

75-38-R #32 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Cities Service Oil Company, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an DR-16 & DR-10.5 zones to BL zones; for the following reasons:

1. That present zones of DR 16 and DR 10.5 are in error.
2. There has been such change in the neighborhood since passage of existing zoning to justify reclassification.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification 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.

Cities Service Oil Company

BY: Steven James Malcolm Legal Owner
Address: 201 Padonia Road

Towson, Maryland 21204

Protestant's Attorney
32 W. P. H. Bldg. 21204

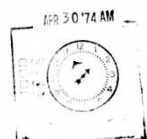
Baltimore, Maryland 21228

Lewis L. Fleury, Petitioner's Attorney
402 W. Pennsylvania Ave., Towson, Md. 21204
825-9200

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of April, 1974, 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 September, 1974, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County

(over)



October 21, 1974

Louis L. Fleury, Esquire
407 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
N/S of Edmondson Avenue, 140' W of
Small Court - 1st Election District
Cities Service Oil Company -
Petitioner
NO. 75-38-R (Item No. 32)

Dear Mr. Fleury:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. Eric Di Nenna
Zoning Commissioner

SED/srl

Attachments

cc: Louis J. Welsham, Esquire
Loyola Federal Building
22 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR RECLASSIFICATION :
N/S of Edmondson Avenue, 140' W of
Small Court - 1st Election District : ZONING COMMISSIONER
Cities Service Oil Company -
Petitioner : OF
NO. 75-38-R (Item No. 32) : BALTIMORE COUNTY

The Petitioner has withdrawn this Petition, therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of October, 1974, that the said Petition be and the same is hereby DISMISSED without prejudice.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE April 22, 1974

BY Louis L. Fleury

E. F. RAPHEL & ASSOCIATES
Regional Professional Land Surveyors
201 COUNTRYLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 883-3908

April 1, 1974

RESIDENCE: 771-4392

DESCRIPTION TO ACCOMPANY PETITION
FOR RECLASSIFICATION FROM DR16 AND DR10.5 TO BL ZONE
NO. 6106 EDMONDSON AVENUE

Beginning for the same at a point on the north side of Edmondson Avenue at the distance of 140' more or less from the intersection of the north side of said Avenue and the center line of Small Court, thence leaving Edmondson Avenue and running the three following courses and distances: (1) N3°03'30"E 115.00', (2) N89°50'00"W 100.00', (3) S3°03'30"W 115.00' to the north side of Edmondson Avenue running thence and binding thereon S89°50'00"E 100.00' to the place of beginning.

Containing 0.264 Acres of land more or less.
Being known as No. 6106 Edmondson Avenue.

E. F. Raphael
Regional Professional Land Surveyor
No. 46



MEMORANDUM IN SUPPORT OF PETITION FOR ZONING RECLASSIFICATION

The Petitioners submit the following reasons for reclassification of the property mentioned and described in the Petition filed herewith from DR 16 and DR 10.5 zones to BL zone:

1. That placing said property in DR 16 and DR 10.5 zones was error and confiscatory of said property because:
 - (a) Edmondson Avenue is and was at the time of such classification an arterial highway with such heavy traffic as to make economically unfeasible the development of the instant property for residential purposes.
 - (b) The instant property is subject to a non-conforming use as service station and is presently improved with a special building for that use and not adaptable to residential use.
2. That reclassification is justified by the following changes in the neighborhood:
 - (a) Increase in traffic on Edmondson Avenue.
 - (b) Other zoning changes.
 - (c) Other physical changes.

LAW OFFICES OF
HENNESSEY,
FLEURY AND DAUSCH
407 W. PENNSYLVANIA
AVENUE
TOWSON, MD. 21204

LAW OFFICE
LEWIS L. FLEURY
407 WEST PENNSYLVANIA AVENUE
BALTIMORE, MARYLAND 21204
(301) 888-8001

September 5, 1974

S. Eric Di Nenna
Zoning Commissioner of
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification for
Cities Service Oil Co.
No. 75-38-R
Item No. 32

Dear Mr. Commissioner:

Please dismiss the Petition for Reclassification in the above-styled matter.

