

20205-SPH

1/15
3/15/82

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plans in Case #2070-S and #63-136-RX to convert from a full-service gasoline station to a self-serve pumper facility.

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

I, or we, agree to pay expenses of the above Special Hearing 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
Amoco Oil Company (Formerly The American Oil Company)	Amoco Oil Company (Formerly The American Oil Company)
(Type or Print Name)	(Type or Print Name) Oil Company)
Signature	Signature
By: J.M. Ayres	By: J.M. Ayres
(Type or Print Name)	(Type or Print Name)
Address	Assistant Secretary
City and State	Signature
Attorney for Petitioner:	One North Charles Street 727-6700
Pokorny & Beers	Address Phone No.
(Type or Print Name)	Baltimore, Maryland 21201
Signature Joseph K. Pokorny	City and State
403 Jefferson Bldg	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address	Lawrence J. Hayward, Esquire
Towson MD 21204	Name Amoco Oil Company
City and State	One North Charles Street 727-6700
Attorney's Telephone No.: 823/2000	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of March, 1982, 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 20th day of April, 1982, at 10:00 o'clock P.M.

[Signature]
Zoning Commissioner of Baltimore County.

AMCCO OIL COMPANY
1000 N. CHARLES ST.
BALTIMORE, MD 21201
727-6700

was sold during the first 4 months of this year as was sold last year and that he presumed the end of year figures would probably be the same for both years.

4. The protestants were concerned that the grant of this gas and go operation would create a domino effect to the detriment of the local residents, as well as the traveling public, by causing the market to change totally to gas and go operations. In support of this position, the protestants introduced Protestants' Exhibit 1, which is self-explanatory.

Mr. Steve Meadowcroft, operator of the service station adjoining the petitioner's location, testified that his business has been financially affected by the other gas and go operations in the area because of their lower priced gasoline and that the advent of another such operation would increase the probability of him not being able to stay in business.

and, thus, the present public hearing is required.

The proposed renovations and the resultant change to a gas and go operation change the basic concept of a service station from one providing service to a community and the traveling public to one providing an outlet for the sale of a product. The real fear envisioned by the protestants is that all full-service stations will become gas and go operations. The petitioner contends, however, that full service is provided at numerous locations in the area. Both of these positions were obviously considered by the Maryland State Legislature when it enacted Article 56, Section 157F, which placed the responsibility for approval of conversions upon local zoning boards or planning commissioners. Taking into consideration the number and close proximity of other full-service operations within the community serviced, it is hereby concluded that to approve the amendment would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of July, 1982, that the amendments to the site plans filed in Case Nos. 2070-S and 63-136-RX to convert the existing full-service gasoline station to a self-serve pumper facility, in accordance with the site plan filed herein and marked Petitioner's Exhibit 2, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity to minimize illumination beyond the subject property.
- Compliance with the comments submitted by the Maryland Department of Transportation, dated February 17, 1982.
- A revised site plan, incorporating the restrictions set forth above and detailing the limits of the proposed fence, shall be submitted for approval by the Director of Planning and the Zoning Commissioner, as well as the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

[Signature]
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE July 22 1982
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER
SE corner of Route 40 & Winters Lane, 1st District OF BALTIMORE COUNTY

AMCCO OIL COMPANY, Case No. 82-225-SPH
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioners:
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 therefor, and of the passage of any preliminary or final Order in connection therewith.

[Signature] Peter Max Zimmerman
Deputy People's Counsel
[Signature] 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 23rd day of March, 1982, a copy of the foregoing Order was mailed to Joseph K. Pokorny, Esquire, Pokorny & Beers, 408 Jefferson Building, Towson, Maryland 21204; and Lawrence J. Hayward, Esquire, Amoco Oil Company, One North Charles Street, Baltimore, Maryland 21201.

[Signature]
John W. Hession, III

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR March 4, 1982

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

Re: Item #135 (1981-1982)
Property Owner: Amoco Oil Company
S/E corner Baltimore National Pike and Winters Lane
Acres: 20,216 sq. ft. District: 1st

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.
Baltimore National Pike (U.S. 40) 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.

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.

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 135 (1981-1982).

Very truly yours,
[Signature]
BUREAU OF PUBLIC SERVICES

BALTIMORE COUNTY DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

February 23, 1982

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

Dear Mr. Hammond:
Comments on Item 135, Zoning Advisory Committee Meeting of February 9, 1982, are as follows:

Property Owner: Amoco Oil Company
Location: SE/Cor. Baltimore National Pike and Winters Lane
Existing Zoning: B1
Proposed Zoning: Special Hearing to amend the original special permit granted under Case No. 2070-S for a gasoline service station to a self-serve pumper facility.
Acres: 20,216 sq. ft.
District: 1st

Metropolitan water and sewer presently serve the property.

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

Very truly yours,
[Signature]
John J. Forrest
Director
Bureau of Environmental Services

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 8, 1982

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

NICHOLAS B. COMODARI
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

Joseph K. Pokorny, Esquire
403 Jefferson Bldg.
Towson, Maryland 21204

Re: Item No. 135
Petitioner - Amoco Oil Company
Special Hearing Petition

Dear Mr. Pokorny:

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.

In view of your client's proposal to convert the existing service station to a gas and go operation, this hearing is required.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
[Signature]
NICHOLAS B. COMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bcc

Enclosures

cc: Lawrence J. Hayward, Esquire
Amoco Oil Company
One North Charles Street
Baltimore, Md. 21201

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

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:

1. Article 56, Section 157F of the Annotated Code of Maryland, 1979 Replacement Volume, states the following:

"...Certificates of registration may not be issued to retail service station dealers marketing motor vehicle fuel through retail outlets enlarged, altered, or structurally modified (other than as may be required by appropriate governmental authority) in any way after July 1, 1977, before July 1, 1984, unless the facilities contain enclosed work areas where service of motor vehicles is offered to customers, irrespective of whether or not motor vehicle fuel is purchased, including, but not limited to lubrication, oil change, tire repair, battery charge, and replacement of accessories such as fan belts, radiator hose and wiper blades. This restriction does not apply to: (i) stations which do not have such enclosed work areas prior to the time that they are enlarged, altered or structurally modified; or (ii) stations enlarged, altered, or structurally modified when local zoning boards or planning commissioners rule in favor of conversions to gasoline-only outlets after considering the needs for this type of service to the general public in the locality, and upon agreement between the owner and dealer..."

2. The petitioner herein seeks approval of amendments to the site plans filed in Case Nos. 2070-S and 63-136-RX to convert a full-service gasoline station to a self-serve pumper facility.

3. Mr. Bogdanowicz, in behalf of the petitioner, testified that the location of the existing building prevented a free-flow operation in spite of the number of entrances/exits. He introduced photographs showing the site as it presently exists (Petitioner's Exhibit 4) and a gas and go operation at another location (Petitioner's Exhibit 3) as an example of the proposal for the subject property. On cross-examination, he indicated that none of the entrances/exits would be changed, that the free flow of vehicles would be facilitated by razing the existing improvement, that the proposal would increase the number of service pumps from 12 to 20, that the lighting would be only under the canopies, and that air and water would be available.

Mr. Gallagher, operator of the service station for the past 17 years, testified that he has never had a large amount of service work because most of his business is transient since his location is just off of the Baltimore Beltway. He also stated that the service work he provided did not pay the cost of a mechanic, caused a shortage in his inventory, and precipitated suits against him for damages caused by the mechanic. He estimated that 78% of his business was generated from the self-service pumps and indicated that this percentage probably would have been greater if the location of the existing building had not hindered the interior flow of traffic.

Mr. Lonnie, a salesman with Amoco for approximately 26 years, testified that there were 22 other locations with service bays and 10 other gas and go operations within a 1 to 2 mile radius and introduced photographs to substantiate same. He also testified that less than 50% of the trading area is residential and that those residents do not use the petitioner's service bays anyway and would not be harmed by the conversion to a gas and go operation. On cross-examination, he stated that about the same amount of gas



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

February 17, 1982

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

Re: ZAC Meeting of 2-9-82
ITEM: #135
Property Owner: Amoco Oil Company
Location: SE/Cor. Baltimore National Pike, Route 40-W and Winters Lane
Existing Zoning: BL
Proposed Zoning: Special Hearing to amend the original special permit granted under Case No. 2070-S for a gasoline service station to a self-serve pumper facility.
Acres: 20,216 sq. ft.
District: 1st

Attention: Mr. N. Commodari

Dear Mr. Hammond:

On review of the site plan of June 1981 and field inspection, the State Highway Administration will require the plan be revised.

The revised plan must show repair to the deteriorated paving from the edge of the existing roadway to the face of the existing curb approximately 12' in width. This must be from the curb line of Winters Lane to curb radius of Lincoln Avenue as shown on the attached sketch.

A deteriorated curb must be repaired or replaced at the east corner of the existing concrete pump that will be replaced.

All work within the State Highway Administration Right of Way must be constructed under permit from the S.H.A. and comply with State specifications.

My telephone number is (301) 659-1350
Telewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. W. Hammond

-2-

February 17, 1982

It is requested that the plan be revised prior to a hearing date and the developer apply for a State Highway Administration permit and post a bond in the amount of \$8,000.00 to guarantee construction.

