

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE HONORABLE COMMISSIONER OF BALTIMORE COUNTY:

I, or we, NICHOLAS B. MANGIONE and Mary C. Mangione, legal owner(s) of the property situated 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-districted, pursuant to the Zoning Law of Baltimore County, from _____

to the following reason:

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 a gasoline and oil (See A. 9)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above redistricting and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

BY Contract purchaser Legal Owner

Address One Ballin Place Baltimore, Maryland 21234

Protestant's Attorney

Address 400 Jefferson Bldg. Towson, MD 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of January, 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 104, County Office Building in Towson, Baltimore County, on the 16th day of January, 1977, at 3:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

1047

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE
NW/corner of Harford Road and Joppa DEPUTY ZONING
Road - 9th Election District
Nicholas B. Mangione, et ux - Petitioners COMMISSIONER
NO. 78-130-X (Item No. 71) OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception for an automotive service station at the above location. The subject property is in a B. L. Zone - C. N. S. District and consists of a vacant lot containing 0.9 acres, more or less.

Testimony on behalf of the Petitioners indicated that no lubrication or oil changing is to be offered on the premises. Adjacent commercial uses include a fast food store and a shopping center.

Nearby residents, in protest, indicated concern for drainage, landscaping, and traffic. Further testimony called attention to the loss of two nearby service stations and increased residential development in the area.

Without reviewing the evidence further in detail, but based upon all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met and the requested Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 31st day of January, 1978, that the Special Exception for an automotive service station only should be and the same is hereby

GRANTED, from and after the date of this Order, subject to the following:

1. No lubrication or oil changes may be conducted or performed on the premises.

2. All vehicular access to the property shall be from Joppa Road, as indicated on the site plan.
3. Approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE
NW/corner of Harford Road and Joppa DEPUTY ZONING
Road - 9th Election District
Nicholas B. Mangione, et ux - Petitioners COMMISSIONER
NO. 78-130-X (Item No. 71) OF
BALTIMORE COUNTY

AMENDED ORDER NUNG PRO TUNC

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21st day of February, 1978, that the Order, dated January 31, 1978, passed in this matter, should be and the same is hereby AMENDED, "Nung Pro Tunc" by deleting Sub-paragraph 2, on Page 2 thereof, and substituting the following:

2. Sole access shall be by way of Joppa Road.

Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE January 5, 1978
BY State Highway

ORDER RECEIVED FOR FILING

DATE January 23, 1978
BY State Highway

FROM THE OFFICE OF
GEORGE J. MARTINAK, JR., AND ASSOCIATES, INC.
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
For Special Exception Request to Permit
Automotive Service Station in Existing B1-CES Zone
N.W. Corner Harford Road & (Relocated) Joppa Road

Beginning for the same on the northerly side of Harford Road, said point being measured North 22° 05' 40" East 117.50 feet from the center line intersection of Harford Road and the center line of Joppa Road, as now relocated, running thence along said side of said Harford Road (1) North 27° 51' 54" East 99.93 feet, thence leaving said Harford Road and running the following lines, binding on the existing zoning lines separating B1-16 Zone and B1-CES Zone, viz: (2) North 65° 10' 12" East 279.09 feet and (3) South 26° 33' 18" East 128.21 feet to the northeast side of Joppa Road, as now relocated and of variable width, thence binding on said side of said Joppa Road the two following lines viz: (4) southeasterly by a curve to the right having a radius of 919.04 feet for the distance of 54.83 feet, as a'd arc being subtended by a chord bearing South 59° 09' 43" East 54.83 feet and (5) South 57° 19' 34" East 183.05 feet to the cut-off leading to the northerly side of Harford Road, thence binding on said cut-off (6) North 77° 28' 30" East 35.46 feet, thence binding on the northerly side of Harford Road, as widened, (7) North 28° 33' 40" East 37.84 feet, thence (8) South 65° 10' 12" East 11.63 feet to the place of beginning.

Containing 39,594 Square Feet or 0.909 Acres, more or less.



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
S. ERIC DINENNA
ZONING COMMISSIONER

February 23, 1978

Joseph K. Pokorny, Esquire
408 Jefferson Building
Towson, Maryland 21204

RE: Petition for Special Exception
NW/corner of Harford Road and
Joppa Road - 9th Election District
Nicholas B. Mangione, et ux -
Petitioners
NO. 78-130-X (Item No. 71)

Dear Mr. Pokorny:

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

GJM/mc

Attachments

cc: Bruce Aiken, Esquire
1000 Maryland Trust Building
Baltimore, Maryland 21202

Mr. Lorretta Collins
East Parkville Community Association
7718 Wilson Avenue
Baltimore, Maryland 21234

Mr. Thomas Polk
Carney Civic Improvement Assoc.
9719 Harford Road
Baltimore, Maryland 21234
John W. Hession, III, Esquire
People's Counsel

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
S. ERIC DINENNA
ZONING COMMISSIONER

January 31, 1978

Joseph K. Pokorny, Esquire
408 Jefferson Building
Towson, Maryland 21204

RE: Petition for Special Exception
NW/corner of Harford Road and
Joppa Road - 9th Election District
Nicholas B. Mangione, et ux -
Petitioners
NO. 78-130-X (Item No. 71)

Dear Mr. Pokorny:

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

GJM/mc

Attachments

cc: Bruce Aiken, Esquire
1000 Maryland Trust Building
Baltimore, Maryland 21202

Mr. Lorretta Collins
East Parkville Community Association
7718 Wilson Avenue
Baltimore, Maryland 21234

Mr. Thomas Polk
Carney Civic Improvement Association
9719 Harford Road
Baltimore, Maryland 21234
John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

To: S. Eric Dinenna, Zoning Commissioner Date: December 8, 1977

FROM: Leslie H. Graw, Director of Planning

SUBJECT: Petition 77-130-X, Petition for Special Exception for Automotive Service Station Northwest corner of Harford and Joppa Road (Relocated) Petitioner - Nicholas B. Mangione and Mary C. Mangione

9th District

HEARIN'S: Wednesday, December 14, 1977 (1:00 P.M.)

The proposed use would be appropriate here.

However, the westernmost access point should be relocated to as to provide access to both the proposed service station and the undeveloped remainder of the property.

