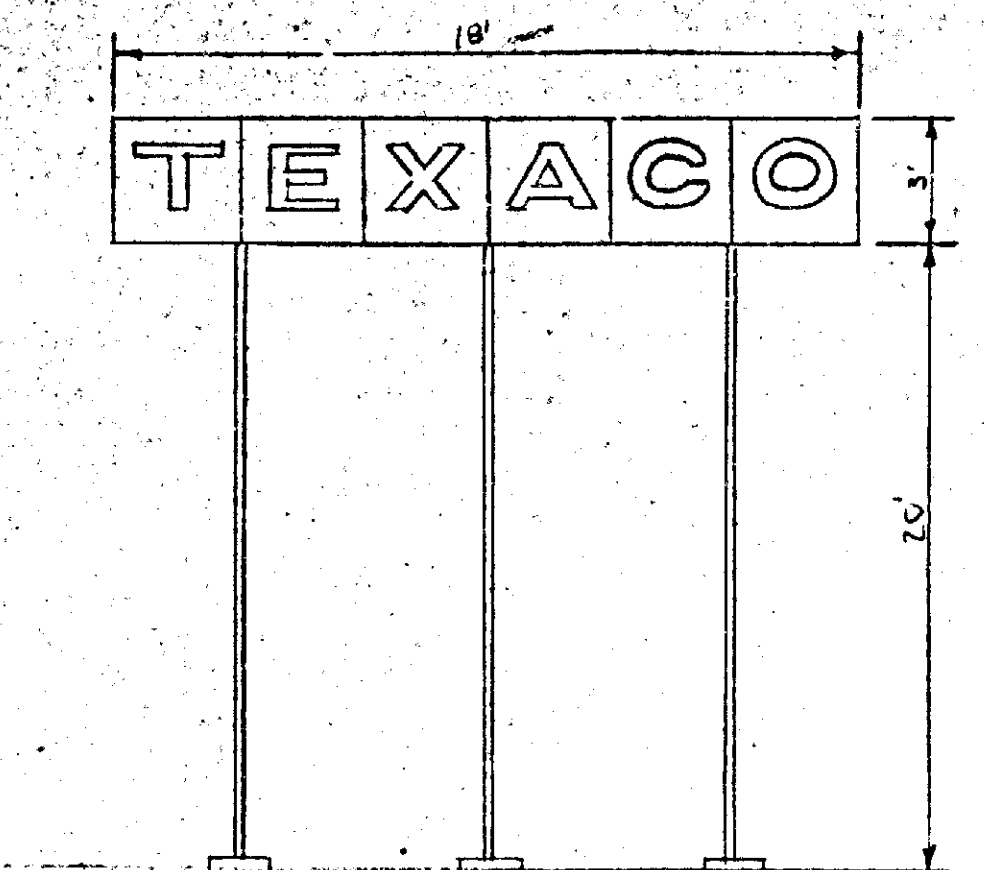
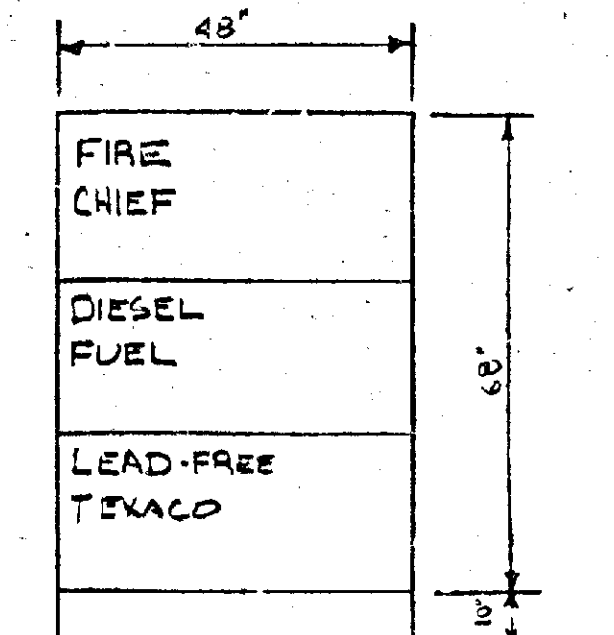




