4:30 P.M. Decem PETITION OR BE SPECIAL EXCEPTION

please. Bealty Carp__legal owner_ of the property situate in Ba County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the sozing status of the herein described property be re-classified, pursuant te the Zoning Law of Baltimore County, from an

1/9 on 14.74

ing, etc., upon filing of this petition, and further agree to and are to be bound by the zoning

Tourne H. Road	Dy: Sales and Section 18
Address 4 Carlton Great Court	Address 600 0
Reisterstern, Maryland 21116	Caton
James O. Nolan	

Aldress Towson, Maryland 21204

ore County, in two newspapers of ger cost Battimore County, that property be posted, and that the public hearing be had before the Zoning cost Battimore County, that property be posted, and that the public hearing be had before the Zoning County of Battimore County in Room 106, County Office Building in Towson, Baltimore

oville, Maryland 21728

3.) North 42°-18'-30" West, 80.00 feet to a point lying on the easterly side of Ingleside Avenue (60

THENCE along the easterly side of Ingleside Avenue (60 feet wide) North 47°-41'-30" East, 175.00 feet to the point or place of beginning and containing 0.802 acres more or less.



6.2

PETITION 1 OR DESIRES RECEIR PROPERTY Tenne co 011 72268 SPECIAL EXCEPTION

I, or we.Inglastice Realty COFD. legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof. hereby petition (I) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an.....

_zone: for the following reason:

Ingleside Realty Corporation

W. -C

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-

CEIVED FOR FRUING

UNDER R

County, to use the herein described property.

service station and convenience type food store pursuant to Section service station and convenience type food store pursuant to Section service station and 405,25, 2. Property is to be posted and advertised as prescribed by Zo

I, or we, agree to pay expenses of above re-cla posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning rictions of Baltimore County adopted pursuant to the Zoning Law for Baltimo

By: Jan A Rast Tom H, Ross Contract Lessee	one B. Breth Letal Owner
	ddress 400 Ownsbrook Road
Reinterstown, Maryland 21116	Cutomsville, Maryland 21220
James O. M. Politioner's Attorney	Protestant's Attorney
Address Teason, Maryland 21214	
ORDERED By The Zoning Commissioner of Baltin	core County, thisday
of	o newspapers of general circulation through-

-(95 M.

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE E/S of Ingleside Avenue, 287.50' SE of Johnnycake Road - 1st District DEPUTY ZONING Petitioner NO. 73-295-X (Item No. 175) OF BALTIMORE COUNTY

This Petition represents a request for a Special Exception for a use in combination service station and convenience type food store. The property in question contains 43, 925 square feet, has frontage on the south side of Ingleside Avenue and the north side of Wilson Avenue (unimproved). and is in the First Election District of Baltimore County

tions: by officials of the Tenneco Oil Company, consulting engineers, and real estate experts. Testimony included traffic comments, the need for sucnow unimproved site which has been the subject of many zoning violation com plaints over the years.

The landlord of an adjoining property improved with a High's store and a dry cleaner store, objected to 'ne proposed use on the basis of a parking shortage in the area. It was his contention that the most logical and the Potitioner, Ingleside Realty Corporation. He also pointed out that a closed service station existed almost opposite the subject property on the

The Deputy Zoning Commissioner has personal knowledge of ms and violations that have occurred on the unimproved site over the missioner, the site was being utilized with a vegetable stand without benefit of a permanent building or any organized parking arrangement.

PETITION DR ZONING REGIAL IRICAZION

Tenneco 0i1 72268 1/4c, 3/1/73 TO THE ZONING COMME AND OR SPECIAL EXCEPTION

I, or we, Inglaside Realty Corp legal owner .. of the property situate in Balt County and which is described in the description and plat attached hereto and made a part hereof. hereby polition (1) that the zoning status of the herein discribed property be re-classified, pursuant

Not Applicable

__zone; for the following reasons:

nee attached description

1.24-2

411

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimor County, () use the herein described property, for USE in combination automotive

SETVICE Station and convenience type food atore pursuant to Sections
Property is to be posted and advertised as prescribed by Zomp what advertised as prescribed by Zomp which advertising to use 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 one and restrictions of Baltimore County adopted pursuant to the Zoning Law for Raltimor

11/2		co 011 Co		Ry. The Z	Comparation
9	Ton	. Ross	Contract Lessee	John E. Ruth	Legal Owner
L	- 100	🍝 .A.Carle	OB Crest Court	Address-400-Overb	rook-Road
7		Reister	stown, Maryland 211	l6 .Catonsvil	le. Maryland 21228
100		James &	Detitioner's Attorney		rotestant's Attorney
1	4	825-76	2. Margland 2120		
•	_	ORDERED By T	he Zoning Commissioner of	Baitimore County, this	2ndday
¥ :	2_reje	by the Zoni laltimore County	1973., that the suing Law of Baltimore County, that property be posted, and timore County in Room 106.	in two newspapers of gene d that the public hearing be	ral circulation through- had before the Zoning
(II . money	ty, on the	6th day of		2. at 2100 o'clock
v	-			Zoning Commissioner	Raltimore County

