

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Robert H. Batchelor and Charles T. Shortall
t/a Sho-Bat Associates, 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 (1) that the zoning status of the herein described property be re-districted, pursuant
to the Zoning Law of Baltimore County, from CS-2 to a
CSA district; for the following reasons:

That the property should be in a CSA District because it meets the
locational criteria of a CSA District as set forth in the statement
of legislative intent for districts, rather than the CS-2 District
designation which presently is applied to the property.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above re-districting 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.

Crown Central Petroleum Corporation
by Robert H. Batchelor
Charles T. Shortall
William R. Snyder Contract purchaser
Vice President
Address: One North Charles
Baltimore, Maryland 21201

James H. Cook Petitioner's Attorney
210 Allegheny Avenue
Towson, Maryland 21204

BY ORDERED BY The Zoning Commissioner of Baltimore County, this 5th day
of March, 1979, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 9th day of April, 1979, at 1:00 o'clock
P.M.

S. Eric DiNenna
Zoning Commissioner of Baltimore County

(over)

T. M. HOFFMAN and ASSOCIATES, INC.

Inner City and Suburban Land Surveyors and Planners

5502 STONINGTON AVENUE • BALTIMORE, MARYLAND 21207

PROPERTY DESCRIPTION NO. 2200 E. JOPPA ROAD

Beginning for the same at an iron pipe found on the northernmost
corner of Lot No. 11 as laid out on the plat of Joppa Park recorded
among the Plat Records of Baltimore County in Plat Book W.P.C. No. 5
folio 85, said point of beginning being on the southeast side of Emla
Avenue, as now laid out 30 feet wide and running thence binding on
the northeast side of Lot 11 and Lot 10 of said Joppa Park, as now
surveyed, South 48 degrees 38 minutes 56 seconds East 185.00 feet to
an iron pipe; thence binding on the southeast side of Lot 10 of said
Joppa Park South 31 degrees 21 minutes 04 seconds West 49.75 feet to
a pipe set on the north side of Joppa Road, as now laid out; thence
binding on the north and northeast sides of Joppa Road, as now laid
out, and the north and northeast outlines of an 0.120 acre parcel of
land conveyed by Alan H. Weber et al trustee to Baltimore County by
deed dated January 25, 1972 and recorded among the Land Records of
Baltimore County in Liber 5284 page 827 and more particularly shown
on Right of Plat No. 66-085-42 the three following courses and dis-
tances; namely (1) South 84 degrees 00 minutes 04 seconds West 2.04
feet (2) by a line curving to the right with a radius of 1,432.40
feet the distance of 175.92 feet which arc is subtended by a chord
bearing South 67 degrees 31 minutes 10 seconds West 175.81 feet to
a pipe and (3) North 27 degrees 38 minutes 13 seconds West 29.17
feet to a pipe set on the southeast side of Emla Avenue, as now laid
out; thence binding on the southeast side of said Emla Avenue and dis-
tances; namely (1) by a line curving to the right with a radius of 230.00
feet the distance of 55.20 feet which arc is subtended by a chord
bearing North 23 degrees 42 minutes 33 seconds East 55.17 feet to a
pipe (2) North 21 degrees 21 minutes 04 seconds East 18.00 feet to
a pipe and (3) North 58 degrees 38 minutes 56 seconds West 5.00 feet
to a pipe and thence binding on the southeast side of Emla Avenue, as
now laid out 30 feet wide, and the northwest side of said Lot No. 11,
as now surveyed, North 31 degrees 21 minutes 04 seconds East 61.16
feet to the place of beginning.

Containing 0.4514 acre of land

Thomas M. Hoffman
Thomas M. Hoffman
Land Surveyor

RE: PETITION FOR REDISTRICTING : BEFORE THE ZONING COMMISSIONER
from CS-2 Dist. to CSA Dist.
NE corner of Joppa Rd. & Emla Ave.
9th District : OF BALTIMORE COUNTY

SHO-BAT ASSOCIATES, Petitioner : Case No. 79-230-R

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
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 30th day of March, 1979, a copy of the foregoing
Order was mailed to Messrs. Robert H. Batchelor and Charles T. Shortall, t/a Sho-Bat
Associates, 8702 Loch Raven Boulevard, Towson, Maryland 21204; Crown Central
Petroleum Corporation, One North Charles, Baltimore, Maryland 21201, ATTN: Mr.
William R. Snyder, Vice President; and James H. Cook, Esquire, 210 Allegheny Avenue,
Towson, Maryland 21204.

