

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, CITIES SERVICE COMPANY, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an... zone to an... zone; for the following reasons:

NO CHANGE

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for food and sundries in combination with a service station.

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

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

CITIES SERVICE COMPANY, Legal Owner

By Garrett L. Pokorny, Vice President

Attest: Garrett L. Pokorny, Assistant Secretary

Address: 408 Jefferson Building

Protestant's Attorney

Address: 408 Jefferson Building

Protestant's Attorney

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Protestant's Attorney

RE: PETITION FOR SPECIAL EXCEPTION
Northernmost Intersection of Harford Rd.
and Scherer Ave., 9th District
CITIES SERVICE OIL CO., Petitioner
Case No. 78-266-X

ORDER TO ENTER APPEARANCE

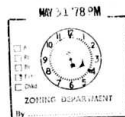
Mr. Commissioner:

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

Peter Max Zimmerman
Peter Max Zimmerman
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 24th day of May, 1978, a copy of the foregoing Order was mailed to Joseph K. Pokorny, Esquire, 408 Jefferson Building, Towson, Maryland 21204, Attorney for Petitioner.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

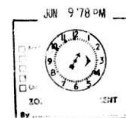
S. Eric DiNenna
Zoning Commissioner
TO: Garrett L. Pokorny
FROM: Director of Planning
DATE: June 8, 1978
SUBJECT: Petition 78-266-X, Item #183
Petition for Special Exception for food and sundries in combination with a service station
Northernmost Intersection of Harford Road and Scherer Avenue
Pettifor - Cities Service Oil Company
9th District

HEARING: Monday, June 12, 1978 (10:30 A.M.)

This office is not opposed to the petitioner's request. If granted, however, details of landscaping should be submitted to the Division of Current Development and Design for their review and approval.

Garrett L. Pokorny
Garrett L. Pokorny
Director of Planning

LHG:JGH/w



CITIES SERVICE OIL COMPANY
DESCRIPTION OF PROPERTY
Harford Road and Scherer Avenue
ELEVENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME at an iron pipe now set on the Northeast side of Scherer Avenue, 50 feet wide, as shown on the Plat of Scherer Avenue recorded among the Land Records of Baltimore County in Highways Liber 15-D, Folio 447, said point of beginning being situate in the Southeast corner of Lot 1 shown on the Plat of "Scherer Heights", recorded among the beforementioned Land Records in Plat Book G, L, B, 21, folio 60, thence leaving Scherer Avenue and binding along the Southeasterly outline of said Lot 1, referring all courses to the True Meridian as established for the Baltimore County Metropolitan District, North 37 degrees 48 minutes 40 seconds East 190.60 feet thence leaving the outline of "Scherer Heights" and running South 50 degrees 12 minutes 46 seconds East 150.00 feet to intersect the Northwestern side of Harford Road, 60 feet wide, as shown on the State Roads Commission of Maryland Plat No. 2897, thence binding thereon South 17 degrees 48 minutes 40 seconds West 164.06 feet to a point at the beginning of a junction curve connecting the Northwestern side of Harford Road with the Northwestern side of Scherer Avenue, thence binding along said curve, having a radius of 25.00 feet for an arc length of 40.11 feet and a chord of South 83 degrees 47 minutes 05 seconds West 35.75 feet to a point on the Northeasterly side of Scherer Avenue; thence binding thereon North 50 degrees 14 minutes 30 seconds West 61.14 feet to the point of beginning, containing 28,377 square feet or 0.651 acres more or less.

2/16/1978



June 13, 1978

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

RE: Petition for Special Exception
Northernmost Intersection of
Harford Road and Scherer
Avenue - 9th Election District
Cities Service Company -
Petitioner
NO. 78-266-X (Item No. 183)

Dear Mr. Pokorny:

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

Very truly yours,
George J. Martin
George J. Martin
Deputy Zoning Commissioner

GJM/hm

Attachment

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

Item # 183

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 12th day of May 1978.

Garrett L. Pokorny
Garrett L. Pokorny
Director of Planning

S. ERIC DINENNA
Zoning Commissioner

Petitioner: Cities Service
Petitioner's Attorney: J. K. Pokorny
Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

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

Item #183

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

Your petition does not meet the Zoning
Commissioner's requirements for filing, as per attached.

Garrett L. Pokorny
Garrett L. Pokorny
Director of Planning

Owner(s) Name: Cities Service Co.
Reviewed by: Nicholas B. Commodari

cc: A P R Associates
3320 Rosalie Avenue
Baltimore, Maryland 21234

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 25, 1978

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

RE: Special Exception Petition
Item Number 183
Petitioner: Cities Service

Dear Mr. Pokorny:

This office is in receipt of revised plans which reflect the required changes of this Committee.

In light of 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
Acting Chairman,
Zoning Plans Advisory Committee

NBC:amw

Enclosure

cc: A P R Associates
3320 Rosalie Avenue
Baltimore, Maryland 21234

Permit to the advertisement, posting of property, and public hearing on the same petition and it appearing that by reason of the requirements of Section 501.1 of the Baltimore County Zoning Ordinance, a Special Exception for food and sundries in combination with a service station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of June, 1978, that the aforementioned Special Exception should be 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 Health, the Department of Traffic Engineering, and the Office of Planning and Zoning.

