

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, B.P. Oil, Inc., 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 253.16(4) to permit one (1) point of access to an arterial street (York Road) from the subject property (B.P. Oil, Inc. property).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) See attached description

1. Contemplated use is that of a branch bank for purchaser.
2. Plans attached hereto indicate a planned traffic pattern allowing entrance and exit from the present property to the arterial street as well as a side street.
3. Present premises were approved for a Service Station, which project has been abandoned, which permits access to the arterial street.
4. Present entrance to a service street is not practical for use as a bank and would cause great traffic tie-ups and inconvenience to the general public.
5. That the use as required would result in the improvement of the general area, eliminate an abandoned service station and improve the value of all of the property in the immediate area. (continued on separate sheet.)

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.

UNION TRUST CO. OF MD. B.P. OIL, INC.

By: John J. Barley Legal Owner
Address: 244 Equitable Building - 21202
By: Stanley Paul Petitioner's Attorney
Address: 244 Equitable Building - 21202

By The Zoning Commissioner of Baltimore County, this 13th day of September, 1977, 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 16th day of October, 1977, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 7, 1974

FROM: William D. Fromm, Director of Planning
Petition #75-73-A. Southwest corner of York and Schilling Roads.
Petition for Variance for Access to an Arterial Street.

SUBJECT: Petitioner B.P. Oil, Inc.

8th District

HEARING: Wednesday, October 16, 1974 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

The granting of this request should be limited to the proposed use.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rw

October 17, 1974

John Steven Hyle, Esquire
244 Equitable Building
Baltimore, Maryland 21202

RE: Petition for Variance
SW corner of York and Schilling
Roads - 8th Election District
B.P. Oil, Inc. - Petitioner
NO. 75-73-A (Item No. 11)

Dear Mr. Hyle:

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED:ew

Attachments

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 7, 1974

Stanley Paul, Esq.
244 Equitable Building
Baltimore, Maryland 21202

RE: Variance Petition
Item 11
B.P. Oil, Inc. - Petitioner

Dear Mr. Paul:

The enclosed comments are to be included with the Zoning Advisory Committee comments sent you under the above referenced subject.

Very truly yours,

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

JBB:JD

Enclosure(s)

cc: Smealie, Orrick and Janka, Ltd.
5920 York Road
Baltimore, Maryland 21212

Baltimore County, Maryland

Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

August 5, 1974

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

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

Re: Item #11 (1974-1975)
Property Owner: B. P. Oil, Inc. - John J. Barley
6/5 Schilling Rd. & W/3 York Rd.
Existing Zoning: B.R.
Proposed Zoning: Variance from Section 253.1c (4) to permit one (1) point of access to an arterial street (York Rd.) instead of the present zero (0) access points
No. of Acres: 1.372 District: 8th

Dear Mr. DiNenna:

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

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Schilling Road, a County road, is improved as a 48-foot closed-type roadway cross-section on a 70-foot right-of-way. Along the frontage of this site, no further highway improvements are required other than sidewalk. The construction or reconstruction of sidewalks, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

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

Sediment Control:

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

SMEALLIE, ORRICK AND JANKA, LTD. ARCHITECTS - PLANNERS
5920 York Road Baltimore, Maryland 21212 Telephone (301) 432-4600

SURVEYOR'S DESCRIPTION FOR A VARIANCE PETITION

UNION TRUST COMPANY OF MARYLAND
OWNERS AS PETITIONERS FOR

Parcel of land at the intersection of
Schilling Road & York Road
Cockeysville, Baltimore County, Maryland

Subject lot or parcel consists of 59,745 square feet and described as follows:

Beginning for the same at a concrete monument at the southeast corner of Lot B-1 as shown on a plat entitled "Resubdivision and Addition to Section One, Greater Baltimore Industrial Park, dated April 4, 1962, and recorded among the Land Records of Baltimore County, Maryland in Plat Book W.J.R. 28, Folio 64 and running thence binding along the west side of York Road, 66 feet wide; (1) North 19° 33' 40" West 304.76 feet to a pipe set thence along the cutoff line leading to the south side of Schilling Road (2) North 65° 29' 20" West 1.73 feet to a pipe set thence along the south side of said Schilling Road, 70 feet wide (3) South 68° 35' 00" West 175.00 feet to a pipe set thence for a line of division (4) South 19° 33' 40" East 270.70 feet to a pipe set on the south side of said Lot B-1, thence along part of the south side of said Lot B-1 (5) North 85° 11' 00" East 206.71 feet to the place of beginning.

