

RE: PETITION FOR REDISTRICTING
from C.S. 2 to C.S. 1 District;
SPECIAL EXCEPTION for Automotive
Service Station, and
VARIANCE for access to
Commercial Motorway
NE/S of Liberty Road 223.5'
NW of Pikeswood Road
2nd District

BEFORE THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

William F. Wilhelm, et ux
Petitioners
Crown Stations, Inc.
Contract Purchaser

No. 73-244-RXA

OPINION

The subject case comes before the Board on an appeal by the Petitioners from an Order of the Deputy Zoning Commissioner which denied in toto the Petitioners' requests. The subject property is located on the northeast side of Liberty Road approximately 223.5 feet northwest of Pikeswood Road, in the 2nd Election District of Baltimore County. Some contains about 0.596 acres and is part of a larger tract owned by William F. Wilhelm, et ux. Crown Stations, Inc. are contract purchasers of the subject property, and as such are co-petitioners along with the property owners, Mr. and Mrs. Wilhelm. The petition is three-fold in that it seeks a redistricting from a C.S. 2 District to C.S. 1 District, a special exception for an automotive service station, and a variance to permit access to a Class II commercial motorway from an individual site. The zoning of the subject property is B.R.; no zoning reclassification is sought.

The Petitioners presented two witnesses to the Board; both were employees of the Crown Central Petroleum Company. They were Mr. Wolfe, the real estate manager, and Mr. McCurdy, the manager of the engineering and design section.

The burden is on the Petitioners to prove to this Board that the granting of these requests would satisfy the applicable provisions of the Zoning Regulations, including Section 405.3 and Section 502.1. In the judgment of this Board the Petitioners did not get close to such proof.

Mr. Wolfe labored to show need, but testified to the existence of twenty-three gas stations within 4.9 miles along the Liberty Road. He also acknowledged at least three abandoned stations less than three miles away, as well as telling the Board that a proposed shopping center immediately across the street from the subject property will

William F. Wilhelm, et ux (Crown Stations, Inc.) - No. 73-244-RXA 2.

be entitled to a gas station as a matter of right. Mr. Wolfe cited that Crown Stations, Inc. proposed a twenty-four hour sever. day a week operation.

As a note, the hearing was concluded on September 17, 1973, a bit before the late energy crunch. Frankly, in light of same, the Board wonders whether even Crown Stations, Inc. would now seek this station. However, seek or not, the Petitioners have failed to make a case, and the Board will affirm the Order of the Deputy Zoning Commissioner and deny this petition in toto.

ORDER

For the reasons set forth in the foregoing Opinion, the Board affirms the Order of the Deputy Zoning Commissioner dated April 18, 1973, and it is this 9th day of January, 1974, by the County Board of Appeals ORDERED, that the redistricting, special exception and variance petitioned for be and the same are hereby DENIED.

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

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

John A. Slowik, Chairman
Walter A. Miller, Jr.
John A. Miller

MICROFILMED

RE: PETITION FOR REDISTRICTING,
SPECIAL EXCEPTION, AND VARI-
ANCE
NE/S of Liberty Road, 223.5'
NW of Pikeswood Road - 2nd
District
William F. Wilhelm, et ux -
Petitioners
NO. 73-244-RXA (Item No. 97)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Redistricting from a C.S-2 District to a C.S-1 District, a Special Exception for an Automotive Service Station, and a Variance to permit access to a Class II Commercial Motorway for an individual site.

The site in question contains 25,519 square feet and is located on the north side of Liberty Road, 223.5 feet northwest of Pikeswood Road, in the Second Election District of Baltimore County.

The Petitioners' property is presently classified as Business, Roadside (B.R.). The uses permitted and, as limited within this classification, are further restricted by the C.S-2 District that has been superimposed on said B.R. classification, as well as the designation of Liberty Road as a Class II Commercial Motorway.

Districts are described under Section 100.1B.1. as being intended to further the purposes of zones and to provide greater refinement in land-use regulations for critical areas of development within the County.

Class II Motorways are applied to roadside commercial areas on which commercial useage has not developed to an extent precluding the usefulness of restrictive site-accessibility standards.

The effect of the C.S-2 District and Class II Motorway is to control the number of entrances on a motorway by restricting automotive oriented uses to clusters of at least three (3) acres in net area with access to all uses in the cluster being limited to service drives.