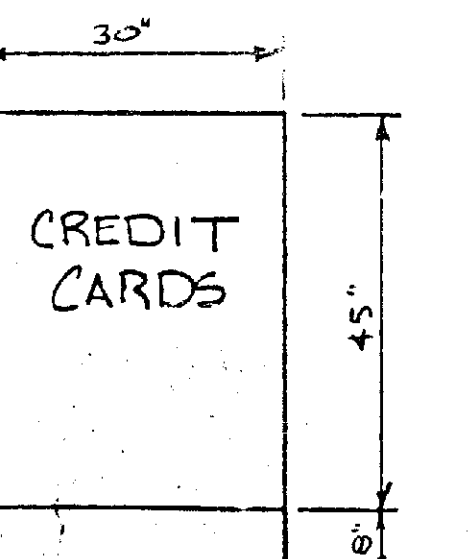
VICINITY MAP



TEXACO ILLUMINATED SIGN
NO SCALE



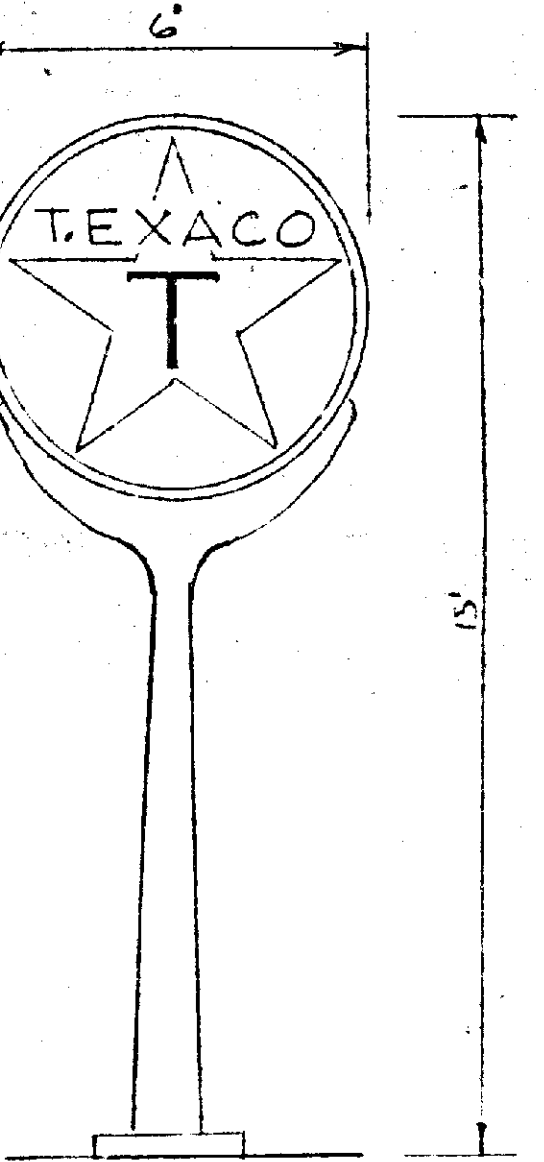
PRICE SIGN
NO SCALE



CREDIT CARD SIGN
NO SCALE

NOTES FROM ZONING APPLICATION PLAT

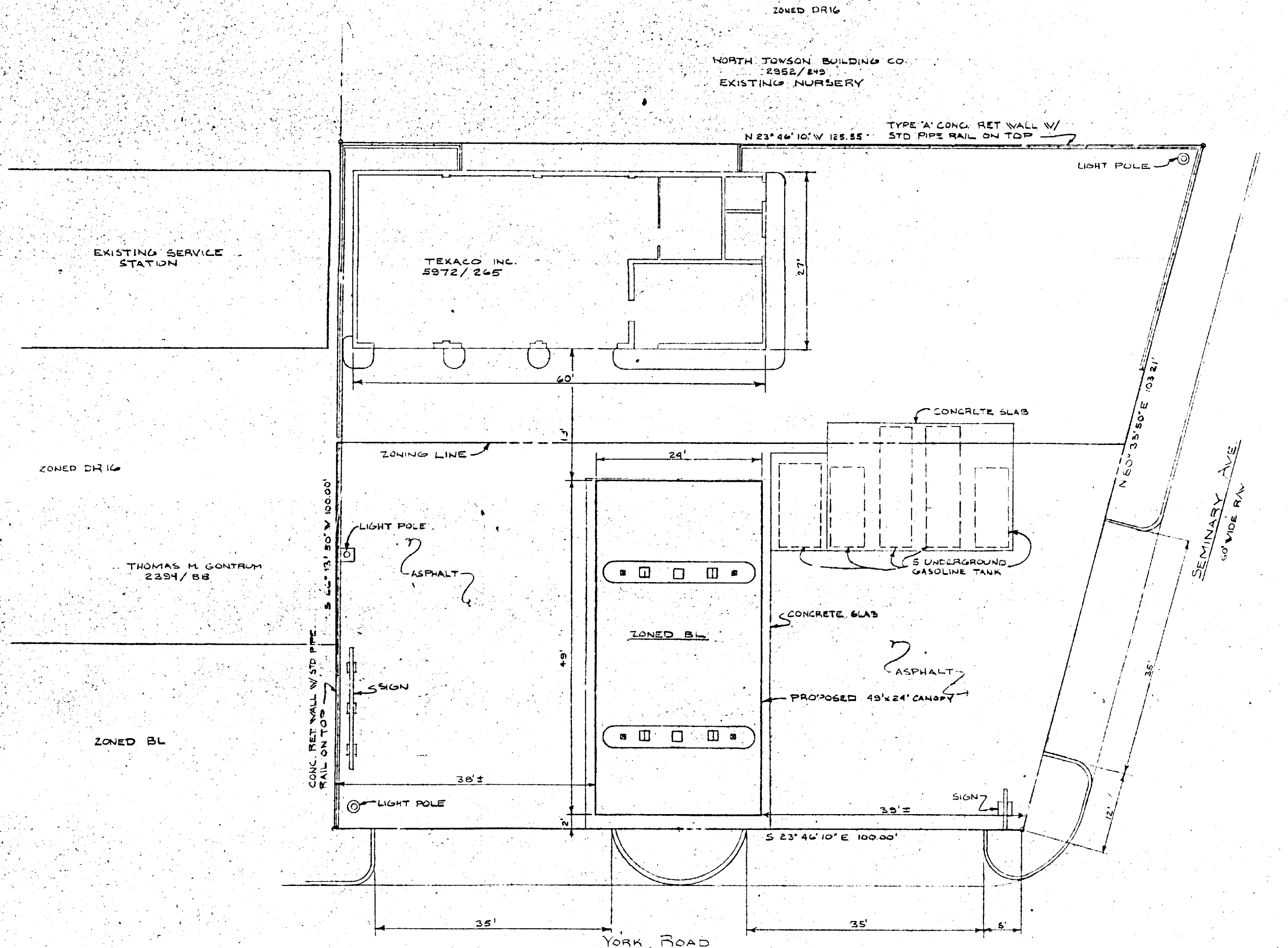
- PARKING**
PARKING SPACES REQUIRED @ 3/BAY = 9 SPACES
PARKING SPACES PROVIDED = 9 SPACES
- ACCESS POINT**
NO. OF DRIVEWAYS ON FRONT STREET = 2
2' 65" x 130' REQ'D WIDTH
ACTUAL SITE WIDTH = 100'
- LIGHTING**
TYPE - MERCURY VAPOR
HEIGHT = 20 FT
- ALLIARY USES - 405.40**
① VEHICLE REPAIR SERVICE
② SALE OF CIGARETTES, CANDY, SOFT DRINKS AND OTHER ITEMS FROM VENDING MACHINES
③ TIRE SALES AND INSTALLATION
④ SALES OF SMALL AUTO PARTS AND ACCESSORIES
⑤ MINOR ACCESSORY USES.
- AREA REQUIREMENTS**
TWO (2) DISPENSER ISLANDS WITH 4 DUAL DISPENSER PUMPS CAPABLE OF HANDLING 4 CARS AT ANY TIME.
TOTAL SERVING SPACES = 4
TOTAL BAYS & SPACES = 7
SITE AREA = 10' x 100' TOTAL 10,000 SQ. FT.
TOTAL AREA OF TRACT = 11,277 SQ. FT.
- ZONING STATUS**
EXISTING ZONING PARCEL - BL
EXISTING DISTRICT - CNS
- LANDSCAPING**
TOTAL LANDSCAPING = 850 SQ. FT. = 7.5% OF TRACT
5% OF TRACT = 564 SQ. FT.
LANDSCAPING CONSISTS OF: GRASS, BUSHES & PLANTS



TEXACO SIGN
NO SCALE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 9/18/80
BY: *[Signature]*
DATE: 9/14/80
8/11-A
C-998-80

NO.	DATE	DESCRIPTION
REVISIONS		
PLAT FOR [REDACTED] TEXACO YORK RD & SEMINARY AVE 8th ELECTION DISTRICT BALTIMORE COUNTY MD.		
 ENGINEERING, INC. Mechanical and Electrical Consultants 1025 Cromwell Bridge Rd. Balto., MD. 21204 (301) 296-2962		
DESIGNED:	DATE: 4-5-80	
DRAWN: JVL	SCALE: 1"=10'	
APPROVED:	JOB NO. 2077	DWG. NO.



ROLAND A. ROCKEL

ESSO STANDARD OIL

81-11-1 211 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Texaco, Inc. 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 405.40.2.A to permit a front yard setback of 2 feet in lieu of the required 10 feet for a proposed canopy.

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

The canopy is for the convenience of the service station's customers and employees to protect them from the elements.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Texaco, Inc.
Address 3800 Pickett Road
Fairfax Va. 22031
Stanley Holmes
White, Mindel, Clarke & Hill
Petitioner's Attorney
305 West Chesapeake Avenue
Towson, Maryland 21204
Phone: 828-1050

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day

of April, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of July, 1980 at 10:00 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE
NE corner of York Rd. and
Seminary Ave., 8th District
TEXACO, INC., Petitioner
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 81-11-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 Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of June, 1980, a copy of the foregoing Order was mailed to Stanley Holmes, Esquire, White, Mindel, Clarke & Hill, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Stanley Holmes, Esquire
Mindel, Clarke & Hill
305 West Chesapeake Avenue
Towson, Maryland 21204

PCI Engineering, Inc.
1025 Cromwell Bridge Rd.
Baltimore, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 29th day of May, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Texaco, Inc.

Petitioner's Attorney Stanley Holmes, Esq.

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

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

July 2, 1980

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 #217, Zoning Advisory Committee Meeting, April 29, 1980, are as follows:

Property Owner: Texaco, Inc.
Location: NE/C York Road and Seminary Avenue
Acres: 0.259
District: 8th

This office has reviewed the subject petition and offers the following comment. 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 ZONING PLANS ADVISORY COMMITTEE

June 27, 1980

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

Stanley Holmes, Esquire
Mindel, Clarke & Hill
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 217
Petitioner-- Texaco, Inc.
Variance Petition

Dear Mr. Holmes:

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.

Because of your client's proposal to construct a canopy over the existing pump islands at the Texaco service station, which is located on the northeast corner of York Road and Seminary Avenue, this Variance for setback is required.

As indicated in conversation with you and also with a member of the engineering company that prepared your site plan, the subject property is partially zoned residential and commercial. It appears that the residential zoned portion includes the service station building, while the commercial portion encompasses the front of the site along York Road. In view of the fact that this is an unusual situation, I spoke to the supervisor, Mr. James E. Dyer, and also with the sector planner for this area. The planner indicated that the zoning on the site is proposed to be corrected on the new 1980 Comprehensive Zoning Maps. For this reason, it was decided that this petition could be advertised and processed as is. I suggest that prior to the scheduled hearing, the site plans be revised to clearly indicate the existing zoning on this property and the location and dimensions of the existing signs.

