

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Shell 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 for a Variance from Section 100.00, stating the maximum total square footage allowed for a free standing sign is 100 square feet. We are varied to allow for 112 square feet.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty) The availability of a standard 4' x 8' illuminated Reader Board. Sign for installation under the existing Shell logo. Sign would increase the total square footage to 112 square feet. The implementation of this sign with changeable letters and numbers would eliminate the need for an existing permanent price sign on Security Boulevard which Shell would be willing to remove.

See attached description

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

I or we agree to pay expense 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.

DATE August 18, 1976
PROPERTY ADDRESS 2545 Starrett Place, Suite 212
CITY Columbia, Maryland 21044
COUNTY Baltimore
OWNER Shell Oil Company
CONTRACT PURCHASER Shell Oil Company
PETITIONER'S ATTORNEY Franklin S. Rogers, Jr.
PROTESTANT'S ATTORNEY None

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th day of July, 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 September, 1976, at 10:00 o'clock.

Eric S. DiMenna
Zoning Commissioner of Baltimore County.

(over)

Shell Oil Company
Re: Item 259
August 18, 1976
Page 2

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,

Nicholas B. Conomodari
NICHOLAS B. CONOMODARI,
Planning & Zoning
Associate III

NBC:JD
Enclosure



August 3, 1976

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

Re: Item #259 (1975-1976)
Property Owner: Shell Oil Company
N/W cor. Security Blvd. & Woodlawn Dr.
Existing Zoning: BM - CCC
Proposed Zoning: Variance for area of free-standing sign to be 112 sq. ft. in lieu of the required 100 sq. ft.
District: 1st

Dear Mr. DiMenna:

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 directly involved. The construction or reconstruction of sidewalk, curb and gutter, entrances, aprons, etc. as may be required, will be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #259 (1975-1976).

Very truly yours,

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

END:EN:PNR:ss

L-SE Key Sheet
6 MW 23 Pos. Sheet
HW 2 P Togo
95 Tax Map



STEPHENE COLLINS
DIRECTOR

July 22, 1976

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

Re: Item 259 - ZAC - June 29, 1976
Property Owner: Shell Oil Company
Location: NW/C Security Blvd. & Woodlawn Dr.
Existing Zoning: BM - CCC
Proposed Zoning: Variance for area of free-standing sign to be 112 sq. ft. in lieu of req. 100 sq. ft.

Across:
District: 1st

Dear Mr. DiMenna:

No Traffic engineering problems are anticipated by the requested variance for an oversize sign.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 18, 1976

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Shell Oil Company
5565 Starrett Place, Suite 312
Columbia, Maryland 21044

RE: Variance Petition
Item 259
Shell Oil Company - Petitioner

Gentlemen:

The Zoning Plan- 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, currently improved with a self-service gas station, is located on the northeast corner of Woodlawn Drive and Security Blvd. The properties surrounding this site consist of Security Shopping Center to the west, vacant land to the east, and a Fox Chevrolet Truck Center immediately to the south.

The petitioner is requesting a Variance to increase the square footage of the existing identification sign to 112 square feet in lieu of the required 100 square feet, and propose to remove the existing freestanding price sign if said Variance is granted. The plans should be revised to indicate the location of the additional price sign along Woodlawn Drive.

DONALD L. ROOP, II, D. M. P.
DEPUTY STATE AND COUNTY HEALTH OFFICER

August 26, 1976

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

Dear Mr. DiMenna:

Comments on Item 259, Zoning Advisory Committee Meeting, June 29, 1976, are as follows:

Property Owner: Shell Oil Company
Location: NW/C Security Blvd. & Woodlawn Dr.
Existing Zoning: BM - CCC
Proposed Zoning: Variance for area of free-standing sign to be 112 sq. ft. in lieu of the required 100 sq. ft.

Across:
District: 1st

Metropolitan water and sewer are available.

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HER:hdc

ORDER RECEIVED FOR FILING
DATE 8/2/76 BY [signature]

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 that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners,

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 free standing sign of 112 square feet instead of the required 100 square feet should be granted.

Deputy Zoning Commissioner of Baltimore County this 2nd day of September, 1976, that the herein Petition for the aforementioned Variance should be and the same is hereby 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.

