

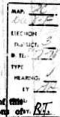
79-93-A 19 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Stafac, Incorporated, 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 for a Variance from Section 205-4A, 2 A to allow a driveway to be set back 5 feet from right of way in lieu of the required 10 feet.

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

Additional 5 feet needed to serve full use of canopy over existing fuel pumps.



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

I, or we, agree to pay expenses of all 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.

Notary Public for Baltimore County, Maryland, I certify that the foregoing is a true and correct copy of the petition as filed with me on this 11th day of October, 1978.

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RE: PETITION FOR VARIANCE
56 corner of Reisterstown Rd.
and Village Rd., 3rd District
OF BALTIMORE COUNTY

STAFAC, INCORPORATED, Petitioner : Case No. 79-93-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.

Peter Max Zirmann
Peter Max Zirmann
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 29th day of September, 1978, a copy of the foregoing Order was mailed to Stafac, Incorporated, 100 W. 10th Street, Wilmington, Delaware 19899, Petitioner and Ron Tichy, District Eng., Shell Oil Company, 5565 Sterrett Place, Columbia, Maryland 21044.

John W. Heslin, III
John W. Heslin, III

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 486-2500

S. ERIC DI NENNA
ZONING COMMISSIONER
George J. Martinek
Deputy Zoning Commissioner

October 26, 1978

Mr. Ronald G. Tichy
District Engineer
Shell Oil Company
5565 Sterrett Place
Columbia, Maryland 21044

RE: Petition for Variance
SE corner of Reisterstown Road
and Village Road - 3rd Election
District
Stafac, Incorporated - Petitioner
NO. 79-93-A (Item No. 1)

Dear Mr. Tichy:

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

Very truly yours,

S. ERIC DI NENNA
S. ERIC DI NENNA
Zoning Commissioner

SED:mr
Attachment
cc: Stafac, Incorporated
100 West 10th Street
Wilmington, Delaware

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

W. T. SADLER, INC.
Engineers

Job No. 4856

DESCRIPTION TO ACCOMPANY PETITION FOR SETBACK VARIANCE

OWNER: STAFAC, INCORPORATED
APPLICANT: SHELL OIL COMPANY
LOCATION: REISTERSTOWN ROAD (U.S. ROUTE 140) AT VILLAGE ROAD
3RD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
DATE: JULY 6, 1978

DESCRIPTION:
Beginning for the same at a point on the Northeast side of Reisterstown Road, U.S. Route 140, at the point of curve of the curve connecting the Northeast side of Reisterstown Road with the Southeast side of Village Road, thence running and blinding 31.42 feet along the arc of a curve to the right having a radius of 20 feet to the Southeast side of Village Road, thence running along the Southeast side of Village Road North 55 degrees 11 minutes East 100 feet and 30 feet to the arc of a curve to the left having a radius of 479.35 feet, thence leaving Village Road and running South 35 degrees 44 minutes 20 seconds East 142.89 feet and South 40 degrees 34 minutes West 150 feet to the Northeast side of Reisterstown Road, thence running along the Northeast side of Reisterstown Road North 34 degrees 49 minutes West 162.33 feet to the place of beginning. Containing 26,675 square feet of land, more or less.

Being all of lots 33, 34 and 35 on the plat of "Pikesville Village" recorded among the Land Records of Baltimore County in Plat Book 14, folio 16.



BY: William T. Sadler DATE: 10/26/78
William T. Sadler P.E.S. 7730

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
Zoning Commissioner Date: October 17, 1978

FROM: Leslie H. Graft, Director of Planning

SUBJECT: Petition 79-93-A, Item 19.

Petition for Variance for front yard setback
Southeast corner of Reisterstown Road, and Village Road
Petitioner - Stafac, Incorporated

3rd District

HEARING: Monday, October 22, 1978 (10:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Leslie H. Graft
Leslie H. Graft
Director of Planning

LHG:jgh

BALTIMORE COUNTY

ZONING PLANS ADVISORY COMMITTEE



Mr. Ronald Tichy
Shell Oil Company
5565 Sterrett Place
Columbia, Maryland 21044

Item No. 19

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 8th day of August 1978.

