

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Zanyvl Krieger, legal owner, of the property shown in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition you that the zoning status of the lands described property be redistricted, pursuant to the Zoning Law of Baltimore County, from RM-100 to a S.R.S. District, for the following reasons:

1. The property is bounded on the east by the lands owned by me and on the west by the adjacent public property which is also owned by me. The property already appears in the subject property in annual maps and contains a regional shopping center.
2. Further reasons to be assigned at the time of a hearing.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the lands described property, for Automotive Service Station.

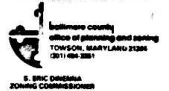
Property is to be used and advertised as permitted by Zoning Regulations. I, or my agent, agree to pay response of above redistricting and/or Special Exception advertising, printing, etc., upon filing of this petition, and further agree to and on to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Compared purchaser James H. Hays Legal Owner
Address 18 KENT ST.
BALTO. MD.
F. Vernon Booser, Esquire
614 Bayley Avenue, Towson, Md. 21204
Petitioner's Attorney

Witnessed By The Zoning Commissioner of Baltimore County, this 18th day of October, 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, to wit: The Baltimore Sun and The Baltimore Evening Sun, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, Maryland, on the 19th day of October, 1977, at 10:30 A.M.

Eric D. Niska
Zoning Commissioner of Baltimore County

ORDER OF
DATE: October 12, 1977
FILED: October 12, 1977



F. Vernon Booser, Esquire
614 Bayley Avenue
Towson, Maryland 21204

RE: Petition for Redistricting and Special Exception
NE corner of Belmont Ave. (Relocated)
and Security Blvd. - 1st Election District
Zanyvl Krieger - Petitioner
NO. 77-226-BX (Som No. 142)

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

Very truly yours,
Eric D. Niska
Zoning Commissioner

SED/af
Attachment
cc: Jeffrey P. Hanes, Esquire
Suite 200, 15 Charles Plaza
Baltimore, Maryland 21201
John W. Hession, III, Esquire
People's Counsel

RE: PETITION FOR REDISTRICTING
AND/OR SPECIAL EXCEPTION
NE corner of Belmont Ave. (Relocated)
and Security Blvd., 1st District
ZANYVL KRIEGER, Petitioner
Case No. 77-226-BX

ORDER FOR APPEAL
Mr. Commissioner:
Please note an Appeal from your decision in the above-captioned matter, under date of October 18, 1977, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

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 9th day of November, 1977, a copy of the foregoing Order was mailed to F. Vernon Booser, Esquire, 614 Bayley Avenue, Towson, Maryland 21204, and Jeffrey P. Hanes, Esquire, Suite 200, 15 Charles Plaza, Baltimore, Maryland 21201.



MARYLAND SURVEYING AND ENGINEERING CO., INC.
Subsidiary of LYON ASSOCIATES, INC.
401 WHITESTONE ROAD
BALTIMORE, MARYLAND 21207
TELEPHONE: 301-666-8091

DESCRIPTION OF PROPOSED EXISTING HIGHWAY AND SECURITY BOULEVARD
PROPERTY AT N.E. CORNER OF BELMONT AVENUE AND SECURITY BOULEVARD
(Description prepared for Baltimore County, Department of Planning & Zoning,
(Not to be used for land conveyance)

BEING: The "D" as a point on the Northern Right-of-Way line of Security Boulevard as shown on the Baltimore County Right-of-Way Map No. 70-119-1 and 70-119-2, said point being located from the intersection of the centerlines of construction of Belmont Avenue and Security Boulevard the following corners: 58.30 feet on a curve radius of 4583.86 feet to Station 26+98.34 along centerline of Security Boulevard; thence radiately 77.00 feet North 0° 12' 57" East to the point of beginning; thence along the Eastern Right-of-Way line of Belmont Avenue 60.00 feet wide North 65° 04' 58" West 32.76 feet; North 0° 21' 47" East 1.00 feet; thence by a curve to the right Northeasterly 191.12 feet with radius 290.00 feet; chord North 21° 14' 31" East 187.08 feet; thence North 0° 07' 20" East 94.97 feet; thence leaving the aforesaid Eastern Right-of-Way line and running for two "New" lines of "Division" South 65° 52' 40" East 102.94 feet and South 0° 03' 35" West 231.50 feet to intersect the Northern Right-of-Way line of Security Boulevard; thence Northerly on the said Right-of-Way westerly by a 4640.66 foot radius curve to the left 150.00 feet; chord of North 85° 51' 38" West 145.99 feet to the place of beginning.

Containing 43,560.00 square feet or 1.0 acre, exactly.
Being a portion of the undivided residue of the lands conveyed to Zanyvl Krieger from Grace L. Zimmerman by deed dated October 4, 1965 and recorded among the Land Records of Baltimore County in Liber O.T.G., Folio 149.



SCALE: 1" = 1 inch
File No. 185-43
Signed The 30th day of November, 1976
J. Robert Caudle

RE: PETITION FOR REDISTRICTING
AND/OR SPECIAL EXCEPTION
NE corner of Belmont Ave. (Relocated)
and Security Blvd., 1st District
ZANYVL KRIEGER, Petitioner
Case No. 77-226-BX

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 13th day of May, 1977, a copy of the foregoing Order was mailed to F. Vernon Booser, Esquire, 614 Bayley Avenue, Towson, Maryland 21204, Attorney for Petitioner.



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Eric D. Niska, Zoning Commissioner Date: May 11, 1977
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition 77-226-BX, Petition for Redistricting from Undistricted to S.R.S. District
Petition for Special Exception for an Automotive Service Station
Northeast corner of Belmont Avenue (Relocated) and Security Boulevard
Petitioner - Zanyvl Krieger

RE: District
[REMARKS: Wednesday, May 18, 1977 (10:30 A.M.)]

I believe that redistricting is a form of rezoning subject to the zoning procedure governed by Section 22-2 of the Baltimore County Code; therefore, I cannot comment on this submittal of the petitioner's request.

