

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, IngleSide Realty Corp., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an N.A. zone to an N.A. zone; for the following reasons:

Not Applicable

see attached description

and (3) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for use in combination automotive service station and convenience type food store pursuant to Sections 405.40, 405.41 and 405.2B, 2.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Tenneco Oil Company
By: John A. Ross
Contract Lessee
Address: 4 Carlton Crest Court
Reisterstown, Maryland 21116

IngleSide Realty Corporation
By: John E. Ruth
Legal Owner
Address: 400 Overbrook Road
Catonsville, Maryland 21228

James D. Nolan
Baltimore's Attorney
Address: 2000 Pennsylvania Ave.
Baltimore, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of May, 1973, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of June, 1973, at 9:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

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

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.



RM:pn
3-2-73
1372

Tenneco Oil
72268
1/4c
3/1/73

PETITION FOR SPECIAL EXCEPTION

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Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
E/S of IngleSide Avenue, 287.50' SE : DEPUTY ZONING
of Johnnycake Road - 1st District : COMMISSIONER
IngleSide Realty Corporation - :
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.

A great deal of testimony was offered on behalf of the Petitioner by officials of the Tenneco Oil Company, consulting engineers, and real estate experts. Testimony included traffic comments, the need for such uses, and the benefits the neighborhood would receive by development of the now unimproved site which has been the subject of many zoning violation complaints over the years.

The landlord of an adjoining property improved with a High's store and a dry cleaner store, objected to the proposed use on the basis of a parking shortage in the area. It was his contention that the most logical and proper use of the property would be for parking to support the shopping center that binds on the west side of the subject property and is, in fact, owned by the Petitioner, IngleSide Realty Corporation. He also pointed out that a closed service station existed almost opposite the subject property on the north side of IngleSide Avenue.

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

Tenneco Oil
72268
1/4c
3/1/73

PETITION FOR SPECIAL EXCEPTION

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Contract Lessee
Address: 4 Carlton Crest Court
Reisterstown, Maryland 21116

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Legal Owner
Address: 400 Overbrook Road
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James D. Nolan
Baltimore's Attorney
Address: 2000 Pennsylvania Ave.
Baltimore, Maryland 21204

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Zoning Commissioner of Baltimore County.

(over)

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 fulfill his burden as outlined under Section 405.3 of the Baltimore County Zoning Regulations, i.e., finding necessary to grant Special Exceptions. Paragraph D of this Section requires evidence on behalf of the Petitioner of a reasonable public need for the proposed service station. The energy crisis that arose shortly before this hearing (June 6, 1973) has not diminished but has increased by leaps and bounds. This fact plus the closed boarded up station that was observed 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 testimony.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 28th day of November 1973, that the Petitioner has failed to meet the requirements of Section 405.3D of the Baltimore County Zoning Regulations, and for this reason the herein requested Special Exception should be DENIED.

Deputy Zoning Commissioner of Baltimore County

UNDER & CLERK FOR FILING
Dr. J. Anderson, Jr.
BY John E. Ruth
Attorney for Petitioner

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 WPC6, Folio 160.

RUNNING THENCE along the division lines of lots 42 and 43 and lots 20 and 21 of the aforementioned plat South 42°-18'-30" East 215.00 feet to the northeast corner of lot number 20, Block 1, as shown on Plat Number 4, Catonsville Manor, as recorded in the Land Records of Baltimore County as Liber WPC6, Folio 160; said point also lying on the westerly side of Wilson Avenue.

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;

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

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

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

Dear Jack:

It is my understanding that Mr. Ross of Tenneco Oil Company has already filed revised plans 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 plans with your office on May 2nd.

The only point which was not changed concerns the location of the signs at the northeast 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 A.M.

Sincerely yours,

JAMES D. NOLAN

JDN/lab
cc: Mr. Tom Ross
Tenneco Oil Company



JAN-9 1973

JAN - 9 19

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLAWORTH H. DILLON, P. E. CHIEF

April 30, 1973

Mr. S. Eric DiMenna
Zoning Commission
County Office Building
Towson, Maryland 21204

Re: Item 175 (April to October 1971 - Cycle II)
Property Owner: Ingleside Realty Corporation
1/3 c. Ingleside Avenue, 287' E. of Johnny's Road
Proposed Zoning: S-1
Proposed Building: Special Exception for use in
combination automotive service station and
convenience type food store
District: 1 No. Lots 0.002 Acres

Dear Mr. DiMenna:

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.

GENERAL COMMENTS:

Ingleside Avenue is an existing improved County road for which no additional
highway improvements are proposed. Construction or reconstruction of sidewalks,
curb and gutter, entrance, apron etc. in connection with the development of this
site will be the full responsibility of the Petitioner.

Wilson Avenue, to the rear of this property, is partially improved as a public
street and is proposed to be improved in the future as a 30-foot closed type roadway
cross-section on a 5'-0" right-of-way. Highway improvements, including highway
right-of-way and widening will be required in connection with any grading or
building permit application. Further information in this regard may be obtained from
the Baltimore County Bureau of Engineering. The submitted plan must be revised
accordingly.

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

SOILS AND EROSION CONTROL COMMENTS:

Development of this property through striping, grading and stabilization
could result in a sediment pollution problem, damaging private and public
buildings downstream of the property. A grading permit is, therefore, necessary
for all grading, including the stripping of top soil.

Item 175
Property Owner: Ingleside Realty Corporation
April 30, 1973
Page 2

STORM WATER COMMENTS:

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. Diversion of any problem which
may result, due to improper grading or improper installation of drainage facilities,
would be the full responsibility of the Petitioner.

WATER AND SANITARY SEWER:

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

Very truly yours,

Ellaworth H. Dillon
ELLAWORTH H. DILLON, P.E.
Chief, Bureau of Engineering

REMARKS:

1 - 1/4 - Key Sheet
2 3/4 - 22 - Position Sheet
S.W. 1-7 - Topo
95 Tax Map

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

James D. Nolan, Esq.,
204 N. Pennsylvania Ave.,
Towson, Md. 21204

Item 175

County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204

Your Petition does not meet the Zoning Commissioner's
requirements for filing as per attached.

Ellaworth H. Dillon
ELLAWORTH H. DILLON,
Zoning Commissioner

Owner Name: Ingleside Realty Corp.

Reviewed by: _____

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 24, 1973

James D. Nolan, Esq.,
204 N. Pennsylvania Avenue
Towson, Maryland 21204

Re: Special Exception Petition
Item 175
Ingleside Realty Corp.

Dear Mr. Nolan:

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

These comments are not intended to indicate the appropriateness
of the zoning action requested, but to assure that
the development plans that may have a bearing on this case,
The Director of Planning may file a written report with the
Zoning Commissioner with recommendations as to the appropriateness
of the requested zoning.