John W. Hession, III

RE: PETITION FOR REDISTRICTING : BEFORE THE
NE corner of Joppa Road and Emla : ZONING COMMISSIONER
Avenue - 9th Election District :
Robert H. Batchelor and Charles T. :
Shortall t/a Sho-Bat Associates - : OF
Petitioners : BALTIMORE COUNTY
NO. 79-230-R (Item No. 138) :

The Petitioners have withdrawn their Petition; therefore, IT IS
ORDERED by the Zoning Commissioner of Baltimore County, this 30th
day of March, 1979, that said Petition be and the same is hereby DISMISSED
without prejudice.

S. Eric DiNenna
Zoning Commissioner of
Baltimore County

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(410) 494-2063
S. ERIC DINENNA
ZONING COMMISSIONER

March 30, 1979

James H. Cook, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Redistricting
NE corner of Joppa Road and
Emla Avenue - 9th Election
District
Robert H. Batchelor and Charles
T. Shortall t/a Sho-Bat Associates -
Petitioners
NO. 79-230-R (Item No. 138)

Dear Mr. Cook:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED:mr

Attachment

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

ORDER RECEIVED FOR FILING

DATE March 30, 1979
BY S. Eric DiNenna

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

February 6, 1979

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

Re: Item #138 (1978-1979)
Property Owner: Sho-Bat Associates
N/E cor. Joppa Rd. & Emla Ave.
Existing Zoning: B-1-C-S, 2
Proposed Zoning: B-1-C-S-A
Acres: 0.4514 District: 9th

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:

This property comprises Lots 10 and 11 of the plat of "Joppa Park" recorded
in W.P.C. 5, Folio 85.

Highways:

No further highway improvements are proposed for Joppa Road in this vicinity at
this time.

Emla Avenue, an existing public road, is proposed to be improved in the future
as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way
widening, including any necessary reversible easements for slopes, will be required in
connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic
Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, 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.

Item #138 (1978-1979)
Property Owner: Sho-Bat Associates
Page 2
February 6, 1979

Storm Drains:

Storm drains, as required in connection with further development of this
property, are to be designed and constructed in accordance with Baltimore County
Standards and Specifications.

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

Water and Sanitary Sewer:

There is a 6-inch public water main in Emla Avenue and a 12-inch public water
main in Joppa Road.

There is 8-inch public sanitary sewerage in Emla Avenue (Drawing #70-0409, File 1),
approximately 40 feet north of this property. There is also 8-inch public sanitary
sewerage in Joppa Road (Drawing #55-1500, File 1).

The petitioner is responsible for the cost of capping and plugging any existing
water main or sanitary sewer service connection not used to serve the proposed service
station.

Very truly yours,

Ellsworth N. Oliver, P.E.
ELLSWORTH N. OLIVER, P.E.,
Chief, Bureau of Engineering

END:EAH:FWR:iss

cc: J. Trenner
J. Lumsden
J. Wimbley

N-NE Key Sheet
37 NE 15 Pos. Sheet
NE 10 D Topo
71 Tax Map

JUN 12 1979

LESLIE H. GROEF
DIRECTOR

March 5, 1979

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

Dear Mr. DiNenna:

Comments on Item #138, Zoning Advisory Committee Meeting, December 19, 1978, are as follows:

Property Owner: Sho-Bat Associates
Location: NE/S Joppa Road and Emla Avenue
Existing Zoning: B.L.-C.S.-2
Proposed Zoning: B.L.-C.S.A.
Acres: 0.4514
District: 9th

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

The landscape plan should be revised to indicate some proposed trees on the site.