By *Barry J. DiNenna*
Deputy Zoning Commissioner of Baltimore County and Development.

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BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Chairman
Nicholas B. Commodari

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

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

April 19, 1978

RE: Special Exception Petition
Item Number 183
Petitioner - Cities Service Co.

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.

Located on the northwest corner of Harford Road and Scherer Avenue in the 11th Election District, the subject property, presently zoned B.L. and D.R. 5.5, is improved with a service station operation. Surrounding properties along Scherer Avenue are improved with individual dwellings, while the properties fronting on Harford Road are improved with retail uses and a dwelling to the north.

Because of your client's proposal to raise the existing service building and construct a combination "quick-mart facility" and gas and go operation, this Special Exception is required. The site plan must be revised to indicate the proposed widening line of Harford Road and the setbacks of the proposed canopy and retail building. Since this building will be located less than 35 feet from the proposed widening line, a Variance

Joseph P. Pokorny, Esq.
Page 2
Item No. 183
April 19, 1978

will have to be included with this request. In addition to the above, the new sign must be re-located at least 6 feet from the proposed widening line, or if it is less than 6 feet, it must be reflected with the Variance request.

At the time of this writing the comments from the Office of Current Planning and Development were not available. For this reason and prior to making the requested revisions I suggest that your surveyor contact Mr. John Wimbley at 494-3335 for his comments concerning the submitted site plan.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,

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

NBC:rf

cc: A P R Associates
3320 Rosalie Avenue
Baltimore, Maryland 21234

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOURIKS, P.E.
DIRECTOR

April 22, 1978

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

Re: Item #183 (1977-1978)
Property Owner: Cities Service Co.
N/W cor. Harford Rd. & Scherer Ave.
Existing Zoning: B.L.-C.S. 2 & D.R. 5.5
Proposed Zoning: Special Exception for food and sundries in combination with a service station.
Acres: 0.651 District: 11th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were applied for this property in connection with the Zoning Advisory Committee review for Item #88 (1970-1971).

Baltimore County highway and utility improvements are not directly involved, and this office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #183 (1977-1978).

Very truly yours,

Ellsworth H. DiNenna
ELLSWORTH H. DINENNA, P.E.
Chief, Bureau of Engineering

END:RDN:FWB:83

N-NE Key sheet
35 NE 17 Pos. Sheet
NE 39 Topo
71 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Edward Hardisty
167th Colver Ln. Towson
FROM: Ellsworth H. DiNenna, P.E.

Item 88 (1970-1971)
SUBJECT: Property Owner: Jopca Green, Inc.
N/W corner int. of Harford Road and Scherer Avenue
Recent Zoning: B.L.
Proposed Zoning: Special Exception for automotive service station improvements and expansion
District: 11th
No. 13724

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.

Highways

Harford Road (Md. 147) is a State Road; therefore, all improvements, interventions and entrances on this road will be subject to State Roads Commission requirements.

Scherer Avenue, an existing County street, is improved as a 30-foot clear section in a 30-foot right-of-way. No further highway improvements are required.

The entrance locations are subject to approval by the Department of Traffic Engineering.

The entrances on Scherer Avenue shall be constructed in accordance with Baltimore County Standards.

Setback Controls

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drainage

Harford Road (Md. 147) is a State Road. Therefore, drainage requirements as to the effect the road come under the jurisdiction of the Maryland State Roads Commission.

Item 88 (1970-1971)
Property Owner: Jopca Green, Inc.
Page 2
January 8, 1978

Storm Drainage (Cont'd)

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or dangers to adjacent properties, especially by the concentration of surface waters. Correction of any problem with any result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water and Sanitary Sewers

Both public water supply and sanitary sewerage are available and presently serve this property.

The onsite sewerage, including any required interceptor, must conform to the requirements of the Baltimore County Planning Code.

Ellsworth H. DiNenna

ELLSWORTH H. DINENNA, P.E.
Chief, Bureau of Engineering

Technical Notes

N-NE Key Sheet
35 NE 17 Position Sheet
NE 39 Topo
71 Tax



Maryland Department of Transportation
State Highway Administration

Thomas E. Scheraga
Secretary
N.E. Callier, Jr.
Assistant Secretary

March 23, 1978

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 21, 1978
Item: 183
Property Owner: Cities Service Co.
Location: NW/C Harford Road (Rte. 147)
Scherer Ave.
Existing Zoning: B.L.-C.S. 2 & D.R. 5.5
Proposed Zoning: Special Exception for food & sundries in combination with a service station.
Acres: 0.651
District: 11th

Dear Mr. DiNenna:

The existing State Highway Administration right of way indicates on the plan does not conform to recent surveys made by the Administration. In addition, there is a proposed right of way widening which may affect the proposed sign. The proposed sign must be located beyond the right of way. We have attached two copies of the plan indicating the existing and proposed right of way.

