forth under Section 405.3D. A C.N.S. District which is a prerequisite for granting a Special Exception for an Automotive Service Station, was established on the subject site by the recently adopted Comprehensive Zoning Maps.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 16th day of November, 1972, that the Special Exception for an Automotive Service Station should be and the same is hereby GRANTED for the herein described property or area from and after the date of this Order, subject however, to the following restrictions:

- Compliance with all pertinent Zoning Advisory

- 3 -

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric D'Nenna
Zoning Commissioner
Norman E. Gerber
FROM Office of Planning

TO: Zoning Commissioner
Date: August 15, 1972
FROM Office of Planning
SUBJECT: Petition #73-32-X, West side of Reisterstown Road 206 feet northwest of Cherry Valley Road.
Petition for Special Exception for Automotive Service Station.
Estate of George A. Oursler, Winfield E. Koehler, et al Trustees - Petitioner
4th District
HEARING: Wednesday, August 16, 1972 at 1:00 P.M.

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

There are three operating stations within a 1/2 mile radius and a total of 5 within 1 mile radius.

Section 405.4A3 appears to limit the total number of access points to 3 for this site unless 4 are jointly recommended by the County Traffic Engineer and the Director of Planning. Cherry Valley Road is not viewed as a major road by this Office, therefore there does not appear to be a need for access points on Cherry Valley Road at this time.

If the proofs of Section 502.1 and 405.3 are met any development should be conditioned to conformance to an approved site plan.

12-507
117 Cherry Valley Rd.
Reisterstown, Md. 21136

RE: PETITION FOR SPECIAL EXCEPTION
W/S OF REISTERSTOWN RD 206' NW
of Cherry Valley Rd, 4th District
Estate of George A. Oursler
Petitioner
No. 73-32-X (Item No. 158)

MR. JAMES R DYER
DEPUTY ZONING COMMISSIONER

SIR, In your letter of 11-16-72 to Mr. J. Smith you said you had issued on the above entitled matter. When I visited the hearing on this matter you your self said that Petitioner's Exhibit No. 2A did not meet the rules of the county and that a new drawing would be made and be presented and that also a copy of same would be sent to me. As of this date the copy was not sent to me so I must take this to mean that the new exhibit has not been sent to you either.

In view of this I do not see how you could base on a special exception to county property (presently located within our county) when the exhibits did not meet county standards. Also, how can a layman take a stand against what is shown to rain this special exception when what is shown is not in keeping with the rules and laws of the county.

For the reasons outlined above I do not see how any change in the use of the land can be made without approval to the above.

Walter J. Smith
August 15, 1972

REC 6 77 AM
ZONING DEPARTMENT

MR. 16 72 AM
ZONING DEPARTMENT

IN RE: Petition of Winfield E. Koehler et al for Special Exception for Automotive Service Station

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

Case # 73-12-X

MEMORANDUM

The Petitioners respectfully submit the within Memorandum on the question of need, as instructed by the Deputy Zoning Commissioner at the time of the hearing herein, on August 16, 1972.

On this issue, the Petitioners submitted the evidence of Mr. Donald Jones, real estate expert associated with Getty Oil Company for some twenty-two years. Mr. Jones testified that a research study was made by Getty Oil Company in connection with the proposed use of the subject property, with the following results:

1. It was determined that the population within a 3 mile radius of the subject property had increased by 15,000 persons between 1960 and 1970.
2. It was determined that in the Fourth Election District in which the station is located the population had increased some 300% (from 16,000 to 47,000) in the same period.
3. It was determined that within the past two years there has been intense residential building construction to the north of the subject property and on both the west and east sides of Reisterstown Road, including a large number of high intensity residential uses, such as apartments and townhouses, for example, in Chartley, Bentley Park, Westbury, and in the area contiguous to and behind Westbury and behind the Franklin Senior High School, and in Country Club Estates.
4. It was further developed that the closest service station on the west side of Reisterstown Road to the north of the subject site is 2 1/2 miles from the subject site at the intersection of Reisterstown Road and Berymans Lane (which, of course, is north of most of the recent high intensity residential development).
5. It was further developed that, although there has been very substantial high density residential development south of the subject site, the major shopping centers serving the area are located north of the subject site, and that there is, therefore, a great deal of southbound traffic on Reisterstown Road resulting from the high intensity development located to the south of the site.

6. It was further developed that there are no abandoned stations located within one mile of the site, but to the contrary, all the changes in existing stations have been reconstructions or upgrading to accommodate the increased demand in the area.
7. It was further developed from a study of the stations operating in the area that all are operating at a capacity very substantially in excess of the average.
8. That there are no Getty Oil Company stations anywhere in the area to serve Getty customers.
9. That there is no station appropriately situated to serve the Hathaway community.