In consideration of these Regulations and in the absence of any testimony to the contrary, one must assume that the granting

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ORDER RECEIVED FOR FILING

DATE April 18 1973

BY John A. Slowik

ORDER RECEIVED FOR FILING

DATE April 18 1973

BY John A. Slowik

of a change in Districting and a Variance to permit direct access to an individual site could effectively destroy the spirit and intent of the very Regulations that were designed to protect the health, safety, and general welfare of the subject community.

The Petitioners have not attempted to prove need or present the Deputy Zoning Commissioner with any of the findings necessary to grant a Special Exception for an Automotive Service Station under Sections 405.3 and 502.1 of the Baltimore County Zoning Regulations.

For the above reasons, it is the opinion of the Deputy Zoning Commissioner that the Petitioners request for Redistricting, Special Exception, and Variance should be denied.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 18th day of April, 1973, that the herein requested Redistricting from a C.S-2 District to a C.S-1 District, the Special Exception for an Automotive Service Station, and the Variance to permit access to an individual site on a Class II Commercial Motorway should be DENIED.

James S. Hahn
Deputy Zoning Commissioner of
Baltimore County

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- 2 -

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
WILLIAM F. WILHELM and MARY L. WILHELM
1. or we, the undersigned, legal owners, of the property situate in Baltimore County and which is described in the description and plat attached hereto and make a part hereof, hereby petition (1) that the zoning status of the heretofore described property be redistricted, pursuant to the Zoning Law of Baltimore County, from B. S. 2 to C. S. 1;
G.S. 1. District for the following reasons:
That the application of highly restrictive site-accessibility standards would have no useful purpose in the general area in which the property is located.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the heretofore described property for Automotive Service Station, and Section 405.3A, Use in Combination with a Special Exception, (Section 419).

Property is to be used and advertised as prescribed by Zoning Regulations, or we, agree to pay expenses of above redistricting and/or Special Exception advertising, recording, 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.

CHRON STATIONS, INC.
11 N. Charles Street
Baltimore, Maryland 21201
Address: 409 Washington Avenue
Towson, Maryland 21204
JAMES H. COOK, Petitioner's Attorney

Address: 409 Washington Avenue
Towson, Maryland 21204
JAMES H. COOK, Petitioner's Attorney

Address: 409 Washington Avenue
Towson, Maryland 21204
JAMES H. COOK, Petitioner's Attorney

MICROFILMED

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
WILLIAM F. WILHELM and MARY L. WILHELM
1. or we, the undersigned, legal owners, of the property situate in Baltimore County and which is described in the description and plat attached hereto and make a part hereof, hereby petition for a Variance from Section 405.2, B. S. 2, to provide seven parking spaces in excess of the required minimum spaces.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the purpose of increasing the utility and practicality of the subject property, which fronts on a Class II Commercial Motorway, under the power granted the Commissioner under Section 405.9 of the Regulations, as the strict application of the regulations would impose an undue hardship on the petitioners, without any corresponding practical benefit to the community.

Address: 409 Washington Avenue
Towson, Maryland 21204
JAMES H. COOK, Petitioner's Attorney

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Towson, Maryland 21204
JAMES H. COOK, Petitioner's Attorney

Address: 409 Washington Avenue
Towson, Maryland 21204
JAMES H. COOK, Petitioner's Attorney

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DATE: September 27, 1972

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MICROFILMED

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Date of return: 11/4/30

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Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND
 DE OF FRANCE PENNSYLVANIA DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 8316

750000

DATE MAY 2, 1973 ACCOUNT 01-662

MICROFILMED

AMOUNT 575.00

DISTRIBUTION

WHITE - CARRIER YELLOW - CUSTOMER

James H. Cook, Esquire Const. of Appeal and Posting of Property on Case

No. 73-244-20A 3

ENE/S of Liberty Road, 223.5' NW of Pikeswood Road

2nd District

William F. Wilhelm, et ux - Petitioners

1

Cost of Advertisement, \$ 35.88

2.00
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Commenting specifically on the submitted site plan, we are concerned about several factors: First, the variance request for 7 stacking spaces instead of the required 13 is, in the opinion of this Committee, an error. Since this car wash is of an assembly line nature, the minimum number of stacking spaces is 40. Secondly, we believe that many more stacking spaces can be accommodated. First of all by either reversing the car wash

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James H. Cook, Esq.
Page 2
January 15, 1973

building, which would provide the Manager's Office and the rest rooms much greater ease of accessibility to the public without crossing the stacking line for the car wash, or relocating the car wash building on the westernmost side of the property parallel to the west side property lines, then additional stacking spaces may be recommended, possibly to the fullest extent of the stacking requirements.