Norman E. Gerber
Norman E. Gerber
Acting Director of Planning

RE: ZONING
Attachments: Request for legal opinion - Interpretation of Districts
From Deputy People's Counsel to Office of Law - May 29, 1975

Legal opinion - Interpretation of Districts
From Office of Law to Deputy People's Counsel - August 20, 1975

RE: PETITION FOR REDISTRICTING
AND/OR SPECIAL EXCEPTION
NE corner of Belmont Ave. (Relocated)
and Security Blvd., 1st District
ZANYVL KRIEGER, Petitioner
Case No. 77-226-BX

ORDER
Upon the foregoing Motion of the People's Counsel for Baltimore County, sole Appellant herein, it is this 26th day of January, 1978, by the County Board of Appeals for Baltimore County,
ORDERED that the Appeal herein be and it is hereby DISMISSED.

Robert L. Gilford
Robert L. Gilford, Vice Chairman
William T. Hockett
William T. Hockett
Herbert A. Davis
Herbert A. Davis

RE: PETITION FOR REDISTRICTING
AND/OR SPECIAL EXCEPTION
NE corner of Belmont Ave. (Relocated)
and Security Blvd., 1st District
ZANYVL KRIEGER, Petitioner
Case No. 77-226-BX

MOTION FOR DISMISSAL

To the Honorable, Members of said Board:
The People's Counsel for Baltimore County, Appellant herein, respectfully moves for dismissal of his appeal on the ground that the legal bases upon which said appeal was mounted are now found to be inapplicable to the specific facts which arise and are peculiar to this case and which, if previously displayed, would have forestalled the filing of said appeal.

Your Movant further suggests that there are no other appellants herein and respectfully requests that the Board by its appropriate Order dismiss said Appeal.

AND AS IN DUTY BOUND, etc.,
John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 26th day of January, 1978, a copy of the foregoing Motion and accompanying Order was mailed to F. Vernon Booser, Esquire, 614 Bayley Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

Rec'd 1-23-78
4:10 PM

SID/LV/1246

Permit to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 259.2 A. B. of the Baltimore County Zoning Regulations having been met.

the above re-districting should be had, and it further appearing that by reason of the requirements of Sections 405.3 and 502.1 of the Baltimore County Zoning Regulations having been met.

Special Exception for an Automobile Service Station should be granted.

It is ORDERED by the Zoning Commissioner of Baltimore County that:

1. That the above described property or area should be and

2. That the above described property or area should be and

3. That the above described property or area should be and

4. That the above described property or area should be and

5. That the above described property or area should be and

6. That the above described property or area should be and

7. That the above described property or area should be and

8. That the above described property or area should be and

9. That the above described property or area should be and

10. That the above described property or area should be and

11. That the above described property or area should be and

12. That the above described property or area should be and

13. That the above described property or area should be and

14. That the above described property or area should be and

15. That the above described property or area should be and

16. That the above described property or area should be and

17. That the above described property or area should be and

18. That the above described property or area should be and

19. That the above described property or area should be and

20. That the above described property or area should be and

21. That the above described property or area should be and

22. That the above described property or area should be and

23. That the above described property or area should be and

24. That the above described property or area should be and

25. That the above described property or area should be and

26. That the above described property or area should be and

27. That the above described property or area should be and

28. That the above described property or area should be and

29. That the above described property or area should be and

30. That the above described property or area should be and

31. That the above described property or area should be and

32. That the above described property or area should be and

33. That the above described property or area should be and

34. That the above described property or area should be and

35. That the above described property or area should be and

36. That the above described property or area should be and

37. That the above described property or area should be and

38. That the above described property or area should be and

39. That the above described property or area should be and

40. That the above described property or area should be and

41. That the above described property or area should be and

42. That the above described property or area should be and

43. That the above described property or area should be and

44. That the above described property or area should be and

45. That the above described property or area should be and

46. That the above described property or area should be and

47. That the above described property or area should be and

48. That the above described property or area should be and

49. That the above described property or area should be and

50. That the above described property or area should be and

Washburn Park IMPROVEMENT & CIVIC ASSOCIATION, INC.
P.O. BOX 100 CANNONVILLE, MARYLAND 2104

Letter Eric DiMenna
Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. DiMenna:

It has come to my attention that there was a hearing for a zoning exception on May 18, 1977 to allow an oil company to establish a gasoline station on the Northeast corner of the Belmont Avenue-Security Boulevard intersection. Unfortunately the Washburn Park Improvement and Civic Association was not able to have a representative attend the hearing, but we did want to go on record as opposing the zoning exception. There are sufficient gasoline stations in that area to serve the public needs; an additional station will just add to the existing traffic problems in the area. With the energy problems existing in the country this does not seem to be the proper time to grant zoning exceptions for the sole purpose of building a new gasoline station.

Yours truly,
Robert M. Rebo
President, WPCA

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOUNTAIN, P.E.
DIRECTOR

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

Re: Item #142 (1976-1977)
Property Owner: Zephyr Krieger
N/C Security Blvd. & Belmont Ave.
Existing Zoning: RM
Proposed Zoning: RM-CA
Acre: 1.3 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.

Highways:

Security Boulevard and Belmont Avenue, existing County roads, are improved as a divided or dual lane highway with closed section roadways on a 14-foot right-of-way, and as a 40-foot closed section roadway on a 60-foot right-of-way, respectively. No further highway improvements are proposed at this time.

The construction or reconstruction of concrete sidewalks, curbs and gutters, entrances, aprons, etc., will be the full responsibility of the Petitioner. Sidewalks shall be 5 feet rather than the 4 feet width indicated on the submitted plan.

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

Bedding Control:

Development of his 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.

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.



Item #142 (1976-1977)
Property Owner: Zephyr Krieger
Prop: February 10, 1977
Water and Sanitary Sewer

Public water supply and sanitary sewerage exist in Belmont Avenue. This property is tributary to the local 1000-gallon Falls Sanitary Sewerage System, subject to State Health Department inspection.