The Petitioners submit that, in accordance with the requirements of Sec. 405.3 D, the evidence was overwhelming of a public need for the proposed station. Not only did the evidence overwhelmingly rebut any presumption, but in fact, no presumption arose under the provisions of that Section, since there is no abandoned station within a one mile radius of the proposed site. Indeed, all of the evidence as to need was completely uncontradicted. Moreover, the evidence affirmatively demonstrated that there is a public need for additional service station capacity as witness the upgrading of existing service stations in order to accommodate the increased high density development in the area.

Further, the testimony indicated that there are insufficient stations on the west side of Reisterstown Road to service southbound traffic north of the proposed site and that it has been determined from experience in the industry that the great proportion of customers of service stations are generated from traffic traveling on the same side of the highway as the service station is located, and that very few motorists will turn across traffic bound in the opposite direction in order to enter a service station.

In view of the overwhelming weight of the uncontradicted evidence, the Petitioners respectfully submit that the requirement of need as set forth in Section 405.3, sub-section D has been

met.

Respectfully submitted,

George B. Johns

James Temple Smith, Jr.
Attorneys for Petitioners
104 Jefferson Bldg.
Towson, Md. 21204
823 6200



STATE HIGHWAY ADMINISTRATION

300 WEST PRINCE STREET
BALTIMORE, MD. 21201

March 29, 1972

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

Re: ITEM 158
Z.A.C. Meeting
March 28, 1972
Owner: Winfield E. Koehler et al
Location: S/W.S. Reisterstown Road (Route 140) 206' W/W of Cherry Valley Road
Present Zoning: R.L.
Proposed Zoning: Special Exception for Automotive Service Station
District: 4
No. Acres: 0.766 acres

Dear Mr. DiNenna:

There is an 80' right of way proposed for Reisterstown Road (40' from center) that must be indicated on the plan. Said right of way line must be curbed with concrete.

The proposed entrances are not properly indicated. The standard 36" depression transition must be located outside of the entrance proper. The standard tangent distance from the radius at the corner and from the property line is measured to the beginning of the transition, therefore, the entrances must be adjusted accordingly.

The plan indicates a portion of one of the waiting spaces within an entrance. This situation is unacceptable.

It is our opinion that the plan should be revised prior to a hearing date being assigned.

The entrances will be subject to approval and permit from the State Highway Administration.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John E. Meyers
Asst. Development Engineer

CLJ:EM:bk

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 3, 1972

Martin J. Smith, Esq.,
104 Jefferson Building
Towson, Maryland 21204

RE: Type of Hearings: Special Exception for automotive service station
Location: S/W.S. Reisterstown Rd., 206' W/W of Cherry Valley Rd.
Petitioners: Winfield E. Koehler, et al
4th District
Item 158

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located on the northwest corner of Reisterstown Road and Cherry Valley Road in the 4th Election District of Baltimore County. The property is a large unimproved lot that lies immediately south of an existing garden sunnily shop and north of another vacant lot on the south side of Cherry Valley Road. To the west is the residential subdivision known as Hathaway. On the east side of Reisterstown Road there are two automotive service stations, one of which is a combination car wash. There is curb and gutter existing along Cherry Valley Road; however, there is only a macadam berm curb along Reisterstown Road.

BUREAU OF ENGINEERING:

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

General:

Major public storm drainage facilities and public sanitary sewerage exist within the utility easement along the Reisterstown Road frontage. No encroachment by construction of any structure, including footings, will be permitted within this easement. During the course of grading or construction on this property, protection must be afforded by the contractor to prevent damage to the existing public utilities. The protection of these utilities and any damage sustained would be the full responsibility of the Petitioner.

Martin J. Smith, Esq.,
Item 158
Page 2
May 3, 1972

Highways:

Reisterstown Road (U.S. 140) is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Cherry Valley Road, an existing County road, is improved as a 40-foot closed-type roadway cross section on a 60-foot right of way. No further highway improvements are required along Cherry Valley Road in conjunction with this site. However, the construction or reconstruction of any sidewalk, curb and gutter, entrances, aprons, etc., required as a result of further development of this site would be the full financial responsibility of the Petitioner.

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

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damage 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.

Storm Drains:

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

Reisterstown Road (U.S. 140) is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration.

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.

Martin J. Smith, Esq.,
Item 158
Page 3
May 3, 1972

Water and Sanitary Sewers:

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

STATE HIGHWAY ADMINISTRATION:

There is an 80' right of way proposed for Reisterstown Road (40' from center) that must be indicated on the plan. Said right of way line must be curbed with concrete.

The proposed entrances are not properly indicated. The standard 36" depression transition must be located outside the entrance proper. The standard tangent distance from the radius at the corner and from the property line is measured to the beginning of the transition, therefore, the entrances must be adjusted accordingly.

The plan indicates a portion of one of the waiting spaces within an entrance. This situation is unacceptable.

It is our opinion that the plan should be revised prior to a hearing date being assigned.

The entrances will be subject to approval and permit from the State Highway Administration.

