

11/7/77
78-68-X

**PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Barbara F. Wolf, Jacob G. Friedman and Ann Friedman
1, et al. MORRIS H. WOLF, legal owners 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) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for automobile service station

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

I, or we, agree to pay expenses of above re-classification and/or 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.

Contract purchaser: Morris H. Wolf, Legal Owner
Address: 614 Bosley Avenue, Towson, MD 21204
F. Vernon Boozer, Petitioner's Attorney
Address: 614 Bosley Avenue, Towson, MD 21204
828-9451
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 through Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1977, at 10:30 o'clock

[Signature]
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY OF BALTIMORE COUNTY OF BALTIMORE COUNTY

The Petitioners have withdrawn this Petition ten (10) business days prior to the hearing, therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this _____ day of October, 1977, that the said Petition be and the same is hereby DISMISSED without prejudice.

[Signature]
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE October 7, 1977

BY *[Signature]*
Deputy Zoning Commissioner

RE: PETITION FOR SPECIAL EXCEPTION: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
SW corner of Ingleside Ave. and Security Blvd., 1st District
MORRIS H. WOLF, et al, Petitioners: Case No. 78-68-X

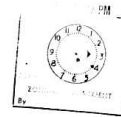
ORDER TO ENTER APPEARANCE

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.

[Signature] Charles E. Kountz, 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 2nd day of September, 1977, a copy of the foregoing Order was mailed to F. Vernon Boozer, Esquire, 614 Bosley Avenue, Towson, Maryland 21203, Attorney for Petitioners.

[Signature]
John W. Heslian, III



DESCRIPTION
DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION
FIRST SECTION BUSINESS
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the southeasternmost right of way line of Ingleside Avenue, distant South 61° 25' 56" West 180.95 feet and South 25° 34' 06" East 35.00 feet from the intersection formed by the centerline of Ingleside Avenue, 70 feet wide, and the centerline of Security Boulevard, 140 feet wide, and running thence binding along the right of way lines of Security Boulevard the two (2) following courses and distances, viz: (1) South 85° 05' 06" East 131.71 feet, and (2) South 15° 41' 19" East 155.08 feet, thence leaving said right of way the two following courses and distances, viz: (1) South 20° 48' 50" West 19.30 feet, and (2) North 68° 05' 01" West 364.80 feet to the aforesaid southeasternmost right of way line of Ingleside Avenue thence binding on said right of way North 64° 25' 54" East 201.03 feet to the place of beginning, containing 0.852 acres of land more or less.

BEING that parcel of land described in a deed dated May 29, 1961, recorded among the aforesaid Land Records in Liber R.R.6, No. 430 at Folio 608 wherein one-half interest was conveyed by David S. Brown and Sara Brown, his wife, to Major Realty, Inc.

See also that deed dated October 20, 1975, recorded among the aforesaid Land Records in Liber E.H.K. Jr. No. 558 at Folio 601 wherein Louis A. Crane conveyed an undivided one-quarter interest unto Jacob L. Friedman and an undivided one-quarter interest unto Ann Friedman, his wife.

Subject to the easement areas along the third and fifth lines of the hereinabove described parcel of land as shown on Baltimore County Bureau of Land Acquisition Plat No. BEZ 53-235 and BEZ 54-018.

COVAHEY & BOOZER
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

September 13, 1977

October 7, 1977

Eric S. DiNenna,
Zoning Commissioner
for Baltimore County
County Office Building
Towson, MD 21204

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Exception for Morris H. Wolf, et al #78-68-X Sec. Blvd. and Ingleside Ave.

RE: Petition for Special Exception SW/corner of Ingleside Avenue and Security Boulevard - 1st Election District Morris H. Wolf, et al - Petitioners NO. 78-68-X (Item No. 2)

Dear Mr. DiNenna:
Review of the file maintained by the Baltimore County Department of Planning and Zoning reveals there is an existing special exception for an automotive service station which expires in March 1978 with respect to the above-captioned property. We understand that this special exception is valid until expiration in March and no further zoning is required for development of the subject property as an automotive service station.

Dear Mr. Boozer:

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

Please dismiss the Petition for special exception scheduled for hearing on September 22, 1977.

Very truly yours,

[Signature]
GEORGE H. MONTANAK
Deputy Zoning Commissioner

Very truly yours,
[Signature]
F. Vernon Boozer

GJM/mc

Attachments

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

FVB/pa
cc: Mr. Stuart Bain

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

Maryland Department of Transportation
State Highway Administration

July 11, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. R. Commodari

Re: Z.A.C. Meeting, July 5, 1977
Item 2
Property Owner: Morris H. Wolf
Location: SWIC Ingleside Ave. & Security Blvd.
Existing Zoning: S.M.-C.R.S.
Proposed Zoning: Special Exception for an automobile service station.
Area: 0.852
District: 1st

Dear Mr. DiNenna:
Although Security Blvd. is a Baltimore County maintained highway, it was constructed as a Federal Aid Project, therefore, the Highway Administration, as a representative of the Federal Highway Administration, has reviewed the subject plan and offers the following comments.
The proposed entrances are within the acceleration lane of the free right turn from Ingleside Ave. To establish access to this area would be extremely hazardous. Motorists desiring to proceed southbound on Security Blvd. from eastbound Ingleside Ave. are concerned with through traffic on Security Blvd., and would not anticipate traffic entering or leaving the boulevard at this location.