The subject property is an unimproved vacant lot that is
adjacent to a small shopping center complex on each side of
the property which are zoned DR S-5, not Business
station, tavern, and several other convenience stores on
the opposite side of Ingleside Avenue. Curb and gutter exist
along Ingleside Avenue at this location. The petitioner is
proposing to build an automotive service station with a
combination convenience food store, and is requesting a Special
Exception for same. The property is currently zoned Business
Major with a CDS District.

Since the property to the rear is zoned residential, an
8 foot high screen fence will be required at the rear of
this property. Also, the Committee feels that landscaping
should consist of shrub planting rather than all grass, as
indicated on the site plan. The site plan must also be revised
to indicate the dry cleaner's and High's store on the north
side of the property, the location of the residences to the
rear of the property, and precise location of the Business
Major line to the rear of the property. Also the stacked
for automobiles exiting from this property and could cause a

James D. Nolan, Esq.
Re: Item 175

- 2 -

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 petition until revised site plans are received
that reflect these items.

Very truly yours,

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

JJD:JJD
(Enclosure)

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. WIL T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

April 12, 1973

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

Re: Item 175 - ZAC - March 20, 1973
Property Owner: Ingleside Realty Corp.
Ingleside Avenue E. of Johnny's Road
S.E. for use in combination automotive service
station & convenience type food store - District 1

Dear Mr. DiMenna:

No major traffic problems are anticipated by the requested special
exception.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
912-7316

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

Attention: Mr. Ellaworth H. Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Ingleside Realty Corporation

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

Item No. 175 Zoning Agenda Tuesday, March 20, 1973

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 _____
EXCEEDS 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 operations.
- () 4. 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.
- () 5. Site plans are approved as drawn.
- () 6. The Fire Prevention Bureau has no comments at this time.

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

als
4/25/72

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

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: E/S Ingleside Ave., 287' E of Johnnycake Rd.
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 submitted showing method providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

Very truly yours,

Thomas H. Devin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnc

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

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 20, 1973

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

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

Re: Item 175
Property Owner: Ingleside Realty Corporation
Location: E/S of Ingleside Avenue, 287' E of Johnnycake Road
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 acres

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
Field Representative

WNP/al

MARCUS H. ROTBART
JOSEPH W. MCDONNAN

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
WES RICHARD K. HUBERT

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 3, 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:

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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 acres

The site plan must be revised to show the following:

- Zoning lines
- 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.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project Planning Division

WNP:REC:rv



BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 20, 1973

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

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Location: E/S of Ingleside Avenue, 287' E of Johnnycake Road
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Z.A.C. Meeting of: 3-20-73

District: 1
No. Acres: 0.802 acres

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W. Nick Petrovich
Field Representative

WNP/al

H. EMILIE PARKS, M.D.
GUDINE C. HENRY, M.D.
MRS. ROBERT L. BERRY

MARCUS H. ROTBART
JOSEPH W. MCDONNAN
ALVIN LORICH

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
WES RICHARD K. HUBERT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner
FROM: William D. Fromm, Director
SUBJECT: Petition 673-205-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 following 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 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. Fromm, Director
Office of Planning and Zoning

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 17, 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on one line, ~~successor~~ before the day of JUNE, 1973, the first publication appearing on the 17th day of May 1973.

THE JEFFERSONIAN
L. Leland Strickland
Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

March 28, 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:

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

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Location: E/S Ingleside Ave., 287' E of Johnnycake Rd.
Present Zoning: B.M.
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District: 1
No. Acres: 0.802

Metropolitan water and sewer are available.

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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. Devin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnc

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

OFFICE OF
THE CATONSVILLE TIMES

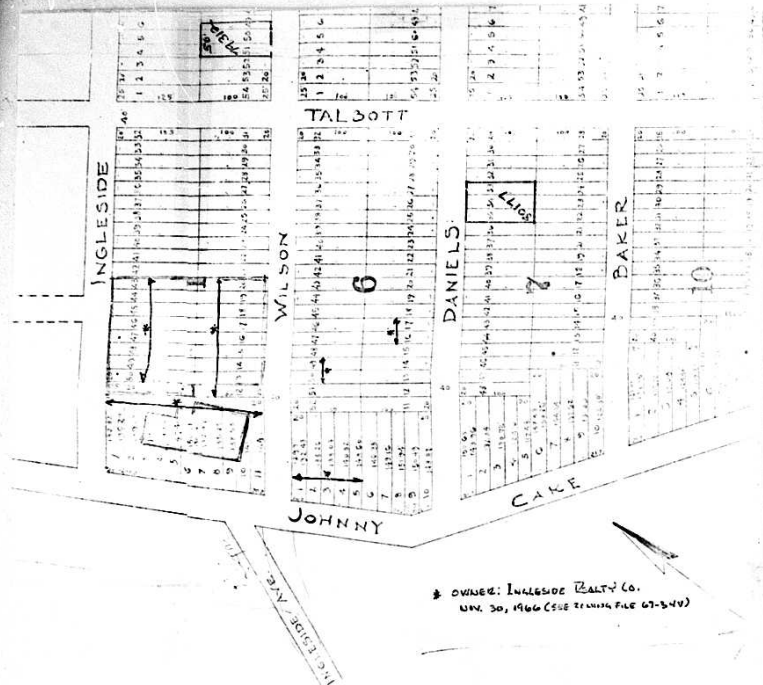
CATONSVILLE, MD. 21228 May 21 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiNenna
Zoning Commissioner of Baltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 21 day of May 1973 that is to say, the same was inserted in the issue of May 17, 1973.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13 Date of Posting: May 19-1973
 Posted for: SPECIAL EXCEPTION
 Petitioner: INGLESIDE REALTY CORP.
 Location of property: 66-67 TALBOTT AVE. 220-907A SE. of
JOHNNY CAKE RD.
 Location of Sign: SE. of INGLESIDE AVE. E. of JOHNNY CAKE RD.
66-67 WILSON AVE. E. of JOHNNY CAKE RD.
 Remarks:
 Posted by: PHILIP J. [Signature] Date of return: May 30-1973

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		500 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CG, CA									
Reviewed by: <u>[Signature]</u>	Revised Plans: Change in outline or description <u>Yes</u>								
Previous case: <u>No.</u>	Map # <u> </u>								

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
30 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received? Yes ☒ No ☐

And Yes ☒ No ☐

[Signature]
Zoning Commissioner

Petitioner: Ingleside Realty Corp. Represented by: [Signature]
 Petitioner's Address: [Signature] Represented by: [Signature]

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing.

