

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Cities Service Oil Co., legal owner 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 for a Variance from Section 20.01 to permit a northwest side yard of 16 feet in lieu of required 30 feet and to permit a south-east side yard on Ellen Road of 19 feet in lieu of 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
The setback lines of the existing lot does not permit the size of the proposed building that is required to make the service garage an economic endeavor.

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 of Baltimore County.

Walter P. Tanczyn, Inc.
Contract Purchaser
Address: P.O. Box 300
Baltimore, Md. 21204
Tolson, Okla. 74101
Petitioner's Attorney
Protestant's Attorney

ORDERED BY THE Zoning Commissioner of Baltimore County, this 12th day of June, 1978.

of June, 1978, 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 106, County Office Building in Towson, Baltimore County, on the 12th day of June, 1978, at 10:00 o'clock
A.M.
John W. Hession, III
Zoning Commissioner of Baltimore County.

GERI JLD. CROSS & ETZEL
Regional Professional Land Surveyors
415 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

March 16, 1978

Zoning Description

All that piece or parcel of land situated, lying and being in the Second Election District of Baltimore County, State of Maryland and described as follows to wit:
Beginning: for the same on the southwest side of Liberty Road as widened to 60 feet at a point North 65 degrees 16 minutes East 85.77 feet measured northwesterly along the southwest side of Liberty Road from the centerline of Ellen Road, thence binding on the southwest side of Liberty Road, North 65 degrees 16 minutes West 103.08 feet, thence leaving Liberty Road and binding on the cutlines of the haven petitioner, the two following courses and distances viz: South 20 degrees 35 minutes 50 seconds West 135.23 feet and South 65 degrees 16 minutes 09 seconds East 95.69 feet to the northwesternmost side of Ellen Road, 50 feet wide, thence binding on Ellen Road, North 39 degrees 41 minutes 15 seconds East 120.91 feet and thence " " and binding on a line connecting the northernmost side of Ellen Road with the northeast side of Liberty Road, North 13 degrees 29 minutes 41 seconds East 23.66 feet to the place of beginning.

Containing 0.34 of an Acre of land more or less.



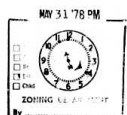
RE: PETITION FOR VARIANCES
SW corner of Liberty Rd. and
Ellen Rd., 2nd District
CITIES SERVICE OIL CO., Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 78-265-A

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.

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 24th day of May, 1978, a copy of the foregoing Order was mailed to: B. R. Rush, Cities Service Co., P. O. Box 300, Tulsa, Oklahoma 74102, Petitioner; and Motor Care Company, Inc., 1021 Murray Building, Baltimore, Maryland 21202, Contract Purchaser.



RE: PETITION FOR VARIANCES
SW corner of Liberty Rd. and
Ellen Rd., 2nd Election District
Cities Service Oil Company -
Petitioner
NO. 78-265-A (Item No. 190)
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 northwest side yard of 16 feet in lieu of the required 30 feet and a southeast side yard of 19 feet in lieu of the required 30 feet. The approximate 0.34 acre site is presently improved with an abandoned service station, which the Petitioner proposes to raze to allow the construction of a combination office and four-bay service building. This station would offer lubrication, oil changes, fluid topplings, and similar non-mechanical services on a fast in and out basis. No gasoline or other motor fuel would be offered.

Testimony on behalf of the Petitioner indicated that discussions between the staff of the Department of Traffic Engineering and the Petitioner's counsel have resulted in an agreement regarding entrances, as reflected in a revised site plan.

Without reviewing the evidence further in detail but based upon all of the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the Variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 7th day of July, 1978, that the requested Variances should be and the same are GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Traffic Engineering.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric Dinenna
Zoning Commissioner
Date: June 8, 1978
FROM: William H. Groat
Director of Planning
SUBJECT: Petition #78-265-A, Petition for Variance for 190
Southwest corner of Liberty Road and Ellen Road
Petitioner - Cities Service Oil Company

2nd District Councilmanic

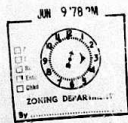
2nd Election District

HEARING: Monday, June 12, 1978 (10:00 A.M.)