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

CL:G:mar

By: George Wittman

Attachment

cc: Mr. J. Wibley

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: February 26, 1982
FROM: Charles E. (Ted) Burnham
SUBJECT: Zoning Advisory Committee Meeting of February 9, 1982

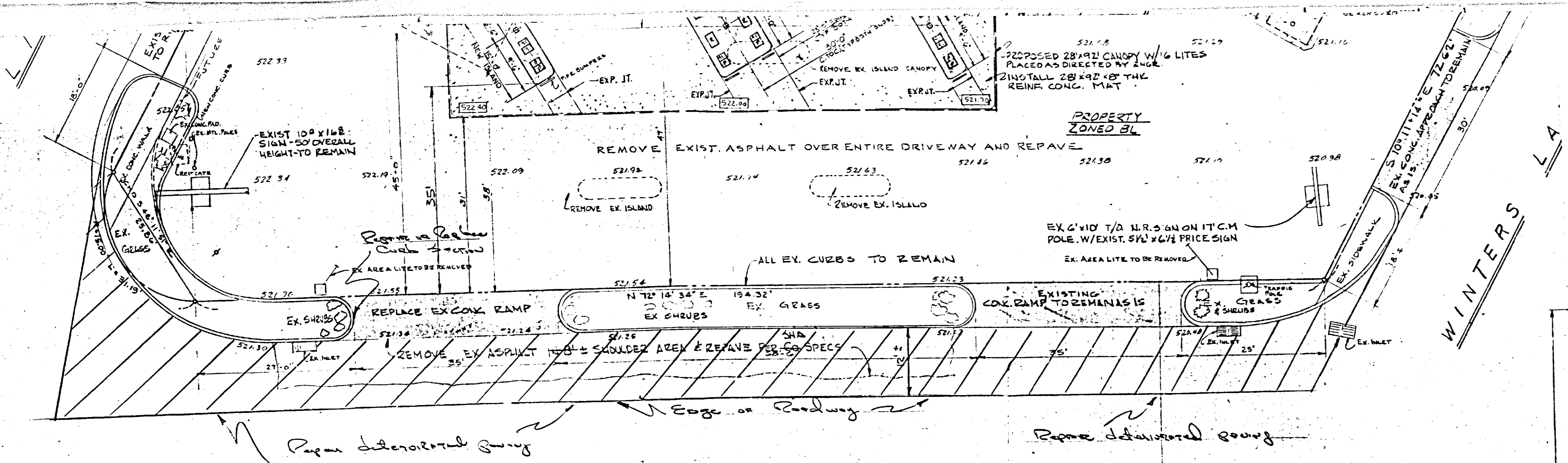
ITEM NO.	Revised	See Comments
ITEM NO. 5	Revised	No further comments - Cycle II
ITEM NO. 134		See Comments
ITEM NO. 135		Standard Comment
ITEM NO. 136		Standard Comments
ITEM NO. 137		Standard Comments
ITEM NO. 138		See Comments
ITEM NO. 139		Standard Comments
ITEM NO. 140		See Comments
ITEM NO. 141		No Comments
ITEM NO. 142		See Comments

Charles E. (Ted) Burnham
Plans Review Chief

CEB:rrj

ORDER RECEIVED FOR FILING

DATE July 22, 1982
BY John P. [unclear]
Administrative Assistant



TED ZAFISKI JR.
DIRECTOR
Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. Hammond:
Comments on Item #135, Zoning Advisory Committee Meeting
are as follows:

Property Owner: Amoco Oil Company
Location: SE/Cor Baltimore National Pike and Winters Lane
Existing Zoning: R1
Proposed Zoning: Special hearing to amend the original special permit
granted under Case No. 2070-S for a gasoline service
station to a self-serve pumper facility.
Acres: 20,216 sq. ft.
District: 1st

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/
Council Bill 10-82 State of Maryland Code for the Handicapped and Aged,
and other applicable Codes.
- X B. A building/spacing & other miscellaneous 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 lines. A firewall is required if construction is on the lot
line, See Table 1101, line 2, Section 1107 and Table 1102.
- F. Requested variance conflicts with the Baltimore County Building Code,
Section/s _____.
- 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 905 and the required construction
classification of Table 101.
- I. Comments

NOTE: These comments reflect only on the information provided by the drawings
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 Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Date: February 9, 1982

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

Z.A.C. Meeting of: February 9, 1982

RE: Item No: 134, 135, 136, 137, 138, 139, 140, 141, 142
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no hearing on student population.

Very truly yours,

Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

STEPHEN E. COLLINS
DIRECTOR

April 8, 1982

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

Re: ZAC Meeting of February 9, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no
comments for items numbers 134 to 142.

Sincerely,

Michael S. Flanigan
Michael S. Flanigan,
Engineering Associate II

MSF/tlj

135
Amoco
82-225
H20

PAUL H. REINCKE
CHIEF

April 7, 1982

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: Amoco Oil Company

Location: SE/Cor. Baltimore National Pike and Winters Lane

Item No.: 135 Zoning Agenda: Meeting of February 9, 1982

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 or _____ 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 operation.
- () 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: *Robert M. Leonard* Noted and Approved: *Robert M. Leonard*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK /mb jcm

NORMAN E. GERBER
DIRECTOR
March 25, 1982

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 #135, Zoning Advisory Committee Meeting, February 9, 1982, are as follows:

Property Owner: Amoco Oil Company
Location: SE/corner Baltimore National Pike and Winters Lane
Acres: 20,216 sq. ft.
District: 1st

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 petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:rh

H20
82-225-SPH

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-225-Sph
Date: March 31, 1982

If granted it is requested that a detailed landscaping plan,
submitted to and approved by the Division of Current Planning and
Development, be required.

Norman E. Gerber per J. Howell
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:mc

POSITION FOR SPECIAL HEARING

1st DISTRICT

ZONING: Petition for Special Hearing
LOCATION: Southeast corner of Route 40 and Winters Lane
DATE & TIME: Tuesday, April 20, 1982 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave.,
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 Special Hearing under Section 500.7 of the
Baltimore County Zoning Regulations, to determine whether
or not the Zoning Commissioner and/or Deputy Zoning
Commissioner should approve an amendment to the site
plans in Case #2070-S and #63-136-RX to convert from a
full-service gasoline station to a self-serve pumper facility.

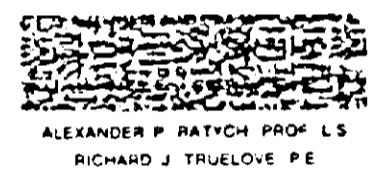
All that parcel of land in the First District of Baltimore County

Being the property of Amoco Oil Company as shown on plat plan filed with the Zoning
Department

Hearing: Tuesday, April 20, 1982, 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

apf associates, inc.
surveyors-engineers



AMOCO OIL COMPANY
DESCRIPTION OF PROPERTY
U.S. ROUTE 40 WEST AND WINTERS LANE
FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at the corner formed by the intersection of the Southerly
right of way line of U.S. Route 40, Baltimore National Pike, with the Easterly side
of Winters Lane as widened and shown on the Baltimore County Bureau of Rights of Way
Plat MD 52-061, recorded among the Land Records of Baltimore County in Highways Liber
No. 15, folio 90; thence running from said point of beginning and binding along the
Southerly right-of-way line of Baltimore National Pike, referring all courses to the
True Meridian as established for the Baltimore Metropolitan District and as now sur-
veyed, North 72 degrees 14 minutes 34 seconds East 194.32 feet to a point at the be-
ginning of a junction curve connecting the Southerly right-of-way line of Baltimore
National Pike with the Easterly side of Lincoln Avenue as shown on the plat of "Catons-
ville Pines" recorded in Plat Book C.1.9, Jr., c. 12, folio 40; thence binding along said
curve having a radius of 15.00 feet for an arc length of 31.13 feet and a chord of
South 43 degrees 11 minutes 51 seconds East 25.86 feet to a point on the Easterly side
of Lincoln Avenue; thence binding thereon South 11 degrees 21 minutes 44 seconds West
114.80 feet to the division line between Lots 23 and 24, Block "A" as shown on the
beforementioned plat of "Catonsville Pines"; thence leaving Lincoln Avenue and running
with said division line North 78 degrees 38 minutes 16 seconds West 100.00 feet to
a common corner of Lots 23, 24, 55 and 56, Block "A"; thence binding along the rear
lines of Lots 55 and 57 South 11 degrees 21 minutes 44 seconds West 89.00 feet to
the division line between Lots 57 and 58, Block "A"; thence binding along said division
line North 78 degrees 38 minutes 16 seconds West 93.57 feet to intersect the Easterly
side of Winters Lane as widened; thence binding thereon North 10 degrees 11 minutes
14 seconds East 72.62 feet to the point of beginning; containing 20,216 square feet.

4/9/1982
7427 harford road baltimore, md. 21234 tel: 301 444 4312
205 east main street elston, md. 21921 301 398 7766

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

March 18, 1982

NOTICE OF HEARING

RE: **Petition for Special Hearing**
Southeast corner of Route 40 and Winters Lane
Amoco Oil Company - Petitioner
Case #82-225-SPH

TIME: 10:00 A.M.

DATE: Tuesday, April 20, 1982

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

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

APRIL 1, 1982

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION
SOUTH EAST CORNER RTE. 40
PO A3895

was inserted in the following:

- Catonsville Times
- Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for ONE successive weeks before
the 3 day of APRIL, 1982, that is to say,
the same was inserted in the issues of

APRIL 1, 1982

PATUXENT PUBLISHING CORP.
By *(Signature)*

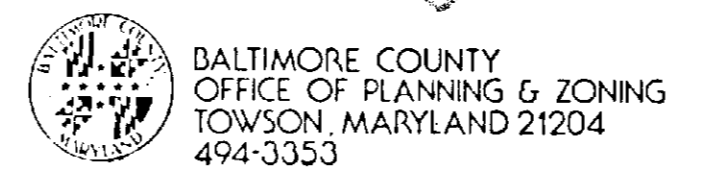
IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff _____

vs.

