

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BP 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 (1) for a special exception to the Zoning Regulations of Baltimore County to use the herein described property for either two (2) illuminated 12' x 25' advertising structures or one (1) illuminated custom-built painted bulletin - 500 sq. ft.

See attached description

I for BP Oil, Inc. a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for either two (2) illuminated 12' x 25' advertising structures or one (1) illuminated custom-built painted bulletin - 500 sq. ft.

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

Donnelly Advertising Corporation of Maryland
Remington Ave., Baltimore, Md. 21211
Contract Lessee
(see above)
Address 401 Farragut St., N.E.
Washington, D.C. 20011
Petitioner's Attorney
Nicholas J. Pistolas
605 Baltimore Ave., Baltimore, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of January, 1976, 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 1st day of March, 1976, at 10:30 o'clock.

Eric D. Nenna
Zoning Commissioner of Baltimore County.

Property Description

Beginning at a point located on the west side of Loch Raven Boulevard (77 feet wide), and 10 feet from the property line, also a distance of 215 feet south of the centerline of Joppa Road (70 feet wide). Thence running the following courses and distances: northwesterly a distance of 55 feet, to a point; thence, northeasterly a distance of 8 feet, to a point; thence, southwesterly a distance of 8 feet to the point of beginning.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
West side of Loch Raven Boulevard
215 feet South of Joppa Road,
9th District : OF BALTIMORE COUNTY
B.P. OIL, INC., Petitioner : Case No. 76-173-X

ORDER TO ENTER APPEARANCE

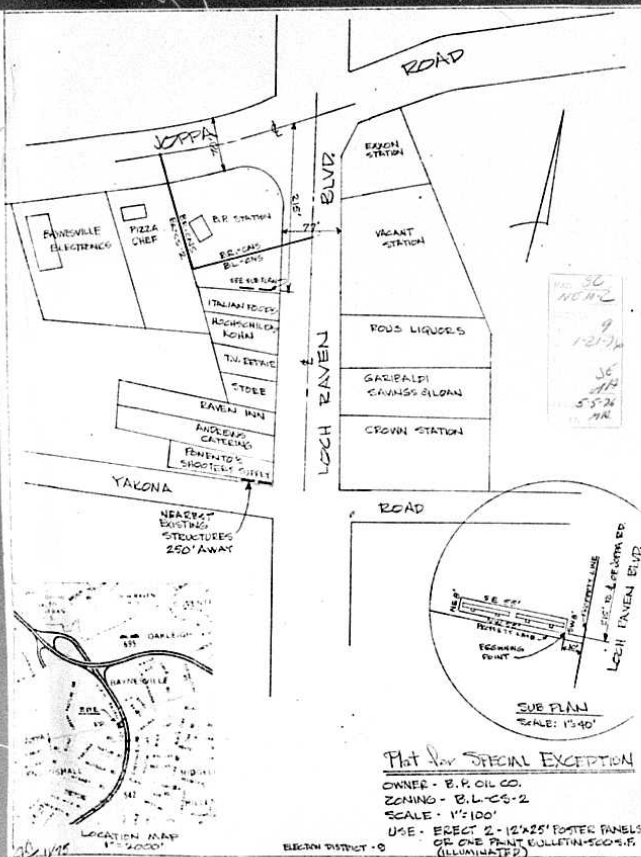
Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 26th day of February, 1976, a copy of the foregoing Order was mailed to Donnelly Advertising Corporation of Maryland, 3001 Remington Avenue, Baltimore, Maryland 21211, Contract Lessees, and B.P. Oil, Inc., 401 Farragut Street, N. E., Washington, D. C. 20011, Petitioner.

John W. Hession, III
FFR 27-76 PM
ZONING COMMISSIONER
By



baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
3011 494-3550
STEPHEN E. COLLINS
DIRECTOR

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

Re: Item 134 - ZAC - January 13, 1976
Property Owner: B.P. Oil Co.
Location: W/S Loch Raven Blvd. 215' S. of Joppa Rd.
Existing Zoning: B.L. - C.S. 2
Proposed Zoning: Special Exception
No. of Acres: 8'8' x 55'55'
District: 9th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested Special Exception for an outdoor advertising structure.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: February 23, 1976
FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-173-X. Petition for Special Exception for either two (2) illuminated 12' x 25' advertising structures or one (1) illuminated custom-built painted bulletin 500 square feet.
West side of Loch Raven Boulevard 215 feet South of Joppa Road.
Petitioner - BP Oil Inc.

District 9

Hearing: Monday, March 1, 1976 at 10:30 A.M.

There are no comprehensive planning factors requiring comment on this petition.

