83-26-SPHA 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 nereof, 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 _a_determination that the service station facility existing on site legally existed on 12/31/67 and as such can be reconstructed; 2) change from full service to gas and go only; 3) a decrease in area of site.

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

Contract Purchaser:

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.

Legal Owner(s):

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.

9-2.82

R. M. Tambascio - Shell Oil Co.	Roscoe, Vandevander
Type Print Name)	(Type or Print Name)
Vm/nube-	Kooner / fundante la
Signature	Signature
5565 Sterrett Place, Suite 312	STORY - William Providence Story - Sto
Address	(T,pe or Print Name)
Columbia, Maryland 21044	STATE OF THE PROPERTY OF THE P
City and State	Signature
Attorney for Petitioner:	Ten
John O. Seiland	9605 Pulaski Highway
(Type or Print Name)	Address Phone No.
Mullend	Baltimore, Maryland 21220
Signature	City and State
23 W. Chesapeake Ave., Suite 204	Name, address and phone number of legal owner, con-
Address	tract purchaser or representative to be contacted
M. and a role out	John O. Seilanu
City and State	Name
Attorney's Telephone No.: 321-8200	25 W. Chesapaake Ave. 321-8200
	Address Phone No.
ORDERED By The Zoning Commissioner of	Baltimore County, this 21st day
of	e subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County	in two newspapers of general circulation through-
	nd that the put ic hearing be had before the Zoning
	06, County Office Building in Towson, Baltimore
County, on the day of _	July 19 82 at 11:00 o'clock
A_M.	1 (1)
	de total
	foliant dame.
	Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond TO Zoning Commissioner Norman E. Gerber, Lirector PROM Office of Planning and Zoning Zoning Petition No. 83-26-SpHA

SUBJECT Petitioner: Roscoe Vandevander

Date July 20, 1982

If granted, it is requested that details of landscaping be submitted to the Division of C rrent Planning and Development for their review and approval.

Director of Planning and Zoning

13-26-SPHA

9-20-82

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 Variance from Section .. 405. 4A. 2a to allow front yard setbacks

setback in lieu of required 10'-0" setback and Section 238.2 to ellow rear yard setback of 2' in linu of required 30' setback

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

This setback is necessary for development of an efficient and practical self-serve queoline station on this site. The new pump islands are located to maximize an effective traffic flow through the site and minimize the opportunity for confusion or vehicular accidents. The canopy overhang is the minimum required to afford protection from the elements to the self-serve customers on the outside of the first pump island. Rear estback is required to building existing service station building with storage and rest rooms roperty 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.

I/We do solemnly declare and affirm, under the penalties of parjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser Legal Owner(s): M. A. Tarbascio - Shell Gil Co. (Sypt or Print Name) 9605 Pulaski Highway 5565 Sterrett Place, Suite 312 (Type or Print Name) Baltimore, Maryland 21220 Columbia, Maryland 21044 Attorney for Petitioner: John O. Seiland (Type or Print Name) City and State 25 West Chesapeake Ave., Suite 20 tract purchaser or representative to be contacted Towson, Maryland 21204 John O. Seiland 25 W. Chesapeake Ave. 321-8200 Attorney's Telephone No.: 32108200

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 21 st _____ day

A. M.

Commissioner of Baltimore County

PETITION FOR SPECIAL HEARING

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 __a determination that the service station facility existing on site legally existed on 12/31/67 and as such can be reconstructed; 2) change from

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

full service to gas and to only; 3) a decrease in ures of site.

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Contract Purchaser

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.

Legal Owner(s):

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.

R. M. Tambascio - Shell Oil Co.	Roscoe Vandevander
Signature	Molec Van fulle
5565 Sterrett Place, Suite 312	
Address	(Type or Print Name)
Columbia, Maryland 21044	
City and State	Signature
Attorney for Petitioner:	
John O. Seiland	5605 Palaski Highway
(Type or Print Name)	Baltimore, Maryland 21220 Phone No.
Signathure	City and State
25 W. Clesapeake Ave., Suite 204	Name, address and phone number of legal owner, con-
Address	John O. Solland
City and State	Name
Attorney's Telephone No.:	25 W. Chesapeake Ave. 321-2200 Address Phone No.
ORDERED By The Zoning Commissioner of	Baltimore County, this 21 st day
of June 1982 that th	ne subject matter of this petition be advertised, as
CONTRACTOR OF THE PROPERTY OF	y, in two newspapers of general circulation through-
	and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 1	06, County Office Building in Towron, Baltimore
County, on the day of .	July 19 82 at 11.00 o'clock

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Contract Purchaser:

83-26-SAH.9

PETITION FOR SPECIAL HEARING

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 a determination that the service station facility existing on site legally existed on 12/31/67 and as such can be reconstructed; 2) change from full service to gas and go only; 3) a decrease in area of site.

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 fil-ing of this Petition, and further agree to and are to be bound by the zoning regulations and restric-tions 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.