Leslie H. Graw
Leslie H. Graw
Director of Planning

LHG:JGHw

RE: PETITION FOR SPECIAL EXCEPTION
for an Automotive Service Station
NW corner of Harford and Joppa Road
(Relocated), 9th District
Nicholas B. Mangione
Petitioner
BP Oil, Inc., Contract Purchaser

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 78-130-X

OPINION

This case comes before the Board of Appeals from a decision by the Deputy Zoning Commissioner granting a petition for a special exception for a service station use on the northwest corner of Harford and Joppa Road. Both parties were represented by legal counsel, the People's Counsel was present, and the case was heard on June 29, 1978 at 10 a.m.

The property in question is presently zoned B.L.-CNS, contains .909 acres and is now vacant. The contract purchaser is the BP Oil, Inc. who desire to erect a "Gas and Go" type service station on the property; hence, the need for the special exception. Three expert witnesses testified for the BP Oil company. Basically, their testimony produced the following data.

1. That this will be a standard "Gas and Go" type operation similar to many others the company has in service. There will be controlled lighting, extensive landscaping and no lubrication or oil change services will be provided. It was especially noted that the subject property contains 39,594 square feet plus, and only 15,000 square feet are required by Baltimore County for this type operation. All the requirements of Section 502.1 pertaining to special exception uses were discussed.
2. That there exists a need in this area for this type service. No new service stations have been erected in this area since 1969, and several thousand new residential units have been built in this area and more are approved and

Nicholas B. Mangione - #78-130-X

2.

- underway. There are no abandoned service stations within one mile of this location.
3. That this operation will generate no additional traffic but utilize the existing traffic. Expert testimony and exhibits substantiate that acceptable traffic levels now exist at this intersection.

The Protestants then presented their case to the Board. They produced evidence that no widening of the road is planned in the near future. They expressed concern over the proposed hours of operation. They also expressed concern over possible drainage problems, but did admit that new culverts have been installed under Harford Road where any storm water from this project would flow. They also expressed concern that any interruption to the traffic flow in this area could create additional congestion. In general, the neighbors and the neighborhood civic association objected to the development of this property at this time for any use.

After reviewing all of the above testimony, several aspects of this hearing seemed to be evident. The property is already zoned B.L. and many, many commercial uses for this site would require only a building permit. In the Board's judgment, many of these permitted uses would be far more offensive than the requested use. The issuance of a special exception for the requested use also allows reasonable restrictions to be placed upon the property. The Board is satisfied that the petition as requested complies with all the provisions of Section 502.1. With these concepts in mind, the Board will affirm the Deputy Zoning Commissioner's decision and grant the special exception, subject to restrictions.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 13th day of July, 1978, by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

Nicholas B. Mangione - #78-130-X

3.

1. No lubrication or oil changes may be conducted or performed on the premises.
2. The subject property shall be developed in strict conformity with the site development plan submitted to this Board as Petitioner's Exhibit #1, particularly as said plan notes in detail shrubbery and landscaping.
3. This special exception and these restrictions cover and bind the entire subject property as described and as set out in a legal description of the subject property prepared by George William Stevens, Jr. and Associates, Inc., Engineers, a copy of which is attached hereto and considered to be a part of this Order.
4. No more than two points of access to Joppa Road will be permitted; any access to future development of the westernmost parcel of this property must be provided from within the service station site or through formal application to this Board for a modification of this restriction.
5. Approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Traffic Engineering and the Office of Planning and Zoning.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hockett
William T. Hockett

John A. Miller

RE: PETITION FOR SPECIAL EXCEPTION
NW corner of Harford and Joppa Rd.
(Relocated), 9th District
NICHOLAS B. MANGIONE, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 78-130-X

ORDER TO ENTER APPEARANCE

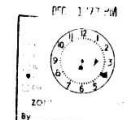
Mr. Commissioner:

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 the before, and of the passage of any preliminary or final Order in connection therewith.

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

John W. Heslin, III
John W. Heslin, III
People's Counsel
County Office Building
Towson, Maryland 21204
484-2188

I HEREBY CERTIFY that on this 30th day of November, 1977, a copy of the foregoing Order was mailed to Joseph K. Pokorny, Esquire, 408 Jefferson Building, Towson, Maryland 21204, Attorney for Petitioners.



Joseph K. Pokorny, Esquire
408 Jefferson Building
Towson, Maryland 21204

Re: Case No. 78-130-X
Nicholas B. Mangione

Dear Mr. Pokorny:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

William T. Hockett,
Administrative Secretary

End.

cc: Bruce Allman, Esquire
Mr. Kenneth Collins
Mark J. Dunbar, Esquire
Mr. Thomas Felt
Mr. Leslie Kame
John W. Heslin, III, Esquire
Mr. J. L. Dyer
Mr. S. E. Offenberg
Mr. G. J. Martinak
Mr. L. H. O'Neal
Board of Education
Mr. J. Hensell

Mr. William F. McLean
9610 Harford Road
Baltimore, Maryland
December 30, 1977

Mr. George J. Martinak
Deputy Zoning Commissioner
Towson, Maryland

Re: 9610 Harford Road
Zoning Hearing - December 14, 1977

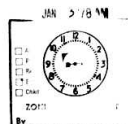
Dear Mr. Martinak:

At the hearing that took place on December 14, 1977 regarding zoning change for the property known as 9610 Harford Road.

If this requested zoning is approved, that a Stockade fence be placed from Harford Road back 145 feet and continue with a Chain Link Fence 65 feet, with a wire apron on top facing the property of 9610 Harford Road. This fencing to be placed between the properties of 9610 and 9611 Harford.

We requested this special at the hearing and were told by Mr. Martinak that this request would be granted.

Sincerely yours,
William F. McLean
William F. McLean
Mr. Louis McLean



Mr. Stewart K. Dunn
401 Farragut Street, N.E.
Washington, D. C. 20011

February 16, 1978

RE: Case No. 78-130-X (Item No. 71)
NW corner of Harford Road and
Joppa Road (Relocated) - 9th Elec-
tion District
Nicholas B. Mangione - Petitioner

Dear Mr. Dunn:

Pursuant to your inquiry of February 14, 1978, it is my opinion that you have the following courses of action available to you:

1. Abide by the Order granted by the Deputy Zoning Commissioner on January 31, 1978.
2. Appeal said Order within the 30 day appeal period.
3. If said Order becomes final, you have the right to petition the Zoning Commissioner for a Special Hearing to amend the restrictions set forth anytime thereafter.