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

cc: Mr. C. Richard Noore
Mr. E.A. McElmough

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Barbara F. Wolf, Jacob G. Friedman and Ann Friedman
I, or we, Morris H. Wolf, legal owners, 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) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone, for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for automobile service station

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

I, or we, agree to pay expenses of above re-classification and/or 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.

Contract purchaser: Morris H. Wolf, Ann Friedman
Address: 614 Bosley Avenue, Towson, MD 21284
F. Vernon Booser, Petitioner's Attorney
Address: 828-9451
Protestant's Attorney

WHEREBY By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1977, at 10:30 o'clock

[Signature]
Zoning Commissioner of Baltimore County

COVAHEY & BOOZER
ATTORNEYS AT LAW
TOWSON, MARYLAND 21284

September 13, 1977

Eric S. DiNenna,
Zoning Commissioner
for Baltimore County
County Office Building
Towson, MD 21286

RE: Petition for Special Exception for Morris H. Wolf, et al
878-68-X Sec. Blvd. and Ingleside Ave.

Dear Mr. DiNenna:

Review of the file maintained by the Baltimore County Department of Planning and Zoning reveals there is an existing special exception for an automotive service station which expires in March 1978 with respect to the above-captioned property. We understand that this special exception is valid until expiration in March and no further zoning is required for development of the subject property as an automotive service station.

Please dismiss the Petition for special exception scheduled for hearing on September 22, 1977.

Very truly yours,

[Signature]
F. Vernon Booser

FVB/pa
cc: Mr. Stuart Bain

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
SW/ corner of Ingleside Avenue and : DEPUTY ZONING
Security Boulevard - 1st Election : COMMISSIONER
District : OF
Morris H. Wolf, et al - Petitioners : BALTIMORE COUNTY
NO. 78-68-X (Item No. 2)

The Petitioners have withdrawn this Petition ten (10) business days prior to the hearing, therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this _____ day of October, 1977, that the said Petition be and the same is hereby DISMISSED without prejudice.

[Signature]
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE October 7, 1977
BY *[Signature]*

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SW corner of Ingleside Ave. and : OF BALTIMORE COUNTY
Security Blvd., 1st District

MORRIS H. WOLF, et al, Petitioners : Case No. 78-68-X

ORDER TO ENTER APPEARANCE

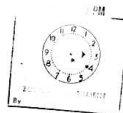
Mr. Commissioner:

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.

[Signature]
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2168

I HEREBY CERTIFY that on this 2nd day of September, 1977, a copy of the foregoing Order was mailed to F. Vernon Booser, Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioners.

[Signature]
John W. Hession, III



DESCRIPTION
RES. APPLIC. TO AUTOMOB. APPLICATION
FOR
SPECIAL EXCEPTION
FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



BOUNDING for the same at a point on the southeast corner of the right of way line of Ingleside Avenue, distant South 62° 25' 56" West 180.95 feet and South 25° 34' 05" East 15.00 feet from the intersection formed by the centerline of Ingleside Avenue, 70 feet wide, and the centerline of Security Boulevard, 140 feet wide, and running thence heading along the right of way lines of Security Boulevard the two (2) following courses and distances, viz.:

- (1) South 65° 05' 04" East 134.71 feet, and
- (2) South 15° 41' 39" East 155.08 feet, thence leaving said right of way the two following courses and distances, viz.:
- (1) South 29° 48' 50" West 19.30 feet, and
- (2) South 68° 04' 01" West 86.80 feet to the aforesaid southeast corner right of way line of Ingleside Avenue thence heading on said right of way North 64° 25' 36" East 201.05 feet to the place of beginning, containing 0.852 acres of land more or less.

RES: that parcel of land described in a deed dated May 25, 1962, recorded among the aforesaid Land Records in Liber R.R.C. No. 436 at Folio 408 wherein one-half interest was conveyed by David S. Brown and Sara Brown, his wife, to Major Realty, Inc.

See also that deed dated October 29, 1973, recorded among the aforesaid Land Records in Liber R.R.C. No. 538 at Folio 611 wherein Tom A. Crane conveyed an undivided one-quarter interest unto Jacob L. Friedman and an undivided one-quarter interest unto Ann Friedman, his wife.

Subject to the easement areas along the Third and Fifth Lines of the hereinabove described parcel of land as shown on Baltimore County Bureau of Land Acquisition Plat Nos. BEW 35-215 and BEW 36-018.

