

80-75-A
7

8075.9

MAP: 20
10 5
 REGION
 COUNTY: 10
 DISTRICT: 10
 TIME
 BY: 10
 BY: 10

The additional seven (7) feet is needed to serve full use of the canopies over the existing pump islands fueling positions.

BLANCIE C. KENNEY 80-75-A
SE/S Eastern Blvd, 40' NE Stearners
Run Road 151a

ORDER RECEIVED FOR FILING

80.25.1

9/1/79

• • • • •

Mr. Commissioner:

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
John W. Hessian, III
People's Counsel for Baltimore County

John W. Hessian, III
John W. Hessian, III

INTER-OFFICE CORRESPONDENCE

Petition for Variance for front yard setback
Southeast side of Eastern Boulevard, 40 feet Northeast of Stemmers Run Road
Petitioner - Blanche C. Kenney

HEARING: Tuesday, September 11, 1979 (9:45 A.M.)

John D. Seyffert, Director
Office of Planning and Zoning

IMORE COUNTY

ADVISORY COMMITTEE



Job No. 6491

CENTER: WILLIAM T. & FLORENCE C. EISENMAN

APPLICANT: SHELL OIL COMPANY

LOCATION: SOUTHEAST CORNER OF STEWARTS RUN ROAD AND EASTERN BOULEVARD

10th DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE: MARCH 17, 1979

DESCRIPTION:

North 61 degrees, 48 minutes 12 seconds East 193.41 feet
to a point, thence leaving said Eastern Boulevard and running
South 36 degrees, 11 minutes 45 seconds East 76.41 feet
to a point on the northwest side of a 14 foot Alley there situate,
thence running and binding on the northwest side of said Alley
South 61 degrees, 16 minutes 27 seconds East 250.00 feet
to the northeast side of Jennings Run Road, thence running and binding
on the northeast side of Jennings Run Road the two (2) following
courses and distances, viz: 1) North 26 degrees, 38 minutes 26 seconds
East 31.73 feet

cc: R. M. Tambascio
Shell Oil Company
5565 Sterrett Place
Columbia, Maryland 21044

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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


WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Blanche C. Kerney

Petitioner's Attorney _____
cc: W. T. Sadler, Inc.
305 W. Chesapeake Ave.

Towson, Md. 21204

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

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the 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(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore, the Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of September, 1979, that the herein Petition for Variance to permit a front yard setback of three feet from the road right of way of Eastern Boulevard, to allow the erection and maintenance of two canopies over existing pump island, 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 Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit _____

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 31, 1979

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

Nicholas B. Commodari
Chairman

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

Ms. Blanche C. Kenney
Carroll Road
Phoenix, Maryland 21131

RE: Item No. 7
Petitioner - Elanche C. Kenney
Variance Petition

Dear Ms. Kenney:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

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

NBC:hk

Enclosures

cc: R. M. Tambascio W. T. Sadler, Inc.
for Shell Oil Company 305 W. Chesapeake Ave.
5565 Sterrett Place Towson, Md. 21204
Columbia, Maryland 21044

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

August 2, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #7 (1979-1980)
Property Owner: Blanche C. Kenney
S/ES Eastern Blvd. 40' N/E Stemmers Run Rd.
Existing Zoning: B.L.-C.S. 1
Proposed Zoning: Variance to permit a canopy to be setback 3' from the right-of-way line in lieu of the required 10'.
Acres: 0.4216 District: 15th

Dear Mr. Hammond:

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 7 (1979-1980).