I hope this information suffices.

Very truly yours,

Eric D. McFenna
Eric D. McFenna
Zoning Commissioner

SED/ert

cc: Mr. George J. Martinak
Deputy Zoning Commissioner

Case No. 78-130-X

February 14, 1978

S. Eric McFenna
Zoning Commissioner
Baltimore County
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

RE: Petition and Order for Special Exception
78-130-X
Petitioner: Nicholas B. Mangione

Dear Mr. Mangione:

On January 31, 1978 a decision was rendered subject to several specific conditions regarding the Special Exception.

I would appreciate it if you would outline for me the various courses of action which are available to us regarding the elimination of the aforementioned conditions and if possible, an estimate of the time involved to pursue same.

Your usual cooperation in the matter would be greatly appreciated. Hoping to hear from you in the very near future. Until then I remain,

Respectfully yours,

Stewart K. Dunn
Stewart K. Dunn



RE: PETITION FOR SPECIAL EXCEPTION
NW/Corner of Harford Road and Joppa
Road - 9th Election District
Nicholas B. Mangione, et ux - Petitioners
No. 78-130-X (Item No. 71)
COMMISSIONER
OF
BALTIMORE COUNTY

NOTICE OF APPEAL

Now comes Louise Krause by Constable, Alexander & Daneker and Mark J. Daneker, her attorneys and files this Notice of Appeal of the order of the Deputy Zoning Commissioner of Baltimore County entered in the above captioned matter on January 31, 1978, to the Baltimore County Board of Appeals.

The name of the Appellant is Louise Krause, 2915 Joppa Road, Baltimore, Maryland 21234.

Louise Krause
Louise Krause, Appellant

CONSTABLE, ALEXANDER & DANEKER

BY: *Mark J. Daneker*
Mark J. Daneker
1000 Maryland Trust Building
Baltimore, Maryland 21202
539-3474



THE LAW OFFICE OF
JOSEPH K. POKORNY
408 JEFFERSON BUILDING
100 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

TELEPHONE
882-8800

February 24, 1978

Mr. Eric DiMenna
Zoning Commissioner
County Office Building
Towson MD 21204

Re: Petition for Special Exception
NW/Corner of Harford Road and Joppa
Road - 9th Election District
GRANTED - with restrictions
No. 78-130-X (Item No. 71)

Dear Mr. DiMenna:

Please enter an appeal in the above captioned matter for
Nicholas B. Mangione, et ux - Petitioners.

Very truly yours,

Joseph K. Pokorny
Joseph K. Pokorny,
Attorney for Petitioners

JKP/r

FEB 27 78 AM



Baltimore County
Office of Planning and Zoning
11700 N. MARYLAND 21204
(301) 424-2251
S. ERIC DIMENNA
ZONING COMMISSIONER

February 27, 1978

Joseph K. Pokorny, Esq.
408 Jefferson Building
Towson, Maryland 21204

Re: Petition for Special Exception for Nicholas B. Mangione
NW/Corner of Harford and Joppa Roads
78-130-X (Item #71)

Dear Sir:

Please be advised that an appeal has been filed by Mark J. Daneker, Esq., on behalf of the Petitioner, Louise Krause, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the Baltimore County Board of Appeals.

Very truly yours,

SED/ra
cc: Bruce Aitken, Esq.
1000 Maryland Trust Building
Baltimore, Maryland 21202

Ms. Loretta Collins
East Parkville Community Association
9718 Wilson Avenue
Baltimore, Maryland 21234

Mark J. Daneker, Esq.
1000 Maryland Trust Building
Baltimore, Md. 21202

Mr. Thomas Polk
Carney Civic Improvement Association
9718 Harford Road
Baltimore, Maryland 21234

John W. Hession, 1st, Esq.
People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 2, 1977

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

Mr.
Nicholas B. Mangione
Chairman

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

Joseph K. Pokorny, Esquire
408 Jefferson Building
Towson, Maryland 21204

RE: Special Exception Petition
Item Number 71
Petitioner - Nicholas Mangione

Dear Mr. Pokorny:

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 suitability of the requested zoning.

The subject property located on the northwest side of Harford Road, 117.50 feet northeast of Joppa Road in the 9th Election District, is currently zoned B.L.-C.N.S. and is the proposed site of an automotive service station. Adjacent properties to the northwest and west are zoned D.R. 16 and are improved with single family dwellings.

The property in question was the subject of a Re-classification Hearing, Case #74-69-B, which reclassified the property from D.R. 5.5 and D.R. 16 to B.L. This Special Exception Hearing is required in order to permit an automotive service station in a B.L. zone.

Joseph K. Pokorny, Esquire
Page 2
Item Number 71
December 2, 1977

Particular attention should be afforded to the comments made by the State Highway Administration, the Office of Project and Development Planning and the Bureau of Engineering. For further information from the Bureau of Engineering, you may contact Mr. Frederick Rigger, at 494-3754. Revised site plans which comply with all the comments enclosed herein, must be submitted.

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. Mangione
NICHOLAS B. MANGIONE
Chairman
Zoning Plans Advisory Committee

Bruce Aitken
DIANA ITTER
Planning & Zoning Associate III

NBC:Dirf

cc: George William Stephens
and Associates, Inc.
Engineers
303 Allegheny Avenue
Towson, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

November 30, 1977

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

Re: Item #71 (1977-1978)
Property Owner: Nicholas B. & Mary C. Mangione
N/W Harford Rd, 117.50' N/W Joppa Rd.
Building Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a gasoline service station.
Acres: 0.909 District: 9th

Dear Mr. DiMenna:

The following comments are furnished in regard to the plan 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 the major portion of this site for Item #242 (1975-1976) and Item #54 (1976-1977). Those comments are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #71 (1977-1978).

Very truly yours,
Edmond H. Jover
Edmond H. Jover, P.E.
Chief, Bureau of Engineering

END:EDM-PUB:ee
3-NE Key Sheet
36 NE 18 Pos. Sheet
16 9 E Topo
71 Tax Map

Joseph K. Pokorny, Esquire
408 Jefferson Building
Towson, Maryland 21204

ITEM # 71

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 28th day of October, 1977.