Being part of Lot B-1 as shown on a plat entitled "Resubdivision and Addition to Section One, Greater Baltimore Industrial Park", dated April 4, 1962, and recorded among the Land Records of Baltimore County, Maryland in Plat Book W.J.R. 28, Folio 64.

Eugene H. Smealie, A.L.A. John Pigeon Orick, A.L.A. Martin J. Janka, A.L.A.
Harry C. Press, II Wilburn E. Wootley

Item #11 (1974-1975)
Property Owner: B. P. Oil, Inc. - John J. Barley
Page 2
August 5, 1974

Storm Drains:

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

Water:

Public water supply exists and served the former gasoline service station on this site.

Sanitary Sewers:

Public sanitary sewerage is not available to serve this property which is utilizing private onsite means of sewage disposal.

Public sanitary sewerage is in the planning-design stage (Job Order 1-2-461) to ultimately serve the Cockeysville area in general. Further information may be obtained from the Baltimore County Bureau of Engineering.

Very truly yours,

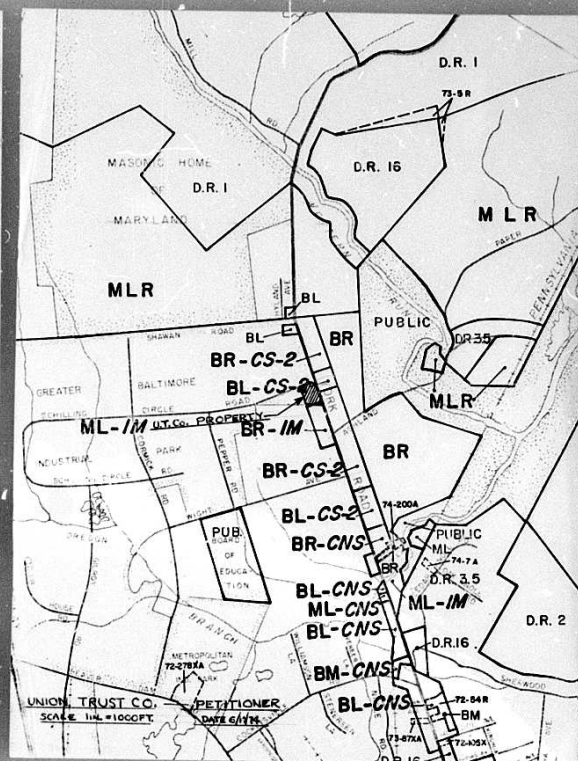
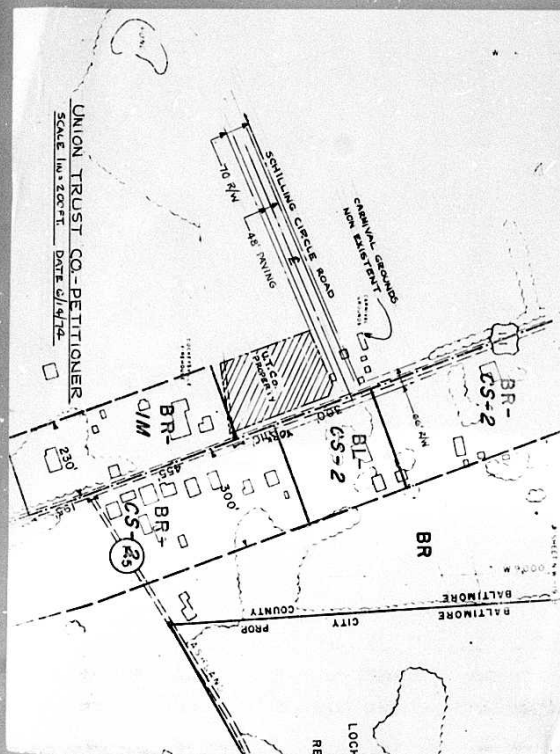
Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM:FW:RIS

cc: S. Smealie

V-NE Key Sheet
72 NW 7 Pos. Sheet
NW 18 B Topo
L-2 Tax Map

Zoning Commissioner of Baltimore County



PETITION AND SITE PLAN	EVALUATION COMMENTS
1. <u>Project Description</u> 2. <u>Project Location</u> 3. <u>Project Impact</u> 4. <u>Project Benefits</u> 5. <u>Project Costs</u> 6. <u>Project Schedule</u> 7. <u>Project Risks</u> 8. <u>Project Alternatives</u> 9. <u>Project Conclusion</u>	1. <u>Project Description</u> 2. <u>Project Location</u> 3. <u>Project Impact</u> 4. <u>Project Benefits</u> 5. <u>Project Costs</u> 6. <u>Project Schedule</u> 7. <u>Project Risks</u> 8. <u>Project Alternatives</u> 9. <u>Project Conclusion</u>