Defendant _____

CERTIFICATE OF PUBLICATION OF _____



WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 14, 1982

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

RE: **Petition for Special Hearing**
SE/corner of Route 40 & Winters Lane
1st Election District
Amoco Oil Co. - Petitioner
NO. 82 225-SPH (Item No. 135)

Dear Mr. Pokorny:

This is to advise you that \$87.55 is due for advertising and posting of the above property.

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

Very truly yours,

William E. Hammond
W. E. HAMMOND
Commissioner

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

No. 108919

DATE 7/21/82 ACCOUNT 01-662

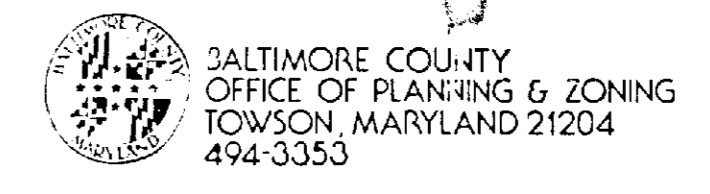
AMOUNT \$87.55

RECEIVED FROM Joseph K. Pokorny, Esq.

FOR Advertising & Posting Case #82-225-SPH

U.S.L.*****67510 6222A

VA. INDICATION OF SIGNATURE OF CASHIER



WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 22, 1982

Joseph K. Pokorny, Esquire
408 Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: **Petition for Special Hearing**
SE/corner of Route 40 and Winters Lane - 1st Election District
Amoco Oil Company - Petitioner
NO. 82-225-SPH (Item No. 135)

Dear Mr. Pokorny:

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

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

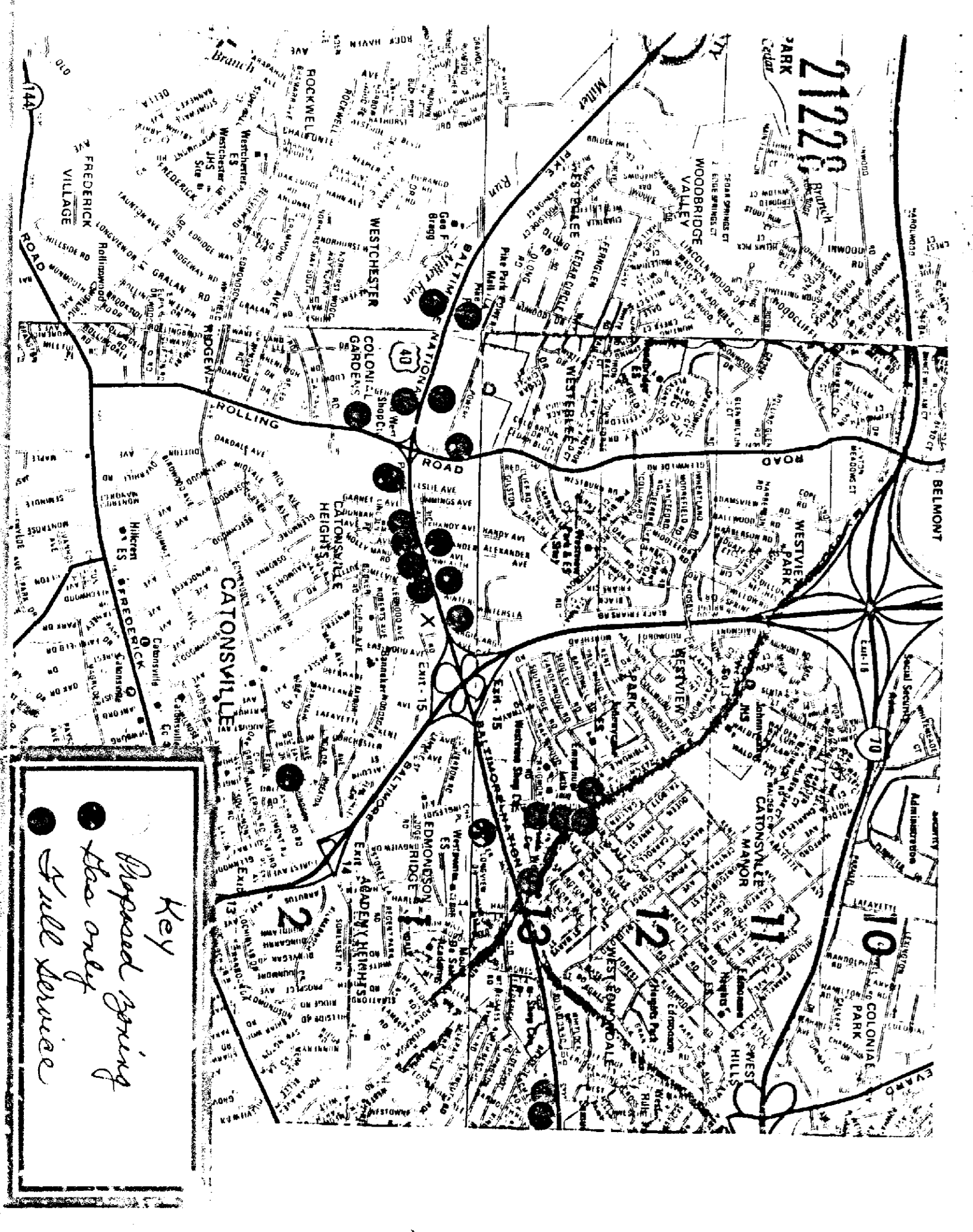
WEH/srl

Attachments

cc: Mr. James Brown
6737 Fox Meadow Road
Baltimore, Maryland 21207

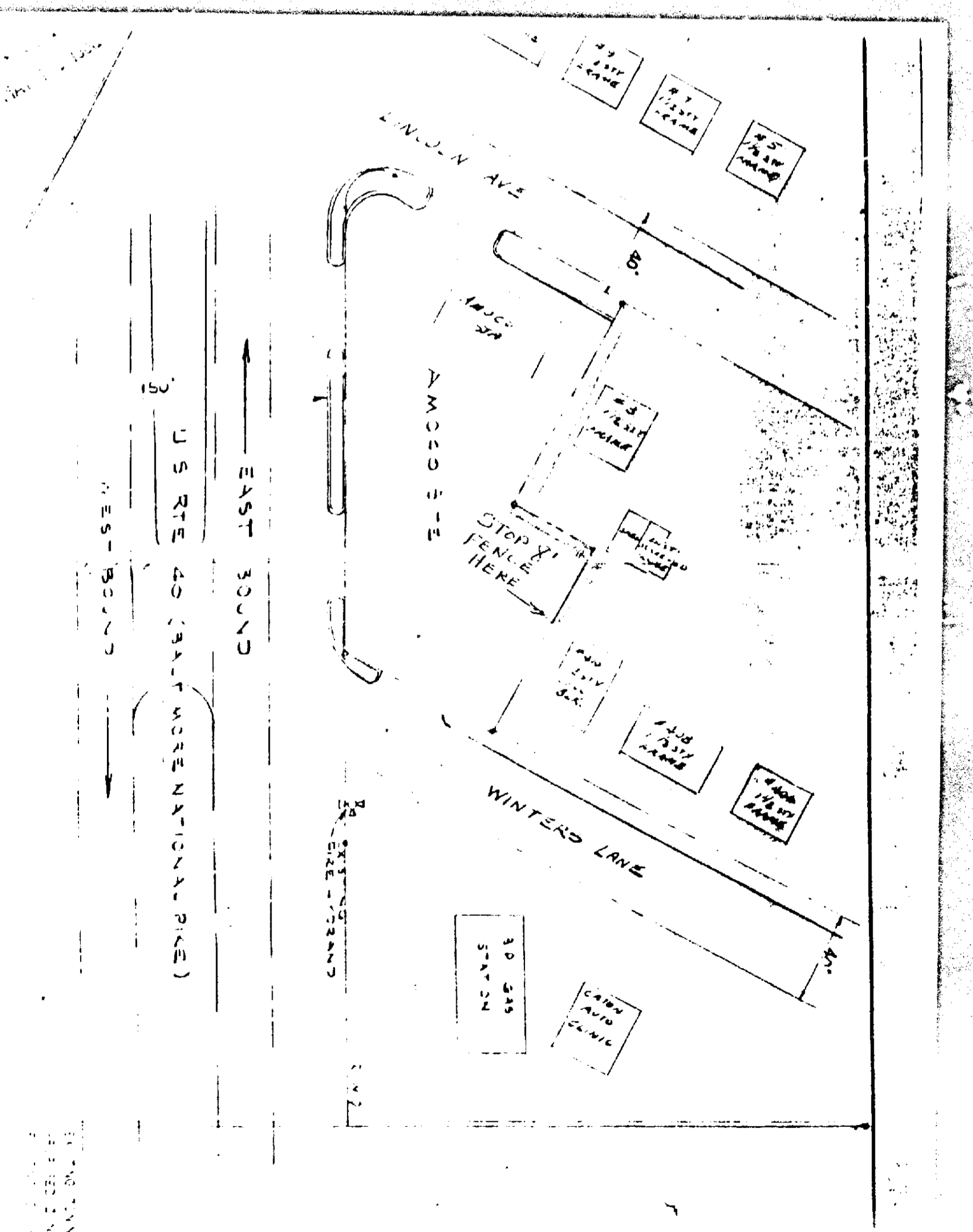
Ms. Joie Duffy
39 Darrow Drive
Baltimore, Maryland 21228

