

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ABRAMS & RUBIN, ABRAMS & RUBIN, 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 for a Variance from Section 307.1 (2)(B)(2) to permit a 1987.85 sq. ft. lot of 4 ft. instead of the required 30 ft. and a side setback of 21' 6" instead of the required 30 ft.

Size of property limits use without variance for building.

See attached description

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

CROWN CENTRAL PETROLEUM CORPORATION

ABRAMS & RUBIN

By James E. Gantner

Lessee, Baltimore County

Lessee, Baltimore County

Address: One North Charles Street

Baltimore, Maryland

Attorney's Name: James E. Gantner

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Attorney's Name: James E. Gantner

Address: One North Charles Street

RE: PETITION FOR VARIANCES
SW corner of Eastern Boulevard
and Selig Avenue - 15th Election
District
Edward L. Rubin, et al - Petitioners
NO. 78-86-A (Item No. 35)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

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This matter comes before the Deputy Zoning Commissioner as a result of a Petition for Variances to permit a rear yard setback of 4 feet instead of the required 30 feet, and a side yard setback of 6 feet and 21 feet 6 inches instead of the required 30 feet, on a 0.429 acre property at the above location. The subject property is improved with a bakery and a carry-out fast food store. Testimony indicated that the Petitioners plan to raise the two buildings in order to facilitate the construction of a service station to be operated by Crown Central Petroleum Corporation. The proposed station would operate 24 hours per day.

At the outset of the hearing, it was clarified that existing zoning permits the construction of a service station; at issue is the matter of rear and side Variances. The Petitioners submitted that Crown Central Petroleum has several designs for their service stations, but that a station could not be built on the subject site without Variances. Uncontradicted testimony for the Petitioners indicated that the two present buildings are not in compliance with existing zoning regulations regarding setbacks.

The owners of the property bear the heavy responsibility of proving unreasonable hardship or practical difficulty. Crown Central Petroleum has only casual standing in the hearing, as they were in the process of negotiating a lease for the property at the time of the hearing, and this had not been concluded.

The leasees have, according to testimony, received in excess of \$40,000 in rent for the bakery property over 5 years. There was no testimony regarding rentals paid by the other leasee, Harley's restaurant. It was stated that Crown Central Petroleum would pay approximately \$16,000 per year for the first 10 years of a 20 year lease, with increasing amounts thereafter.

Counsel for the Petitioners emphasized what he termed the "odd shape" of the site, that the building proposed would be actually smaller than existing buildings there, and the hardship claimed by his client.

Testimony by the leasee operating the bakery indicated that he has been there 5 1/2 years and has 15 employees. He stated that he was unaware of any setback problems involving his building and referred to the fact that the site was formerly used for a service station, and had remained vacant for a number of years before conversion.

Protestants stated that "numerous" service stations in the area have been abandoned or closed, that the bakery is a thriving business, that there is a local need for a bakery, that there is no need for a service station, and that the Petitioners' claim to hardship is based on "some unknown dollar figure."

Zoning regulations and numerous court decisions have underscored the fundamental criteria for granting a Variance: practical difficulty or unreasonable hardship.

In *McLean v. Soley*, 270 Md. 208 (1973), the court stated that the need to justify a Variance must be both substantial and urgent and not merely for the "convenience of the applicant."

In *Cleland v. Mayor and City Council of Baltimore*, 1951, 84 A.2d 49, 198 Md. 440, the court held that the necessity for a Variance must be urgent and the facts must be extraordinary enough to place the case outside of the normal regulations.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Rubenstein, Zoning Commissioner Date: October 13, 1977
FROM: Leslie H. Graef, Director of Planning
SUBJECT: Petition 78-86-A, Petition for Variance for Rear and Side Yards, Southwest corner of Eastern Boulevard and Selig Avenue, Petitioners - Abramson and Rubin

15th District

HEARING: Monday, October 17, 1977 (1:00 P.M.)

In view of the number of vacant and converted service stations in the area, this office questions the need for yet another one.

Leslie H. Graef
Director of Planning

LEJ:jgh

It has also been held that the prospect of a greater degree of profit, per se, cannot justify the relaxation of setback requirements.