cc: Smeallie, Orrick and Janka, Ltd.
5820 York Road
Baltimore, Maryland 21212

Petitioner's Attorney Stanley Paul, Esq. Reviewed by James B. Byrnes, III
Smealie, Orrick and Janke, LEX. Chairman,
5820 York Road Zoning Advisory Committee
Baltimore, Maryland 21212

Owners Name: B.P. Oil, Inc.
Reviewed by: _____
cc: Smeallie, Orrick and Janko, Ltd.
5820 York Road (21212)

Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers
By: John E. Meyers

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 24, 1974

Stanley Paul, Esq.
244 Equitable Building
Baltimore, Maryland 21202

RE: Variance Petition
Item 11
B.P. Oil, Inc. - Petitioner

Dear Mr. Paul:

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 Commission with recommendations as to the appropriateness of the requested zoning.

The subject property is located at the southwest corner of the intersection of York and Schilling Roads, in the 8th Election District of Baltimore County. It is presently improved by a recently constructed BP Automotive Service Station, which has never been utilized.

The property is surrounded on three sides by the Greater Baltimore Industrial Park and an existing Exxon Automotive Service Station which lies opposite the site on York Road.

The petitioner is requesting a Variance to permit access to an arterial street (York Road) other than a Class One Commercial Motor Way.

Stanley Paul, Esq.
Re: Item 11
Page 2

July 24, 1974

In order to allow the use of the existing structure as a bank facility.

This petition is being withheld from approval until such time as the plans are revised to reflect the comments of the Department of Traffic Engineering, the State Highway Administration, and the Project and Development Planning Division.

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBBS:JD

Enclosure

cc: Smoellie, Orrick and Janka, Ltd.
5820 York Road
Baltimore, Maryland 21212

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

875-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: B.P. Oil, Inc. - John J. Barley

Location: S/S Schilling Road & W/S York Road

Item No. 11 Zoning Agenda July 16, 1974

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 _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. 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", 1970 Edition prior to occupancy. Site plans are approved as drawn.
- () 6. The Fire Prevention Bureau has no comments at this time.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: *Paul H. Reinke* Noted and Approved: *Paul H. Reinke*
Special Inspection Division Deputy Chief Fire Prevention Bureau

mls
4/16/73

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 25, 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 #11, Zoning Advisory Committee Meeting, July 16, 1974, are as follows:

Property Owner: B.P. Oil, Inc. John J. Barley
Location: S/S Schilling Road and W/S York Road
Existing Zoning: B.R.

Proposed Zoning: Variance from Section 253.1c(4) to permit one (1) point of access to an arterial street (York Road) instead of the present zero (0) access points.
No. of Acres: 1.372
District: 8th

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.

It is suggested that the petitioner and his architect contact this office to set up a meeting with the Department of Traffic Engineering, State Highways Administration, and this office concerning traffic circulation on the property.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and 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 486-3211 ZONING 486-3211

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

July 17, 1974

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

Dear Mr. DiNenna:

Comments on Item 11, Zoning Advisory Committee Meeting, July 16, 1974, are as follows:

Property Owner: B. P. Oil, Inc. - John J. Barley
Location: S/S Schilling Road & W/S York Road
Existing Zoning: B.R.
Proposed Zoning: Variance from Section 253.1c(4) to permit one (1) point of access to an arterial street (York Road) instead of the present zero (0) access points.

No. of Acres: 1.372
District: 8th

Comments: Metropolitan water available, septic system satisfactory.

Very truly yours,

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

HVB/acp

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 19, 1974

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

Z.A.C. Meeting of: July 16, 1974

Re: Item 11
Property Owner: B.P. Oil, Inc. - John J. Barley
Location: S/S Schilling Road & W/S York Road
Present Zoning: B.R.
Proposed Zoning: Variance from Section 253.1c (4) to permit one (1) point of access to an arterial street (York Road) instead of the present zero (0) access points.

District: 8th
No. Acres: 1.372

Dear Mr. DiNenna:

No bearing on student population.