S. Eric DiMenna
S. ERIC DIMENNA
Zoning Commissioner

Petitioner: *Nicholas B. Mangione*
Petitioner's Attorney: *Joseph Pokorny*

Reviewed by: *Nicholas B. Mangione*
Nicholas B. Mangione
Chairman, Zoning Plans
Advisory Committee

cc: Geo. W. Stephens and Associates, Inc.
Engineers
303 Allegheny Avenue
Towson, Maryland 21204



Baltimore County Department of Transportation
State Highway Administration

Thomas H. Devlin
Secretary
Edward H. Evans
Administrator

October 21, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Oct. 18, 1977
Item: 71
Property Owner: Nicholas B. & Mary C. Mangione
Location: NW/S Harford Rd. (Rte. 147)
117.50' NE Joppa Road
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a gasoline service station.
Acres: 0.909
District: 9th

Dear Mr. DiNenna:

The plan must be revised to indicate the centerline and existing edge of paving of Harford Road, and proposed standard concrete curb along the edge of the planting area at the corner.

CL:JEM:dj

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

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



Baltimore County Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3211

November 16, 1977

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

Dear Mr. DiNenna:

Comments on Item #71, Zoning Advisory Committee Meeting, October 18, 1977, are as follows:

Property Owner: Nicholas B. & Mary C. Mangione
Location: NW/S Harford Road 117.50' NE Joppa Road
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a gasoline service station
Acres: 0.909
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.

All zone lines must be clearly indicated on the site plan.

A landscape plan indicating trees in addition to the grass and shrubbery must be submitted.

The proposed 8 foot high fence should be erected without disturbing the existing hedges, trees and shrubbery.

Very truly yours,

John L. Wimbley
Planner III
Project and Development Planning



Baltimore County Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 484-3550

STEPHEN E. COLLINS
DIRECTOR

October 27, 1977

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

Re:

Item 71 - ZAC - October 18, 1977
Property Owner: Nicholas B. & Mary C. Mangione
Location: NW/S Harford Rd. 117.50' NE Joppa Rd.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a gasoline service station.
Acres: 0.909
District: 9th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested Special Exception.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CEM/csm



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 #71, Zoning Advisory Committee Meeting of October 18, 1977 are as follows:

Property Owner: Nicholas B. & Mary C. Mangione
Location: NW/S Harford Road 117.50' NE Joppa Road
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a gasoline service station
Acres: 0.909
District: 9th

Metropolitan water and sewer are available, therefore, no health hazards are 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, Director
BUREAU OF ENVIRONMENTAL SERVICES

K2:jlg



Paul H. Heinicke
Chief

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Nicholas B. & Mary C. Mangione

Location: NW/S Harford Rd. 117.50' NE Joppa Rd.

Item No. 71 Zoning Agenda Meeting of 10/18/77

Conclusion:

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 grouped and shall be located at intervals of _____ foot 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 _____

REMARKS: The maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *H. P. Hall* Planning Bureau
Special Inspection Division
Approved: *George W. R. Ruppert* Deputy Chief
Fire Prevention Bureau



Baltimore County Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 484-3610

JOHN D. SEYFERT
DIRECTOR

October 11, 1977

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

Dear Mr. DiNenna:

Comments on Item # 71 Zoning Advisory Committee Meeting, October 18, 1977 are as follows:

Property Owner: Nicholas B. & Mary C. Mangione
Location: NW/S Harford Road 117.50' NE Joppa Road
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a gasoline service station

Acres: 0.909
District: 9th

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. Load 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
(301) 484-3617

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 14, 1977

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

Z.A.C. Meeting of: October 18, 1977

RE: Item No: 71

Property Owner: Nicholas B. & Mary C. Mangione
Location: NW/S Harford Rd. 117.50' NE Joppa Rd.
Present Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a gasoline service station.

District: 9th
No. Acres: 0.909

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

WNP/tp

JOSEPH H. MCGOWAN, PRESIDENT
T. RAYARD WILLIAMS, JR., VICE PRESIDENT
MARCOUS H. ROBERTS

THOMAS H. BOWEN
MRS. LORRAINE F. CHICOUR
ROGER D. HAYDEN
ROBERT V. DUNN, SUPERINTENDENT

ALVIN LOWERY
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.



Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

February 22, 1978

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

Dear Mr. DiNenna:

REVISED

Comments on Item # 71 Zoning Advisory Committee Meeting, February 14, 1978
are as follows:

Property Owner: Nicholas B & Mary C. Mangione
Location: N/W/S Harford Road 117.50' N/E Joppa Road
Existing Zoning: B.L. - C.W.S.
Proposed Zoning: Special Exemption for a gasoline service station

Acres: 0.909
District: 9th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes, such as Maryland State Code for the Handicapped and Aged.
- ☒ 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. Burnham

Charles E. Burnham
Plans Review Chief
CEB:rrj



78-130X

COMMERCIAL CONTRACTORS INCORPORATED

GENERAL CONTRACTORS

1205 YORK ROAD • YORK PLACE • PENTHOUSE SUITE • LUTHERVILLE, MARYLAND 21093

825-8400

NICHOLAS MANGIONE, SR.
PRESIDENT

July 26, 1978

George J. Martinak
Deputy Zoning Commissioner
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Northwest Corner
Harford & Joppa Roads
Carney, Maryland

Dear Mr. Martinak:

On July 13, 1978 the Zoning Appeals Board granted a special exception for a service station at the subject location. Although the Appeal period does not expire until August 14, 1978, I would appreciate it if you would accept our application for building permits at this time. I am fully aware that in the event an appeal is taken that the application shall automatically become void and Baltimore County shall be relieved of any further obligation and/or liability regarding same.

Your cooperation in this matter is greatly appreciated. If I can be of any further service, please advise.