Item No. 217
Variance Petition
June 27, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing, scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:hkh

Enclosures

cc: PCI Engineering, Inc.
1025 Cromwell Bridge Rd.
Balto., Md. 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 19, 1980

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

Re: Item #217 (1979-1980)
Property Owner: Texaco, Inc.
N/E cor. York Rd. and Seminary Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Variance to permit a front setback of 2' in lieu of the required 10' for a proposed canopy.
Acres: 0.259 District: 8th

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:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Seminary Avenue is an existing public road improved on a 60-foot right-of-way, not 45 feet as indicated, (see Drawings #57-1685 and #52-2284, File 5).

As 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 217 (1979-1980).

Very truly yours,

ELLENWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:SS

S-SE Key Sheet
45 NW 1 P.S. Sheet
NW 12 A Topo
61 Tax Map

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,

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of July, 1980, that the herein Petition for the Variance(s) to permit a front yard setback of two (2) feet in lieu of the required ten (10) feet, for a proposed canopy, should be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

Jan M H Juma
Deputy 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



James J. O'Donnell
Secretary
M. S. Catliver
Administrator

May 2, 1980

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

Re: Z.A.C. Meeting, April 29, 1980
ITEM: 217.
Property Owner: Texaco, Inc.
Location: NE/C York Rd.
(Route 45) & Seminary Ave.
(Route 131)
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Variance to permit a front setback of 2' in lieu of the required 10' for a proposed canopy.
Acres: 0.259
District: 8th

Attention: Mr. N. Commodari

Dear Mr. Hammond:

On review of the plan, it appears the property line and S.H.A. right of way are the same.

The State Highway Administration has no objections to the proposed canopy, but it must not project across the State right of way.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

George Wittman
By: George Wittman

CL:GW:mah

My telephone number is (301) 383-4320

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



STEPHEN E. COLLINS
DIRECTOR

June 12, 1980

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

Item No. 217 - ZAC - Meeting of April 29, 1980
Property Owner: Texaco, Inc.
Location: NE/C York Rd. & Seminary Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Variance to permit a front setback of 2' in lieu of the required 10' for a proposed canopy.

Acres: 0.259
District: 8th

Dear Mr. Hammond:

The requested variance to the front setback to allow construction of a canopy is not expected to cause any traffic problems.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/mjm



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

June 4, 1980

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

Dear Mr. Hammond:

Comments on Item #217, Zoning Advisory Committee Meeting April 29, 1980, are as follows:

Property Owner: Texaco, Inc.
Location: NE/C York Rd. & Seminary Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Variance to permit a front setback of 2' in lieu of the required 10' for a proposed canopy.
Acres: 0.259
District: 8th

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/ltb



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

June 17, 1980

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Texaco, Inc.

Location: NE/C York Road & Seminary Avenue

Item No: 217

Zoning Agenda: Meeting on April 29, 1980

Gentlemen:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

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.

() 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.

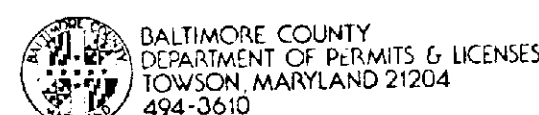
George M. Hammond

REVIEWER Planning Group

Noted and

Approved: _____

Fire Prevention Bureau



TED ZALESKI JR.
DIRECTOR

May 19, 1980

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

Dear Mr. Hammond:

Comments on Item #217 Zoning Advisory Committee Meeting, April 29, 1980 are as follows:

Property Owner: Texaco, Inc.
Location: NE/C York Road & Seminary Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Variance to permit a front setback of 2' in lieu of the required 10' for a proposed canopy.

Acres: 0.259
District: 8th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.

X 1. A building/_____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/_____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments - All existing improvements shall be noted as existing on drawings.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Avenue, Towson.

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

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 23, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 29, 1980

RE: Item No: 210, 211, 212, 213, 214, 215, 216, 217, 218
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

KNP/bp

PETITION FOR VARIANCE

8th District

ZONING: Petition for Variance for front yard setback

LOCATION: Northeast corner of York Road and Seminary Avenue

DATE & TIME: Thursday, July 10, 1980 at 10:00 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 permit a front yard setback of 2 feet in lieu of the required 10 feet for a proposed canopy

The Zoning Regulation to be excepted as follows:

Section 405.1A.2.a - front yard setback

All that parcel of land in the Eighth District of Baltimore County

Being the property of Texaco, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 10, 1980 at 10:00 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

PROPERTY DESCRIPTION

Beginning at the Northeast corner of York Road and Seminary Avenue and running as follows:

North 80 Degrees 33 Minutes 50 Seconds East 103.21 Feet, then

North 23 Degrees 46 Minutes 10 Seconds West 125.55 Feet, then

South 66 Degrees 13 Minutes 50 Seconds West 100.00 Feet, then

South 23 Degrees 46 Minutes 10 Seconds East 100.00 Feet

to the point of beginning. Containing 0.259 acres more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Date: July 1, 1980

FROM: John D. Seyffert, Director
Office of Planning and Zoning

SUBJECT: Petition No. 81-11-A

Petition for Variance
Northeast corner of York Road and Seminary Avenue
Petitioner- Texaco, Inc.

Eighth District

HEARING: Thursday, July 10, 1980 (10:00 A.M.)

It would appear that the subject property is zoned D.R. 16.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:vg

June 11, 1980

Stanley Holmes, Esquire
White, Mindel, Clarke & Hill
305 W. Chesapeake Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variance - NE/C York Road and Seminary Avenue
Texaco, Inc. - Case No. 80-274-A

TIME: 10:00 A.M.

DATE: Thursday, July 10, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
Zoning Commissioner of
BALTIMORE COUNTY

cc: FCI Engineering, Inc.
1025 Cromwell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 25, 1980

Stanley Holmes, Esquire
White, Mindel, Clarke & Hill
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance
NE/C York Rd & Seminary Ave
Texaco, Inc.
Case No. 81-11-A

Dear Mr. Holmes:

This is to advise you that \$46.25 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
William E. Hammond
Zoning Commissioner

WEM:ej

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 15, 1980

Stanley Holmes, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance
NE/corner of York Rd. & Seminary Ave. -
8th Election District
Texaco, Inc. - Petitioner
NO. 81-11-A (Item No. 217)

Dear Mr. Holmes:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 15 day of July, 1980

Filing Fee \$ 25 Received: Check

Cash

Other

217

Petitioner: Texaco, Inc. Submitted by: J. Holmes

Petitioner's Attorney: J. Holmes Reviewed by: WEM

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		ZOO 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>WEM</i>										
Revised Plans: Change in outline or description										
Previous case: <i>---</i>										
Map # <i>---</i>										

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: Date of Posting: 6/27/80

Posted for: William E. Hammond

Petitioner: Texaco, Inc.

Location of property: NE/C York Rd & Seminary Ave

Location of Signs: 100 York Rd & Seminary Ave

Remarks: 100 York Rd & Seminary Ave

Posted by: William E. Hammond Date of return: 6/27/80

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 15, 1980

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 in each of successive weeks, before the day of July, 1980, the first publication appearing on the day of July, 1980.

THE JEFFERSONIAN,
L. Leach, Jr., Manager.

