

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Hollenshades, Inc., legal owner...of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof.

heretofore petition for a Variance from Section 307(b)(2) to permit a side

setback of 30' in lieu of the required 30' and a rear setback of

23' in lieu of the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The difficulty that confronts Hollenshades, Inc. is a two fold problem. First, they need more space to service cars. The lack of service space causes backups and congestion in the station. With another service bay, which the proposal calls for, they will be able to service cars and move them out of the station, relieving the congestion. Secondly, as one can easily realize, a service station needs the space to store parts and accessories to properly service cars. Hollenshades, Inc. at the present time does not have the adequate space. However, if the variance is granted, it will permit the building of a structure that will fill the needs.

Property is to be owned and developed as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, printing, 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.

C. L. Hollenshades, III

Contract purchaser: Address: Joppa & Danway Roads

Legal Owner: Towson, Maryland, 21204

Petitioner's Attorney: 21204

Protestant's Attorney:

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day

of November, 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 held before the Zoning Commissioner of Baltimore County in Room 306, County Office Building in Towson, Baltimore County, on the 10th day of November, 1977, at 10:00 o'clock

A. M. 10:00

John W. Hession, III

Zoning Commissioner of Baltimore County.

(over)

(continued from above of Hollenshades, Inc.)

OFFICE OF ZONING & PLANNING

Beginning for a point at the intersection of centerline of Danway Road and the south side of Joppa Road and running thence N 81° 12' 25" E.

approximately 45' to the place of beginning thence N 81° 12' 25" E. 135' thence

S 08° 47' 35" E. 147 feet, thence on a circular arc of 1039.69' feet radius for

151.00 feet with chord on N 87° 38' 15" W. 150.96 feet, thence N 08° 47' 35"

W. 115.83 feet along the east side of Danway Road, thence N. 36° 12' 25" E.

21 feet to the point of beginning.

RE: PETITION FOR VARIANCES
SE corner of Joppa and Danway
Roads - 9th Election District
C. L. Hollenshades, III - Petitioner
NO. 78-110-A (Item No. 63)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for Variances to permit a side yard setback of zero feet in lieu of the required 30 feet and a rear setback of 23 feet in lieu of the required 30 feet. The subject property is presently improved with a three bay service station on a tract 185 feet by 165 feet.

Testimony indicated that the Petitioner proposes to construct an additional service bay and storage facility within zero feet of the east property line and 23 feet of the south property line to alleviate congestion, traffic backups, and to provide needed parts storage space.

Mr. Herbert Howard, representing the Loch Raven Village Association and himself and whose property is located to the rear of the subject parcel, indicated that he is not opposed to the granting of the Variances, but expressed concern about existing parking problems in the vicinity, screening, and a light on the property at Danway and Joppa Roads.

Without reviewing the evidence further in detail but based upon all of the evidence at the hearing, in the opinion of the Deputy Zoning Commissioner, the Petitioner has met the requirements of Section 307 of the Baltimore County Zoning Regulations, and the Variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of November, 1977, that the aforementioned Variances should be and the same are hereby GRANTED, subject to the following:

1. Adequate shading of the light at Danway and Joppa Roads to eliminate its shining on nearby residential property.
2. Approval of a revised site plan by the Department of Public Works and the Office of Planning and Zoning, showing additional four foot evergreen screening along the Danway Road barrier strip and the installation and maintenance of same.

John W. Hession, III
Deputy Zoning Commissioner of Baltimore County

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 464-2261
J. B. CROMBIE
ZONING COMMISSIONER

November 30, 1977

Mr. C. L. Hollenshades, III
912 Rappaport Court
Towson, Maryland 21204

RE: Petition for Variances
SE corner of Joppa and Danway
Roads - 9th Election District
C. L. Hollenshades, III - Petitioner
NO. 78-110-A (Item No. 63)

Dear Mr. Hollenshades:

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

Very truly yours,

George J. Martinak
George J. Martinak
Deputy Zoning Commissioner

GIM/mc

Attachments

cc: Mr. Herbert Howard
1566 Danbury Road
Towson, Maryland 21204

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

ORDER RECEIVED FOR FILING

DATE November 30, 1977

BY John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 N. Chesapeake Street
Towson, Maryland 21204

Chairman
Nicholas B. Comodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

November 10, 1977

Hollenshades, Inc.
Joppa & Danway Roads
Towson, Maryland 21204

Attention: Mr. C. L. Hollenshades III

RE: Variance Petition
Item Number 63
Petitioner - Hollenshades, Inc.

