

24-149-A #81 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Gulf Oil Corporation, 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 for a Variance from Section... 405.4A.2a to permit a canopy to setback five (5) feet from the right-of-way line instead of the required ten (10) feet.

of the Zoning Regulations of Baltimore County, to the Zoning L... of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Proposed canopy is to provide protection over existing pump islands

See attached description



Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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.

Contract purchaser

Agent

GULF OIL CORPORATION Legal Owner
Address 1150 North Macon Street
Baltimore, Md. 21205

Petitioner's Attorney

Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this... day

197... that the subject matter of this... on be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... day of January, 197... at... o'clock

[Signature]
Zoning Commissioner of Baltimore County

(over)

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

Director of Engineering
ELLSWORTH R. DIVER, P.E. CHIEF

November 9, 1973

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

Re: Item #81 (1973-1974)
Property Owner: Gulf Oil Corp.
N/S of Eastern Ave., 116' W. of Ashby Ave.
Existing Zoning: B-1
Proposed Zoning: Variance to permit a canopy to setback 5' from the right-of-way line instead of required 10'
No. of Acres: 15,711 sq. ft. District: 15th

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.

General

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #81 (1973-1974).

Very truly yours,

[Signature]
ELLSWORTH R. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:PK:MS

F-NE Key Sheet
3 SS 18 Per. Sheet
35 18 Topo
96 Tax Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 10, 1973

N. S. Lefshear, Agent
Gulf Oil Corporation
2224 Old York Road
Baltimore, Maryland 21218

Re: Item #81
Zoning Variance
Gulf Oil Corporation

Dear Mr. Lefshear:

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 all parties are made aware of plans or problems with regard to 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 located on the southwest side of Eastern Avenue and Ashby Avenue, in the 15th District of Baltimore County.

This property is currently zoned B-1-C, N.S. and is improved with a three bay service station. Currently there exists two pump islands on the Eastern Avenue side of the station and the petitioner would now install a new island on the Ashby Avenue side. Both are proposed to be covered with a canopy. The Ashby Avenue side will require a variance.

On the day the field inspection was made, the dealer was not available for comment. However, the committee in general felt that this site was very tight. There were two school buses parked in the station, a violation of the approved site plan, and it was evident that the customer car parking was ineffective.

A revised site plan must be submitted prior to the hearing, indicating a more realistic parking pattern including the parking of the service truck. The school buses also must be removed within 30 days.

- 2 -

N. S. Lefshear
Re: Zoning Variance
December 10, 1973

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

[Signature]
John J. Dillon, Jr.
Chairman, Zoning Advisory Committee

JDD:jrb

Enclosure

cc: Gulf Oil Corporation
Eastern Region Engineering & Construction
Gulf Building
City Avenue at Schuykill Expressway
Philadelphia, Pennsylvania

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Director
Wm. T. MELSER Deputy Traffic Engineer

November 8, 1973

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

Re: Item #81 - ZAC - October 30, 1973
Property Owner: Gulf Oil Corporation
N/S of Eastern Avenue, 116 feet west of Ashby Avenue
Variance to permit a canopy to set back 5 feet from the right of way line instead of the required 10 feet
District 15

Dear Mr. DiNenna:

Should the petitioner install additional pumps on the east side of this property, the school buses now at this location will have to be removed. The parking on the west side of this property interferes with the service bay and this area cannot be used for the required parking.

Very truly yours,

[Signature]
Michael S. Flanagan
Traffic Engineer Associate

HSF/pk



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Assistant Secretary

Nov. 1, 1973

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

Attention: Mr. J. Dillon

Re: Z.A.C. meeting, Oct. 30, 1973
Property Owner: Gulf Oil Corp.
Location: N/S of Eastern Avenue (Rte 150) one hundred and sixteen (116) feet W. of Ashby Ave.
Existing Zoning: B-1
Proposed Zoning: Variance to permit a canopy to setback five (5) feet from the right of way line instead of required ten (10) feet
No. of Acres: 15,711 sq. ft.
District: 15th

Dear Mr. DiNenna:

Although the subject petition is for a variance for a canopy setback, i.e. plan indicates a rebuilding of the existing service station, therefore a concrete concrete curb, will be required along the Right of Way line between the entrances from Eastern Blvd.

Any new paving of the entrances must consist of 8" of concrete and not 6" as indicated on the plan. The plan should be revised accordingly.