The existing curb and shoulder paving ends somewhat to the south of the point indicated on the plan. Any subsequent plans must be revised to correctly indicate existing conditions.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
John E. Meyers

CLJEN:dj

Baltimore County
Office of Planning and Zoning
all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

April 28, 1978

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 #183, Zoning Advisory Committee Meeting, March 21, 1978, are as follows:

Property Owner: Cities Service Co.
Location: NW/C Harford Road and Scherer Avenue
Existing Zoning: B.L.-C.S.2 and D.R.5.5
Proposed Zoning: Special Exception for food and sundries in combination with a service station
Acres: 0.651
District: 11th

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.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

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



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

April 25, 1978

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

Dear Mr. DiNenna:
Comments on Item #83, Zoning Advisory Committee Meeting,
March 21, 1978, are as follows:

Property Owner:	Cities Service Co.
Location:	8400 Harford Rd. & Scherer Ave.
Existing Zoning:	B.L.-C.S. 2 & D.R. 5.5
Proposed Zoning:	Special Exception for food & sundries in combination with a service station.
Acres:	0.651
District:	11th

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

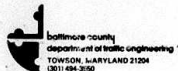
If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

The above property owner is required to obtain a Permit to Construct for any new underground storage tank (5,000 gallons or more) from the Division of Air Pollution Control, 1504-3775.

Very truly yours,
Thomas H. Lavin
Thomas H. Lavin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TLD/KS/rlh

cc: J. J. Dieter
W. L. Phillips



STEPHEN S. COLLINS
DIRECTOR

March 29, 1978

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

Item No. 183	-	SAC -	March 21, 1978
Property Owner:		Cities Service Co.	
Location:		8400 Harford Rd. & Scherer Ave.	
Existing Zoning:		B.L.-C.S. 2 & D.R. 5.5	
Proposed Zoning:		Special Exception for food & sundries in combination with a service station.	

Acres:	0.651
District:	11th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for food and sundries in combination with a service station.

Very truly yours,

Michael S. Planigan
Michael S. Planigan
Traffic Engineer Associate

NSP/has



Paul H. Reinecke
CHIEF

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Cities Service Co.

Location: NW/C Harford Rd. & Scherer Ave.

Item No. 183 Zoning Agenda Meeting of 3/21/78

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 accepted 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 _____ XXXXXX 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.

NOTE: Plans comply with Section 16.76 of A.I.A. 1976 Edition.

REVIEWED BY: *Thomas H. Lavin* Noted and Approved: *George M. Hagan*

Planning Group
Special Inspection Division

Fire Prevention Bureau



JOHN SEEVER
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 #183 Zoning Advisory Committee Meeting, March 21, 1978 are as follows:

Property Owner:	Cities Service Company
Location:	8400 Harford Road and Scherer Ave.
Existing Zoning:	B.L.-C.S. 2 & D.R. 5.5
Proposed Zoning:	Special Exception for food and sundries in combination with a service station.

Acres:	0.651
District:	11th

The items checked below are applicable:

- X1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1973 Building Code of Maryland Code for the Handicapped and other applicable codes.
- X2. A building permit shall be required before construction can begin.
- X3. Additional driving & parking permits shall be required.
- X4. Building shall be upgraded to new use - requires alteration permit.
- X5. Three sets of construction drawings will be required to file an application for a building permit.
- X6. 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.
- X7. Wood frame walls are not permitted within 30' of a property line. Contact Building Department if distance is between 30' and 60' of property line.
- X8. Reported setback variance conflicts with the Baltimore County Building Code. See Section _____.
- X9. No Comments.
- X10. Comments: Include handicapped parking provision, curb cuts, etc.

Very truly yours,
Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CD:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: March 20, 1978

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

Z.A.C. Meeting of: March 21, 1978

RE: Item No: 183
Property Owner: Cities Service Co.
Location: NW/C Harford Rd. & Scherer Ave.
Present Zoning: B.L.-C.S. 2 & D.R. 5.5
Proposed Zoning: Special Exception for food & sundries in combination with a service station.

District: 11th
Sq. Acres: 0.651

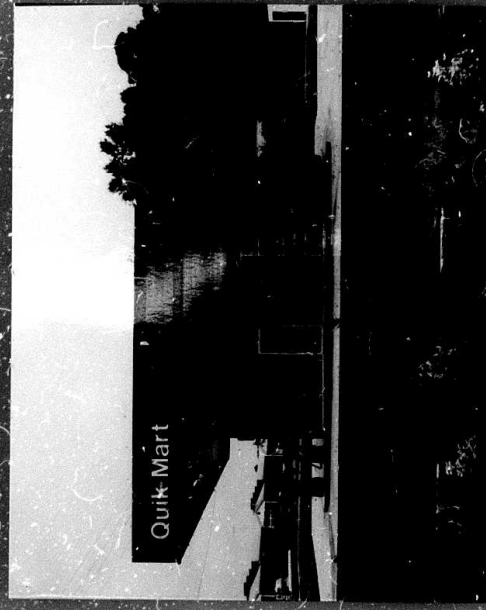
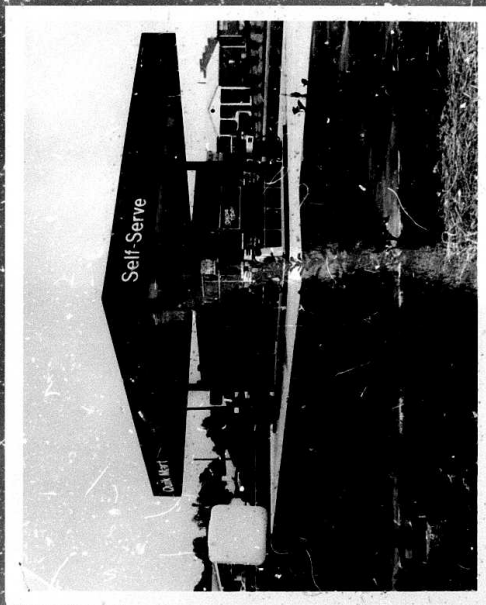
Dear Mr. DiNenna:

Re hearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

NSP/tp

JOSEPH M. HUGHMAN, PRESIDENT	THOMAS H. LAVIN, DIRECTOR	ALVIN LORECK
F. RAYMOND WILLIAMS, JR., VICE PRESIDENT	ROGER B. HAYDEN	MARK HAYTON & SMITH, JR.
MARCUS W. ROSSIGNOL	ROBERT T. DUREL, REPRESENTATIVE	RICHARD W. TRACET, D.V.M.





CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 7 Date of Posting 8-25-28
 Posted for Special Inspection
 Petitioner Little Sisters Pub. Company
 Location of property 409 Grand St. E. between Ave. NW
Corner
 Location of Signs Front of Property
 Remarks _____
 Posted by C. Leonard Date of return 8-25-28

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 7th day of March 1978. Filing Fee \$50.00. Received ☒ Check ☐

____ Other

Eric Dilenna
S. Eric Dilenna,
Zoning Commissioner

Petitioner R. H. Clutword
City Service

Submitted by Bobbie Welch

Petitioner's Attorney Joseph K. Pothorny Reviewed by Diane Clutter

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

CERTIFICATE OF PUBLICATION

TO: VERNON, MD., Nov. 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., ~~from the 1st day of~~ the 12th day of June, 1979, the ~~first~~ publication appearing on the 25th day of May.

19. 78

THE JEFFERSONIAN.

Cost of Advertisement, \$.....

BALTIMORE COUNTY MARY-ND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 65617

DATE May 13, 1978 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED BY Joseph K. Bucurmy, Reg.
FROM Filing Fee for Cities Service Oil Co. Case #78-266-X
FOR

5000 PENN 15 5000 NW

VALIDATION BY OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL
EXCUTION--DA. DIST. CT

HEARING: Petition for Special License for food and nondrink combination with a service station.
LOCATION: Northernmost intersection of Hartford Road and School Avenue.
DATE & TIME: Monday, June 10th at 10:30 A.M.
PUBLIC HEARING: Room 101, County Office Building, 111 Chesapeake Avenue, Towson, Maryland.

The Licensing Commissioners of Limerick County, by authority of Licensing Act and Regulations of Limerick County, will hold a public

Petition for a Special Except
for food and sundries in com-
tion with a service station

Beginning for the same at an 18 inch pipe now set on the Northeast corner of Scherr Avenue, 50 feet wide.

shown on the Plat. of Scherer & Co. as recorded among the Land Records of Baltimore County in Maryland Liber 15-D, Folio 467, consists of building being attached to the rear of the lot.

the Southeast corner of Lot 1 shown on the Plat of "Scherer Heights" recorded among the beforementioned Land Records, Vol. Plat Book G.3 at folio 80; whereas, having Sub-

Southeasterly outline of said Lot referring all courses to the T. Meridian as established for the

Union County Fair-pollita, then North 27 degrees 48 minutes 40 seconds East 190.00 feet; thence being the center of "St. Heights" and running South 50

green 12 minutes 40 sec side 1
150.00 feet to intersect the No
westerly side of Hartford Road
feet wide, as shown on the B
Roads Commission of Mary

Flat No. 2097; thence heading 30° on South 77 degrees 43 minutes seconds West 244.00 feet to a point at the beginning of a junction connecting the Northwesterly

of Hartford Road with the No. 1 easterly sid. of Bolander Ave. these binding shall said cur having a radius of 25.00 feet for

of South 83 degrees 47 minutes
seconds West 33.35 feet to a p
on the Northeasterly side of Ro
er Avenue; thence following the

North 50 degrees 14 minutes 30 seconds West 124.14 feet to the point beginning; containing 28.777 acres, more or less.

Public Hearing: Room 106, C

By Order Of
E ERIC DIVENNA
 Election Commissioner of

May 21.


 OFFICE OF
THE TIMES
 NEWSPAPERS
 TOWSON, MD. 21204 May 25 19 78

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR SPECIAL EXCEPTION - Cities Service
Oil Company
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 26th day of May 1978, that is to say, the same was inserted in the issues of May 25, 1978

STROMBERG PUBLICATIONS, INC.