Very truly yours,

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

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

January 9, 1979

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

Dear Mr. DiNenna:

Comments on Item #138, Zoning Advisory Committee Meeting of December 19, 1978, are as follows:

Property Owner: Sho-Bat Associates
Location: NE/S Joppa Rd. & Emla Ave.
Existing Zoning: B.L.-C.S.-2
Proposed Zoning: B.L.-C.S.A.
Acres: 0.4514
District: 9th

Metropolitan water and sewer are available.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Very truly yours,

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

THD/JRP/fth

cc: W. L. Phillips

STEPHENE COLLINS
DIRECTOR

January 8, 1979

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

Item No. 138 - ZAC - December 19, 1978
Property Owner: Sho-Bat Associates
Location: NE/S Joppa Rd. & Emla Ave.
Existing Zoning: B.L.-C.S.-2
Proposed Zoning: B.L.-C.S.A.

Acres: 0.4514
District: 9th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested zoning change.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd

JOHN D. SEEVERS
DIRECTOR

January 4, 1979

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

Dear Mr. DiNenna:

Comments on Item #138 Zoning Advisory Committee Meeting, December 19, 1978 are as follows:

Property Owner: Sho Bat Associates
Location: NE/S Joppa Road & Emla Ave.
Existing Zoning: B.L.-C.S.-2
Proposed Zoning: B.L.-C.S.A.

Acres: 0.4514
District: 9th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X 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.
- X 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.
- X G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X J. Comment: All prefab buildings to have state approved seal. Tanks appear to be too close to property line. See Section 403.21 Table 7A Site plan shall show compliance to Handicapped Code.

Very truly yours,

Charles E. Bumbas
Charles E. Bumbas
Plans Review Chief

CEB:rrj

Paul H. Reincke
CHIEF

January 18, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Sho-Bat Associates

Location: NE/C Joppa Rd. & Emla Ave.

Item No. 138 Zoning Agenda Meeting of 12/19/78

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.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

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

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 2, 1979

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

Z.A.C. Meeting of: December 19, 1978

RE: Item No. 138
Property Owner: Sho-Bat Associates
Location: NE/C Joppa Rd. & Emla Ave.
Present Zoning: B.L.-C.S.-2
Proposed Zoning: B.L.-C.S.A.

District: 9th
No. Acres: 0.4514

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. EOTARIUS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCHUS
ROGER B. HAYDEN

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT T. DIBBEL, SUPERINTENDENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
Zoning Commissioner
Leslie H. Groef, Director
Office of Planning and Zoning

FROM: Petitioner #79-230-R, Item 138

Date: March 29, 1979

Petition for Redistricting
Northeast corner of Joppa Road and Emla Avenue
Petitioner Sho-Bat Associates

HEARING: Monday, April 9, 1979 (1:00 P.M.)

It is this office's opinion that the subject petition is a zoning reclassification over which the County Board of Appeals has original jurisdiction.

Leslie H. Groef
Leslie H. Groef, Director
Office of Planning and Zoning

LHG:JGH:rw

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9 Date of Posting: 3/4/79
Posted for: Petition for Redistricting
Petitioner: Sho-Bat Associates
Location of property: NE/C Joppa Rd. & Emla Ave.
Location of Signs: corners of property (Joppa & Emla)
Remarks: _____
Posted by: *James M. McManis* Signature Date of return: 3/30

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 8 day of Dec. 1979. Filing Fee \$ 95. Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner
Petitioner: SHO-BAT Submitted by: *J. Cook*
Petitioner's Attorney: *J. Cook* Reviewed by: *WNP*

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

JUN 12 1979

PETITION FOR REDISTRICTING IN THE DISTRICT

ZONING: Petition for Redistricting
LOCATION: Northeast corner of
Joppa Road and Emma Avenue
DATE & TIME: Monday, April 9,
1979 at 1:00 P.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland 21204.

The Planning/Design Review Com-
missioners of Baltimore County, by
authority of the Zoning Act and
Regulations of Baltimore County,
will hold a public hearing:

Petition for Redistricting from a
CS-2 District to a CSA District
All that parcel of land in the
North District of Baltimore County

