

73-85-XA #216 **PETITION FOR ZONING VARIANCES AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
I, we, Ervin J. Cerveny, William A. Hearn and Jessie A. Hearn, 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 changed from 73-85-XA to 73-85-XA and (2) that the zoning status of the herein described property be changed from 73-85-XA to 73-85-XA.

- 1) For a Variance from Section 405.4 B.5. of the Zoning Regulations of Baltimore County to permit light standards or luminaries fourteen feet in height in lieu of the required eight (8) feet.
2) For a Variance from Section 405.4 A.5.a. of the Zoning Regulations of Baltimore County to permit a curb tangent length between an access driveway and the property line of 15 feet instead of the required ten (10) feet.
3) Sections 413.54 - to permit an identification sign of 32 feet instead of the required 25 feet.

See attached description
and for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for an Automotive Service Station pursuant to Section 405.4 B.2., and for a use in combination car wash with the said automotive service station pursuant to Sections 405.4 D.4. and 419.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, 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.
William A. Hearn
Jessie A. Hearn
Ervin J. Cerveny
Joan W. Cerveny
American Oil Company
By James D. Nolan
204 West Pennsylvania Ave.
Address: 621 York Road
Address: 5205 Saint Albans Way
Towson, Maryland 21204
Baltimore, Maryland 21212
James D. Nolan, Petitioner's Attorney
Protestant's Attorney
Address: Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of August, 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 18th day of October, 1972, at 10:00 o'clock.
John W. Hearn
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND **INTER-OFFICE CORRESPONDENCE**

TO: Mr. S. Eric DiNenno, Zoning Commissioner Date: October 17, 1972
FROM: Norman E. Gerber, Office of Planning
SUBJECT: Petition 73-85-XA, West side of Sherwood Road 22.22 feet North of the Baltimore City Line.
Petition for special exception for an automotive service station and for a use in combination car wash.
Petition for Variance lights and for identification sign.
William A. Hearn and Jessie A. Hearn and Ervin J. & Joan W. Cerveny - Petitioners
9th District
HEARING: Wednesday, October 18, 1972 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer:
There is an abandoned service station within a mile radius of this site, indicating that there may be no reasonable public need for this station.
In view of the Department of Traffic Engineering's comments, we question whether this proposed service station can meet the test of Sec. 405.3.A.
In addition to the requested variance to the curb tangent length standards between a driveway and the property line, the petitioners' plan shows three access points. It appears that an additional variance may be necessary to comply with Sec. 405.4.A.3a.
It is the staff's opinion that the granting of the variance to Sec. 405.4.B.5 would not be in keeping with the spirit of the intent of the regulations.
The staff therefore recommends that this request be denied.

NEG:cm
OCT 18 1972 AM
10:00
10/18/72
424

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
for Automotive Service Station in : COUNTY BOARD OF APPEALS
combination with a Car Wash, and : OF
VARIANCES from Sections 405.4B.5 : BALTIMORE COUNTY
and 413.5d of the Zoning Regulations :
W/S Sherwood Road, 22.22' N. :
9th District : No. 73-85-XA
William A. Hearn, et al, :
Petitioners :
American Oil Co., Contract Purchaser :

ORDER OF DISMISSAL

Petition of William A. Hearn, et al, for special exception for an Automotive Service Station use in combination with a Car Wash and for variances from Section 405.4B.5 and Section 413.5d of the Zoning Regulations of Baltimore County on property located on the west side of Sherwood Road, 22.22 feet north of the Baltimore City Line, in the Ninth Election District of Baltimore County.
WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal filed October 25, 1973 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioners-Appellants in the above entitled matter.
WHEREAS, the said attorney for the said Petitioners-Appellants requests that the appeal filed on behalf of said Petitioners be dismissed and withdrawn as of October 25, 1973.
IT IS HEREBY ORDERED, this 25th day of October, 1973, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
John A. Slowik
Chairman
W. Giles Parker
Walter A. Kiefer, Jr.

Testimony was also presented in protest to the request by members of five individual area improvement associations, some with territorial jurisdiction within Baltimore City.
The neighborhood shopping area within which the proposed service station car wash complex would be located, consists of two grocery stores, a hardware store, a liquor store, a drug store, a ice-cream store, a barber and beauty shop, several smaller businesses, and two service stations.
The realtors testifying in behalf of the request, felt that the area and the proposed use would complement one another. An area with a considerable amount of traffic was considered necessary to make the business go, while at the same time, it was felt that the use would not generate additional traffic.
A great deal of testimony was also presented as to the number of off street stacking spaces capable of being located on the site, recycling of wash water, site screening and landscaping, and the operation in general.
Much testimony was also offered with regard to the area population and the need for a service station car wash combination. Nine service stations exist within a two mile radius of the site. However, since none of these stations contain an automatic car wash, the Petitioner felt that such a need existed on the subject property.
Area residents described the traffic on Sherwood Road as being busy during weekdays and very congested, if not impossible, during the weekends. Weekend shopping traffic is argued to be heavy transit traffic that passes through the area on weekends. They felt that the additional traffic generated by the car wash would overload area streets to a point of being impossible during peak use hours. They also felt that the two existing service stations satisfied the need for such uses in the area.
Since the subject site is located adjacent to and binds on the Baltimore City Line, comments were solicited from the Baltimore City Planning Department. After reviewing the Petitioner's proposal, they strongly recommended

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10/9/73
RE: PETITION FOR SPECIAL EXCEPTION & VARIANCE : BEFORE THE
W/S of Sherwood Road, 22.22' N. * : ZONING COMMISSIONER
of Baltimore City Line - :
9th Election District : FOR
William A. Hearn, et al - Petitioner :
No. 73-85-XA (Item No. 216) * BALTIMORE COUNTY

DISMISSAL OF APPEAL

Mr. Clerk:
Please dismiss the above entitled appeal to the County Board of Appeals on behalf of the Petitioners, William A. Hearn, Jessie A. Hearn, Ervin J. Cerveny and Joan W. Cerveny, Legal Owners, as well as on behalf of American Oil Company, former Contract Lessee, from Deputy Zoning Commissioner Dyer's Opinion and Order of April 19, 1973, which had denied the requested Special Exception and Variance in this proceeding.

James D. Nolan
James D. Nolan
Nolan, Plumbhoff & Williams
Attorneys for Petitioners
204 W. Penna. Avenue
Towson, Maryland 21204
Telephone: 823-7800
I HEREBY CERTIFY, that on this 25th day of October, 1973, a copy of the foregoing DISMISSAL OF APPEAL was mailed to John L. Moring, Jr., Esquire, Attorney for Idlewyde Improvement Association, Inc., and for Chingaplan Hollow Women's Association, Inc., at Callanan, Goff and Moring, 210 North Calvert St., Baltimore, Maryland 21202.

James D. Nolan
James D. Nolan

that the application be disapproved. The following reasons were given:
".... although the plan seems to have met the required forty stacking spaces necessary for the car wash, much of these are actually combined with the area necessary for the safe and efficient flow of traffic of regular gasoline customers.
The site is within a small B.L.-C.N.S. zoning district, a classification designed to accommodate the basic shopping needs of nearby residents and similar to Baltimore City's B-1 neighborhood business district. Both are designed to be compatible with surrounding residential development by excluding high volume auto-oriented commercial uses. For example, service stations in Baltimore City are not permitted in the B-1 district and car washes are restricted to the B-3 community commercial district, similar to Baltimore County's C.S.-1 district. Not only is the proposed use incompatible within the existing zoning classifications but represents an undesirable classification for the residential development to the south and west.
The Baltimore County Planning Staff also recommended that the request be denied for the following reasons:
"There is an abandoned service station within a one mile radius of the site, indicating that there may be no reasonable public need for this station in view of the Department of Traffic Engineering's comments, we question whether this proposed service station can meet the test of Section 405.3A."
The Department of Traffic Engineering comments state, in essence:
"Traffic problems have been noted on Sherwood Avenue, especially on the weekends and any increase in traffic can only aggravate this problem. As presently zoned, this site can be expected to generate about 250 trips per day. The proposed car wash can be expected to generate up to 600 trips per day."
This small commercial shopping area not only generates a great deal of traffic, but is subject to an unusual amount of transit traffic that tends to congest area streets. A service station car wash business could possibly thrive on the traffic in this area, however, it is apparent that a car wash of the type requested does generate additional traffic, and that said use would in all probability, operate to the detriment of the congested traffic conditions that presently exist on Sherwood Road.
Section 405.3 states that prior to granting a Special Exception, the Petitioner must prove:
"A. That the proposed use will not create a traffic hazard or excessive traffic congestion because of its location

ORDER RECEIVED FOR FILING
DATE October 19, 1973
BY John L. Moring, Jr.