"...the mere fact that the Variance would make the property more profitable is not a sufficient ground to justify the relaxation of setback requirements."
Easter v. Mayor and City of Baltimore, 195 Md. 395, 400 (1950)

The burden rests upon the applicant to prove that the strict application of the zoning regulation would not be fair and equitable treatment for him.

A Petition for a Variance cannot be decided upon outside of the context of the community locus. Zoning, from its inception, has been characterized by its concern for the community at large as well as for the individual; decisions are not made in a vacuum.

The question before the Deputy Zoning Commissioner is whether strict compliance with the zoning regulations would result in practical difficulty or unreasonable hardship, and whether the health, safety, and general welfare of the community would be effected if such were granted. The question suggests itself: is there a practical difficulty or unreasonable hardship where a property has been leased over a period of years to a viable prospering business?

It is also questionable whether the Petition would have been filed if the return on investment from the existing two businesses were greater than that for the proposed use.

Without reviewing the evidence further in detail, but based on all the evidence at the hearing, in the judgment of the Deputy Zoning Commissioner the Petitioners have not met the requirements of Section 307 of the Baltimore County Zoning Regulations, and the subject Variances should not be granted. Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 14th day of November, 1977, that the aforementioned Variances be and the same are herewith DENIED.

James E. Gantner
Deputy Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

78-86-A

District: 15th Date of Posting: 9/14/77
Posted for: Monday, Oct. 17, 1977, 8:15 a.m.
Petitioner: Edmund L. Rubin
Location of property: SW corner of Eastern Blvd. and Selig Ave.
Location of signs: 1 sign posted on front of property, 1 sign posted on rear of property, 1 sign posted on side of property.
Remarks: None
Posted by: James E. Gantner Date of return: 10-16-77

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 2 day of April 1977. Filing Fee \$ 25 Received check

Cash
Other

James E. Gantner
Deputy Zoning Commissioner

Petitioner: Gantner Submitted by
Petitioner's Attorney: James E. Gantner reviewed by James E. Gantner

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

LAW OFFICES

COOK, HOWARD, DOWNES & TRACY

A PROFESSIONAL ASSOCIATION
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

August 4, 1977

Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland

Attention: Mrs. Anderson

Re: Petition for Variance
Crown Central Petroleum Corp.
Eastern Boulevard and
Selig Avenue

Dear Mrs. Anderson:

Would you kindly enter my appearance as attorney for Crown Central Petroleum in connection with the above captioned petition for variance.

Because of contract requirements, it would be appreciated if you would assign the earliest possible date for hearing of this matter, preferably a date during the cycle that becomes available as the result of the inevitable post-ponements.

Very truly yours,

James H. Cook
James H. Cook

JHC:rm
c.c. Mr. Bernard F. Mannion
Walter J. Murphy, Esq.



November 14, 1977

James H. Cook, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Variances
SW corner of Eastern Boulevard and
Selig Avenue - 15th Election District
Edward L. Rubin, et al - Petitioners
NO. 78-86-A (Item No. 35)

Dear Mr. Cook:

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

Very truly yours,

James E. Gantner
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Jeffrey Holmes, Esquire
3217 M. Calvert Street
Baltimore, Maryland 21218

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

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

the above Variance should be had; and it further appearing that by reason of:

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of September, 1977, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of September, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE
SW/corner of Eastern Blvd. and
Selig Ave., 15th District
ABRAMS AND RUBIN, Petitioners
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 78-86-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

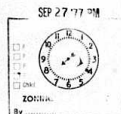
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

Charles E. Knepper, Jr.
Charles E. Knepper, Jr.
Deputy People's Counsel

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
474-2188

I HEREBY CERTIFY that on this 27th day of September, 1977, a copy of the foregoing Order was mailed to James H. Cook, Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III