Very truly yours,
Eliakim N. Oliver, P.E.
Chief, Bureau of Engineering

END:KRM/MSH
1-SE Krieger
4 MM on Pub. Sheet
MM 2 C Type
94 Tax Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 24, 1977

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

Nicholas B. Condon
Acting Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOARD COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PLANNING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

F. Vernon Booser, Esq.
614 Bosley Avenue
Towson, Maryland 21204

RE: Redistricting Petition
Item 142
Zephyr Krieger - Petitioner

Dear Mr. Booser:

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.

This currently vacant one acre site, zoned B.M. and not M.L.R. as shown on the submitted site plan, is located on the northeast corner of Security Blvd. and Belmont Avenue in the 2nd Election District. Adjacent property to the north, east, west and south consists of vacant land, the facilities of the Homeda Inn, vacant and, which is proposed to be developed with a shopping center, and the Security Square Mall, respectively.

The redistricting hearing is being requested as a result of Section 405.2 A. 2, which allows the construction of a service station in this case. A gas-and-go operation on an individual site provided said site is in an C.S.A. District, with no direct access to any town-center distributor-bypass road.

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

January 17, 1977

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

Dear Mr. DiMenna:

Comments on Item 142, Zoning Advisory Committee Meeting, January 11, 1977, are as follows:

Property Owner:	Zephyr Krieger
Location:	N/C Security Blvd. & Belmont Ave.
Existing Zoning:	B.M.
Proposed Zoning:	B.M.-C.S.A.
Acreage:	1.3
District:	1st

A memorandum was placed on new sewer connections in the Cypress Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 14, 1974; therefore approval may be withheld for these connections.

If lubrication work and all changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Metropolitan water and sewer are available.

Very truly yours,

William M. Davis, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/L.V./rds

F. Vernon Booser, Esq.
Re: Item 142
February 24, 1977
Page 2

Since direct access will be provided off Belmont Avenue, the classification of this road must be ascertained. It should also be noted that Section 259.2 F. indicates that C.S.A. Districts apply only to areas which are contiguous to C.C.C. or C.T. Districts. In this particular instance, while the remaining area surrounding this site is zoned B.M. and is contiguous to the C.T. District encompassing Security Square Mall, the area being requested for the redistricting is not.

The petitioner should take particular note of the comments of the Health Department, while revised plans reflecting comments of the Project and Development Planning office and Bureau of Engineering concerning the width of the sidewalks must be submitted to this office.

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

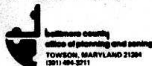
Very truly yours,

Nicholas B. Condon

NICHOLAS B. CONDON, Jr.
Acting Chairman, Zoning
Plans Advisory Committee

ENCLOSURE

cc: Maryland Surveying and Engineering Co., Inc.
6707 Whitestone Road
Baltimore, Maryland 21207



February 17, 1977

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 #142, Zoning Advisory Committee Meeting, January 11, 1977, are as follows:

Property Owner: Zankyl Krieger
Location: NE/C Security Blvd and Belmont Ave.
Existing Zoning: B.M.
Proposed Zoning: B.M.-C.S.A.
Acres: 1.0
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 ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This site is part of a larger parcel of land; therefore, a plan showing the entire property must be submitted.

When an overall site plan is submitted, driveway locations can be determined for the entire property.

The driveways to the site must be 90 degrees to the street. (405.4A36). Fuel service spaces should be noted as service spaces and waiting spaces on waiting spaces. I.D. signs are limited to 25 feet in height.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning



Paul H. Reinecke
Chief

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

Attention: Nicholas B. Conners, Chairman
Zoning Advisory Committee

Re: Property Owner: Zankyl Krieger

Location: NE/C Security Blvd & Belmont Ave.

Item No. 142

Sending Agenda January 11, 1977

Continued:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "a" 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 _____ violates 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.
- (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 "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: *H. J. Kelly* Bated and Approved: *George E. Burham*
Planning Group Action/Deputy Chief
Special Inspection Division Fire Prevention Bureau

Received from Zoning 1-78-77



January 31, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 142 - ZAC - January 11, 1977
Property Owner: Zankyl Krieger
Location: NE/C Security Blvd. & Belmont Ave.
Existing Zoning: B.M.
Proposed Zoning: B.M.-C.S.A.
Acres: 1.0
District: 1st

Dear Mr. DiNenna:

No increase in trip generation is anticipated by the proposed service station.

Very truly yours,

Michael F. Vandeput
Michael F. Vandeput
Traffic Engineer Ass. Iste

MF:ao



John D. Seyffert
Director

March 26, 1977

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

Dear Mr. DiNenna:

Comments on Item #142 Zoning Advisory Committee Meeting, are as follows:

Property Owner: Zankyl Krieger
Location: NE/C Security Blvd. & Belmont Ave.
Existing Zoning: B.M.
Proposed Zoning: B.M.-C.S.A.

Acres: 1.0
District: 1st

The items checked below are applicable:

- (x) A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- () B. Building permit shall be required before construction can begin.
- () C. Three sets of construction drawings will be required to file an application for a building permit.
- (x) D. Three 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.
- () E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- () F. No comment.
- () G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burham
Charles E. Burham
Plans Review Chief
CB:rrj



John D. Seyffert
Director

January 11, 1976

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

Dear Mr. DiNenna:

Comments on Item #142 Zoning Advisory Committee Meeting, January 11, 1977 are as follows:

Property Owner: Zankyl Krieger
Location: NE/C Security Blvd. & Belmont Ave.
Existing Zoning: B.M.
Proposed Zoning: B.M.-C.S.A.

Acres: 1.0
District: 1st

The items checked below are applicable:

- (x) A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- () B. A building permit shall be required before construction can begin.
- () C. Three sets of construction drawings will be required to file an application for a building permit.
- (x) D. Three 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.
- () E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- () F. No comment.
- () G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burham
Charles E. Burham
Plans Review Chief
CB:rrj



John D. Seyffert
Director

May 10, 1977

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

Dear Mr. DiNenna:

Comments on Item #142 Zoning Advisory Committee Meeting, May 10, 1977 are as follows:

Property Owner: Zankyl Krieger
Location: NE/C Security Blvd. & Belmont Ave.
Existing Zoning: B.M.
Proposed Zoning: B.M.-C.S.A.