BALTIMORE COUNTY, MARYLAND No. 10829

OFFICE OF THE COMPTROLLER
MISCELLANEOUS CASH RECEIPT

DATE June 6, 1973 ACCOUNT 01-662

AMOUNT \$60.00

PAID TO: INGLESIDE REALTY CORP. BY: AGENCY

WITNESSES: Monica. Holan, Flambert & Williams
204 W. Fennell Ave.
Towson, Md. 21204
Advertising and posting of property for XXXX
Ingleside Realty Corp. 673-295-X 6850 MC

BALTIMORE COUNTY, MARYLAND No. 8376

OFFICE OF THE COMPTROLLER
MISCELLANEOUS CASH RECEIPT

DATE May 10, 1973 ACCOUNT 01-662

AMOUNT \$50.00

PAID TO: INGLESIDE REALTY CORP. BY: AGENCY

WITNESSES: Monica. Holan, Flambert & Williams
204 W. Fennell Ave.
Towson, Md. 21204
Petition for Special Exception for Ingleside
Realty Corp. 673-295-X

ACCESS POINTS

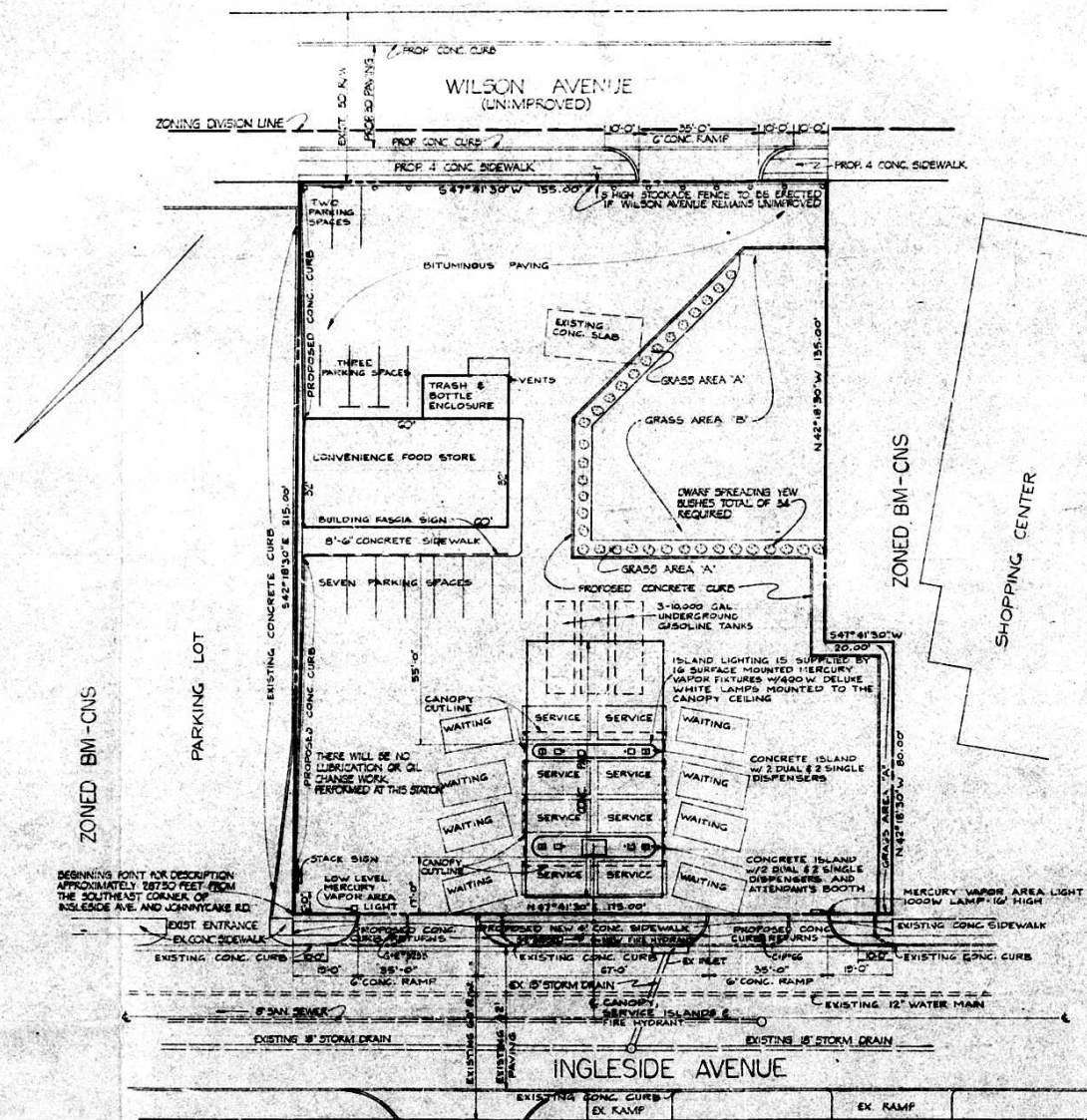
NO. OF DRIVEWAYS ON INGLESIDE AVE. - 2
REQUIRED WIDTH - 120 FT.
ACTUAL SITE WIDTH - 175 FT.

ADDITIONAL AREA REQUIRED - 7,500 SQ. FT.
TOTAL AREA REQUIRED - 22,500 SQ. FT.
TOTAL AREA OF SITE - 34,125 SQ. FT.

REQUIRED 5% OF SITE - 1,746 SQ. FT.
LANDSCAPING CONSISTS OF GRASS AND BUSHES
SHOWN IN GRASS AREA 'A'

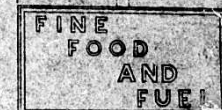
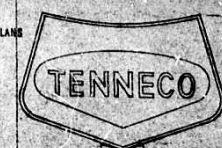
ENTIRE BLOCK WOODED NO EXISTING RESIDENCES

ZONED DR-3.5



#175

REVISED PLANS

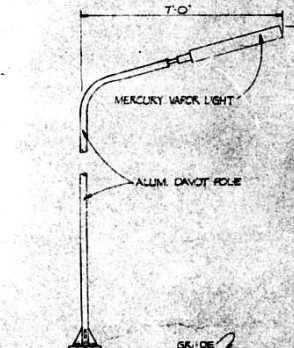


5772

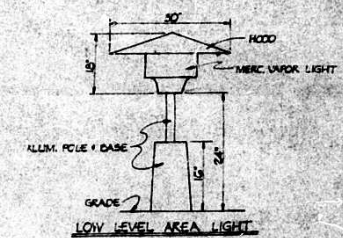
REGULAR
34.9
PREMIUM
38.9

FOOD STORE/ MINI FOOD MART
STACK SIGN

3/8" = 1'-0"



HIGH LEVEL AREA LIGHT
NO SCALE



LOW LEVEL AREA LIGHT
NO SCALE

NO.	BY	DATE	REVISION	APP.
TENNECO OIL COMPANY ENGINEERING DEPARTMENT HOUSTON, TEXAS				
TENNECO FOOD STORE / STATION INGLESIDE AVE. & WILSON AVE. (NEAR JONNYCAKE RD.) BALTIMORE COUNTY, MARYLAND				
DESIGNED BY: [Signature]			APPROVED: [Signature]	
SITE & ZONING PLAN				
1" = 20'-0"		632 MC		MD



ZONING NOTES

ZONING STATUS

EXISTING ZONING - BM
PROPOSED ZONING - BM w/ SPECIAL EXCEPTION
FOR USE IN COMBINATION -
AUTOMOTIVE SERVICE
STATION & FOOD STORE
EXISTING DISTRICT - CNS
ELECTION DISTRICT - 1st

ACCESS POINTS

NO. OF DRIVEWAYS ON INGLESIDE AVE. - 2
REQUIRED WIDTH - 130 FT.
ACTUAL SITE WIDTH - 175 FT.