DESCRIPTION OF A 18,678 SQUARE FOOT PLOT

CROWN STATION

Beginning for the same at a steel pin set on the North Side of a 10 foot alley and the West Side of Selig Avenue (50 feet wide) as shown on a Baltimore County Right of Way Plat No. 44W 61-064, said pin also being at the beginning point of a tract of land recorded in a deed dated August 1, 1969 and recorded among the Land Records for Baltimore County in Liber O. T. G. 9028 folio 164, running thence on the North Side of said 10 foot Alley South 77° 38' 00" West 254.68 feet to a point on the Southern most Right of Way of Eastern Avenue (150 feet wide) thence with said Right of Way with a line curving to left with a radius of 2455.53 feet for an arc length of 262.63 feet; said curve having a chord of North 48° 14' 27" East 262.50 feet thence leaving said Eastern Avenue Right of Way and heading on the West side of Selig Avenue with a line curving to the right with radius of 17.1 feet for an arc length of 37.12 feet; said curve having a chord of South 71° 04' 26" East 30.25 feet to a pin set; thence South 12° 25' 50" East 113.12 feet to the place of beginning. Containing 18,678 square feet of land more or less.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 6, 1977

COUNTY OFFICE BLDG.
110 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204
Nicholas B. Commodari
Chairman

Mr. James H. Cook, Esquire
Cook, Howard, Downes & Tracy
409 Washington Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Variance Petition
Item 35
Petitioner - Crown Central
Petroleum Corporation

Dear Mr. Cook:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property which is located on the southwest corner of Eastern Boulevard and Selig Avenue in the 15th Election District, is currently zoned B.R. - C-2-A, and is improved with an existing bakery and carryout. Adjacent properties to the south and east are zoned B.L. and B.R. and are improved with a 7-11 Store and a Friendly Farm Restaurant, respectively.

This Variance is requested in order to construct an automotive service station with a rear setback of 4 feet in lieu of the required 30 feet and side setbacks

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 23, 1977.
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 1st day of September, 1977, the 19th day of September, 1977, the 27th day of September, 1977, the 29th day of September, 1977, the 1st day of October, 1977, the 3rd day of October, 1977, the 5th day of October, 1977, the 7th day of October, 1977, the 9th day of October, 1977, the 11th day of October, 1977, the 13th day of October, 1977, the 15th day of October, 1977, the 17th day of October, 1977, the 19th day of October, 1977, the 21st day of October, 1977, the 23rd day of October, 1977, the 25th day of October, 1977, the 27th day of October, 1977, the 29th day of October, 1977, the 31st day of October, 1977, the 1st day of November, 1977, the 3rd day of November, 1977, the 5th day of November, 1977, the 7th day of November, 1977, the 9th day of November, 1977, the 11th day of November, 1977, the 13th day of November, 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THORNTON M. MOURING, P.E.
DIRECTOR

September 13, 1977

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

Re: Item #35 (1977-1978)
Property Owner: Crown Central Petroleum Corp.
S/W cor. Eastern Blvd. & Selig Ave.
Existing Zoning: B.R.-C.S.A.
Proposed Zoning: Variance to permit a rear setback of 4' in lieu of the required 30' and a side setback of 21.5' in lieu of the required 30'.
Acres: 0.429 District: 15th

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 a portion of this site for Item #34 (1970-1971); those comments are referred to for your consideration.

Highways:

Eastern Boulevard (Md. 150) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Selig Avenue, an existing public road, is proposed to be further improved, in the future, as a 36-foot closed section roadway on the existing 50-foot right-of-way. The construction and/or reconstruction of required concrete sidewalks, curbs and gutters, entrances, aprons, etc. will be the full responsibility of the Petitioner.

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

Sediment Control:

Development of this 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.

Item #35 (1977-1978)
Property Owner: Crown Central Petroleum Corp.
Page 2
September 13, 1977

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.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are serving this property. Additional fire hydrant protection is required in the vicinity.

END:RAN/PMB:iss

cc: W. Munchel

1-DM Key Sheet
6 & 7 RE 29 Pos. Sheets
RE 2 H Topo
97 Tee Map

Very truly yours,

Edward M. Devin
EDWARD M. DEVIN, P.E.
Chief, Bureau of Engineering



Maryland Department of Transportation
State Highway Administration

Thomas E. Liscum
Secretary
Edward M. Evans
Administrator

August 18, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Aug. 16, 1977
Item: 35
Property Owner: Crown Central Petroleum Corp.
Location: SW/C Eastern Blvd. (Rte. 150) & Selig Ave.
Existing Zoning: B.R.-C.S.A.
Proposed Zoning: Variance to permit a rear setback of 4' in lieu of the required 30' and a side setback of 21.5' in lieu of the required 30'.
Acres: 0.429
District: 15th

Dear Mr. DiNenna:

The State Highway Administration requires a minimum of 10' tangent from the radius at the corner to the radius into the entrance. It is our understanding that Baltimore County regulations require that this distance be 20'. In either case, the plan must be revised. The plan must also indicate the existing curb for the full frontage of the site.