Acres: 1.0
District: 1st

The items checked below are applicable:

- (x) A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- (x) B. A building permit and other applicable permits shall be required before construction can begin.
- () C. Three sets of construction drawings will be required to file an application for a building permit.
- (x) D. Three 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.
- () E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- () F. No comment.
- () G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burham
Charles E. Burham
Plans Review Chief
CB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 6, 1977

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

Z.A.C. Meeting of: January 4, 1977

Re: Item No. 142
Property Owner: Zankyl Krieger
Location: NE/C Security Blvd. & Belmont Ave.
Present Zoning: B.M.
Proposed Zoning: B.M.-C.S.A.

District: 1st
No. Acres: 1.0

Dear Mr. DiNenna:

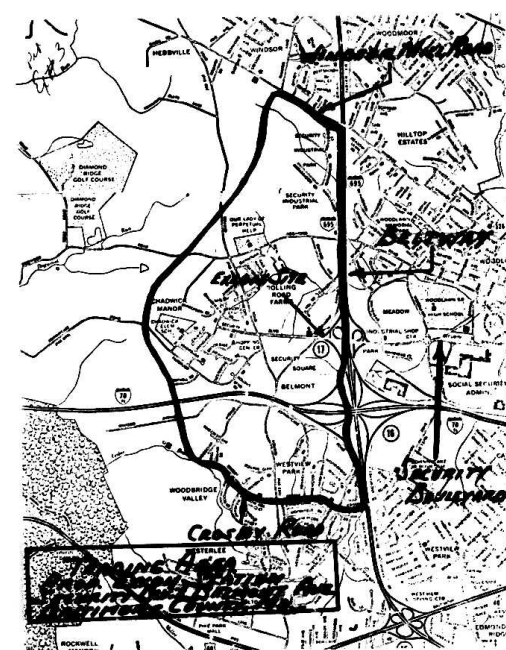
Re: Luring on student population.

Very truly yours,

N. Nick Petrowich
N. Nick Petrowich
Field Representative

WHP/bp

JOSEPH W. HUGHES, SECRETARY
J. BAYARD WILLIAMS, JR., CLERK
NANCUS W. BRYAN
THOMAS H. BOWEN
WES LOREAN, P. COUNCIL
ROGER S. HARTIN
ALVIN L. BRUCE
MAX DOLTON, JR., COUNCIL
FREDERICK W. FRANK, COUNCIL
ROBERT J. BUREL, REPRESENTATIVE





District 1st
 Date of Posting Nov. 19, 1977
 Posted for APPEAL
 Position: ZARVLA KRISGER
 Location of property: NE. cor. of Belmont Ave. (Rehabilitated) AND
Security Blvd.
 Location of Sign: NE. cor. of Belmont Ave. (Rehabilitated) AND
Security Blvd.
 Remarks:
 Posted by Thomas L. Boland Date of return Nov. 23 1977

CERTIFICATE OF PUBLICATION

TOWSON, MD. APR 11, 1977

THIS IS TO CERTIFY, that the enclosed advertisement was published in THE HERRINGMAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing at 10:00 a.m. immediately before the 10th day of May 1977, the 10th publication appearing on the 10th day of APR 11, 1977.

THE JOURNAL OF THE
G. L. Smith
Manager.
Cost of Advertisement, \$

[illegible]

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 May 10 1977

Petition for Redistricting- 1st Dist.

THIS IS TO CERTIFY, that the annexed advertisement of

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 1 successive weeks before the 18 day of May 1972, that is to say, the same was inserted in the issues of

4/27/77

STROMBERG PUBLICATIONS, INC.