Very truly yours,

Ellsworth M. Diver, P.E.
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FWR:ss

1-SE Key Sheet
9 NE 31 Top. Sheet
NE 3 H Topo
90 Tax Map

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

John D. Syffert
DIRECTOR

August 28, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #7, Zoning Advisory Committee Meeting, July 2, 1979, are as follows:

Property Owner: Blanche C. Kenney
Location: SE/S Eastern Blvd 40' NE Stemmers Run Road
Existing Zoning: BL-CS1
Proposed Zoning: Variance to permit a canopy to be set back 3' from the right-of-way line in lieu of the required 10'
Acres: 0.4216
District: 15th

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 27, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #7, Zoning Advisory Committee meeting of July 2, 1979, are as follows:

Property Owner: Blanche C. Kenney
Location: SE/S Eastern Blvd. 40' NE Stemmers Run Rd.
Existing Zoning: B.L. - C.S. 1
Proposed Zoning: Variance to permit a canopy to be set back 3' from the right-of way line in lieu of the required 10'
Acres: 0.4216
District: 15

Metropolitan water and sewer exist. Therefore, the proposed canopy should not present any health hazards.

Very truly yours,
Ian J. Forrest
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP:phs

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SYFFERT
DIRECTOR

July 10, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 7 Zoning Advisory Committee Meeting, July 2, 1979 are as follows:

Property Owner: Blanche C. Kenney
Location: SE/S Eastern Blvd. - 40' NE Stemmers Run Road
Existing Zoning: B.L. - C.S. 1
Proposed Zoning: Variance to permit a canopy to be set back 3' from the right of way line in lieu of the required 10'.

Acres: 0.4216
District: 15th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 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.
- 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.
- J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Buttrick
Charles E. Buttrick, Chief
Plans Review

CZE:rrj

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHANE COLLINS
DIRECTOR

August 27, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has

no comments on the following items for the July 2, 1979 Zoning Advisory Committee: Items 3, 4, 5, 6, and 7.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Associate Engineer II

MSF/hmd

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
FROM: Captain Joseph Kelly
Fire Prevention Bureau
SUBJECT: Zoning Advisory Committee Meeting of July 2, 1979
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

- ITEM # 1 Property Owner: Estate of T. M. Goutrun
Location: E/S York Rd. 135' NW Radcliffe Rd.
No Comments
- ITEM # 5 Property Owner: Louis M. & Catherine Ray
Location: N/S Windsor Blvd. 116.08' NE Yataruba Rd.
No Comments
- ITEM # 6 Property Owner: Merritt Park Associates
Location: W/E Merritt Blvd. 630' N Searles Rd.
No Comments
- ITEM # 7 Property Owner: Blanche C. Kenney
Location: SE/S Eastern Blvd. 40' NE Stemmers Run Rd.
No Comments

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 9, 1979

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

Z.A.C. Meeting of: July 2, 1979

RE: Item No: 1, 2, 3, 4, 5, 6, 7
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH N. McDONALD, PRESIDENT
T. HAYWARD WILLIAMS, JR., VICE PRESIDENT
HAROLD M. ROBINSON

THOMAS H. ROYER
MRS. EDGARDE F. CHURCH
LOUIS B. BATHEN

ALVIN LORFACK
MRS. MILDRED N. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 23, 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 one time before the 11th day of September, 1979, the last publication appearing on the 23rd day of August, 1979.

THE JEFFERSONIAN,
B. Lusk Strickland
Manager.

Cost of Advertisement, \$

PETITION FOR VARIANCE 15th District

ZONING: Petition for Variance for front yard setback.
LOCATION: Southeast side of Eastern Boulevard, 40 feet Northeast of Stemmers Run Road.
DATE & TIME: Tuesday, September 11, 1979 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Petition for Variance to allow two canopies to be set back three feet from right of way in lieu of the required ten feet.

The Zoning Regulation to be exempted as follows:
Section 405.4A.2a - front yard setback.

All that parcel of land in the Fifteenth District of Baltimore County, beginning for the same at a point located on the southeast side of Eastern Boulevard (150 feet wide) and point being situate northeasterly 40 feet more or less from the intersection formed by the southeast side of Eastern Boulevard and east side of Stemmers Run Road thence running and binding on the southeast side of Eastern Boulevard (150 feet wide).