The 1972 average daily traffic count for this section of Eastern Blvd. is 25,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering, Access Permits
[Signature]
Ryt. J. Rogers

CLM:MG

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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 31, 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 #81, Zoning Advisory Committee Meeting October 30, 1973, are as follows:

Property Owner: Gulf Oil Corp.
Location: N/S Eastern Ave., 116' W of Ashby Ave.
Present Zoning: B-1
Proposed Zoning: Variance to permit a canopy to setback 5' from right of way line instead of required 10'
No. Acres: 15,711 sq. ft.
District: 15

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

Very truly yours,

[Signature]
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnc

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts the proposed canopy is necessary in order to modernize the station, and as the location of the underground tanks prohibits the canopy being setback further, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit a canopy to setback five feet from the right-of-way line instead of the required ten feet should be granted.

It is ORDERED by the Zoning Commissioner of Baltimore County this 12th day of January, 1974, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

James E. DiNenna
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



November 14, 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 #81, Zoning Advisory Committee Meeting, October 30, 1973, are as follows:

Property Owner: Gulf Oil Corp.
Location: N/5 of Eastern Avenue, one hundred and sixteen (116) feet W of Ashby Avenue
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a canopy to setback five (5) feet from the right of way line instead of required ten (10) feet
No. of Acres: 15,711 square feet
District: 15

The site plan must be revised to reflect the following comments:

At the time of the field investigation the parking area in front of the service bay was obstructed with large crates and building materials; if this area is to be considered parking area it must be clear of obstructions.

The two (2) school buses on the site at the time of inspection are not reflected on the site plan.

The proposed island and canopy should be noted/proposed on the site plan.

Very truly yours,

John L. Wimbley

John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 494-3281

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 2, 1973

DESCRIPTION

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

Z.A.C. Meeting of: October 30, 1973

Re: Item 81
Property Owner: Gulf Oil Corp.
Location: N/5 of Eastern Avenue, one hundred and sixteen (116) ft. W. of Ashby Avenue
Present Zoning: B.R.
Proposed Zoning: Variance to permit a canopy to setback five (5) ft. from the right of way line instead of required ten (10) ft.

District: 15th
No. Acres: 15,711 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
Field Representative

WNP/ml

H. EMILE PARKS, President
EUGENE C. HEDGECOCK, Vice President
MRS. ROBERTA L. GIBNEY

MARION W. HESTER, Vice President
JOSEPH W. MCDONNELL, Vice President
ALVIN LEBECK
JUDITH A. WHEELER, Vice President

RAYMOND WILLIAMS, Vice President
RICHARD W. FARLEY, Vice President
MRS. RICHARD A. WHEELER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 26, 1973

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-149-A, North side of Eastern Avenue 116 feet West of Ashby Ave.
Petitioner - Gulf Oil Corporation

15th District

HEARING: Wednesday, January 2, 1974 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comments to offer at this time.

William D. Fromm, Director of Planning

WDF:RDS:rv



ORIGINAL

THE ESSEX TIMES

ESSEX, MD. 21221 Dec. 17, 1973

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 17th day of Dec., 1973 that is to say, the same was inserted in the issue of Dec. 13, 1973.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

PETITION FOR A VARIANCE

Public Hearing for a Variance for a Canopy
Location: North side of Eastern Avenue 116 feet West of Ashby Avenue
Date & Time: Wednesday, January 2, 1974 at 1:00 P.M.
Public Hearing: Room 186, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Board of Education of Baltimore County, by authority of the Board Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a canopy to setback 5 feet from the right-of-way line instead of the required 10 feet. The Board of Education will be advised of the results of the hearing.

All that parcel of land in the 15th District of Baltimore County, known as the Eastern Avenue 116 feet West of Ashby Avenue and thence running the following courses and distances:

1. by a curve to the left with a radius of 1098.70' for a distance of 86.96', said curve being subtended by a chord bearing N 51°40'06" E 86.91'.

2. by a curve to the left with a radius of 25' for a distance of 42.42', said curve being subtended by a chord bearing N 0°47'38" E 37.51'.

3. N 47°48'50" W 94.76'

4. S 54°16'22" W 112.50'

5. S 34°43'05" E 126.51'

6. by a curve to the left with a radius of 1468.80' for a distance of 25.43', said curve being subtended by a chord bearing N 54°47'09" E 25.43' to the place of beginning.