Since Section 413 requires that the site plan be accepted by the Dept. of Traffic Engineering of Baltimore County, the Dept. of Public Works, and the Office of Planning & Zoning, and after a review of their comments, this office cannot accept this petition for a hearing at this time. We recommend that the petitioners review the comments attached and submit a revised site plan that would be acceptable by these departments. At that time a hearing will be scheduled for this petition.

With regard to the request for the Special Exception for an automotive service station, it appears that all factors required by Bill No. 40 are in compliance at this time. However, a much more detailed site plan indicating all signs that are anticipated with dimensions and illustrations of all signs, along with the setbacks for the signs shall be required, as well as the 8 foot high screen fencing shall be indicated. Also, all other factors as required under Bill No. 40 must be strictly adhered to.

Very truly yours,

John L. Wimbly
JOHN L. WIMBLY, JR.
Chairman,
Zoning Advisory Committee

JJDjr:130

Enclosure

cc: Mr. G. Kenneth Holmes,
Crown Stations, Inc.,
1 North Charles Street (21201)

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

December 28, 1972

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

Re: Item #97 (1972-1973)
Property Owner: William F. and Mary L. Wilhelm
N/E/S Liberty Road, 223.5' N/W of Pikeswood Road
Present Zoning: B.R.
Proposed Zoning: Redistrict from C.S. 2 to C.S. 1 and
Special Exception for Automotive Service Station
District: 2nd No. Acres: 25,519 sq. ft.

Dear Mr. DiNenna:

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

Highways:

Liberty Road (Md. 26) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Storm Drains:

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

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.

Liberty Road (Md. 26) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

Water:

Public water supply is available and serving this property.

Sanitary Sewer:

Public sanitary sewerage can be made available to serve this site by extension from the sewerage shown on Drawing #66-0762, File 1. It is assumed that this site is employing private onsite sewage disposal.

The plan must be revised to include the overall property of which this site is a part and to indicate the present/proposed methods of sewage disposal.

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Item #97 (1972-1973)
Property Owner: William F. and Mary L. Wilhelm
Page 2
December 28, 1972

Sanitary Sewer: (Cont'd)

The Petitioner is cautioned as to the disposal of industrial wastes. Wastes detrimental to the public sewer system, or to the functioning of the sewage pumping stations and/or treatment plants, shall be treated or disposed of as found necessary and directed by the Administrative Authority or other authority having jurisdiction.

Further, it shall be unlawful for any person to deposit by any means into the building drainage system or sewer, any ashes, cinders or rags - flammable, poisonous or explosive liquids - gases, oils, grease, or any other material which would or could obstruct, damage or overload such system or sewer.

The Petitioner is responsible for the preparation and submittal of such analyses of his industrial wastes as may be required to determine either the method of disposal; or, the pretreatment to be employed by him if the industrial wastes are to be discharged into the public sanitary sewer system, prior to issuance of a building permit.

The Petitioner must submit a plan indicating satisfactory means for the disposal of the wash-rack effluent or industrial waste, storm drainage and sanitary sewage, before an application for a building permit can be approved.

Very truly yours,

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

END:PAM:PW:mas

cc: Andrew Gravetz
Samuel Bellistri

P-SW Key Sheet
29 NW 37 Position Sheet
NW 8 J Topo
76 Tax Map

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Maryland Department of Transportation
State Highway Administration

Harry B. Hughes
Secretary
David M. Fisher
Assistant Secretary

December 8, 1972

RE: ZAC Meeting 12/5/72

Item: 97
Property Owner: William F. and Mary L. Wilhelm
Location: N/E/S Liberty Road (Route 26)
223.5' N/W of Pikeswood Road
Present Zoning: B.R.
Proposed Zoning: Redistrict from C.S. 2 to C.S. 1 and S.E. for Automotive Service Station
District: 2
No. Acres: 25,519 square feet

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

Dear Mr. DiNenna:

The entrances into the subject site must be radius return type with 10' radius returns. There must be a minimum of 10' tangent between all entrances. The entrances must be paved with bituminous material rather than concrete as indicated.