Beginning for the same at an iron
pipe found on the northernmost
corner of Lot No. 11 as laid out on
the plat of Joppa Park recorded
among the Plat Records of Balti-
more County in Plat Book W.P.C.
No. 5 folio 55, said point of begin-
ning being on the southeast side of
Emma Avenue, as now laid out 30
feet wide, and running thence bind-
ing on the northeast side of Lot 11
and Lot 10 of said Joppa Park, as
now surveyed, South 55 degrees 28
minutes 58 seconds East 148.00 feet
to an iron pipe; thence binding on
the southeast side of Lot 10 of said
Joppa Park, South 21 degrees 23
minutes 04 seconds West 48.75 feet
to a pipe set on the north side of
Joppa Road, as now laid out; thence
binding on the north and northeast
sides of Joppa Road, as now laid
out, and the north and northeast
outlines of an 0.120 acre parcel of
land conveyed by Alan H. Weber et
al trustee to Baltimore County by
deed dated January 25, 1972 and re-
corded among the Land Records of
Baltimore County in Liber 2864
page 827 and more particularly
shown on Right of Plat No. 66-065-
72 the three following courses and
distances: namely (1) South 84 de-
grees 09 minutes 04 seconds West
2.04 feet (2) by a line curving to the
right with a radius of 1,432.40 feet
the distance of 175.92 feet which arc
is subtended by a chord bearing
South 87 degrees 21 minutes 10 sec-
onds West 175.81 feet to a pipe and
(3) North 27 degrees 28 minutes 13
seconds East 29.27 feet to a pipe set
on the southeast side of Emma Ave-
nue, as now laid out; thence bind-
ing on the southeast side of said
Emma Avenue and the southeast out-
line of the aforesaid 0.120 acre par-
cel of land conveyed to Baltimore
County the three following courses
and distances: namely (1) by a line
curving to the right with a radius
of 230.00 feet the distance of 85.20
feet which arc is subtended by a
chord bearing North 23 degrees 42
minutes 32 seconds East 55.17 feet
to a pipe (2) North 31 degrees 21
minutes 04 seconds East 18.00 feet to
a pipe and (3) North 55 degrees 28
minutes 04 seconds West 8.00 feet to
a pipe and thence binding on the
southeast side of Emma Avenue, as
now laid out 30 feet wide, and the
northwest side of said Lot No. 11,
as now surveyed, North 91 degrees
21 minutes 04 seconds East 61.34
feet to the place of beginning.

Containing 0.4314 acre of land.
Being the property of Sho-Bat
Associates, as shown on plat plan
filed with the Zoning Department.
Hearing Date: Monday, April 9,
1979 at 1:00 P.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.
By Order of
S. ERIC DENNA
Zoning Commissioner,
of Baltimore County
Mar 22

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 22, 1979.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~on one time~~
~~on one time~~ ~~successive weeks~~ before the 9th
day of April, 1979, the 23rd publication
appearing on the 22nd day of March
1979.

THE JEFFERSONIAN,

Edith Bourque
Manager.

Cost of Advertisement, \$

PETITION FOR REDISTRICTING IN THE DISTRICT

ZONING: Petition for Redistricting
LOCATION: Northeast corner of
Joppa Road and Emma Avenue
DATE & TIME: Monday, April 9,
1979 at 1:00 P.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Planning/Design Review Com-
missioners of Baltimore County, by
authority of the Zoning Act and
Regulations of Baltimore County,
will hold a public hearing:

Petition for Redistricting from a
CS-2 District to a CSA District
All that parcel of land in the
North District of Baltimore County

Beginning for the same at an iron
pipe found on the northernmost
corner of Lot No. 11 as laid out on
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more County in Plat Book
W.P.C. No. 5 folio 55, said point of begin-
ning being on the southeast side of
Emma Avenue, as now laid out 30
feet wide, and running thence bind-
ing on the northeast side of Lot 11
and Lot 10 of said Joppa Park, as
now surveyed, South 55 degrees 28
minutes 58 seconds East 148.00 feet
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the southeast side of Lot 10 of said
Joppa Park, South 21 degrees 23
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to a pipe set on the north side of
Joppa Road, as now laid out; thence
binding on the north and northeast
sides of Joppa Road, as now laid
out, and the north and northeast
outlines of an 0.120 acre parcel of
land conveyed by Alan H. Weber