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



Station address	Type/Hours	Pumps/Service	Hours of Operation	# Tow Trucks	Employee Full-time part
1. Pet's Service 5007 Balto Rd 21228	Heavy 4	4	Mon-Sat 7-10 Sun 9-7	-	3
2. Shady Meadows 5225 Balto Rd 21228	Full 3	3 (Auto)	Mon-Sat 7-9 Sun 8-7	0	1
3. Clavin's 5217 Balto Rd 21228	Auto only 4	4	24 hours	-	2
4. Quiero's 502 Balto Rd 21228	Full 8	2	Mon-Sat 7-11 Sun 8-9	0	12
5. Dogwood 920 Dogwood Ave 21228	Full 3	6 (Auto)	Mon-Sun 7-10	1	3
6. Abatement 1022 Dogwood Ave 21228	Auto 3	3	Mon-Sat 7-10 Sun 8-8	1	7
7. Abatement 1030 Dogwood Ave 21228	Auto 3	6	Mon-Sat 7-10 Sun 9-9	1 (Trucks)	4
8. Dogwood 500 Dogwood Pl 21207	Full 2	3	Mon-Sat 7-9 Sun 9-5	0	4
9. Anthony 5732 Balto Rd 21228	Full 3	6 (Auto)	24 hours	1	5
10. Anthony 6030 Balto Rd 21228	Auto 0	10	Mon-Sat 6-9	-	2
11. Shady 6116 Balto Rd 21228	Auto only 4	8	Mon-Sun 6-12	-	3
12. Antenna 10001 Rolling Pl 21228	Full 3	6 (Auto)	Mon-Sat 7-10 Sun 9-4	1	2
13. Shady 6300 Balto Rd 21228	Auto 6	8	Mon-Sat 6-10 Sun 6-9	-	4
14. Parkville 6456 Parkville Rd 21228	Full 3	5 (Auto)	Mon-Sat 6-9 Sun 9-8	0	3
15. Dogwood 6501 Balto Rd 21228	Auto 0	16 (Auto)	Mon-Sat 7-9:30 Sun 8-8	-	2
16. Dogwood Rt. 40 & Shady Pl 21228	Auto 3	4	Mon-Sat 6-9 Sun 8-5	0	2
17. Shady 700 N. Rolling Pl 21228	Auto 3	6 (Auto)	Mon-Sat 6-11 Sun	1	5
18. Dogwood 6001 N. Balto Rd 21228	Auto 4	4	Mon-Sat 7:30-9 (Sun only)	0	1
19. Dogwood 6037 Balto Rd 21228	Auto 3	4	Mon-Sat 6-10 Sun 6-5	0	4
20. Dogwood 6023 Balto Rd 21228	Auto 5	6	Mon-Sat 7-9 Sun 8-6	0	1
21. Dogwood 6013 Balto Rd 21228	Auto 4	7	24 hours	-	3

Station address	Type of signs	Advisory Service	Hours of operation	# Trucks	Employees full-time part
33 Highland Drive 630 Chandler Dr. 21228	Bill Bill 3 loop	6 8 (Class) (Class)	Mon-Sun 7-10	0	5 5
22 Rt. 40 1001 Falls Rd. 111 21228	Bill only	0	Mon-Sat 6-11 Sun 7-10	0	1 4



THE LAW OFFICES OF
POKORNY & BEERS
408 JEFFERSON BUILDING
108 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 823-2000

JOSEPH K. POKORNY
JOHN C. BEERS

May 13, 1982

Baltimore County Office of Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Attn: William E. Hammond

Re: Amoco Oil Company
8 Foot Stockade Fence

Dear Mr. Hammond:

Please find enclosed herewith a copy of a letter dated May 11, 1982, from James W. Mohler, relative to the fencing/screening of the Amoco Oil property and a plat setting forth where he would like to see the fence stop. As you can tell from the letter, it appears that Amoco Oil will comply with Jim Hoswell from the Baltimore County Planning Department has no objections. By virtue of a copy of this letter and plat, to my principals, should they have no objections, we can consider this a fait de accompli.

Very truly yours,
Joseph K. Pokorny
Joseph K. Pokorny

JKP/nr
Enclosure
cc: L. J. Hayward
Chuck Bogdanowicz

MAY 17 1982 AM
DEPARTMENT

EDWARD J. WARREN, Inc.
Real Estate Consultants
610 EDMONDSON AVENUE, BALTIMORE, MARYLAND 21278

May 11, 1982

Re: Amoco Oil Company
8 Foot Stockade Fence

Dear Mr. Pokorny,

On Friday, May 7, 1982, I met with Mr. Chuck Bogdanowicz at the above site which is on the southeast corner of Route 40 and Winters Lane.

We agreed that the best place for both parties to stop the 8 foot stockade fence would be at the rear of the dwelling of 410 Winters Lane. This would provide some screening for the residences beyond 410 Winters Lane and would still allow visibility of 410 Winters to Route 40. At this point to Winters Lane there is a metal guard rail. I am in agreement to allow this section to remain as is.

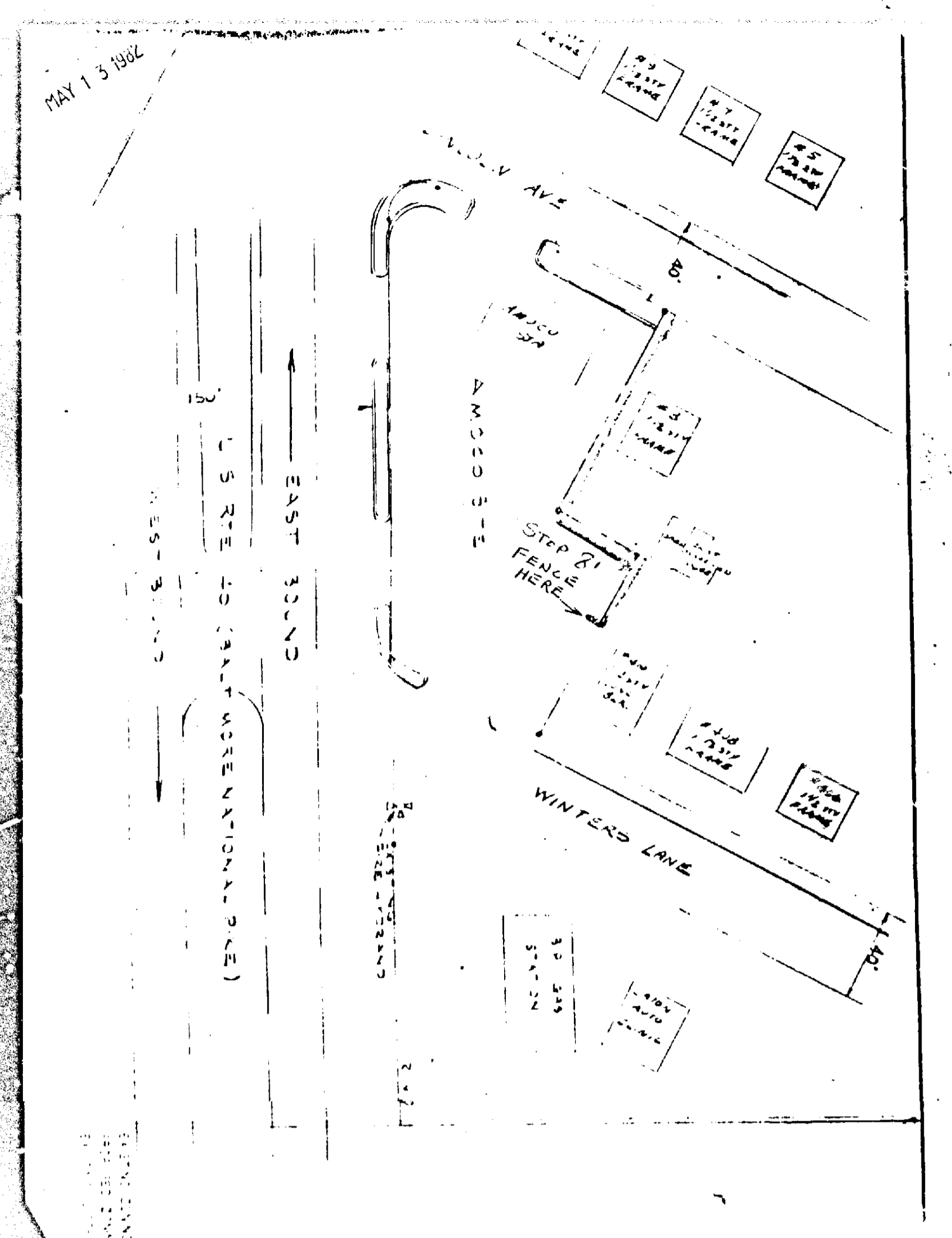
Several days ago, I spoke to Mr. Jim Hoswell. He wrote the comments for the Planning Department. Since 410 Winters Lane is zoned Business Local, he has no problems with the above. Low shrubs were mentioned by someone in this area. I personally see no need for shrubs in this area. A copy of plat is enclosed. I show in yellow where I feel the fence should stop.

Mr. Hammond is expecting a letter from you, along with a copy of this letter. Please send me a copy of your letter to Mr. Hammond.

Thank you for your help and consideration.