Dear Mr. Hollenshades:

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 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 suitability of the requested zoning.

Located on the southeast corner of Joppa and Danway Roads in the 9th Election District, this B.P. zoned property is presently improved with a three-bay service station. Similarly zoned property to the east is improved with the Towson Motel while group homes and individual homes exist to the south and west across Danway Road.

This Variance is necessitated by your proposal to construct an additional service bay and large storage area within 0' of the easterly property line and 23' to the southerly property line both in lieu of the required 30'.

Hollenshades, Inc.
Page 2
Item Number 63
November 10, 1977

Apparently this station does a great deal of business because at the time of field inspection, parked on this site primarily to the west of the existing building, as shown on the submitted site plan. In all fairness to yourself, I would like to note that the committee was favorably impressed with the dense evergreen screening between the existing building and the group homes to the rear of this property.

The plan should be revised to indicate additional landscaping along Danway Road as indicated in the comments of the Office of Project and Development Planning. In addition, the comments of the Bureau of Engineering were not available at this time, therefore it is suggested that you personally contact Mr. Frederick Ringger at 494-3754 in this matter.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Comodari
Nicholas B. Comodari
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Falsant Associates, Inc.
Consulting Engineers
14 West 25th Street
Baltimore, Maryland 21218

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 granted, 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 _____, 197____, 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 _____, 197____, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE corner of Joppa and Danway Rds.,
9th District : OF BALTIMORE COUNTY
C. L. HOLLENSHADE, III, Petitioner : Case No. 78-110-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

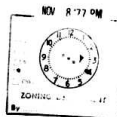
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or date which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

Charles E. Kuntz, Jr.
Charles E. Kuntz, 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 8th day of November, 1977, a copy of the aforesaid Order was mailed to Mr. C. L. Hollenshade, III, Joppa and Danway Roads, Towson, Maryland 21204, Petitioner.

John W. Hession III



Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 484-3810
JOHN D. SEYFERT
DIRECTOR

October 5, 1977

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

Dear Mr. DiNenna:

Comments on Item # 63 Zoning Advisory Committee Meeting, October 4, 1977 are as follows:

Property Owner: Hollenshades, Inc.
Location: SE/C Joppa Rd. & Danway Road
Existing Zoning: B-1
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30' and a rear setback of 23' in lieu of the required 30'.
Acres: 0.471
District: 9th

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. 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" 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
CBH/vj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 3, 1977

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

Z.A.C. Meeting of: October 4 1977

RE: Item No: 63
Property Owner: Hollenshades, Inc.
Location: SE/C Joppa Rd. & Danway Road
Present Zoning: B-1
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30' and a rear setback of 23' in lieu of the required 30'.

District: 9th
No. Acres: 0.471

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NNP/tp

JOSEPH H. MCGOWAN, PRESIDENT
V. BAYARD WILSON, JR., VICEPRESIDENT
MARCUS M. ROYAL, JR.

THOMAS H. BRYAN
WILLIAM F. CONNOR
ROGER B. LAYTON
ROBERT T. DUBEL, REPRESENTATIVE

ALVIN LUECK
FRED. M. TON & DAVID, JR.
RICHARD W. TRACY, C.P.A.

C.L. HOLLENSHADE, III
78-110-A
TELEPHONE 771-4340

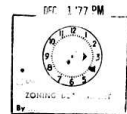
SHERMAN, INC.
Home Improvements
P.O. BOX 56
BUTLER, MARYLAND 21202

Dear Mr. George Martineck,

We would like to apply for our building permit prior to expiration date of the appeal period, for the ground will freeze and we will not then be able to begin work until the spring. We will accept legal responsibility should an appeal be filed.

Sincerely,

John S. H. Chapman Jr.
John S. H. Chapman Jr.
C. L. Hollenshades
C. L. Hollenshades, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 14, 1977

FROM: Leslie H. Gray, Director of Planning

SUBJECT: Petition #78-110-A, Petition for Variance for Side and Rear Yard
Southeast corner of Joppa and Danway Roads
Petitioner - C.L. Hollenshades, III

9th District

HEARING: Monday, November 21, 1977 (10:15 A.M.)