Cost of Advertisement, \$ 19.25

PETITION FOR VARIANCE
8th DISTRICT
ZONING: Petition for Variance for front yard setback.
LOCATION: Northeast corner of York Road and Seminary Avenue
DATE & TIME: Thursday, July 10, 1980 at 10:00 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 permit a front yard setback of 2 feet in lieu of the required 10 feet for a proposed canopy.
The Zoning Regulation to be excepted as follows:
Section 406.4A.2a - front yard setback.
All that parcel of land in the EIGHTH District of Baltimore County Beginning at the Northeast corner of York Road and Seminary Avenue and running as follows:
North 80 degrees 33 minutes 50 seconds East 103.21 feet, then North 23 degrees 46 minutes 10 seconds West 125.55 feet, then South 66 degrees 13 minutes 50 seconds East 100.00 feet, then South 23 degrees 46 minutes 10 seconds East 100.00 feet to the point of beginning. Containing 0.259 acres more or less.
Being the property of Texaco, Inc., as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, July 10, 1980 at 10:00 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
June 15

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

No. 088875

DATE June 11, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: FCI Engineering, Inc.

FOR: Filing Fee for Case No. 81-11-A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

8th District
Zoning: Petition for Variance for front yard setback
Location: Northeast corner of York Road and Seminary Avenue

Date & Time: Thursday, July 10, 1980 at 10:00 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 permit a front yard setback of 2 feet in lieu of the required 10 feet for a proposed canopy.

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

All that parcel of land in the Eighth District of Baltimore County Beginning at the Northeast corner of York Road and Seminary Avenue and running as follows:

North 89° 33 minutes 50 seconds East 103.21 feet, then North 23° 46 minutes 10 seconds West 125.55 feet, then South 68° 13 minutes 50 seconds West 100.00 feet, then South 23° 46 minutes 10 seconds East 100.00 feet to the point of beginning. Containing 0.259 acres more or less.

Being the property of Texaco, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date:
THURSDAY, JULY 10, 1980

AT 10:00 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

The Essex Times

Essex, Md., June 19, 1980

Petitioner
Texaco
This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of _____ successive

weeks before the 19th day of

June, 19 80

William E. Hammond Publisher.

PETITION FOR VARIANCE 8th DISTRICT

ZONING: Petition for Variance for front yard setback
LOCATION: Northeast corner of York Road and Seminary Avenue
DATE & TIME: Thursday, July 10, 1980 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
June 19

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 19, 1980

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 in each of one (1) successive week before the 10th

day of July, 1980, the 1980 publication appearing on the 19th day of June

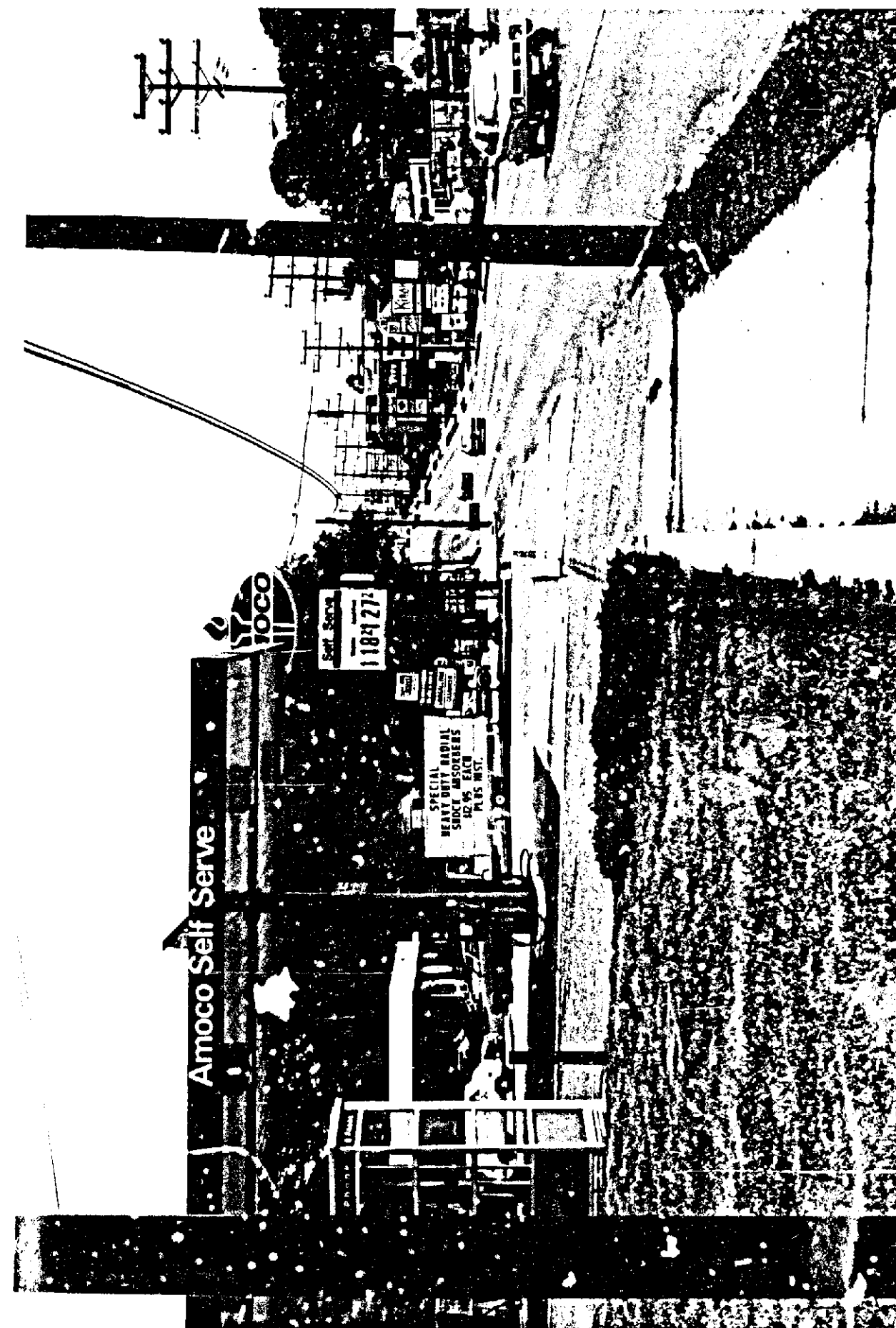
1980.