S. ERIC DI NENNA
S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Stafac, Inc.
Petitioner's Attorney: Reviewed by: William T. Sadler
cc: Stafac, Incorporated W. T. Sadler, Inc. Nicholas B. Commodari
100 W. 10th Street 305 W. Chesapeake Ave. Chairman, Zoning Plans
Wilmington, Delaware Towson, Maryland 21204 Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

October 4, 1978

cc: Nicholas B. Commodari
Chairman

Mr. Ronald Tichy
Shell Oil Company
5565 Sterrett Place
Columbia, Maryland 21044

RE: Variance Petition
Item No. 19
Petitioner - Stafac, Inc.

Dear Mr. Tichy:

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 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.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and item, 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

NEC:mr
Enclosure

cc: Stafac, Incorporated
100 W. 10th Street
Wilmington, Delaware

W. T. Sadler, Inc.
305 W. Chesapeake Avenue
Towson, Maryland 21204

10/22/1978

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner:

the above Variance should be had, and it further appearing that by reason of the granting of the Variance requested, no adversely affecting the health, safety, and general welfare of the community, the Variance to permit a front yard setback of five feet from the right-of-way line in lieu of the required ten feet for a canopy should be granted.

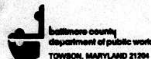
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of October, 1978, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Zoning Commissioner of Baltimore County Department of Public Works, and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. MOUNING, P.E.
DIRECTOR

August 21, 1978

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

Re: Item #19 (1978-1979)
Property Owner: Stefac, Inc.
S/E cor. Reisterstown Rd. & Village Rd.
Existing Zoning: B.L.
Proposed Zoning: Variance to permit a canopy to be setback 5' from the right-of-way line in lieu of the required 10'.
Acres: 0.5665 District: 3rd

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 #19 (1978-1979).

Very truly yours,

Ellsworth M. Dwyer, P.E.
ELLSWORTH M. DWYER, P.E.
Chief, Bureau of Engineering

END:DMH:FWH:SS

P-NE Key Sheet
31 NW 22 Pos. Sheet
NW 8 & 7 Topo
68 & 78 Tax Maps



Maryland Department of Transportation
State Highway Administration

Harvey R. Hennessey
Secretary
B.S. & Civil
Administrator

August 16, 1978

Mr. George J. Martink
Deputy Zoning Commissioner
County Office Bldg.
Towson, Md 21204

Attention: Mr. N. Commodori

Re: Z.A.C. Meeting, August 8, 1978
Item: 19
Property Owner: Stefac, Inc.
Location: SE/C Reisterstown Road (Rte. 140) & Village Road
Existing Zoning: B.L.
Proposed Zoning: Variance to permit a canopy to be setback 5' from the right of way line in lieu of the required 10'.
Acres: 0.5665
District: 3rd

Dear Mr. Martink:

The proposed canopy should have no adverse effects on the State highway.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyer
By: John E. Meyer

CL:JEM:dj

My telephone number is (301) 383-4320

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



LESLIE H. GRAFT
DIRECTOR

September 21, 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 #19, Zoning Advisory Committee Meeting, August 8, 1978, are as follows:

Property Owner: Stefac, Inc.
Location: SE/C Reisterstown Road and Village Road
Existing Zoning: B.L.
Proposed Zoning: Variance to permit a canopy to be setback 5' from the right of way line in lieu of the required 10'.
Acres: 0.5665
District: 3rd.