The site's past history together with the testimony presented, but not fully covered in this opinion, have given rise to a great deal of very serious and perhaps prolonged consideration prior to making this decision. However, the Petitioner's testimony does not fullfill his

gulations, i.e., finding necessary to grant Special Exceptions. Paragraph D of this Section requires evidence on behalf of the Petitioner of a reasonarose shortly before this hearing (June 6, 1973) has not diminished but has increased by leaps and bounds. This fact plus the closed boarded up statio served by the writer almost directly opposite this site is strong evidence to the contrary that no need exist for a service station at this location. This contrary evidence was not overcome by the Petitioner's

Therefore, IT IS ORDERED by the Deputy Zoning Commiss ioner of Baltimore County this 28 7 day of November 1973, that the failed to meet the requirements of Section 405. 3D of the quested Special Exception should be DENIED.

DESCRIPTION OF PROPERTY TO BE LEASED BY TENNECO OIL COMPANY FROM INGLESIDE REALTY CORP.

BEGINNING AT A POINT lying on the easterly side of ingleside Avenue (60 ft. wide), said point being approximately 287.50 feet east of the southeast corner of the intersection of Ingleside Avenue and Johnnycake Road in the First Election District of Baltimore County, Maryland, said point also being 10.00 feet east of the northwest corner of lot number 43, Block 1, as shown on Plat Number 4, Catonsville Manor, as recorded in the Land Records of Baltimore County as Liber WPC5.

RUNNING THENCE along the division lines of lots 42 and 43 and lots 20 and 21 of the afgrementioned plat South 42°-18'-30" East 215.00 feet to the northeast corner of lot number 20. Folio 160: said point also lying on the westerly side of Wilson

THENCE along the westerly side of Wilson Avenue, South 47°-41'-30" West, 155.00 feet to a point; said point being 5.00 feet north of the southeast corner of lot number 13, Block 1 of the aforementioned plat:

IMENCE thru lots 13, 50, 5, 4, 3, 2, and 1, Block 1, of the aforementioned plat, the following three (3) courses and

- 1.) North 42°-18'-30" West, 135.00 feet
- 2.) South 47°-41'-30" West, 20.00 feet

NOLAN, PLUMBOFF & WILLIAMS 204 WEST PENNSYLVANIA AVENUE

May 2, 1973 Mr. Jack Dillon, Chairman Zoning Advisory Committee Baltimore County Office Building Towson, Maryland 21204

Re: Special Exception Petition Item 175 Ingleside Realty Corp.

It is my understanding that Mr. Ross of Tenneco Oil no Company has already filed revised plats meeting the various Zoning Advisory Committee Comments, including the engineering comments, which have not yet been typed up. It is my understanding that he filed ten (10) copies of these plats with your office on May 2nd.

The only point which was not changed concerns the location of the signs at the arrheast corner of the property, and our engineers and sight planners believe that there will, in fact, be no sight distance difficulties.

It will be appreciated if you will review these plans at your early convenience and let us have any comments that you may have.

Mrs. Bea Anderson has very kindly scheduled the matter for Wednesday, June 6, 1973, at $10:00\ \text{A.M.}$

Sincerely yours

JAMES D. NOLA

JDN / Lab Mr. Tom Ross Tenneco Oil Company



RMY:pn 3-2-73 1372

RE: PETITION FOR SPECIAL EXCEPTION * FOR INGLESIDE REALTY CORP. CASE NO. 73-295-X (ITEM 175)

72-219-PLA - JUN 20'73 AM - BEFORE THE

DEBUTY ZONING

* COMMISSIONER

BALTIMORE COUNTY

PETITIONER'S MEMORANDUM

The Contract Lessee, TENNECO OIL COMPANY, by James D. Nolan and Nolan, Plumhoif and Williams, its attorneys, respectfully presents the following Memorandum to the Deputy Zoning Commissioner.

As the Commissioner will recall, several issues requiring clarification arose at the hearing held on June 6, . 973. These issues are the current energy crisis and the question of the relationship of the adjoining retail stores, restaurant and facilities to the subject site, particularly with egard to whether these are separate parcels, and whether any part of this parcel has been included in a development or site pian of the adjoining retail stores and restaurant.

A. The Energy Crisis

All of us are well aware of the current problems which have arisen with regard to use and supply of energy in all forms in the United States today. Recently there have been numerous examples of this energy crisis, particularly with regard to the supply of gasoline, which have been in the news almost

As in any other situation of this sort many of the proposed solutions to the problem have been at the very least simplistic, and made primarily

for their public and political effect. It is very easy to propose a universal ban on new gasoline stations, and indeed such a pronouncement is a popular and politic auggestion to make if one wishes to capture the public eye. However. we submit like most seemingly simple solutions it is not in fact a