BY E. J. Bourgee

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

No. 713325

DATE 7-27-78 RECEIPT NO. 01-562

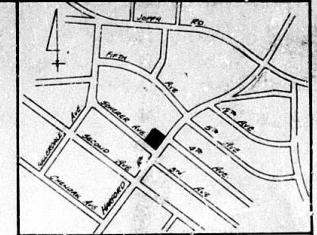
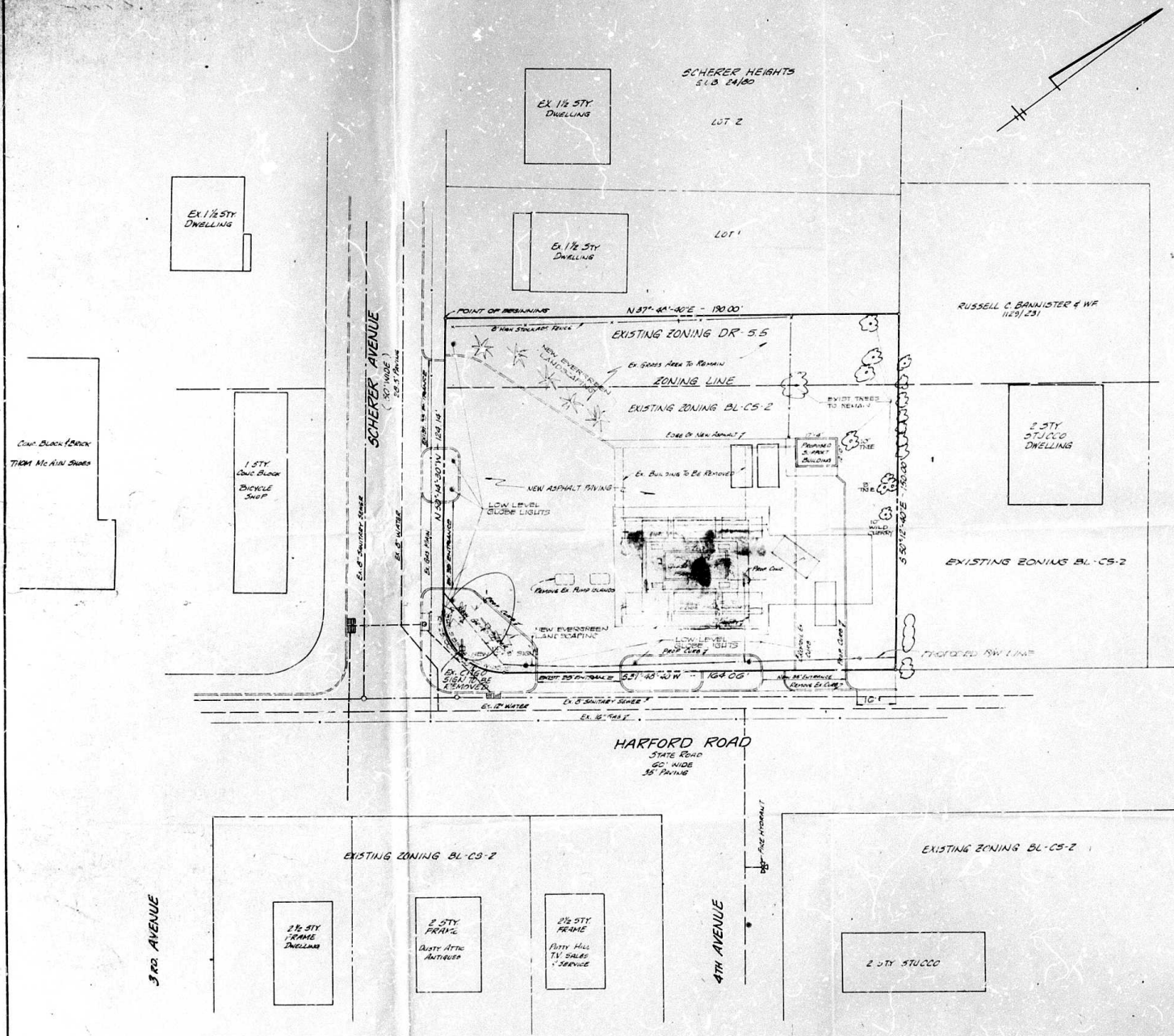
AMOUNT \$62.14

RECEIVED FROM Cities Service Co.
Dept. of Advertising and Printing
FOR Cash No. 78-266-0

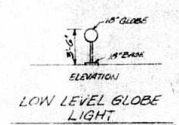
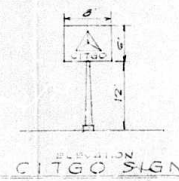
AMOUNT 62.12

DATE 08-05-78

VALIDATION: ON SIGNATURE OF CASHIER



LOCATION MAP
SCALE: 1" = 50'



GENERAL NOTES

- 1) AREA OF PROPERTY 26,577.54 SF or 0.65 AC.
AREA OF BL ZONING 26,577.54 SF
- 2) EXISTING ZONING BL-CS-2 & DR-5.5
EXISTING USE AUTOMOTIVE SERVICE STATION
- 3) PARKING SPACES REQUIRED
1 SPACE PER 200 SF RETAIL AREA 378/200 = 1.9
PARKING SPACES PROVIDED 2
- 4) PROPOSED USE GAS AND GO PLUS
QUICK MART FACILITY
- 5) AREA REQUIREMENTS - ONE DISTENDER
ISLAND WITH FOUR PUMPS CAPABLE
OF SERVICING FOUR CARS AT ANY ONE TIME.
(4 WAITING SPACES PROVIDED)
- 6) TOTAL AREA REQUIRED - 15,000 SF PLUS
2% AREA OF QUICK MART BUILDING
41,378 = 1512 + 15000 = 16,512 SF
- 7) ACCESS - EXISTING ENTRANCES TO
REMAIN AND TO BE IMPROVED
- 8) LANDSCAPING
RETAIL NOZ - 2% OF PROPERTY
PROVIDED - 1.34