The proposed use would be appropriate here. If granted, however, details of landscaping should be submitted to the Division of Current Development and Design for their review and approval. Further, at least two of the existing entrances should be closed. Finally, it should be noted that this site is within the boundaries of the newly created Liberty Road Action Program.

William H. Groat
Director of Planning

LHG:JGH:rw



and the Office of Planning and Zoning, to include landscaping approval by the Division of Current Planning and Development.

David Grant Willemain
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

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

71-2578

LAW OFFICES OF
DAVID GRANT WILLEMAIN
SUITE 106, JEFFERSON BUILDING
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
17001 286-1536

Mr. George Martinak
Deputy Zoning Commissioner
for Baltimore County
111 W. Cross, Suite Avenue
Towson, Maryland 21204
RE: Petition for Variance
SW corner of Liberty & Ellen Roads
2nd District
Cities Service Oil Co. - Petitioner
78-265-A (Item No. 190)
Our File #8481C

Dear Mr. Martinak:
As I mentioned to you in our conversation this morning, while I have not yet received Mr. Moore's revised comments, I understand that they state that the revised plans as submitted should have little effect on traffic. While I certainly do not quarrel with Mr. Moore's opinion, I would like to note that his original comments had called for the closing of Liberty Road, and it was only after considerable discussion with him detailing the proposed operation and one-way traffic pattern among other things, that he concurred with part of our thoughts and stated that he would recommend leaving both Liberty Road entrances open. Of course, this is how the location is depicted in our revised site plan, and the purpose of this letter is merely to make you aware of the considerable discussion which took place before Mr. Moore came and testified at the hearing on June 12, 1978.

Thank you very much for considering my additional comments.

Very truly yours,

Michael P. Tanczyn
Michael P. Tanczyn

MP:tat
cc: Mr. Isadore Kostinsky
Mr. Richard Moore



UN5589 MRS942

REAL ESTATE TITLE COMPANY,
INCORPORATED
Baltimore Building
111 W. Chesapeake Ave.
Baltimore, Maryland 21204

App. No. 103331



This Deed, Made this 24th day of November

Between the one thousand nine hundred and seventy-five by and between WESTMINSTER INVESTING CORPORATION, a body corporate, duly organized and existing under the Laws of the State of New York, party of the first part; and CITIES SERVICE OIL COMPANY, a body corporate, party of the second part. WITNESSETH that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable consideration, the receipt of which is hereby acknowledged; the said party of the first part doth grant and convey unto the said party of the second part, its successors

heirs and assigns, in fee simple, all that lot or parcel of ground situate, lying and being in Baltimore County in the State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME at a concrete monument heretofore planted at the northeastern corner of the parcel of land described in a deed from John S. Gaither, Jr. and wife to Consolidated Gas Electric Light and Power Company dated June 29, 1951, and recorded among the Land Records of Baltimore County in Liber C24 No. 1086, folio 248 on the south-east side of Liberty Road (50 feet wide) at a point distant 200 feet south 65 degrees 16 minutes 09 seconds east from the intersection formed by the northeastern outline of Hillside Section "7" with said southwest side of Liberty Road, as shown on the Plat of Hillside Section "7" which Plat is filed among the Plat Records of Baltimore County in Plat Book No. 17, folio 17, thence binding on said southwest side of Liberty Road, as shown on said plat, south 45 degrees 16 minutes 09 seconds east 92.64 feet, thence southeasterly by a line curving to the south with the radius of 25 feet for the distance of 45.80 feet to the northeast side of Ellen Road, as shown on said Plat, thence binding 122.05 feet, thence leaving said northeast side of Ellen Road and running for line of division, north 45 degrees 16 minutes 09 seconds west 30.49 feet to intersect the south-east outline of said Consolidated Gas Electric Light and Power Company property, thence binding on said outline, north 29 degrees 55 minutes 50 seconds east 150 feet to the place of beginning; less and except approximately 1800 square feet conveyed to State Roads Commission of Maryland by deed recorded in Liber CFC No. 4885 folio 715.

BEING the same property which by Deed dated March 23, 1963, and recorded among the Land Records of Baltimore County in Liber B2C No. 4129 folio 116, was granted and conveyed by Kase-Barr, Inc. unto the Grantor herein.