To the best of counsel's knowledge, the present energy crisis represents a temporary period during which for a variety of reasons the growing supply of gasoline is exceeded by the present growing demands. In overall terms the supply of gasoline and other oil products available in the Baltimore area is not shrinking or standing still, but rather the supply, while growing at a regular rate, is being outrun in growth by the demand for these products with this temporary deficiency being accentuated by the peak summer deman for gasoline. There will continue to be an increase in the supply of gasoline and oil products and there will be more available next year than there is this year, but there will still be some shortages and allocation problems. Thus, in the interim, until the rate of supply growth meets and exceeds the rate of demand growth, various measures must be taken, including asking everyone to voluntarily conserve energy in all its forms, allocation by energy producers of the available supply to all users, public and private, as well as the cooperation of government, industry and the public to deal with both the short range effects and the long range solutions to the basic problems. In the meanwhile to ban all gas stations out of hand makes about as much sense as the king who had the messenger killed who brought him bad news. New gasoline stations and the modernization of present stations must be allowed to continue or when the supply problem is solved there will be a new problem of an inadequate and antiquated distribution system. When a furm shortage looms we do not limit the number of farms, but rather we act to - 2 -

increase farm output and open new areas to cultivation, and the cil industry is no different in its basics.

Counsel only asks that each case be considered on its own merits. which is consistent with the quasijudicial traditions of the admistrative law field, rather than all oil companies and all cases being lumped together without a careful case by case study. If the present case is so considered, counsel believes that there are ample grounds upon which this case can be and should be decided in favor of granting the requested special exception for use-in-c ambination service station and food store.

The primary public welfare basis for granting this request rests in the fact that this station will represent an additional oil company serving the public need in this Ingleside Average market area of two thousand seven hundred homes, according to the testimony. (Recall also that there are no closed stations within a one mile radius of this location.) If gasoline is rationed or allocated among various outlets by most or all oil companies. then this Tenneco station will ue an additional source of gasoline from which this area's needs can be supplied. As Mr. Gordy, the Tenneco representstive testified, Tenneco Oil for a number of years has maintained a bulk terminal at Baltimore. At present this terminal has available at least twenty million gallone of gasoline yearly, none of which is sold by Tenneco at retail Also as was testified to, this station represents only the second retail outlet which Tenneco Oil has sought in Baltimore County, the first being located at Liberty and Live Oak Road, This first case has not, as yet, been decided, but the points applicable to this case are applicable there as well. These twenty million gallons are sufficient to supply approximately sixteen such stations as those proposed, since the gallonage demand was projected at about 25,000 gallons per week, 100,000 gallons per month, or about - 3 -

1,2000,000 gallons per year.

Tenneco has stated, again in Mr. Gordy's testimony, that this gallonage must be diverted more and more by the company into the retail market. Gasoline sold at wholesale it was testified brings less than a penny per gallon profit to a company, which is insufficient to support the costs of locating, extracting and refining more oil products to meet the rising demand If this twenty million gallons is not sold at retail in the Baltimore area, then economic laws and factors will compel its diversion into retail markets elsewhere. That is if we want to keep this twenty million gallons here, then Tonneco must be allowed retail outfits here for its sale. Furthermore the large retailers presently buying large amounts of this Baltimore supply have sufficient economic power to buy gasoline elsewhere, and it represents a very small portion of their sales volume.

In each of its Baltimore County cases Tenneco has carefully studied market needs, and requested outlets along commercial arteries, Liberty Road and Ingleside Avenue respectively. Accordingly, Tenneco only asks that its requests be carfully considered on a case by case basis on their own merits. Tenneco is confident that it will receive such careful consideration and evaluation.

B. The Tenneco Parcel and The Retail Stores and Restaurant

As to the relationship between the retail stores and restaurant and this proposed facility, it should be noted that the rear of these stores and restau rant adjoin the west side of this proposed Tenneco site. That is the stores are oriented to Johnnycake Road, while this facility is oriented to Inglesid Avenue. Also, according to the testimony and the photograph in the file, this lot is now, and has been even more so in former years, an eyesore to the area. It is rough, ungraded and apparently it was used to store plumbing

NOLAN, PLUMHOF & WILLIAMS

NOLAN, PLUMHOFF

materials and discarded plumbing items in former years. It is serving little if any, useful purpose with relation to the Johnnycake Road stores. Similarly, it is unproductive property as far as the County tax rolls are concerned. Then is no question but that the proposed facility will upgrade its surroundings from a physical standpoint.

Efforts are presently under way by both the Petitioner and the perso of the Zoning Commissioner's Office to determine the legal status of this trace as far as any previous site plans and the tax rolls are concerned. As soon as this data is available counse, will respond to the findings on this point

Respectfully Submitted

204 West Pennsylvania Avenue Towson, Maryland 21204 Attorney for Contract Lessee

I HEREBY CERTIFY, that on this 19th day of fund 1973, I mailed a copy of the aforegoing Petitioner's Memorandum to Mr. Ragan M. Doub, 6400 Johnnycake Road, Baltimore, Maryland 21207.

- 5 -

James D. Nolan.