Very truly yours,

Lewis L. Fleury

LLF/siz

cc: Mr. John Taster
Mr. S. C. Burton
E. F. Raphael & Associates



Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

825-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Cities Service Oil Company

Location: N/S Edmondson Avenue, 140' W of Small Court

Item No. 32 Zoning Agenda

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 the maximum allowed by the Fire Department.
- (x) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by Paul H. Reinisch
Planning Group
Special Inspection Division

Noted and Approved: Paul H. Reinisch
Deputy Chief
Fire Prevention Bureau

mls
4/16/73

DEC. 03, 1974

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR
WM. T. MELLEN
DEPUTY TRAFFIC ENGINEER

April 30, 1974

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

Re: Item 32 - Cycle Zoning 7 - April 1974 through October 1974
Property Owner: Cities Service Oil Company
N/S Edmondson Avenue, 140 feet W of Small Court
B.L.
District 1

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 16 and D.R. 10.5 to B.L. This site in itself is of insufficient size to create any major traffic problems.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRH/pk

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 30, 1974

Lewis L. Flourey, Esq.
407 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 32 - 7th Cycle
Cities Service Oil Company - Petitioners

Dear Mr. Flourey:

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 issues 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 north side of Edmondson Avenue, approximately 140 feet west of Small Court, in the First Election District of Baltimore County. It is presently improved by an abandoned automotive service station.

Now homes exist to the east of the site and apartments to the west. South of the site, and across Edmondson Avenue, are existing semi-detached dwellings.

The petitioner is requesting a Reclassification to Business Local (B.L.) and proposes to utilize the existing service station as a retail store. An 1100 square foot addition is proposed with total off street provided for 42 vehicles.

Lewis L. Flourey, Esq.
Item 32 - 7th Cycle
April 30, 1974

Page 2

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, June 3, 1974, in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1974, and October 15, 1974, will be forwarded to you well in advance of the date and time.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: E. F. Raphael & Assoc.
201 Courtland Avenue
Towson, Md. 21204

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTHJEFFERSON BUILDING
TOWSON, MARYLAND 21204DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

April 9, 1974

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

Dear Mr. DiNenna:

Comments on the following item, Zoning Advisory Committee Meeting, April 2, 1974, are as follows:

Property Owner: Cities Service Oil Company
Location: N/S Edmondson Ave., 140' West of Small Court
Existing Zoning: D.R.16 & D.R.10.5
Proposed Zoning: B.L.
No. of Acres: 0.264
District: 1

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

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

HVB/cac

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 16, 1974

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

Z.A.C. Meeting of: April 2, 1974-Cycle VII

Re: Item 32
Property Owner: Cities Service Oil Company
Location: N/S Edmondson Ave., 140' W. of Small Court
Present Zoning: D.R. 16 & D.R. 10.5
Proposed Zoning: B.L.

District: 1st
No. Acres: 0.264

Dear Mr. DiNenna:

Acres too small to have an effect on student population.

Very truly yours,
W. Mick Petrovich
W. Mick Petrovich
Field Representative

WMP/ml

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

Division of Engineering
ELLENWORTH H. DYER, P.E. CHIEF

April 25, 1974

Re: Item #32 (Cycle VII - April to October 1974)
Property Owner: Cities Service Oil Company
N/S Edmondson Ave., 140' W. of Small Ct.
Existing Zoning: D.R. 16 & D.R. 10.5
Proposed Zoning: B.L.
No. of Acres: 0.264 District: 1st

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:

The subject property is situated within the boundary of the Baltimore County Metropolitan District and is included within the limits of the Baltimore County Comprehensive Water and Sewerage Plan, as amended July 1973.

Highways:

Edmondson Avenue is an existing County road which has been previously improved as a 1/2-foot closed roadway section within a variable width right-of-way. No further highway improvements are required; however, modification and reconstruction of the entrances shall be subject to the Office of Planning and Zoning and Department of Traffic Engineering requirements.

The alleyways adjacent to the site are for residential use only. Therefore, the Developer shall provide means to prevent ingress or egress of vehicular traffic.

Storm Drainage:

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Sediment Control:

A grading plan and/or sediment control plan will be required for review and approval prior to issuance of any grading or building permits.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 23, 1974

Lewis L. Flourey, Esq.
407 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 32 - 7th Cycle
Cities Service Oil Company - Petitioners

Dear Mr. Flourey:

Dear

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Advisory Committee.

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,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: E. F. Raphael & Assoc.
201 Courtland Avenue
Towson, Maryland 21204

Item #32 (Cycle VII - April to October 1974)
Property Owner: Cities Service Oil Company
Page 2
April 25, 1974

Water and Sanitary Sewers:

Public water mains and sanitary sewers exist in Edmondson Avenue adjacent to this property.

Very truly yours,

Ellsworth H. Dyer, P.E.
ELLENWORTH H. DYER, P.E.
Chief, Bureau of Engineering

END:SAV:RWD:iss

H&T Key Sheet
6 SW 21 Top. Sheet
SW 27 Top.