AREA REQUIREMENTS

TWO DISPENSER ISLANDS WITH 4 DUAL AND
4 SINGLE DISPENSER PUMPS CAPABLE OF
SERVING 8 CUPS AT ANY ONE TIME.
TOTAL SERVING SPACES - 8
TOTAL BAYS AND SPACES - 8
SITE AREA REQUIRED: TOTAL BAYS AND
SPACES - 8 x 1500' = 12,000 SQ. FT.
15,000 SQ. FT. MINIMUM
PROPOSED COMBINATION USE
FOOD STORE
ADDITIONAL AREA REQUIRED - 7,150 SQ. FT.
TOTAL AREA REQUIRED - 22,150 SQ. FT.
TOTAL AREA OF SITE - 34,125 SQ. FT.

PARKING

PARKING SPACES REQUIRED AT ONE SPACE
FOR EVERY 200 SQ. FT. OF BUILDING AREA
1720' x 200' = 10 SPACES
12 PARKING SPACES MINIMUM
PARKING SPACES PROVIDED - 12 SPACES

LANDSCAPING

AREA 'A' - 500' - 1,355
AREA 'B' - SEED - 4,080
TOTAL SQ. FT. - 5,435 = 16% OF SITE
REQUIRED 5% OF SITE - 1,746 SQ. FT.
LANDSCAPING - 20% OF GRASS AND BUSHES
SHOWN IN GRASS AREA 'A'

LIGHTING

TYPE - MERCURY VAPOR:
AREA LIGHT - 1000W x 10' HIGH
LOW LEVEL AREA LIGHT - 455W x 3' 6" HIGH
CANOPY LIGHTS - SURFACE MOUNTED - 400W
TIME - FLOODLIGHT:
PRICE SIGN - MOUNTED TO STACK SIGN POLE - 150W -
11' 8" HIGH
TRAFFIC & BOTTLE ENCLOSURE LIGHT - MOUNTED ON
BUILDING - 150W x 9' 10" HIGH

6'x12' GOLA MILK FOOD STORE BREAD ICE 6'x12'

BUILDING FASCIA SIGN

NOT TO SCALE

INTERNALLY ILLUMINATED

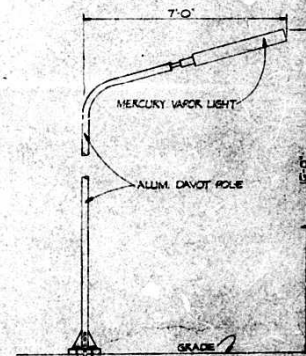
OFFICE Q.P.