HEALTH DEPARTMENT:

Since metropolitan water and sewer are available, no health hazards are anticipated.

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.

FIRE DEPARTMENT:

This Department has no comment on the proposed site.

BOARD OF EDUCATION:

No bearing on student population.

Martin J. Smith, Esq.,
Item 158
Page 4
May 3, 1972

DEPT. OF TRAFFIC ENGINEERING:

The plan appears to be satisfactory.

ZONING ADMINISTRATION DIVISION:

Although in general the service station plan meets the requirements of 'B111 40' the overall site plan must indicate the zoning on the adjacent parcel and locate the building for the garden sunnily shop on the property to the northwest. Also, we agree with the State Highway Administration comments regarding the road widening and the waiting space in the entrance from Reisterstown Road.

We are, therefore, withholding approval until such time as revised plans are submitted.

Very truly yours,
Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JJD:JD
Enc.

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna Date: April 27, 1972
 ATTN: Oliver L. Myers
 FROM: Ellisworth N. Myers, P.E.
 SUBJECT: Item #158 (1971-1972)
 Property Owner: Winfield E. Koehler, et al
 Location: S/W Reisterstown Rd., 206' N/W of Cherry Valley Rd.
 Present Zoning: B.L.
 Proposed Zoning: Special Exception for automotive service station
 District: 4
 No. Acres: 0.766 acres

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.

General:

Major public storm drainage facilities and public sanitary sewerage exist within the utility easement along the Reisterstown Road frontage. No encroachment by construction of any structure, including footings, will be permitted within this easement. During the course of grading or construction on this property, protection must be afforded by the contractor to prevent damage to the existing public utilities. The protection of these utilities and any damage sustained would be the full responsibility of the Petitioner.

Highways:

Reisterstown Road (U.S. 110) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Cherry Valley Road, an existing County road, is improved as a 40-foot closed-type roadway cross-section on a 50-foot right-of-way. No further highway improvements are required along Cherry Valley Road in conjunction with this site. However, the construction or reconstruction of any sidewalk, curb and gutter, entrances, aprons, etc. required as a result of further development of this site would be the full financial responsibility of the Petitioner.

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

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.

Item #158 (1971-1972)
 Property Owner: Winfield E. Koehler, et al
 Page 2
 April 27, 1972

Sediment Control: (Cont'd)

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains:

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

Reisterstown Road (U.S. 110) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

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

Ellisworth N. Myers
 Ellisworth N. Myers, P.E.
 Chief, Bureau of Engineering

END:EAM:PW:iss

T-W Key Sheet
 54 NW 37 Position Sh et
 84 11 1 7000
 58 Tax Map

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: March 29, 1972
 FROM: H.V. Bomaner
 SUBJECT: Item 158 - Zoning Advisory Committee Meeting, March 28, 1972

158. Property Owner: Winfield E. Koehler, et al
 Location: S/W/S Reisterstown Road, 206' N/W of Cherry Valley Road
 Present Zoning: B.L.
 Proposed Zoning: Special exception for automotive service station
 District: 4
 No. Acres: 0.766

Since metropolitan water and sewer are available, no health hazards are anticipated.

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.

H.V. Bomaner
 H.V. Bomaner
 Water and Sewer Section

TO: S. Eric DiNenna, Zoning Commissioner DATE: March 28, 1972
 Attention: Mr. Myers

FROM: Fire Prevention Bureau
 Fire Department
 SUBJECT: Property Owner: Winfield E. Koehler, et al

Location: S/W/S Reisterstown Road, 206' N/W of Cherry Valley Road

ITEM # 158 Zoning Agenda:

- () 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 _____ 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 maximum 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.
- (x) 6. The Fire Department has no comment on the proposed site.
- () 7. Site plans approved as shown.

H.V. Bomaner
 Planning Division
 Fire Prevention Bureau

Note: Above comments indicated with a check apply.

mb

BALTIMORE COUNTY BOARD OF ZONATION

ZONING ADVISORY COMMITTEE MEETING
 OF MARCH 28, 1972

Petitioner: *Koenig*
 Location:
 District:
 Present Zoning:
 Proposed Zoning:
 No. of Acres:
 Comments: NO BEARING ON SMOKE POLLUTION

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
 JEFFERSON BUILDING
 TOWSON, MARYLAND 21284

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna Date: March 30, 1972
 ATTN: Oliver L. Myers
 FROM: Michael S. Flanigan
 SUBJECT: Item 158 - ZFC - March 28, 1972
 Property Owner: Winfield E. Koehler, et al
 Location: S/W of Cherry Valley Road
 S.E. for automotive service station.
 District 4

The plan appears to be satisfactory.