et trustee to Baltimore County by
deed dated January 25, 1972 and re-
corded among the Land Records of
Baltimore County in Liber 2864
page 827 and more particularly
shown on Right of Plat No.
66-065-72 the three following
courses and distances: namely (1)
South 84 degrees 09 minutes 04
seconds West 2.04 feet (2) by a line
curving to the right with a radius of
1,432.40 feet the distance of 175.92
feet which arc is subtended by a
chord bearing South 87 degrees
21 minutes 10 seconds West
175.81 feet to a pipe and (3) North
27 degrees 28 minutes 13 seconds
East 29.27 feet to a pipe set on the
southeast side of Emma Avenue, as
now laid out; thence binding on the
southeast side of said Emma Ave-
nue and the southeast outline of
the aforesaid 0.120 acre parcel of
land conveyed to Baltimore County
the three following courses and
distances: namely (1) by a line
curving to the right with a radius of
230.00 feet the distance of 85.20
feet which arc is subtended by a
chord bearing North 23
degrees 42 minutes 32 seconds East
55.17 feet to a pipe (2) North 31
degrees 21 minutes 04 seconds East
18.00 feet to a pipe and (3) North
55 degrees 28 minutes 04 seconds
West 8.00 feet to a pipe and thence
binding on the southeast side of
Emma Avenue, as now laid out 30
feet wide, and the northwest side
of said Lot No. 11, as now surveyed,
North 91 degrees 21 minutes 04
seconds East 61.34 feet to the place
of beginning.

Being the property of Sho-Bat
Associates, as shown on plat plan
filed with the Zoning Department.
Hearing Date: Monday, April 9,
1979 at 1:00 P.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, MD.
By Order of
S. ERIC DENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY
To Mar 22 (901)



TOWSON, MD. 21204 March 22 1979

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR REDISTRICTING - Sho-Bat Assoc.

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
23rd day of March, 1979, that is to say, the same
was inserted in the issues of March 22, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Edith Bourque*

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

No. 78607

DATE March 29, 1979 ACCOUNT 01-662

AMOUNT 170.50

RECEIVED James H. Cook, Esquire
FROM Cost of Advertising and Posting Case No. 79-230-R
FOR

284 71 APR 30 7 08 PM '79
VALIDATION OR SIGNATURE OF CASHIER

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

No. 78584

DATE March 14, 1979 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED James H. Cook, Esquire
FROM
FOR Case No. 79-230-R - Filing Fee

280 3 4 APR 14 2 50 PM '79
VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>ADL</i>										
Previous case: <i>---</i>										

Revised Plans:
Change in outline or description Yes
Map #



A hand-drawn map showing the intersection of the 1:595 Beltway and Old Madison Road. The map includes labels for 'SOUTH ARLINGTON', 'NORTH ARLINGTON', 'HILLTOP', 'HILLTOP 67', 'OLD MADISON', 'SITE', '1:595 BELTWAY', 'HAYES', and 'HAYES RD'. A small circle marks the 'SITE' location.

Handwritten document with various markings and numbers. The text is written in black ink on a white background. The markings include:

- Top left: "1000"
- Top center: "1000"
- Top right: "1000"
- Middle left: "1000"
- Middle center: "1000"
- Middle right: "1000"
- Bottom left: "1000"
- Bottom center: "1000"
- Bottom right: "1000"

Containing 0.4514 acre of land.

1. COURSES SHOWN HEREON ARE REFERRED TO THE TRUE MERIDIAN AND ALL COORDINATES ARE BASED ON THE BALTIMORE COUNTY SURVEY CONTROL SYSTEM STA X-5810 E1932965 N.5670940
2. ELEVATIONS ARE BASED ON BALT. COUNTY DATUM
BENCH MARK X-5810 ELEV 11385
3. THE REF. ALAN H. WISER, ETAL TO SOUTHEASTERN INSURANCE AGENCY, INC, JUNE 22, 1973 LIBR 5369 PAGE 271

CCP-7808-S

JUN 12 1979

NOTE: SEE SURVEY (DWG. CCP-7808-S)
FOR LOCATION OF SANITARY
SEWER IN EMLA AVE.