The plan must be revised prior to the hearing.

CL:JEN:dj

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

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

STEPHEN E. COLLINS
DIRECTOR

September 6, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item 35 - ZAC - August 16, 1977
Property Owner: Crown Central Petroleum Corp.
Location: SW/C Eastern Blvd. & Selig Ave.
Existing Zoning: B.R. - C.S.A.
Proposed Zoning: Variance to permit a rear setback of 4' in lieu of the required 30' and a side setback of 21.5' in lieu of the required 30'.
Acres: 0.429
District: 15th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side and rear setback.

Sincerely,

Michael S. Flanigan
Michael S. Flanigan
Associate Traffic Engineer

MSF/jlf

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

September 8, 1977

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

Dear Mr. DiNenna:

Comments on Item #35, Zoning Advisory Committee Meeting, August 16, 1977, are as follows:

Property Owner: Crown Central Petroleum Corp.
Location: SW/C Eastern Blvd. & Selig Avenue
Existing Zoning: B.R.-C.S.A.
Proposed Zoning: Variance to permit a rear setback of 4' in lieu of the required 30' and a side setback of 21.5' in lieu of the required 30'.
Acres: 0.429
District: 15th

Public water and sewer are available; therefore, no health problems are anticipated.

Very truly yours,

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

TBD/VNG/pb.

Paul H. Reincke
Chief

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

Attention: Mr. Commodari, Chairman
Zoning Advisory Committee

Property Owner: Crown Central Petroleum Corp.
Location: SW/C Eastern Blvd. & Selig Ave.

Item No. 35

Zoning Agenda August 16, 1977

Comments:

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.

- (x) 1. Fire hydrants for the referenced property are grouped and shall be located at intervals of 300 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 _____

REURS 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.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Revised:

Marking Devin
Marking Devin
Special Inspection Division

Noted and

George M. Hagan
George M. Hagan
Fire Prevention Bureau

JOHN D. SEVITT
DIRECTOR

August 18, 1977

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

Dear Mr. DiNenna:

Comments on Item # 35 Zoning Advisory Committee Meeting, August 16, 1977, are as follows:

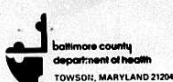
Property Owner: Crown Central Petroleum Corporation
Location: SW/C Eastern Blvd. & Selig Ave.
Existing Zoning: B.R. - C.S.A.
Proposed Zoning: Variance to permit a rear setback of 4' in lieu of the required 30' and a side setback of 21.5' in lieu of the required 30'.
Acres: 0.429
District: 15th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 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.
- ☒ 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".
- ☒ F. Exterior walls shall conform to Table 5 for required construction type.
- ☐ 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
CDB:rrj



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

December 8, 1977

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

Dear Mr. DiNenna:

The following are comments on Item # 35, Zoning Advisory
Committee Meeting of are as follows:

Property Owner: Crown Central Petroleum Corp.
Location: SW/C Eastern Blvd. & Selig Ave.
Acres: 0.429
District: 15th

Public water and sewer are available, therefore no health problems are
anticipated.

Very truly yours,

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

THD/KS/poc

SEC 35 118

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 15, 1977

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

Z.A.C. Meeting of: August 16, 1977

RE: Item No: 35
Property Owner: Crown Central Petroleum Corp.
Location: SW/C Eastern Blvd. & Selig Ave.
Present Zoning: B.R.-C.S.A.
Proposed Zoning: Variance to permit a rear setback of 4' in
lieu of the required 30' and a side setback of
21.5' in lieu of the required 30'.

District: 15th
No. Acres: 0.429

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

BNP/bp

JOSEPH W. MCGUIRE, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE PRESIDENT
MARCUS W. ROTHAUS

THOMAS H. ROYER
MRS. EUGENIE F. CHURCH
ROGER B. HAYDEN
ROBERT W. DUBIEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON B. SMITH, JR.
RICHARD W. TRACY, D.D.M.