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



Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

August 28, 1978

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

Dear Mr. DiNenna:

Comments on Item #19, Zoning Advisory Committee Meeting, August 8, 1978, are as follows:

Property Owner: Stefac, Inc.
Location: SE/C Reisterstown Rd. & Village Rd.
Existing Zoning: B.L.
Proposed Zoning: Variance to permit a canopy to be set back 5' from the right of way line in lieu of the required 10'.
Acres: 0.5665
District: 3rd

Granting the proposed variance should not present any health hazards.

Very truly yours,

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

TDH/HE/ELG



Paul H. Reinecke
CHIEF

August 18, 1978

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

Attention: N. Commodori, Chairman
Zoning Advisory Committee

Re: Property Owner: Stefac, Inc.

Location: SE/C Reisterstown Rd. & Village Rd.

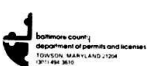
Item No. 19 Zoning Agenda Meeting of 06/08/78

Comments:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ WISCONSIN 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.
- () 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", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed by *Thomas H. Devlin* Noted and Approved
Planning Group Special Inspection Division Fire Prevention Bureau



JOHN D. LEFFERT
DIRECTOR

August 22, 1978

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

Dear Mr. DiNenna:

Comments on Item # 19 Zoning Advisory Committee Meeting, August 8, 1978 are as follows:

Property Owner: Stefac, Inc.
Location: SE/C Reisterstown Road & Village Road
Existing Zoning: B.L.
Proposed Zoning: Variance to permit a canopy to be setback 5' from the right of way line in lieu of the required 10'.

Acres: 0.5665
District: 3rd

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1976 Edition and the 1971 Supplement, and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Additional _____ permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. 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.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 4'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____
- I. No Comments.
- J. Comments:

Charles E. Burman
Charles E. Burman
Plans Review Chief

CB:rlj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 3, 1978

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

Z.A.C. Meeting of: August 8, 1978

RE: Item No. 19
Property Owner: Stefac, Inc.
Location: SE/C Reisterstown Rd. & Village Rd.
Present Zoning: B.L.
Proposed Zoning: Variance to permit a canopy to be setback 5' from the right of way line in lieu of the required 10'.

District: 3rd
No. Acres: 0.5665

Dear Mr. DiNenna:

no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

WGP/tp

JOSEPH W. McDONALD, PRESIDENT
T. GAYARD WILLIAMS, JR., VICEPRESIDENT
MARCOUS B. BOUTHAIS

THOMAS H. DUFFY
MRS. LORRAINE F. CHMUS
ROBERT V. DUBIL, SUPERINTENDENT

ALVIN LORECK
MRS. MILDRED E. BRYAN, JR.
ROBERT W. TRACY, D.V.M.

MAR 22 1979

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 5, 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 a week on the 1st day of October, 1978, the 25th day of October, 1978, the 2nd publication appearing on the 5th day of October, 1978.

THE JEFFERSONIAN,

B. Lewis Shuck
Manager

Cost of Advertisement, \$.....



TOWSON, MD. 21204 October 5 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - STAC, Incorporated

was inserted in the following:

- ☐ Catonsville Times
- ☐ Dundalk 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 6th day of October, 1978, that is to say, the same was inserted in the issues of October 5, 1978

STROMBERG PUBLICATIONS, INC.

E. Eric Dinno

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Index		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					11	11P				
Petition number added to outline										
Denied										
Granted by ZC, RA, CC, CA										
Reviewed by: <i>MT</i>	Revised Plans: Change in outline or description Yes No									
Previous case: <i>E-4-NX</i>	Map # <i>11P</i>									

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 73529

DATE: Sept. 26, 1978 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED V.P. Sadler, Jr., 305 V. Chesapeake Ave., Towson, Md. 21206, Filing Fee for Status, Yoc., Met for Hearing 10:30 A.M. Oct. 23, 1978