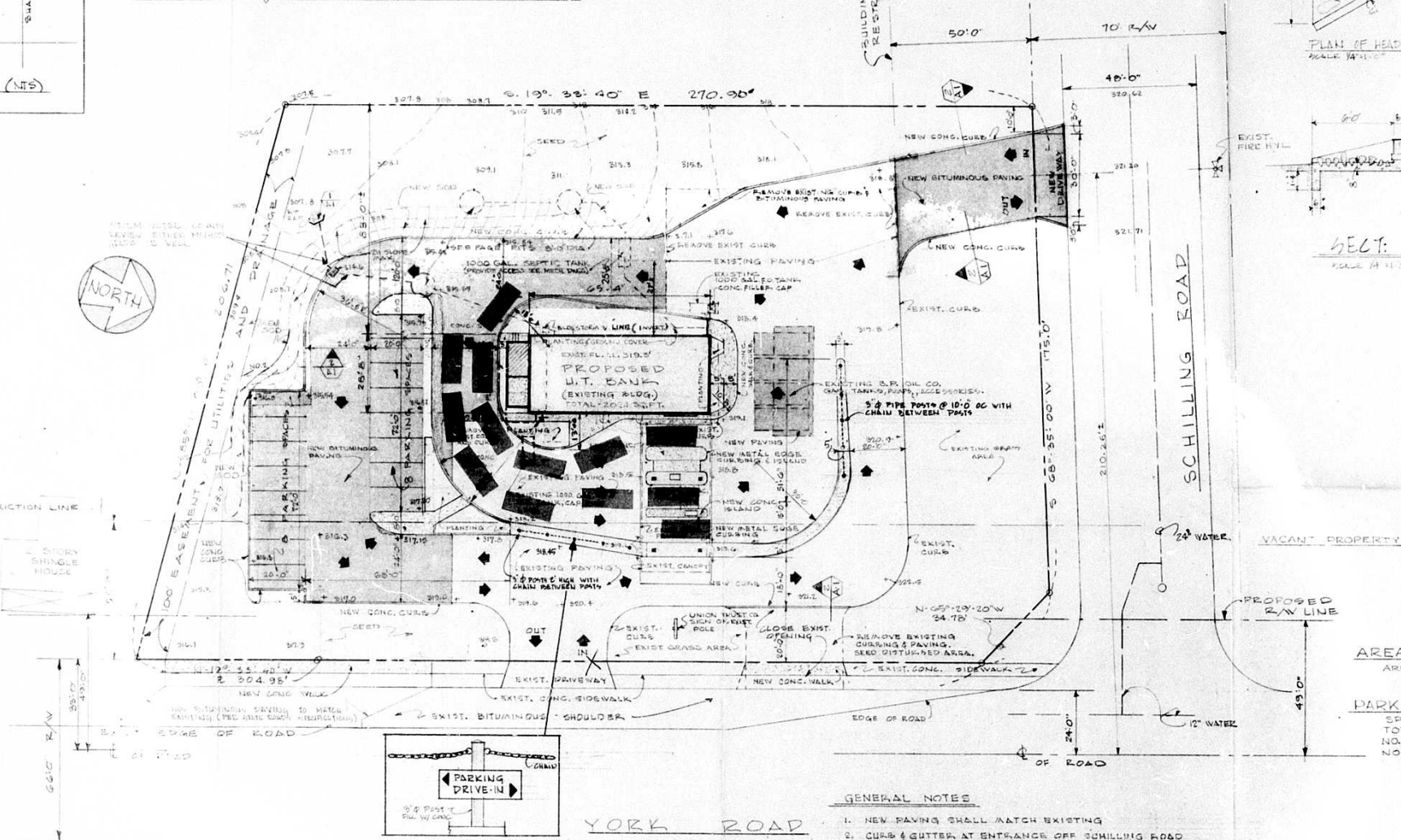
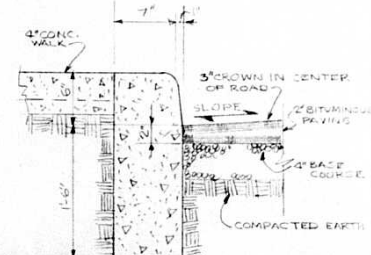
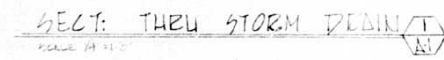
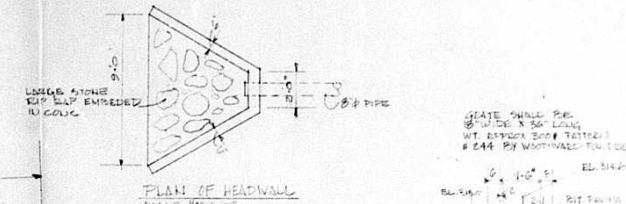
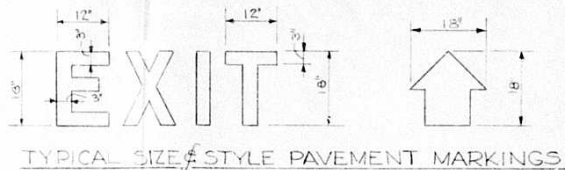
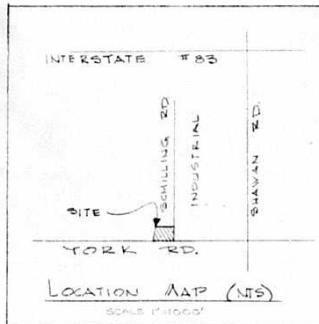
Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/ml