The proposed right of way for Liberty Road is 11' from the existing centerline.

At present, little or no storm water from the site reaches Liberty Road. The subject plan indicates that the site will be graded so that most of the site will drain onto the highway. This will not be permitted, therefore, the plan must be revised to indicate no diversion of storm water. It is our opinion that the plan should be revised prior to the hearing.

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

The 1972 average daily traffic count for this section of Liberty Road is 13,400 vehicles.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

BT: John E. Meyers
Asst. Development Engineer

CL:JDK:bh

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
JEFFERSON BUILDING
COUNTY OFFICE BUILDING
111 W. CHARLES ST.
TOWSON, MD. 21204
494-3211

January 29, 1973

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 #97, Zoning Advisory Committee Meeting, December 5, 1972, are as follows:

Property Owner: William F. and Mary L. Wilhelm
Location: N/E/S Liberty Road, 223.5' N/W of Pikeswood Road
Present Zoning: B.R.
Proposed Zoning: Redistrict from C.S. 2 to C.S. 1 and Special Exception for Automotive Service Station.
District: 2
No. Acres: 25,519 square feet

It is suggested that the site plan be revised in order to accommodate more stacking spaces for the car wash.

All adjacent uses and zoning must be shown on the site plan. This property appears to be larger than what is proposed for the Service Station-Car Wash, if that is the case an overall site plan for the entire property must be submitted.

Very truly yours,

John L. Wimbly
John L. Wimbly
Planner I
Project Planning Division
Office of Planning and Zoning

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

December 6, 1972

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

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

Dear Mr. DiNenna:

Comments on Item 97, Zoning Advisory Committee Meeting
December 5, 1972, are as follows:

Property Owner: William F. and Mary L. Wilhelm
Location: N/E/S Liberty Road, 223.5' N/W of Pikeswood Road
Present Zoning: B.R.
Proposed Zoning: Redistrict from C.S. 2 to C.S. 1 and
Special Exception for Automotive Service Station
District: 2
No. Acres: 25,519 sq. ft.

Metropolitan water is available to the site.

Department of Water Resources Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

Prior to hearing date being assigned, revised plan should be submitted to this office showing method of extending public sewer to the site.

Very truly yours,

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

HVB:mng

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

March 15, 1973

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

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

Dear Mr. DiNenna:

Revised comments on Item 97, Zoning Advisory Committee Meeting, December 5, 1972, are as follows:

Property Owner: William F. and Mary L. Wilhelm
Location: N/E/S Liberty Road, 223.5' N/W of Pikeswood Road
District: 2

Revised plot plan has been received which shows a proposed sanitary sewer extension. Sanitary sewer must be extended to the site prior to approval of building permit.

Very truly yours,

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

HVB:mng

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BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR
WM. F. NELSON
DEPUTY TRAFFIC ENGINEER

December 8, 1972

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

Re: Item 97 - ZAC - December 5, 1972
Property Owner: William F. and Mary L. Wilhelm
Liberty Road NW of Pikeswood Road
Redistrict from C.S. 2 to C.S. 1 and S.E. for
automotive service station - District 2

Dear Mr. DiNenna:

The subject petition is requesting a special exception for a car wash, which this office has the following comment.

A car wash is required to show stacking spaces for 30 minute capacity plus 10 or 40 vehicles ever is larger. Also, there shall be no entrances into this stacking line.

Very truly yours,

William F. Nelson
William F. Nelson
Assistant Traffic Engineer

CRM:nc

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
823-7310

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

Attention: Mr. Jack Dillon, Acting
Mr. DOUGLAS K. PIERCE, Chairman
Zoning Advisory Committee

Re: Property Owner: William F. and Mary L. Wilhelm

Location: N/E/S Liberty Road, 223.5 N/W of Pikeswood Road

Item No. 97

Zoning Agenda Tuesday, December 5, 1972

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 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

- () 4. EXCEEDS the max num allowed by the Fire Department.
- () 5. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 6. 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.
- () 7. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

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

m's
4/25/72

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 6, 1973

FROM: Norman E. Gerber, Chief
Land Use Master Plans

SUBJECT: Petition #73-244-RXA, Northeast side of Liberty Road 223.5 feet Northwest of Pikeswood Road
Petition for Special Exception for Automotive Service Station
Petition for Variance for Access to Commercial Motorway

2nd District

HEARING: Wednesday, April 11, 1973 (1:00 P.M.)