Michael S. Flanigan
 Michael S. Flanigan
 Traffic Engineer Associate

MSF:ar

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
 Acting Director
 3110 W. Chesebrough Ave.
 Towson, Md. 21284
 46-2211

August 2, 1972

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 revised plan #158, Zoning Advisory Committee Meeting, March 28, 1972, are as follows:

Property Owner: Winfield E. Koehler, et al
 Location: S/W/S Reisterstown Road, 206' N/W of Cherry Valley Road
 Present Zoning: B.L.
 Proposed Zoning: Special Exception for automotive service station
 District: 4
 No. Acres: 0.766 acres

In conjunction with order being written, an overall plan for the entire property should be approved with the following changes:

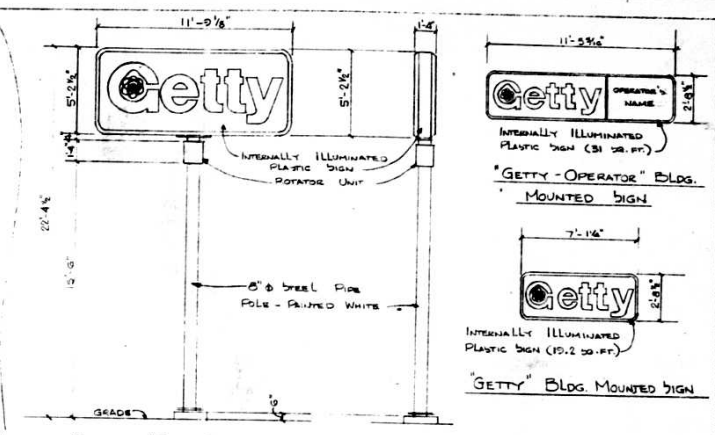
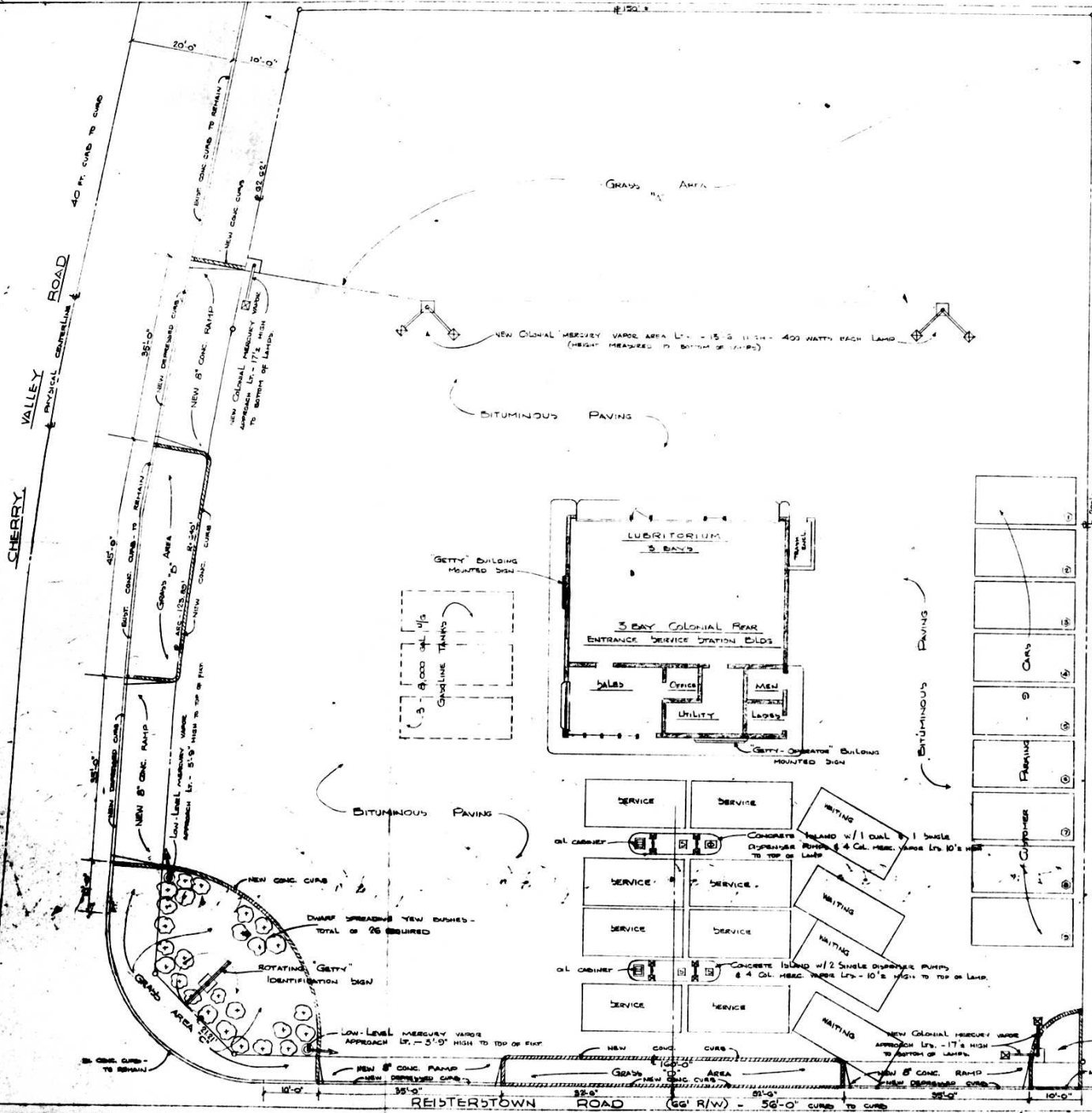
1. 20' tangents instead of 10' at the intersection of Cherry Valley and Reisterstown Roads
2. 6' setback on the sign
3. Sidewalks
4. On site connecting drives between uses
5. Type of landscaping shown
6. 4 additional waiting spaces as required
7. The note concerning the dispenser pumps is unclear.