William D. Fromm
William D. Fromm
Director of Planning
WDF:JGH:nb

March 18, 1976

BP Oil, Inc.
401 Farragut Street, N.E.
Washington, D. C. 20011

RE: Petition for Special Exception
W/S of Loch Raven Boulevard,
215' S of Joppa Road - 9th Election District
BP Oil, Inc. - Petitioner
NO. 76-173-X (Item No. 134)

Gentlemen:

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/ew
Attachments
cc: M. Albert Figinaki, Esquire
10 Light Street
Baltimore, Maryland 21202
Nicholas J. Pistolas, Esquire
605 Baltimore Avenue
Towson, Maryland 21204
John W. Hession, III, Esquire
People's Counsel

baltimore county
department of public works
TOWSON, MARYLAND 21204
ALBERT E. KHALTON, Esquire
DIRECTOR

February 24, 1976

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

Re: Item #134 (1975-1976)
Property Owner: B. P. Oil Company
W.S. Loch Raven Blvd., 215' S. of Joppa Rd.
Existing Zoning: B.L. - C.S. 2
Proposed Zoning: Special Exception
No. of Acres: 8'8' x 55'55'
District: 9th

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 highway and utility improvements are not involved, and comments were supplied in connection with the Zoning Advisory Committee review of this site for Item #6 (1972-1973).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #134 (1975-1976).

Very truly yours,

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

END:EAM:FWR:ss

N-W Key Sheet
37 NE 10 Pos. Sheet
NE 10 C Topo
70 Tax Map

JUN 17 1976

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for either two illuminated 12' by 25' advertising structures or one illuminated custom built painted bulletin, 500 square feet, should be granted.

THIS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of March, 1976, that the aforementioned Special Exception 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 State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

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

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1976, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone; and/or the Special Exception for. be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Item 134
Donnelly Advertising Corp.
of Maryland
3001 Remington Avenue
Baltimore, Md. 21211
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for
filing this 27th day of January 1976
S. Eric DiNenna,
Zoning Commissioner
Petitioner: BP Oil Inc.
Petitioner's Attorney: Reviewed by Franklin T. Hogans, Jr.
Chairman,
Zoning Plans
Advisory Committee



Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

January 20, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Attn: Mr. Franklin Hogans

Re: 2.4.2. meeting 1-13-76
ITEM 134
Prop. Owner: B.P. Oil
Co.
Location: W/S Loch Raven
Blvd. Rt. 542: 215'
S. of Joppa Rd.
Existing Zoning: B.L.-
C.S. 2
Proposed Zoning: Spec1.
Exception Outdoor Ad-
vertising Signs
No. of Acres: 8'8"x55'1/
55'
District: 9th

Dear Mr. DiNenna:

The proposed signs will have no adverse effects on the
State Highway Administration.

CL:gjc

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

by: Mr. John E. Meyers

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 11, 1976

Donnelly Advertising Corporation
of Maryland
3001 Remington Avenue
Baltimore, Maryland 21211

RE: Special Exception Petition
Item 134
B.P. Oil Inc.

Gentlemen:

The Zoning Plans 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 west side of Loch Raven Blvd., 215 feet south of Joppa Road, and is a parcel of land 8'x55' on which the petitioner is requesting a Special Exception to permit outdoor advertising structures. This request, made for all intents and purposes by the Donnelly Advertising Corporation of Maryland (lessor), is stated specifically for the erection of two illuminated 12'x55' advertising structures, or one illuminated custom built painted bulletin of 500 square feet. The request is apparently made in this manner in order that a higher degree of flexibility may be obtained in the marketability of the proposed structure. The proposed signs or sign will be erected along the northernmost wall of an existing strip of retail

Donnelly Advertising Corporation
of Maryland

Re: Item 134
February 11, 1976
Page 2

stores, but will in actuality be located at the south end of an existing BP gasoline service station at the corner of Joppa Road and Loch Raven Blvd.

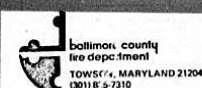
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. Hogans, Jr.
Chairman, Zoning Plans
Advisory Committee

PTH:JD

Enclosure



Paul H. Heincke
CHIEF

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 Company

Location: W/S Loch Raven Blvd., 215'
S. of Joppa Rd.
Item No. 134

Zoning Agenda January 13, 1976

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

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(xx) 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.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: L. Kelly Planning Group
Special Inspection Division
Noted and Approved: Louis H. Magaly
Acting Deputy Chief
Fire Prevention Bureau



William D. Fromm
DIRECTOR

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 #134, Zoning Advisory Committee Meeting, January 13, 1976, are as follows:

Property Owner: B.P. Oil Co.
Location: W/S Loch Raven Blvd., 215' S. of Joppa Road
Existing Zoning: B.L. - C.S. 2
Proposed Zoning: Special Exception
No. of Acres: 8'8' x 55'55'
District: 9th

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.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning

VALIDATION OR SIGNATURE OF CASHIER