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	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>ETH</i>	Revised Plans: Change in outline or description				Yes					
Previous case:	Map #				No					

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *8th* Date of Posting: *SEPT. 23, 1974*
Posted for: *PETITION FOR VARIANCE*
Petitioner: *B.P. OIL, INC.*
Location of property: *S.W. COR. OF YORK & SCHILLING ROADS*
Location of Signs: *S.W. COR. OF YORK & SCHILLING ROADS*
Remarks: *BETWEEN EXISTING DRIVEWAYS*
Posted by: *Thomas H. Devlin* Signature Date of return: *OCT. 4, 1974*



GENERAL NOTES

1. NEW PAVING SHALL MATCH EXISTING
2. CURB & GUTTER AT ENTRANCE OFF SCHILLING ROAD SHALL CONFORM TO COUNTY ROAD STANDARDS.
3. WHERE EXISTING ELEC. CABLES ARE REMOVED CONTRACTOR SHALL FILL ANY HOLES FLUSH W/ADJACENT FINISHES.
4. PROPERTY LINES AND LOCATION TAKEN FROM SURVEY PLAT PREPARED BY GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC. DATE 10-12-72 303 ALLEGHENY AVE. TOWSON, MD REG. LAND SURVEYOR STATE NO. 2286
5. PROVIDE SOO ON ALL STEEP SLOPED AREAS AND SEED REMAINING AREAS.
6. ALL PLANTING AND GROUND COVER SHALL BE BY U.T. CO.

KEY

- NEW CONCRETE.
- NEW BITUMINOUS PAVING.
- EXISTING CURB.
- NEW CONCRETE CURB.

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT NO. EIGHT

REVISED PLANS
#11 B.P.O.

UNION TRUST CO. OF MD

COCKEYSVILLE

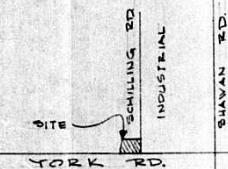


SITE PLAN
SCALE 1"=20'-0"