25.00 MD

VALIDATION OF SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76100

DATE: October 25, 1978 ACCOUNT: 01-662

AMOUNT: \$51.35

RECEIVED Shell Oil Co.
for Posting & Advertising Property Case No. 79-93-A

Mr. Ron Tishy
Shell Oil Co.
5565 Starry's Place
Columbia, Md. 21046

5435 MD

VALIDATION OF SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *3-4* Date of Posting: *Oct. 7, 1978*
Posted for: *PETITION FOR VARIANCE*
Petitioner: *STAC, INCORPORATED*
Location of property: *SE CORNER REISTERSTOWN RD. & VILLAGE RD.*
Location of Sign: *FRONT 170 REISTERSTOWN RD.*
Remarks: *SIGN 18" HIGH, 18" WIDE, FRONT SHOW, WINDEN*
Posted by: *Thomas E. Rahal* Date of return: *Oct. 11, 1978*
Signature

1-SIGN

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this *26* day of *July* 1978 Filing Fee \$ *5.00* Received ☒ Check ☐ Cash ☐ Other

S. Eric Dinno
S. Eric Dinno,
Zoning Commissioner

Petitioner: *Stac, Inc.* Submitted by _____
Petitioner's Attorney _____ Reviewed by *MT*

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

GENERAL NOTES

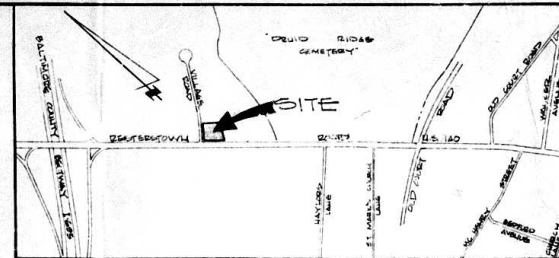
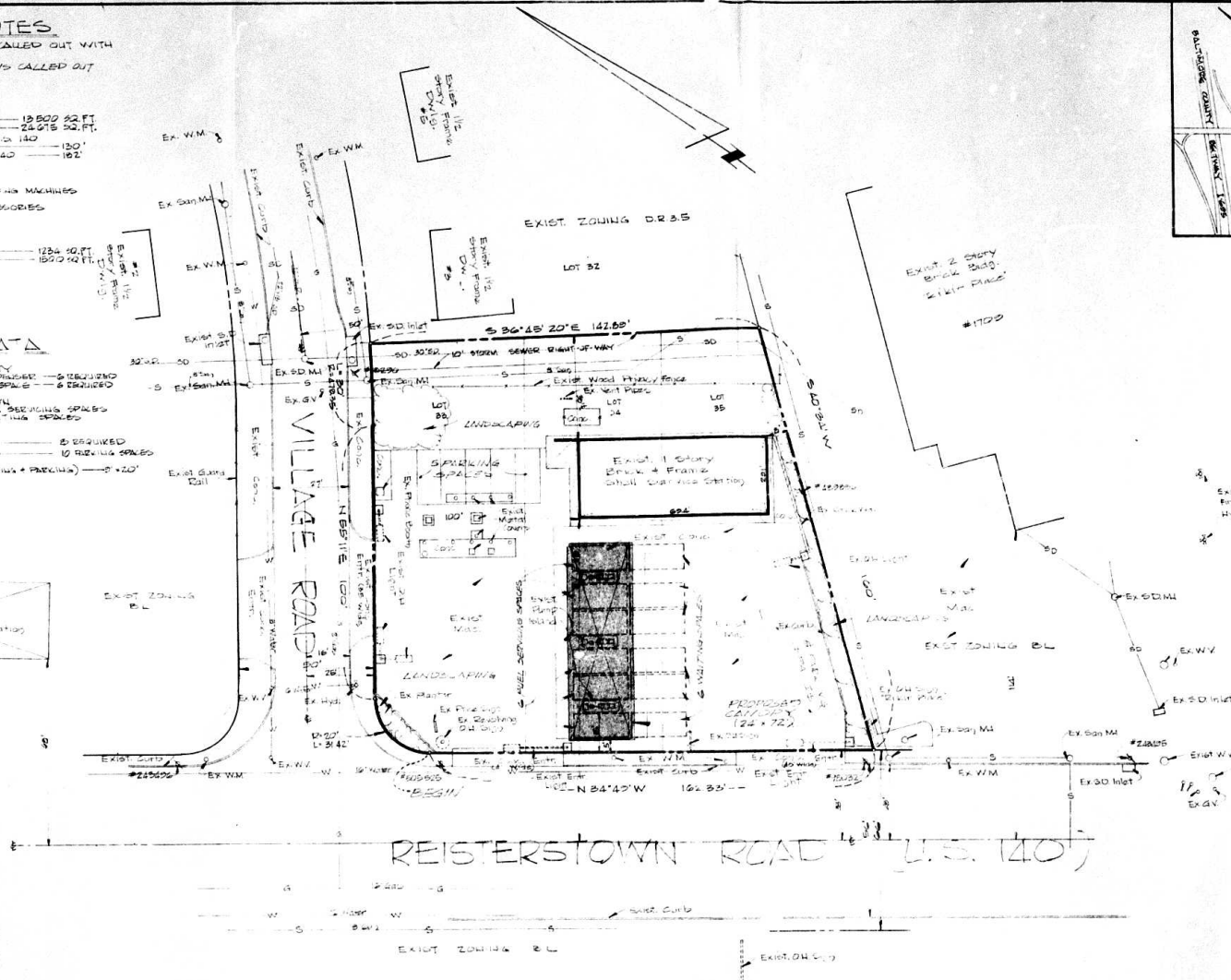
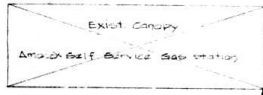
- EXISTING DATA SHOWN HEREON IS CALLED OUT WITH VERTICAL LETTERING.
PROPOSED DATA SHOWN HEREON IS CALLED OUT WITH SLANTED LETTERING.
- EXISTING ZONING B.L.
- SITE DIMENSIONS AND SIZES:
MINIMUM AREA REQUIRED 13,800 SQ. FT.
AREA OF SITE SHOWN 24,515 SQ. FT.
MINIMUM WIDTH REQUIRED ALONG U.S. 140 130'
20' DEVIATIONS TIMES 60' 130'
WIDTH OF SITE SHOWN ALONG U.S. 140 182'