SOCIAL SECURITY **PUBLIC** 0 0 0 0 0 DR 55 00 BL-CNS 0 008 40 PUBLIC 0 Q. 0 V 0 5.5 000 BI-000 DR.IS 000000 00 J.R. 16 *|□□ □ D.R.* 5.5 0 DR.16 POAL ROAD DR 55 ... DR 10.5 BL-CNS 13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James E. Dyer To Deputy Zoning Commissioner Date. ... July 10, 1973.

Mr. John J. Dillon, Jr. FROM. Chairman. Zoning Advisory Committee

SURJECT Ingleside Realty Corporation

As per your request, I have attempted to determine land ownership of the adjoining properties.

A review of issued building permits and tax records indicates that the Ingleside Realty Corporation does own a great deal of land in the vicinity of the site. I was unable to determine specifically whether or not the adjoining properties were owned by the Petitioner after reviewing this

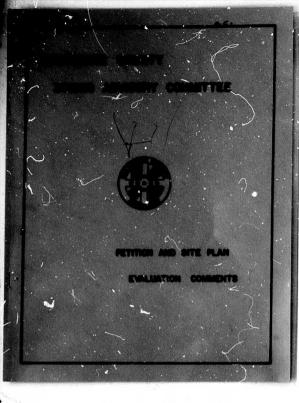
A review of zoning violation files did indicate that the Petitioner owned several lots that specifically included the subject property and the lots on which the adjoining commercial building is erected.

JJD:gc

NOLAN, PLUMHOF & WILLIAMS

DLAN, PLUMPO & WILLIAMS

FIAN -9 1974



Baltimore County, Marylano Benartment Of Bublic Borks

COUNTY OFFICE BUILDING TOWSON MARYLAND 21234

Baroes of Engineerin

inet1 30, 1973

Mr. S. Eric DiMenna Zoning Cormissi Ter County Office Puilding Towson, Maryland 21204

No. Item 175 (April to October 1973 - Order 1)
Property Owner: Im_Reside Banily Comparation
Ny's of Inclusive Aurora, 2071 2. of Octobergon's Good
Property Senior 1: Secial Exception for use in
combanistic sub-order Secial Exception for use in
convenience type food store
Districts 1 No. 1979 0.502 acres

Dear Mr. Dillenna:

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

Ingleside Assume is an existing improved County road for which no additional highway improvements are proposed. Construction or reconstruction of ridexalk, can't and gatter, entrance, suren etc. in connection with the development of this site will be "be full reagonaisabley of the Patitioner.

Milson Avenue, to the reer of this property, is pertially improved as a public street and is proposed to be improved in the future as a 30-foot closed type rechange cross-section on a 50-foot right-of-way. Rightay improvements, including high-way right-of-way and withining will be required in connection with any grading or building permit application. Further information in this regard may be obtained from the buildings County Amesu of Engineering. The submitted plan must be revised

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

Development of this property through stringing, grading and stabilization could result in a sediment callution problem, damaging private and rubble holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Property Owner: Ingleside Realty Corporation April 30, 1973

STORM DRAIN CORTINGS:

Provisions for accommodating storm water or drainage have not been indicated

The Patitioner must provide mecessary desings facilities (temporary or permanent) to prevent executing any mutaneous or damages to adjacent respectives, eage-cally by the concentration of sarfoce vasters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the publishment.

WATER AND SAMITARY SEMEP:

Public water supply and sanitary sewersge are available to serve this property. Additional fire hydrant protection may be required in the vicinity.

E Diffa 'i FWRing

W - W.E. - Key Sheet H - N.E. - Key Sheet 2 3.W. 22 - Position Sheet 8.W. 1-7 - Topo 95 Tax Map

cc: John J. Trenner John F. Loos, Jr.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 24, 1973

James D. Nolan, Esq. 204 W. Pennsylvania Avenue Touson, Maryland 21204

RE: Special Exception Petition Item 175 Ingleside Realty Corp.

Deer Mr. Holanz

COUNTY OFFICE BLDG. 111 W. Chesapeals Ave. Towns, Maryland 21224

JOHN J. DILLON, IR

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOADS COMES

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT PROJECT PLANNING

BUILDING DEPARTMEN

BOARD OF SDUCATION ZONING ADMINISTRATIO

INDUSTRIAL DEVELOPMENT

The Zoning Advisory Committee has reviewed the plans on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the soring action requested, but to assure that all parties are made marks of plans or problems throughout to the development of but days have a bearing of this case. The Director of Planning may file a written resort with the of the requested zoning.

The tolget property is an unimproved vecant lot that is as a constant of the time the property of the prop

Signs the sum surrect.

Signs the property to the rear is somed residential, an this profile screen fence will be remained at the rear of should construct the first that including indicated on the street planting rather that indicating indicated on the street planting rather indicated on the street planting rather indicates the drive plant. The site plan mail grass, as to indicate the drive planting rather indicates the property and rear indicate planting rather indicates the property, and present on the rather indicates the property, and present on the transfer of the property, and present on the street of the profile street on the street of the profile street on the street of t

James D. Nolan, Esq. Res Item 175

potential accident situation in relation to automobiles entering or exiting from the adjoining lot, therefore, we recommend that this sign be relocated or modified.

