### PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

	77-51
TO THE BONING COMMISSIONER OF BALTIMORE COUNTY:	ار پر
I, or we. Second Dyralespool Second In the Country and which is described in the description and plat attached hereto a	ty oliuste in Bultimore nd made a part hereof,
hareby petition for a Variance from Section, 255.1 (Boot, 236.2).50.1	rature the
side yard notheck from 30 feet to 5 feet.	

ons of Baltimore County, to the Zoning Law of Baltimore Counties that the county of Baltimore Counties of Balt

The subject property has a frontal width of 100 fost and marrows to 74,00 fost in the raw. The side yard methods of 30 fost and the front outback of 50 fost create a practical difficulty for the use of this lot. The requesting 5 fost interior sideline methods would parmit the construction of a 40 food token by 60 foot long, one story office-type structure.

See attached description

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

1, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filling of this tools, and further agree to and are to be bound by the noning regulations and restrictions of more County adopted pursuant to the Zoning Law For fishtimeter County.



22 197 7, thet the subject matter of this pedition be advertised, as the Zoning Law of Baltimore County, in two newspapers of general -irrelation through-ted County, that property be notted, and that the public hearing be had before the Zoning or of Baltimore County in Rown 106, County Office Building in Townson Baltimore



RE: PETITION FOR VARIANCE S/S of Pulaski Huy, 225,40° W of Middle River Rd., 15th District : BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

EXXON COMPANY, U.S.A., Politicens: : Cose No. 77-213-A

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524, I of the Bultimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or date, 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. Deputy People's Counsel

Jehn W. Heeslon, III People's Causes County Office Building Towans, Maryland 21204 494-2188

I HEREBY CERTIFY the 'an this 15th day of April, 1977, a capy of the aforegoing Order was mailed to Mr. Stewart Bain, EXXON Company, U.S.A., 3601 Baston Street, Baldware, Maryland 21224, Patitioners,





## PALTIMORE COUNTY, MARYLAND

#### BITTER-CERVICE COMME

TO. Sc Stip Different, Zoning Rossianianer Date April 7, 1977. PROM Norman 2. Gerber, Acting Director of Planning

Petition 777-213-4. Petition for Variance for a Side Yard.

South side of Pulmaki Highmay 225.40 feet West of Middle Wiver Road Petitioner - Exxon Company, B.S.A.

15th District

MEASING: Monday, April 10, 1977 (2:00 -, v.)

There are an comprehensive planning factors requires consent or this petition.

1.100



Norman E. Gerber Acting Director

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

Dear Mr. DiNenna

Comments on Item #31, Zoning Advisory Committee Meeting, August 24, 1976, are as follows:

Property Owner: Exam Company, USA
Lacation, SW/C U.S. 40 East and Middle River Road
Exiting Zoning, M. L.
Proposed Zoning Variance to permit a side serback of 5' in live of the required 30'
Striter: 15h.
Acres 0.3104

This office has reviewed the subject peristion 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 andeed owner of alons as problems with regard to development plans that may have a beginning on this peristion.

The notes on the site plan for the Automative Service Station, must be revised to show the new total site area and functioner once. The new driverely must do be shown on the site plan and as part of the affice but light property because the service stration property may only have two paints of access (driveneys) on Midule River Road.

The site plan for the proposed affice building must also be revised to show the proposed driveway at the raw of the service station property at a width of 20 foot of poving.

Very truly yours,

John Lewindley



March 2, 1977

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

1 4112 4 .-

Dear Mr Di Nenna

Comments on Item \*31, Zoning Advisory Committee meeting, are as follows:

Property Conners: Exicati Company, USA.
Learning SMPC U.S.40 East and Middle River Road
Easting Zooleg: M. I.
Propresed Zoning: Variance to permit a side serbook of 5° in lieu of the required 30°
District: 15th.
Acres: 0.3104

The revised site plan appears to be acceptable to this office.

Very truly yours,

March 16, 1977

Mr. ... arie DiMenna, Zoning Commissioner Office of Junning and Zoning County Office Building Towner, Maryland 2120.

Dear Mr. DiNemmar

Property on lies = 3; Zoning Advisory Committee Freting, 2-25-77 are as follows:

Proper / Sume : Erron Company USA Schooling: S/W/C U.D. 40 Bost & Middle River hoad Evisting doning: N.L. Proposed Zoning: N.L.