PURDUM AND JORDAN
ENGINEERS AND LAND SURVEYORS
1029 NORTH CALVERT STREET, BALTIMORE, MARYLAND 21202
Page 1 of 1
June 21, 1977

October 7, 1977

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

RE: Petition for Special Exception
SW/corner of Ingleside Avenue and
Security Boulevard - 1st Election
District
Morris H. Wolf, et al - Petitioners
NO. 78-68-X (Item No. 2)

Dear Mr. Booser:

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

Very truly yours,

[Signature]
GORDON J. LITVINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

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

BALTIMORE COUNTY

**ZONING PLANS
ADVISORY COMMITTEE**



PETITION AND SITE PLAN

EVALUATION COMMENTS



Maryland Department of Transportation

July 11, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. W. Comodari

Re: Z.A.C. Meeting, July 5, 1977
File # 2
Property owner: Morris H. Wolf
Location: SW/C Ingleside Ave. & Security Blvd.
Existing zoning: B.M.C.N.S.
Proposed zoning: Special Exception for an automotive service station.
Acre: 0.852
District: 1st

Dear Mr. DiNenna:

Although Security Blvd. is a Baltimore County maintained highway, it was constructed as a Federal Aid Project, therefore, the State Highway Administration, as a representative of the Federal Highway Administration, has reviewed the subject plan and offers the following comments.

The proposed entrances are within the acceleration lane of the free right turn from Ingleside Ave. To establish access to this area would be extremely hazardous. Motorists desiring to proceed southbound on Security Blvd. from eastbound Ingleside Ave. are concerned with through traffic on Security Blvd., and would not anticipate traffic entering or leaving the Boulevard at this location.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CC: Mr. C. Richard Moore
Mr. E.A. Nicholson

By: John E. Meyers

THORNTON M. MCKIRING, P.E.
DIRECTOR
July 27, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
County Office Building
Towson, Maryland 21284

Re: Item #2 (1977-1978)
Property Owner: Morris H. Wolf
S/W Cor. Ingleside Ave. & Security Blvd.
Existing Zoning: B.M.-C.N.S.
Proposed Zoning: Special Exception for an automobile service station.
Acre: 0.852 District: 1st

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:
Comments were supplied in connection with the Zoning Advisory Committee review of this property for Mayor Healey, Item #34, Cycle I (April - October 1971). Those comments are referred to your consideration.

The geometrics of the Ingleside Avenue - Security Boulevard intersection, entrances, sidewalks and ramps for handicapped, are subject to review and requirements of the Baltimore County Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

This property is tributary to the Dead Run - Owyens Falls Sanitary Sewer System, subject to State health department regulations.

Additional fire hydrant protection is required in the vicinity.

Very truly yours,

Edward H. Fink
EDWARD H. FINK, P.E.
Chief, Bureau of Engineering

END:EAH:PKR:BS

cc: M. Mantsel
E-SW Key Sheet
3 NW 29 Por. Sheet
NW 1 E Topo
35 Tax Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 S. CHESTER AVE.
TOWSON, MARYLAND 21284

September 13, 1977

Nicholas B. Commodari
Chairman

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21284

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF PUBLIC WORKS
METAL FABRIC CONSTRUCTION
BUREAU OF FIRE PROTECTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

RE: Special Exception for Self-Service Gasoline Station S/W Corner Ingleside Ave. and Security Boulevard
Petitioner - Morris H. Wolf
1st Election District

Dear Mr. Boozer:

In the preparation of my comments for the above referenced matter and after a more thorough review of our files, it has come to my attention that the above referenced property received a reclassification, Re-districting and Special Exception for an automobile service station use in combination with a grocery store (Case #72-83-87) on March 27, 1973 by the Board of Appeals and later affirmed by Judge Raine of the Circuit Court on November 28, 1973. Subsequent to this, the Zoning Commissioner extended the time for utilization of the Special Exception to March 27, 1978.

Based on the above information and the Zoning Commissioner's interpretation, it appears that your client's proposed use, self-service gasoline station, would be permitted without the necessity of obtaining an additional Special Exception provided that, and as indicated in Section 502.3 of the Baltimore County Zoning Regulations, construction shall have commenced before March 27, 1978 and thereafter pursued to completion with reasonable diligence. Since you indicated in our telephone conversation this morning that you will withdraw your petition, I am assisting a letter directed to the Zoning Commissioner indicating same.

A review of your present site plan and the one filed with the previous case indicates that a discrepancy in the area exist. In order to remove any doubt

F. Vernon Boozer, Esquire
Page 2
September 13, 1977

or questions in the future, the area of the proposed use should be recalculated to agree with the previously granted case.

In addition to the above, the final order of the Board of Appeals stated that the site plan for the proposed use would be subject to the approval of the State Highway Administration, the Bureau of Public Services and the Office of Planning and Zoning. For this reason, I am enclosing a copy of the comments from all members of this committee for your review and information when applying for the required building permits. Particular attention should be afforded the comments of the State Highway Administration, the Office of Project and Development Planning and the Department of Traffic Engineering.

If you have any further questions regarding this matter, please feel free to contact this office.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

Enclosure

cc: Exxon Company, U.S.A. (A Division of Exxon Corporation)
P. O. Box 1288
Baltimore, Maryland 21203

August 31, 1977

Mr. Eric S. DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #2, Zoning Advisory Committee Meeting, July 5, 1977, are as follows:

Property Owner: Morris H. Wolf
Location: SW/C Ingleside Ave. and Security Blvd.
Existing Zoning: B.M.-C.N.S.
Proposed Zoning: Special Exception for an automobile service station
Acre: 0.852
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.

The site plan must be revised to show all existing trees, types and sizes. The type of landscaping must be clearly indicated on the site plan. It appears that in addition to grass and small shrubs, this site could accommodate trees planted in some of the landscaped areas. The petitioner should, where possible, save existing trees on the site.