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 22, 1974

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 #32, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

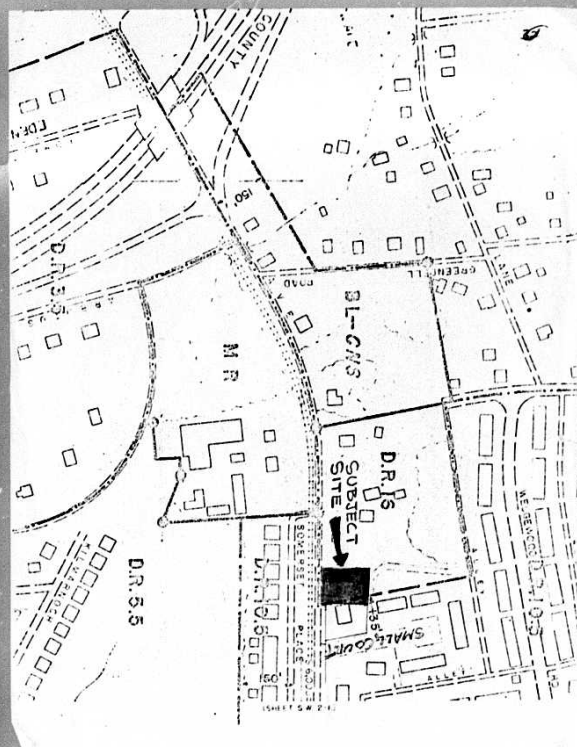
Property Owner: Cities Service Oil Company
Location: N/S Edmondson Avenue, 140' W of Small Court
Existing Zoning: D.R.16 and D.R.10.5
Proposed Zoning: B.L.
No. of Acres: 0.264
District: 1st

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The existing driveways should be reduced in width to 25 feet.

Very truly yours,

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



1-SIGN 75-38-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1st

District: _____ Date of Posting: AUGUST 24, 1974

Petition: PETITION FOR RECLASSIFICATION

Petitioner: CITIES SERVICE OIL CO.

Location of property: N/S. OF EDMONDSON AVE. 146' W OF SMALL CT

Location of Sign: FRONT 6106 EDMONDSON AVE

Remarks: _____

Posted by: Thomas E. Boland Date of return: AUGUST 30, 1974

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 1st day of April 1974 HOUR from # _____.

S. Eric Dillman
Zoning Commissioner

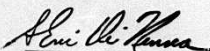
Petitioner C. J. Serrano Submitted by _____
Petitioner's Attorney F. L. Hays Reviewed by J. B. [Signature]

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

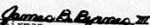
Lewis L. Flowers, Esq.
 67 W. Pennsylvania Avenue
 Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received and accepted
 for filing this _____ day of _____ 1974.


 S. ERIC DINENNA,
 Zoning Commissioner

Petitioner Cities Service Oil Company
 Petitioner's Attorney Lewis L. Flowers
 67 W. Pennsylvania Avenue
 Towson, Maryland 21204

Reviewed by: 
 Chairman,
 Zoning Advisory Committee

**PETITION FOR
DECLASSIFICATION
IN WHOLE OR IN PART**

ZONING: From D.R. 14 and D.B.
to R-10.

LOCATION: North side of Edmond-
son Avenue, between I-67 street, or south
end of Round Court.

DATE: Friday, February
19th, 1971 at Baltimore.

POWER OF ATTORNEY: Given by,
Cyril E. Edmondson, 111 Con-
necticut Avenue, Towson, Maryland.

The Zoning Commission of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing on:

Present Zoning: D.R. 14 and D.B.
1st Proposed Zoning: R-10.

All that parcel of land in the First
District of Baltimore County
Beginning for the corner at the point
on the north side of Edmondson
Avenue, the distance of 182 feet
more or less to the intersection of the
north side of said Avenue and the
center line of Round Court, thence
leaving Edmondson Avenue and fol-
lowing the same following corners:
S 89° 12' 30" W 100' 00" to S 11-
10-12 N 89° 12' 30" W 100' 00"
to S 89° 12' 30" W 100' 00" to the
north side of Edmondson Avenue
thence leaving and heading thereon
S 89° 12' 30" W 100' 00" to the place
of beginning.

Containing 1.004 Acres of land
more or less.

and Area: More than 4,000 Edmond-
son Avenue, the property of Citicor
Service Oil Company, as shown on
plat plan filed with the zoning de-
partment.

Hearing Date: Friday, September
8, 1971 at 1:00 P.M.

Public Hearing Room: 111 Con-
necticut Avenue, Towson, Maryland.

By Order of:
S. ERIC USENHAIN
Commissioner of
Baltimore County

Audited:

CERTIFICATE OF PUBLICATION

TOWSON, MD.....August 22....., 1971

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 each
wk., one time successive weeks before the 15th
day of September, 1971, to wit next publication
appearing on the 22nd day of August.

19 71.

THE JEFFERSONIAN,
L. Leland Smith
Manager.

Cost of Advertisement, \$.....