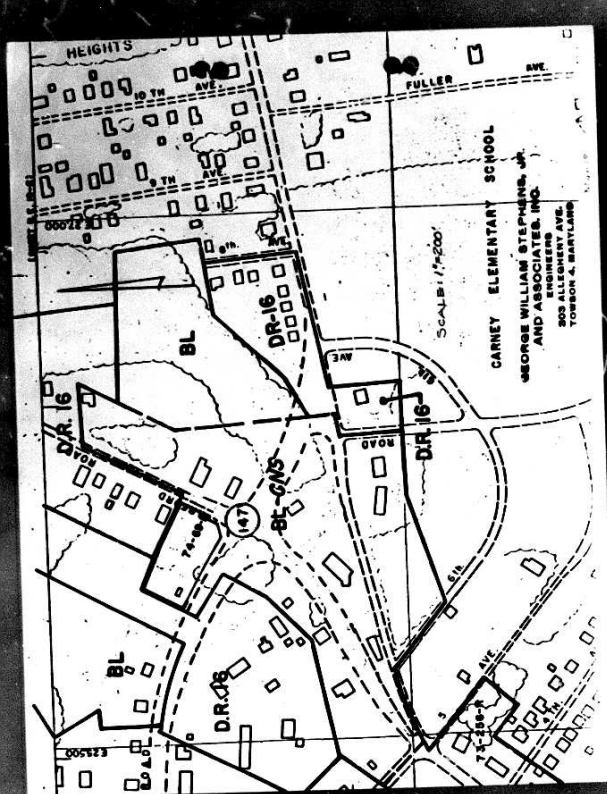
Respectfully,

COMMERCIAL CONTRACTORS, INC.

N. Mangione
Nicholas B. Mangione
President

NBM/mrm

[Signature] 7/27/78



THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Nicholas B. Mangione was inserted in the following:

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 November 23 19 77

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Nicholas B. Mangione 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 25th day of November 19 77, that is to say, the same was inserted in the issues of November 24, 1977

STROMBERG PUBLICATIONS, INC.
BY *E. L. Borge*

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 24, 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 24th day of November 19 77, the first publication appearing on the 24th day of November 19 77.

THE JEFFERSONIAN
H. L. Smith
Manager

Cost of Advertisement \$

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

No. 65464

DATE Feb. 27, 1978 ACCOUNT 01-662

AMOUNT \$75.00

RECEIVED Louisa Emma 2915 Joppa Rd., Balto., Md. 21234

FOR Cost of Appeal for Nicholas B. Mangione #70-130-2

\$16.00 REC 27 75.00 REC

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

No. 57319

DATE Nov. 15, 1977 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED Joseph E. Pabony, Esq. 109 Jefferson Bldg. - Towson, Md. 21204

FOR Petition for Special Exception for Nicholas B. Mangione #70-130-2

\$86.00 REC 21 50.00 REC

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

No. 57383

DATE Nov. 9, 1977 ACCOUNT 01-662

AMOUNT \$56.25

RECEIVED Joseph E. Pabony, Esq. 109 Jefferson Bldg. - Towson, Md. 21204

FOR Abandonment and partition of property for Nicholas B. Mangione #70-130-2

\$82.25 REC 12 56.25 REC

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

No. 65471

DATE Feb. 28, 1978 ACCOUNT 01-662

AMOUNT \$75.00

RECEIVED Joseph E. Pabony, Esq. 109 Jefferson Bldg. - Towson, Md. 21204

FOR Cost of Appeal for Nicholas B. Mangione #70-130-2

\$39.00 REC 1 75.00 REC

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 3-2-78

Posted for: *Nicholas B. Mangione*

Petitioner: *Nicholas B. Mangione*

Location of property: *N.W. 1/4 of Sec. 10, T. 10 N., R. 1 E., Joppa Rd.*

Location of Sign: *1 sign posted on Joppa Rd. & 1 sign posted on Sec. 10, T. 10 N., R. 1 E., Sec. 10, T. 10 N., R. 1 E., Both Maps*

Remarks: *Mark H. Hies*

Posted by: *Mark H. Hies* Date of return: 3-9-78

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by <i>J. B. H.</i>	Revised Plans:				Change in outline or description Yes				
Previous case # <i>70-130-2</i>	Map #				No				

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received * this 30th day of SEPT 1977. Filing Fee \$5000 Received ☒ Cash ☐ Other

Petitioner *MANGIONE* Submitted by *S. DUNN*

Petitioner's Attorney *POKORNY* Reviewed by *POKORNY*

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 11-23-77

Posted for: *Henry W. H. 14th 1977 2.1.00 P.M.*

Petitioner: *Nicholas B. Mangione*

Location of property: *N.W. 1/4 of Sec. 10, T. 10 N., R. 1 E., Joppa Rd. & Joppa Rd. (Relocated)*

Location of Sign: *1 sign posted on Joppa Rd. & 1 sign posted on Sec. 10, T. 10 N., R. 1 E., Both Maps*

Remarks: *Mark H. Hies*

Posted by: *Mark H. Hies* Date of return: 12-1-77

TRANSPORTATION IMPROVEMENT PROGRAM

Programmed Project Listing

[illegible]

0-7896-1397-6

100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	1
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[illegible]

89.

TRANSPORTATION IMPROVEMENT PROGRAM

Programmed Project Listing

[illegible]

Maryland Department of Transportation

1979-1983

[illegible]

CONSOLIDATED TRANSPORTATION PROGRAM

PAGE 2 OF 3

ZONING STATUS

ZONING PARCEL BL-CNS
DISTRICT - C-N-S

LANDSCAPING

TOTAL AREA OF TRACT = 39,594 SQ. FT.
5% OF TRACT = 1,980 SQ. FT. (0.05%)
TOTAL LANDSCAPING = 21,109 SQ. FT.