ORDER RECEIVED FOR FILING
DATE October 19, 1973
BY John L. Moring, Jr.

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE : BEFORE THE
W/S of Sherwood Road, 22.22' N. : DEPUTY ZONING
of Baltimore City Line - 9th District : COMMISSIONER
William A. Hearn, et al - Petitioner :
NO. 73-85-XA (Item No. 216) : OF
BALTIMORE COUNTY

This Petition represents a request for a Special Exception for a Service Station Use in Combination Car Wash, and a Variance to permit a height of nine feet nine inches for light standards in lieu of the permitted eight feet.
The property in question contains one-half acre, more or less, and is located on the west side of Sherwood Road at the Baltimore City Line, in the Ninth Election District of Baltimore County.

Subsequent to the hearing, it was determined that the property, as advertised, was not commercially zoned in its entirety. A parallel strip of land approximately 12 feet wide along the rear or North 21 degree 40 minute 6 second East property line, and a parallel strip of land approximately 30 feet deep adjacent to the rear or North 7 degree 11 minute 40 second West property line is presently zoned D.R.5.5. The Petitioner's plan and descriptions were revised to omit these areas and resubmitted with a letter from the Petitioner's attorney dated March 22, 1973, requesting that the Petitioner's request be revised accordingly and that a use permit for parking be considered on the residentially zoned area. It was his opinion that additional hearings in this matter, at this point, would only burden both sides and would not result in the presentation of any new testimony or evidence helpful in making a decision.

The Petitioner's request is granted and an Order will be written as requested without benefit of additional testimony.
Testimony was presented on behalf of the request by a realtor and civil engineer, both full-time employees of the American Oil Company, a car wash developer, a traffic engineer, and an independent realtor.

in relation to similar uses, or because of its location in relation to other buildings or proposed buildings on or near the site and the traffic pattern to and from such buildings, or by reason of its location on or near a vehicular way or pedestrian entrance or crossing to a school, park, playground or hospital, or other place of public use or assembly.
B. That the use will not adversely affect the general welfare or orderly development of the general neighborhood or area in which the station is proposed, including nearby areas within adjacent political jurisdictions, considering the service required, availability or scarcity of land for other commercial uses, population, character, density, etc."

After considering the above regulations, testimony, Section 502.1 of the Baltimore County Zoning Regulations, and making a personal inspection of the area in question, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has not satisfactorily met this burden of proof.
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 19th day of April 1973, that the above Special Exception and Variance be and the same are hereby DENIED.

James E. Hearn
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL
EXCEPTION AND VARIANCE
W/S of Sherwood Road, 22.22' N.
of Baltimore City Line -
9th Election District
William A. Hearn, et al - Petitioner
No. 73-85-XA (Item No. 216)

* BEFORE THE
* ZONING COMMISSIONER OF
* BALTIMORE COUNTY

ENTRY OF APPEARANCE

Please enter my appearance as attorney for the Idlewyde
Improvement Association, Incorporated, one of the protestants,
in the above captioned case.

John L. Foring, Jr.
John L. Foring, Jr.
Callahan, Goff & Moring
210 N. Calvert St.
Baltimore, Maryland 21202
539-0056

I HEREBY CERTIFY, that on this 17 day of July, 1973, a copy
of the foregoing Entry of Appearance was mailed to the following:
James D. Nolan, Esq., 204 W. Pennsylvania Avenue, Towson, Maryland,
21204; Mrs. Terry Crossfield, President, Idlewyde Improvement
Association, Inc., 915 Litchfield Road, Baltimore, Maryland, 2239;
Mr. David S. Smith, 1321 Cedarcroft Road, Baltimore, Maryland,
21239; Mr. Thomas J. Menamin, Idlewyde Community Association,
1021 Regester Avenue, Baltimore, Maryland, 21239 and to Mr. John
Seffert, Chinquapin Hollow Women's Association, Inc., 6164
Chinquapin Parkway, Baltimore, Maryland, 21239.

John L. Foring, Jr.
John L. Foring, Jr.

LAW OFFICE
J. EARLE PLUMHOFF
& WILLIAM M. HESSON, JR.
TOWSON, MD.

RE: PETITION FOR SPECIAL EX-
CEPTION AND VARIANCE
W/S of Sherwood Road, 22.22' N.
of Baltimore City Line - 9th District
William A. Hearn, et al - Petitioner
No. 73-85-XA (Item No. 216)

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY

ORDER FOR APPEAL

Mr. Clerk:

Please enter an appeal to the County Board of Appeals on
behalf of the Petitioners, William A. Hearn, Jessie A. Hearn, Ervin J.
Cerveny and Joan W. Cerveny, Legal Owners, as well as on behalf of
American Oil Company, Contract Lessee, from Deputy Zoning Commis-
sioner Dyer's Opinion and Order of April 19, 1973, and each and every
part thereof, denying the requested Special Exception and Variance in
the above entitled case.



I HEREBY CERTIFY, that on this 10th day of May, 1973, a copy
of the foregoing ORDER FOR APPEAL was mailed to the following: Mrs.
Terry Crossfield, President, Idlewyde Improvement Association, Inc., 915
Litchfield Road, Baltimore, Maryland 21239; Mr. David S. Smith, 1321
Cedarcroft Road, Baltimore, Maryland 21239; Mrs. Barbara L. Denbow
New Ramblewood Improvement Association, 1228 Sherwood Avenue, Balti-
more, Maryland 21239; Mr. Thomas J. Menamin, Idlewyde Community
Association, 1021 Regester Avenue, Baltimore, Maryland 21239 and to
Mr. John Seffert, Chinquapin Hollow Women's Association, Inc., 6164
Chinquapin Parkway, Baltimore, Maryland 21239.

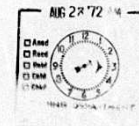
James D. Nolan
James D. Nolan
Nolan, Plumhoff & Williams
Nolan, Plumhoff & Williams
Attorneys for Petitioners
204 W. Pennsylvania Avenue
Towson, Maryland 21204
Telephone: 523-7800

6308 Sherwood Road
Ninth Election District
Baltimore County, Maryland

BEGINNING at a point on the westerly side of Sherwood Road as now
widened to 60 feet, said point being situate 22.22 feet northerly from the
intersection of the westerly side of Sherwood Road and the northerly boundary
line of Baltimore City; thence leaving Sherwood Road, referring all courses to
the True Meridian as established for the Baltimore County Metropolitan District,
South 77 degrees 48 minutes 21 seconds West 103.47 feet to intersect the
northern boundary of Baltimore City; thence binding along said boundary due
west 76.08 feet to an iron pipe now set at the end of the third line of the
beforementioned deed; thence binding reversely along said third line North
21 degrees 40 minutes 06 seconds East 111.13 feet to intersect the last or
North 88 1/2 degrees West 278.4 foot line of land which by deed dated April 21,
1953 and recorded in Liber G.L.B. 2279, Page 490, was conveyed by W. Herbert
Cypull and Helen M. Cypull, his wife, to William A. Hearn and Jessie A. Hearn,
his wife; thence binding along a part of said line South 86 degrees 38 minutes
10 seconds West 26.47 feet to an iron pipe now set; thence running for a new
line of division through the lands of Hearn North 07 degrees 11 minutes 40
seconds West 60.00 feet to an iron pipe now set in the second line of said
last mentioned deed; thence binding along a part of said second line North 38
degrees 38 minutes 10 seconds East 150.00 feet to an iron pipe now set in the
westerly right of way line of Sherwood Road as now widened to 60 feet; thence
binding along said right of way line the following two courses and distances:
(1) South 07 degrees 11 minutes 40 seconds East 81.80 feet to a point of curve
and (2) by a curve to the left having a radius of 1,376.60 feet for an arc
distance of 67.83 feet and a chord of South 08 degrees 36 minutes 22 seconds
East 67.82 feet to the point of BEGINNING; containing 23,993 square feet or
0.5508 acres more or less.