Also, the petitioner is advised to pay particular attention to the Bureau of Engineering comments regarding the road at the rear of the property.

In view of the foregoing comments, this office is withholding approval of your patition until revised site plans are received that reflect these items.

JJ0Jr.:J0

(Enclosure

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

WM. T. MELEEN

April 12, 1973

Mr. S. Eric D!Menna Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item 175 - ZAC - March 20, 1973
Property Owner: Ingleside Realty Corp,
Ingleside Avenue E, of Johnnycke Road
S,E, for use in combination automotive service
station & convenience type food store - District I

No major traffic problems are anticipated by the requested special

Beeling & Thungan Michael S. Flanigan Traffic Engineer Associate

MSF:no

Baltimore Co y Fire Department



Towson, Maryland 21204

075-7310

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

Attention: Mr. outside 11 mgs Chairman Zoning Advisory Committee

Re: Property Owner: Ingleside Realty Corporation

Location: E/S of Ingleside Avenue, 287' E of Johnnycake Road

Item No. 175

Zoning Agenda Tuesday, March 20, 1973

Sentlemen-

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.
() 3. The vehicle dead-end condition shown at

EXCELOS the maximum allowed by the Fire Department.
The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of constitution.

of the Fire Prevention Loge prior to occupancy of operations.

The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the life Safety Code", 1970 Edition prior to occupancy. Site plans are approved as dram.

The Fire Prevention Sureau has no comments at this time.

Noted and Approved:
Special Inspection Division

Deputy Chief Fire Prevention Bureau

mls 4/25/72

-RALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

March 28, 1973

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

Dear Mr. DiNenna:

Comments on Item 175, Zoning Advisory Committee Meeting March 20, 1973, are as follows:

Property Owner: Ingleside Realty Corporation Location: Z/S ingleside Ave.,287° E of Johnnycake Rd. Present Zoning: B.M. Proposed Zoning: Special Exception for use in combi-nation automotive service station and convenience

type food store District: 1 No. Acres: 0.802

Hetropolitan water and sewer are available.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

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 Follution and Industrial Bygiene, 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 methol providing for the elimination of waste oil in accordance with the Department of Water Resources requirements

Very truly yours,

TROBAS H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

CC: L.A. Schuppert W.L. Phillips

HVB:mne

W. D. Fromm - M4 31304



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 3, 1973

Mr. S. Eric Dilvenna, Zonina Commissioner Zoning Advisory Committee Office of Planning and Zoning Buitimore County Office Building Towson, Maryland 21204

Comments on Iten: \$175 , Zoning Advisory Committee Meeting, March 20, 1973 are as follows:

Propen Cowner: Ingleside Realty Corporation Location: E/S of Ingleside Avenue, 287° E of Johnnycake Road Present Zoning: 8.M.

Proposed Zoning: Special Exception for use in combination automotive service station and convenience type food store District: 1

No. Acres: 0.802 acres

The site plan must be revised to show the following:

a. Zoning lines
b. Screening at the rear of the property as required.

Building dimensions The canopy setback

Curbing around the perimeter of the entire paved parking area.
 Elevations of the light standards.

It is also suggested by this office that the landscaping areas consist of more than just grass.

John L. Menhler ohn L. Wimbley lanning Specialist II

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 20, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Z.A.C. Meeting of: 3-20-73

. Item 175
Property Omer: Ing saide Realty Corporation
Location: R* of Ingleside Avenue, 267 % of Johnnycake Road
Present Zoning: B.M.
Proposed Zoning: Special Exception for use in combination automotive
service station and convenience type food store

District: 0.802 acres

Dear Mr. Willenna

No bearing on student population.

Very truly yours, W. Wich Letwork W. Nick Petrovich

WNP/m1

H. EMSLIE PARKS, PERSONAL EUGENE C. HESS, VILL-PRES

MARCUS M. BOTSARIS JOSEPH N. MIGGWAN

T. BAYARD WILLIAMS. JR RICHARD W. TRACEY, VMD

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

JEFFERSON BUILDING

March 28, 1973

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

Dear Mr. DiNenna:

Comments on Item 175, Zoning Advisory Committee Meeting March 20, 1973, are as follows:

Property Owner: Ingleside Realty Corporation Location: E/S Ingleside Ave., 287' E of Johnnycake Ad. Present Zoning: B.M. Proposed Zoning: Special Exception for use in combination automotive service station and convenience type food store District: 1 No. Acres: 0.802

Metropolitan water and sewer are available.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

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 substited showing method providing for the elimination of waste oil in accordance with the Department of Water Resources

Very truly yours.

Thomas H. Devlin, Director SUREAU OF ENVIRONMENTAL SERVICES

CC: L.A. Schuppers

HVR . mac

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 20, 1973

Z.A.C. Meeting of: 3-20-73

Them 175
Property Owner: Ingleside Realty Corporation
2/5 of Ingleside Avenue, 287; 3 of Johnnycake Boad
2/5 of Ingleside Avenue, 287; 3 of Johnnycake Boad B.W. Special Exception for use in combination automotive

No bearing on student population.