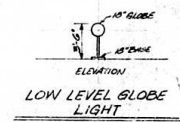
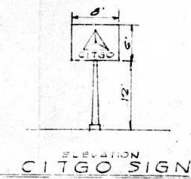
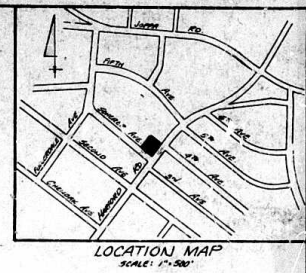
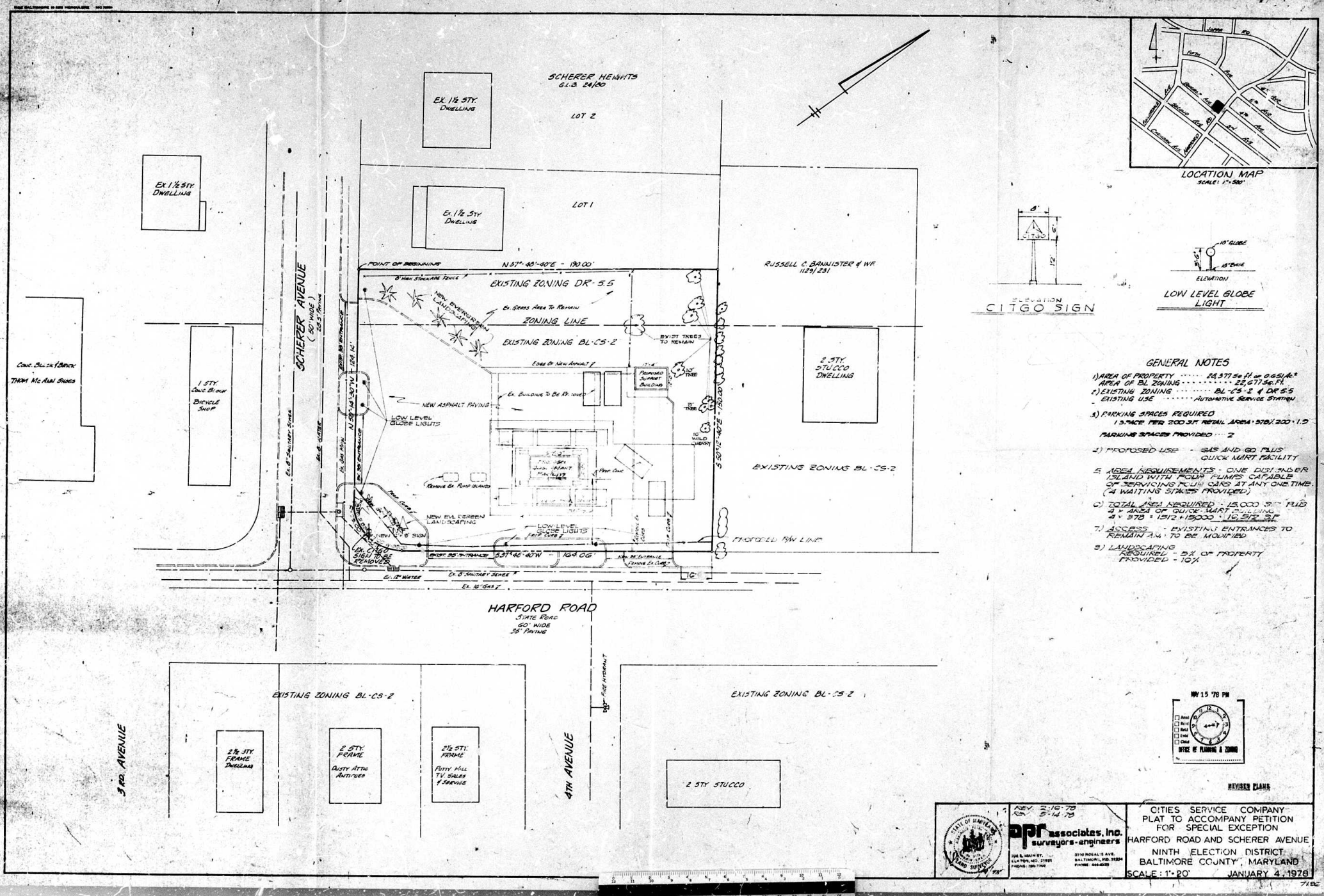
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 8-16-77
78-266

MICROFILMED

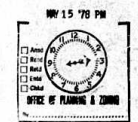


APR 1978
APR 1978
dpr associates, inc.
surveyors-engineers
204 S. MAIN ST.
BALTIMORE, MD 21201
PHONE: 381-7400

CITIES SERVICE COMPANY
PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION
HARFORD ROAD AND SCHERER AVENUE
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20' JANUARY 4, 1978