BEING AND COMPRISING parts of land described in the following, two
deeds recorded among the Land Records of Baltimore County (1) from Erik
Nielsen and Rose Nielsen, his wife, to Ervin J. Cerveny and Joan W. Cerveny,
his wife, dated June 16, 1954 and recorded in Liber G.L.B. 2201, Page 538,
(2) from W. Herbert Cypull and Helen M. Cypull, his wife, to William A. Hearn
and Jessie A. Hearn, his wife, dated April 21, 1953 and recorded in Liber
G.L.B. 2279, Page 490.

SUBJECT to a 10 foot right of way described in the firstly herein-
mentioned deed.



Associates Land Surveyors
A. P. RATYCH, L.S.
200 E. MAIN ST.
BALTIMORE, MD. 21201
PHONE: 580-7758

6308 Sherwood Road
Ninth Election District
Baltimore County, Maryland

BEGINNING at a point on the westerly side of Sherwood Road as now
widened to 60 feet, said point being situate 22.22 feet northerly from the
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(2) from W. Herbert Cypull and Helen M. Cypull, his wife, to William A. Hearn
and Jessie A. Hearn, his wife, dated April 21, 1953 and recorded in Liber
G.L.B. 2279, Page 490.

SUBJECT to a 10 foot right of way described in the firstly herein-
mentioned deed.

Saving and excepting from the aforescribed premises that
portion thereof which is zoned DR 3.5.



LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

March 22, 1973

The Honorable James E. Dyer
Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception for Use-In-
Combination Service Station and Car Wash
at Sherwood Avenue, Baltimore County, Md.
Case No. 73-85-XA, Special Exception & Variance

Dear Commissioner Dyer:

As you know, Mr. Dillon, the Zoning Advisory Committee
Chairman, set up a meeting with the four interested area improve-
ment associations on March 14, 1973, to explain to them the prob-
lem which had arisen in this case. I believe that as a result of
that meeting which I attended, together with Mr. Brehm and Mr.
Harrison of American Oil, the protestants and the interested associ-
ations understood the problem.

Quite frankly, it is my feeling, which I believe Mr.
Nolan shares, that an additional hearing or hearings in this matter
at this point would only burden both sides and would not result in
the presentation of any new testimony or evidence helpful to your
decision. Let me say in this regard that I am speaking from the
point of view of American Oil Company and not from the point of view
of either of the property owners, who at some later date may wish to
take corrective action to restore any B.L. zoning lost through a
drafting error as acknowledged by the Planning Staff.

A considerable amount of research has been done as to the
present status of the legal situation. It is my belief that since
this case involved a mutual mistake of fact as to the underlying
zoning, as well as the fact that the property was fully and properly
advertised and there was no deficiency in the area covered by the
advertisement, that you have the power to grant a use permit for
parking in a residential zone covering the five parking spaces in
the northeast corner of the tract. As I believe Mr. Dillon has told
you, American Oil's Engineering Department was able to rework the
site and to stay entirely within the B.L. area with the exception of
these five parking spaces, and revised plans were filed in that matter.

The Honorable James E. Dyer -2- March 22, 1973

This conclusion is based upon the leading Maryland case
of the Baltimore Gas and Electric Company in Cassidy vs. Board of
Appeals, 218 Md. 418 (1958), which was a case that arose in Baltimore
County involving a steam generating plant in the Carroll Island Neck
section of the County.

The present case is very similar to the Cassidy case in
that, as you know, a Use Permit for Parking in a Residential Zone
is a lesser form of relief than the special exception which had
been requested for the entire tract in good faith, believing that
it was zoned entirely B.L. Furthermore, if a use permit were to be
granted with the very stringent restrictions, eight in number,
contained in Section 409.4, the neighborhood would be even more
fully protected than if the entire property had been zoned B.L. and
the special exception request granted.

Should you wish any further data or additional legal
authority, we would be glad to furnish this with copies, of course,
being furnished to the four protestant associations. This letter
has been addressed solely to the problem which has arisen, and
neither my partner nor I wish to seem presumptive on the basic
question as to whether or not you are disposed to permit a service
station as requested at this location. We only wish to furnish you
with the benefit of the legal research which we have made into this
unusual problem.

Respectfully,

Newton J. Williams
NEWTON J. WILLIAMS

NAW/Lab

- cc: Bradley L. Brehm, Esquire
- cc: New Ramblewood Improvement Assn.
- cc: Chinquapin Hollow Women's Assn.
- cc: Idlewyde Improvement Assn.
- cc: Idlewood Civic & Home Improvement Assn.

**BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 21, 1972

COUNTY OFFICE BLDG.
111 S. CALVERT AVE.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.,
Chairman

MEMBERS
BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE PLANNING COMMISSION

BUREAU OF
FIRE PROTECTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

James J. Dolan, Esq.,
208 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Special Exception for automotive
service station and car wash Petition
Item 216
Ervin J. Corveny, Jean W. Corveny,
William A. Hearn and Jessie Hearn - Petitioners

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 west side of Sherwood Avenue at the Baltimore City - Baltimore County line. This unimproved Business Local CDS District property is heavily wooded and lies directly north of an existing row house complex that lies in Baltimore City. (This property was the subject of two previous cases, Nos. 3252 and 67-233.) On the north side of the subject site there is at least one vacant lot that is zoned commercial, and above that a small commercial area that contains a small food store, a delicatessen - liquor store, and a hardware store. On the east side of Sherwood Avenue the property is zoned Business Local and is improved, beginning at its southernmost extremity along the Baltimore City - Baltimore County line with the Edgewood Hall which is used for social functions. Beechwood Road intersects Sherwood Avenue opposite the proposed entrance of the subject property, and further north is a drug store and two other service stations. To the rear of the subject site there is a small cinder block dwelling that is under construction, however, it is occupied and used as a dwelling. On the Baltimore City line there are other residential properties and an alley that services the rear of these residential houses.

The subject petition is being withheld from a hearing date until such time as proper site plans are submitted to this office that are properly sealed along with descriptions that are properly sealed by a land surveyor or a professional engineer. The site plans must also reflect all improvements on properties within 200 feet of the property lines, including all entrances and existing structures immediately to the east of the subject site. It should also be noted that the property immediately to the south that is shown as a one-story brick dwelling is owned by Mr. Corveny, a party of this petition. Also, if any

James J. Dolan, Esq.,
Item 216
July 21, 1972

other property is owned by Mr. Corveny or Mr. Hearn in this immediate vicinity, it should be so indicated. The site plan itself should also contain the proposed widening line along Sherwood Avenue, the existing as well as the proposed entrances to the subject site, the 8 foot screen fence that is required by M.U.C. 40 must also be extended along the residential zone line that fronts along the Baltimore City - Baltimore County line. The site plan itself must be drawn to scale, and the two variances that are requested must be clearly indicated on the site plan. The proposed light standard must be indicated on the site plan. The petitioner is also advised to indicate the election district, the location and size of existing water and sewer lines available to the site, the location of all fire hydrants within 200 feet of the subject property, and revise the stacking spaces as indicated by the Traffic Engineering Department. Petitioner is also advised to pay particular attention to the Bureau of Engineering comments and the Project Planning comments.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJD:JB

Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. Eric DiNanna
FROM: John J. Dillon, Jr.
Date: July 18, 1972

SUBJECT: Item 216 (1971-1972)

Property Owner: Ervin J. and Jean W. Corveny and William A. and Jessie Hearn
6308 Sherwood Road
Present Zoning: B.L.
Proposed Zoning: Variance from Section 405.4B 5 to permit light standards 14' in height instead of required 8' and Variance from Section 405.4A 3.a to permit a curb tangent length between an access driveway and the property line of 5' instead of required 10' and a Special Exception for an automotive service station and car wash.