ACCESS POINTS

NO. OF DRIVEWAYS ON FRONT STREET
2 x 65 = 130' REQUIRED WIDTH
ACTUAL SITE WIDTH = 268.81'

PARKING

SCHEDULE
A-SERVICING SPACE
B-WAITING SPACE
C-EMPLOYEE SPACE

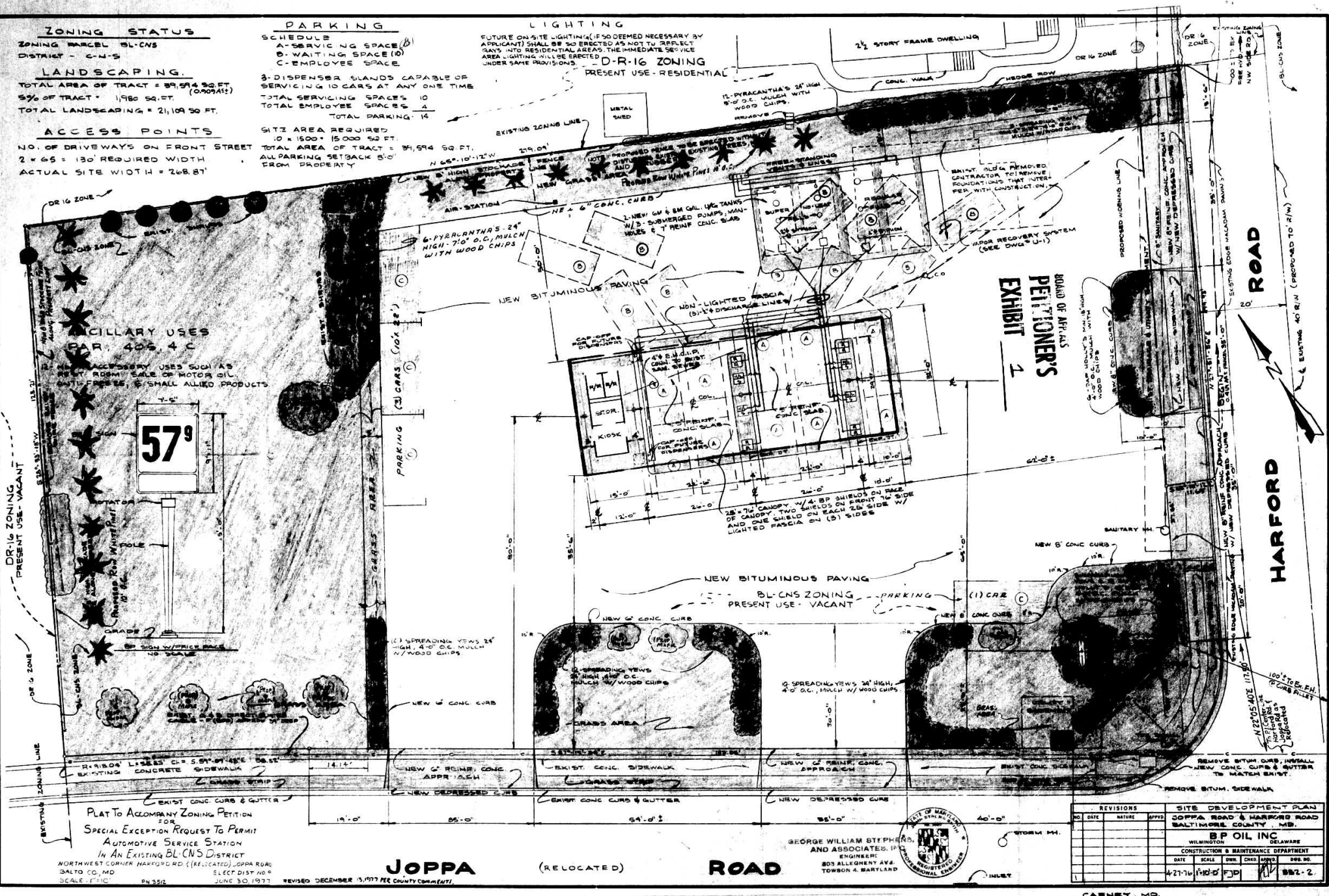
3-DISPENSER ISLANDS CAPABLE OF
SERVICING 10 CARS AT ANY ONE TIME
TOTAL SERVING SPACES 10
TOTAL EMPLOYEE SPACES 4
TOTAL PARKING 14

SITE AREA REQUIRED
10 x 1500 = 15000 SQ. FT.
TOTAL AREA OF TRACT = 39,594 SQ. FT.
ALL PARKING SETBACK 5'-0"
FROM PROPERTY

LIGHTING

FUTURE ON-SITE LIGHTING (IF SO DEEMED NECESSARY BY
APPLICANT) SHALL BE SO ERRECTED AS NOT TO REFLECT
LIGHT INTO RESIDENTIAL AREAS. THE IMMEDIATE SERVICE
AREA LIGHTING WILL BE ERRECTED
UNDER SAME PROVISIONS.

D-R-16 ZONING
PRESENT USE - RESIDENTIAL



BOARD OF APPLS
PETITIONERS
EXHIBIT 1

ROAD
HARFORD

PLAT TO ACCOMPANY ZONING PETITION
FOR
SPECIAL EXCEPTION REQUEST TO PERMIT
AUTOMOTIVE SERVICE STATION
IN AN EXISTING BL-CNS DISTRICT

NORTHWEST CORNER HARFORD RD. (RELOCATED) JOPPA ROAD
BALTO CO, MD
SCALE: 1"=10'

JOPPA

(RELOCATED)

ROAD

GEORGE WILLIAM STEPHENS
AND ASSOCIATES, INC.
ENGINEERS
803 ALLEGANY AVE.
TOWSON 4, MARYLAND



REVISIONS			SITE DEVELOPMENT PLAN	
NO.	DATE	NATURE	APPROVED	
1	4-27-76	1st	JWS	552-2

BALTIMORE COUNTY, MD.	
WILMINGTON, DELAWARE	
CONSTRUCTION & MAINTENANCE DEPARTMENT	
DATE	SCALE
4-27-76	1"=10'

CARNET, MD.