- GENERAL NOTES**
- 1) AREA OF PROPERTY 28,371.56 sq ft or 0.6514 ac
 - 2) AREA OF BL ZONING 22,671.56 sq ft
 - 3) EXISTING ZONING BL-CS-2 & DR-5.5
 - 4) EXISTING USE Automotive Service Station
 - 5) PARKING SPACES REQUIRED
1.5 SPACE PER 200 SQ FT RETAIL AREA 570 / 200 = 2.85
PARKING SPACES PROVIDED 2
 - 6) PROPOSED USE GAS AND GO PLUS
QUICK MART FACILITY
 - 7) IDEAL REQUIREMENTS - ONE CURB UNDER
SHOULDER WITH FOUR PLACES CAPABLE
OF SERVICING FOUR CARS AT ANY ONE TIME.
(4 WAITING SPACES PROVIDED)
 - 8) TOTAL AREA REQUIRED - 15,000 SQ FT PLUS
2 x AREA OF CURB WART PARKING
4' x 30' = 120' x 150' = 18,000' x 150' = 2700 SQ FT
 - 9) ACCESS - EXISTING ENTRANCES TO
REMAIN AS TO BE MODIFIED
 - 10) LANDSCAPING
REQUIRED - 25% OF PROPERTY
PROVIDED - 10%

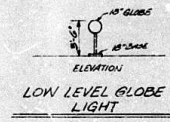
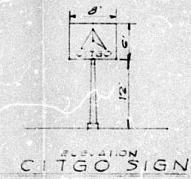
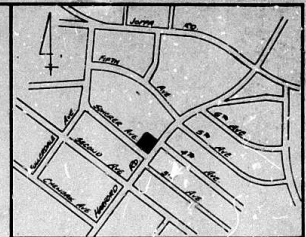
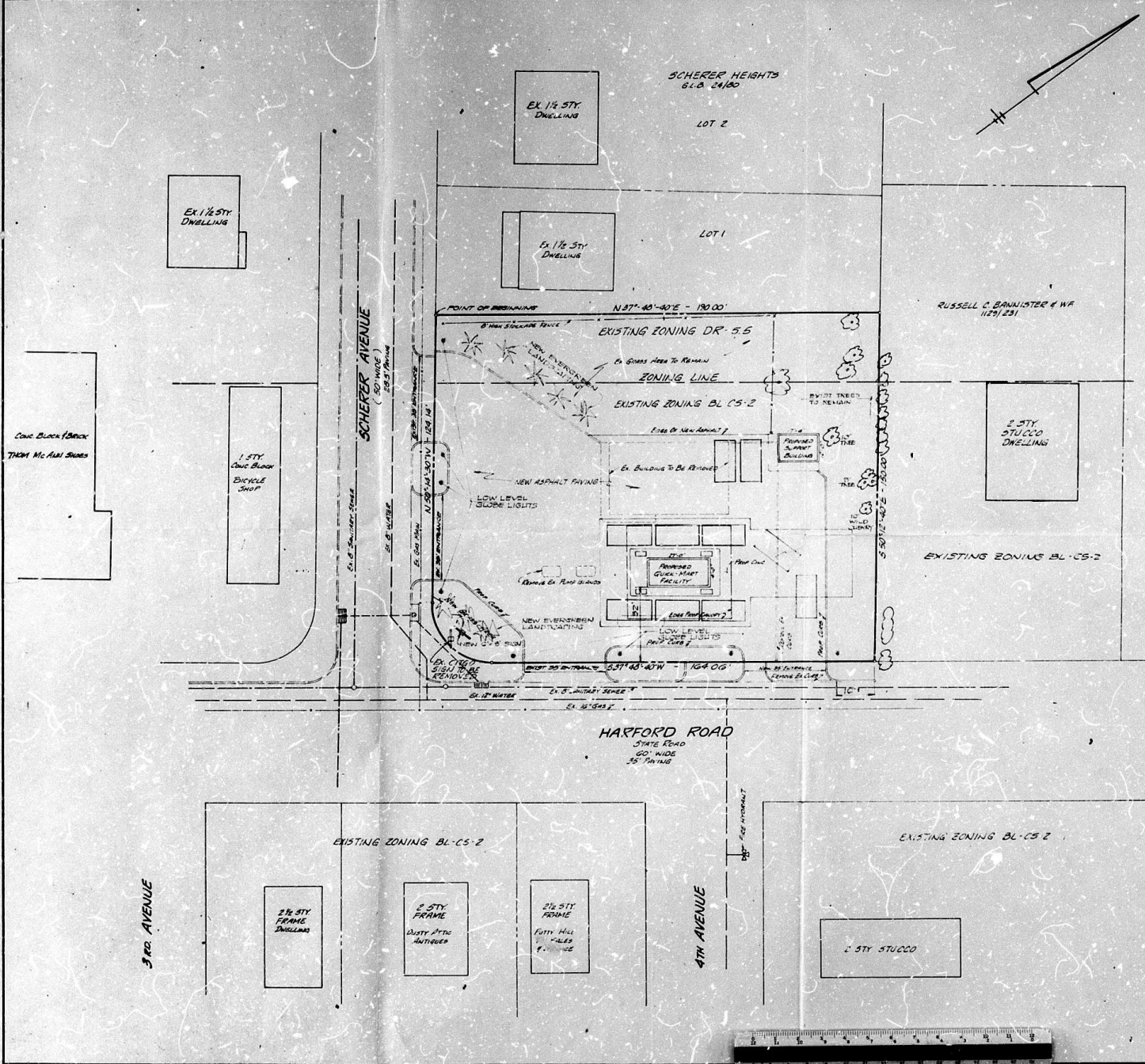