Crown Central Petroleum Corporation
One North Charles Street
Baltimore, MD. 21201
Attention: Mr. James S. Winkler
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 15th day of August 1977.

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner Crown Central Petroleum Corp.
Petitioner's Attorney
CC: Mr. David S. Ryan
2422 Maryland Ave.
Baltimore, MD 21210

Reviewed by
Nicholas B. Combs
Nicholas B. Combs
Chairman, Zoning Plans
Advisory Committee

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

No. 57301

DATE Nov. 14, 1977 ACCOUNT 01-662

AMOUNT \$62.00

RECEIVED Messrs. Cook, Howard, Downes & Tesor, Inc.
FROM Washington Ave. P.O. Box 5517 Towson, Md. 21204
FOR Advertising and posting of property for
Abrens & Rubin
#78-6-A

117 NOV 14 5 20 PM '77

VALIDATION OR SIGNATURE OF CASHIER

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

No. 57174

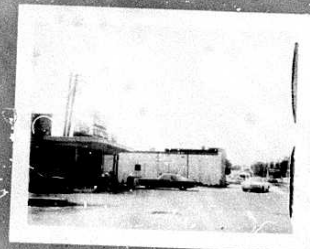
DATE Sept. 26, 1977 ACCOUNT 01-662

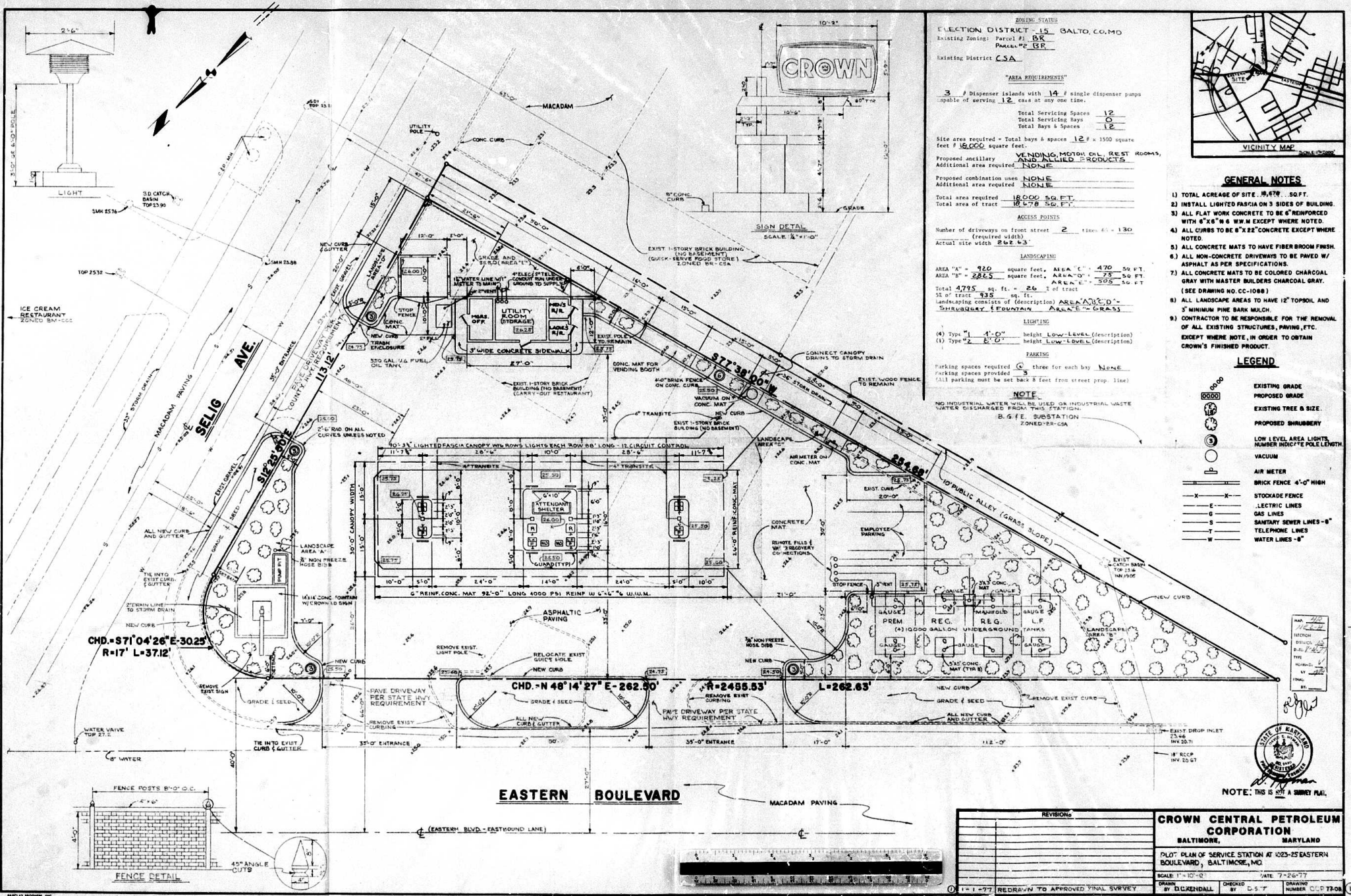
AMOUNT \$25.00

RECEIVED Crown Central Petroleum Corp. 1 Maryland Ave.
FROM 111 W. Chesapeake St. Balto., Md. 21201
FOR Petition for Variance for Abrens & Rubin
#78-6-A

34 SEP 26 5 20 PM '77

VALIDATION OR SIGNATURE OF CASHIER





ELECTION DISTRICT - 15 BALTO. CO. MD
Existing Zoning: Parcel #1 BR
Parcel #2 BR
Existing District CSA

"AREA REQUIREMENTS"
3 Dispenser islands with 14 single dispenser pumps
capable of serving 12 cars at any one time.

Total Servicing Spaces 12
Total Servicing Bays 0
Total Bays & Spaces 12

Site area required - Total bays & spaces 12 @ 1500 square feet = 18,000 square feet

Proposed auxiliary **VENDING, MOTOR OIL, REST ROOMS, AND ALLIED PRODUCTS**
Additional area required **NONE**