NO. OF DRIVEWAYS ON FRONT STREET
2 x 65 = 130' REQUIRED WIDTH
ACTUAL SITE WIDTH = 268.81'

SITE AREA REQUIRED
10 x 1500 = 15,000 SQ FT
TOTAL AREA OF TRACT =
ALL PARKING SETBACK 8'-0"
FROM PROPERTY

D-R-16 ZONING
PRESENT USE - RESIDENTIAL

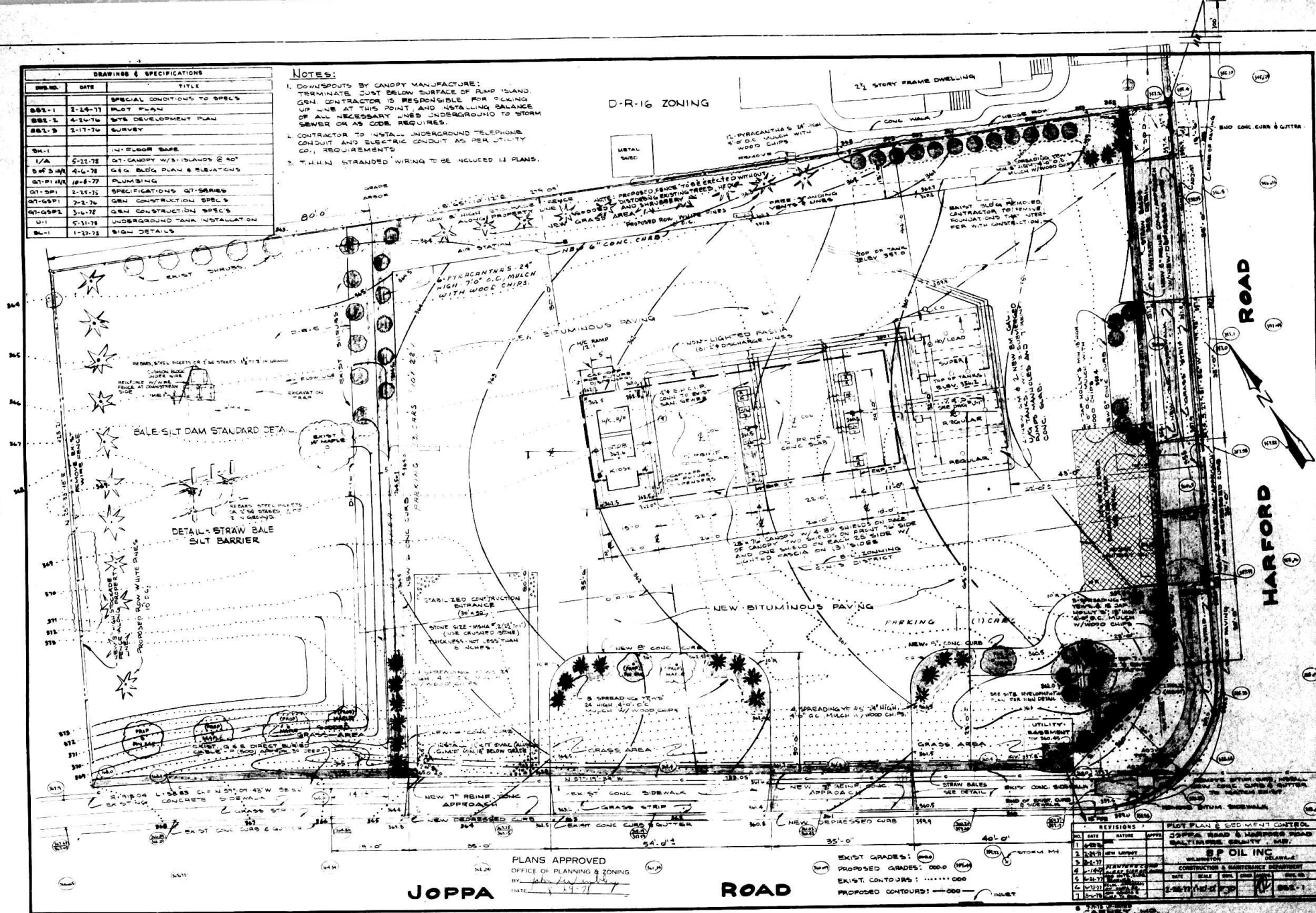


DRAWINGS & SPECIFICATIONS		
DWG. NO.	DATE	TITLE
SSS-1	2-24-77	SPECIAL CONDITIONS TO SPECS
SSS-2	4-26-76	PLAT PLAN
SSS-3	4-26-76	SITE DEVELOPMENT PLAN
SSS-4	2-17-76	SURVEY
SSS-5	5-11-78	IN-FLOOR SAFE
SSS-6	5-11-78	QT-CANOPY W/S ISLANDS @ 90°
SSS-7	4-6-78	GEN. BLDG. PLAN & ELEVATIONS
SSS-8	10-6-77	PLUMBING
SSS-9	2-15-78	SPECIFICATIONS QT-SERIES
SSS-10	2-15-78	GEN. CONSTRUCTION SPECS
SSS-11	3-1-78	GEN. CONSTRUCTION SPECS
SSS-12	5-11-78	UNDERGROUND TANK INSTALLATION
SSS-13	1-21-78	SIGN DETAILS

NOTES:

1. DOWNSPOUTS BY CANOPY MANUFACTURER; TERMINATE JUST BELOW SURFACE OF RAMP ISLAND. GEN. CONTRACTOR IS RESPONSIBLE FOR SEALING UP LINE AT THIS POINT AND MAINTAINING BALANCE OF ALL NECESSARY LINES UNDERGROUND TO STORM SEWER OR AS CODE REQUIRES.
2. CONTRACTOR TO INSTALL UNDERGROUND TELEPHONE CONDUIT AND ELECTRIC CONDUIT AS PER UTILITY CO. REQUIREMENTS.
3. THIN STRANDED WIRING TO BE INCLUDED IN PLANS.

D-R-16 ZONING



JOPPA

ROAD

ROAD

HARFORD

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE: 1-21-78

EXIST. GRADES: 000 000 000
PROPOSED GRADES: 000 000 000
EXIST. CONTOURS: 000 000 000
PROPOSED CONTOURS: 000 000 000

REVISIONS		PLAT PLAN & SUBMITTAL CONTROL	
NO.	DATE	BY	DATE
1	1-21-78	SSS	1-21-78
2	2-15-78	SSS	2-15-78
3	3-1-78	SSS	3-1-78
4	4-6-78	SSS	4-6-78
5	5-11-78	SSS	5-11-78
6	6-1-78	SSS	6-1-78
7	7-1-78	SSS	7-1-78
8	8-1-78	SSS	8-1-78
9	9-1-78	SSS	9-1-78
10	10-1-78	SSS	10-1-78
11	11-1-78	SSS	11-1-78

BP OIL INC.
JOPPA ROAD & HARFORD ROAD
BALTIMORE COUNTY, MD.
1-21-78

ZONING STATUS
 ZONING PARCEL BL-CNS
 DISTRICT - C-4-S

LANDSCAPING
 TOTAL AREA OF TRACT = 39,594 SQ. FT.
 5% OF TRACT = 1,980 SQ. FT. (0.05%)
 TOTAL LANDSCAPING = 21,109 SQ. FT.