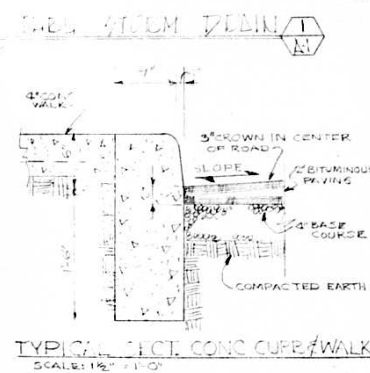
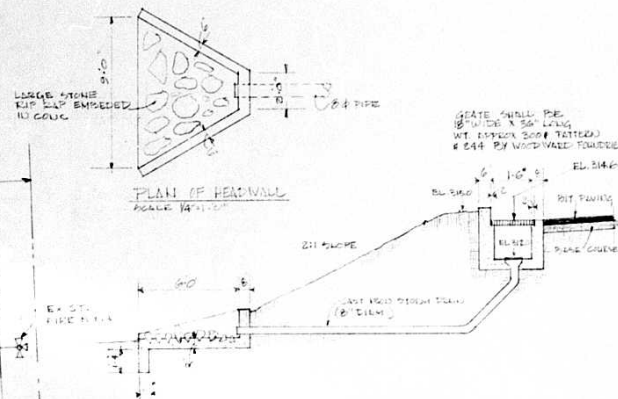
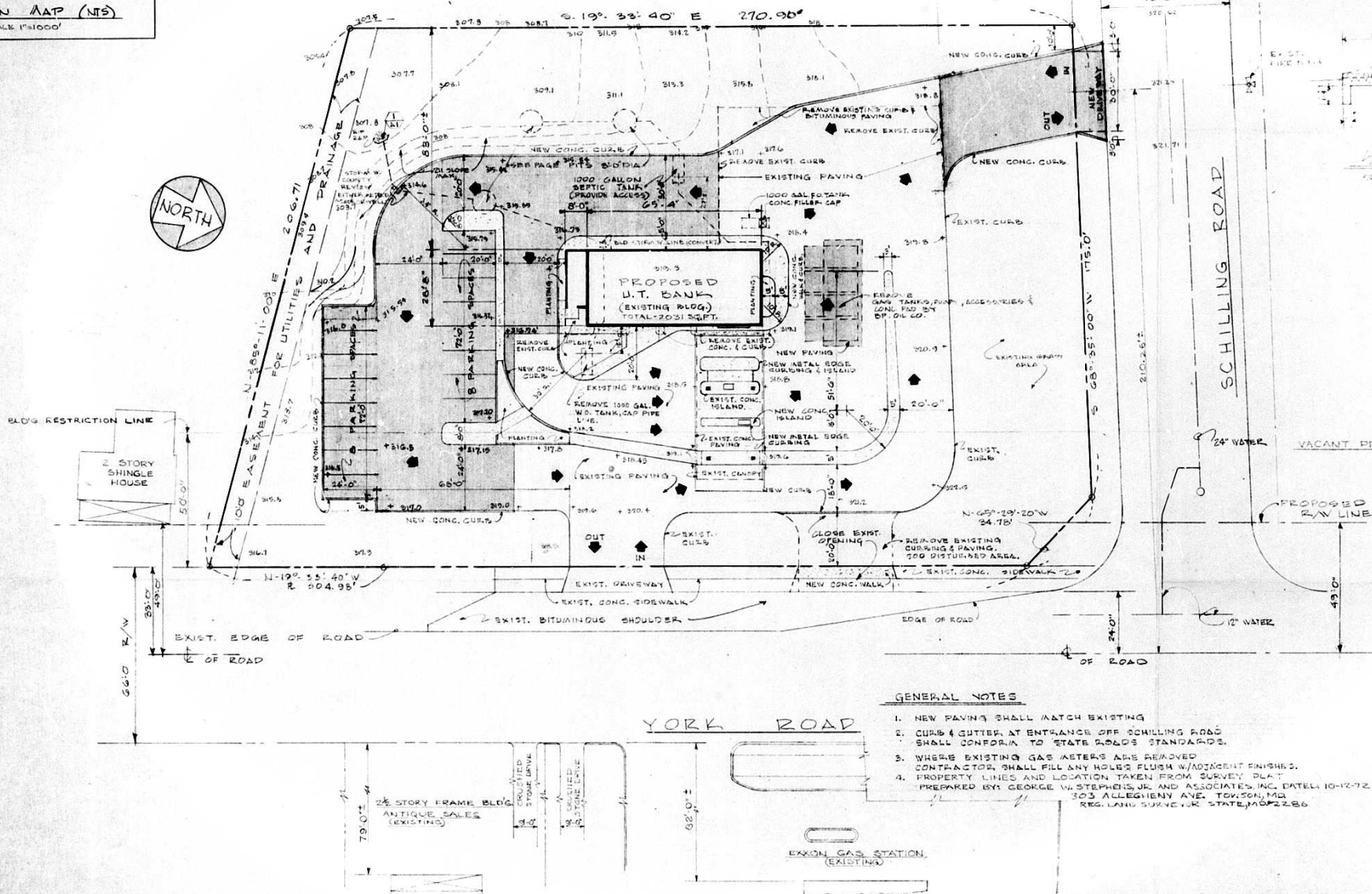
SMEALLIE, ORRICK AND JANKA LTD.
ARCHITECTS - PLANNERS
5820 YORK ROAD - BALTIMORE, MD. 21212

DATE	7-16-74
DATE	10-17-74
DATE	11-17-74
DATE	12-17-74
DATE	1-17-75
DATE	2-17-75
DATE	3-17-75
DATE	4-17-75
DATE	5-17-75
DATE	6-17-75
DATE	7-17-75
DATE	8-17-75
DATE	9-17-75
DATE	10-17-75
DATE	11-17-75
DATE	12-17-75

INTERSTATE 705



LOCATION MAP (N.T.S.)
SCALE 1"=1000'



AREA

AREA OF TRACT = 1.1572 ACRES = 59,745 SQ. FT.