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 13, 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., once a week day of JANEUARY 19, 1974, the first publication appearing on the 13th day of December 1973.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.....

PETITION MAPPING PROGRESS SHEET

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15* Date of Posting Dec. 15, 1973
Filed for Hearing, Dec. 19, 1974, 2nd Floor
Petitioner Gulf Oil Corp.
Location of property 415 & Eastern Ave. NE. West of 1st St.
Location of Sign 1 Sign on East side of building
Remarks None
Filed by Paul H. [Signature] Date of return 12-20-73
Signature

L. S. Leishner
1934 Old York Rd.
Baltimore, Md. 21208

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item #61

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

Your Petition has been received and accepted for filing
this 20th day of November 1973.

[Signature]
S. Eric DiNanno
Zoning Commissioner

Petitioner Gulf Oil Corp.

Petitioner's Attorney _____

Reviewed by [Signature]
Chairman
Zoning Advisory Committee

one Gulf Oil Corp.
Gulf Bldg.
5150 Ave. J. Schickel Expressway
Pittsburgh, Pa.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 15th day of

Nov 1973 1973- Item # _____

[Signature]
S. Eric DiNanno
Zoning Commissioner

Petitioner Gulf Oil

Submitted by DETROIT

Petitioner's Attorney _____

Reviewed by [Signature]

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 13017

DATE Dec. 11, 1973 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
H. S. Leishner, Inc.
Gulf Oil Corp.
1150 North Macon St.
Baltimore, Md. 21205
Petition for Variance for Gulf Oil Corp. -- #74-149-A.

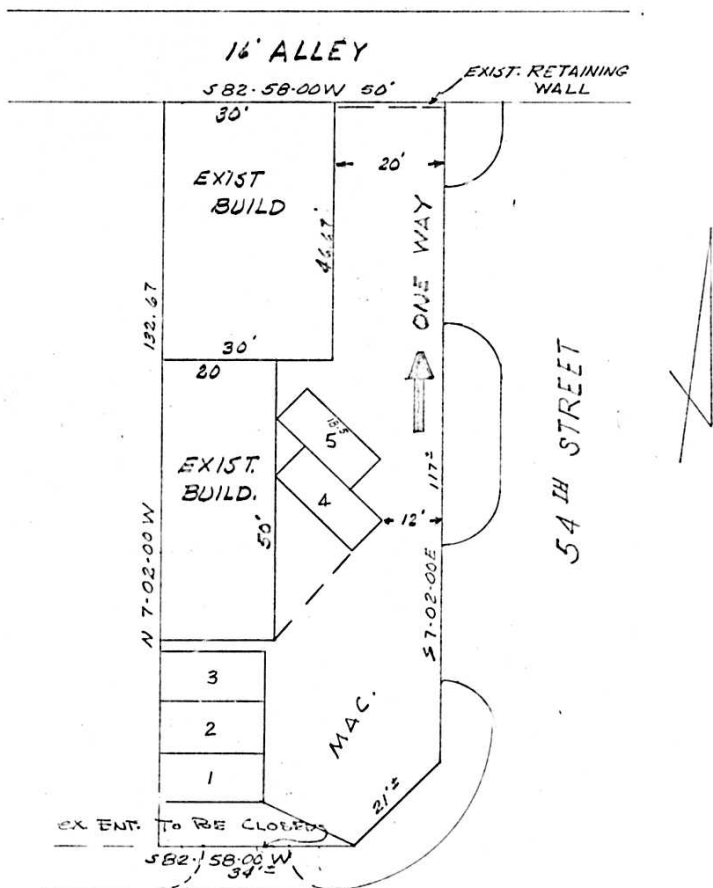
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 13039

DATE Jan. 7, 1974 ACCOUNT 01-662

AMOUNT \$52.00

WHITE - CASHIER
H. S. Leishner, Inc.
3534 Old York Road
Baltimore, Md. 21218
Advertising and posting of property for Gulf Oil Corp.
#74-149-A 52.00



EASTERN BLVD.