Sincerely,
James W. Mohler
James W. Mohler

Enclosure
cc: Lawrence W. Meiser
Edward J. Warren



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting April 3, 1982

Posted for: Special Hearing

Petitioner: Amoco Oil Company

Location of property: SE Corner of Route 40 and Winters Lane

Location of Signs: Signs SE Corner of Route 40 and Winters Lane
2nd Sign SW Corner of Lincoln Avenue Route 40

Remarks:

Posted by: L. J. Hayward Date of return: April 3, 1982

Number of Signs: 2

Joseph K. Pokorny, Esquire
108 Jefferson Bldg.
Towson, Md. 21204

Lawrence J. Hayward, Esquire
Amoco Oil Company
One North Charles Street
Baltimore, Md. 21201

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 15th day of March, 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Amoco Oil Company

Petitioner's Attorney: Joseph K. Pokorny, Esq. Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION
TOWSON, MD., 1982

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 April 1, 1982 of one line XXXXXX before the 20th day of April, 1982, the 8th publication appearing on the 1st day of April, 1982.

THE JEFFERSONIAN,
Lawrence W. Meiser
Manager.

Cost of Advertisement, \$ _____

PETITION FOR SPECIAL HEARING
1st DISTRICT

ZONING: Petition for Special Hearing
LOCATION: Southeast corner of Route 40 and Winters Lane
DATE & TIME: Tuesday, April 20, 1982 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 Special Hearing under Section 207 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case #207-8 and #21-86-XX to convert from a full-service gasoline station to a self-service pump facility.

All that parcel of land in the First District of Baltimore County containing for the same the corner formed by the intersection of the southerly right-of-way line of U.S. Route 40, Baltimore National Pike, with the Easterly side of Winters Lane as widened and shown on the Baltimore County record of Rights of Way Plat HWY 82-01, recorded among the Land Records of Baltimore County in Highway Labor No. 18, 6018 80; these running from said point of beginning and binding along the southerly right-of-way line of Baltimore National Pike, referring all courses to the True Meridian as established for the Baltimore Metropolitan District and as now surveyed, North 72 degrees 14 minutes 54 seconds East 126.33 feet to a point at the beginning of a junction curve connecting the southerly right-of-way line of Baltimore National Pike with the Westerly side of Lincoln Avenue as shown on the plat of "Chesapeake Plats" recorded in Plat Book C.W.B. Jr. No. 12, Folio 60; these binding along said curve having a radius of 1500 feet for 45 degrees 48 minutes 41 seconds West 40.00 feet to the division line between Lots 56 and 57; these binding along said division line North 78 degrees 19 minutes 18 seconds West 70.00 feet to a common corner of Lots 56 and 57; these binding along the Easterly side of Winters Lane as widened; these binding thereon North 18 degrees 11 minutes 11 seconds East 71.63 feet to the point of beginning; containing 2076 square feet.

Being the property of Amoco Oil Company as shown on plat plan filed with the Zoning Department Hearing: Tuesday, April 20, 1982, at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland.

By order of:
WILLIAM E. HAMMOND,
Zoning Commissioner of Baltimore County
Apr. 1

EXISTING STRUPL

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: <u>DT</u>	Revised Plans:				Change in outline or description		Yes		No	
Previous case: <u>20705</u>	Map #									

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

Your Petition has been received this 20th day of January, 1982.