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

No. 14764

DATE April 24, 1974 ACCOUNT 01-662

PETITION FOR
 RECLAMIFICATION
 OF LAND
 ZONING: From D.M. 16 and
 D.M. 18-1 to R-1
 LOCATION: North side of
 Edmonstone Avenue, 100 feet
 more or less, West of Small
 Street.
 DATE: 14th of March, 1974
 TIME: 10:00 A.M.
 PUBLIC HEARING: Room
 100 of the Baltimore County
 Administration Center, 100
 W. Chesapeake Avenue,
 Towson, Maryland.
 The Zoning Commissioner
 of Baltimore County, by authority
 of the Zoning Act and Regula-
 tions of Baltimore County, will
 hold a public hearing
 Pursuant to Ordinance 11-1
 of the Baltimore County
 Board of Commissioners.
 Beginning for the same at a
 point on the north side of
 Edmonstone Avenue at the dis-
 tance of 100 more or less
 from the north side of the
 north end of Small Street
 and from the north side of
 the north end of Avenue
 100 feet more or less
 the following Edmonstone
 Avenue running, thence
 following the following course
 and distances: 111 N 7° 52' 00" E
 115.00' (1) 11 N 7° 52' 00" E
 100.00' (2) 10 N 7° 52' 00" E
 100.00' (3) 10 N 7° 52' 00" E
 to the north side of Edmonstone
 Avenue running, thence
 following the following course
 and distances: 100 N 7° 52' 00" E
 100.00' to the place of begin-
 ning.
 Containing 0.264 Acres of
 land more or less.
 Being known as No. 6266 Ed-
 monstone Avenue.
 Being the property of Cline
 Services Int'l Company, as shown
 on the plan filed with the Zon-
 ing Department.
 Dated: 14th of March, 1974
 Mayor: 10:00 A.M. at the
 County Office Building, 115 W.
 Chesapeake Avenue, Towson,
 Md.

BY ORDER OF

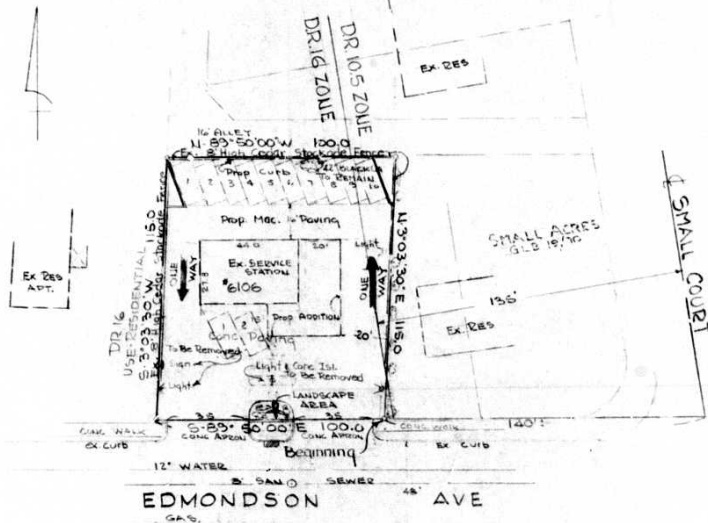
 By: *Ruth Morgan*

11 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted
for filing this _____ day of _____ 1974.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Cities Service Oil Company
Petitioner's Attorney Lewis L. Flaury Reviewed by *James B. Barnes, Jr.*
314 F. Regional & Assoc.
201 Courtland Avenue
Towson, Maryland 21204
CITY CLERK,
Zoning Advisory Committee



GENERAL DATA

AREA OF PROPERTY : 0.264 Ac.
 EXISTING ZONE : DR 16 + DR 10.5
 NON CONFORMING SERVICE STA.
 PROPOSED ZONE : BL.
 EXISTING USE : SERVICE STA.
 PROPOSED USE : RETAIL

PARKING DATA

AREA OF EXISTING BLDG : 1224 sq.
 AREA OF PROPOSED ADDITION : 1126 sq.
 TOTAL FLOOR AREA : 2350 sq.
 PARKING RATIO : 1 SPACE / 2000 sq.
 REQUIRED : 12 SPACES
 PROVIDED : 12 SPACES

NOTE:
 ALL UNDERGROUND STORAGE
 TANKS TO BE REMOVED OR
 SAND FILLED
 ALL EXTERIOR LIGHT & SIGNS TO BE
 REMOVED

PLAT TO ACCOMPANY
 PETITION FOR RECLASSIFICATION
 606 EDMONDSON AVE
 1ST ELECTION DIST. BALTO. CO.
 SCALE 1" = 30' 3-29-74



E. F. RAFFERTY, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 100 NORTH H STREET
 BALTIMORE, MARYLAND