District: 9th
No. Acres: 21,993 square feet

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.

Highways:

Sherwood Road, an existing County street, is proposed to be improved as a 50-foot closed-type roadway cross-section on a 70-foot right-of-way. Highway improvements, including highway right-of-way widening will be required in connection with any grading or building permit application. The construction or reconstruction of sidewalks, curb and gutter, entrances, aprons, etc. required in connection with the development of this site will 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 (R-33).

The status of the 10-foot right-of-way through this property is unknown and assumed to be private. It is the responsibility of the petitioner to ascertain and clarify rights therein. The development of this site must not be detrimental to others who may have interests in this right-of-way.

The alleyways adjacent to this site lie within Baltimore City and are for residential use only. Vehicular access is not to be permitted to this site via these alleys which serve the Walker Avenue properties to the south.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards (R-33).

The plan must be revised to indicate the proposed highway right-of-way widening and improvements and all existing physical features on this and the adjacent properties, i.e. buildings, foundations, entrances, sheds, swimming pool, etc.

Item 216 (1971-1972)
Property Owner: Ervin J. and Jean W. Corveny and William A. and Jessie Hearn
Page 2
July 18, 1972

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 plan.

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Petitioner's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the deeding in fee to the County of the rights-of-way. Repayment of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Petitioner.

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. The swimming pool and residences, etc. west of this property must be protected.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are available to serve this property. Additional fire hydrant protection appears to be required.

Eric DiNanna
ERIC DI NANNA, P.E.
Chief, Bureau of Engineering

END:EAH:PH:SS

14-04 Key Sheet
28 NE 1/4 Position Sheet
NE 7 A Topo
80 Tax Map

cc: George Rier
John J. Trimmer
John Loos, Jr.

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

ERNEST J. CLIFFORD, P.E.
DIRECTOR

Wm. T. MELZER
DEPUTY TRAFFIC ENGINEER

July 26, 1972

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

Re: Item 216 - ZAC - June 27, 1972
Property Owner: Ervin J. & Jean W. Corveny & William A. & Jessie Hearn
6308 Sherwood Road
Variance from Sec. 405.4B 5 to permit light standards 14' in height instead of required 8' and Variance from Sec. 405.4A 3.a to permit a curb tangent length bet. an access driveway and the property line of 5' instead of required 10' & a special exception for an extensive service station and car wash - Dist. 9

Dear Mr. DiNanna:

Traffic problems have been noted on Sherwood Avenue, especially on the weekends and any increase in traffic can only aggravate this problem. As presently zoned, this site can be expected to generate about 250 trips per day. The proposed car wash can be expected to generate up to 600 trips per day.

It must be pointed out that stacking spaces # 9, 10, 30, 31, 36 & 37 do not work and can not be used for required number of stacking spaces.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

NSF:PR

Baltimore County Fire Department

J. Austin Dietz
Chief



Towson, Maryland 21204

878-7310

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

Attention: Mr. Oliver-Hyatt, Chairman
Zoning Advisory Committee

Re: Property Owner: Ervin J. and Jean W. Corveny and William A. and Jessie Hearn

Location: 6308 Sherwood Road

Item No. 216 Zoning Agenda June 27, 1972

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "M" 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.

Reviewed: _____ Noted and Approved: _____
Planning Group Special Inspection Division Deputy Chief Fire Prevention Bureau

ms
4/25/72

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH**



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

August 4, 1972

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

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

Dear Mr. DiNanna:

Comments on Item 216, Zoning Advisory Committee Meeting, June 27, 1972, are as follows:

Property Owner: Ervin J. and Jean W. Corveny and William A. and Jessie Hearn

Location: 6308 Sherwood Road

Present Zoning: B.L.

Proposed Zoning: Variance from Section 405.4B 5 to permit light standards 14' in height instead of required 8' and Variance from Section 405.4A 3.a to permit a curb tangent length between an access driveway and the property line of 5' instead of required 10' and a Special Exception for an automotive service station and car wash.

District: 9th

No. Acres: 21,993 sq. ft.

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

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,

Thomas H. Phillips
Thomas H. Phillips, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:PHS

cc: W.L. Phillips

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
Baltimore County Office Building
111 N. Chesapeake Ave.
Towson, Md. 21204
410-331

August 7, 1972

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 N. Chesapeake Ave.
Towson, Md. 21204
410-331

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 216, Zoning Advisory Committee Meeting, June 27, 1972, are as follows:

Property Owner: Ervin J. and Jean W. Corveny and William A. and Jessie Heam
Location: 6308 Sherwood Road
Present Zoning: S.L.
Proposed Zoning: Variance from Section 405.43.5 to permit light standards 14' in height instead of required 8' and variance from Section 405.44.3, a. to permit a curb tangent length between an access driveway and the property line of 5' instead of required 10' and a Special Exception for an automotive service station and car wash.

District: 9
No. Acres: 21,793 square feet

1. The 8' stockade fence must be installed along the south property line.
2. Light standards must be shown.
3. The status of the 10' right-of-way must be determined.

Very truly yours,

Richard B. Williams
Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM # 100
JUNE 27, 1972

TOWSON, MARYLAND - 21204

Property Owner: Corveny & Heam
District: 9
Present Zoning: S.L.
Proposed Zoning: VAB
No. Acres: 21,793 sq. ft.

NO RECORDING IN EXISTENT RECORDATION

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#73-85-XA

District: 9A Date of Posting: June 22, 72
Posted for: Planning Dept.
Petitioner: William A. Heam
Location of property: W.B. Sherwood Rd. 22.22' N of Baltimore City Line
Location of Sign: 2 P. Sherwood Rd. 22.22' N of Baltimore City Line
Remarks: William A. Heam
Date of return: 6/21/72

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 9A Date of Posting: June 22, 72
Posted for: Planning Dept.
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Location of property: W.B. Sherwood Rd. 22.22' N of Baltimore City Line
Location of Sign: 2 P. Sherwood Rd. 22.22' N of Baltimore City Line
Remarks: William A. Heam
Date of return: 6/21/72

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, HA, CC, CA									
Reviewed by: <i>JBB</i>									
Revised Plans: Change in outline or description									Yes
Previous case									No
Map #									

THE TOWSON TIMES TOWSON, MD. 21204 October 2 - 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 2nd day of October 1972 that is to say, the same was inserted in the issue of September 28, 1972.

STROMBERG PUBLICATIONS, Inc.

By: David Morgan

THE TOWSON TIMES TOWSON, MD. 21204 October 2 - 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 2nd day of October 1972 that is to say, the same was inserted in the issue of September 28, 1972.

STROMBERG PUBLICATIONS, Inc.

By: David Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 28, 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 September 28, 1972, at one time immediately before the 28th day of September, 1972, the first publication appearing on the 28th day of September 1972.