Filing Fee \$ 5.00 Received: Check
 Cash
 Other

William E. Hammond
WILLIAM E. HAMMOND, Zoning Commissioner

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

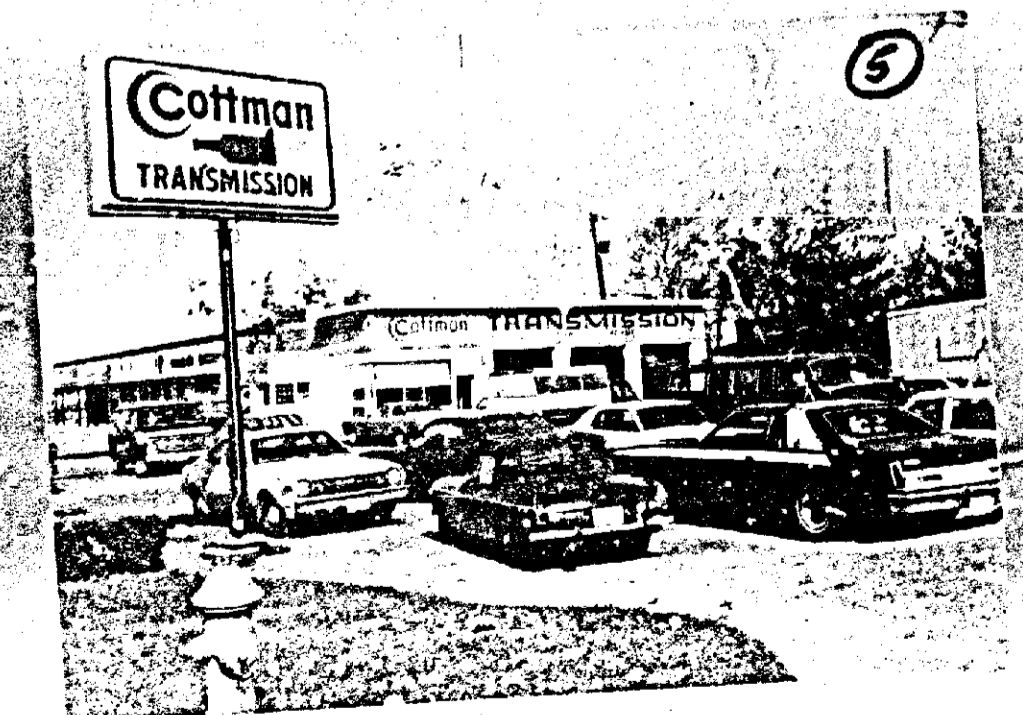
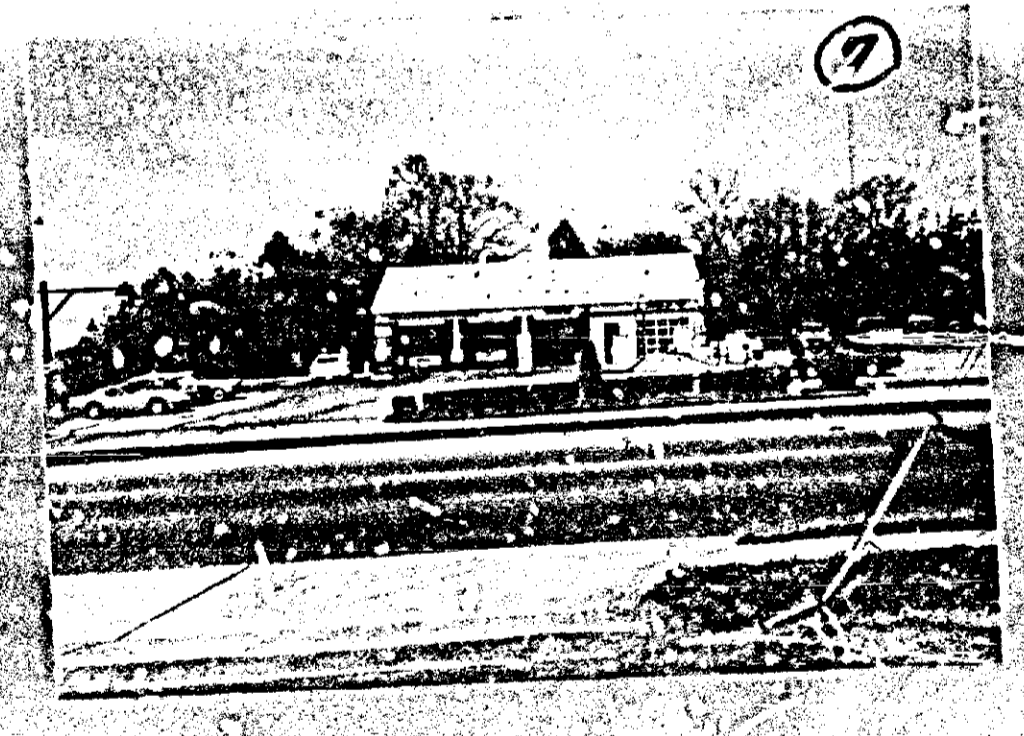
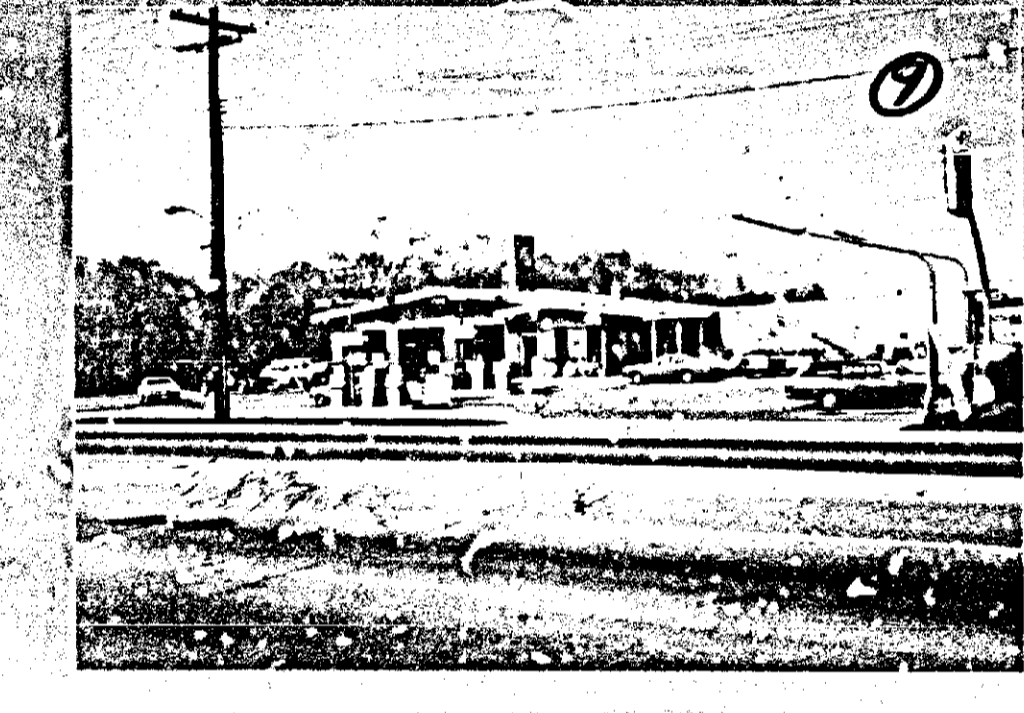
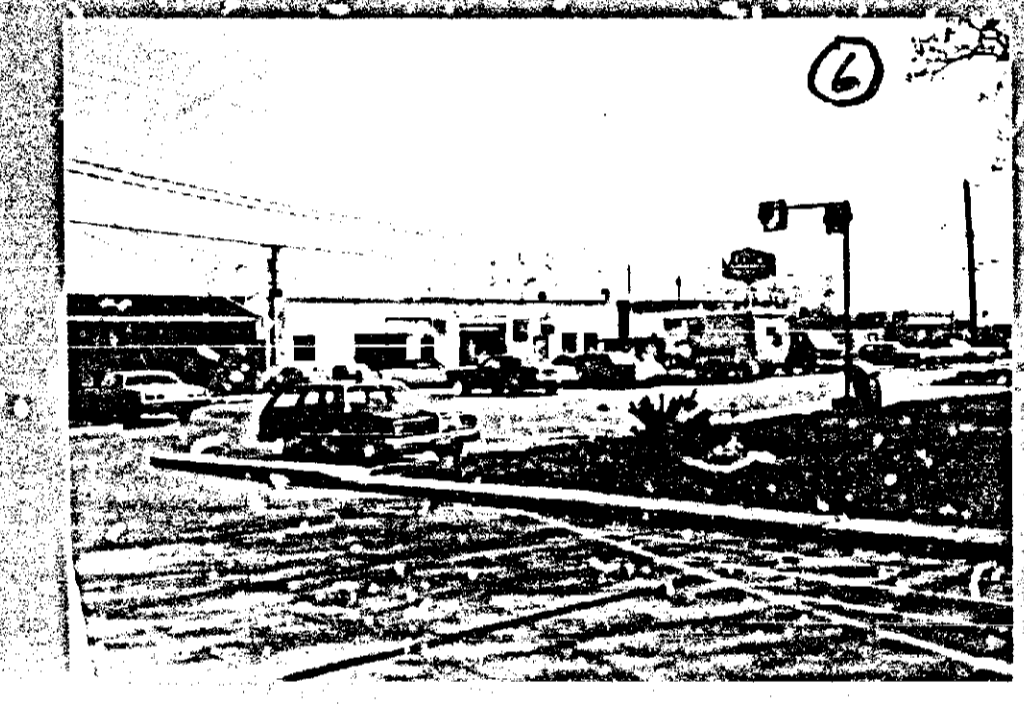