PARKING DATA

SPACES REQUIRED - 5
 ZONING ORDER - #63-51XVA
 SPACES PROVIDED - 5

PLOTTED FROM DEEDS
 & OTHER SOURCES

PLANS APPROVED

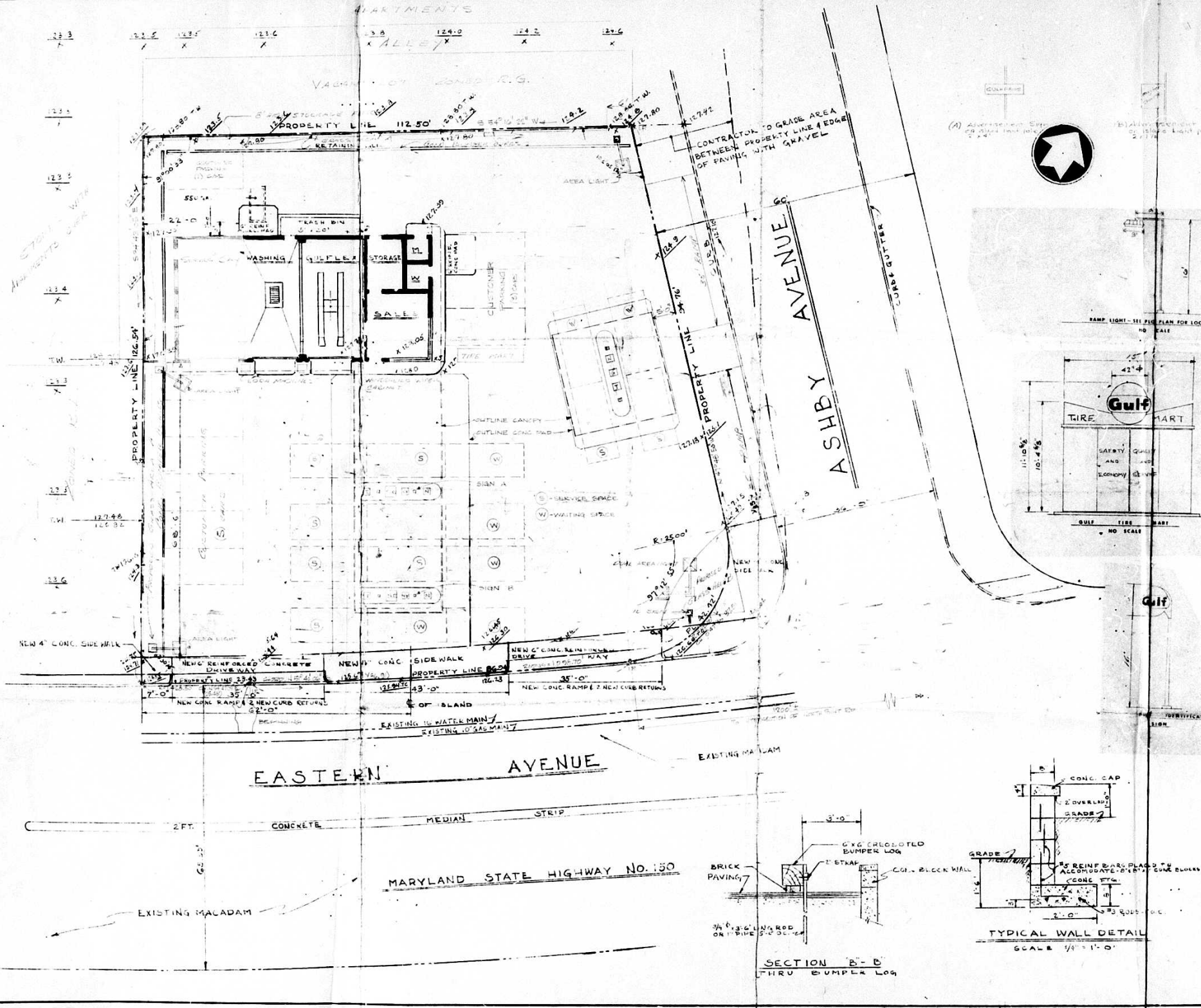
OFFICE OF PLANNING & ZONING
 BY John Z. [Signature]
 DATE 2-27-74

PARKING LAYOUT

#7842 EASTERN BLVD
 15TH ELEC. DIST. BALTO. CO. MD
 SCALE 1"=20' JAN 29-74

E. F. RAPHAEL & ASSOCIATES
 Registered Professional Land Surveyors
 201 Courtland Avenue
 Towson, Maryland 21204





ZONING STATUS
Existing Zoning: Parcel #1 R-2 Parcel #2
Proposed Zoning: Parcel #1 R-2 Parcel #2
Existing District: C-15
Proposed District: C-15
VARIANCE TO SECTION 100 PERMITS
INSTEAD OF THE REGULARITY.