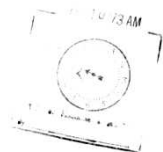
The staff questions whether this case should not be heard under the cyclical procedures.

Section 259.2F of the Zoning Regulations states that "...C.S.-1 Districts must be applied to certain strips of land which are zoned B.L., S.M., B.R., and/or M.L., on both sides of the street, any one of which strips may be at least 1500 feet in length, front on a Class I Commercial Motorway...". Liberty Road is classified as a Class II Commercial Motorway. The staff seriously questions whether a C.S.-1 District can be applied here under the existing zoning regulations.

The staff does not believe the granting of the request would be in keeping with the spirit or legality of the regulations or the actions of the County Council in designating Liberty Road as a Class II Motorway. The subject property is located in a C.S.-2 District, and according to Section 405.2B.1, a service station is permitted by special exception. We suggest the petitioner investigate these potential.

Within a 1 mile radius of the subject site there are six (6) service stations; there is one service station within a 1/2 mile radius. There are no abandoned or converted stations.

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LAW OFFICES
COOK, MUDE, MURRAY & HOWARD
MERCANTILE TOWSON BUILDING
408 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

TELEPHONE 823-4111
AREA CODE 301

April 23, 1973

Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition No. 73-244-RXA
William F. Wilhelm

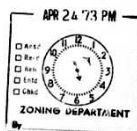
Dear Mr. Commissioner:

Will you kindly note an appeal to the County Board of Appeals from the Order of your office in the above case under date of April 18, 1973.

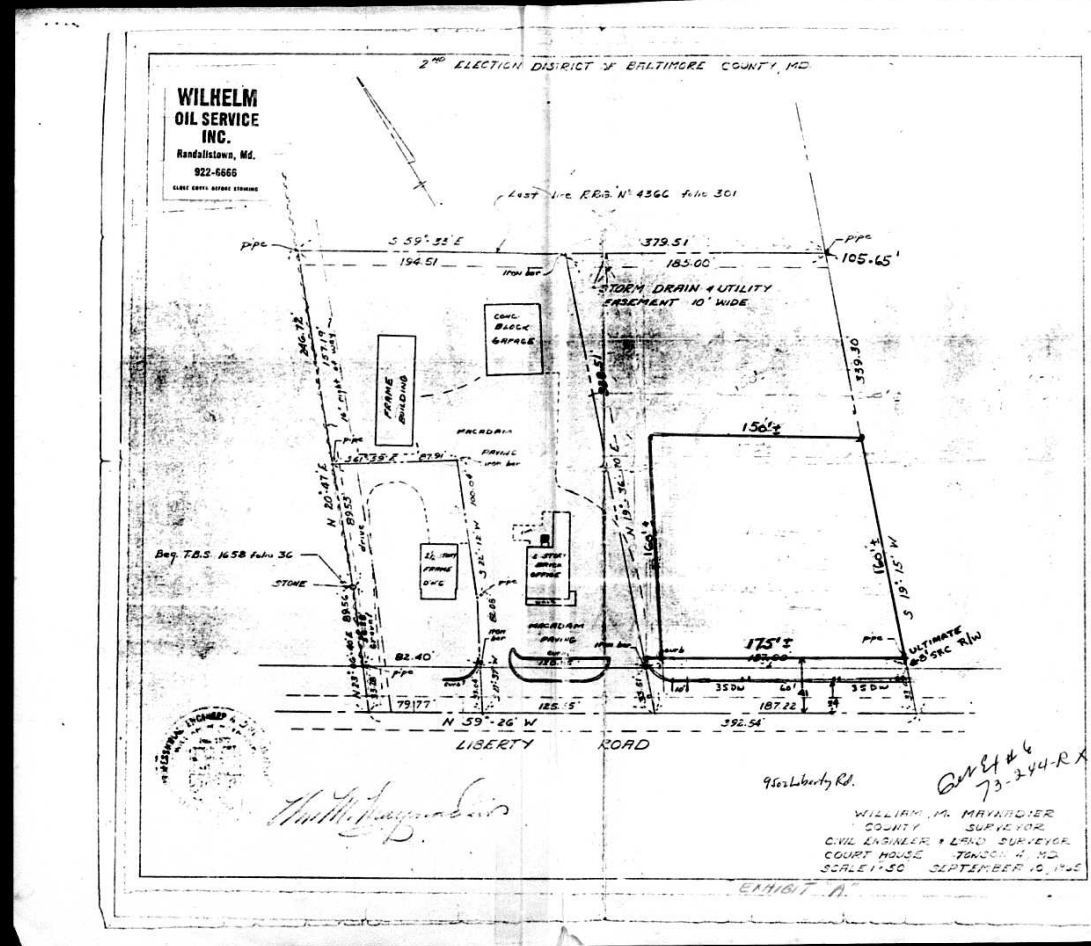
Very truly yours,

James H. Cook
James H. Cook

JHC:rm
Enc.