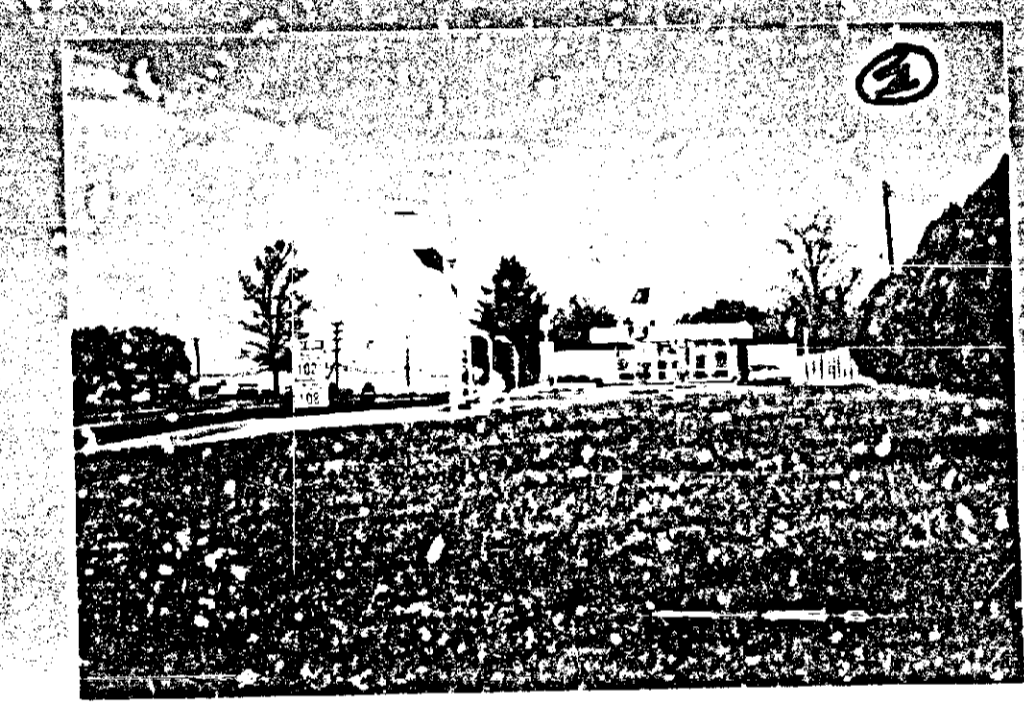
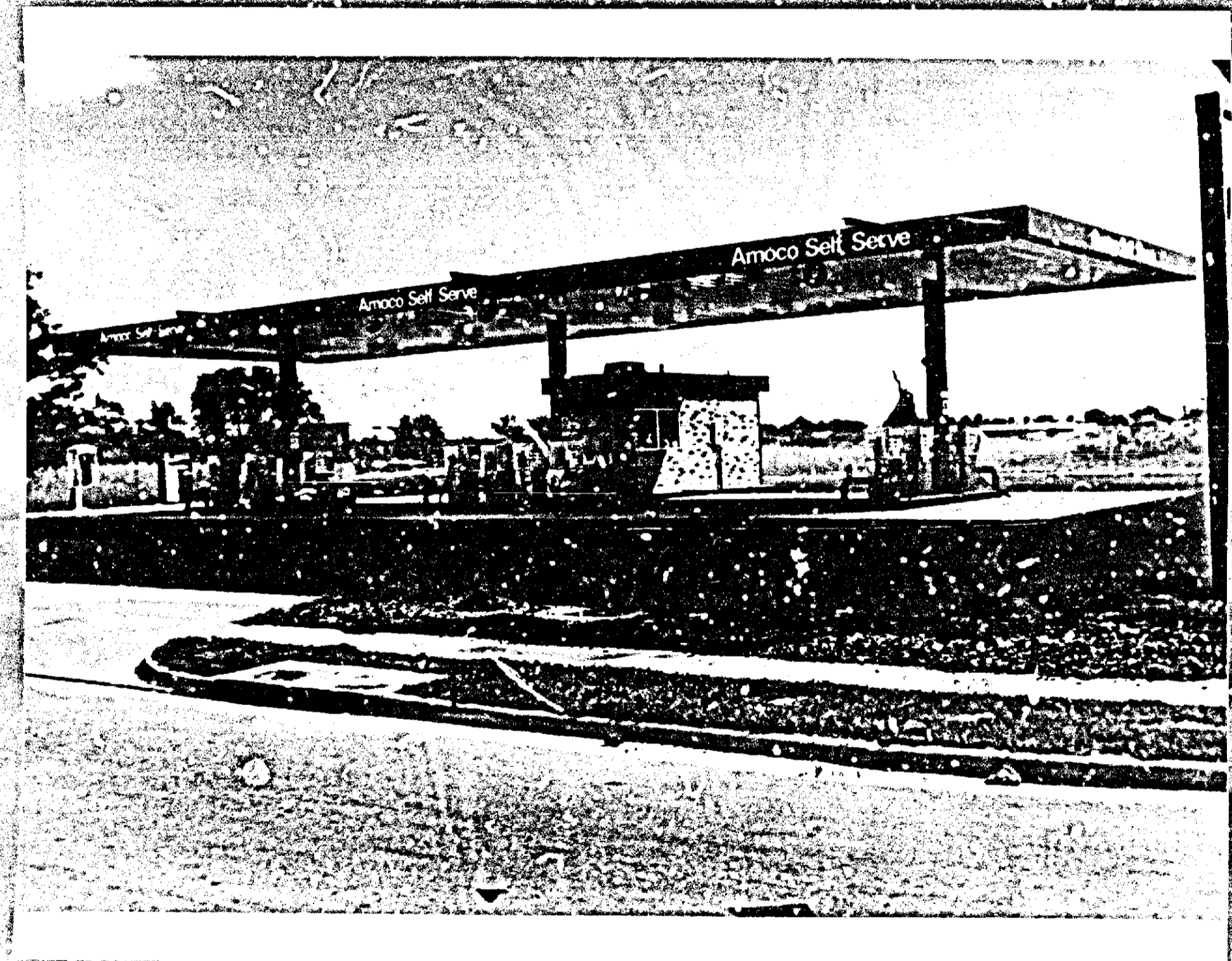
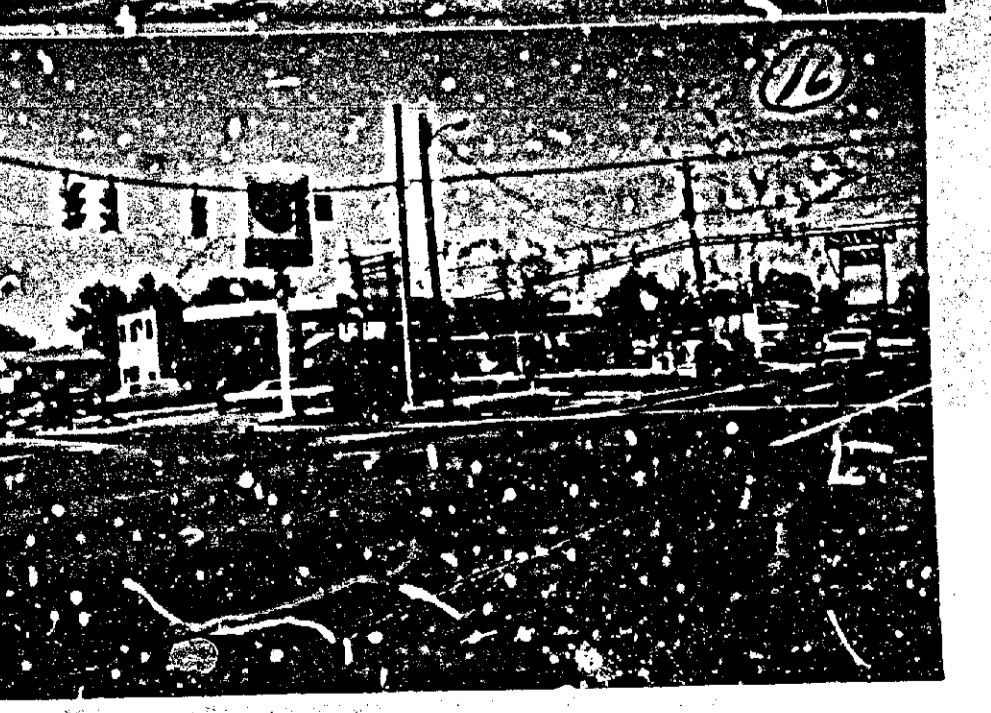
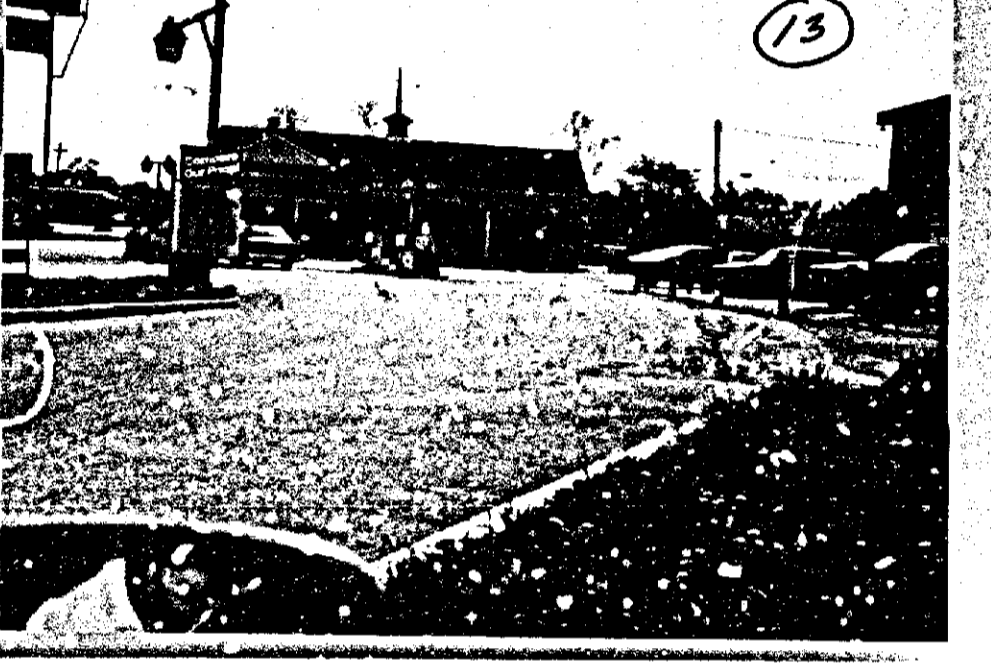
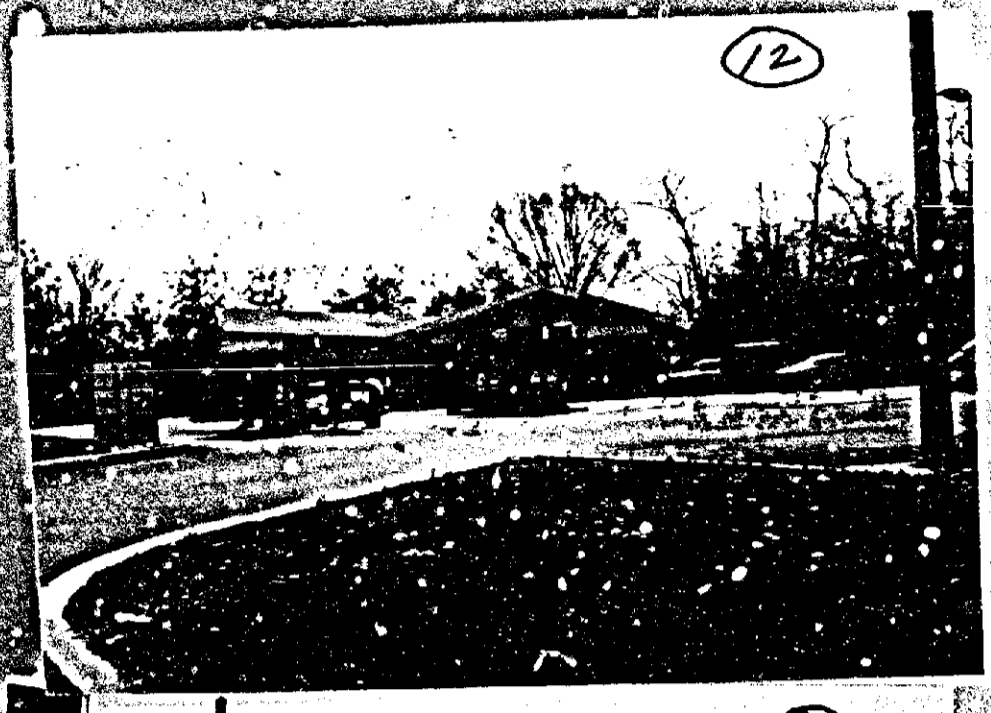
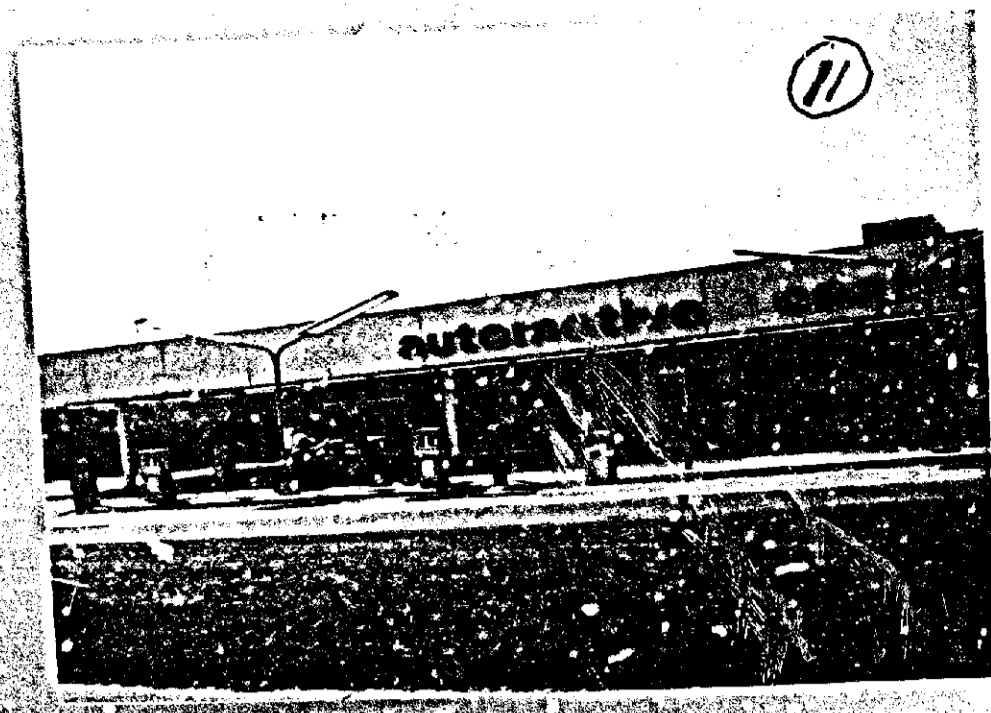
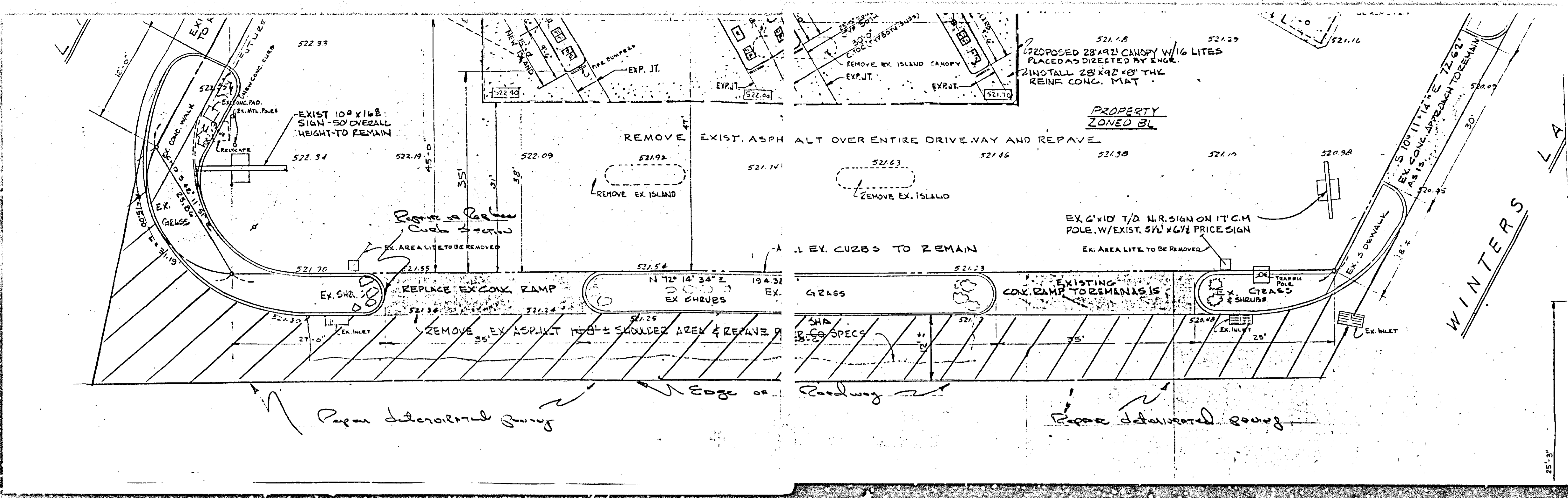
No. 106812