North 51 degrees 48 minutes 32 seconds East 193.81 feet to a point, thence leaving said Eastern Boulevard and running South 38 degrees, 11 minutes 48 seconds East 78.61 feet to a point on the northwest side of a 15 foot Alley there situate, thence running and binding on the northwest side of said Alley South 51 degrees, 16 minutes 05 seconds West 250.00 feet to the northeast side of Stemmers Run Road, thence running and binding on the northeast side of Stemmers Run Road the two (2) following courses and distances, viz: (1) North 35 degrees, 38 minutes 26 seconds West 35.73 feet and (2) North 8 degrees, 36 minutes, 40 seconds East 67.11 feet to the place of beginning. Containing 18,365 square feet of land more or less.

Being the property of Blanche C. Kenney, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, September 11, 1979 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Aug. 23.

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>GIS</i>										
Revised Plans: Change in outline or description										
Previous case:										
Map #										

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 25th day of June, 1979.*

Filing Fee \$ 25.00 Received: ☒ Check
☐ Cash
☐ Other

William E. Hammond, Zoning Commissioner

Petitioner Mount Park Assoc. Submitted by W.T. Sadler, Jr.
Petitioner's Attorney R.M. Tambascio Reviewed by GIS

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15 Date of Posting 9/27/79
Posted for: Blanche C. Kenney
Petitioner: Blanche C. Kenney
Location of property: 8015 Eastern Blvd., 40 ft. E. of Stemmers Run Rd.
Location of Signs: front of property (facing Eastern Blvd.)
Remarks: _____
Posted by: William E. Hammond Signature Date of return: 9/31/79



TOWSON, MD. 21204

August 23, 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Blanche C. Kenney was inserted in the following:

- ☐ Catonsville Times ☐ Arbutus Times
☒ Essex Times ☐ Community Times
☐ Towson Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 24 day of August, 1979, that is to say, the same was inserted in the issues of August 23, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Barbara Brennan*