AREA REQUIREMENTS
Dispenser islands with 2 single dispenser pumps capable of serving 9 cars at any one time.
Dispenser islands with 2 dual dispenser pumps capable of serving 9 cars at any one time.
Total serving spaces 9
Total serving bays 9
Total bays & spaces 9
Total area required 9 bays & 9 spaces 9 x 1500
Square feet = 13,500 square feet. Min 12,000
Proposed ancillary uses 12,000 sq. ft. 12
Additional area required 1,500 sq. ft. 15
Proposed combination uses 13,500 sq. ft. 13.5
Additional area required 1,500 sq. ft. 15
TOTAL AREA REQUIRED 15,000 sq. ft. 15
TOTAL AREA OF TRACT 15,711 sq. ft. 15.711

- ANNUAL USES**
- 1. Vehicle repair services, (including self-service repair facilities; but body & fender work & paint spraying are not permitted.)
 - 2. Sale of cigarettes, candy, soft drinks & other items from vending machines.
 - 3. Automobile rental, (maximum stock of 12 cars; additional site area of 3,000 square feet.)
 - 4. Trailer rental, (for trailers not exceeding 3/4 ton chassis weight, with a maximum stock of 20 trailers; additional site area of 1,000 square feet.)
 - 5. Light-truck rental, including rental of trucks equipped with campers, for trucks not exceeding 1 1/2 ton capacity, with a maximum stock of 8 trucks; additional site area of 4,000 square feet.
 - 6. Tire sales and installation.
 - 7. Parking of not more than 12 school buses; (additional site area of 2,600 square feet.)
 - 8. Sales of small auto parts and accessories.
 - 9. Lawnmower sales and repairs.
 - 10. Auto diagnostic centers; (additional site area of 1,275 square feet for each automobile servicing space.)
 - 11. Christmas tree sales.
 - 12. Minor accessory uses, such as restaurant, sale of motor oil, antifreeze and allied products.

LIGHTING
(1) Type FLUORESCENT Height 16' (description) AREA 3 sq. ft.

PARKING
Parking spaces required 8 three spaces for each bay = 24
Parking spaces provided = 24 (all parking must be set back 3 ft. from street property lines)

SIGNAGE
Identification Sign = 1 x 59 sq. ft. = 59 sq. ft.
(6' double face sign - 29 sq. ft. per face)
Identification Sign = 1 x 109 sq. ft. = 109 sq. ft.
(4) Advertisement Sign = 1 x 16 sq. ft. = 16 sq. ft.
Price Sign = 1 x 16 sq. ft. = 16 sq. ft.
(6) Advertisement Sign = 1 x 6 sq. ft. = 6 sq. ft.
Total Identification = 22 sq. ft.
Total Business = 22 sq. ft.

ACCESS POINTS
Number of driveways on front street 2
Times 65 = 130 (required width)
Actual site width = 130.37

LANDSCAPING
Area a = 711 square feet
Area b = 145 square feet
Total 856 sq. ft. 85.6 % of tract
% of tract = 28.8 % of tract
Landscaping materials = 856

PLANS APPROVED
OFFICE OF THE CITY ENGINEER & ZONING
BY John W. Hays
DATE 2-27-74



John W. Hays
1/18/74

REV	DATE	DESCRIPTION
1	2-27-74	ADDED REINFORCING TO NEW SIDE WALK, GRADING, & CONCRETE DRIVEWAY
2	2-27-74	REVISED NEW SIDE WALK, DRIVEWAY & PAV. REINFORCING DRIVEWAY TO GRADE - 6" CONC.
3	2-27-74	REVISED PER MARYLAND CONVERSION 511/74
GULF OIL CORPORATION NATIONAL REGIONAL ENGINEERING & CONSTRUCTION GULF BUILDING, CITY AVE. AT SCHUBERT RD. - BALTIMORE, MD.		
LAWRENCE PARK - BALTIMORE MD. EASTERN AVE. & ASHBY AVE. PLOT & PAVING PLAN		
SCALE	DRAWN BY <u>John W. Hays</u>	DATE <u>2-27-74</u>
1" = 10'	CHECKED BY <u>John W. Hays</u>	SITE <u>BCZ-24</u>