There are no comprehensive planning factors requiring comment on this petition. If granted, it is suggested that plant screen material be added along Danway Road adjacent to the parking area shown on the plan.

Leslie H. Gray
Leslie H. Gray
Director of Planning

LHG:JGH:rw

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(410) 484-3861

STEPHEN E. COLLINS
DIRECTOR

October 20, 1977

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

Re: Item 63 - ZAC - October 4, 1977
Property Owner: Hollenshades, Inc.
Location: SE/C Joppa Road and Danway Road
Existing Zoning: B-1
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30' and a rear setback of 23' in lieu of the required 30'.
Acres: 0.471
District: 9th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side setbacks.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CM/cmw

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

November 1, 1977

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

Dear Mr. DiNenna:

Comments on Item #63, Zoning Advisory Committee Meeting, October 4, 1977 are as follows:

Property Owner: Hollenshades, Inc.
Location: SE/C Joppa Rd. & Danway Rd.
Existing Zoning: B-1
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30' and a rear setback of 23' in lieu of the required 30'.

Acres: 0.471
District: 9th

A revised plan must be submitted showing locations of metropolitan water and sewer.

Very truly yours,

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

KS:mah

Baltimore County Office of Planning and Zoning November 4, 1977 Mr. Eric S. DiNanno, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Dear Mr. DiNanno: Comments on Item #63, Zoning Advisory Committee Meeting, October 4, 1977, are as follows: Property Owner: Hollenshades, Inc. Location: SE/C Joppa Road and Danway Road Existing Zoning: R.R. Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30' and a rear setback of 5' in lieu of the required 20'. Acres: 0.47 District: 9th 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. Landscaping must be provided in the 8 foot buffer on Danway Road. Very truly yours, John L. Winkley Planner III Project and Development Planning

Baltimore County Department of Public Works November 21, 1977 Nicholas S. Commodari Chairman HOLLENSHADES, INCORPORATED Joppa and Danway Roads Baltimore, Maryland 21204 RE: Variance Petition Item Number 63 Petitioner - Hollenshades, Inc. Gentlemen: The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you on November 14, 1977 under the above referenced subject. Very truly yours, Nicholas S. Commodari Chairman Zoning Plans Advisory Committee ENCLOSURE cc: Faisant Associates, Inc. Consulting Engineers 14 West 25th Street Baltimore, Maryland 21218

Baltimore County Department of Public Works November 18, 1977 Mr. S. Eric DiNanno Zoning Commissioner County Office Building Towson, Maryland 21204 Re: Item #63 (1977-1978) Property Owner: Hollenshades, Inc. S/E cor. Joppa Rd. & Danway Rd. Existing Zoning: R.R. Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30' and a rear setback of 5' in lieu of the required 20'. Acres: 0.47 District: 9th Dear Mr. DiNanno: The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with this Item #63 (1977-1978). General: Baltimore County highway and utility improvements are not directly involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #63 (1977-1978). Very truly yours, ELLENWORTH M. DIVER, P.E. Chief, Bureau of Engineering

Baltimore County Department of Public Works November 18, 1977 Mr. S. Eric DiNanno Zoning Commissioner County Office Building Towson, Maryland 21204 Re: Property Owner: Hollenshades, Inc. Location: SE/C Joppa Rd. & Danway Rd. Item No. 63 Zoning Agency Meeting of 10/04/77 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. () 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 [] EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations. (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 comment at this time. Noted and Approved: [Signature] Deputy Chief Fire Prevention Bureau

Baltimore County Office of Planning and Zoning November 4, 1977 Mr. Eric S. DiNanno, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Dear Mr. DiNanno: Comments on Item #63, Zoning Advisory Committee Meeting, October 4, 1977, are as follows: Property Owner: Hollenshades, Inc. Location: SE/C Joppa Road and Danway Road Existing Zoning: R.R. Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30' and a rear setback of 5' in lieu of the required 20'. Acres: 0.47 District: 9th 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. Landscaping must be provided in the 8 foot buffer on Danway Road. Very truly yours, John L. Winkley Planner III Project and Development Planning