1425000

PETITIONER'S
EXHIBIT #1

UN5589 MRS943

TOGETHER, with the buildings and improvements thereon erected, made or being; and all and every, the rights, alloys, ways, waters, privileges, appurtenances and advantages, in the same belonging, or in any wise appertaining.

TO HAVE AND TO HOLD the said lot or parcel of ground and premises; above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said party of the second part, its successors and assigns, in fee simple.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted, and that it will execute such further assurances of the same as may be requisite.

AND the said party of the first part hereby certifies that this conveyance is not a part of a transaction effecting a sale, lease, exchange or other transfer of all or substantially all of the property and assets of said corporate grantor herein.

IN WITNESS WHEREOF the said GRANTOR, has hereto caused this instrument to be executed in its name and on its behalf and under its corporate seal, by its Vice President, the day and year first herein written.

TIT:

By *John S. Gaither, Jr.*
President

WESTMINSTER INVESTING CORPORATION
By *John S. Gaither, Jr.*
Vice President

STATE OF MARYLAND, BALTIMORE CITY TO WIT:

I HEREBY CERTIFY, that on this 24th day of November, 1975, before me, the undersigned, a Notary Public of the State of Maryland aforesaid, personally appeared

John S. Gaither, Jr.
Vice President of

WESTMINSTER INVESTING CORPORATION, a body corporate, and acknowledged the foregoing Deed to be its corporate act, and as such Vice President as aforesaid.

AS WITNESS my hand and Notarial Seal.

Notary Public for the State of Maryland
My Comm. Expires July 1, 1977

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 1, 1978

CHIEF ADVISORY MEMBERS
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

Nicholas B. Commodari,
Chairman

ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PROTECTION
DEPARTMENT OF PUBLIC UTILITIES
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
INLAND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT
COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BALTIMORE COUNTY

Michael Tanczyn, Esquire
108 Jefferson Building
Towson, Maryland 21204

Re: Variance Petition
Cities Service Oil Co.
Item # 190

Dear Mr. Tanczyn:

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 plan; 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 southwest corner of Liberty and Ellen Roads in the 2nd Election District, this B.R. zoned site is presently improved with an abandoned service station building. Because of your client's proposal to raise this structure and construct a combination office/bay service building within 16' and 19' of the side property lines in lieu of required 30', this Variance is required.

As indicated in previous conversation with Mr. John Wimbley and myself, this petition was scheduled with your assurance that the site plans would be revised to reflect the comments of the Department of Traffic Engineering and State Highway Administration and the parking layout. Since there is some concern over the elimination of the easternmost entrance on Liberty Road, I suggest you contact Mr. Richard Moore and resolve it's matter. Final revised plans must be submitted prior to the scheduled hearing.

Michael Tanczyn, Esquire
Page 2
June 1, 1978

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. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:smw

cc: Gerhold, Gross & Eitel
412 Delaware Avenue
Towson, Maryland 21204



THORNTON M. MOURING, P.E.
DIRECTOR

May 9, 1978

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

Re: Item #390 (1977-1978)
Property Owner: Cities Service Oil Co.
6700 Liberty Rd. 45.77' N/W Ellen Rd.
Existing Zoning: B.R.
Proposed Zoning: Variance to permit side setbacks of 16' and 19' & lines of the required 30'.
Acres: 0.34 District: 2nd

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:

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 #390 (1977-1978).

Very truly yours,

Edmund M. Mouring
EDMUND M. MOURING, P.E.
Chief, Bureau of Engineering

END:SMW:YMB:ea

P-28 Eng Sheet
21 MW 28 Pse. Sheet
MW 6 C Topo
77 14x 44g

Michael Tanczyn, Esquire
108 Jefferson Building
Towson, Maryland 21204

Item # 190

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 14th day of March 1978.

Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Cities Service Oil Co.
Petitioner's Attorney: Michael Tanczyn

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

cc: Gerhold, Gross & Eitel
412 Delaware Avenue
Towson, Maryland 21204



Maryland Department of Transportation
State Highway Administration

W. S. Caltrider
Secretary

April 4, 1978

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 28, 1978
Item: 190
Property Owner: Cities Service Oil Co.
Location: 6700 Liberty Road (Rte. 26)
45.77' NW Ellen Road
Existing Zoning: B.R.
Proposed Zoning: Variance to permit side setbacks of 16' & 19' in lieu of the required 30'.
Acres: 0.34
District: 2nd

Dear Mr. DiNenna:

The plan must indicate existing or proposed concrete barrier curbs along the right of way line of Liberty Road and along the sight lines at the corner.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John F. Meyers

CL:JEM:dj

May 8, 1978

ISSUE H. GRAY
DIRECTOR

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 #190, Zoning Advisory Committee Meeting, March 28, 1978, are as follows:

Property Owner: Cities Service Oil Co.
Location: SW/3 Liberty Road 45.77' NW Ellen Road
Existing Zoning: B.R.
Proposed Zoning: Variance to permit side setbacks of 16' and 19' in lieu of the required 30'.
Acres: 0.34
District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The requirements of the State Highway Administration and Traffic Engineering must be complied with.

Landscape should be provided where possible.

Very truly yours,

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

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

April 14, 1978

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

Dear Mr. DiNenna:

Comments on Item #190, Zoning Advisory Committee Meeting, March 28, 1978, are as follows:

Property Owner: Cities Service Oil Co.
Location: SW/3 Liberty Rd. 45.77' NW Ellen Rd.
Existing Zoning: B.R.
Proposed Zoning: Variance to permit side setbacks of 16' & 19' in lieu of the required 30'.
Acres: 0.34
District: 2nd

Metropolitan water and sewer are available, therefore a health hazard is not anticipated.

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

Very truly yours,

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

TMD/KS/pcg

STEPHEN E. COLLINS
DIRECTOR

May 4, 1978

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

Item No. 190 - PAC - March 28, 1978 - Revised Comments
Property Owner: Cities Service Oil Co.
Location: SW/3 Liberty Road. 45.77' NW Ellen Rd.
Existing Zoning: B.R.
Proposed Zoning: Variance to permit side setbacks of 16' and 19' in lieu of the required 30'.
Acres: 0.34
District: 2nd

Dear Mr. DiNenna:

The eastern most entrance to Liberty Road and the northern most entrance on Ellen Road should be eliminated. The southern most entrance on Ellen Road should be relocated to the south, not being any closer than 5 feet to the property line. This relocated entrance may be reduced in width to not less than 24 feet.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer
Planning and Design

CRM/SEB/dm

STEPHEN E. COLLINS
DIRECTOR

June 12, 1978

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

Item No. 190 - PAC - March 28, 1978 Revised Comments
Property Owner: Cities Service Oil Co.
Location: SW/3 Liberty Road 45.77' NW Ellen Road
Existing Zoning: B.R.
Proposed Zoning: Variance to permit side setbacks of 16' and 19' in lieu of the required 30'.
Acres: 0.34
District: 2nd

Dear Mr. DiNenna:

The plan, as revised, should have little effect on traffic.

Very Truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer
Planning and Design

CRM/SEB/ams

Paul H. Reincke
CHIEF

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

Attention: H. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Cities Service Oil Co.

Location: SW/3 Liberty Rd. 45.77' NW Ellen Rd.

Item No. 190 Zoning Agenda Meeting of 05/28/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ violates the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *Paul H. Reincke* Noted and Approved: *Paul H. Reincke*
Planning Group
Special Inspection Division Fire Prevention Bureau

JOHN D. SEEVERT
DIRECTOR

March 23, 1978

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

Dear Mr. DiNenna:

Comments on Item #190 Zoning Advisory Committee Meeting, March 28, 1978

Property Owner: Cities Service Oil Company
Location: SW/3 Liberty Road 45.77' NW Ellen Road
Existing Zoning: B.R.
Proposed Zoning: Variance to permit side setbacks of 16' & 19' in lieu of the required 30'.

Acres: 0.34
District: 2nd

The items checked below are applicable:

- X. 1. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1978 Amendment, State of Maryland Code for the Building Code and other applicable codes.
- X. 2. A building permit shall be required before construction can begin. A zoning permit, etc. shall be required from "B" to "D". Permits shall be required.
- X. 3. Building shall be upgraded to new use - require alteration permit.
- X. 4. Three sets of construction drawings will be required to file an application for a building permit.
- X. 5. 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.
- X. 6. Wood frame wall shall not be permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- X. 7. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comment:

Very truly yours,

Charles E. Runkel
Charles E. Runkel
Traffic Survey Chief

CBH/rj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 31, 1978

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

I.A.C. Meeting of: March 28, 1978

RE: Item No. 190
Property Owner: Cities Service Oil Company
Location: SW/3 Liberty Rd. 45.77' NW Ellen Rd.
Present Zoning: B.R.
Proposed Zoning: Variance to permit side setbacks of 16' and 19' in lieu of the required 30'.