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

No. 83105

DATE August 1, 1979 ACCOUNT 01-662

AMOUNT \$106.60

RECEIVED FROM Shell Oil Company

FOR Advertising and Posting for Case Nos. 80-71-1 and 80-75-1

VALIDATION OR SIGNATURE OF CASHIER

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

No. 83209

DATE September 26, 1979 ACCOUNT 01-662

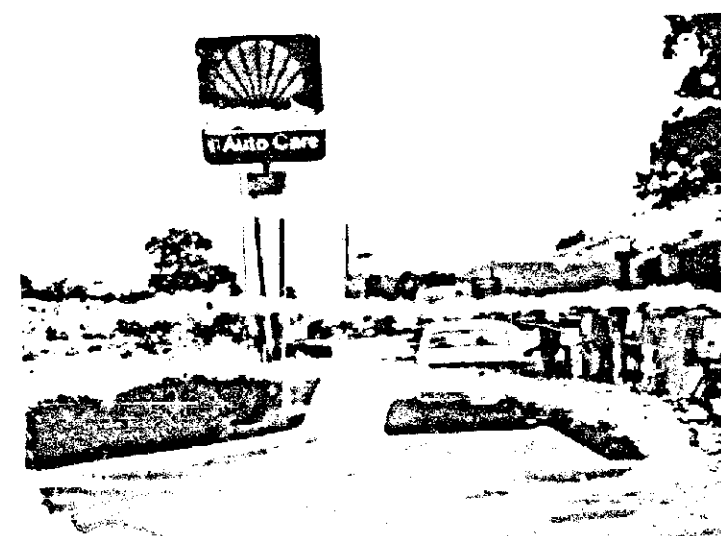
AMOUNT \$106.60

RECEIVED FROM Shell Oil Company

FOR Advertising and Posting for Case Nos. 80-71-1 and 80-75-1

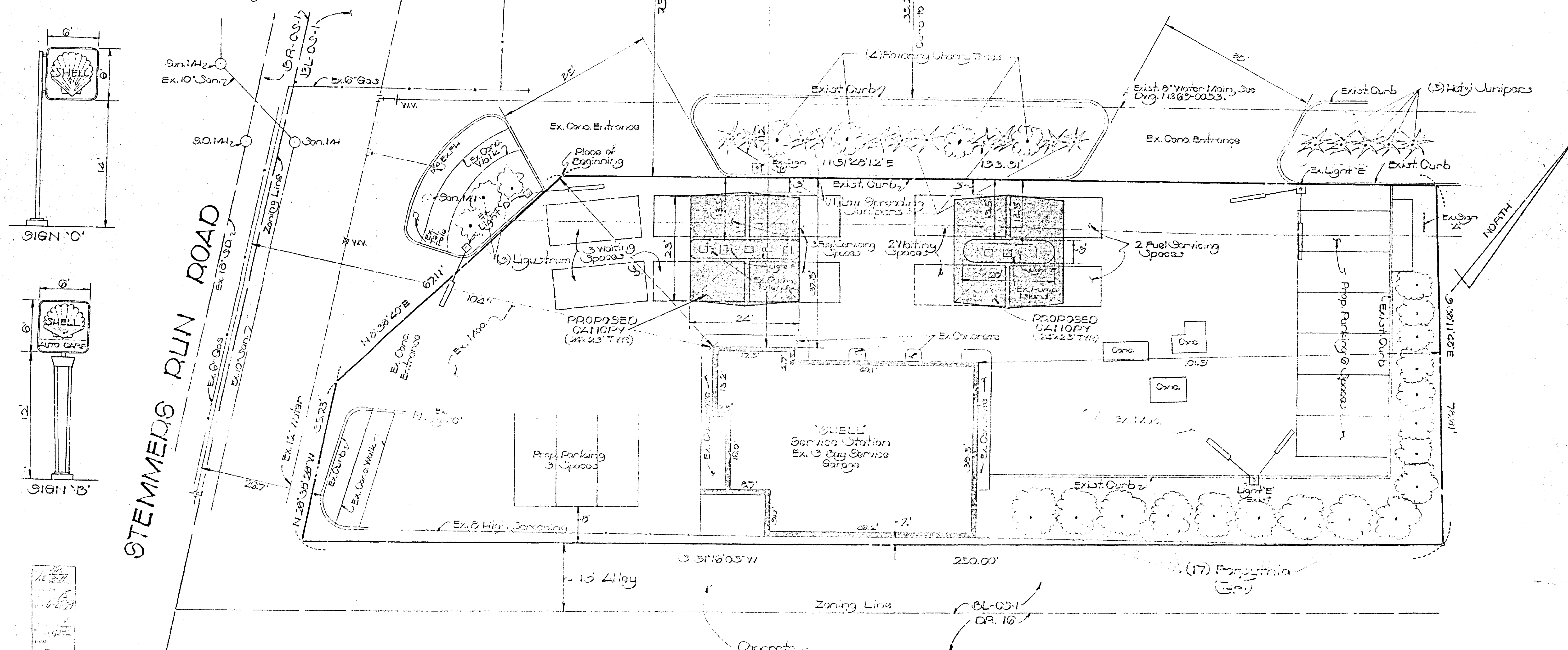
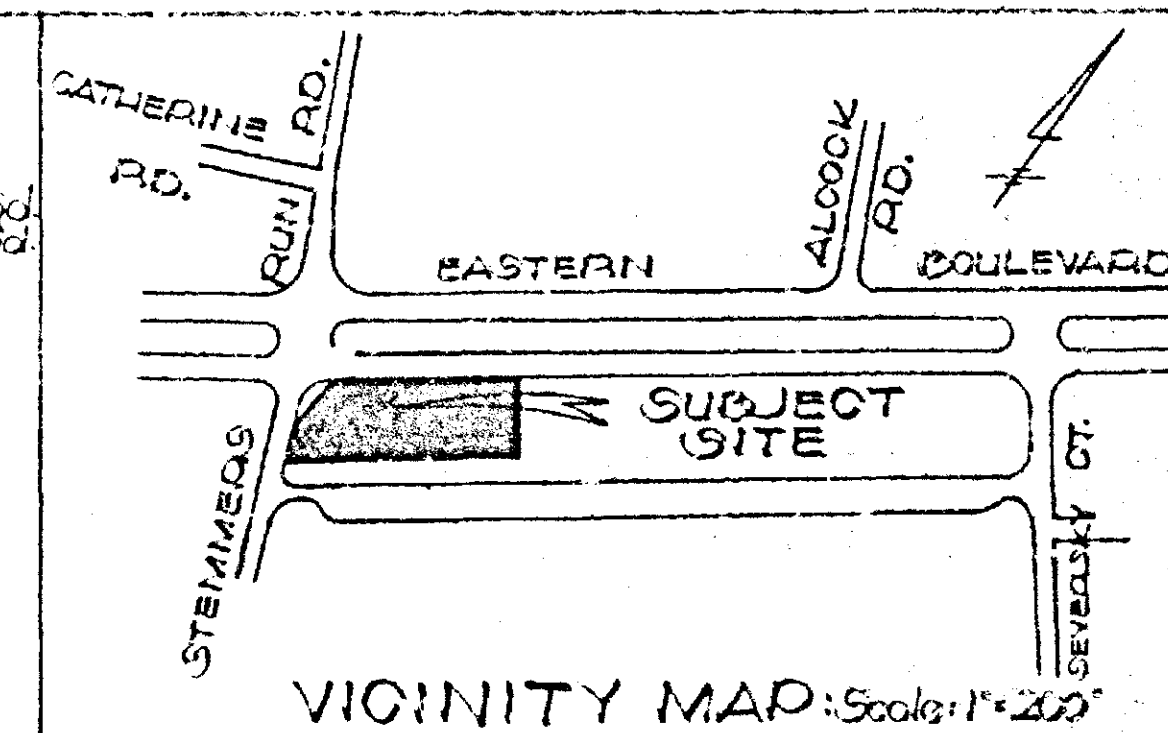
83209 27 106.60