THE JEFFERSONIAN
S. Frank Strick
Manager

Cost of Advertisement, \$

James D. Nolan, Esq.,
204 V. Puma, Ave.
Towson, Md. 21204
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing, this day of 1972.
H. B. Williams
Zoning Commissioner
Petitioner: *James D. Nolan, Esq.*
Petitioner's Attorney: *James D. Nolan*
Reviewed by: *J. B. Williams*
Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. R392
DATE May 18, 1972 ACCOUNT 01-662
AMOUNT \$10.00
DISTRIBUTION: WHITE - CARRIER, YELLOW - CUSTOMER
James D. Nolan, Esq.,
204 V. Puma, Ave.
Towson, Md. 21204
Cost of Posting for Case No. 73-85-XA
W/S of Sherwood Road, 22.22' N of the Baltimore City Line - 9th District
William A. Heam, et al - Petitioners
1000 MC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. R380
DATE May 16, 1972 ACCOUNT 01-662
AMOUNT \$70.00
DISTRIBUTION: WHITE - CARRIER, YELLOW - CUSTOMER
James D. Nolan, Esq.,
204 V. Puma, Ave.
Towson, Md. 21204
Cost of Appeal on Case No. 73-85-XA
W/S of Sherwood Road, 22.22' N of Baltimore City Line - 9th District
William A. Heam, et al - Petitioners
7000 MC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. R32
DATE Sept. 26, 1972 ACCOUNT 01-662
AMOUNT \$50.00
DISTRIBUTION: WHITE - CARRIER, YELLOW - CUSTOMER
James D. Nolan, Esq.,
204 V. Puma, Ave.
Towson, Md. 21204
Petition for Special Exception and Variance
for W.B. Heam, et al
73-85-XA
5000 MC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 5095
DATE Oct. 17, 1972 ACCOUNT 01-662
AMOUNT \$10.25
DISTRIBUTION: WHITE - CARRIER, YELLOW - CUSTOMER
James D. Nolan, Esq.,
204 V. Puma, Ave.
Towson, Md. 21204
Advertising and posting of property for
W.B. Heam, et al - 73-85-XA
10325 MC

FEB - 8 1974

Z.C.



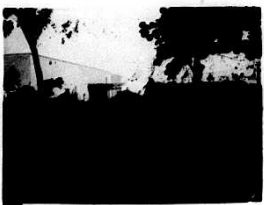
P.T. EXH.B.T 1A



1B



1C



1D

Z.C.



1E



1F



1G



1H

Z.C.



1I

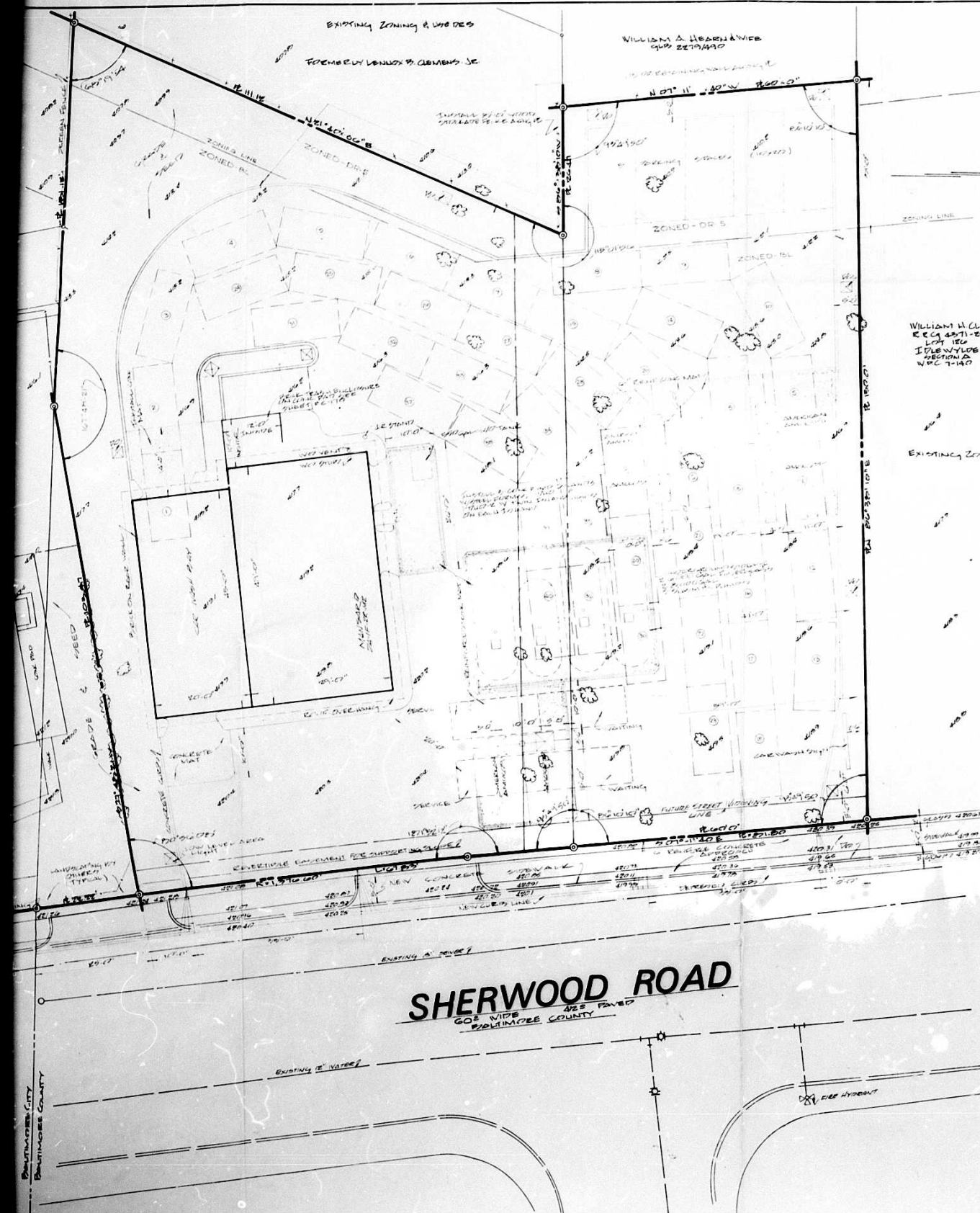


P.T. TENS EX 2A



2B





William H. Clay
Reg 4371-296
Lot 150
Itlenylo6
Section 2
WPC 7-140

Existing Zoning R-1

ZONING STATUS
 EXISTING ZONING: Parcel #1 R-1
 PROPOSED ZONING: Parcel #1
 EXISTING DISTRICT: C-10
 PROPOSED DISTRICT: C-10
 VARIANCE TO SECTION
 TO PERMIT
 INSTEAD OF THE REQUIRED.

AREA REQUIREMENTS
 (NO.) DISPENSER ISLANDS WITH
 (NO.) SINGLE DISPENSER
 FORMS CAPABLE OF SERVING (NO.)
 CARS AT ANY ONE TIME.
 1 (NO.) DISPENSER ISLANDS WITH 6
 (NO.) SINGLE DISPENSER FORMS CAPABLE OF
 SERVING 12 (NO.) CARS AT ANY ONE
 TIME.

TOTAL SERVICING SPACES 12
 TOTAL BAYS & SPACES 14

SITE AREA REQUIRED - TOTAL BAYS &
 SPACES 14 (NO.) X 1500 SQUARE FEET
 21,000 SQ. FT.
 PROVIDED AVAILABLE USES: SEE BELOW
 ADDITIONAL AREA REQUIRED: NONE
 TOTAL AREA REQUIRED: 21,000
 ACTUAL SITE AREA: 21,993 SQ. FT.

LANDSCAPING
 AREA A = 2715 SQ. FT.
 AREA B = 250 SQ. FT.
 TOTAL = 2965 SQ. FT.
 TRACT 5% OF TRACT
 LANDSCAPING CONSISTS OF RESEEDING
 GRASS AND FILL.

LIGHTING
 (1) TYPE: ISLAND HEIGHT: 14'
 DESCRIPTION: ORIGINAL
 (2) TYPE: AREA HEIGHT: 6' x 4'
 DESCRIPTION: LOW-LEVEL

PARKING
 PARKING SPACES REQUIRED: THREE SPACES
 FOR EACH BAY = 6
 PARKING SPACES PROVIDED = 7 (ALL
 PARKING MUST BE SET BACK 8 FEET FROM
 STREET FRONT LOT LINES.)