#175

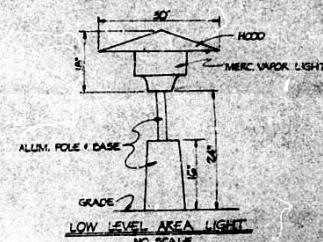


REGULAR
34.9
PREMIUM
38.9

FOOD STORE/ MINI FOOD MART
ST. K. SIGN



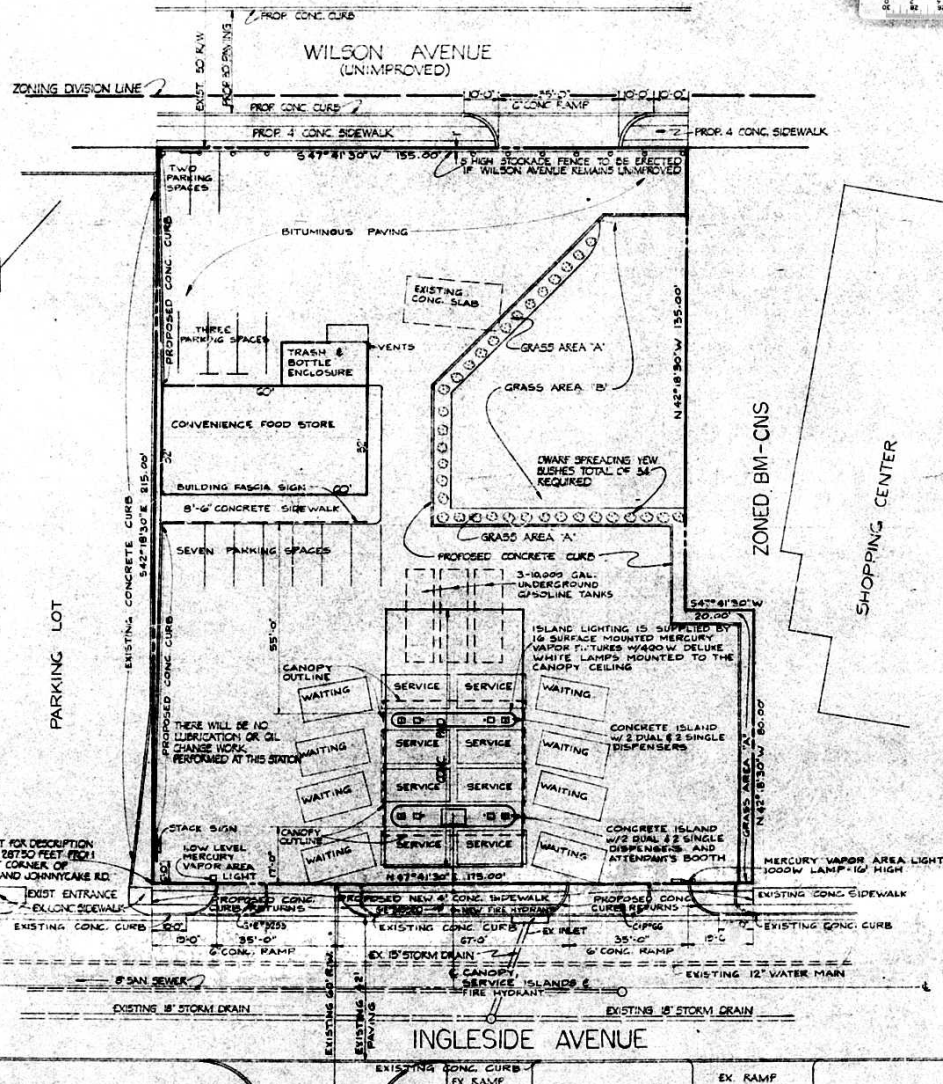
HIGH LEVEL AREA LIGHT
NO SCALE



LOW LEVEL AREA LIGHT
NO SCALE

ENTIRE BLOCK WOODED NO EXISTING RESIDENCES

ZONED DR-5.5



ZONED BM-CNS

ACCESS POINTS

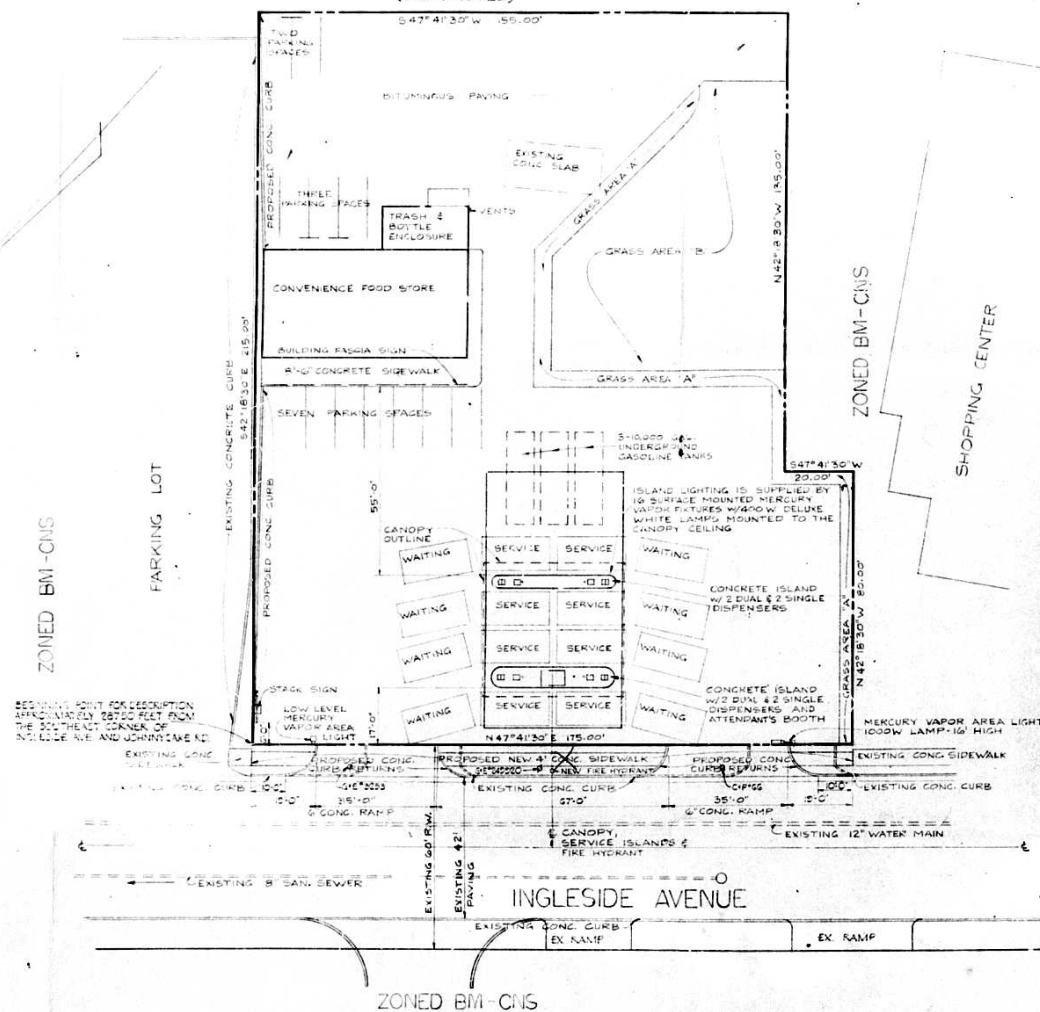
NO. OF DRIVEWAYS ON INGLESIDE AVE. - 2
REQUIRED WIDTH - 150 FT.
ACTUAL SITE WIDTH - 175 FT.

FOOD STORE
ADDITIONAL AREA REQUIRED 7,350 SQ. FT.
TOTAL AREA REQUIRED 23,920 SQ. FT.
TOTAL AREA OF SITE 24,110 SQ. FT.

TOTAL SQ. FT. 5,455 ± 10
REQUIRED 5% OF SITE 1,742 SQ. FT.

ZONED BM-C

WILSON AVENUE
(UNIMPROVED)



FINE
FOOD
AND
FUEL

8778

REGULAR
34.9
PREMIUM
38.9

FOOD STORE/ MINI FOOD MART
STACK SIGN
1/2" x 10"

NO.	BY	DATE	REVISION	CHK.
TENNECO OIL COMPANY ENGINEERING DEPARTMENT HOUSTON, TEXAS				
LOCATION AND DESCRIPTION TENNECO FOOD STORE / STATION INGLESIDE AVE. & WILSON AVE. (NEAR JOHNNYCAKE) BALTIMORE COUNTY, MARYLAND				
APPROVED				
TITLE OF DRAWING SITE & ZONING PLAN				
SCALE	DATE	CENTRAL FILE NO.		
1" = 20'-0"	1/10/70	632 MC		
PREPARED BY 1/10/70				

JAN 10 1970

ZONING NOTES

ZONING STATUS

EXISTING ZONING - BM
PROPOSED ZONING - BM w/ SPECIAL EXCEPT ON
FOR USE IN COMBINATION -
AUTOMOTIVE SERVICE
STATION & FOOD STORE
EXISTING DISTRICT - CND
ELECTION DISTRICT - 1st

ACCESS POINTS

NO. OF DRIVEWAYS ON INGLESIDE AVE. - 2
REQUIRED WIDTH - 150 FT.
ACTUAL SITE WIDTH - 172 FT.

AREA REQUIREMENTS

TWO DISPENSER ISLANDS WITH 4 DUAL AND
4 SINGLE DISPENSER PUMPS CAPABLE OF
SERVING 8 CARS AT ANY ONE TIME.
TOTAL SERVING SPACES - 8
TOTAL EASY AND SPACES - 8
SITE AREA REQUIRED TOTAL BAYS AND
SPACES - 14,500 - 12,000 SQ. FT.
15,000 SQ. FT. MINIMUM
PROPOSED COMBINATION USE:
FOOD STORE
ADDITIONAL AREA REQUIRED - 7,430 SQ. FT.
TOTAL AREA REQUIRED - 22,430 SQ. FT.
TOTAL AREA OF SITE - 34,150 SQ. FT.