RICHARD W. TRACEY, V.M.D.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric DiNenna, Zoning Commissioner

Date. June 6, 1973

FROM William D. Fromm, Director

Petition #73-295-X. East side of Ingleside Avenue 287.50 feet southeast Of Johnnycake Road

Petition for Special Exception for Use in combination automotive service station and convenience type food store. Petitioner - Ingleside Realty Corporation

1st District

HEARING: Wednesday, June 6, 1973 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the follwing comments to make.

In view of the current energy shortage the staff questions the advisability of approval of new service stations anywhere in Baltimore County at this time.

There are no vacant service stations within a $1/2\ \mathrm{mile}$ or 1 mile radius of this site at this time.

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

William D. From, Director Office of Planning and Zoning

WDF:NEG:rw





CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the sum ed in THE JEFFERSONIAN, a weekly newspaper printed

19...73

appearing on the ____ 17th ___day of _____ May

S. Eric Dinema Zoning Commissioner of Saltimore County was inserted to THE CATONSVILLE TIMES a weekly newspaper pub lighed in Baltimers County, Maryland, once a week for

CATONSVILLE, MD, 21228

week before the 21 day of Nov 19 73 that is to say,

CATONSVILLE PI IM IE S

THIS IS TO CERTIFY, that the annexed advertisement of

the same was inserted in the issue of May 17, 1973.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

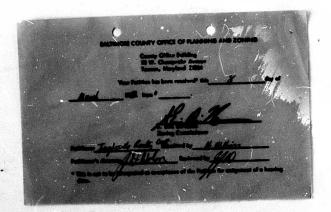


25 11 75 285 X

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

157	the state of the s
District 155	Date of Posting 1141 19-1973
Posted for SDENIAL FXOET	TION
Petitioner: INGLESI dr. REALT.	Y CROP
Location of property: Els. Cl. Jul	DESIGN AUG. 287 SOFT. SE OF
Location of Signa: 1 5/8 OF INGUESIA	LE OF JOHNE RA
(2 At of WILSON AVE.	E OF NOTION CAKE Rd.
Remarks:	
Posted by Signature	Date of return: 47-1 30-1953

PETITION	PETITION MAPPING PROGRESS SHEET															
FUNCTION						Well Map Original Buplicate and by date by de					Tracing 200 Sheet		Tracing			
Descriptions checked and outline plotted on map		-7	-	_ by	date	-	3000	by.	-	-						
Petition number added to outline							İ									
Denied																
Granted by ZC, BA, CC, CA																
Reviewed by:		-	•	hang	d Pla	tline	or des	ripti	• <u> </u>	Yes No						