MICROFILMED



[illegible]

PLOT PLAN OF SERVICE STATION AT 9502 LIBERTY ROAD RANDALLSTOWN, MARYLAND 21133		
SCALE: 1" = 10'-0"		DATE: 1-22-73
DRAWN BY: J. F. K.	CHECKED BY:	DRAWING NUMBER: CCP-72-71

FOR INFORMATION ON EASEMENTS
(CONSTRUCTION OF STORM DRAIN
SANITARY SEWER (SEE DWO
COR 72-71, SH 2 OF 2)

ZONING STATUS

Existing Zoning: Parcel #1 CR Parcel #2 ---
 Proposed Zoning: Parcel #1 CR Parcel #2 ---
 Existing District: CR-2 WITH SPECIAL EXCEPTION FOR
 Proposed District: CR-1 AUTOMOTIVE SERVICE STATION
 Variance to Section 10.1 to Permit AUTOMOTIVE SERVICE STATION ON
 CLASS E COMM. MOTORWAY Instead of the required

"AREA REQUIREMENTS"
 3 # Dispenser islands with 4 # single & 2 dual dispenser pumps
 capable of serving 8 cars at any one time.
 Total Servicing Spaces 8
 Total Servicing Days 8
 Total Days & Spaces 8

Site area required = Total days & spaces 8 # x 1500 square
 feet = 12000 square feet.

Proposed ancillary uses: SAVY BOWLING, CAFE
 Additional area required: 2400-60,000

Proposed combination uses: AUTOMOTIVE SERVICE STATION
 Additional area required: 2400-60,000

Total area required: 14400 sq. ft.
 Total area of tract: 25,000 sq. ft.

ACCESS POINTS
 Number of driveways on front street: 2 time 65 = 130'
 Actual side width: 175'

LANDSCAPING
 Area "A" = 1460 square feet
 Area "B" = 820 square feet
 Area "C" = 138 square feet
 Total 1460 sq. ft. = 7.3 % of tract
 55 of tract 1275 sq. ft.
 Landscaping consists of (description) SHRUBS IN 12" TOP SOIL
W/ 8" MIN. PINE BARK MULCH

LIGHTING
 (1) Type 8" LIGHT FIXTURE height 10' (description) 8" LIGHT FIXTURE
 (2) Type --- height --- (description) ---

PARKING
 Parking spaces required = 80 for cars, 10 for trucks, 10 for vans
 Parking spaces provided: ---
 (All parking must be set back 10 feet from street prop. line)

NOTES:
 1. ALL CONC. FLOORS TO BE
 REIN. W/ 4" MIN. PINE BARK MULCH

PRELIMINARY

CROWN CENTRAL PETROLEUM CORPORATION BALTIMORE, MARYLAND

PLOT PLAN OF SERVICE STATION AT
 8501 LIBERTY ROAD
 BALTIMORE, MARYLAND 21234

SCALE: 1" = 10'-0"
 DRAWN BY: H.W.C. CHECKED BY: DATE: OCT 5, 1972
 SHEET 1 OF 2

REVISIONS

- 10-13-72
- 10-14-72
- 10-16-72
- 12-20-72
- 12-29-72
- 2-13-73
- 2-15-73

REVISIONS
 1. REVISED DIMENSIONS & UTILITY LOCATIONS
 2. REVISED DIMENSIONS & UTILITY LOCATIONS
 3. REVISED DIMENSIONS & UTILITY LOCATIONS
 4. REVISED DIMENSIONS & UTILITY LOCATIONS
 5. REVISED DIMENSIONS & UTILITY LOCATIONS
 6. REVISED DIMENSIONS & UTILITY LOCATIONS
 7. REVISED DIMENSIONS & UTILITY LOCATIONS