District: 2nd
No. Acres: 0.34

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

MBP/yp

JOSEPH H. MCDONALD, President
T. SARAH WILSON, JR., Vice-President
MARCUS H. SOTERAS

THOMAS H. BRYAN
WILLIAM P. CHASE
ROGER B. HAYDEN
ROBERT T. DUBEL, Superintendent

ALVIN L. REICH
WILLIAM H. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

PETITION FOR VARIANCE
 ZONING: Petition for Variance
 1st District
 LOCATION: Southwest corner of
 Liberty Road and Ellen Road
 DATE & TIME: Monday, May 12,
 1978 at 10:00 A.M.
 PUBLIC HEARING: Room 106,
 County Office Building, 111 W.
 Chesapeake Avenue, Towson,
 Maryland 21204.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit use of the vacant lot of 18 feet in width on the east side of Ellen Road of 19 feet in width of 18 feet. The Zoning Regulations to be considered are:

Section 222.2 - side yards for commercial buildings.

All that parcel of land in the Second District of Baltimore County, State of Maryland and described as follows to-wit:

Beginning for the same on the southwest side of Liberty Road, 1/4 mile to 80 feet at a point North 80 degrees 45 minutes 00 seconds East 170.81 feet and thence southerly along the centerline of Ellen Road, thence southerly 170.81 feet to the centerline of Liberty Road, North 80 degrees 45 minutes 00 seconds East 170.81 feet and thence southerly along the centerline of Liberty Road, North 80 degrees 45 minutes 00 seconds East 170.81 feet to the place of beginning.

Containing 0.34 of an Acre of land more or less.

Being the property of Cities Service Oil Company, as shown on plat filed with the Zoning Department.

Hearing Date: Monday, June 12, 1978 at 10:00 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.
 By Order of:
 ERIC DINENNA,
 Zoning Commissioner of Baltimore County
 May 25

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 25, 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once each~~ one time ~~before the~~ 12th day of June, 1978, the ~~first~~ publication appearing on the 25th day of May, 1978.

THE JEFFERSONIAN
Shirley M. Thomas
 Manager

Cost of Advertisement: \$

PETITION FOR VARIANCE
 1st District
 LOCATION: Southwest corner of
 Liberty Road and Ellen Road
 DATE & TIME: Monday, May 12,
 1978 at 10:00 A.M.
 PUBLIC HEARING: Room 106,
 County Office Building, 111 W.
 Chesapeake Avenue, Towson,
 Maryland 21204.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit use of the vacant lot of 18 feet in width on the east side of Ellen Road of 19 feet in width of 18 feet. The Zoning Regulations to be considered are:

Section 222.2 - side yards for commercial buildings.

All that parcel of land in the Second District of Baltimore County, State of Maryland and described as follows to-wit:

Beginning for the same on the southwest side of Liberty Road, 1/4 mile to 80 feet at a point North 80 degrees 45 minutes 00 seconds East 170.81 feet and thence southerly along the centerline of Ellen Road, thence southerly 170.81 feet to the centerline of Liberty Road, North 80 degrees 45 minutes 00 seconds East 170.81 feet and thence southerly along the centerline of Liberty Road, North 80 degrees 45 minutes 00 seconds East 170.81 feet to the place of beginning.

Containing 0.34 of an Acre of land more or less.

Being the property of Cities Service Oil Company, as shown on plat filed with the Zoning Department.

Hearing Date: Monday, June 12, 1978 at 10:00 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.
 By Order of:
 ERIC DINENNA,
 Zoning Commissioner of Baltimore County
 May 25

OFFICE OF
THE TIMES
 NEWSPAPERS

TOWSON, MD. 21204 May 25 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Cities Service Oil Co., was inserted in the following:

- ☒ Catonsville Times
- ☐ Dun'alk Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 26th day of May, 1978, that is to say, the same was inserted in the issues of May 25, 1978

STROMBERG PUBLICATIONS, INC.
 BY *Debra Burger*

1-SIGN 78-265-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting MAY 27 1978

Posted for: PETITION FOR VARIANCES

Petitioner: CITIES SERVICE OIL CO.