The zoning notes should be revised to show the following:

Site area required per Section 405 of the Zoning Regulations
Number of parking spaces provided as shown on the site plan.

The site plan must also show details as to the height of free standing lights and the proximity of these lights to residential zone lines.

All zone lines must be shown on the site plan and an 8 foot high fence or wall may be required at the rear of the site.

All signs must be a minimum of 6 feet from street property lines.

Very truly yours,

John L. Winkley
John L. Winkley
Planner III

STEPHEN L. COLLINS
DIRECTOR

July 26, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor
County Office Building
Towson, Maryland 21284

Re: Item 2 - ZAC - July 5, 1977
Property Owner: Morris H. Wolf
Location: SW/C Ingleside Ave. & Security Blvd.
Existing Zoning: B.M.-C.N.S.
Proposed Zoning: Special Exception for an automobile service station.
Acre: 0.852
District: 1st

Dear Mr. DiNenna:

The proposed entrances to this site are within the acceleration lane on Security Blvd.

Sincerely,

Michael S. Flanigan
Michael S. Flanigan
Associate Traffic Engineer

MSF/jlf

RONALD J. BOOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

July 25, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on #2, Zoning Advisory Committee Meeting, July 5, 1977, are as follows:

Property Owner: Morris H. Wolf
Location: SW/C Ingleside Ave. & Security Blvd.
Existing Zoning: B.M.-C.N.S.
Proposed Zoning: Special Exception for an automobile service station.
Acre: 0.852
District: 1st

Since metropolitan water and sewer is available, no health hazard is anticipated.

If lubrication work and oil 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.

Very truly yours,

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

TMD/KS/rhc

Paul H. Heinicke
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21284

Attention: Mr. Nicholas B. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Morris H. Wolf

Location: SW/C Ingleside Ave. & Security Blvd.

Item No. 2 Zoning Agenda July 5, 1977

Concerning:

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 _____ ~~EXCEEDED~~ 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", 710 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

RE:1978

John P. Neesh
John P. Neesh, Chief
Special Inspection Division
Fire Prevention Bureau

JOHN D. SEBERT
DIRECTOR

July 1, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #2 Zoning Advisory Committee Meeting, July 5, 1977 are as follows:

Property Owner: Morris H. Wolf
Location: SW/C Ingleside Ave. & Security Blvd.
Existing Zoning: B.M.-C.N.S.
Proposed Zoning: Special Exception for an automobile service station.

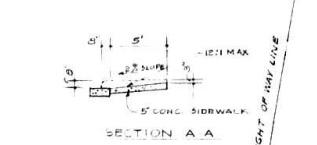
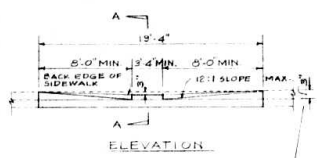
Acre: 0.852
District: 1st

The items checked below are applicable:

- 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 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.
- 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. Burman
Charles E. Burman
Plans Review Chief
CB:rvj

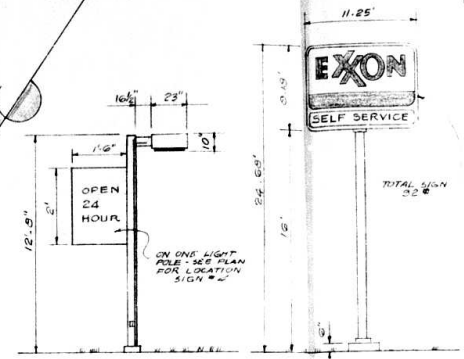
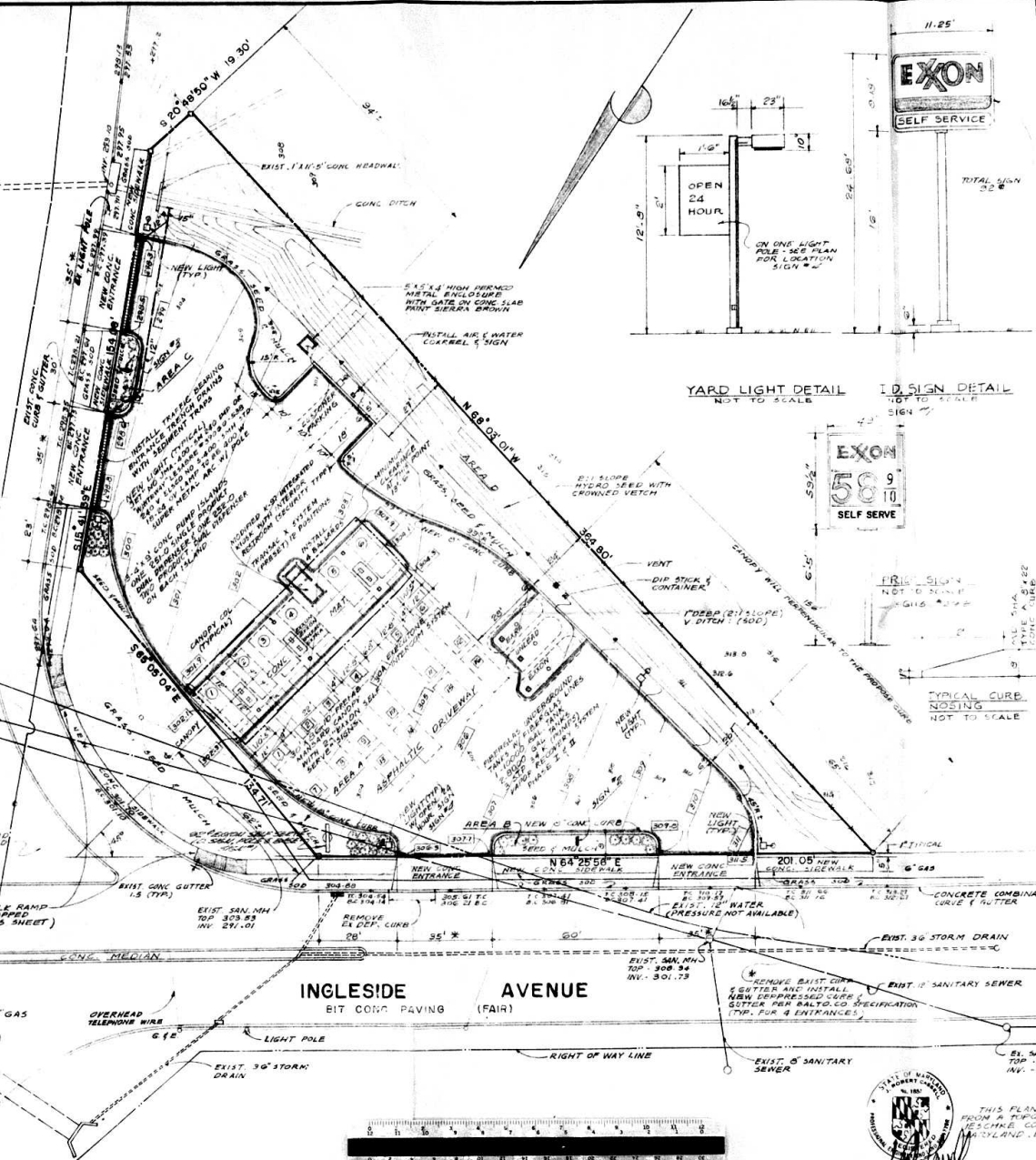