PETITION MAPPING PROGRESS SHEET

FUNCTION	West Map	Original	Duplicate	Tracing	200 Sheet
	date by	date by	date by	date by	date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by [Signature]					
Revised Plans: Change in outline or description					
Previous case: 5021 #5716					

PETITION MAPPING PROGRESS SHEET

FUNCTION	West Map	Original	Duplicate	Tracing	200 Sheet
	date by	date by	date by	date by	date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by [Signature]					
Revised Plans: Change in outline or description					
Previous case: 45071 #5716					

CERTIFICATE OF PUBLICATION TOWSON, MD., December 1, 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., commencing on one line, and continuing on one line, before the 1st day of December, 1977, the 1977 publication appearing on the 1st day of November, 1977. THE JEFFERSONIAN, L. Lash, Publisher. Cost of Advertisement, \$.

Baltimore County, Maryland Office of Finance, Revenue Division MISCELLANEOUS CASH RECEIPT RECEIVED: 57262 DATE: Oct. 28, 1977 ACCOUNT: 03-662 AMOUNT: \$25.00 FROM: Hollenshades, Inc. 1501 N. Joppa Rd., Towson, Md. FOR: Petition for Variance #76-110-4 \$250.00 RECEIVED: 57321 DATE: Nov. 21, 1977 ACCOUNT: 03-662 AMOUNT: \$42.25 FROM: Hollenshades, Inc. 1501 N. Joppa Rd., Towson, Md. 21204 FOR: VARIANCE AND PETITION #76-110-4 \$422.50

Baltimore County Office of Planning and Zoning November 21, 1977 Mr. Eric S. DiNanno, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Dear Mr. DiNanno: Comments on Item #63, Zoning Advisory Committee Meeting, October 4, 1977, are as follows: Property Owner: Hollenshades, Inc. Location: SE/C Joppa Road and Danway Road Existing Zoning: R.R. Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30' and a rear setback of 5' in lieu of the required 20'. Acres: 0.47 District: 9th 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. Landscaping must be provided in the 8 foot buffer on Danway Road. Very truly yours, John L. Winkley Planner III Project and Development Planning

Baltimore County Office of Planning and Zoning November 21, 1977 Mr. Eric S. DiNanno, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Dear Mr. DiNanno: Comments on Item #63, Zoning Advisory Committee Meeting, October 4, 1977, are as follows: Property Owner: Hollenshades, Inc. Location: SE/C Joppa Road and Danway Road Existing Zoning: R.R. Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30' and a rear setback of 5' in lieu of the required 20'. Acres: 0.47 District: 9th 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. Landscaping must be provided in the 8 foot buffer on Danway Road. Very truly yours, John L. Winkley Planner III Project and Development Planning



TOWSON, MD. 21204 November 3 19 77

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE - C. L. Hollenshade, 3rd.
H-1358
was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
4th day of November 19 77, that is to say, the same
was inserted in the issues of November 3, 1977

STROMBERG PUBLICATIONS, INC.

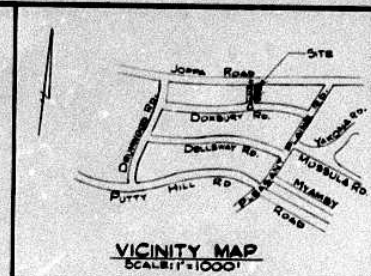
BY Esther Burque

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#78-110-A

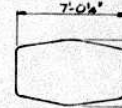
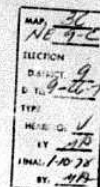
District 9th Date of Posting 11-4-77
Posted for: Heating Monday Nov. 21, 1977 @ 10:45 AM.
Petitioner: C. L. Hollenshade 3rd,
Location of property: S/E/cor of Joppa Rd to Danbury Rd
Location of Signs: 1 sign Posted in grass field in front
of Existing Gas Station
Remarks:
Posted by Mark H. Hess Date of return: 11-10-77
Signature