-ZONING-
D.R.16

EMLA AVENUE

-ZONING-
B.L.-CS-2

N.58°38'56"W
5.00'

-ZONING-
D.R.16

ZONING MAP
SCALE 1"=200'

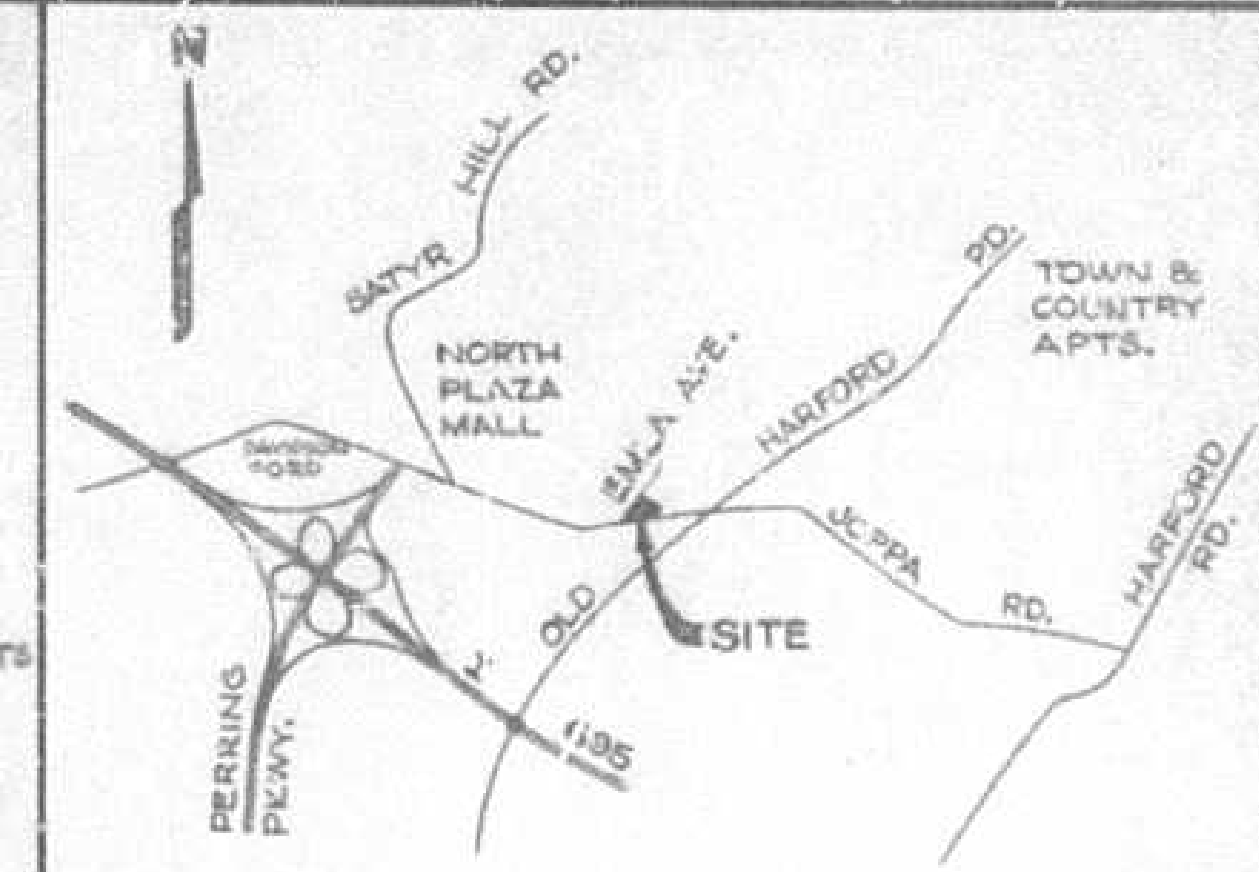
SECTION DISTRICT 2TH BALTIMORE CO, MD
Detaching Zoning: Parcel #1 B.L.

Existing District CS-2

"AREA REQUIREMENTS"
3 # Dispenser Islands with 14 # single dispenser pumps
capable of serving 6 cars at any one time.
Total Servicing Spaces 6
Total Servicing Bays 6
Total Bays & Spaces 6
Site area required - Total bays & spaces 6 # x 1500 square
feet = 9,000 square feet
Proposed ancillary VENDING, MOTOR OIL, BEST ROOMS, ALLIED PRODUCTS
Additional area required NONE
Proposed combination uses NONE
Total area required 9,000 S.F.
Total area of tract 10,000 S.F.

ACCESS POINTS
Number of driveways on front street 2 times 65 = 130 FT.
(required width)
Actual site width 117.96 FT.