Acres; District: 15

It is the state of the sta

. A building permit shall be required before construction can begin. (X) (\_) C. Three sets of construction drawings will be required to file an application for a building permit.

(X) b. Direc sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

(X) i. wood frame value are not permitted within 3'0" of a property line. Contact building Department if district is between 3'0" and 6'0" of property line.

(\_\_) G. nequested setback variance conflicts with the Baltimore County Building Jode. See Section \_\_\_\_\_\_.

Very truly yours,

Mark E. Sunham

Charles F. Buracu. Flams Review Chief CKB:rrj

RALL MORE COUNTY ZONING ADVISORY COMMITTEE

September 28, 1976

MARKET ST. NAMES

Pr. Stewart Bain Exten o upany, 100, 3601 besten Street Baltimore, Maryland 21224 RE: Variance Petition Item 31 Erxon Company, USA - Petitioner

4141 7 1 1 1 1 1 1 1 1 FOR FREE ST PROCESS PROSESS BRANCH STATISTICS

DESERTED STATE

The Zonine Flans Advisory Committee has reviewed the plans subsetted with the above referenced petition and has noted an an set 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 are not intended to indicate the appropriateness of the zoning action requested, but to assure that all rivities are made makers of plants or prelieve, with result to the decomposition of the properties of the requested zoning.

The subject parcel, rande M.L., and part of an overall tract of land currently improved with an Excons Service Station (access 0. 11-210-X). It also that the Excons Service Station (access 0. 11-210-X). It also that the Excons Service Station (access 0. 11-210-X). It also that the Exconsist of Vacant vocated land to the south along bulank liminary: while simple family dwellings exist to the rors along Middle inver Mond.

The peritioner is proposing to subdivide this overall tract and construct a one-story office building and accessory parking area. A Variance to permit a side methack of 5 feet from the really c sated property line in lieu of the required 10 feet is being requested.

The submitted site plan must be revised to reflect the comments of the Project and Development Planning Office.

Mi, fine ert Beim Fasch, Theory, DEA Selfember 28, 1976 Path 2

This retition is being a thield from a hearing date until such time as revised plans are received that reflect the consents above, and any consents from other departments as requested.

Very truly yours,

Min' ho & Commoder NICHOLAS B. COMMODARI, Planting & Zoning Arr. reate [1]

Miscr. In

For logue

cc: Mr. John B. Crowley Govans Development Co. 3900 N (harles Street Apt. 141° Baltimore, Md. 2)218

Maryland Surveying and Engr. Co., Inc. 6707 Whitestone Road Baltimore, Md. 21207

· · · · · · · · · · · · · · · · · · ·	
Personal to the sales amond, posting of property, and published on the should Po	Hillion
and it appearing that by reason of the following Smiling of Sacto _that_strict_compliance	a with
the Baltimore County Zoning Regulations would result in practical difficult	y and
unreasonable hardship upon the Petitioner,	
· · · · · · · · · · · · · · · · · · ·	
the shows Variance should be last; and it further appearing that by reason of the grantis	M M
the Persance requested not adversely affecting the health, nafety, and gen	ATO).
welfare of the community, the Variance to permit a side yard setback of f	ive
feet in lieu of the required 30 feet should be granted.	
to ONCERED by the Zoning Commissioner of Baltmare County, this day of Cotabar. 1977 had the herein Puttine for the date mentage and about the same as GirkATIED, from any patter the date of this subject to the approval at a size plan by the date of the subject to the approval at a size plan by Donard Commissioner of Editions the Department of Public Works, and the Otto Plenning and Zoning.  Personant to the abortisment, posting of property and public hearing on the slaves p and it appearing that by reason of.	Orde
THE RESIDENCE OF THE PROPERTY	
AMMONISTE I THE RESERVE OF THE REPORT OF THE PERSON OF THE	
MARKET II I A CONTENSION IN THE STREET	
the above Variance should NOT BE GRANTED	
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this	day
of 197 that the above Variance be and the same is hereby DE	NIED

STEPHENE COLLINS

September 8, 1976

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

No. Tree 31 - EAC - Aspect 26, 1975

Impacts Owner: Exams Company, USA

Location, SWAYC U.S. 40 Base & Hiddle Niver Noed

Existing Zonlang: N.L.