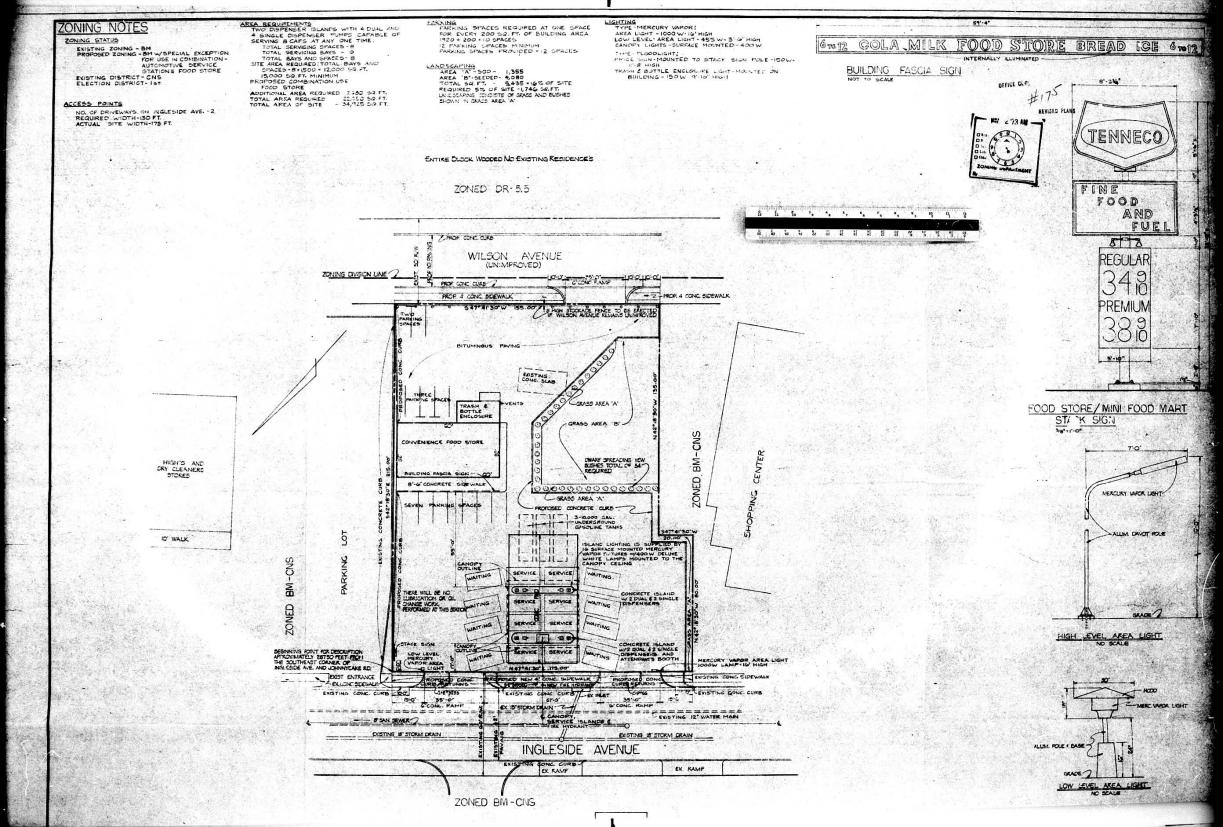


-	IORE COUNTY, MAI P POLICE - REVENUE DE LANEOUS CASH RE	-	1 0	829
D. LYE_	June 6, 1973	ACCOUNT _	07-665	
			68,50	
	House, Balon, I 20h V. Perme A		VELLOW	CUITEURN
	Money, Nt. 2120 Movertising and Ingleside Builty	posting o	f property f 13-295-Z	68.5C

ALTIMORE COUNTY, MARYLAND PRIOR OF PING. 2 - REVENUE DIVISION HISCELLANGOUS CASH RECEIPT	B 8376 0
	, in
TE 10: 10: 1973 ACCOUNT 01	-662
<i>҈</i> . (. ⊭ <u></u>	950.00
MINTE - CASMES PART - ASSEST	VELLOW - CHITCHESE
House. Holen, Flushoff and Willia	
20h V. Poma. Avo. Tousen, Mi. 2120h	40
Petition for Special Reception for	Ingleside ,
relty Corp #73-295-X	N.

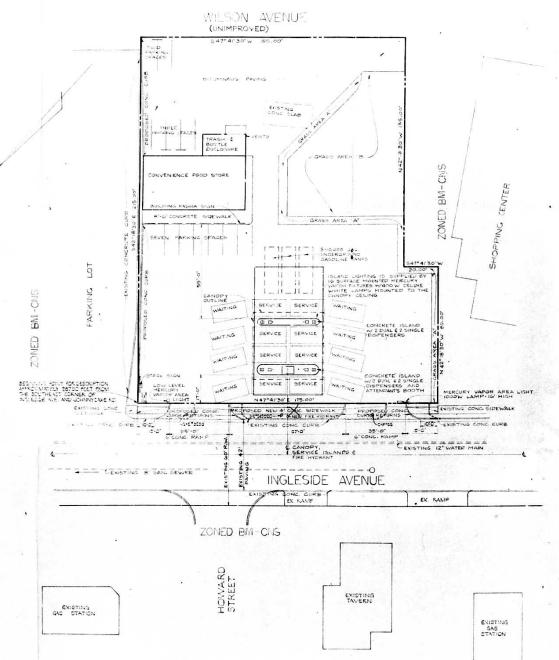
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#175 MEVISEO P FOOD FUE 8 8 REGULAR PREMIUN 38% FOOD STORE/MINI FOOD MART STACK SIGN MERCURY VAPOR LIGHT HIGH LEVEL AREA LIGHT TENNECO OIL COMPANY TENNECO FOOD STORE / STATION INCLESIDE AVE & WILSON AVE (NE BALTIMORE COUNTY, MARYLAND SITE & ZONING PLANT 632 MC



ZONED ETI-C

TOTAL 54 FT. - 5,455 FT. PEQUINED 5% OF SITE -1,746 34 FT.





FOOD STORE/MINI FOOD MART STACK SIGN

old Olat TENNECO OIL COMPANY TENNECO FOOD STORE / STATION INGLESIDE AVE. & WILSON AVE (NEAR BALTIMORE COUNTY, MARYLAND -SITE & ZONING PLAN 15-20'-0' 632 MC

LISHTING
TYPE - MERCURY VAPOR:
AREA LIGHT - 1000 W-16" HIGH
LOW LEVEL AREA LIGHT - 455 W-3 -3" HIGH
CANOPY LIGHTS - SUPERALE MOUNTED - 400 W
TYPE - FLOODLIGHT:
FRILE GARN - MOUNTED TO STACK SIGN FOLE - 150WTHANK & BOTTLE ENCLOSURE LIGHT - MOUNTED IN
FRILDING - 150W - 9"-10" HIGH BUILDING FASCIA SIGN

EXISTING

ZONING NOTES

ZONING STATUS

ENSING JOHNS - BM
PROPOSED ZONING - BM WEPECIAL EXCEPT ON
FOR USE IN COMBINATION AUTOMOTIVE DERVICE
EXISTING DISTRICT - GN/S
ELECTION DISTRICT - IS:

ACCESS POINTS

NO. OF DRIVEWAYS O'L INGLESIDE AVE. 2 REQUIRED WIDTH-150 FT. ACTUAL SITE WIDTH-175 FT.