LANDSCAPING
AREA "A" = 420 square feet AREA "B" = 435 S.F.
AREA "C" = 115 square feet AREA "D" = 1,040 S.F.
Total 2,010 square feet = 15.5% of tract
3% of tract 305 square feet
Landscaping consists of (descriptions) AREAS "A" & "C"
SHRUBBERY AREAS "B" & "D" SHRUBBERY
TREES AREAS "A" & "C" SHRUBBERY
TREES AREAS "B" & "D" SHRUBBERY
(2) Type 4 "C" height 10' (description)
(2) Type 5 "D" height 12' (description)
PARKING
Parking spaces required 6 three for each bay NONE
Parking spaces provided 6
(All parking must be set back 5 feet from street prop. line)



VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES

- 1) TOTAL AREA OF SITE...15,661... SQ. FT.
- 2) INSTALL LIGHTED FASCIA ON 3 SIDES OF BUILDING.
- 3) ALL FLAT WORK CONC. TO BE 4,000 P.S.I. MIX, 6" THICK, B REIN. W/ 6"x6" #6 W.W.M. EXCEPT WHERE NOTED.
- 4) ALL CURBS TO BE 6"x22" CONCRETE EXCEPT WHERE NOTED.
- 5) ALL CONCRETE MATS TO HAVE FIBERBROOM FINISH
- 6) ALL NON-CONCRETE DRIVEWAYS TO BE PAVED W/ ASPHALT AS PER SPECIFICATIONS.
- 7) ALL CONCRETE MATS TO BE COLORED CHARCOAL GRAY WITH MASTER BUILDERS CHARCOAL GRAY. (SEE DRAWING NO. CC-1088)
- 8) ALL LANDSCAPE AREAS TO HAVE 6" TOPSOIL AND 3" MINIMUM PINE BARK MULCH.
- 9) CONTRACTOR TO INSTALL ALL CONCRETE CURB AND GUTTERS PER D.O.T. SPECIFICATIONS.
- 10) SERVICE STATION TO BE CONSTRUCTED IN FULL COMPLIANCE WITH ALL APPLICABLE HANDICAPPED BUILDING CODES.

LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- EXISTING TREE & SIZE
- PROPOSED SHRUBBERY
- LOW LEVEL AREA LIGHTS, NUMBER INDICATE POLE LENGTH.
- VACUUM
- AIR METER
- BRICK FENCE
- STOCKADE FENCE
- ELECTRIC LINES
- GAS LINES
- SANITARY SEWER LINES
- TELEPHONE LINES
- WATER LINES