Proposed Zonlang: Variance to parmit a side setback of 5' in lieu of req. 30'

Acres: 0.1004

Districts: 3310

No major traffic problems are anticipated by the requested variance

Should this variance to granted, the driveway to Middle Fiver Road must be at least 20 feet wide and must be for two way traffic.

Very truly yours, Thichael S. Flanigan Traffic Engineer Associate



Mr. S. Bric Different Soning Commissioner County Office Buildi

He: Item 831 (1976-1977)
Property Comer: Exten Company, USA
EV COT. U.S. 40 East # Hiddle River Ed.
Existing Soning: H.L.
Proposed Soning: Variance to parmit a mide setback
of 3' in lieu of the required 30'.
Acres: 0.10c (district; 15th)

August 25. 1976

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

The Petitioner's proposed subdivision of the overall site is subject to Baltimore County Bubdivision Regulations.

Comments were supplied in connection with the Zoning Advisory Committee review of the overall site for Item #51 (1970-1971).

Righways:

Plank! Highery (U.S. 60) is a State Bond; therefore, all improvements, inter-mental content of the property of the property of the property of the jurisdictions and distance requirements as they affect the root come under the jurisdictions and the property of the property of the standards, specifications within the State had right-content with members to the standards, specifications and approval of the State in addition to these of sattimer Contry.

Middle River Road, an existing County road, is improved in this vicinity as a 44-foot closed section roadway on a 60-foot right-of-way. Purther highway improvements are not required.

The proposed drivensy connection to middle fiver food will require a private assessment or fee simple ownership for the roadway. However, the netrace locations are subject to approved by the Department or Trife Empinesting, and shall be constructed in scoordance with Saltimore County Standards.

The construction of midewalks, curb and gutter, entrances, aprons, etc. will be the full remponsibility of the Petitioner.

Comments on Item #31, Zoning Advisory Committee Meeting, August 24, 1976, are as follows:

Metropolitan water and sever are available.

Property Owner: Exxon Company, USA Location: SW/C U.S. 40 East i Middle River Road Existing Zoning: M.L. Proposed Zoning: Variance to permit a side setback of S' in lieu of the required 30'

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

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

· Itam #31 (1976-1977) Property Owner: Exmon Company, USA Page 2 September 20, 1976

Sediment Control;

bevalopment of this property through stripping, grading and stabilization could result in a sediment polletion problem, demander private and public holdings down-stream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Draine,

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or parament) provent creating any maisances or desages to adjacent properties, especially by the improvement of parameters. Correction of any problem which, the temporary of the petitions of the provent in the control of the petitions of the petitions of the petitions.

A 20-inch public water main exists along the east side of Pulaski Highway for a portion of this overall site (see Drawing 866-0043, File 3). Additional fire hydrant protection may be required for this site.

Public sanitary sewerage exists in Hiddle River Ends adjacent to this site. A private sanitary sewer extension from Ranhole Models will also require a private seasoment expressment of fee single commenship of the private right-of-may from Hiddle River Boad (see Drawing 868-1050, File 1).

Very truly yours, Hen AT 2 ... / cm-ELLSWORTH W. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: PWR; 88

cc, D. rise J. Loos S. Beilestri W. Munchel

M-SE Key Sheet 40, 21 NE 31 Pos. Sheets NE 5 4 6 H Topo

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

Attention: Frank Hogans. Chairman Zoning Advisory Committee

Re: Property Owner: Exxon Company, USA

Location: SM/C 4.S. NO East & Middle River Road

Ttem No. 33

Zoning Agenda August 24, 1976

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with enrich are applicable and required to be corrected or incorporated into the final plans for the property.

(Xi) 1. Pire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Vortes.

( ) 2. A second means of wehicle access is required for the cite.

( ) 3. The vehicle dead-end condition shown at EXCESSES the maximum allowed by the Fire Department.

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

(II) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Sational Pire Protection Association Standard No. 101 "Life Safety Code", 1970 Bitties prior to occupancy.

( ) 6. Site plane are approved as drawn.

( ) 7. The Fire Prevention Bureau has a comments, at this time.

ENTINGE OF Division Division on the Comments of the Case of the Ca

August 26, 1976

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

Attention: Mr. Nicholas Commoderi

Pe: Z.A.C. Meating, 8-24-76 ITDN: 31. Property Over Co., USA Mid-le Rive, Rou S. 40 East 6 Mid-le Rive, Rou S. 40 East 6 Kisting Zonn, gr. M., Proposed Zoniya; Variance to The Company of the Company of the In Ileu of estables of 5. Acres: 0.311. required 30°. Acres: 0.11. District: 15ch

Dear M . DiNenna:

The proposed entrance is acceptable to the State Highway Administration.