- ANALYZED USED:
VEHICLE RESERVE SERVICE
SALE OF CIGARETTES, ETC. FROM VENDING MACHINES
TIRE SALES & INSTALLATION
SALE OF SMALL AUTO PARTS & ACCESSORIES
MINOR ACCESSORY USED.

- LANDSCAPING
MINIMUM AREA REQUIRED
5% OF TOTAL SITE (24,515 SQ. FT.) 1,226 SQ. FT.
LANDSCAPING AREA SHOWN 1,890 SQ. FT.

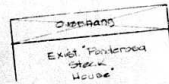
PARKING DATA

- REQUIRED VEHICLE RESERVE CAPACITY
1 FULL SERVICE SPACE PER 100 CARS/DRIVERS - 245 REQUIRED
1 WAITING SPACE PER 100 CARS/DRIVERS - 245 REQUIRED
VEHICLE RESERVE CAPACITY SHOWN 6 FULL SERVICE SPACES
& WAITING SPACES
REQUIRED PARKING CAPACITY 245 PARKING SPACES PER SERVICE DAY
PARKING CAPACITY SHOWN 10 SERVICE SPACES
TYPICAL SPACE (FULL SERVICE, WAITING & PARKING) 8' x 20'



VICINITY MAP
1" = 500'

MAP	DATE
REVISION	DATE
BY	DATE
CHKD	DATE
APP'D	DATE
DATE	



EXIST. ARCO STATION

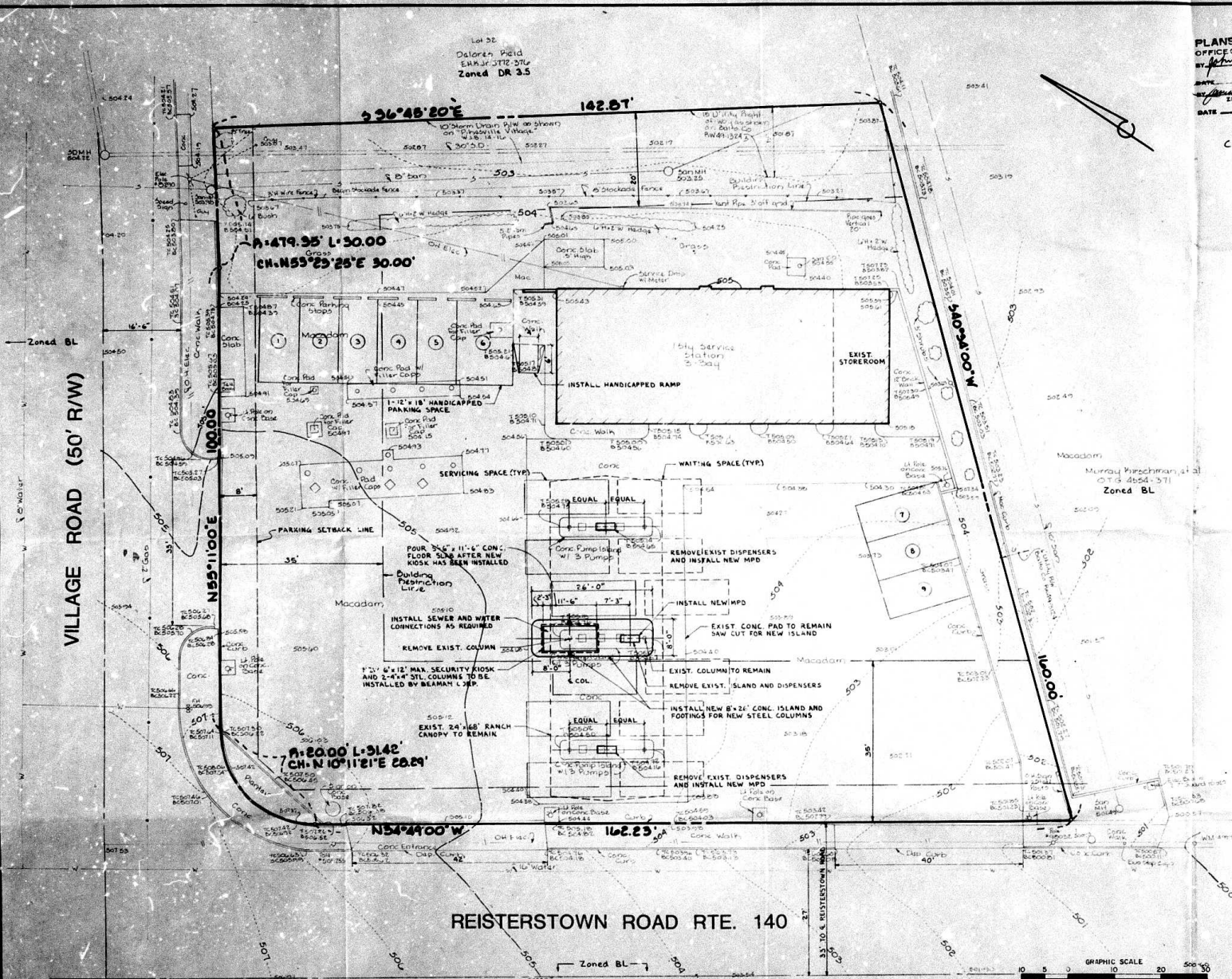


W. T. SADLER, INC.
SURVEYORS
205 W. CHESAPEAKE AVE.
BALTIMORE, MARYLAND 21201

PLAN TO ACCOMPANY APPLICATION FOR
BUILDING PERMIT
AND DETAIL VARIANCE
FOR PROPERTY LOCATED ON
REISTERSTOWN ROAD (U.S. 140)
AT
VILLAGE ROAD
ELECTION DISTRICT 3 BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20' JULY 5, 1970