TYPE 1) AS PER MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION

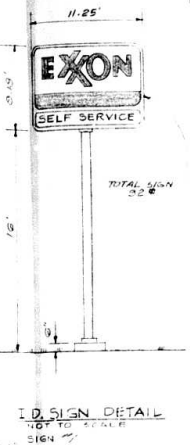
SECURITY BOULEVARD
BIT CONC PAVING (FAIR)

FOREST PARK AVENUE

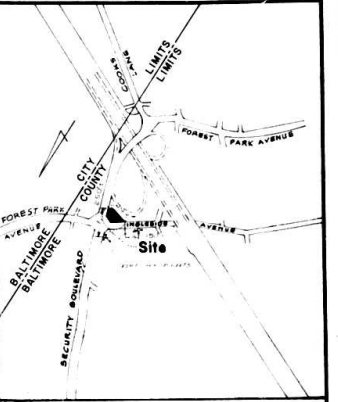
INGLESIDE AVENUE
BIT CONC PAVING (FAIR)



YARD LIGHT DETAIL
NOT TO SCALE



ID SIGN DETAIL
NOT TO SCALE



LOCATION MAP
SCALE 1" = 900'

ZONING NOTES

ZONING STATUS
CITY OF BALTIMORE ZONING ORDINANCE 1988, ARTICLE 21, SECTION 21-101 (C) - COMMERCIAL GENERAL (CG)

AREA REQUIREMENTS
3 DISPENSER ISLANDS WITH 6 DUAL DISPENSER UNITS SERVING 6 CARS AT ONE TIME.
SITE AREA REQUIREMENTS: 15,000 - 18,000 SQ. FT.
ANCILLARY USES: NONE
ADDITIONAL AREA REQUIRED: NONE
PROPOSED COMBINATION USES: NONE
TOTAL AREA REQ.: 18,000 SQ. FT.
TOTAL AREA OF TRACT = 37,48 SQ. FT.
ACCESS POINTS:
2 DRIVEWAY ON SECURITY BOULEVARD = 35' WIDE
2 DRIVEWAY ON INGLESIDE AVENUE = 35' WIDE
LANDSCAPING: CONSISTS OF GRASS AND SMALL SHRUBS.
AREA A - 490 SQ. FT.
AREA B - 320 SQ. FT.
AREA C - 840 SQ. FT.
AREA D - 998 SQ. FT.
TOTAL - 11,608 SQ. FT. 31% OF TRACT
5% OF BM-CNS TRACT = 1888 SQ. FT. - MIN. REQ'D
PARKING SPACES REQ'D = 0
(3) PER PAY, 0 BAY = 0
TOTAL PARKING SPACES PROVIDED = 0
LIGHTING
(6) 400 W SUPER METAL ARC.

	DENOTES VEHICLE SERVING SPACES TOTAL _____
	DENOTES VEHICLE WAITING SPACES TOTAL _____ 16



THIS PLAN PREPARED WITH INFORMATION OBTAINED FROM A TOPOGRAPHIC SURVEY PERFORMED BY ROBERT F. RESCHME CONSULTING ENGINEERS OF BALTIMORE, MARYLAND, DATED JANUARY 26, 1977.