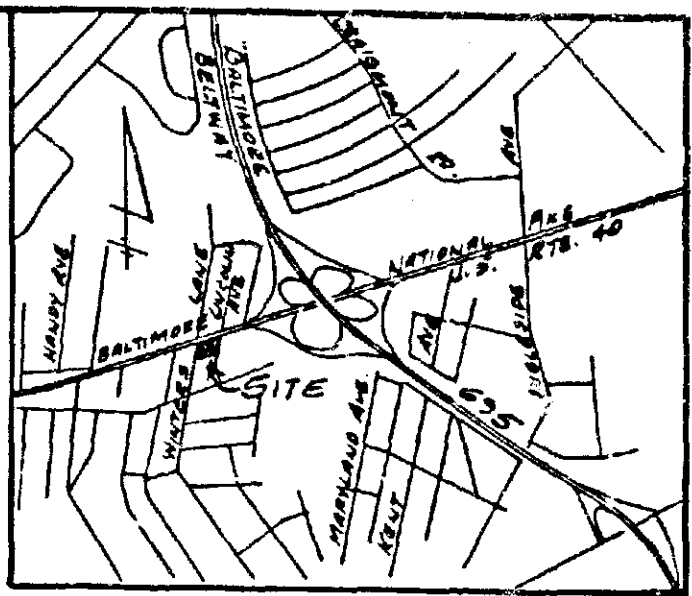
DATE: 3/18/82 ACCOUNT: 01-662

AMOUNT: \$25.00

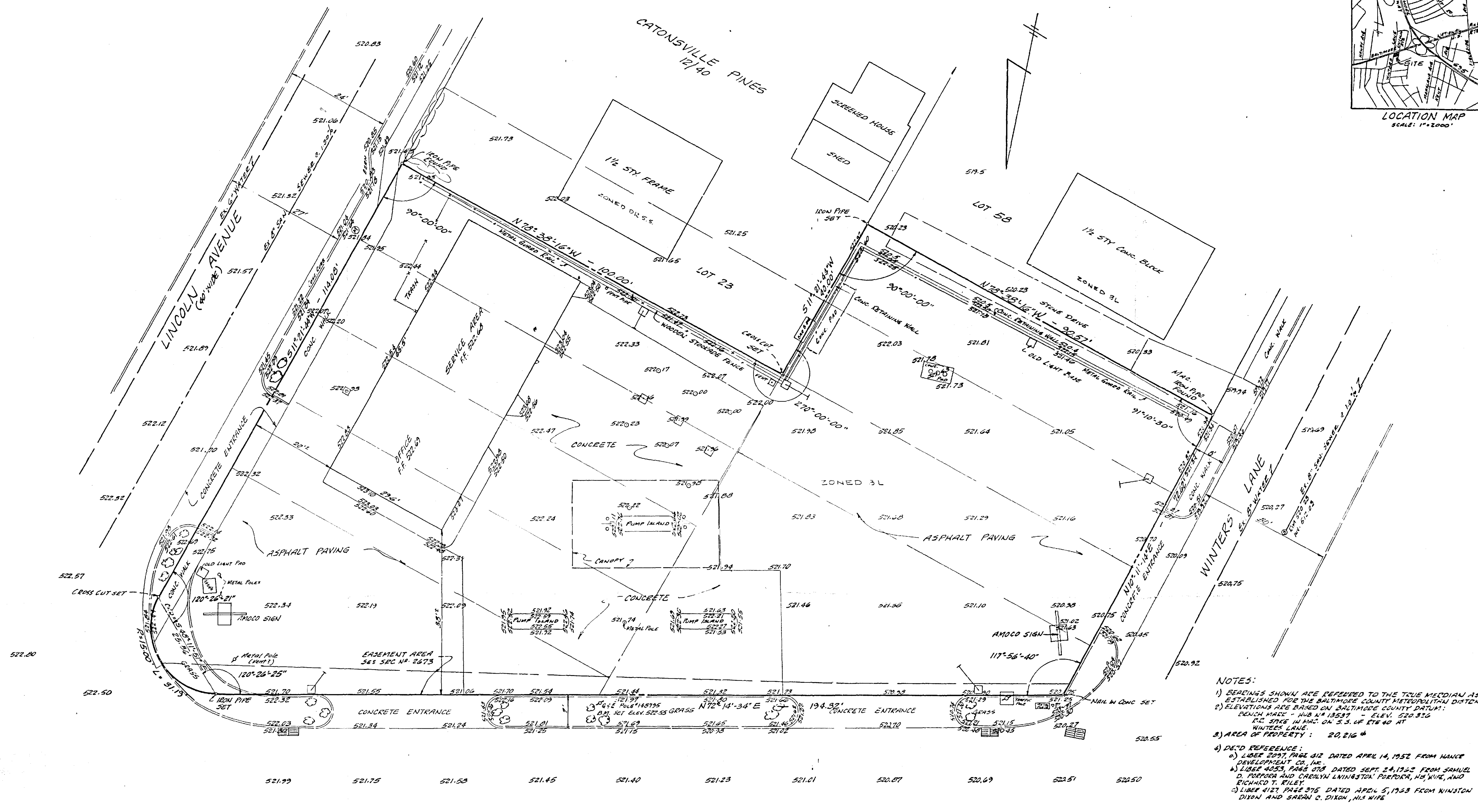
RECEIVED FROM: Joseph K. Pokorny, Esquire
filling fee for Case #8.-225-SPH (Amoco Oil)

ed by: Joseph K. Pokorny
the Petition for assignment of a





LOCATION MAP
SCALE: 1"=2000'



- NOTES:
- 1) BEARINGS SHOWN ARE REFERRED TO THE TRUE MERIDIAN AS ESTABLISHED FOR THE BALTIMORE COUNTY METROPOLITAN DISTRICT.
 - 2) ELEVATIONS ARE BASED ON BALTIMORE COUNTY DATUM:
BENCH MARK - HUB NO 13537 - ELEV. 520.836
P.I. SPK IN HUB NO 5.5. OF ETC 40 AT WINTERS LANE.
 - 3) AREA OF PROPERTY: 20,216 sq ft
 - 4) D.E.T.D REFERENCE:
 - a) LIBER 2097, PAGE 612 DATED APRIL 14, 1952 FROM HANCE DEVELOPMENT CO., INC.
 - b) LIBER 4053, PAGE 070 DATED SEPT. 24, 1953 FROM SAMUEL D. PORTER AND CAROLYN L'WINSTON PORTER, HIS WIFE, AND RICHARD T. RILEY.
 - c) LIBER 4127, PAGE 375 DATED APRIL 5, 1953 FROM WINSTON DIXON AND SARAH C. DIXON, HIS WIFE

U.S. ROUTE 40 WEST
(150' WIDE)
SEC PLAT # 2673

PETITIONER'S
EXHIBIT 1

I, ALEXANDER P. RATYCH, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THIS SURVEY.
Alexander P. Ratych
PROF. LAND SURVEYOR #64 NO. 3053
8/7/1981
DATE



apf associates, inc.
surveyors-engineers
204-206 E. MAIN STREET
ELKTON, MD 21921
PHONE 386-7786

AMCCO OIL COMPANY
BOUNDARY AND TOPOGRAPHIC SURVEY
SS 10
U.S. ROUTE 40 AND WINTERS LANE
1ST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=10'
MAY 30, 1981