EXIST. ZONING MLR & BR
PRESENT USE - RESIDENTIAL & VACANT



GENERAL NOTES

- 1-EXISTING ZONING BR
- 2-DISPENSER ISLANDS-TWO WITH DUEL DISPENSER PUMPS, CAPABLE OF SERVICING 4 CARS AT ANY ONE TIME. VEHICLE RESERVOIR CAPACITY 48 CARS.
- 3-SITE AREA REQUIRED: 8x1,500' = 12,000 SF BUT NOT LESS THAN 15,000 SF. ACTUAL SITE AREA = 20,500 SF.
- 4-LANDSCAPING REQUIRED: .05x20,500' = 1025 SF. LANDSCAPING PROVIDED: .2x20,500' = 4100 SF. CONSISTS OF SPREADING TREES, ABORTIVATES AND JUMPERS.
- 5-PARKING SPACES REQUIRED AT 35 SPACES PER SERVICE BAY = 125 SPACES. PARKING SPACES AVAILABLE = 18 SPACES.
- 6-LIGHTING - FLORESCENT AREA LIGHTS 16' ABOVE DRIVEWAY.
- 7-PAVING - AS SHOWN
- 8-SIGNAGE - ALL SIGNS ARE EXIST. AND CONFORM TO THE DETAILS SHOWN BELOW.



IDENTIFICATION SIGN
AFFIXED TO WEST SIDE OF
BUILDING. DOES NOT EXCEED
16 FT. ABOVE ROOF.

SERVICE SIGN

IDENTIFICATION SIGN
& PRICE SIGN

SIGN DETAILS

(NOT TO SCALE)

INDICATES EXTENT OF PROPOSED ADDITION (ONE STORY BRICK & BLOCK)

EXIST. ZONING - DR 10.5
PRESENT USE - RESIDENTIAL

ANCILLARY USES: SITE HAS BEEN AND WILL CONTINUE TO BE UTILIZED AS FOLLOWS (REFER TO SECTION 405.AC).

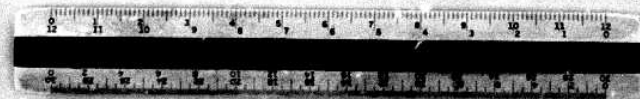
ITEM #1 - VEHICLE REPAIR SERVICES, BODY & FENDER WORK & PAINT SPRAYS NOT PERMITTED.

ITEM #2 - VENDING MACHINES.

ITEM #6 - TIRE SALES.

ITEM #8 - SALES OF SMALL PARTS & ACCESSORIES.

ITEM #12 - MINOR ACCESSORIES.



SITE PLAN FOR THE ADDITION OF ONE SERVICE BAY AND STORAGE AREA TO THE SERVICE STATION AT JOPPA & DANWAY ROADS

REVISIONS	APPROVALS	HOLLENSHADES, INC. JOPPA & DANWAY ROADS BALTIMORE COUNTY MD. ELECTION DISTRICT NO. 9	FILE NO. P. 7717 DATE DEPT. 10, 77 SCALE 1" = 20'
		FAISANT ASSOCIATES, INC. CONSULTING ENGINEER 14 WEST 28TH ST. BALTIMORE, MD. 21218	DRAWING 51-1 OF 1

EXIST. ZONING MLR & BR
PRESENT USE - RESIDENTIAL & VACANT

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John W. Smith*
DATE: 3/10/78
78-110-A

VICINITY MAP
SCALE: 1"=1000'