PARKING

PARKING SPACES REQUIRED AT ONE SPACE
FOR EVERY 200 SQ. FT. OF BUILDING AREA
712.9 - 200 = 3.56 SPACES
12 PARKING SPACES MINIMUM
PARKING SPACES PROVIDED - 12 SPACES

LANDSCAPING

AREA "A" 50' x 135'
AREA "B" 50' x 135'
TOTAL SQ. FT. 5,445 + 5,445 = 10,890 SQ. FT.
RE PLANT 50% OF THE 10,890 SQ. FT.

LIGHTING

TYPE - MERCURY VAPOR:
AREA LIGHT - 1000 W/12' HIGH
LOW LEVEL AREA LIGHT - 425 W/3' 2" HIGH
CANOPY LIGHTS - SURFACE MOUNTED - 400 W
TYPE - FLOODLIGHT:
PRICE SIGN MOUNTED TO STACK SIGN POLE - 150 W/12' HIGH
TRASH & BOTTLE ENCLOSURE LIGHT MOUNTED ON
BUILDING - 150 W/12' HIGH

6 to 12 COLA MILK FOOD STORE BREAD ICE 6 to 12

BUILDING FASCIA SIGN
NOT TO SCALE

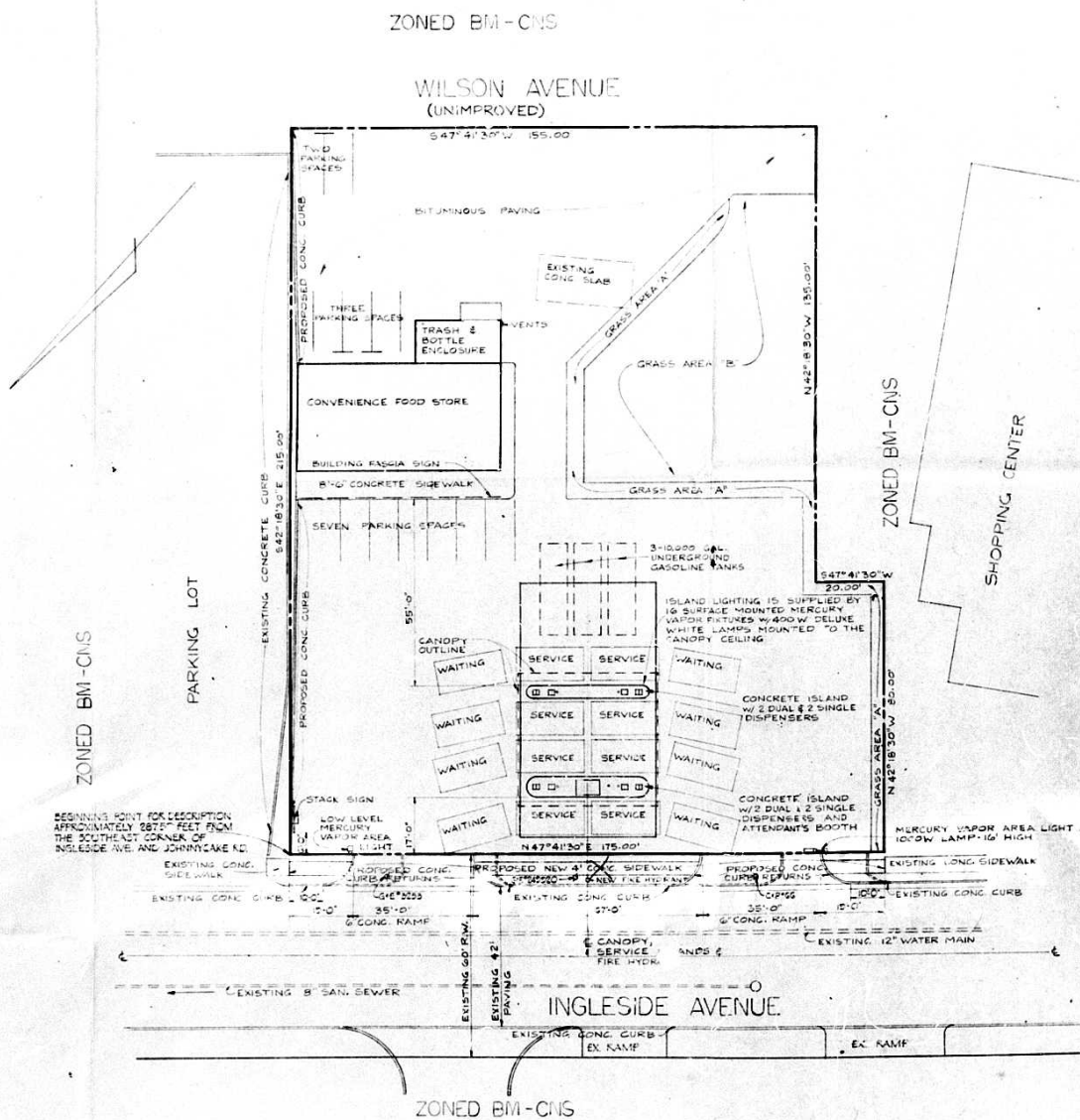
59'-4"

INTERNALLY ILLUMINATED



REGULAR
34.9
34.10
PREMIUM
33.9
33.10

FOOD STORE / MINI FOOD MART
STACK SIGN
3/8" x 1'-0"



DATE	BY	REVISED
TENNeco OIL COMPANY		
ENGINEERING DEPARTMENT		
TENNeco FOOD STORE / STATION		
INGLESIDE AVE. & WILSON AVE. (NEAR JOHN)		
BALTIMORE COUNTY, MARYLAND		
APPROVED	REVIEWED	
2/28/73		