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

REVISIONS:
CORRECTIONS & CHANGES - SEE SHEET 7816

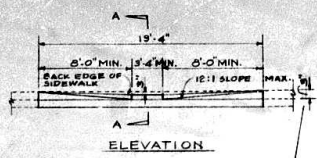
EXXON COMPANY, U.S.A.
(A DIVISION OF EXXON CORPORATION)
POST OFFICE BOX 1288
BALTIMORE, MARYLAND 21203

PROPOSED...
SELF SERVE

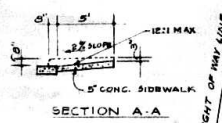
DRAWN BY	lori lin
CHECKED BY	
APPROVED BY	
SCALE:	1" = 20'-0"

PLOT PLAN
SECURITY BOULEVARD &
INGLESIDE AVENUE
BALTIMORE CO, MARYLAND

DATE:	MARCH 28, 1977
PROJECT:	7816
SHEET:	OF
DRAWN BY:	1 - SS



ELEVATION

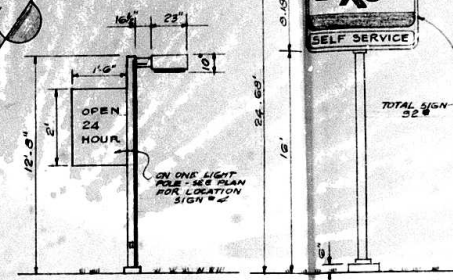
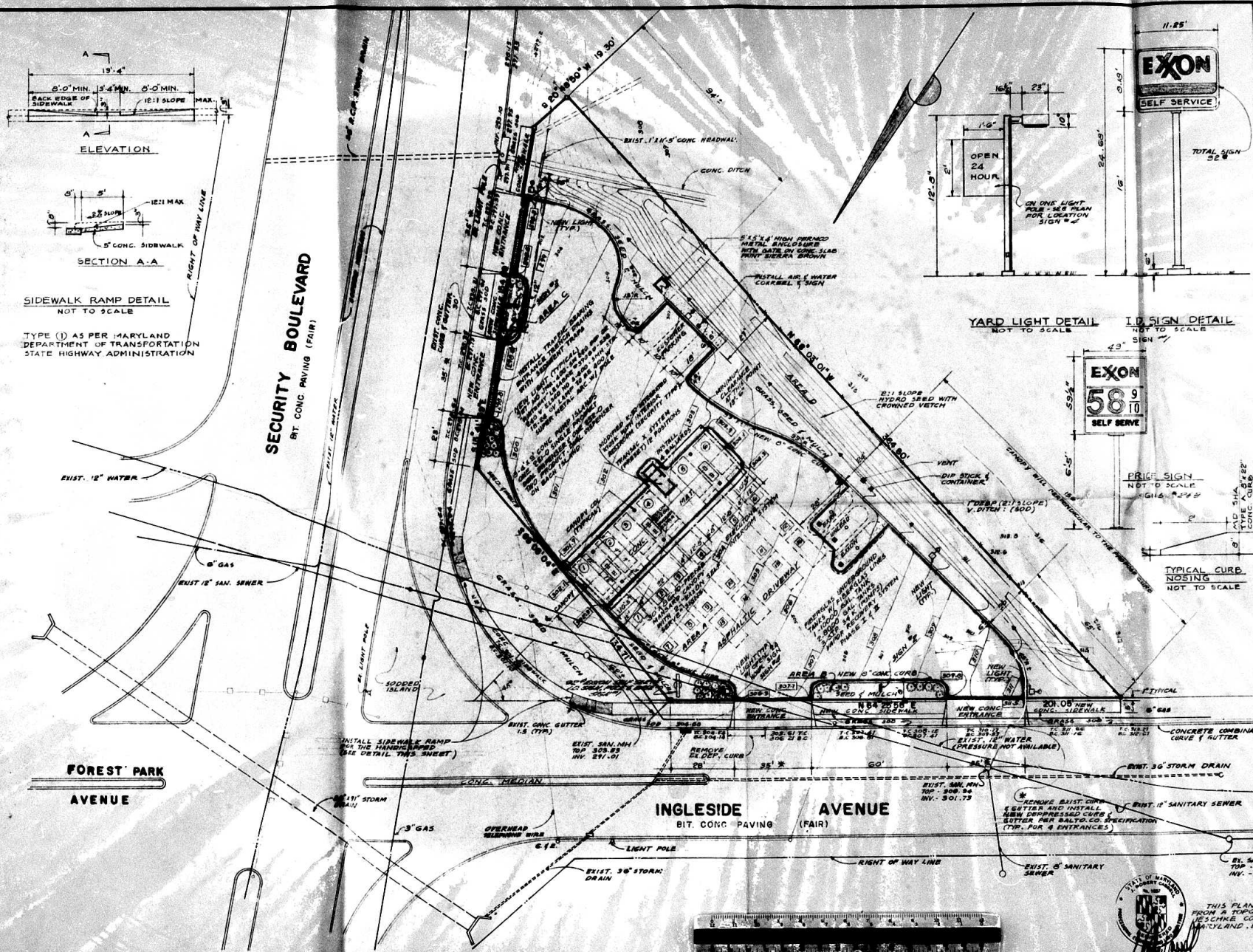