Location of property: SW/corner of Liberty Rd. & Ellen Rd.

Location of Signs: SW/cor. of Liberty Rd. & Ellen Rd.

Remarks: Thomas L. Prohman
 Signature

Posted by Thomas L. Prohman Date of return: JUNE 2, 1978

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		20 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					3/4	AP				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>NBC</u>										
Previous case: <u># 2241</u>										
Revised Plans: Change in outline or description					Yes ☐ No ☒					
Map # <u>100-609</u>										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 20 day of MAY, 1978. Filing Fee \$ 25. Received ☒ Cash ☐ Other ☐

S. Eric DiNenna
 S. Eric DiNenna,
 Zoning Commissioner

Petitioner CITIES SERVICE Submitted by V. Ullrich

Petitioner's Attorney Reviewed by NBC

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



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

No. 73321

DATE June 12, 1978 ACCOUNT 01-662

AMOUNT \$57.15

RECEIVED FROM David C. Willmann, Esq.
 Cost of Advertising and Posting for Petition for
 VARIANCE, Case No. 78-265-A

31 JUN 12 57.15 PM '78

VALIDATION OR SIGNATURE OF CASHIER

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

No. 65616

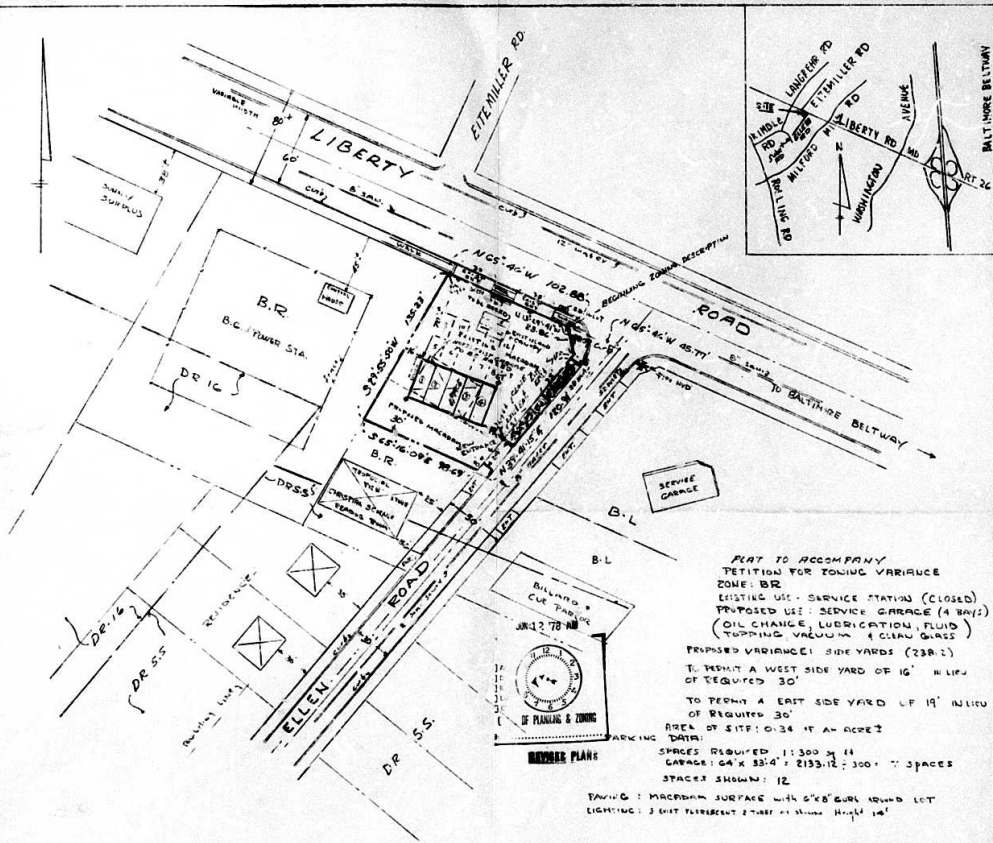
DATE May 18, 1978 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Motor Cars Co., Inc. 1021 Munsey Bldg. Balto. Md.
 21202, Petition for Variance for Cities Service Oil,
 Co. SW/cor. Liberty Rd. & Ellen Rd. 78-265-A