AMEA REQUIREMENTS

4 WIND DISPEMBER SLANDS WITH A DUAL AND

4 SINGLE DISPEMBER FLANDS JAFABLE OF
SERVING SCARS AT ANY ONE TIME.

TOTAL SEPURING SPACES 5

TOTAL SEPURING SPACES 5

TOTAL SAYS AND SPACES 5

ONE AMEA REQUIRED TOTAL BAND AND
SPACES COMMITTED TOTAL BAND AND
SPACES COMMITTED USES

ADDITIONAL AREA PEQUIRED 7350 OF F.
TOTAL AREA RECOMED 7350 OF F.
TOTAL AREA SECURING 7350 OF F.

EXISTING GAS STATION

SEING FAREN STACES REQUIPED AT ONE SPACE FOR EVERY 200 52.FT. OF BUILDING AREA 1920 × 200 × 0.5 FACE MINIMUM PARKING STALES PLACES MINIMUM 25 FALES PARKING STALES PLACED 12 SPACES

LANDSCAPING
APEA A SOP 1,355
AREA B'SSEPED 4-960
TOTAL 5-07 5-451-5-7

COLA MILK FOOD STORE BREAD ICE 6 1012

INTERNALLY ILLUMINATED

8'-314" FIN FOOD AND FUEL B Th EGULAR 19 JT10 F-EMIUM 338

FOOD STORE/ MINI FOOD MART STACK Sto . 3/8" -1"-0"

ZONED BM - CMS WILSON AVENUE (UNIMPROVED) BITUMINOUS PAVING TRASH & BOTTLE ENCLOSUFE BM-CNS CONVENIENCE FOOD STORE ZONED 8'-6" CONCRETE SIGE WALK GRASS AREA A ISLAND LIGHTING IS SUPPLIED BY IS SUPPLIED BY INFO SUPPLI 11 - 11 1-11-11-1 BM -CNS CANDPY SERVICE SERVICE -0 11 (B) (B) CONCRETE ISLAND W/ 2 DUAL & 2 SINGLE DISPENSERS SERVICE SERVICE SERVICE SERVICE (m p | [] · · · m m) CONGRETE ISLAND W/2 DUAL 12 SINGLE DISPENSERS AND ATTENDANT'S BOOTH BEGINNING FORNT FOR DESCRIPTION APPROXIMATELY 2875" FEET FROM THE SOUTHEAST CORNER OF INSLESSEE AVE. AND JOHNNYCAKE RD. LOW LEVEL MERCURY VAPOR AREA COLUMN EXISTING CORE CITE CO. SECURIS PROPOSED NEW 4" CONC. SIDEWALK PROPOSED CON-100 EXISTING CONC CURB 35'-0" 10-0" CANOPY, (SERVICE ANDS (CEXISTING B SAN. SEWER INGLESIDE AVENUE EX RAME ZONED BM - CNS EXISTING TAVERN

NG. DT DATE ORD CLAT ENGINEERING DEPARTMENT

TENNECO OIL COMPANY

TENNE 2 FOOD STORE / STATION
INGLESIDE AVE. & WILSON AVE (NEAR
BALTIMORE COUNTY, MARYLAND

TOTAL SQ. FT. - \$485 * 16% OF SITE REQUIRED 5% OF SITE -1,746 SR.FT. LANDSCAPING TONSISTE OF GRASS AND BUSHES SHOWN IN GRASS AREA "A" FOOD STORE
ADDITIONAL AREA REQUIRED 7,680 50.FT.
TOTAL AREA OF SITE - 34,925 50.FT.
TOTAL AREA OF SITE - 34,925 50.FT. CCEAS PINKES NO. OF DRIVEWAYS ON INGLESIDE AVE. -2 REQUIRED WIDTH-150 FT. ACTUAL SITE WIDTH-175 FT. TENNECO ENTIRE DLOCK WOODED NO EXISTING RESIDENCE'S FINE ZONED DR-5.5 FOOD AND FUE 8 8 REGULAR WILSON AVENUE ZONING DIVISION LINE PROF CONT CURE / - Z PROF. 4 CONC. SIDEWALK PROF 4 CONC. SIDEWALK PREMIUN 547-47 30 W 155.00 15 HER STOCKADE FENCE TO SE ERFOTE 388 CONG MAR FOOD STORE/MINI FOOD WAR BM-CNS ZONED (BUILDING FASCIA SIGN -8'-6' CONCRETE SINE WALL IO' WALK ---EXSTING & STORM DRAIN DESTING IS STORM DRAIN INGLESIDE AVENUE REVISED PLANS EX. RAMP Item 175 OFFICE COPY ZONED BM-CNS TENNECO OIL COM TENNECO FOOD STORE / STATION
INCLESIDE AVE. L W SO I AVE.
BALTIMORE COUNTY MARYLAND EXISTING TAVERN EXISTING GAS STATION EXISTING SAS STATION SITE & ZONING PLAN S JAN 10 19/4