IDENTIFICATION SIGN = 1 X 11 SQ. FT.
 (6" X 12" T & O W/AS YOU TRAVEL)
 IDENTIFICATION SIGN = 1 X 34.8 SQ. FT.
 (6" X 12" T & O)
 PRODUCT PRICE SIGN = 1 X 14.8 SQ. FT.
 AMERICAN MOTOR CLUB = 1 X 3.3 SQ. FT.
 ADVERTISING CURB SIGN = 1 X 9.3 SQ. FT.
 = 9.3

TOTAL IDENTIFICATION = 11.4
 TOTAL BUSINESS = 9.3

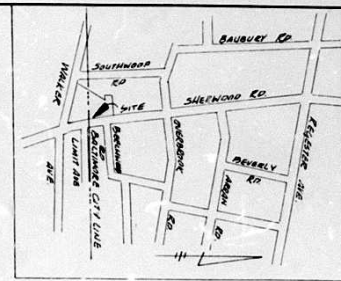
CHECK APPLICABLE USES (X)
 (X) VEHICLE REPAIR SERVICES, INCLUDING
 SELF-SERVICE REPAIR FACILITIES
 BUT BODY AND FENDER WORK AND PAINT
 SPRAYING ARE NOT PERMITTED.
 (X) SALE OF CIGARETTES, CANDY, SOFT
 DRINKS AND OTHER ITEMS FROM VENDING
 MACHINES.
 (X) AUTOMOBILE RENTAL, WITH A MAXIMUM
 STOCK OF 12 CARS.
 ADDITIONAL SITE AREA OF 3,900
 SQUARE FEET.
 (X) TRAILER RENTAL, FOR TRAILERS NOT
 EXCEEDING 1 1/4-TON CHASSIS WEIGHT,
 WITH A MAXIMUM STOCK OF 20 TRAILERS.
 ADDITIONAL SITE AREA OF 5,000
 SQUARE FEET.
 (X) LIGHT-TRUCK RENTAL, INCLUDING RENT-
 AL OF TRUCKS EQUIPPED WITH CAMPERS,
 FOR TRUCKS NOT EXCEEDING 1 1/4-TON
 CAPACITY, WITH A MAXIMUM STOCK OF
 8 TRUCKS. ADDITIONAL SITE AREA OF
 4,000 SQUARE FEET.
 (X) TIRE SALES AND INSTALLATION.
 (X) PARKING OF NOT MORE THAN SIX SCHOOL
 BUSES. ADDITIONAL SITE AREA OF
 2,400 SQUARE FEET.
 (X) SALES OF SMALL AUTO PARTS AND
 ACCESSORIES.
 (X) LAWYER SALES AND REPAIRS.
 (X) AUTO DIAGNOSTIC CENTERS (NOT LOCATED
 IN CUSTOMARY, ONE-CAR SERVICE BAYS)
 ADDITIONAL SITE AREA OF 1,275 SQUARE
 FEET FOR EACH AUTOMOBILE SERVICING
 SPACE.
 (X) CHRISTMAS - TREE SALES.
 MINOR ACCESSORY USES, SUCH AS REST
 ROOMS, SALE OF MOTOR OIL, ANTI-
 FREEZE, AND ALLIED PRODUCTS.

IDENTIFICATION & BUSINESS SIGN

IDENTIFICATION = 47 SQ. FT.
 CAR WASH 34 SQ. FT.
 MESSAGE PANEL 30 SQ. FT.

GENERAL NOTES

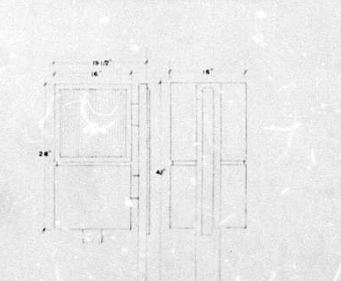
1. AREA OF BUILDING = 1,421 SQ. FT.
2. AREA OF LOT = 21,993 SQ. FT.
3. PERCENT OF LOT COVERED = 6.5%
4. AREA OF CURB FACE = 111 SQ. FT.
5. HEIGHT OF SIGN = 25 FT.
6. ELECTRICAL SERVICE = 200 AMPS.
MINIMUM.
7. CONTRACTOR SHALL TURNISH AND IN-
STALL STEEL CURB FORMS PERMCO OR
EQUAL.
8. CONTRACTOR SHALL INSPECT SITE FOR
STRUCTURES, POLES, BUILDINGS,
TREES, ETC. REQUIRING REMOVAL TO
OBTAIN THE TWO RESULTS. THE
AMERICAN OIL COMPANY ASSUMES NO
RESPONSIBILITY FOR OMISSIONS.
9. GRADING LEGEND-
200.00 EXISTING GRADE
200.00 PROPOSED FINISHED GRADE
THE CONTRACTOR SHALL RESOLVE THE
FINAL LOCATION OF YARDS AND FILL
WITH AREA ENGINEER WHEN THE
STATION IS UNDER CONSTRUCTION.
THE FOLLOWING DETAILS NOS. 1, 2,
3, 4, 5, 6, 10 AND 11 ARE SHOWN ON
DRAWING NO. C-170 ARE APPLICABLE
TO THIS PROJECT.
10. CARBONATE TEST LINES SHALL BE 3"
IN DIA.
11. PERMIT FOR USE-S-COMBINATION SERVICE
STATION AND CAR WASH, AND REQUEST FOR
PERMIT TO ALLOW PARKING IN A
PARKING ZONE.