Proposed combination uses **NONE**
Additional area required **NONE**

Total area required 18,000 S.F.
Total area of tract 18,478 S.F.

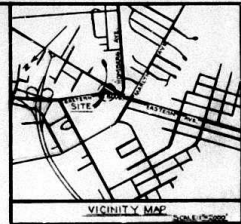
ACCESS POINTS
Number of driveways on front street 2 (one 4' x 130'
(required width)
Actual site width 262.63

LANDSCAPING
AREA "A" = 920 square feet, AREA "C" = 470 square feet
AREA "B" = 2865 square feet, AREA "D" = 75 square feet
Total 4775 sq. ft. = 26% of tract
32' of tract = 935 sq. ft.
Landscaping consists of (description) AREA "A" - D -
SHRUBBERY, FOUNTAIN, AREA "C" - GRASS

LIGHTING
(4) Type "1" 1'-0" height LOW-LEVEL (description)
(1) Type "2" 2'-0" height LOW-LEVEL (description)

PARKING
Parking spaces required 3 three for each bay None
Parking spaces provided 3
(All parking must be set back 8 feet from street prop. line)

NOTE
NO INDUSTRIAL WATER WILL BE USED ON INDUSTRIAL WASTE
WATER DISCHARGED FROM THIS STATION.
B.G.F.E. SUBSTATION
ZONED BR-CSA



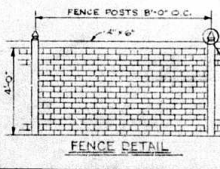
- GENERAL NOTES**
- 1) TOTAL ACREAGE OF SITE .19478 .50 FT.
 - 2) INSTALL LIGHTED FASCIA ON 3 SIDES OF BUILDING.
 - 3) ALL PLAY WORK CONCRETE TO BE 6" REINFORCED WITH #4'S @ 6" W/M EXCEPT WHERE NOTED
 - 4) ALL CURBS TO BE 8"x12" CONCRETE EXCEPT WHERE NOTED.
 - 5) ALL CONCRETE MATS TO HAVE FIBER BROOM FINISH.
 - 6) ALL NON-CONCRETE DRIVEWAYS TO BE PAVED W/ ASPHALT AS PER SPECIFICATIONS.
 - 7) ALL CONCRETE MATS TO BE COLORED CHARCOAL GRAY WITH MASTER BUILDERS CHARCOAL GRAY. (SEE DRAWING NO. CC-1088)
 - 8) ALL LANDSCAPE AREAS TO HAVE 12" TOPSOIL AND 3" MINIMUM PINE BARK MULCH.
 - 9) CONTRACTOR TO BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING STRUCTURES, PAVING, ETC. EXCEPT WHERE NOTE, IN ORDER TO OBTAIN CROWN'S FINISHED PRODUCT.