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 1st day of September, 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County
TOWSON, MARYLAND 21204
(301) 825-7210

Paul H. Reincke
CHIEF

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

Attention: Mr. Frank Hogan, Chairman
Zoning Advisory Committee

Re: Property Owner: Shell Oil Company
Location: NW/C Security Blvd. & Woodlawn Dr.
Item No. 259 Zoning Agenda June 29, 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.

() 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 "Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

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

Reviewed: [signature] Noted and Approved: [signature]
Planning Group Battalion Chief
Special Inspection Division Fire Prevention Bureau

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: July 1, 1976

Z.A.C. Meeting of: June 29, 1976

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

Re: Item 259
Property Owner: Shell Oil Company
Location: NW/C Security Blvd. & Woodlawn Dr.
Present Zoning: BW - CC
Proposed Zoning: Variance for area of free-standing to be 112 sq. ft. in lieu of the required 100 sq. ft.

District: 1st
No. Acres: 1st

Dear Mr. DiNemmo:

No hearing on student population.

Very truly yours,
[signature]
W. Nick Petrovich,
Field Representative.

WNP/ml

PHILIP H. FREEDMAN, ASSESSOR
FREDERICK W. HARRIS, JR., ASSESSOR
JAMES L. GIBSON, ASSESSOR

MARVIN H. STEINBERG
EDWARD H. ELLER
WILLIAM L. CHAPMAN

ROGER B. HARTLEY
ALVIN LUTCH
MICHAEL W. THURTELL, ASSESSOR

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 824-3211

WILLIAM D. FROMM
DIRECTOR

July 27, 1976

Mr. S. Eric DiNemmo, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNemmo:

Comments on Item 259, Zoning Advisory Committee Meeting, June 29, 1976, are as follows:

Property Owner: Shell Oil Company
Location: NW/C Security Blvd. & Woodlawn Drive
Existing Zoning: B.M. - C.C.C.
Proposed Zoning: Variance for area of free-standing to be 112 square feet in lieu of the required 100 square feet
Acres
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.

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

Very truly yours,
[signature]
John L. Wimbley
Planner III
Project and Development Planning

SHELL SELF-SERVE STATION

6600 Security Boulevard and Woodlawn Drive
Baltimore County, Maryland

BEARING DESCRIPTION

Beginning on the North side of Security Boulevard, 240 feet West of the center of Woodlawn Drive, thence North 82° 19' - 46" East for 150.00 feet; connected to a radius of 92.00 feet with a chord bearing of North 28° 49' - 08" East, chord length 90.87 feet and arc length 95.06 feet; thence to a radius of 100.00 feet with a chord bearing of North 40° 01' - 08" East, chord length 119.93 feet and arc length 120.00 feet; thence bearing South 68° 04' - 58" West for 186.64 feet and thence South 40° 10' - 13" West 150 feet to the point of origin.

September 2, 1976

Mr. Michael Stone
Shell Oil Company
5565 Sterrett Place
Suite 312
Columbia, Maryland 21044

RE: Petition for Variance
N/S of Security Boulevard, 240' W of
Woodlawn Drive - 1st Election District
Shell Oil Company - Petitioner
NO. 77-48-A (Item No. 259)

Dear Mr. Stone:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
[signature]
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: John W. Heslian, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNemmo, Zoning Commissioner Date: August 30, 1976

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition 77-48-A, Petition for a Sign.
North side of Security Boulevard 240 Feet West of Woodlawn Drive.
Petitioner - Shell Oil Company

1st District

HEARING: Wednesday, September 1, 1976 (10:15 A.M.)

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

[signature]
Norman E. Gerber
Acting Director of Planning

NEG:JGM:rw

RE: PETITION FOR VARIANCE
N/S of Security Blvd, 240 feet W of
Woodlawn Drive, 1st District
SHELL OIL COMPANY, Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-48-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

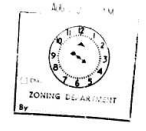
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

[signature]
Charles E. Kuntz, Jr.
Deputy People's Counsel

[signature]
John W. Heslian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of August, 1976, a copy of the foregoing Order was mailed to Shell Oil Company, 5565 Sterrett Place, Suite 312, Columbia, Maryland 21044, Petitioners.