VICINITY MAP
Scale 1:500

NOTE
CAPACITY OF CAR WASH EQUIPMENT = 60 CARS PER HOUR
ON SITE WAITING SPACES PROVIDED = 40

MP ISLAND LIGHT DETAIL
WONACO-CLASSIC MEDITERRANEAN

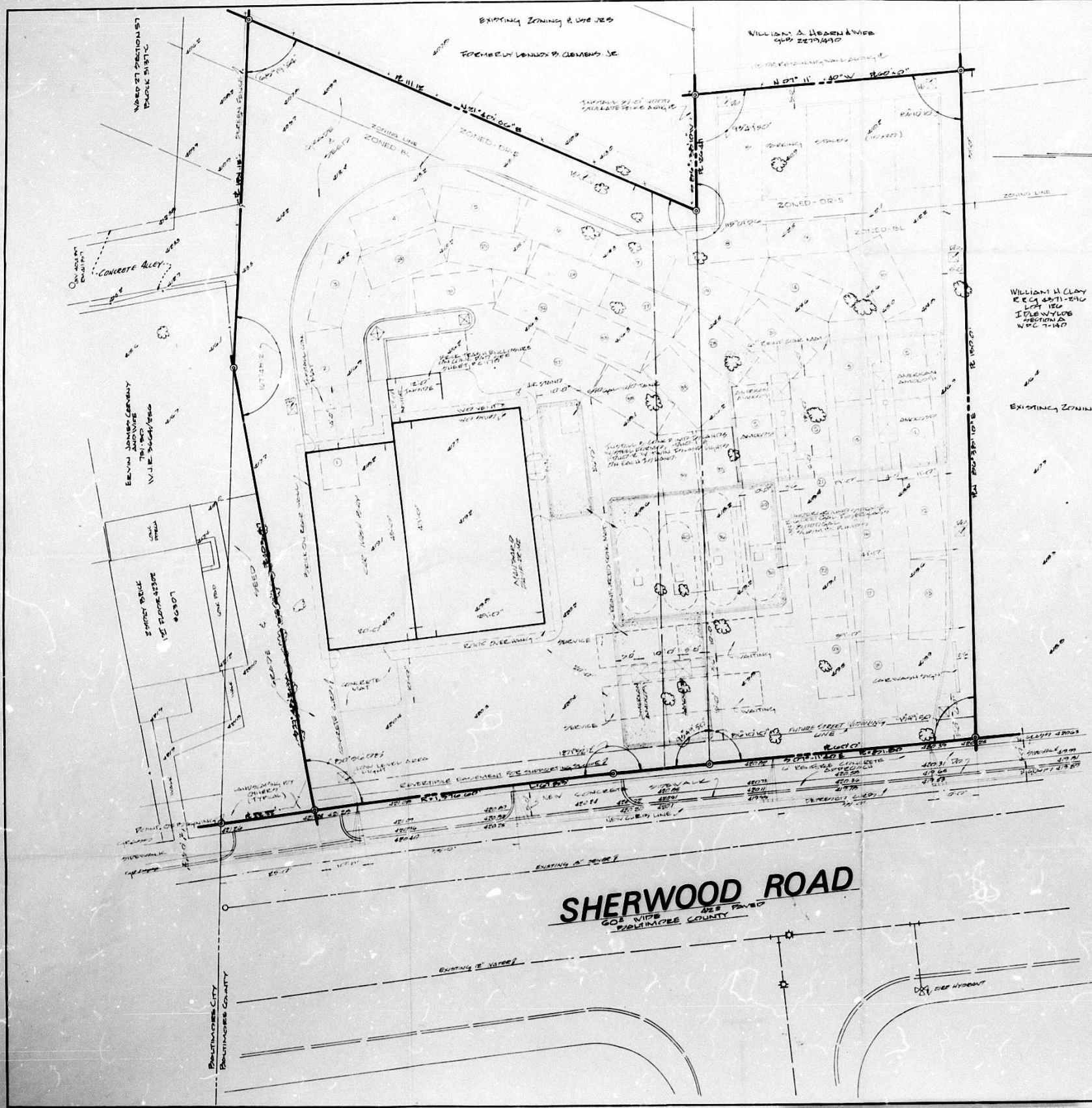


LOW LEVEL AREA LIGHTS
IMPERIAL-LOW LEVEL

REVISED PERMITS



AMERICAN OIL COMPANY	
PROPOSED SERVICE STATION 6200 SHERWOOD AVE. BALTIMORE COUNTY, MARYLAND	
SCALE: 1" = 100'	BALTIMORE REGION
DRAWN BY: [Signature]	BALTIMORE DISTRICT
CHECKED BY: [Signature]	KEY: [Symbol]
APPROVED: [Signature]	DATE: 4/10/72
No. 57-604	



ZONING STATUS

EXISTING ZONING: Parcel #1 BL
 PROPOSED ZONING: Parcel #2
 EXISTING DISTRICT: CNE
 PROPOSED DISTRICT: CNE
 VARIANCE TO SECTION TO PERMIT: _____

AREA REQUIREMENTS

(NO.) DISPENSER ISLANDS WITH _____
 (NO.) SINGLE DISPENSER _____
 PUMPS CAPABLE OF SERVING _____ (NO.)
 CARS AT ANY ONE TIME _____
 (NO.) DISPENSER ISLANDS WITH 6 _____
 (NO.) DISPENSER PUMPS CAPABLE OF SERVING 12 (NO.) CARS AT ANY ONE TIME _____

TOTAL SERVICING SPACES 12
 TOTAL SERVICING BAYS 7
 TOTAL BAYS & SPACES 14

SITE AREA REQUIRED = TOTAL LAYS & SPACES 14 (40' x 1500) SQUARE FEET 21,000 SQ. FT.

ACCESS POINTS

NUMBER OF DRIVEWAYS ON FRONT STREET TIMES 5 = 2 (REQUIRED WIDTH)
 ACTUAL SITE WITH = 171.85

LANDSCAPING

AREA A = 2715 SQ. FT.
 AREA B = 250 SQ. FT.
 TOTAL = 2965 SQ. FT. = _____ % OF TRACT
 LANDSCAPING CONSISTS OF DESCRIPTION: GRASS AND SEED.

LIGHTING

(1) TYPE: ISLAND HEIGHT: 14'
 DESCRIPTION: COLORED
 (2) TYPE: AREA HEIGHT: 6' x 4'
 DESCRIPTION: LOW-LEVEL

PARKING

PARKING SPACES REQUIRED: THREE SPACES FOR EACH BAY = 6

PARKING SPACES PROVIDED = 7 (ALL PARKING MUST BE SET BACK 8 FEET FROM STREET PROPERTY LINE.)

SIGNS

IDENTIFICATION SIGN = 1 X 11 SQ. FT.
 (6' x 10' T x 0 W/AE USE TRAVEL)
 IDENTIFICATION SIGN = 1 X 34.6 SQ. FT.
 (6' x 10' T x 0)
 PRODUCT PRICE SIGN = 1 X 14.0 SQ. FT.
 AME (CAN MOTOR CLUB) = 1 X 3.3 SQ. FT.
 ADVERTISING CURB SIGN = 1 X 9.3 SQ. FT.
 = 9.3

TOTAL IDENTIFICATION = 11.9
 TOTAL BUSINESS = 36.9

CHECK APPLICABLE USES (X)

- (X) VEHICLE & PAIR SERVICES, INCLUDING SELF-SERVICE REPAIR FACILITIES: BUT BODY AND TIRE WORK AND PAINT SPRAYING ARE NOT PERMITTED.
- (X) SALE OF CIGARETTES, CANDY, SOFT DRINKS AND OTHER ITEMS FROM VENDING MACHINES.
- (X) AUTOMOBILE RENTAL, WITH A MAXIMUM STOCK OF 12 CARS: ADDITIONAL SITE AREA OF 1,900 SQUARE FEET.
- (X) TRAILER RENTAL, FOR TRAILERS LOT EXCEEDING 1/4-2 1/2 CHASSIS HEIGHT, WITH A MAXIMUM STOCK OF 20 TRAILERS: ADDITIONAL SITE AREA OF 5,000 SQUARE FEET.
- (X) LIGHT TRUCK RENTAL, INCLUDING RENTAL OF TRUCKS EQUIPPED WITH CAMPERS, FOR TRUCKS NOT EXCEEDING 1-5-TON CAPACITY, WITH A MAXIMUM STOCK OF 8 TRUCKS: ADDITIONAL SITE AREA OF 4,000 SQUARE FEET.
- (X) TIRE SALES AND TIRE ALIGNMENT.
- (X) PARKING OF NOT MORE THAN SIX SCHOOL BUSES: ADDITIONAL SITE AREA OF 2,600 SQUARE FEET.
- (X) SALES OF SMALL AUTO PARTS AND ACCESSORIES.
- (X) LAWNMOWER SALES AND REPAIRS.
- (X) AUTO DIAGNOSTIC CENTERS (NOT LOCATED IN CUSTOMARY, ONE-CAR SERVICE BAYS): ADDITIONAL SITE AREA OF 1,275 SQUARE FEET FOR EACH AUTOMOBILE SERVICING SPACE.
- (X) CHRISTMAS - TREE SALES.
- (X) MINOR ACCESSORY USES, SUCH AS REST ROOMS, SALE OF MOTOR OIL, ANTI-FREEZE, AND ALLIED PRODUCTS.

IDENTIFICATION & BUSINESS SIGN

IDENTIFICATION = 47 SQ. FT.
 CAR WASH 34 SQ. FT.
 MESSAGE PANEL 30 SQ. FT.

GENERAL NOTES

1. AREA OF BUILDING = 1,421 SQ. FT.
2. AREA OF LOT = 21,993 SQ. FT.
3. PERCENT OF LOT COVERED = 6.4%
4. AREA OF SIGN FACE = 111 SQ. FT.
5. HEIGHT OF SIGN = 25 FT.
6. ELECTRICAL SERVICE = 200 AMP.
7. CONTRACTOR SHALL FURNISH AND INSTALL STEEL CURB FORMS PERMANENTLY.
8. CONTRACTOR SHALL INSPECT SITE FOR STRUCTURES, POLES, BUILDINGS, TREES, ETC. REQUIRING REMOVAL TO OBTAIN THE 100% RESULT. THE AMERICAN OIL COMPANY ASSUMES NO RESPONSIBILITY FOR COLLISIONS.
9. GRADING LEGEND: 200.00 EXISTING GRADE 200.00 PROPOSED FINISHED GRADE THE CONTRACTOR SHALL RESOLVE THE FINAL LOCATION OF TANKS AND FILLS WITH AREA ENGINEER WHEN THE STATION IS UNDER CONSTRUCTION.
11. THE FOLLOWING DETAILS NOS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 AS SHOWN IN DRAWING NO. C-170 ARE APPLICABLE TO THIS PROJECT.
12. CAROLINE STREET LIGHTS SHALL BE 1" IN DIA.
13. PETTIS FOR THE 5-COMMUNICATION SERVICE STATION AND CAR WASH, AND REQUEST FOR PERMIT TO ALLOW PARKING IN A RESIDENTIAL ZONE.