- LEGEND**
- EXISTING GRADE
 - PROPOSED GRADE
 - EXISTING TREE & SIZE
 - PROPOSED SHRUBBERY
 - LOW LEVEL AREA LIGHTS, NUMBER INDICATE POLE LENGTH
 - VACUUM
 - AIR METER
 - BRICK FENCE 4'-0" HIGH
 - STOCKADE FENCE
 - ELECTRIC LINES
 - GAS LINES
 - SANITARY SEWER LINES - 8"
 - TELEPHONE LINES
 - WATER LINES - 8"



NOTE: THIS IS A SURVEY PLAN.

EASTERN BOULEVARD



REVISIONS		CROWN CENTRAL PETROLEUM CORPORATION	
		BALTIMORE, MARYLAND	
		PLOT: PLAN OF SERVICE STATION AT 4225-25 EASTERN BOULEVARD, BALTIMORE, MD	
		SCALE: 1"=10'-0"	
		DATE: 7-26-77	
		DRAWN BY: DCKENDALL	
		CHECKED BY: C.S.T.	
		NUMBER: CUP T208	

PLANTING SCHEDULE

KEY	QTY	DESCRIPTIONS & REMARKS
A	130	JUNIPER HORIZONTALIS - CARPET JUNIPERS / GRASS COVER.
B	85	AZALEAS - IN GRAVEL BED - ACCENT PLANTING, SPRING COLOR.
C	32	JUNIPER HETZI - AS SCREEN - BLUE-GREEN COLOR.
D	25	ILEX COMPACTA - JAPANESE HOLLY - AS HEDGE - EVERGREEN.
E	3	CREPE MYRTLE - RED & WHITE - FALL COLOR.
F	5	JAPANESE BLACK PINE - ACCENT PLANTING - EVERGREEN.
G	18	RHODODENDRON - SPRING COLOR.
□	-	INDICATES AREAS TO BE MULCHED
○	-	INDICATES LIGHTING

CROWN

LANDSCAPING PLAN FOR
SERVICE STATION AT
1023-25 EASTERN BOULEVARD

SCALE: 1" = 10'

arundel nursery, inc.