PLAT ACCOMPANIES PETITION
FOR REDISTRICTING

REVISIONS

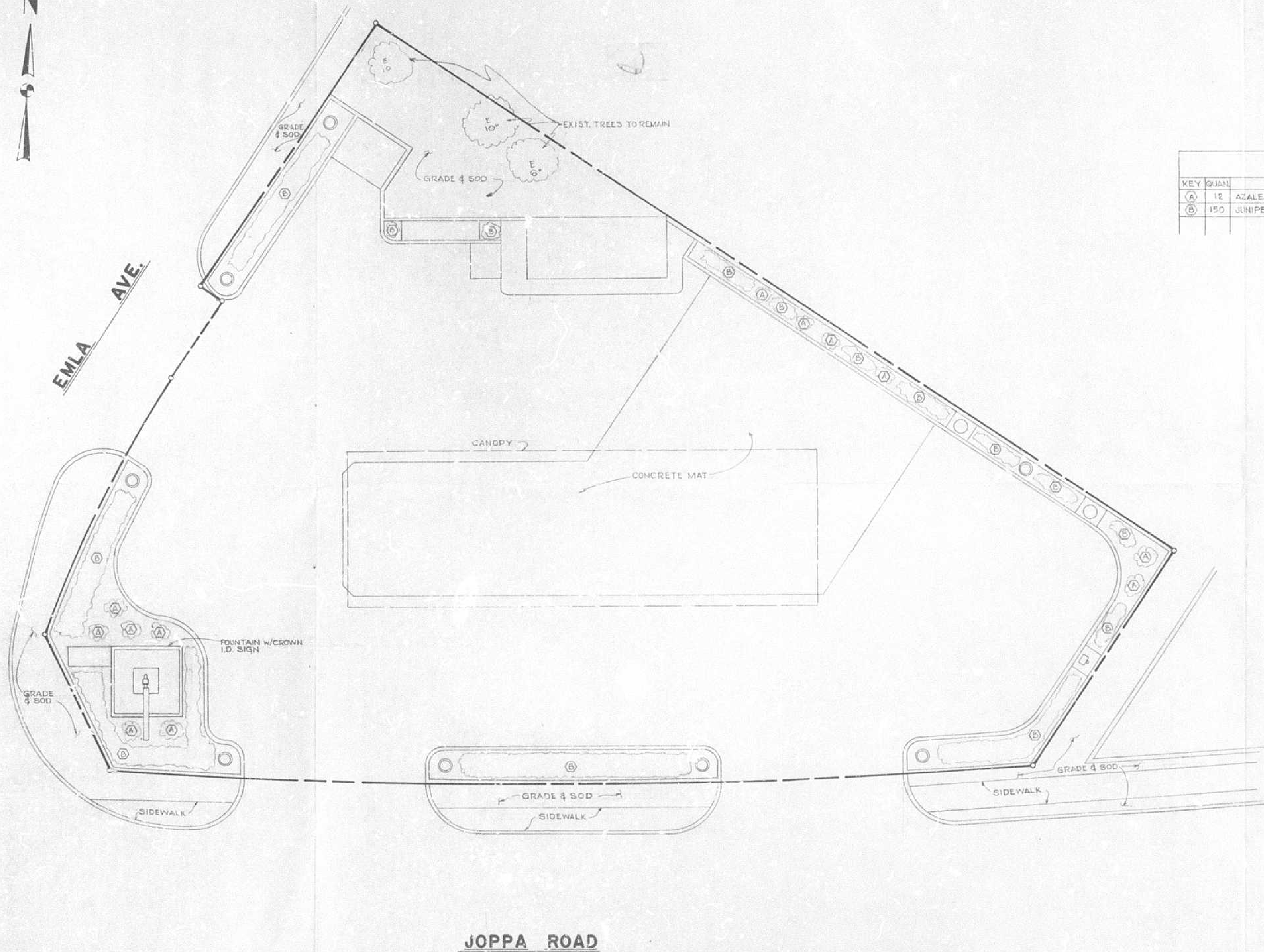
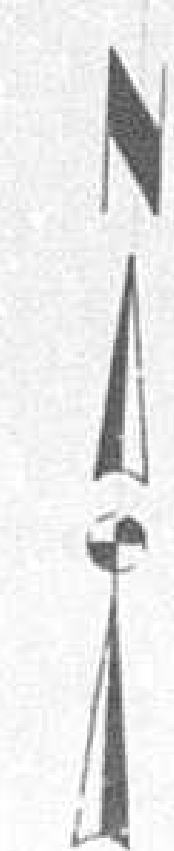
CROWN CENTRAL PETROLEUM CORPORATION
BALTIMORE, MARYLAND
PLOT PLAN OF PROPOSED SERVICE STATION
JOPPA ROAD & EMLA AVENUE
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=10' DATE: DEC. 3, 1978
DRAWN BY: T. BROWNE CHECKED BY: D.S.T. DRAWING NUMBER: CCP-7808-F

NOTE: SEE SURVEY (DWG. CCP-7808-S)
FOR LOCATION OF SANITARY
SEWER ON SOUTH SIDE OF
JOPPA RD.

JOPPA ROAD



JUN 12 1979



PLANTING SCHEDULE		
KEY	QUAN.	DESCRIPTION
(A)	12	AZALEA - HERSEY RED & DEL. WHITE
(B)	150	JUNIPER HORIZONTALIS / GROUND COVER

REVISIONS		CROWN CENTRAL PETROLEUM CORPORATION	
		BALTIMORE, MARYLAND	
		LANDSCAPING PLAN FOR PROPOSED SERVICE STATION ON JOPPA RD. & EMLA AVE. BALTIMORE, MARYLAND	
		SCALE: 1"=10'-0"	DATE: 12-7-78
DRAWN BY	G. MEHR	CHECKED BY	
		DRAWING NUMBER	CCP-7808