APPLICANT
SHELL OIL COMPANY
8888 STEELET PLAG
COLUMBIA, MARYLAND 21041
OWNER
STA. P. & C. INCORPORATED
NEW YORK, NEW YORK

MAR 22 1970



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 7-9-93
C-482-92



LOCATION MAP
Scale: 1"=2000'

- GENERAL NOTES:**
1. BEARINGS SHOWN ARE BASED ON "PLAT OF 'PIKEVILLE VILLAGE' RECORDED AMONG THE PLAT BOOKS OF BALTO. COUNTY 1, W.B. 14-16."
 2. ELEVATIONS SHOWN HEREON ARE BASED ON BALTO. COUNTY B.M. X-6953 'A' ELEV. 531.66.
 3. OWNER: STAFAC, INC. O.T.G. 4587-099
 4. LEASE DEED TO: SHELL OIL COMPANY O.T.G. 4577-099
 5. ZONED: B1
 6. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
 7. UTILITY COMPANIES: CHESAPEAKE & POTOMAC TELEPHONE COMPANY 320 ST. PAUL STREET, BALTIMORE, MARYLAND 21202 BALTIMORE GAS & ELECTRIC COMPANY LEXINGTON & LIBERTY STREETS, BALTIMORE, MARYLAND 21202
 8. AREA OF PROPERTY 24671 SQ. FT. 0.566 AC.
- ZONING NOTES**
EXISTING ZONING: BL
PROPOSED ZONING: NO CHANGE
- AREA REQUIREMENTS**
THREE DISPENSER ISLANDS WITH ONE DUAL DISPENSER SERVING TWO CARS AT ONE TIME.
TOTAL SERVING SPACES = 6
TOTAL SERVING BAYS = 3
TOTAL SPACES AND BAYS = 9
TOTAL AREA REQUIRED = 9 x 1,500 SF = 13,500 (USE 15,000 SF. MIN.)
TOTAL WAITING SPACES = 6
- ANCILLARY USES:**
VEHICLE REPAIR SERVICES
VENDING MACHINES
TIRE SALES AND INSTALLATION
SALE OF SMALL AUTO PARTS AND ACC.
MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED
- COMBINATION USES: NONE**
TOTAL AREA REQUIRED = 15,000 SF
TOTAL AREA OF TRACT = 24,671 SF
- ACCESS POINTS:**
NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
REQUIRED SITE W. = 2 x 65' = 130'
ACTUAL SITE WIDTH = 162.23'
- LANDSCAPING:**
LANDSCAPING REQUIRED (5% OF SITE) = 1,234 SF.
LANDSCAPING PROVIDED = 6,450 SF
- PARKING:**
PARKING SPACES REQUIRED = 3 BAYS x 3 EACH = 9
PARKING SPACES PROVIDED = 9 (INCLUDING 1 HANDICAPPED)
AREA DISTURBED BY NEW CONSTRUCTION = 208 SF.

SITE PLAN

INSTALLATION OF NEW
KIOSK, ISLAND AND PUMP'S
SHELL OIL COMPANY
1711 REISTERSTOWN ROAD
ELECT. DIST. 3 BALTO. CO., MD

DRAWING NO.
2166-023
SHEET NO.
1 of 1

LYON ASSOCIATES, INC.

7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS

NO.	DATE	DESCRIPTION



PLAN PREPARATION

DESIGNED BY: JH PORTS
CHECKED BY: AJ CORTEAL
DATE: APRIL 22, 1992
SCALE: 1"=10'