THE JEFFERSONIAN,

L. Frank Smith
Manager.

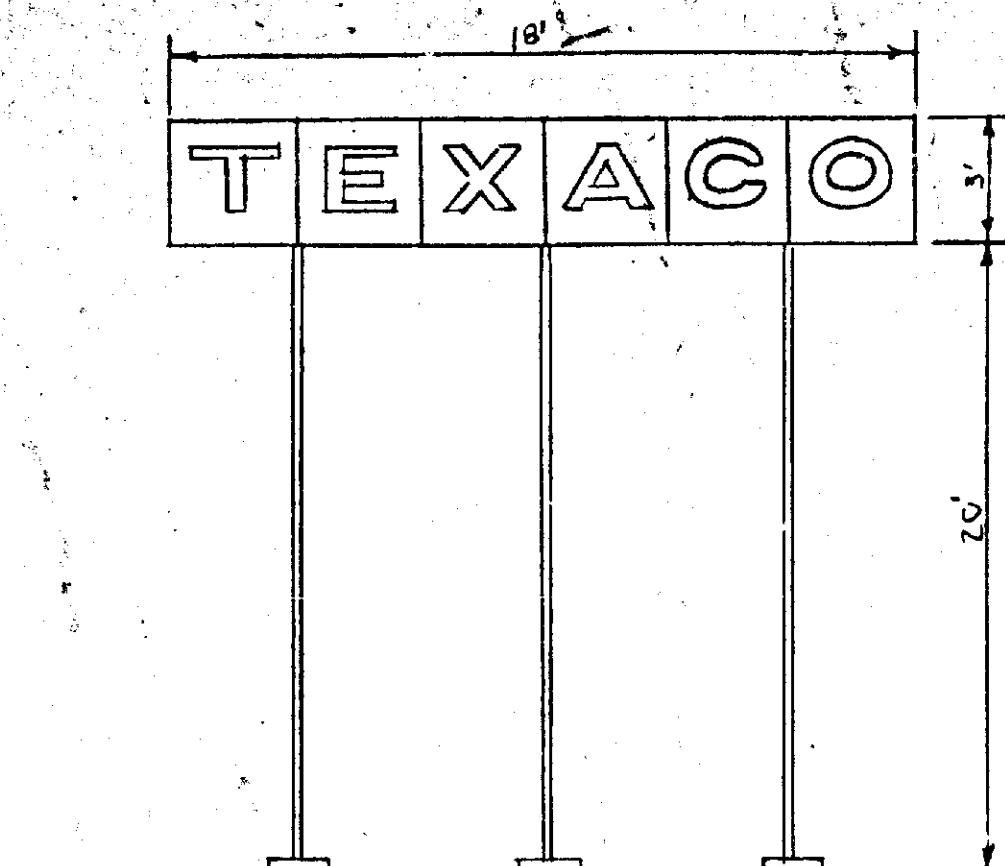
Cost of Advertisement, \$ _____

MICROFILMED

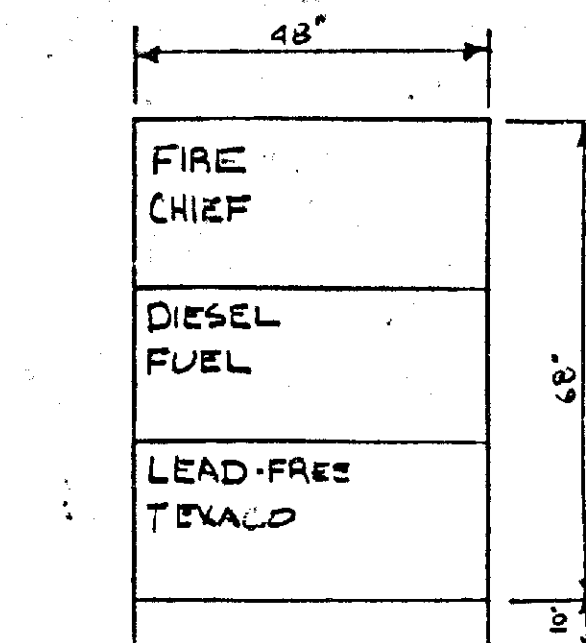




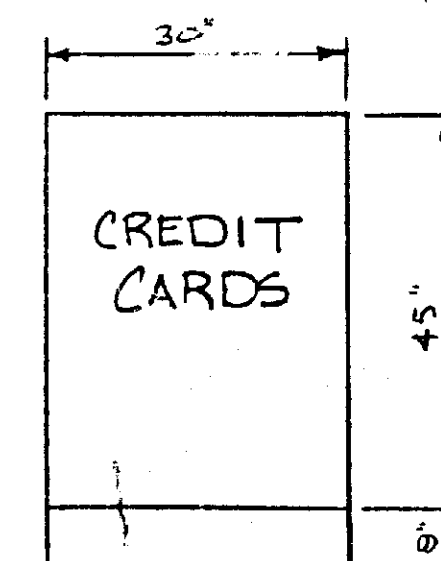
VICINITY MAP



TEXACO ILLUMINATED SIGN
NO SCALE



PRICE SIGN
NO SCALE



CREDIT CARD SIGN
NO SCALE

NOTES FROM ZONING APPLICATION PLAT

PARKING

PARKING SPACES REQUIRED @ 3/BAY = 9 SPACES
PARKING SPACES PROVIDED = 9 SPACES

ACCESS POINT

NO. OF DRIVEWAYS ON FRONT STREET = 2
2 x 65' = 130' REQ'D WIDTH
ACTUAL SITE WIDTH = 100'

LIGHTING

TYPE - MERCURY VAPOR
HEIGHT = 20 FT

ANCILLARY USES : 405.4C

- VEHICLE REPAIR SERVICE
- SALE OF CIGARETTES, CANDY, SOFT DRINKS AND OTHER ITEMS FROM VENDING MACHINES
- TIRE SALES AND INSTALLATION
- SALES OF SMALL AUTO PARTS AND ACCESSORIES
- MINOR ACCESSORY USES.

AREA REQUIREMENTS

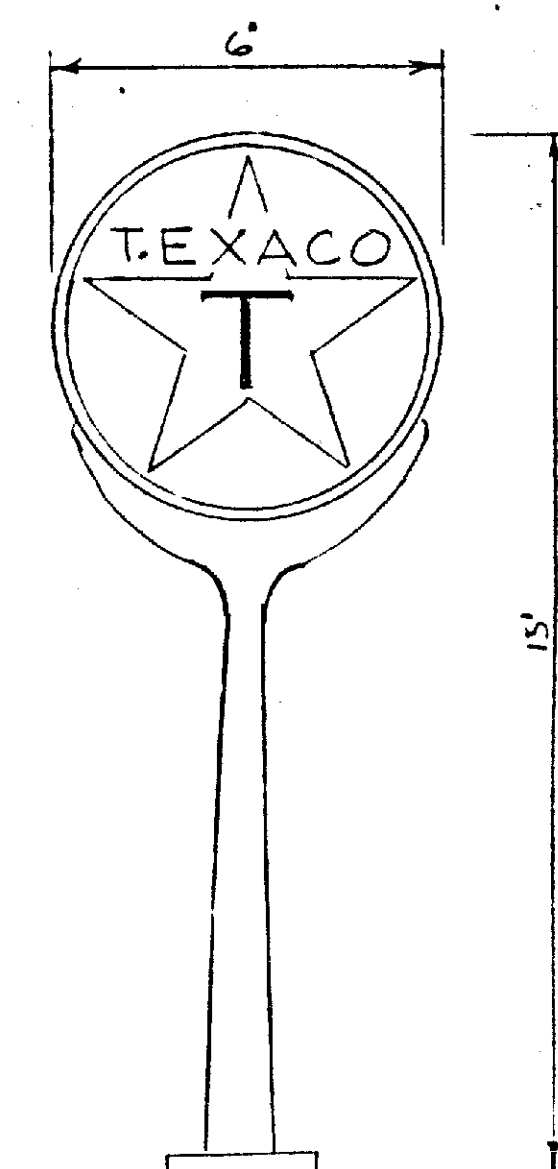
TWO (2) DISPENSER ISLANDS WITH 4 DUAL DISPENSER PUMPS
CAPABLE OF HANDLING 4 CARS AT ANY TIME.
TOTAL SERVICING SPACES = 4
TOTAL SERVICING BAYS = 2
TOTAL SF = 5 & SPACES = 7
SITE = 1 A.R.O.D. TOTAL 7,1500 = 10,500 SQ. FT.
TOTAL AREA OF TRACT = 11,277 SQ. FT.