[signature]
John W. Heslian, III



THE JEFFERSONIAN
A WEEKLY NEWSPAPER
PUBLISHED IN TOWSON, MARYLAND
BY STROMBERG PUBLICATIONS, INC.
TOWSON, MARYLAND 21204
Aug. 11, 1976

OFFICE OF
THE JEFFERSONIAN
NEWSPAPERS
TOWSON, MD. 21204
Aug. 11, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Variance-- Shell Oil Company
was inserted in the following:

- | | |
|---|--|
| ☒ Catonsville Times | ☐ Towson Times |
| ☒ Dundalk Times | ☐ Arbutus Times |
| ☒ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
1st day of Sept. 1976, that is to say, the same
was inserted in the issues of August 11, 1976.

STROMBERG PUBLICATIONS, INC.

BY Pete Smink

POSTING FOR A VARIANCE
IN SUBJECT
Richard M. Tambascio, 676 Kensington Ave.
Baltimore, Md. 21205
Petition for a Variance for Shell Oil Co.
to advertise and post of property for Shell Oil Co.
for a period of one week before the first day of September, 1976, that is to say, the same was inserted in the issues of August 11, 1976.

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 12, 1976

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
for one time one successive weeks before the 1st
day of September 1976, the first publication
appearing on the 10th day of August
1976.

THE JEFFERSONIAN
H. L. Smith
Manager

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 14 day of

January. Filing Fee \$ 25. Received Check

Cash

Other

S. Eric DiNenna
Zoning Commissioner

Petitioner SHELL OIL Submitted by

Petitioner's Attorney FR Reviewed by

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st Date of Posting August 14, 1976

Posted for PETITION FOR VARIANCE

Petitioner: SHELL OIL CO.

Location of property: N/S of Security Blvd. 240' W. of Woodlawn Dr.

Location of Sign: N/S of Security Blvd. 240' W. of Woodlawn Dr.

Remarks:

Posted by Thomas L. Boland Date of return: August 20, 1976

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

No. 38972

DATE Aug. 11, 1976 ACCOUNT 01-662

AMOUNT \$15.00

RECEIVED Richard M. Tambascio, 676 Kensington Ave.
Baltimore, Md. 21205
FOR Advertising and posting of property for Shell Oil
77-43-4

4500 MB

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

No. 38936

DATE Aug. 6, 1976 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED Richard M. Tambascio, 676 Kensington Ave.
Baltimore, Md. 21205
FOR Petition for a Variance for Shell Oil Co.
77-43-4

4712 AUG 9 2500 MB



NOTES FROM ZONING APPLICATION PLAT

ACCESS POINTS

NUMBER OF DRIVEWAYS ON FRONT STREET = 2
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PARKING

PARKING SPACES PER LOT = 12 SPACES
 PARKING SPACES PER LOT = 12 SPACES

ANGULAR USES

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AREA REQUIREMENTS

THREE (3) DISPENSER ISLANDS WITH 5 GALLON DISPENSERS
 AND 5 GALLON DISPENSERS
 PUMP CAPABLE OF HANDLING 12 GALLONS PER MINUTE
 TOTAL SERVING SPACES = 12
 SITE AREA REQUIRED = TOTAL 2,150 SQ FT (100' x 200')
 TOTAL AREA REQUIRED = 1,500 SQ FT
 TOTAL AREA OF TRACT = 30,000 SQ FT