VALIDATION OR SIGNATURE OF CASHIER



BL-69.1

Required Vehicle Plazamain Capacity: _____
 1 Fuel Servicing Space per Fuel Dispenser: 5 Fuel Serv. Spaces Req'd.
 1 Waiting Space per Fuel Servicing Space: 5 Waiting Spaces Req'd.
 Vehicle Plazamain Capacity Shown: _____
 _____ 5 Fuel Servicing Spaces
 _____ 5 Waiting Spaces
 Required Parking Capacity: _____
 3 Parking Spaces per Service Bay: 9 Parking Spaces Req'd.
 Parking Capacity Shown: _____
 _____ 9 Parking Spaces
 Typical Space (Fuel Servicing, Waiting & Parking) _____ 3' x 20'



PLAT TO ACCOMPANY APPLICATION FOR
SETBACK VARIANCE & DUG. PERMIT
For Property being Located At

S.E. CORNER of EASTERN BLVD.
& STEMMEDS RUN ROAD

15th Elect. Dist.
Scale: 1" = 10'

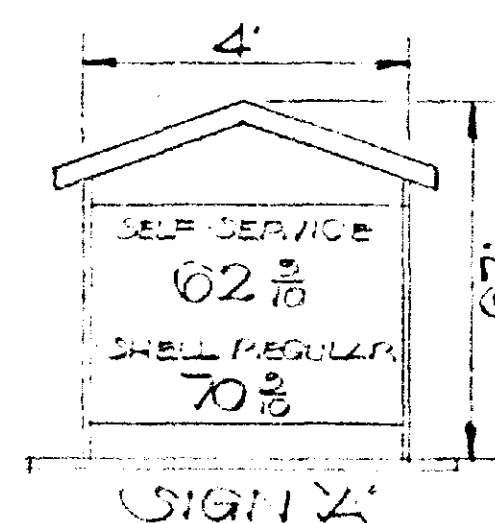
Baltimore Co., Md.
March 5, 1979

APPLICANT

OWNER

Shell Oil Company
5505 Starnet Place
Columbia, Md. 21044

William T. & Florence C. German
300 Sundry Rd.
Timonium, Md. 21093



Ex. Curb



Рэг. № 7730

W. T. GADLER, INC.
Surveyors
303 W. Chesapeake Ave.
Towson, Maryland 21204