ZONING STATUS

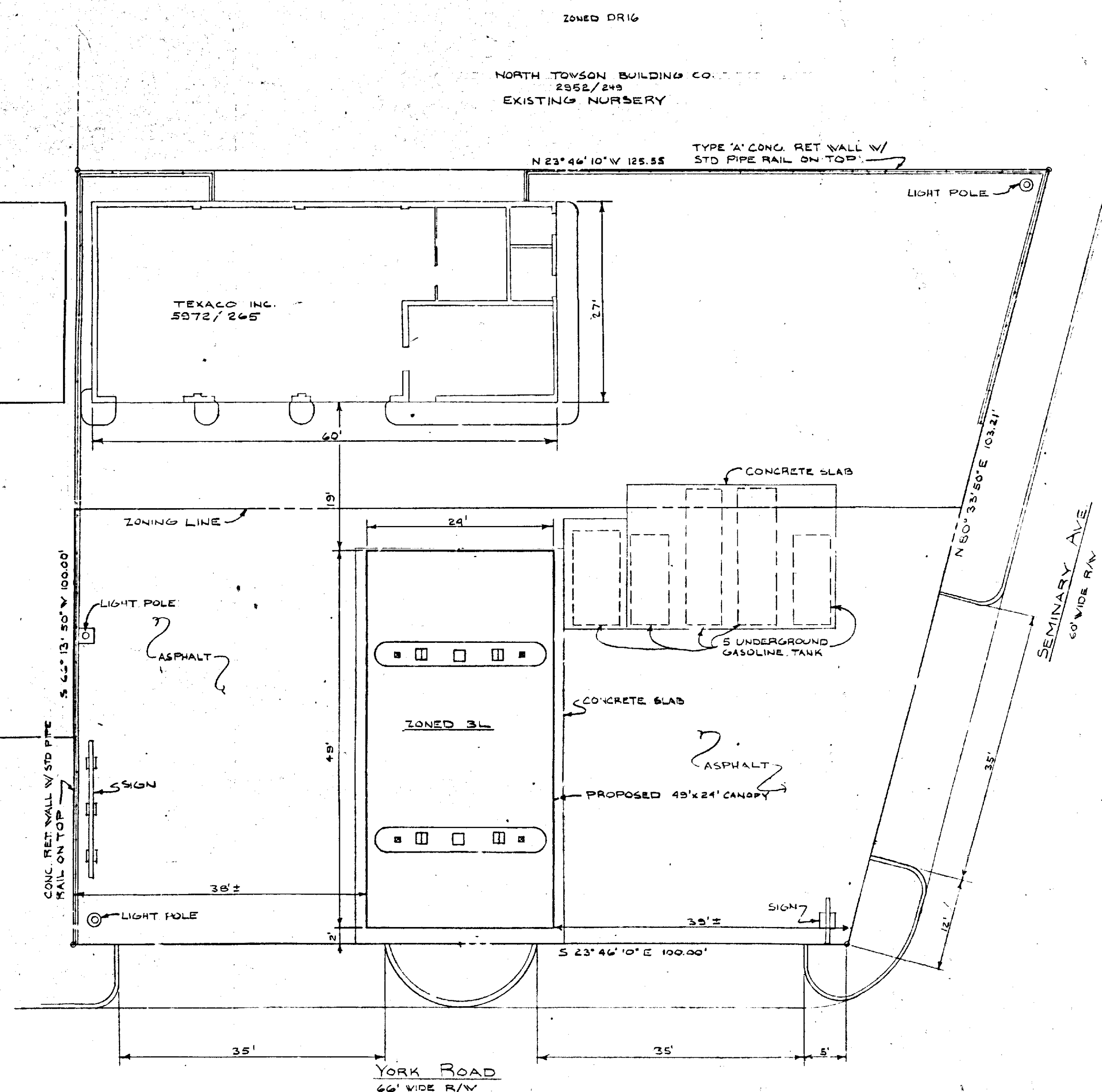
EXISTING ZONING PARCEL - BL
EXISTING DISTRICT - CNS

LANDSCAPING

TOTAL LANDSCAPING = 850 SQ. FT. = 7.5% OF TRACT
5% OF TRACT = 564 SQ. FT.
LANDSCAPING CONSISTS OF: GRASS, BUSHES & PLANTS



TEXACO SIGN
NO SCALE



FAIRLAND INC.
2241/246

ZONED BL

EXISTING SERVICE
STATION

ZONED DR16

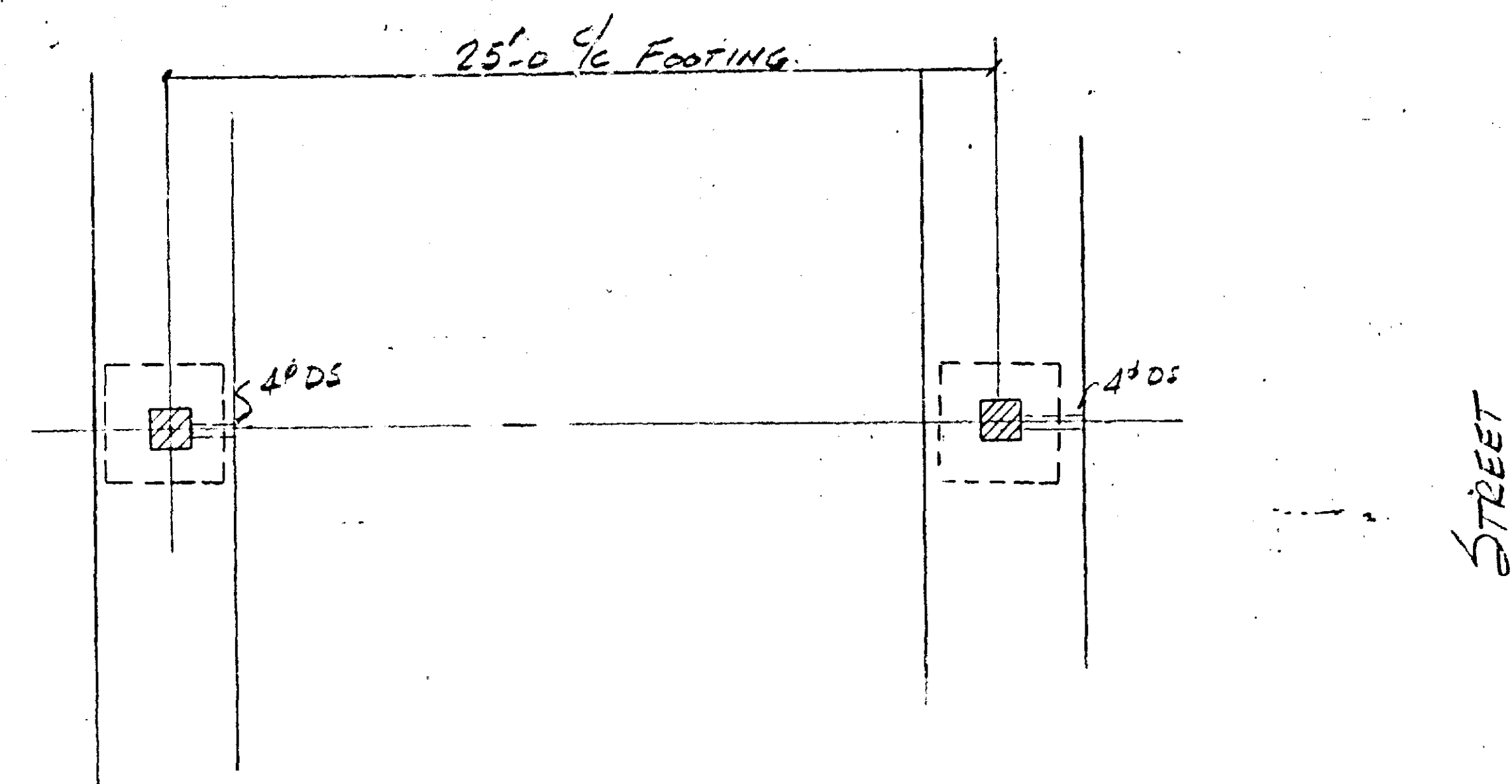
THOMAS M. GONTRUM
2224/89

ZONED BL

ESSO STANDARD OIL

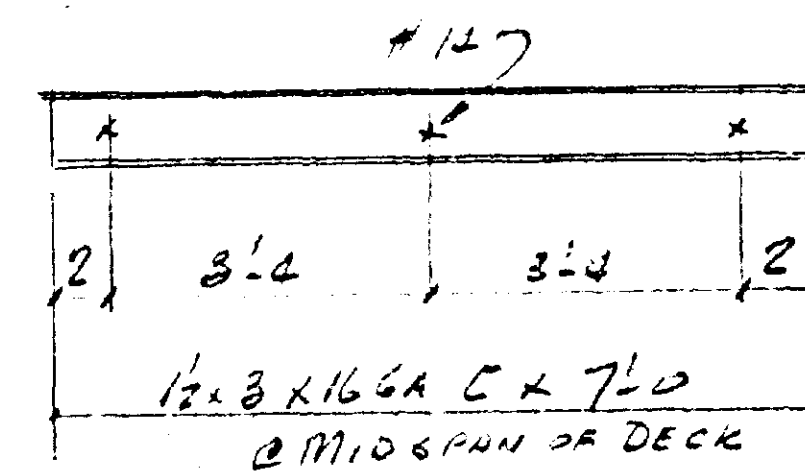
ROLAND A. ROCKEL

NO.	DATE	DESCRIPTION
REVISIONS		
PLAT FOR VARIANCE TEXACO YORK RD & SEMINARY AVE 8th ELECTION DISTRICT BALTIMORE COUNTY MD.		
 ENGINEERING, INC. Mechanical and Electrical Consultants 1025 Cromwell Bridge Rd. Balto., MD. 21204 (301) 298-2962		
DESIGNED:	DATE 4-9-80	
DRAWN: JVL	SCALE 1"=10'	
APPROVED:	FOR NO. 2077	NO.