PARKING DATA

SPACING: 3'-0" X 20'-0"
TOTAL PARKING AREA: 20,415 SQ. FT.
NO. OF SPACES REQUIRED: 2041/20' X 10' = 102.05
NO. OF SPACES PROVIDED: 118

GENERAL NOTES

1. NEW PAVING SHALL MATCH EXISTING
2. CURB & GUTTER AT ENTRANCE OFF SCHILLING ROAD SHALL CONFORM TO STATE ROAD STANDARDS
3. WHERE EXISTING GAS MASTERS ARE REMOVED CONTRACTOR SHALL FILL ANY HOLES FLUSH W/ADJACENT FINISHES.
4. PROPERTY LINES AND LOCATION TAKEN FROM SURVEY PLAT PREPARED BY GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC. DATE: 10-12-72. 303 ALLEGHENY AVE. TOWSON, MD. REG. LAND SURVEYOR, STATE, MD#2286

KEY

- NEW CONCRETE
- NEW BITUMINOUS PAVING
- EXISTING CURB
- NEW CONCRETE CURB

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT NO EIGHT

UNION TRUST CO. OF MD

COCKEYSVILLE



DATE	10-12-72
SCALE	1"=10'-0"
DRAWING NO.	1
PROJECT	SMEALLIE, ORRICK AND JANKA, LTD. ARCHITECTS/PLANNERS 5820 VINE RD. BALTIMORE, MD. 21212

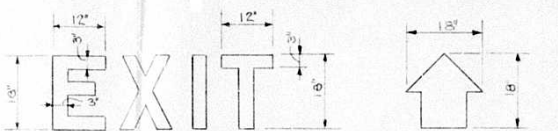
JAN. 10, 1975

INTERSTATE # 83

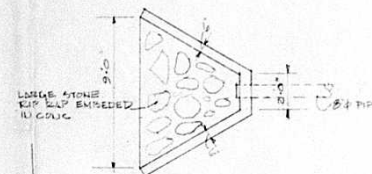
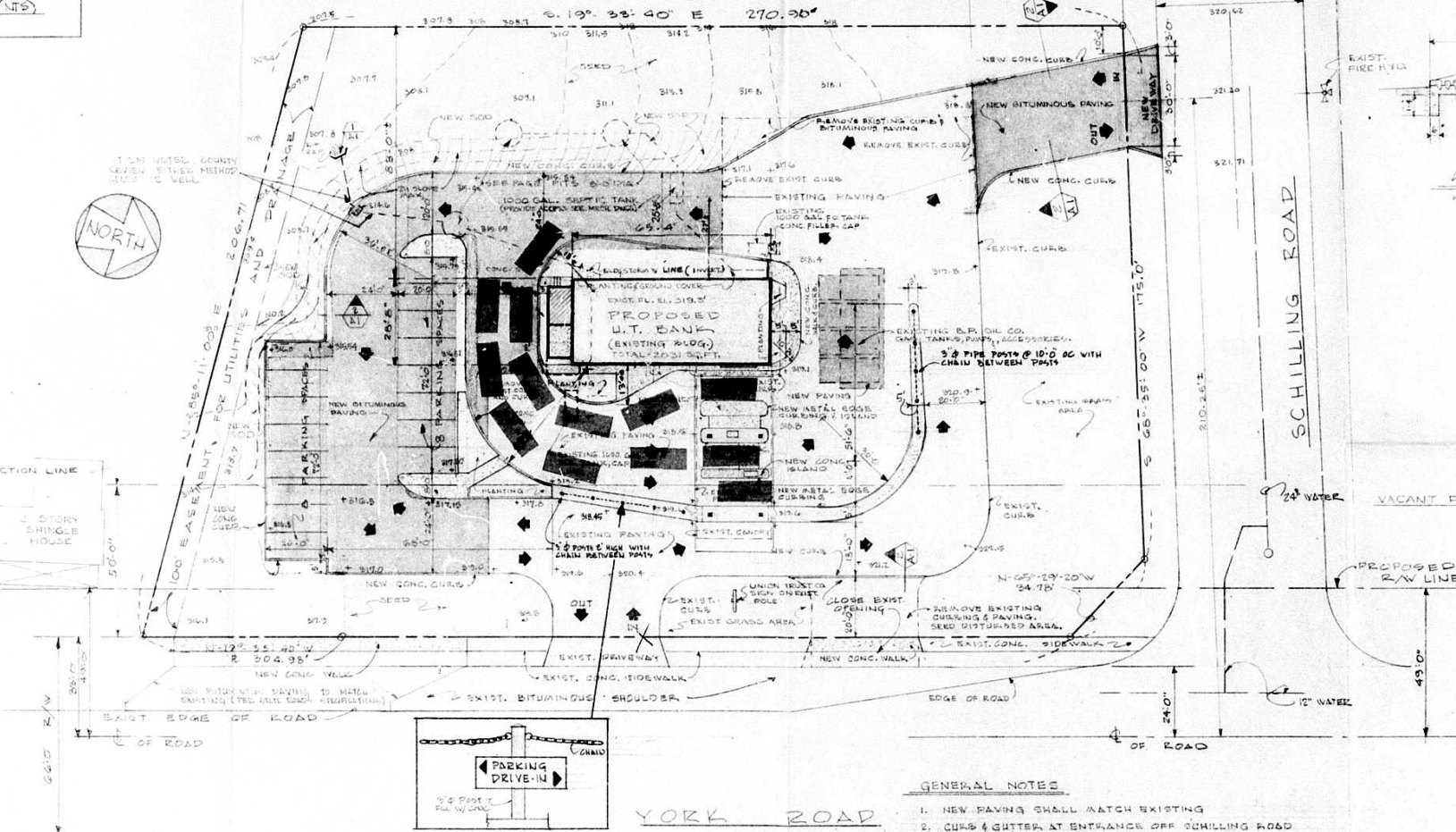
SCHILLING RD.
INDUSTRIAL
SHAWAN RD.