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits

CI : IFM wed

100

By: John E. Meyers

P.O. Box 117 300 West Preston Street Baltimore Maryland 21203

BOARD OF EDUCATION OF PALTHMORE COUNTY

TOWSON MARYLAND 212

Date: August 17, 1976

Z.A.C. Meeting of: August 14, 1976

Re: Item 51
Property Owner: Laxon Company, U.S.A.
Location: SA(F.U.S. 40 East & Avidate River Road
Proposed Johnsey N.L.
Proposed Johnsey Lariance to permit a side sethack of 5' in lieu
of the required 30'.

District: No. Acres

Baltimore County Office Building Towson, Maryland 21204

bear Mr. DiNenna

No bearing in student population.

Very truly votifs. 16 level Fileral W. Nick Petrovich

WNP/ml

PLANCE BY NAMED

MAPLE # -37-89-9 MAR ......... -----

# MARYLAND SURVEYING AND ENGINEERING CO., INC.

. BALTHORE, MARYLAND 21207 . TELEPHONE: 301-044-0001

DESCRIPTION TO ACCOMPANY
PETITION FOR VARIANCE
SOUTHWEST CORNER U.S. ROUTE 40 & MIDDLE RIVER ROAD

MECINING FOR THE SAME at a point on the South-arts 1º Right-of-day line of U.S. Route 40, known as Fulianti Highway, 150,00 feet wide, said color being situated south 40 % of one week 25.0 feet from the Intersection forms by the Southeast fast along raid Southeasterly Rights of the Southeast fast along raid Southeasterly Rights of the Southeast fast along raid Southeasterly Rights of the Southeasterly Rights of the Rig

Containing in a. 20,704.56 square feet or 0.475 acres of land more or less.



SCALE\_\_\_ft. 1 inch



March 31,19 77

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

- ☐ Catonsville Times
  ☐ Dundalk Times
- ☐ Towson Fimes
- @ Fases Times
- ☐ Arbutus Times
  ☐ Community Times
- ☐ Suburban Times East
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Meryland, once a work for <u>one</u> successive weeks before the 18th day of <u>April</u> 1927, that is to say, the same was inserted in the issues of march 31, 1977.

> STROMBERG PUBLICATIONS, INC. 1 st Suink

	1	n, Harylan	•	n.	,,-,,,	7500
	-					
				<b></b>		
4.	144	150	10776	1	F'm	

Chon a 115 R. Lange of parts 5/5 y Balandi Haylang 575, 40' M. S. middle hours

Com See States

Proceed by Marie 14 16 Date of return 4-7-77

October 13, 1977

Mr. Stewart Bain Exxon Company, U.S.A. 3601 Boston Street Baltimore, Maryland 21224

RE: Petition for Variance 5/S of Pulaski Highway, 225, 40' W of Middle River Road - 15th Election District
Exxon Company, U.S.A. - Petitioner
NO. 77-213-A (Item No. 31)

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

SED/ef

cc: Mr. John B. Crowley Govans Development Co. 3900 N. Charles Street Apartment 1417 Baltimore, Maryland 21218

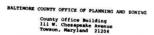
John W. Hessian, III, Esquire People's Counsel



## CERTIFICATE OF PUBLICATION

appearing on the ... 33.st. day of ... North THE JEFFERSONIAN.

BALTIMORE COUNTY MARYLAND 45502 DATE MAN IN 1877 ACCOUNT MANS SECURE STATE FROM B. Burfield 10 E Coder Treef Court Street Court 286 0 7FMA 29 25.0 C 150



Your Petition has been received \* this \_\_\_\_\_\_ Auc 1974 Filing Fee \$ 25 . Received Kneck Cash

Other

Petitioner Colpus Dv. Co Submitted by G. STEVENS 

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



BALTIMORE COUNTY MARYLAND OFFICE OF FINANCE RLYFNUE DIVISION MISCELLANEOUS CASH RECEIPT

AMOUNT #3.75

un (in., T.S.A. 3601, Besten St. P.O. Res 1286

53.75 KK 400 4 8 PENT CZ