REVISED PERMITS





ZONING STATUS

EXISTING ZONING: Parcel #1 BL
Parcel #2
PROPOSED ZONING: Parcel #1
Parcel #2
EXISTING DISTRICT: C-2
PROPOSED DISTRICT: C-2
VARIANCE TO SECTION
TO PERMIT
INSTEAD OF THE REQUIRED.

AREA REQUIREMENTS

(NO.) DISPENSER ISLANDS WITH
TWO (2) SINGLE DISPENSER
PUMPS CAPABLE OF SERVING
CARS AT ANY ONE TIME.
3 (NO.) DISPENSER ISLANDS WITH 6
TWO (2) DISPENSER PUMPS CAPABLE OF
SERVING 12 (NO.) CARS AT ANY ONE
TIME.

TOTAL SERVICING SPACES 12
TOTAL SERVICING BAYS 2
TOTAL BAYS & SPACES 14

SIZE AREA REQUIRED - TOTAL BAYS &
SPACES 14 (NO.) x 1500 SQUARE FEET
21,000 SQ. FT.
PROPOSED ACCESSORY USES: SEE BELOW
ADDITIONAL AREA REQUIRED: NONE
PROPOSED COMBINATION USES: SEE BELOW
ADDITIONAL AREA REQUIRED: NONE
TOTAL AREA REQUIRED: 21,000
TOTAL AREA OF TRACT: 21,997 SQ. FT.

ACCESS POINTS

NUMBER OF DRIVEWAY ON FRONT STREET
TIMES 65 x 2 (REQUIRED WIDTH)
ACTUAL SITE WITH = 71.85

LANDSCAPING

AREA A = 2715 SQ. FT.
AREA B = 273 SQ. FT.
TOTAL = 2988 SQ. FT. = 14% OF
TRACT 5% OF TRACT = 1099.5 SQ. FT.
LANDSCAPING CONSISTS OF RESERVATION
GRASS AND SEED.

LIGHTING

(1) TYPE: ISLAND HEIGHT: 14'
DESCRIPTION: COLONIAL
(2) TYPE: AREA HEIGHT: 6' x 4'
DESCRIPTION: LOW-LEVEL

PARKING

PARKING SPACES REQUIRED: THREE SPACES
FOR EACH BAY = 6
PARKING SPACES PROVIDED = 7 (ALL
PARKING MUST BE SET BACK 8 FEET FROM
STREET PROPERTY LINES.)

SIGNS

IDENTIFICATION SIGN - 1 x 11 SQ. FT. =
11.0
(6' x 10' T & O W/AS YOU TRAVEL)
IDENTIFICATION SIGN - 1 x 14.8 SQ. FT. =
14.8
(60' x 100' T & O)
PRODUCT PRICE SIGN - 1 x 14.0 SQ. FT. =
14.0
AMERICAN MOTOR CLUB - 1 x 3.3 SQ. FT. =
3.3
ADVERTISING CURB SIGN - 1 x 9.3 SQ. FT. =
9.3

TOTAL IDENTIFICATION = 11.0
TOTAL BUSINESS = 36.9

CHECK APPLICABLE USES (X)

- (X) VEHICLE REPAIR SERVICES, INCLUDING
SELF-SERVICE REPAIR FACILITIES;
BUT BODY AND PINDER WORK AND PAINT
SPRAYING ARE NOT PERMITTED.
- (X) SALE OF CIGARETTES, CANDY, SOFT
DRINKS AND OTHER ITEMS FROM VENDING
MACHINES.
- (X) AUTOMOBILE RENTAL, WITH A MAXIMUM
STOCK OF 12 CARS;
ADDITIONAL SITE AREA OF 3,900
SQUARE FEET.
- (X) TRAILER RENTAL, FOR TRAILERS NOT
EXCEEDING 3/4-TON CHASSIS WEIGHT,
WITH A MAXIMUM STOCK OF 20 TRAILERS;
ADDITIONAL SITE AREA OF 5,000
SQUARE FEET.
- (X) LIGHT-TRUCK RENTAL, INCLUDING RENT-
AL OF TRUCKS EQUIPPED WITH CAMPERS,
FOR TRUCKS NOT EXCEEDING 1-1/2-TON
CAPACITY, WITH A MAXIMUM STOCK OF
6 TRUCKS; ADDITIONAL SITE AREA OF
4,000 SQUARE FEET.
- (X) TIRE SALES AND INSTALLATION.
- (X) PARKING OF NOT MORE THAN SIX SCHOOL
BUSES; ADDITIONAL SITE AREA OF
2,000 SQUARE FEET.
- (X) SALES OF SMALL AUTO PARTS AND
ACCESSORIES.
- (X) LAWNMOWER SALES AND REPAIRS.
- (X) AUTO DIAGNOSTIC CENTERS (NOT LOCATED
IN CUSTOMARY, ONE-CAR SERVICE BAYS);
ADDITIONAL SITE AREA OF 1,275 SQUARE
FEET FOR EACH AUTOMOBILE SERVICING
SPACE.
- (X) CHRISTMAS - TREE SALES.
- (X) MINOR ACCESSORY USES, SUCH AS REST
ROOMS, SALE OF MOTOR OIL, ANTI-
FREEZE, AND ALLIED PRODUCTS.

IDENTIFICATION & BUSINESS SIGN

IDENTIFICATION - 47 SQ. FT.
CAR WASH 34 SQ. FT.
MESSAGE PANEL 30 SQ. FT.

GENERAL NOTES

1. AREA OF BUILDING = 1,421 SQ. FT.
2. AREA OF LOT = 21,997 SQ. FT.
3. PERCENT OF LOT COVERED = 6.5%
4. AREA OF SIGN FACE = 111 SQ. FT.
5. HEIGHT OF SIGN = 25 FT.
6. ELECTRICAL SERVICE = 200 AMPS.
MINIMUM.
7. CONTRACTOR SHALL FURNISH AND IN-
STALL STEEL CURB FORMS PERMCO OR
EQUAL.
8. CONTRACTOR SHALL INSPECT SITE FOR
STRUCTURES, TILES, BUILDINGS,
TREES, ETC. REQUIRING REMOVAL TO
OBTAIN THE END RESULT. THE
AMERICAN OIL COMPANY ASSUMES NO
RESPONSIBILITY FOR OMISSIONS.
9. GRADING LEGEND -
200.00 EXISTING GRADE
200.00 PROPOSED "FINISHED GRADE"
10. THE CONTRACTOR SHALL RESOLVE THE
FINAL LOCATION OF TANKS AND FILLS
WITH AREA ENGINEER WHEN THE
STATION IS UNDER CONSTRUCTION.
11. THE FOLLOWING DETAILS NOS. 1, 3,
5, 7, 8, 10 AND 11 AS SHOWN ON
DRAWING NO. C-278 ARE APPLICABLE
TO THIS PROJECT.
12. GASOLINE TANK LINES SHALL BE 1"
IN DIA.
13. PETITION FOR USE-S-COMBINATION SERVICE
STATION AND CAR WASH, AND REQUEST FOR
USE PERMIT TO ALLOW PARKING IN A
RESIDENTIAL ZONE.

REVISED PRINTS