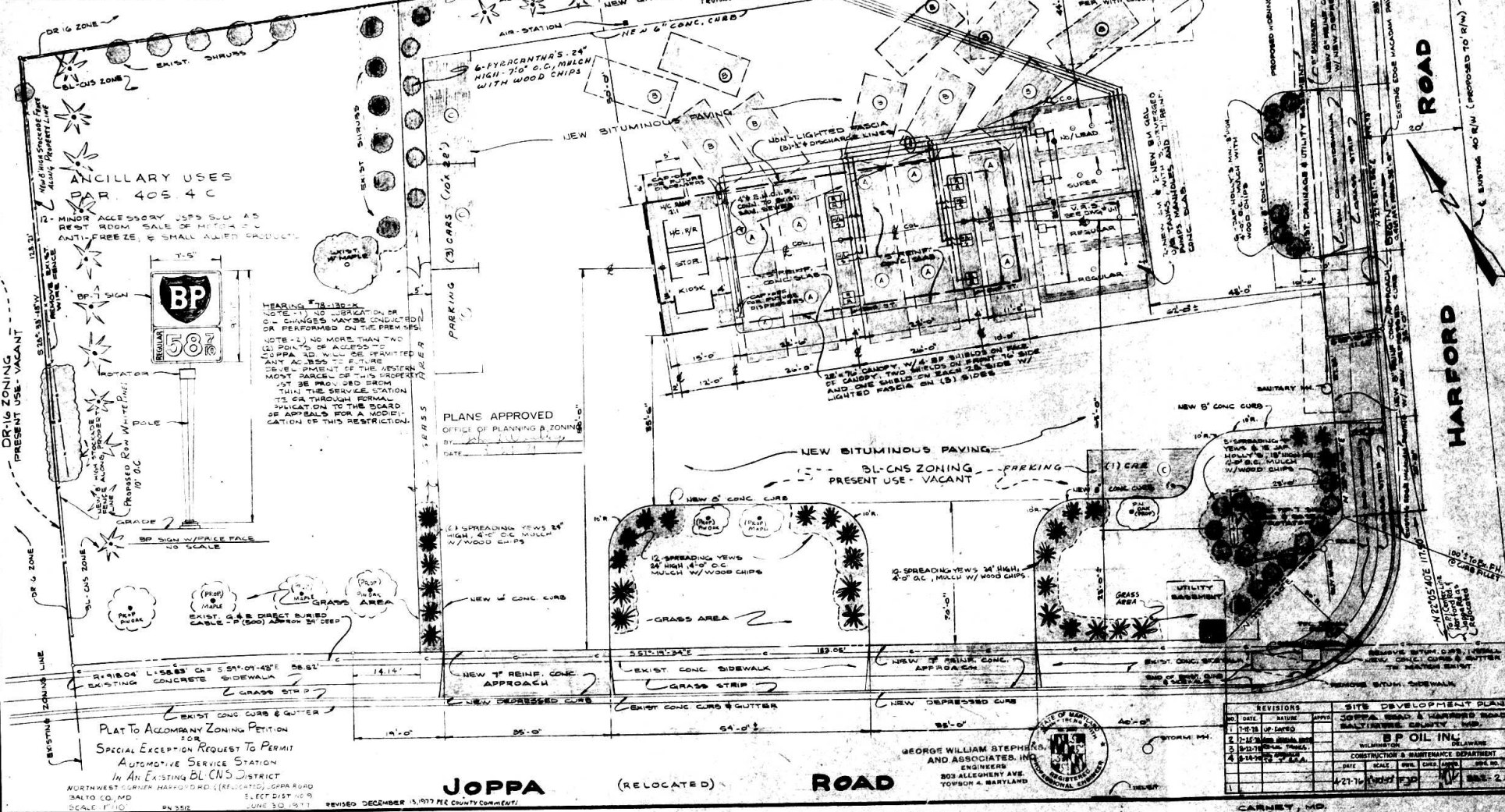
ACCESS POINTS
 NO. OF DRIVEWAYS ON FRONT STREET
 2 x 6'S = 130' REQUIRED WIDTH
 ACTUAL SITE WIDTH = 268.81'

PARKING
 SCHEDULE
 A - SERVING SPACE
 B - WAITING SPACE (10)
 C - EMPLOYEE SPACE

3 - DISPENSER STANDS CAPABLE OF
 SERVING 10 CARS AT ANY ONE TIME
 TOTAL SERVING SPACES 10
 TOTAL EMPLOYEE SPACES 4
 TOTAL PARKING 14

SITE AREA REQUIRED
 10 x 1500' = 5000 SQ. FT.
 TOTAL AREA OF TRACT = 39,594 SQ. FT.
 ALL PARKING SETBACK 50'
 FROM PROPERTY

LIGHTING
 FUTURE ON SITE LIGHTING (IF SO DEEMED NECESSARY BY
 APPLICANT) SHALL BE SO ERRECTED AS NOT TO REFLECT
 LIGHT INTO RESIDENTIAL AREAS. THE IMMEDIATE SERVICE
 AREA LIGHTING WILL BE ERRECTED
 UNDER SAME PROVISIONS
D-R-16 ZONING
 PRESENT USE - RESIDENTIAL



PLAT TO ACCOMPANY ZONING PETITION
 SPECIAL EXCEPTION REQUEST TO PERMIT
 AUTOMOTIVE SERVICE STATION
 IN AN EXISTING BL-CNS DISTRICT

NORTHWEST CORNER HARBOR ROAD (REL. 10110), JOPPA ROAD
 BALTO CO, MD
 SCALE 1" = 20'

JOPPA

(RELOCATED)

ROAD

GEORGE WILLIAM STEPHENS
 AND ASSOCIATES, INC.
 ENGINEERS
 303 ALLEGHENY AVE.
 TOWSON & HARTLAND



NO.	DATE	REVISION	APPROVED
1	1-15-78	UP DATED	
2	1-15-78	REVISED	
3	1-15-78	REVISED	
4	1-15-78	REVISED	

CARNEY, MD.