BY *(H. E. Sh.)*

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

No. 51737

DATE May 17, 1977 ACCOUNT 65-668

AMOUNT \$94.70

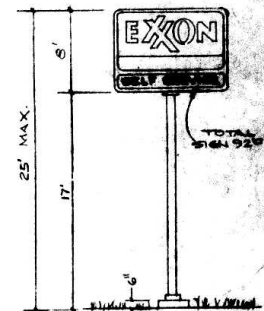
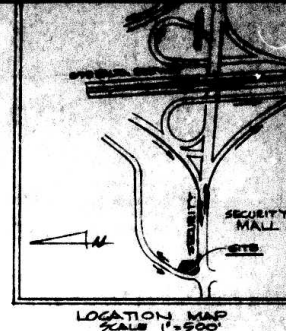
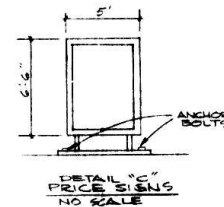
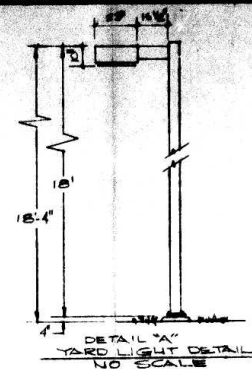
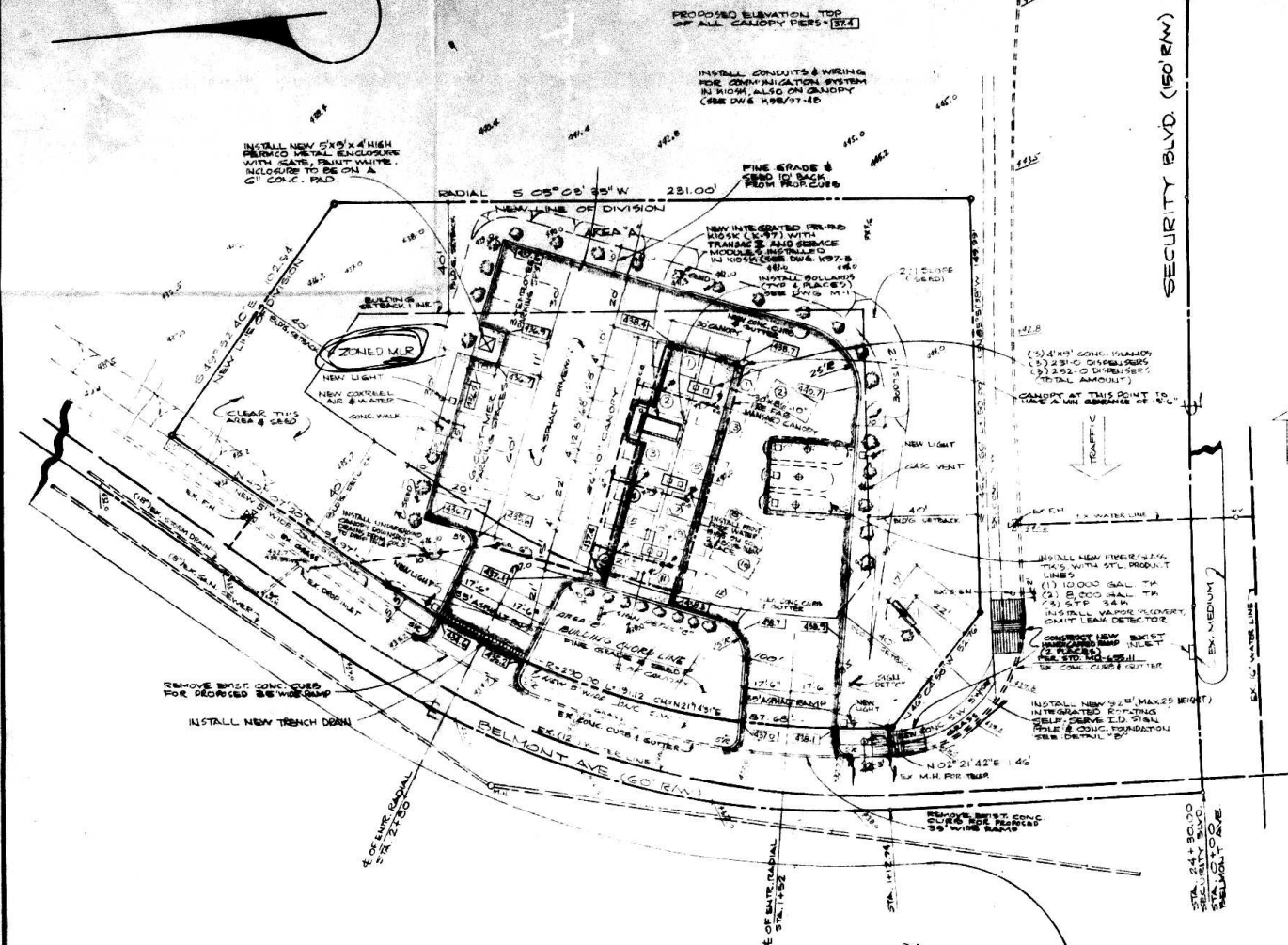
RECEIVED BY: Thomas Boman, Esq. 614 Bayview Ave., Bronx, N.Y. 10462

FOR: Advertising and printing of property tax receipt

977-6542

294 APR 17 7670 MC

VALIDATION OR EL-NATURE OF CARRIER



ZONING NOTES		
ZONING STATUS	EXIST. ZONING: B1	PROPOSED ZONING: NO CHANGE
EXIST. DISTRICT: B1	PROPOSED DIST. B1	
AREA REQUIREMENTS	1. DRIVEWAY ON BELMONT AVE	
2. DRIVEWAY ON BELMONT AVE	LANDSCAPING: CONSISTS OF GRASS AND SMALL SHRUBS.	
3. CIRCULAR DRIVEWAYS WITH 6" CURBS	AREA "A" = 22,875.00 FT. AREA "B" = 2,100.00 FT.	
TOTAL PARKING SPACES = 6 (+0)	TOTAL 24,975.00 SQ. FT. AREA REQ. = 18,000 SQ. FT.	
TOTAL AREA REQ. = 18,000 SQ. FT.	TOTAL 24,975.00 SQ. FT. PROVIDED = 9.	
ANCILLARY USES = NONE	PARKING: (4) 400 W SUPER METAL ARC	
2. DRIVEWAY ON BELMONT AVE	(3) PARKING SPACES REQ. = 0	
PROPOSED COMINATION USES: NONE	(3) DRIVEWAY ON BAY	
TOTAL AREA REQ. = 18,000 SQ. FT.	TOTAL PARKING SPACES PROVIDED = 9.	
TOTAL AREA OF TRACT = 43,960 SQ. FT.	LIGHTING: (4) 400 W SUPER METAL ARC	

- LEGEND:
- ① - DENOTES SERVICE SPACES (6 TOTAL)
 - ③ - DENOTES WAITING SPACES. (12 TOTAL)

REVISIONS
DATE 10-11-77
BY 142
OFFICE COPY



John A. Carroll 3-11-77

THIS DRAWING IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED

REVISIONS FOR PERMITS
CHANGED SIGN HEIGHT (ZONING NOTE 1) 11-22-77
REV. ELEVATIONS PER COUNTY REG. 13 9-1-77
ADDED C.N.S. NOTE 1-6 8-9-77

REVISIONS FOR PERMITS
ADDED JACKSON RAMP 1-6 9-1-77

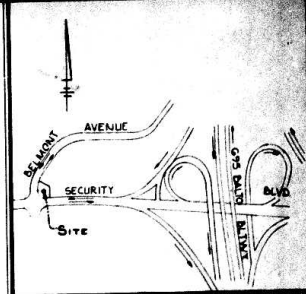
EXXON COMPANY, U.S.A.
(A DIVISION OF EXXON CORPORATION)
POST OFFICE BOX 1200
BALTIMORE, MARYLAND 21205

**PROPOSED GRASSROOT
SELF-SERVE**

JOE GOTTI
1\"/>

**PLOT PLAN
SECURITY & BELMONT AVE
BALTIMORE CO., MARYLAND**

4-11-77
1-3



LOCATION MAP
Scale 1:1500

Curve	Rad.	Side	Delta	Tangent	Chord	L.C.P.
1 E	300.00	1.65	11°45'35"	109.45	207.10	4.07' 4" S.E.
2 R W	200.00	1.00	17°48'55"	59.71	87.28	4.07' 4" S.E.
3 R W	150.00	1.00	27°50'35"	75.00	125.00	3.85' 5" S.E.