PPF associates, inc.
surveyors-engineers

2716 BRADLEY AVE.
BALTIMORE, MD 21204
PHONE 368-0229

JOE E. MANNING
BALTIMORE, MD 21201
PHONE 368-7108

CITIES SERVICE COMPANY
PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCESSION
HARFORD ROAD AND SCHERER AVENUE
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20' JANUARY 4, 1978



- GENERAL NOTES**
- 1) AREA OF PROPERTY 22,571 sq. ft. (0.51 ac.)
 - 2) AREA OF BL ZONING 22,671 sq. ft.
 - 3) EXISTING ZONING BL-C5-2 & DP-5.5
 - 4) EXISTING USE AUTOMOTIVE SERVICE STATION
 - 5) PARKING SPACES REQUIRED
1 SPACE PER 200 SQ. FT. RETAIL AREA = 378 / 200 = 1.9
PARKING SPACES PROVIDED 2
 - 6) PROPOSED USE GAS AND SO. FLUIDS
QUICK MART FACILITY
 - 7) AREA REQUIREMENTS 1) 1' DISTENDER
ISLAND WITH FOUR PUMPS CAPABLE
OF SERVING FOUR CARS AT ANY ONE TIME.
2) WAITING STALLS PROVIDED
 - 8) TOTAL AREA REQUIRED 11,000 SQ. FT.
4' AREA OF QUICK MART BUILDING
4' 378 = 1512 = 12,512 SQ. FT.
 - 9) ACCESS EXISTING ENTRANCES TO
NEIGHBORHOOD AND TO BE MAINTAINED
 - 10) LANDSCAPING 10% OF PROPERTY
PROVIDED 2%

Old Plat
16
9
34.74
15
17



APR 2 1978
dpr associates, inc.
surveyors-engineers
2612 MAIN ST.
BALTIMORE, MD. 21211
PHONE 443-1700

CITIES SERVICE COMPANY
PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION
HARTFORD ROAD AND SCHERER AVENUE
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20' JANUARY 4, 1978



5 1/2 STY DWELLING

CONC. BLOCK & BRICK
THRU Mc ANN SHEDS

1 STY CONC BLOCK
BICYCLE SHED

SCHERER AVENUE
(50' WIDE)
25.5' PAVING

EX. 1/2 STY DWELLING

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EX. 1/2 STY DWELLING

SCHERER HEIGHTS
G.L.B. 24/00

LOT 2

EX 1/2 STY DWELLING

EX 1/2 STY DWELLING

LOT 1

RUSSELL C. BANISTER & WIFE
11/29/1931

EXISTING ZONING DR-5.5

EXISTING ZONING BL-C5-2

EXISTING ZONING BL-C5-2

HARFORD ROAD
STATE ROAD
50' WIDE
55' PAVING

EXISTING ZONING BL-C5-2

EXISTING ZONING BL-C5-2

2 1/2 STY FRAME DWELLING

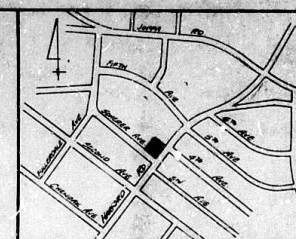
2 STY FRAME DWELLING
DUSTY ATTIC
ANTIQUE

2 1/2 STY FRAME DWELLING
DUSTY ATTIC
TV SALES
FURNITURE

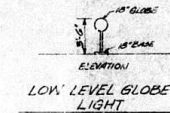
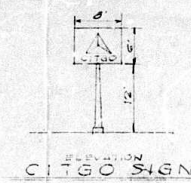
2 STY STUCCO

3 RD AVENUE

4TH AVENUE



LOCATION MAP
SCALE: 1" = 50'



GENERAL NOTES

- 1) AREA OF PROPERTY 10,371.56 sq ft or 0.65 AC.
AREA OF BL ZONING 25,671.56 sq ft
- 2) EXISTING ZONING BL-C5-2 & DR-5.5
EXISTING USE AUTOMOTIVE SERVICE STATION
- 3) PARKING SPACES REQUIRED
1 SPACE PER 200 SQ FT TOTAL AREA = 508 / 200 = 2.54
PARKING SPACES PROVIDED 2
- 4) PROPOSED USE GAS AND 60 PLUS
QUICK MART FACILITY
- 5) AREA REQUIREMENTS - ONE DISPERSED
ISLAND WITH FOUR PUMPS CAPABLE
OF SERVICING FOUR CARS AT ANY ONE TIME.
(4 WAITING SPACES PROVIDED)
- 6) TOTAL AREA REQUIRED - 15,000 SQ FT PLUS
4" AREA OF QUICK MART BUILDING
3" STG + 1512 + 18500 = 10,371.56 SQ FT
- 7) ACCESS - EXISTING ENTRANCES TO
REMAIN AND TO BE MODIFIED
- 8) LANDSCAPING
REQUIRED - 5% OF PROPERTY
PROVIDED - 12%

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 7-16-77
78-266



REV 2-16-73
REV 2-14-73
dpr associates, inc.
surveyors - engineers
200 E. MAIN ST.
BALTIMORE, MD 21201
PHONE 781-1700
5700 ROCKFORD AVE.
BALTIMORE, MD 21204
PHONE 444-8400

CITIES SERVICE COMPANY
PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION
HARFORD ROAD AND SCHERER AVENUE
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20' JANUARY 4, 1978