28 JUN 19 25.00 PM '78

VALIDATION OR SIGNATURE OF CASHIER



2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

STATE BUREAU OF ENVIRONMENTAL SERVICES
OIL WILL BE STORED & RECYCLED IN
ACCORDANCE WITH WATER RESOURCES
ADMINISTRATION REQUIREMENTS

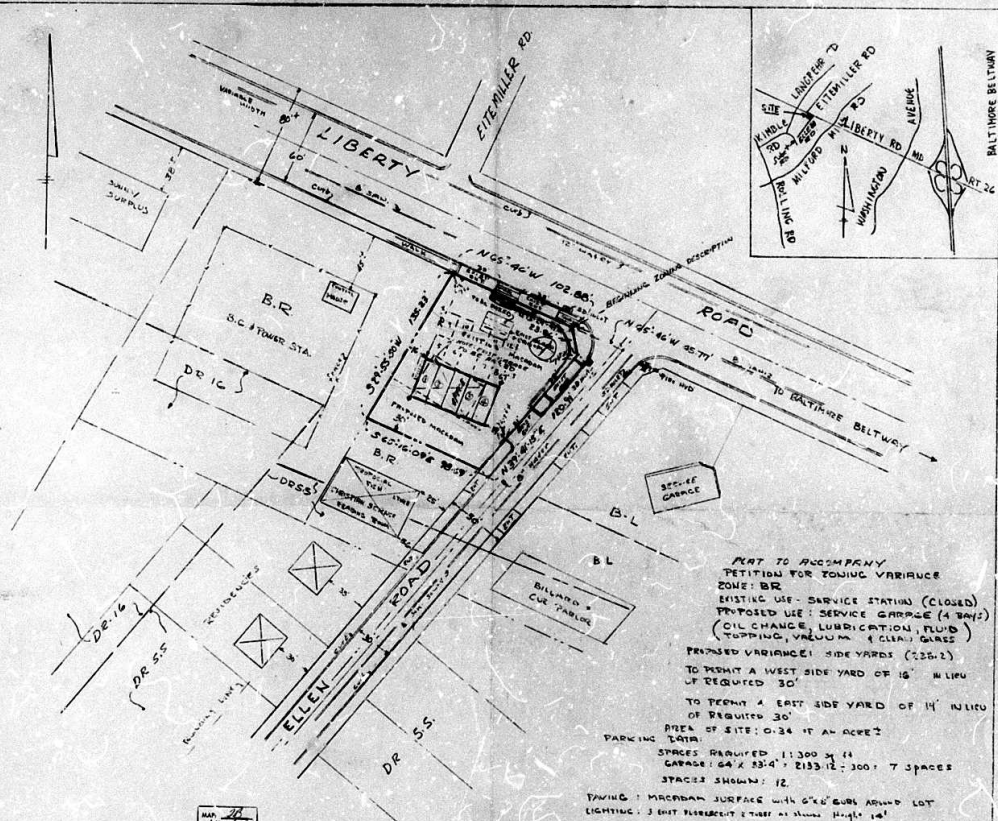
TRAFFIC NOTE:

THE TWO EXISTING ENTRANCES ON ELLEN ROAD WILL BE CHANGED BY SUBGRADING WITH CURECURE, PLANTERS AND A NEW 24' WIDE ENTRANCE WILL BE CONSTRUCTED AS SHOWN

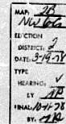


SCALE 1"=50' MARCH 18, 1978

GERHOLD, CROSS & ETSEL
Registered Land Surveyors
212 Delaware Avenue
Jopson, Maryland 21204



2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND



MAP 11
RECORD
DATE: 3-17-78
TYPE: ☒ ☐
NO. 11
DATE: 3-17-78
BY: JHE



SCALE 1"=50' MARCH 18, 1978

GERHOLD, CROSS & ETSEL
Registered Land Surveyors
212 Delaware Avenue
Jopson, Maryland 21204