BOX OUT, 14" 5A GROUT HOLE

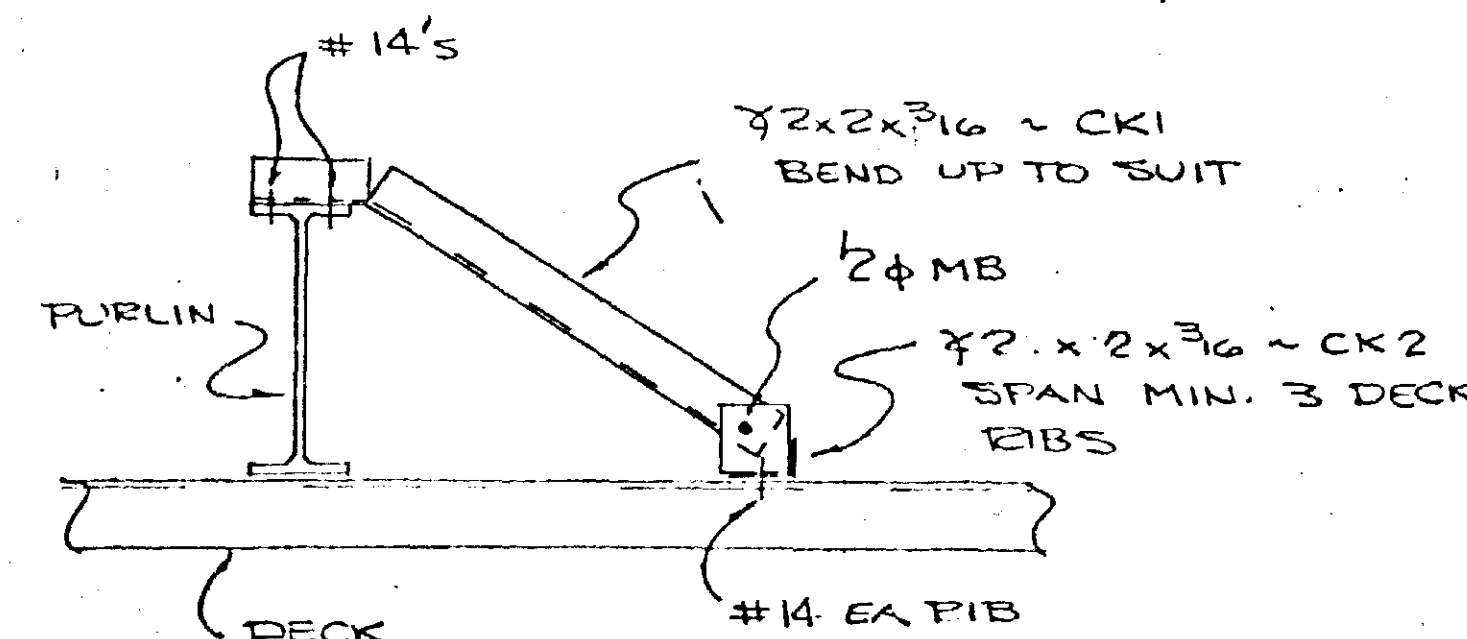
TOP OF HIGH ISLAND



FOOTING DETAIL

DO NOT USE FOR CONSTRUCTION
UNLESS APPROVED BY BESTEEL

JOB NO: _____
BY: _____
DATE: _____



DETAIL "1"

KNEE BRACE DETAIL

ELEV 1SL AD	ELEV 1SL B	YORK RD & SEMINARY RD LUTHERVILLE, MD		
		LOCATION		
			JOB NO.	HAND

YORK RD & SEMINARY RD
LUTHERVILLE, MD

JOB NO.

HAND

TEXACO INC
49° 2 COLUMN CANOPY

CEFI

30/6

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, BEESTEE CO. AND/OR ITS SUBSIDIARIES, AND WERE CREATED, EVOLVED, INVENTED, OR OTHERWISE OBTAINED BY BEESTEE CO. IN CONNECTION WITH THE ABOVE DEFINED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR COMPANY WITHOUT THE WRITTEN PERMISSION OF BEESTEE CO. WRITTEN DIMENSIONS ON DRAWINGS SHALL BE THE ONLY DIMENSIONS TO WHICH THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS, ALL ANCHORS, BOLTS, RIVETTING, PLATING, AND ALL OTHER DETAILS. THE CONTRACTOR SHALL BE RESPONSIBLE TO SET BY OTHERS, ALL DIMENSIONS MUST BE STRICTLY ADHERED TO.

[illegible]

BESTEEL

Design - Fabrication - Erection

18233 E. RAILROAD ST.
INDUSTRY, CALIF. 91744
(713) 283-6251 (714) 828-1000

2 RECOLD ROAD
WALTERBORO, SO. CAROLINA 2944
(803) 538-2351

2421 NO. SYLVANIA
FORT WORTH, TEXAS 76111
(817) 831-1295

DRN. BY _____ DATE _____
CHK. BY _____ DATE _____
STRUCT. ENGR. _____ DATE _____

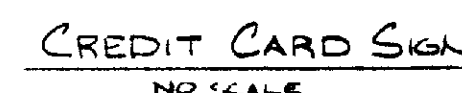
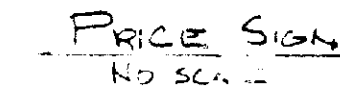
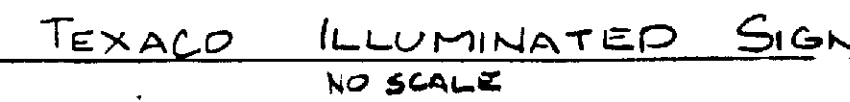
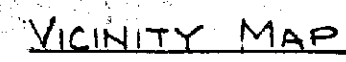
	SHEET TITLE
--	-------------

TEXACO INC

PLAN	EST DATE
------	----------

DRAWING NO.

REV.



NOTES FROM ZONING APPLICATION PLAT

PARKING
PARKING SPACES REQUIRED @ 3/BAY = 9 SPACES
PARKING SPACES PROVIDED = 9 SPACES

ACCESS POINT

NO. OF DRIVEWAYS ON FRONT STREET = 2
2 x 65' = 130' REQ'D WIDTH
ACTUAL SITE WIDTH = 100'

LIGHTING

TYPE - MERCURY VAPOR
HEIGHT - 20 FT

ANCILLARY USES : 405.4C

- ① VEHICLE REPAIR SERVICE
- ② SALE OF CIGARETTES, CANDY, SOFT DRINKS AND OTHER ITEMS FROM VENDING MACHINES
- ③ TIRE SALES AND INSTALLATION
- ④ SALES OF SMALL AUTO PARTS AND ACCESSORIES
- ⑤ MINOR ACCESSORY USES.

ART. 4. REQUIREMENTS

TWO (2) DISPENSER ISLANDS WITH 4 DUAL DISPENSER PUMPS
(CAPABLE OF HANDLING 4 CARS AT ANY TIME).

TOTAL SERVICING SPACES = 4
TOTAL SERVICING BAYS = 3

TOTAL BAYS & SPACES = 7
SITE AREA REQ'D = TOTAL 7x1500.