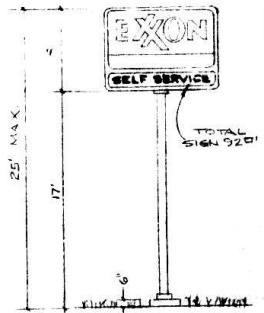
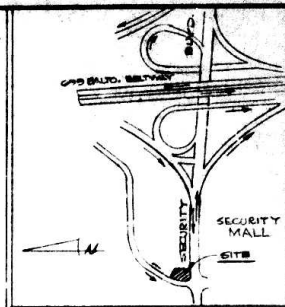
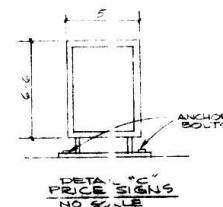
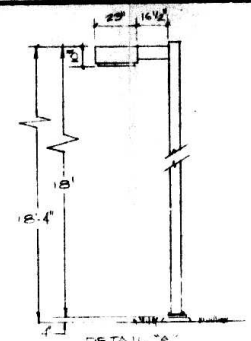
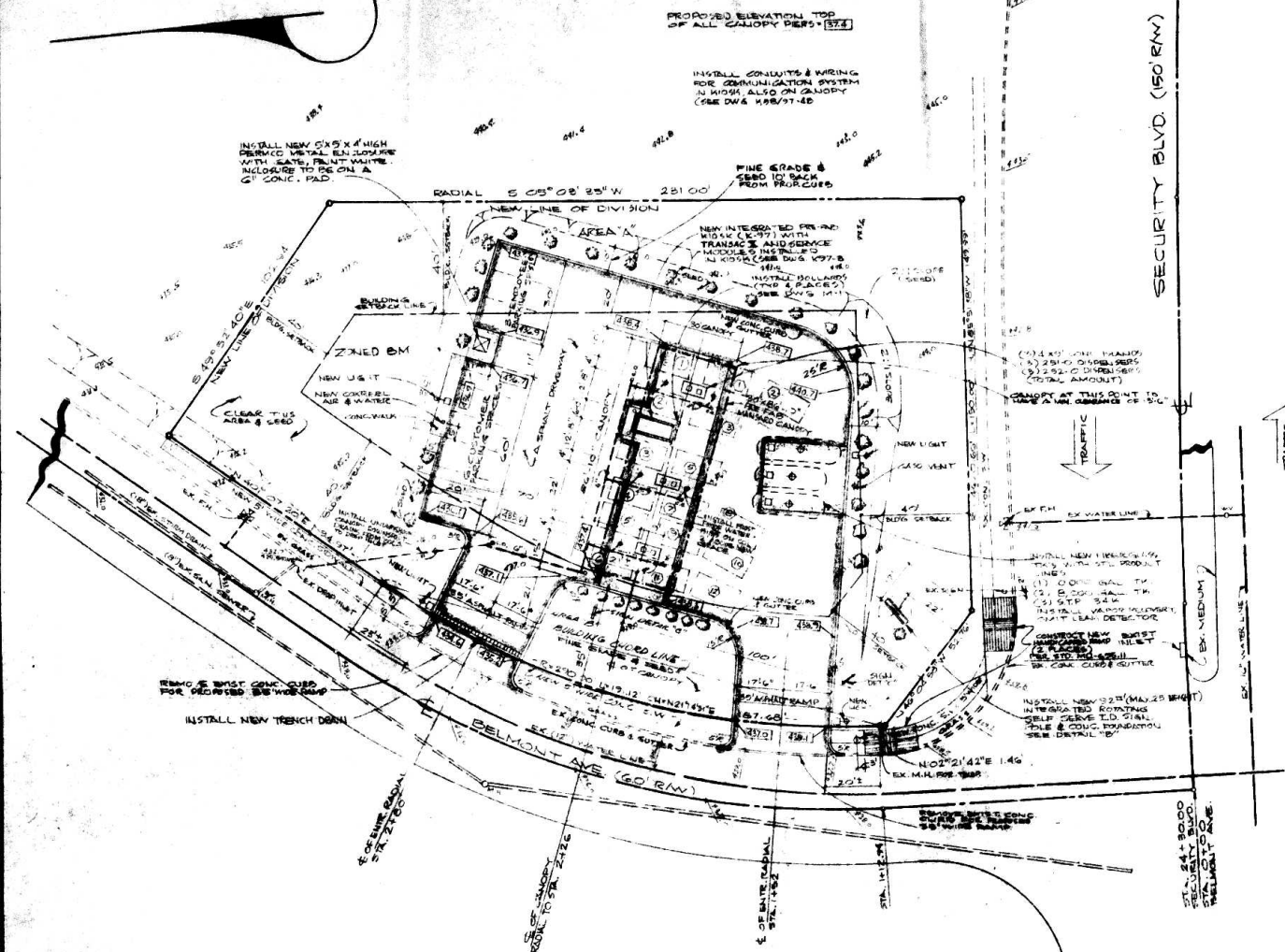
- NOTES
- COORDINATES AND BEARINGS SHOWN ARE BASED ON BALTIMORE COUNTY TRAVELER STATION 1.5010 (Cross Cut on south side of west bound lane of Security Blvd west of Belmont St. 27th Chesapeake)
 - ELEVATIONS SHOWN ARE BASED ON BALTIMORE COUNTY TRAVELER STATION 1.5010 ELEV. 407.08
 - UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
 - THE LINES AND GRADES OF THE PROPOSED ROADS SHOWN HAVE BEEN OBTAINED FROM PLANS OF THE LOCAL HIGHWAY AGENCIES THEY ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.
 - UTILITY COMPANIES
CHESAPEAKE & POTOMAC TELEPHONE COMPANY
320 ST. PAUL STREET BALTIMORE, MD 21202
BALTIMORE GAS & ELECTRIC COMPANY
LIVINGSTON & LIBERTY STREETS BALTIMORE, MD 21202