Approval must be secured for two entrances on Cherry Valley Road from the Director of Planning and the Director of Traffic Engineering.

Very truly yours,
Richard B. Williams
 Richard B. Williams
 Planner II
 Project Planning Division



S.E. 3618 MIDDLEBURY, MD. NET 27#211



ZONING NOTES:

EXISTING ZONING - B-L
 PROPOSED ZONING - B-LR
 EXISTING DISTRICT - 4TH CD
 PROPOSED DISTRICT - 4TH CD
 ELECTION DISTRICT - 4TH

AREA REQUIREMENTS:

TWO DISPENSER ISLANDS WITH 1 DUAL & 3 SINGLE DISPENSER PUMPS CAPABLE OF SERVICING 3 CARS AT ANY ONE TIME -
 TOTAL DISPENSER SPACES = 5
 TOTAL DISPENSER BAYS = 3
 TOTAL BAYS & SPACES = 11
 SITE AREA REQUIRED - TOTAL BAYS & SPACES
 11 x 500 = 5,500 SQ. FT.
 PROPOSED / INCIDENTAL USES - VEHICLE REPAIR DEVICES; VENDING MACHINE SALES; TIRE SALES & INSTALLATION; SALES OF AUTO PARTS & ACCESSORIES; AND HOUSE ACCESSORY USE.
 ADDITIONAL AREA REQUIREMENTS - C-20 SF.
 TOTAL AREA REQUIRED = 10,500 SQ. FT.
 TOTAL AREA OF TRACT = 33,927 SQ. FT.

ACCESS POINTS:

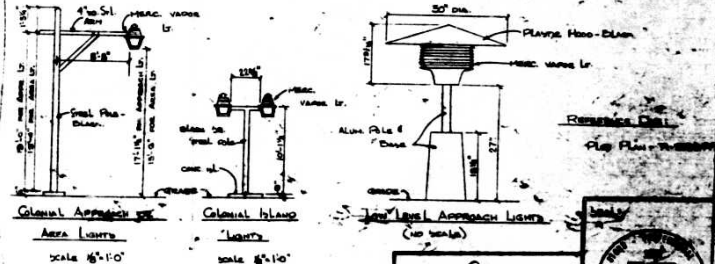
NO. OF DRIVEWAYS ON REGISTERSTOWN ROAD = 2
 REQUIRED WIDTH = 2 x 65 = 130 FT. (ALONG R.O.)
 ACTUAL SITE WIDTH = 180 FT. PLUS 18 FT. E.

PARKING:

PARKING SPACES REQUIRED AT THESE SPACES FOR EACH BAY = 3 x 3 = 9 SPACES.
 PARKING SPACES PROVIDED = 9 SPACES.

LANDSCAPING:

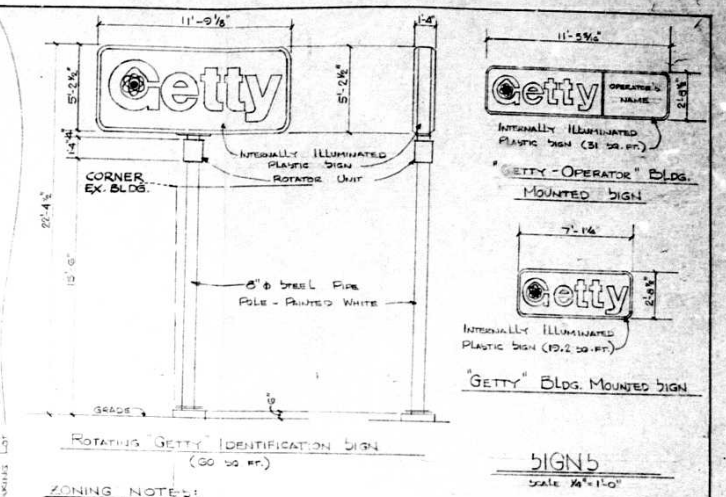
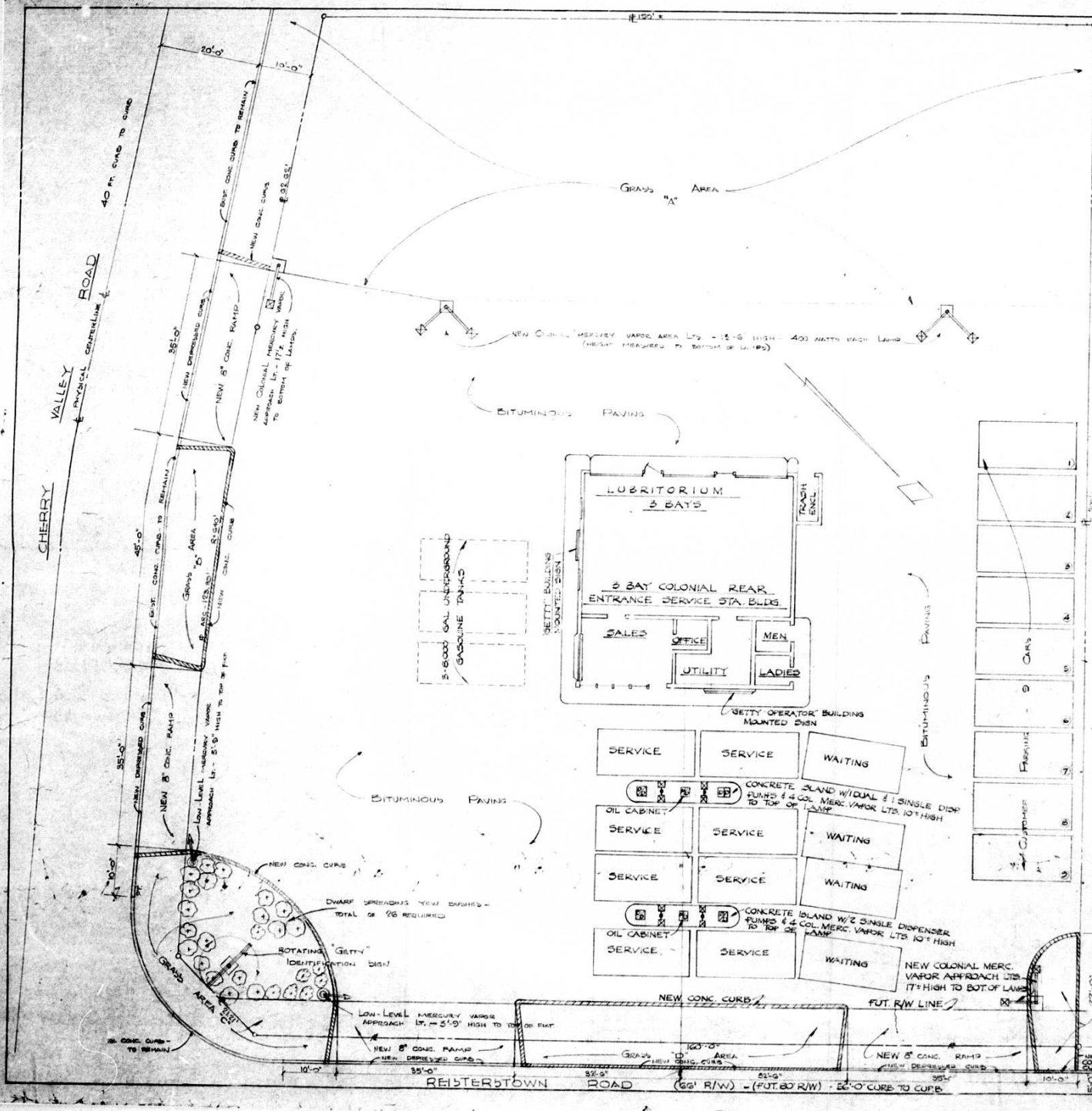
AREA 'A' = 8,120 SQ. FT. INSIDE @ .62% SLOPE
 AREA 'B' = 440 SQ. FT. OUTSIDE
 AREA 'C' = 280 SQ. FT. INSIDE @ .80% SLOPE
 AREA 'D' = 280 SQ. FT. OUTSIDE
 AREA 'E' = 98 SQ. FT. INSIDE @ .80% SLOPE
 TOTAL SQUARE FEET OF TRACT = 26,118 SQ. FT.
 COVERED 57% OF TRACT = 1,700 SQ. FT.
 LANDSCAPING COMPOSITION OF GRASS PLUS SHRUBS (AS SHOWN) IN AREA 'C'.
LIGHTING (SEE DETAILS BELOW) -
 TYPE - MERCURY VAPOR
 COLONIAL APPROACH LIGHTS - OVERALL HEIGHT 20'-3 1/2"
 LOW LEVEL APPROACH LIGHTS - OVERALL HEIGHTS 8'-0"
 COLONIAL AREA LIGHTS - OVERALL HEIGHTS 16'-7 1/2"
 COLONIAL ISLAND LIGHTS - OVERALL HEIGHTS 10'-1 1/2"