SITE AREA REQ'D = TOTAL 7x1500 = 10,500 SQ. FT.
TOTAL AREA OF TRACT = 11,277 SQ. FT.

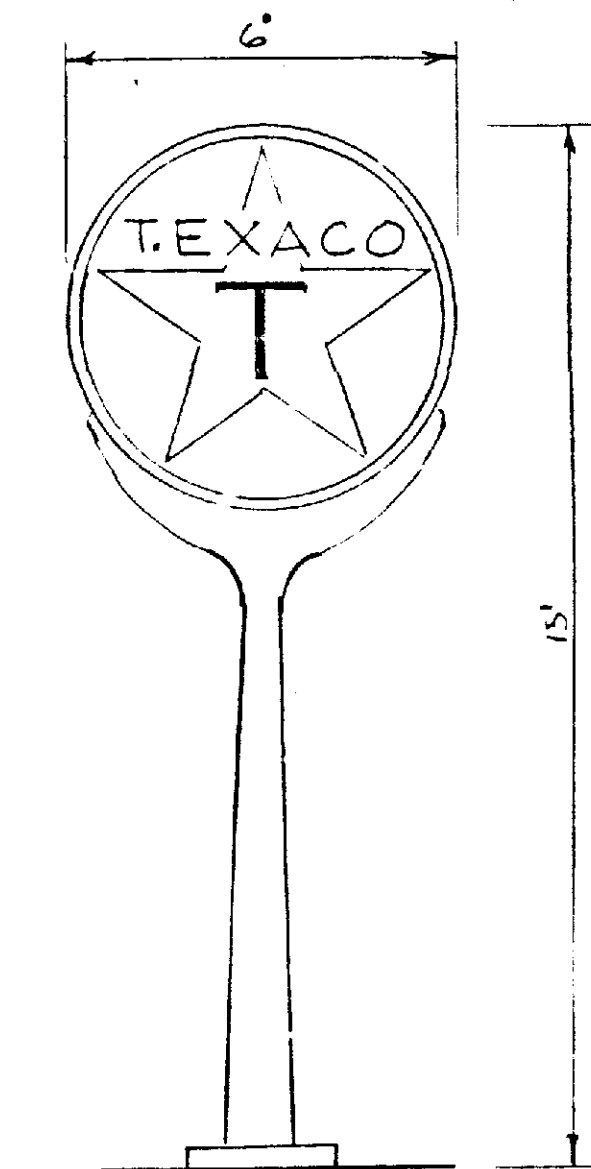
ZONING STATUS:

ZONING STATUS

EXISTING ZONING PARCEL - BL ✓
EXISTING DISTRICT CNS

LANDSCAPING

TOTAL LANDSCAPING = 850 SQ. FT. = 7.5% OF TRACT
5% OF TRACT = 569 SQ. FT.
LANDSCAPING CONSISTS OF: GRASS, BUSHES & PLANTS



TEXACO SIGN
NO SCALE



ZONED BL

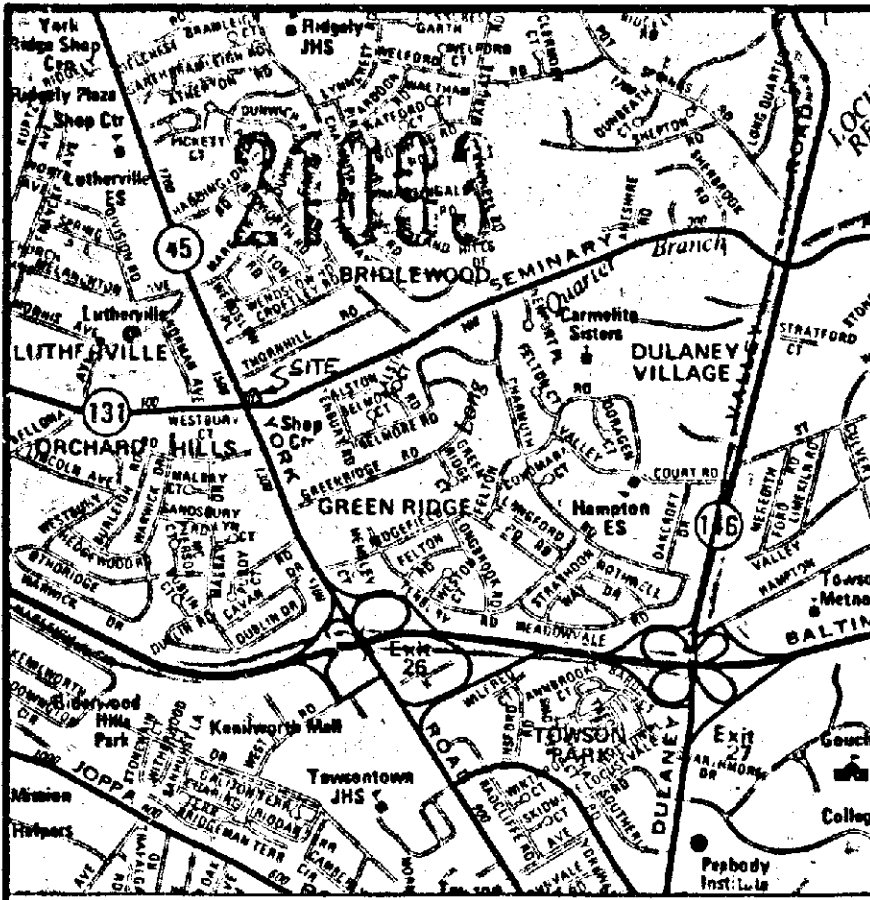


ROLAND A. ROCKEL

ESSO STANDARD OIL

Revised
JUL 1 1961
Item # 217

NO.	DATE	DESCRIPTION	
REVISIONS			
PLAT FOR VARIANCE TEXACO YORK RD & SEMINARY AVE 8TH ELECTION DISTRICT BALTIMORE COUNTY MD.			
		ENGINEERING, INC. Mechanical and Electrical Consultants 1025 Cromwell Bridge Rd. Balto., MD 21204 (301) 296 - 2962	
DESIGNED:	DATE 4-9-80		
DRAWN JVL	SCALE 1"=10'		
APPROVED:	DATE 7-20-77		DAWG



VICINITY MAP

NOTES FROM ZONING APPLICATION PLAT

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PARKING SPACES REQUIRED @ 3/3AY = 9 SPACES
PARKING SPACES PROVIDED = 9 SPACES

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LIGHTING
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HEIGHT = 20 FT

ANCILLARY USES : 405.4C
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LANDSCAPING CONSISTS OF GRASS, BUSHES & PLANTS

ZONED BL

NORTH TOWSON BUILDING CO.
2952/242

N 23° 46' 10" W 125.55' TYPE A' CONC RET WALL W/
STD PIPE RAIL ON TOP

LIGHT POLE

TEXACO INC.
5972/245

CONCRETE SLAB

5 UNDERGROUND
GASOLINE TANK

CONCRETE SLAB

PROPOSED 48'x24' CANOPY

S 23° 46' 10" E 100.50'

SEMINARY AVE
45' WIDE R/W

FAIRLAND INC.
2341/246

ZONED BL

THOMAS M. GONTAK
2294/58

CONC RET WALL W/STD PIPE
RAIL ON TOP

LIGHT POLE

ASPHALT

SIGN

LIGHT POLE

YORK ROAD
60' WIDE R/W

ROLAND A. ROCKEL

ESSO STANDARD OIL

NO.	DATE	DESCRIPTION
REVISIONS		
PLAT FOR VARIANCE TEXACO YORK RD & SEMINARY AVE 8th ELECTION DISTRICT BALTIMORE COUNTY MD.		
 ENGINEERING, INC. Mechanical and Electrical Consultants 1025 Cromwell Bridge Rd. Balto., MD. 21204 (301) 296-2962		
DESIGNED:	DATE: 4-9-80	
DRAWN: JVL	SCALE: 1" = 30'	
APPROVED:	JOB NO. 2077	ENG. NO.