ELECTION DISTRICT 18

ACCESS POINTS

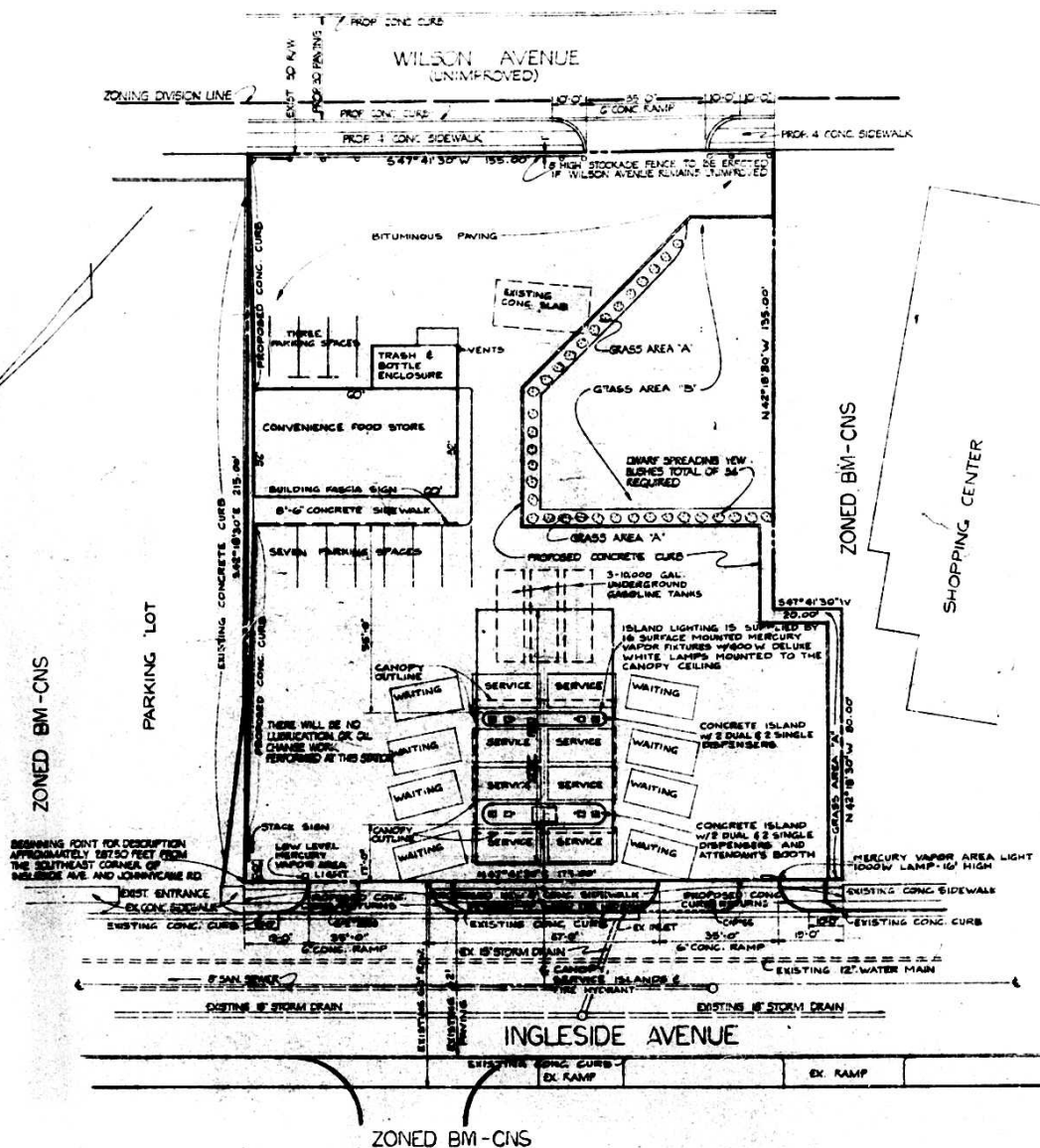
NO. OF DRIVEWAYS ON INGLESIDE AVE. - 2
REQUIRED WIDTH - 180 FT.
ACTUAL SITE WIDTH - 175 FT

PROPOSED SPECIFICATION USE:
FOOD STORE
ADDITIONAL AREA REQUIRED - 7,580 SQ. FT.
TOTAL AREA REQUIRED - 22,580 SQ. FT.
TOTAL AREA OF SITE - 34,125 SQ. FT.

TOTAL SQ. FT. - 5,495 - 16% OF SITE
REQUIRED 5% OF SITE - 1,746 SQ. FT.
LANDSCAPING CONSISTS OF GRASS AND BUSHES
SHOWN IN GRASS AREA 'A'

ENTIRE BLOCK WOODED NO EXISTING RESIDENCES

ZONED DR-5.5



HIGH'S AND DRY CLEANERS STORES

10' WALK

ZONED BM-CNS

PARKING LOT

ZONED BM-CNS

SHOPPING CENTER

HOWARD STREET

EXISTING GAS STATION

EXISTING TAVERN

EXISTING GAS STATION



FINE FOOD AND FUEL

8'x12'

REGULAR

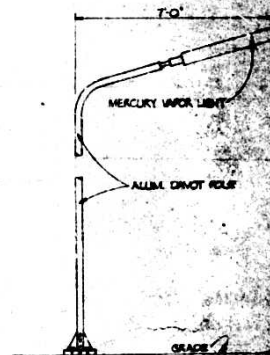
34.9

PREMIUM

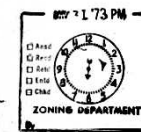
38.9

8'x12'

FOOD STORE/ MINI FOOD MART
STACK SIGN



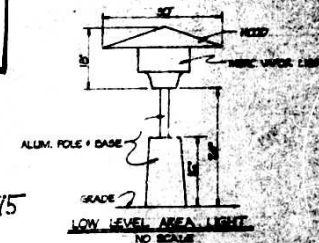
HIGH LEVEL AREA LIGHT
NO SCALE



REVISED PLANS

Item 175

OFFICE COPY



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
DATE: 5/13/73 BY: [Signature] TENNeco OIL COMPANY ENGINEERING DEPARTMENT TENNeco FOOD STORE / STATION INGLESIDE AVE. & WILSON AVE. BALTIMORE COUNTY, MARYLAND SITE & ZONING PLAN 632 MC																																																																																																			

SENING STATUS

EXISTING ZONING - BM
PROPOSED ZONING - BM w/ SPECIAL EXCEPTION
FOR USE IN COMBINATION -
AUTOMOTIVE SERVICE
STATION & FOOD STORE

EXISTING DISTRICT - CNS
ELECTION DISTRICT - 1st

ACCESS PRINTS

NO. OF DRIVEWAYS ON INGLESIDE AVE. - 2
REQUIRED WIDTH - 130 FT.
ACTUAL SITE WIDTH - 175 FT.

AREA REQUIREMENTS

TWO 8' DISPENSER ISLANDS WITH 4 DUAL AND
4 SINGLE DISPENSER PUMPS CAPABLE OF
SERVING 8 CARS AT ANY ONE TIME.
TOTAL SERVICING SPACES - 0
TOTAL SERVICING BAYS - 0
TOTAL BAYS AND SPACES - 8
SITE AREA REQUIRED: TOTAL BAYS AND
SPACES - 8 x (500' x 12,000 SQ. FT.)
15,000 SQ. FT. MINIMUM
PROPOSED COMBINATION USE:
FOOD STORE
ADDITIONAL AREA REQUIRED - 7,500 SQ. FT.
TOTAL AREA REQUIRED - 22,500 SQ. FT.
TOTAL AREA OF SITE - 34,125 SQ. FT.