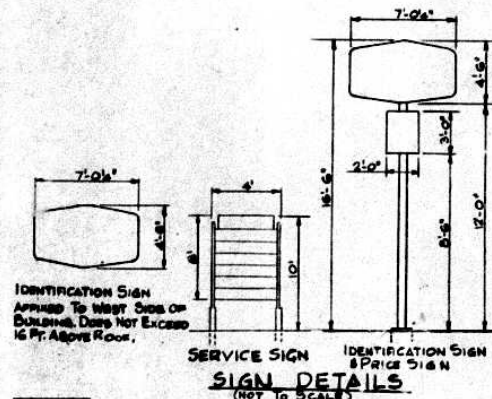
GENERAL NOTES

- 1- EXISTING ZONING BR
- 2- DISPENSER ISLANDS - TWO WITH DUEL DISPENSER PUMPS, CAPABLE OF SERVICING 4 CARS AT ANY ONE TIME. VEHICLE RESERVOIR CAPACITY = 8 CARS.
- 3- SITE AREA REQUIRED: 81,500 SF = 12,000 SF BUT NOT LESS THAN 15,000 SF. ACTUAL SITE AREA = 20,500 SF.
- 4- LANDSCAPING REQUIRED: .05 = 20,500 SF = 1025 SF. LANDSCAPING PROVIDED: 2.5 = 20,500 SF = 4100 SF. CONSISTS OF SPREADING TREES, SHRUBS AND JOINTING.
- 5- PARKING SPACES REQUIRED AT 30 SPACES PER SERVICE BAY = 12 SPACES.
- 6- LIGHTING - FLUORESCENT AREA LIGHTS 16' ABOVE DRIVEWAY.
- 7- PAVING - AS SHOWN
- 8- SIGNAGE - ALL SIGNS ARE EXIST. AND CONFORM TO THE DETAILS SHOWN BELOW.

EXIST. ZONING DR-1G
PRESENT USE - DENTAL OFFICE
AND RESIDENTIAL.

DANWAY ROAD
60' R/W
EXIST. MACADAM PAVING

EXIST. ZONING - BR
PRESENT USE - TOWSON MOTEL



IDENTIFICATION SIGN
APPLIED TO WEST SIDE OF
BUILDING. DOES NOT EXCEED
16 FT. ABOVE ROOF.

SERVICE SIGN

IDENTIFICATION SIGN
& PRICE SIGN

SIGN DETAILS
(NOT TO SCALE)

INDICATES EXTENT OF PROPOSED ADDITION - ONE STORY BRICK & BLOCK

EXIST. ZONING - DR 10.5
PRESENT USE - RESIDENTIAL

ANCILLARY USES: SITE HAS BEEN AND WILL CONTINUE TO BE
UTILIZED AS FOLLOWS (REFER TO SECTION 409.A.C).
ITEM #1 - VEHICLE REPAIR SERVICES: BODY & FENDER WORK &
PAINT SPRAYING NOT PERMITTED.
ITEM #2 - TIRE MACHINES.
ITEM #6 - TIRE SALES.
ITEM #8 - SALES OF SMALL PARTS & ACCESSORIES.
ITEM #12 - MINOR ACCESSORIES.

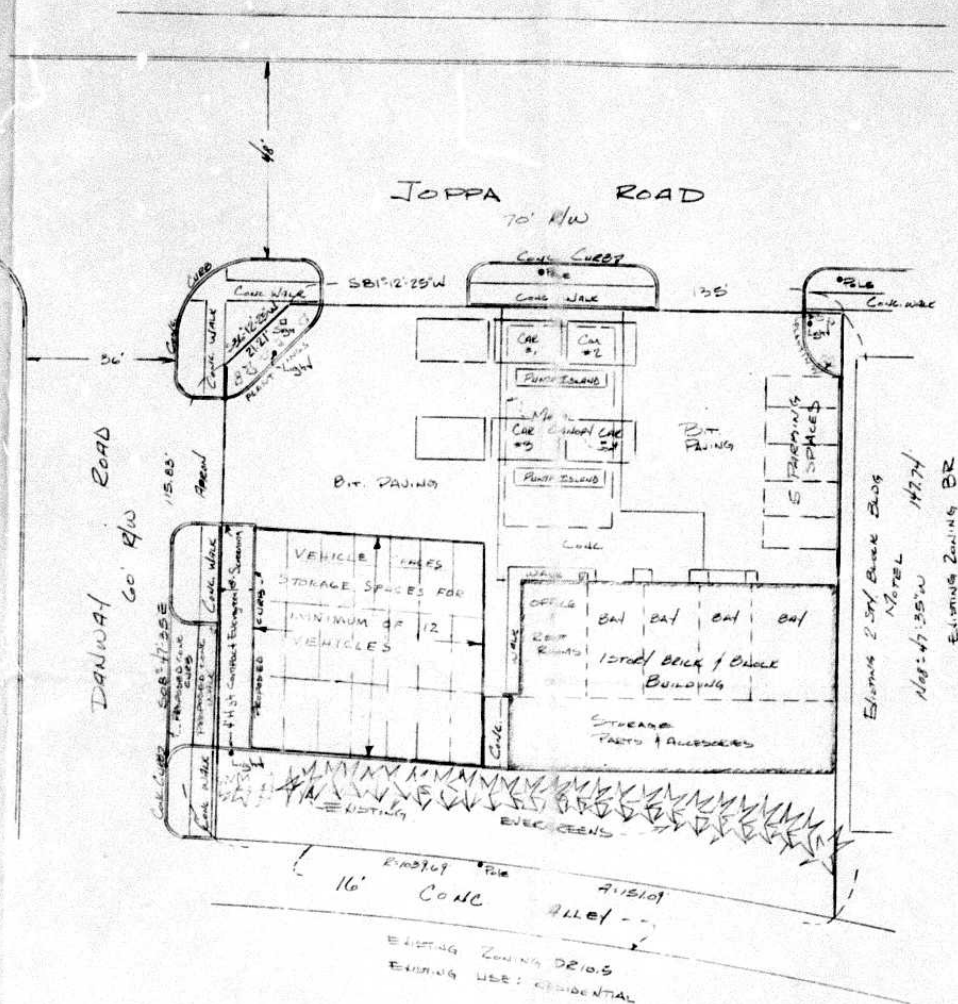
SITE PLAN FOR THE ADDITION OF ONE SERVICE BAY AND
STORAGE AREA TO THE SERVICE STATION AT JOPPA & DANWAY ROADS