2B
NW 1/4
2
1-3-77
ED
HLE

Red Hat

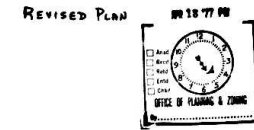
EXXON SITE
NORTHEAST CORNER
SECURITY BLVD @ BELMONT AVE
BALTIMORE COUNTY
MARYLAND
ELECTION DISTRICT 2
TOPOGRAPHIC SURVEY

ENGINEER'S CERTIFICATION I HEREBY CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THE MARKERS ARE IN PLACE AS DESIGNATED		CHECKED BY J. BURFIELD	PREPARED BY MARYLAND SURVEYING AND ENGINEERING CO., INC.
DATE <i>4/10/78</i>		SCALE 1"=20'	SUBSIDIARY OF LYON ASSOCIATES, INC. 6707 WHITE STONE ROAD BALTIMORE COUNTY, MARYLAND 21207 TELEPHONE 301-944-9291
DRAWN BY R. SOUTHWARD		DATE JUNE 11, 1978	FILE 1805-431

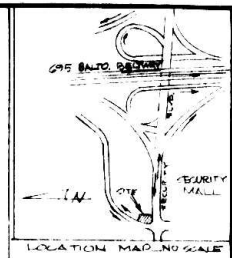
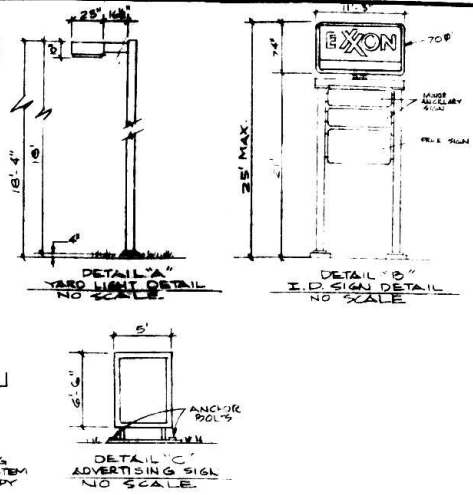
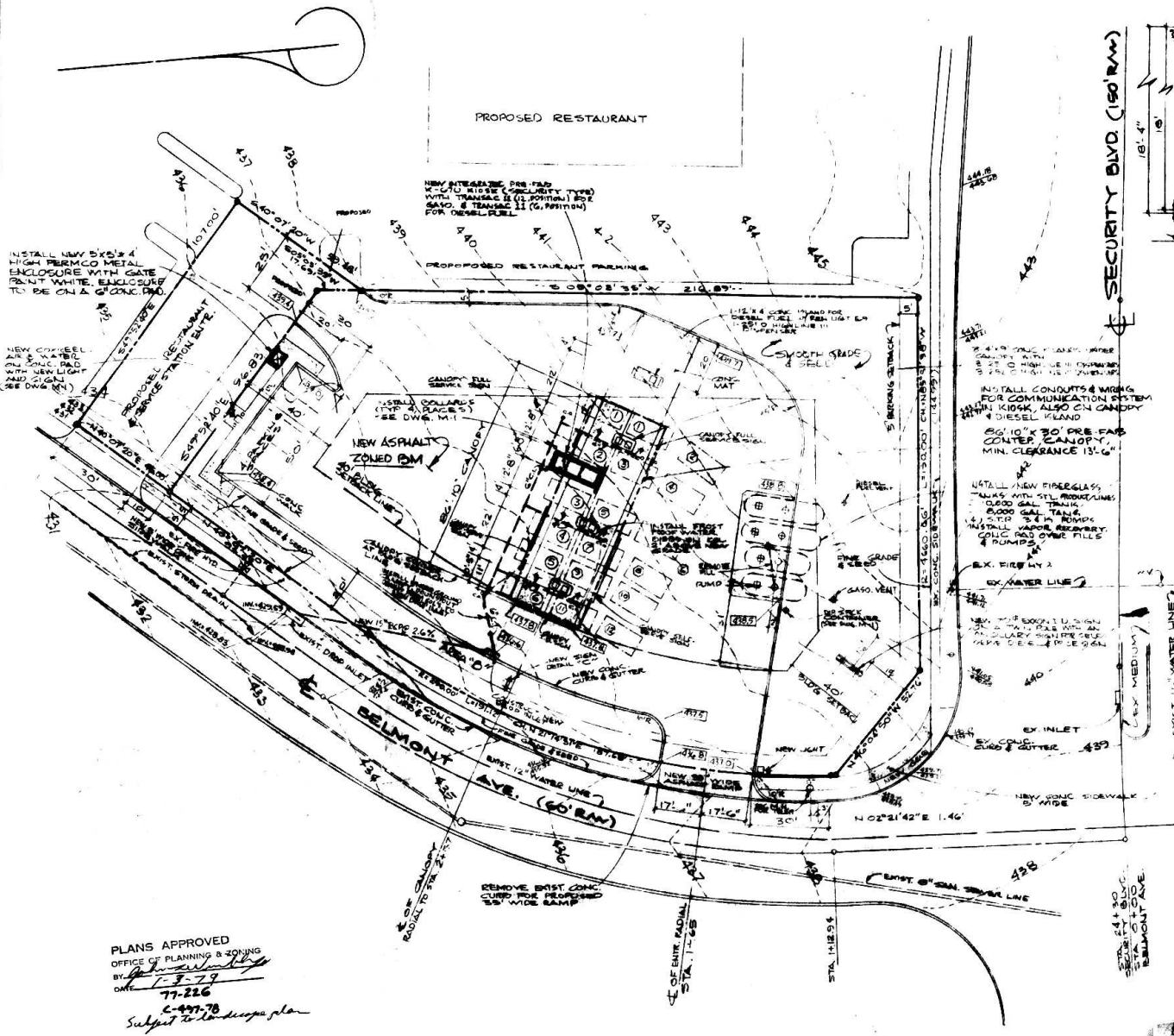