SECTION A-A

SIDEWALK RAMP DETAIL NOT TO SCALE

TYPE (I) AS PER MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION

SECURITY BOULEVARD
BIT CONG PAVING (FAIR)



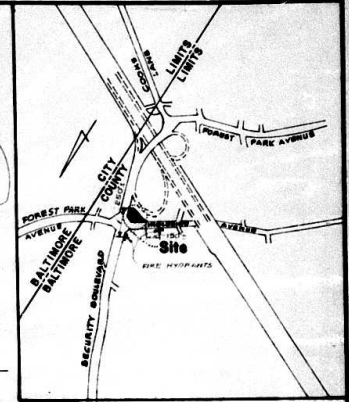
YARD LIGHT DETAIL NOT TO SCALE

ID SIGN DETAIL NOT TO SCALE



PRICE SIGN NOT TO SCALE

TYPICAL CURB NOSING NOT TO SCALE



LOCATION MAP SCALE: 1" = 500'

ZONING NOTES

ZONING STATUS
 EXIST. 5' DRIVEWAY 20' WIDE - BM
 EXIST. 5' DRIVEWAY 20' WIDE - BM
AREA REQUIREMENTS:
 3 DISPENSER ISLANDS WITH 6 DUAL DISPENSER UNITS SERVING 6 CARS AT ONE TIME.
 ADDITIONAL AREAS REQUIRED:
 SITE AREA REQUIRED: 12,1500 = 18000 SQ. FT.
AREA REQUIREMENTS:
 ADDITIONAL AREA REQUIRED: NONE
 PROPOSED COMBINATION USES: NONE
 TOTAL AREA REQ. = 18000 SQ. FT.
 TOTAL AREA OF TRACT = 37,113 SQ. FT.
ACCESS POINTS:
 1- DRIVEWAY ON SECURITY BOULEVARD = 35' WIDE
 2- DRIVEWAY ON INGLESIDE AVENUE = 35' WIDE
LANDSCAPING: CONSISTS OF GRASS AND SMALL SHRUBS.
 AREA A - 490 SQ. FT.
 AREA B - 320 SQ. FT.
 AREA C - 840 SQ. FT.
 AREA D - 3358 SQ. FT.
 TOTAL - 11600 SQ. FT. 31% OF TRACT
 5% OF BM-CNS TRACT = 1858 SQ. FT. MIN REQD
PARKING SPACES REQ'D: 0
 (3) PER DAY, 0 BAY, 0
TOTAL PARKING SPACES PROVIDED = 0
LIGHTING:
 (6) 400 W SUPER METAL ARC.