VOID SEE REVISED SITE PLAN DATED 6/1/72

John W. Stahl
 JOHN W. STAHL - M.D.
 REGISTERED PROFESSIONAL ENGINEER
 No. 8034 - 9-16-71

Getty Oil Company
 REGISTERED OFFICE: 405 W. BALTIMORE ST., BALTIMORE, MD.
BALTIMORE COUNTY, MD.
 REGISTERED ROAD & CURB
PLANS AND ZONING
 PROJECT NO. 12-1-72
 DATE: 12-1-72



ZONING NOTES:

ZONING STATUS:

- Existing Zoning - B-1
- Proposed Zoning - B-1
- Existing District - 4TH
- Proposed District - 4TH
- Election District - 4TH

AREA REQUIREMENTS:

TWO ISLANDS WITH 1 DUAL & 3 SINGLE DISPENSER PUMPS CAPABLE OF SERVING 12 CARS AT ANY ONE TIME.

- TOTAL SERVICE SPACES = 8
- TOTAL SERVICE BAYS = 8
- TOTAL BAYS & SPACES = 11
- SITE AREA REQUIRED - TOTAL BAYS & SPACES: 11 x 1,200 = 13,200 SQ. FT.
- PROPOSED AUXILIARY UTILS - VEHICLE REPAIR, AIR SERVICE, VENTING MACHINES SALES, TIRE SALES, & INSTALLATION; SALES & AUTO PARTS & ACCESSORIES; AND MISCELLANEOUS UTILS.
- ADDITIONAL AREA REQUIRED = 10,000 SQ. FT.
- TOTAL AREA REQUIRED = 23,200 SQ. FT.
- TOTAL AREA OF TRACT = 33,237 SQ. FT.

ACCESS POINTS:

NO. OF DRIVEWAYS ON REGISTERED ROAD = 2

REQUIRED WIDTH = 2 x 65' = 130 FT. (ALONG THE ACTUAL DRIVE WIDTH) 150 FT. PLUS 10 FT. ±

PARKING:

PARKING SPACES REQUIRED AT THREE SPACES PER EACH BAY = 3 x 8 = 24 SPACES

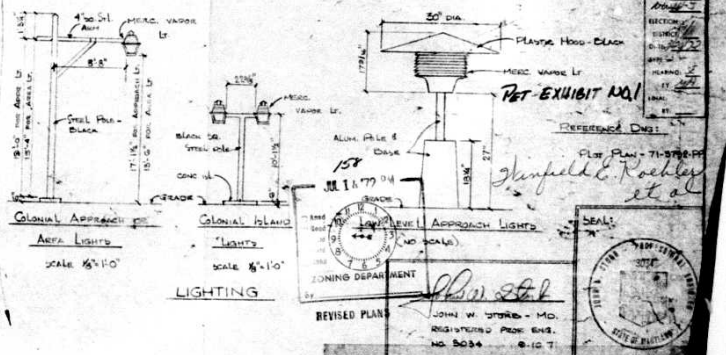
PARKING SPACES PROVIDED = 24 SPACES

LANDSCAPE:

- AREA 'A' = 8,143 SQ. FT. INSIDE & 826 SQ. FT. OUTSIDE
- AREA 'B' = 426 SQ. FT. INSIDE & 806 SQ. FT. OUTSIDE
- AREA 'C' = 450 SQ. FT. INSIDE & 226 SQ. FT. OUTSIDE
- AREA 'D' = 176 SQ. FT. INSIDE & 28 SQ. FT. OUTSIDE
- TOTAL SQUARE FEET = 9,425 SQ. FT. OF TRACT
- REQUIRED % OF TRACT = 1,700 SQ. FT.
- LANDSCAPE CONSISTS OF GRASS PLUS BUSHES (AS SHOWN) IN AREA 'C'.

LIGHTING - (SEE DETAILS ON PLAN)

- Type - MERCURY VAPOR
- Colonial Approach Lights - Overall Height 20'-2 1/2"
- Low Level Approach Lights - Overall Height 18'-6"
- Colonial Area Lights - Overall Height 12'-7 1/4"
- Colonial Island Lights - Overall Height 10'-1 1/4"



REVISIONS:

- REVISED 6-6-72 BY: CROCKETT ASSOCIATES PA CONSULTING ENGINEERS
- 2216 MARYLAND AVENUE BALTIMORE, MARYLAND 21202

REVISIONS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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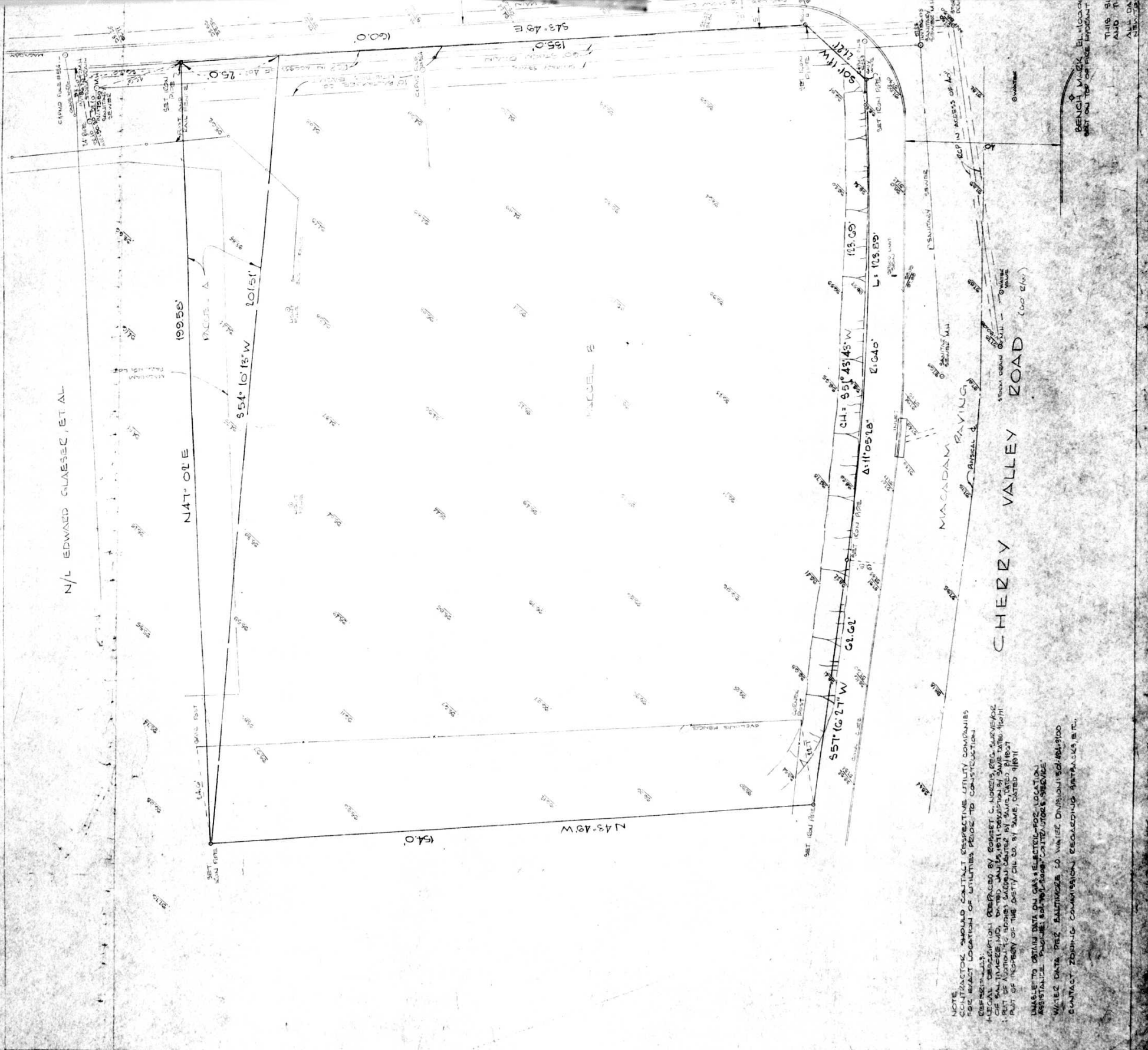
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N/L EDWARD GLAESER, ET AL



NOTE
CONTRACTOR SHOULD CONTACT RESPECTIVE UTILITY COMPANIES
FOR EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
CONTRACTOR'S OBLIGATION
LEGAL DESCRIPTION REPEATED BY GEORGETOWN ENGINEERING & SURVEYING CO. OF BALTIMORE, MD., DATED JANUARY 19, 1971 (EXCEPTION BY SAME DATED 11/17/71)
PART OF ADJACENT PROPERTY SAVED CENTER BY SAME DATED 11/17/71
PART OF PROPERTY OF THE DISTRICT OF COLUMBIA, BY SAME DATED 11/17/71

UNABLE TO OBTAIN DATA ON GAS & ELECTRIC-POLE LOCATION
ASSISTANCE PROVIDED BY BALTIMORE WATER & SEWER DEPARTMENT
WATER DATA PROVIDED BY BALTIMORE WATER DIVISION 1501/1502
CONTACT ZONING COMMISSION REGARDING 457-1433 E.T.

CHERRY VALLEY ROAD

MACADAM PAVING

BENCH MARK ELEVATION
SET ON THE CORNER IMPASSIBLE
THIS IS
AND
ALL DATA
HEREON