544-0400

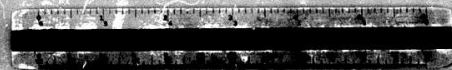
DESIGNED BY *Gregory Fox*

REVISED PLANS

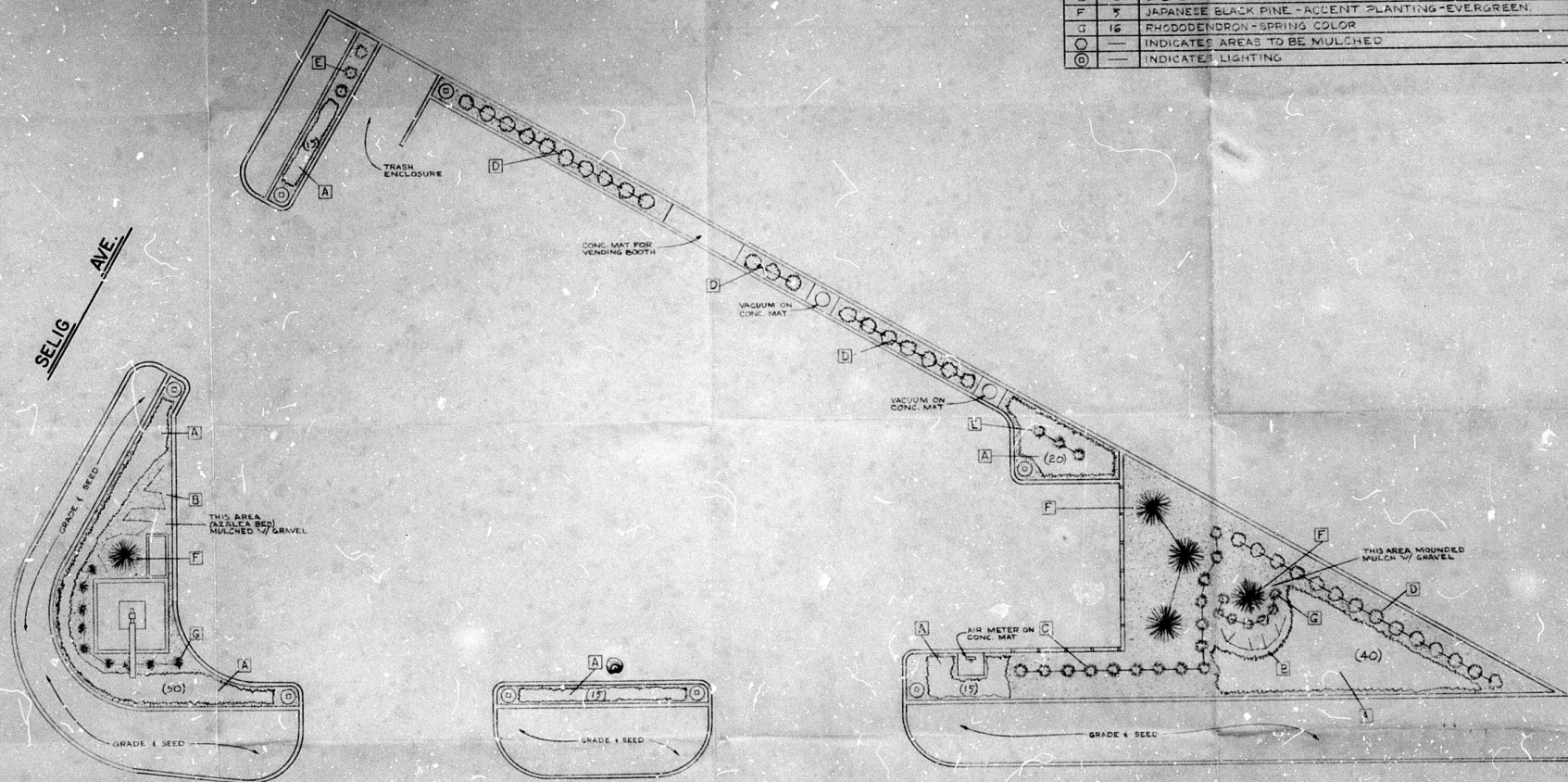
SEP 23 77 PM



EASTERN BOULEVARD



PLANTING SCHEDULE		
KEY	QUAN	DESCRIPTION AND REMARKS
A	155	JUNIPER HORIZONTALIS - CARPET JUNIPERS / GRND COVER
B	26	AZALEAS - IN GRAVEL BED - ACCENT PLANTING - SPRING COLOR
C	15	JUNIPER HETZI - AS SCREEN - BLUE-GREEN COLOR
D	34	ILEX COMPACTA - JAPANESE HOLLY - AS HEDGE - EVERGREEN
E	6	CREPE MYRTLE - RED-WHITE-FALL COLOR
F	7	JAPANESE BLACK PINE - ACCENT PLANTING - EVERGREEN
G	16	RHODODENDRON - SPRING COLOR
○	—	INDICATES AREAS TO BE MULCHED
⊙	—	INDICATES LIGHTING



EASTERN BOULEVARD

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: *12/1/77*
BY: *[Signature]*
DATE: *12/1/77*

72-86-A



REVISIONS	

CROWN CENTRAL PETROLEUM CORPORATION
BALTIMORE, MARYLAND

LANDSCAPING PLAN FOR
SERVICE STATION AT
1023-25 EASTERN BOULEVARD

SCALE: 1" = 10'-0" DATE: DEC. 7, 1977
DRAWN BY: UC KENDALL CHECKED BY: *[Signature]* DRAWING NUMBER: CCP-77-08-A