ZONING NOTES	
EXISTING STATUS EXIST. ZONING: B.M. FROM PREVIOUS NO CHANGE EXIST. DISTRICT: FROM PREVIOUS DISTRICT WITH SPECIAL AREA REQUIREMENTS 1. DESP. FOR ISLANDS WITH 2. DUAL LANE USER IN 15' SERVING 6 CARS & ONE TIME TOTAL SERVING SPACES = 6 (H) TOTAL VEHICLE SPACES = 12 SITE AREA REQUIRED = 12 x 5000 = 60,000 SQ. FT. (10,000 SQ. FT.) ANCILLARY USES = NONE ADDITIONAL AREA REQ. NONE PROPOSED COMBINATION USES NONE TOTAL AREA REQ. = 18,000 SQ. FT. TOTAL AREA OF TRACT = 42,960 SQ. FT.	ACCESSORY USES 2 DRIVEWAYS ON BELMONT AVE. (150' WIDE) LANDSCAPING CONSISTS OF GRASS AND SMALL SHRUBS. AREA "A" = 22,855.00 SQ. FT. AREA "B" = 2,490.00 SQ. FT. TOTAL 25,345.00 SQ. FT. 58% OF TRACT PARKING PARKING SPACES REQ. = 0 (3) PER BAY, 2 BAY = 0 TOTAL PARKING SPACES PROVIDED = 0 LIGHTING (4), 400 W SUPER METAL ARC.

- LEGEND:
- ① DENOTES SERVICE SPACES (6 TOTAL)
 - ② DENOTES WAITING SPACES (12 TOTAL)



THIS PLANSET IS LOANED TO YOU AND MUST BE RETURNED WHEN IT HAS SERVED THE PURPOSE FOR WHICH ISSUED	REVISED FOR PERMITS J.G. 3-3-76 CHANGED SIGN HEIGHT & ZONING NOTES C.L. 11-22-76 REV. CAMPS PER. COUNTY REG. J.G. 5-1-77 ADDED C.N. NOTE J.L. 3-3-77	REVISED ENTRANCES & ADDED LANDSCAPED BAY J.G. 3-3-77 ADDED DRY FOR TAMP. J.G. 3-24-77	EXXON COMPANY, U.S.A. (A DIVISION OF EXXON CORPORATION) POST OFFICE BOX 1988 BALTIMORE, MARYLAND 21208	PROPOSED GRASSROOT SELF-SERVE J.G. - GOTTI 1" = 20'	PLOT PLAN SECURITY & BELMONT AVE BALTIMORE CO., MARYLAND	8-6-76 7753 1-B
--	---	--	--	--	---	--



ZONING NOTES

ZONING STATUS
 EXIST. ZONING: BM PROPOSED ZONING: NO CHANGE
 EXIST. DISTRICT: CU-1 SPECIAL EXEMPTION FOR SERVICE STATION

AREA REQUIREMENTS
 3 - DISPENSER ISLANDS WITH 6, DUAL DISPENSER UNITS
 SERVING 6 CARS AT ONE TIME.
 TOTAL SERVING SPACES = 6
 TOTAL WAITING SPACES = 12

SITE AREA REQUIREMENTS
 ANCILLARY USES = NONE
 ADDITIONAL AREA REQ. = NONE
 PROPOSED COMBINATION USES = NONE
 TOTAL AREA REQ. =
 TOTAL AREA OF TRACT = 42,516 SQ. FT.

ACCESS POINTS
 1. DRIVEWAY ON BELMONT AVE 35' WIDE
 1. DRIVEWAY 25' WIDE FROM A 30' WIDE MUTUAL DRIVEWAY ON BELMONT AVE. FOR INGRESS & EGRESS TO THE PROPOSED RESTAURANT ADJACENT TO THE SERVICE STATION.

LANDSCAPING (SEE SPECIAL LANDSCAPING PLAN)
 CONSISTS OF GRASS AND SMALL SHRUBS.
 AREA "A" = 3,416 SQ. FT.
 AREA "B" = 3,324 SQ. FT.
 TOTAL 17,380 SQ. FT. 41 % OF TRACT.

PARKING:
 PARKING SPACES REQ = 0
 (3) PER DAY, 0 DAY = 0
 TOTAL PARKING PARKING SPACES PROVIDED = 5

LIGHTING
 (4), 400 W. SUPER METAL ARC.

LEGEND:

③ = DENOTES SERVICE SPACES (6, TOTAL)
 ③ = DENOTES WAITING SPACES (12, TOTAL)

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 1-3-79
 77-216
 C-497-78
 Subject to landscaping plan

THIS PLANSET IS LOANED TO YOU AND MUST BE RETURNED WHEN IT HAS SERVED THE PURPOSE FOR WHICH OFFERED	REV. GRADES J.G. 3-18-78 REV. EX. DIST. ZONING J.G. 4-5-73 REV. TO INCLUDE DEVELOPMENT I.D. 6-10-78 J.G. 6-10-78	EXXON COMPANY, U.S.A. (A DIVISION OF EXXON CORPORATION) POST OFFICE BOX 1288 BALTIMORE, MARYLAND 21203	PROPOSED GRASSROOT SELF-SERVE	DESIGNED BY: JOE GOTT DATE: 1-3-79 SCALE: 1" = 20' PLOT PLAN SECURITY & BELMONT BALTIMORE CO., MARYLAND	DATE: 3-15-78 DRAWN: 7733 CHECKED: 1-13
---	--	---	----------------------------------	--	---