PARKING

**PARKING SPACES REQUIRED AT ONE SPACE
FOR EVERY 200 SQ. FT. OF BUILDING AREA**
 $1920 \div 200 = 10$ SPACES
12 PARKING SPACES MINIMUM
PARKING SPACES PROVIDED - 12 SPACES

LANDSCAPING

AREA "A" - SOD - 1,355
AREA "B" - SEED - 4,080
TOTAL SQ. FT. - 5,435 = 16% OF SITE
REQUIRED 5% OF SITE - 1,746 SQ. FT.
LANDSCAPING CONSISTS OF GRASS AND BUSHES
SHOWN IN GRASS AREA "A"

LIGHTING

TYPE-MERCURY VAPOR;
AREA LIGHT -1000 W-16' HIGH
LOW LEVEL AREA LIGHT -455 W-3' 6" HIGH
CANOPY LIGHTS-SURFACE MOUNTED-400 W
TYPE-FLOODLIGHT;
PRICE SIGN-MOUNTED TO STACK SIGN POLE-150W
11" 8" HIGH
TRASH & BOTTLE ENCLOSURE LIGHT-MOUNTED ON
BUILDING -150W-9'-10" HIGH

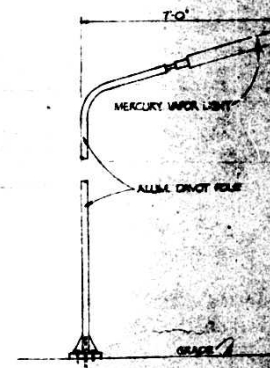
6 to 12 COLA MILK FOOD STORE BREAD ICE 6 to 12

BUILDING FASCIA SIGN
NOT TO SCALE

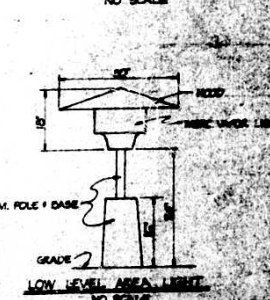


REGULAR	34 ⁹ / ₁₀
PREMIUM	38 ⁹ / ₁₀

FOOD STORE / MINI FOOD MART
STACK SIGN

 $\frac{3}{4} = 0.75$ 

HIGH LEVEL AREA LIGHT
NO SCALE



☐ Asnd
☐ Znd
☐ Znd
☐ Entd
☐ Chnd

NOV 21 '73 PM

 ZONING DEPARTMENT
 By

REVISED PLANS

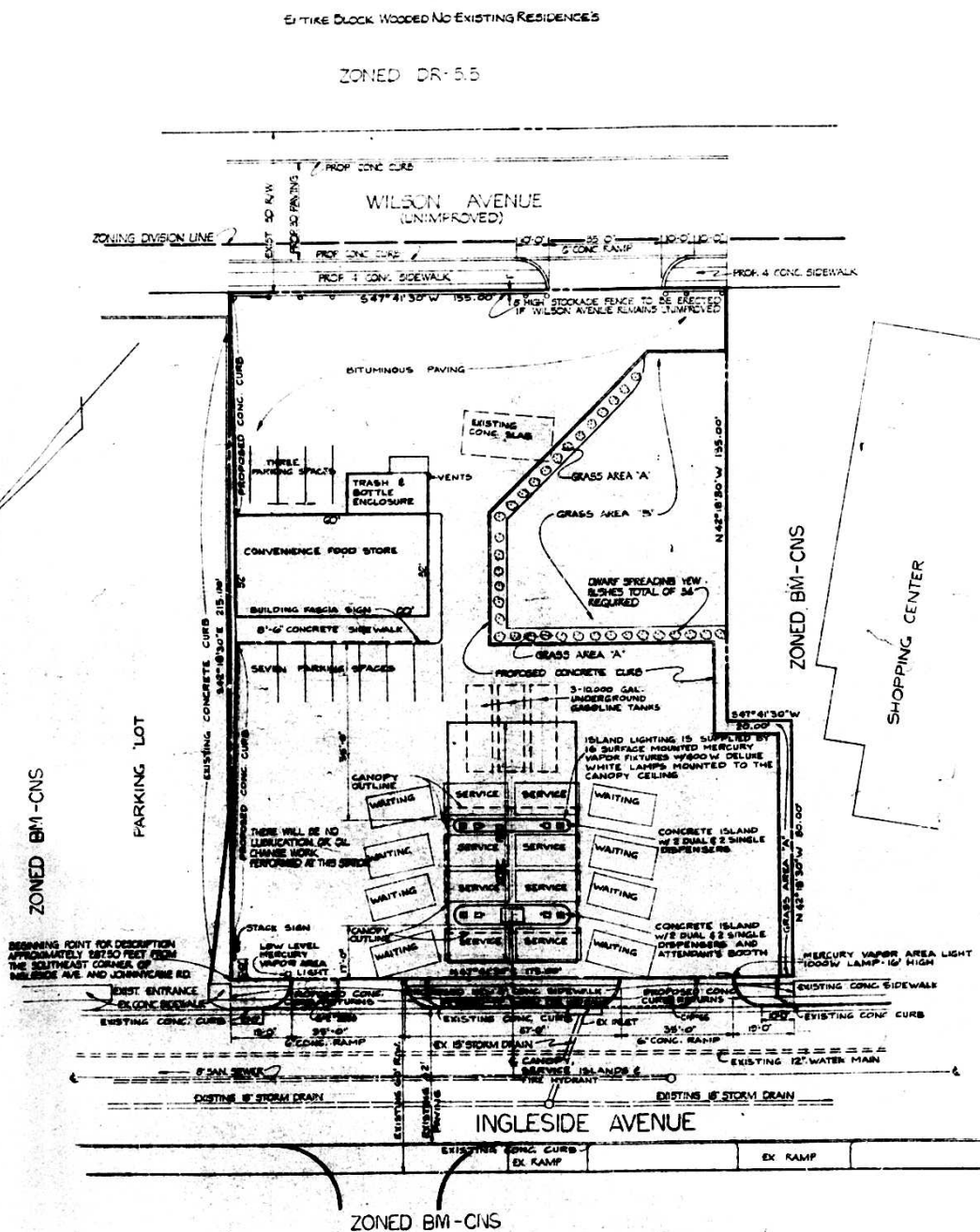
Item 175

OFFICE COPY

1 EAD 5/13/78 PARKING SPACE CHANGE
NO. 2P 0412

TENNECO OIL COMPANY
ENGINEERING DEPARTMENT

LOCATED AND DESCRIBED
TENNECO FOOD STORE / STATION
INGLESIDE AVE. & WILSON AVE.
BALTIMORE COUNTY, MARYLAND



EXISTING
GAS STATION

HOWARD
STREET

EXISTING

EXISTING
GAS
STATION