YORK RD.

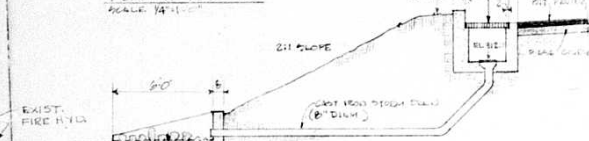
LOCATION MAP (N/S)



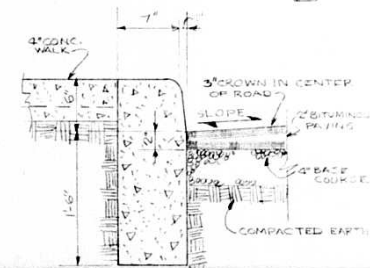
TYPICAL SIZE & STYLE PAVEMENT MARKINGS



PLAN OF HEADWALL
SCALE 1/4" = 1'-0"



SECT. THRU STORM DRAIN
SCALE 1/4" = 1'-0"



TYPICAL SECT. CONC CURB & WALK
SCALE 1/2" = 1'-0"

AREA
AREA OF TRACT = 1.372 ACRES 53,745 SQ FT

PARKING DATA
SPACES @ 30' x 20' = 2041 SPACES
TOTAL FLOOR AREA = 2041 SQ FT
NO. OF SPACES REQUIRED 2041/500 = 4.082
NO. OF SPACES PROVIDED = 18

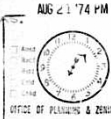
GENERAL NOTES

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3. WHERE EXISTING ELECTRICALS ARE REMOVED CONTRACTOR SHALL FILL ANY HOLES FLUSH W/ADJACENT FINISHES.
4. PROPERTY LINES AND LOCATION TAKEN FROM SURVEY PLAT PREPARED BY GEORGE W. STEPHENS, JR. & ASSOCIATES, INC. DATED 10-13-72 303 ALLEGHENY AVE. TOWSON, MD REG. LAND SURVEYOR STATE # 002236
5. PROVIDE SOD ON ALL STEEP SLOPED AREAS AND SEED REMAINING AREAS.
6. ALL PLANTING AND GRASS - SEE SHALL BE BY U.T. CO.

KEY

- NEW CONCRETE.
- NEW BITUMINOUS PAVING.
- EXISTING CURB.
- NEW CONCRETE CURB.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 1-28-75



BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT NO EIGHT

REVISED PLANS
#11 BRODIE



SITE PLAN
SCALE 1/2" = 1'-0"
SMEALIE, ORRICK AND JANKA, LTD.
ARCHITECTS - PLANNERS
5820 YORK ROAD BALTIMORE, MD 21212

UNION TRUST CO. OF MD COCKEYSVILLE



JAN 29, 1975