5 DENOTES VEHICLE SERVING SPACES TOTAL
 7 DENOTES VEHICLE WAITING SPACES TOTAL - 16

EXON COMPANY, U.S.A.
 (A DIVISION OF EXON CORPORATION)
 POST OFFICE BOX 1288
 BALTIMORE, MARYLAND 21203

PROPOSED...
SELF SERVE



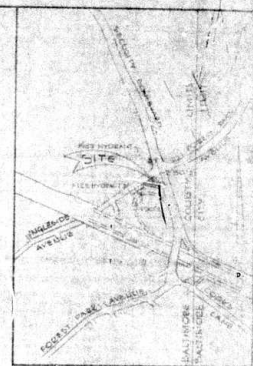
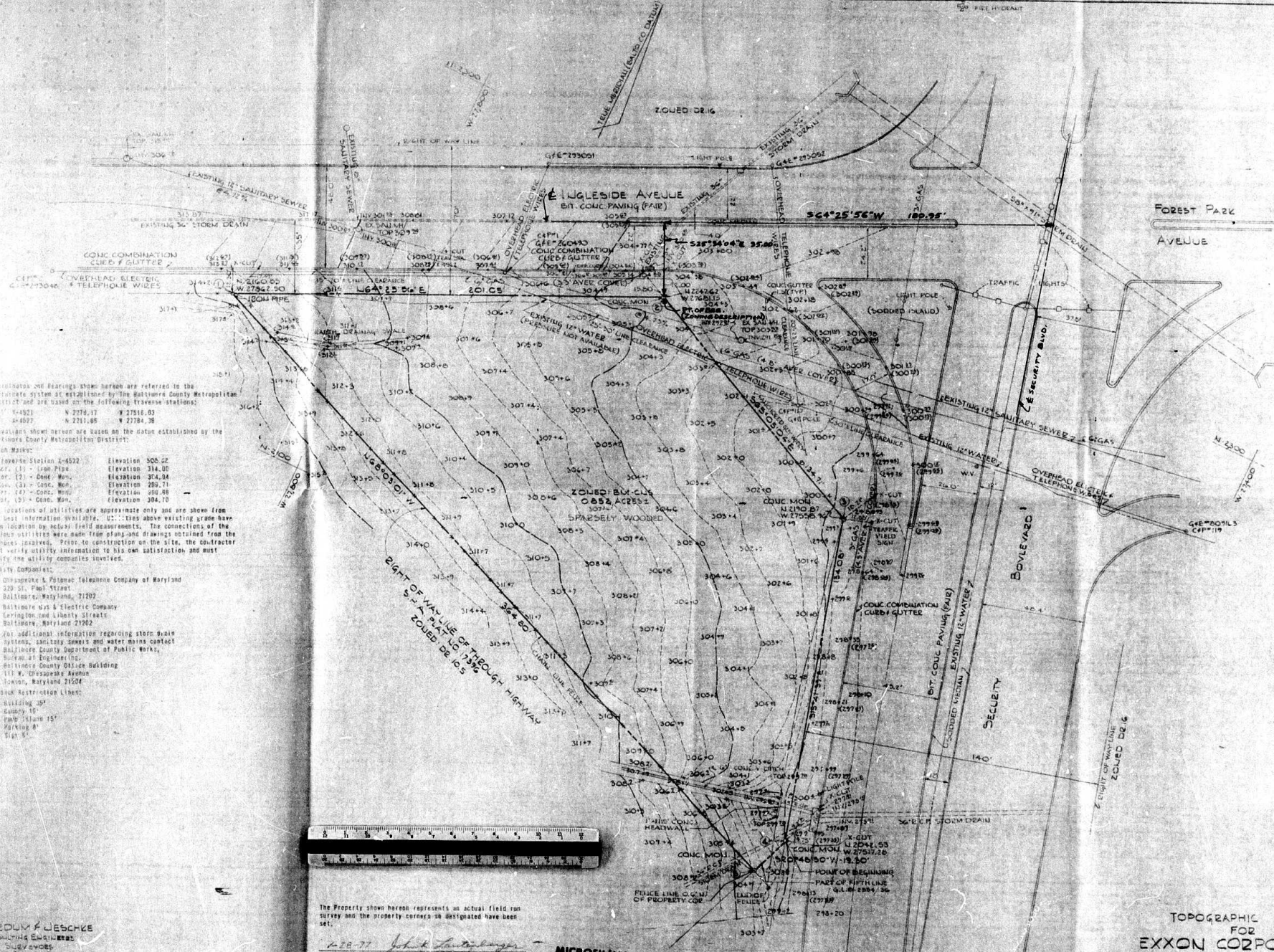
THIS PLAN PREPARED WITH INFORMATION OBTAINED FROM A TOPOGRAPHIC SURVEY FURNISHED BY RESCHKE CONSULTING ENGINEERS OF BALTIMORE, MARYLAND, DATED JANUARY 25, 1977.

PLOT PLAN
 SECURITY BOULEVARD &
 INGLESIDE AVENUE
 BALTIMORE CO., MARYLAND

DATE: MARCH 28, 1977
 SHEET: 7816
 OF: 1-SS

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

REVISIONS & CHANGE NOTES - SEE SHEET



LOCATION MAP
SCALE: 1" = 100'

1. Coordinates and Bearings shown hereon are referred to the Chesapeake system as established by the Baltimore County Metropolitan District and are based on the following traverse stations:
 Sta. 44921 N 2779.27 W 27516.03
 Sta. 44922 N 2214.89 W 22184.26

2. Elevations shown hereon are based on the datum established by the Baltimore County Metropolitan District:

Station Markers:
 Traverse Station X-4522 Elevation 305.22
 Cor. (1) - Iron Pipe Elevation 314.00
 Cor. (2) - Conc. Mon. Elevation 314.94
 Cor. (3) - Conc. Mon. Elevation 289.71
 Cor. (4) - Conc. Mon. Elevation 306.88
 Cor. (5) - Conc. Mon. Elevation 304.70

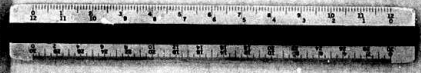
The locations of utilities are approximate only and are shown from the best information available. Utilities above existing grade have been located by actual field measurements. The connections of the various utilities were made from plans and drawings obtained from the agencies involved. Prior to construction on the site, the contractor shall verify utility information to his own satisfaction and must notify the utility companies involved.

Utility Companies:
 Chesapeake & Potomac Telephone Company of Maryland
 220 St. Paul Street
 Baltimore, Maryland 21202

Baltimore Gas & Electric Company
 Engineering and Liberty Streets
 Baltimore, Maryland 21202

For additional information regarding storm drain systems, sanitary sewers and water mains contact Baltimore County Department of Public Works, Bureau of Engineering, Baltimore County Office Building, 111 N. Chesapeake Avenue, Towson, Maryland 21284.

Street Restriction License:
 Building 35'
 Garage 10'
 Park 15 ft
 Driveway 15'
 Sight 5'



The Property shown hereon represents an actual field run survey and the property corners so designated have been set.

Date: 1-28-77
 John B. Lintner, P.L.S. No. 68

MICROFILM

TOPOGRAPHIC SURVEY
 FOR
EXXON CORPORATION
 1st ELECTION DISTRICT BALTIMORE COUNTY, MD
 JANUARY 28, 1977
 SCALE: 1" = 20'

ADDITIONS: JUNE 23, 1977
 DIMENSIONS FOR ZONING DESCRIPTION

PURDUM F. BESCHKE
 CONSULTING ENGINEER
 1417 SOUTH AVENUE
 1025 N. CALVERT STREET
 BALTIMORE, MARYLAND 21202