LANDSCAPING

TOTAL LANDSCAPING = 2,500 SQ FT
 25' OF TRAIL = 150' REQ'D SQ FT
 LANDSCAPING CONSISTS OF: TREES, BUSHES

ZONING STATUS

EXISTING ZONING PARCEL - BM
 EXISTING DISTRICT - CCC

LIGHTING

TYPE - MODIFIED FLOOD LIGHT
 HEIGHT - 4 FT



TO BE REMOVED UPON
 READER BOARD APPROVAL



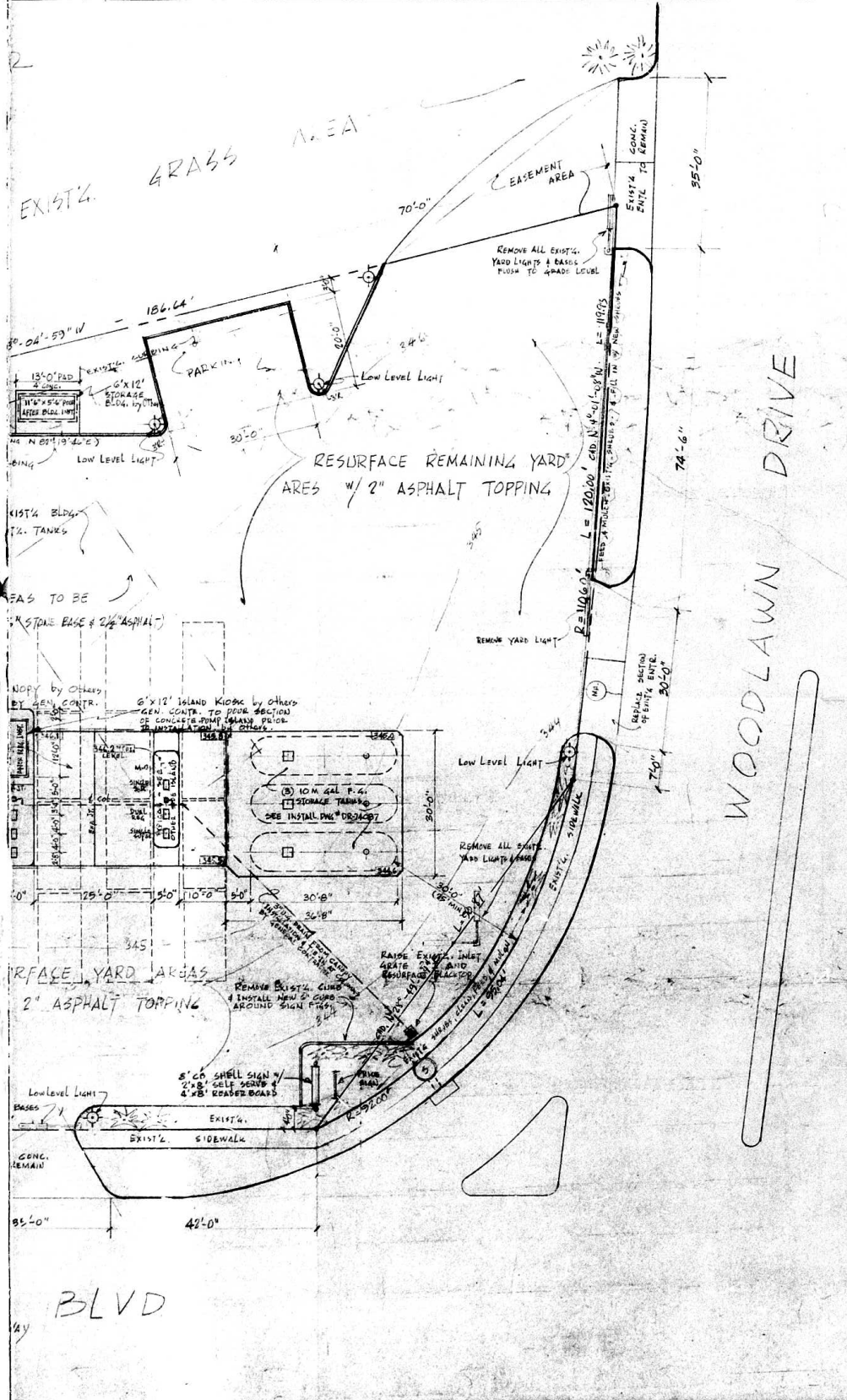
SIGN ELEVATION
 NO SCALE
 0' CD SHELL & SELF SERVICE SIGN

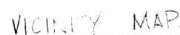
SHELL OIL COMPANY

PLOT PLAN
 CONVERSION TO SELF SERVE
 SECURITY BLVD & WOODLAWN DR
 BALTO. CO. MARYLAND

SCALE: 1" = 10'-0"
 DATE: 5 APRIL 75
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

PROJECT NO: 75006-2
 9/56





SHOPPING CENTER

EXIST'G.

GRASS

AREA

EASEMENT
ARE

REMOVE ALL EXIST'G.
YARD LIGHTS & BASES
FLUSH TO GRADE LEVEL

RESURFACE REMAINING YARD
AREAS W/ 2" ASPHALT TOPPING

EXIST'G. SHOPPING CTR. ACCESS ROAD.

710

EXIST'G. 25' CONC.
ENTR. TO REMAIN

RESURFACE YARD AREA
WITH 2" ASPHALT TOPPING

SECURITY BLVD
DIVIDED Highway