REVISIONS		FILE NO.
REV.	DATE	
1-27-78		P-7717
		DATE: SEPT. 10, 78
		SCALE: 1"=20'
		DRAWING: SI-1
		OR: 1



HOLLENSHADES, INC.
JOPPA & DANWAY ROADS
BALTIMORE COUNTY MD.
ELECTION DISTRICT NO. 9

FAISANT ASSOCIATES, INC.
CONSULTING ENGINEER
14 WEST 28TH ST.
BALTIMORE, MD. 21218



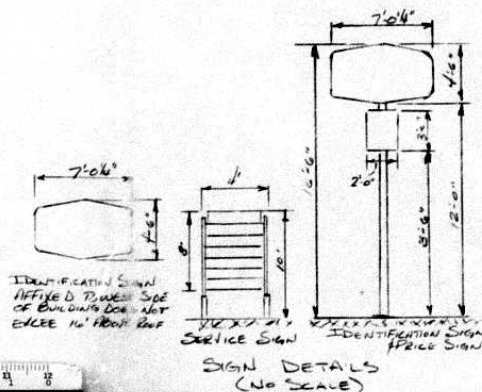
- ① EXISTING ZONING: R2
- ② EXISTING BUILDING: CONFORMS WITH DUAL DISPENSER PUMPS, CAPABLE OF SCHEDULING UICIS AT ANY ONE TIME. VEHICLE REFINISH CAPACITY: 8 CARS.
- ③ SITE AREA REQUIRED: 8,100 SQ. FT. 10000 SQ. FT. NOT LESS THAN 15,000 SQ. FT.
- ④ LOT AREA: 50,000 SQ. FT.
- ⑤ LANDSCAPING REQUIRED: 25% TO 50% 10000 SQ. FT. LANDSCAPING PROVIDED: 1/2 20,000 50% 10000
- ⑥ CONDITIONS OF SCHEDULING: VEHICLE REFINISHES AND
- ⑦ PARKING SPACES REQUIRED AT 2 SPACES PER SERVICE BAY = 16 SPACES
- ⑧ FILING, STAFFS PROVIDED: 22 SPACES
- ⑨ LIGHTING - FLOURESCENT AREA LIGHTS 16 ABOVE
- ⑩ SIGNAGE - ALL SIGNS EXIST AND CONFORM TO DETAILS SHOWN BELOW

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John A. [Signature]
DATE 10/29/81
BY [Signature]
DATE 10/29/81
ZONING COMMISSIONER
REVISED 78-110 A

HOLENSHADES SERVICE STATION

LOCATED IN
9TH ELEC. DISTRICT - BALTO. CO. - N.D.

- ① - VEHICLE REPAIR SERVICES: BODY & FENDER WORK & PAINT SPRAYING NOT PERMITTED
- ② LENDING MACHINES
- ③ TIRE SALES
- ④ SALES OF SMALL PARTS & ACCESSORIES
- ⑤ MINOR ACCESSORIES



ADDITIONS OCT 28, 1981
SCALE 1:20 AUGUST 10, 1981

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204