Legal Owner(n):

(Doent Print Name)	(Type or Print Name)
1911/amp	. Team Queferting
SigCature	Signature
5565 Sterrett Place, Suite 312	
Address	(Type or Print Name)
Columbia, Maryland 21044	
City and State	Signature
Attorney for Petitioner:	
John O. Seiland	9605 Pulaski Highway
(Type or Print Name)	Address Phone No.
Belleval	Baltimore, Maryland 21220
Signature	City and State
26 V. Chesapeake Ave., Suite 2	
Acatess	tract purchaser or representative to be contacted
ນ II	John O. Seiland
City and State	Name
None 's Telephone No.: 321-8200	25 W. Chesapeake Ave. 321-820
Charles and a second se	Address Phone No.
K TE	Address Priorie 140.
3 1	
RDERED By The Zoning Commissioner	r of Baltimore County, this21 st
	r of Baltimore County, this21st
June 1982 that	r of Bultimore County, this21 st t the subject matter of this petition be advertised.
Sequired by the Zoning Law of Baltimore Con	r of Bultimore County, this21 st the subject matter of this petition be advertised, unty, in two newspapers of general circulation throu
Negured by the Zoning Law of Baltimore Control Baltimore County, that property be poster	r of Bultimore County, this21 st t the subject matter of this petition be advertised, unty, in two newspapers of general circulation through, and that the public hearing be had before the Zon
June 1982, that required by the Zoning Law of Baltimore County, that property be posted commissioner of Baltimore County in Room	r of Bultimore County, this21 st t the subject matter of this petition be advertised, unty, in two newspapers of general circulation through, and that the public hearing be had before the Zon in 106, County Office Building in Towson, Baltim
June 1982, that required by the Zoning Law of Baltimore County, that property be poster	r of Bultimore County, this21 st t the subject matter of this petition be advertised, unty, in two newspapers of general circulation through, and that the public hearing be had before the Zon in 106, County Office Building in Towson, Baltim
June 1982, that required by the Zoning Law of Baltimore County, that property be posted commissioner of Baltimore County in Room	r of Bultimore County, this21 st t the subject matter of this petition be advertised, unty, in two newspapers of general circulation through, and that the public hearing be had before the Zon in 106, County Office Building in Towson, Baltim
June 1982, that required by the Zoning Law of Baltimore County, that property be posted county, on the 29th day of the Law of Baltimore County in Room County, on the 29th day of the Law o	r of Bultimore County, this21 st t the subject matter of this petition be advertised, unty, in two newspapers of general circulation through, and that the public hearing be had before the Zon in 106, County Office Building in Towson, Baltim
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June 1982, that required by the Zoning Law of Baltimore County, that property be posted out Baltimore County, that property be posted County, on the 29th day of the day of the county of the day of the county of the day of the county of the	the subject matter of this petition be advertised, unty, in two newspapers of general circulation through, and that the public hearing be had before the Zon in 106, County Office Building in Towson, Baltim of July 19.82, at 11:00 o'cl

PETITION FOR ZONING VALIANCE

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 Variance from Section . 405.4A.2a to allow front yard setbacks

setback in lieu of required 10'-0" setback and Section 238.2 to allow rear yard setback of 2' in lieu of required 30' setback

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

This setback is necessary for development of an efficient and practical self-serve gasoline station on this site. The new pump islands are located to maximise an effective traffic flow through the site and minimise the opportunity for confusion or vehicular accidents. The canopy overhang is the minimum required to afford protection from the elements to the self-serve customers on the outside of the first pump island. Rear setback is required to replace existing se. .ce station building with storage and rest rooms.

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

I, or we, agree to pay expenses of above Variance advertising, porting, 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

rint Name) auki Highway Print Name) co, Maryland 21220	
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eski Highway Print Name) re, Maryland 21220	<u></u>
Print Name) re, Maryland 21220	
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kale	
s and phone number of legal ow er or representative to be cont Seiland	Company of the Compan
ocepseko Avo. 321	-820
Phon	e No.
	phocapeako Avo. 321. Phocapeako Avo. 321.

PETITION FOR ZONING VARIANCE

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

Variance from Section 405.4A.2a to allow front yard setbacks and Section 238.2 to of 4'6" in lieu of required 10'-0"

allow Year yard setbacks of 2' in lieu of required 30'

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

This setback is necessary for development of an efficient and practical self-serve gasoline station on this site. The new pump islands are located to maximize an effective traffic flow through the site and minimize the opportunity for confusion or vehicular accidents. The canopy overhang is the minimum required to afford protection from the elements to the self-serve customers on the outside of the first pump island. Rear setback is required to replace existing service station building with storage and rest rooms building.

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

I, or we, agree to pav 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:

...A. M.

Attorney's Telephone No.:

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

Contract Purchaser:	Legal Owner(s):	
Tambascio - Shell Oil Co. (Type of Print Name) (M. Ample rect Signature 5565 Sterrett Place, Suite 312	Roscoe Vandevander (Type or Print Name) Signature 9605 Pulaski Highway (Type or Print Name)	<u> </u>
Columbia, Maryland 21044	Baltimore, Maryland 21220	14
City and State	Signature	
John O. Seiland (Type or Print Name) Signature 25 West Chesapeake Ave., Suite 2	Address Phone 1 City and State	
Address	Name, address and phone number of legal owne tract purchaser or representative to be contact	
City and State Attorney's Telephone No.: 321-8200	John O. Seiland Name 25 W. Chesapeake Ave. 321-8	3200
Attorney's Telephone No.:	Address Phone 1	No.
ORDERED By The Zoning Commissioner of	Baltimore County, this21st	_ day

of _______, 19_82_, 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 _____ 29th ____ day of _July

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS

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. The petitioner herein seeks to determine if the existing service station facility on the subject property legally existed on December 31, 1967, in order to allow it to be reconstructed within a decreased site area from a full service station to a gas-and-go operation only.
- 2. Testimony presented in behalf of the petitioner revealed that the service station was constructed in 1954 and has been operated continuously by Shell Oil Company. The site area covered in the 1952 lease (Petitioner's Exhibit 3) has been decreased. The petitioner proposes to raze the existing obsolete building and construct a gas-and-go facility, in accordance wi'h the site plan prepared by W. T. Sadler, Inc., revised January 19, 1982. The proposed design is intented to improve traffic flow and safety. The architectural design of the proposed canopy (Petitioner's Exhibit 4) will provide protection from the weather for customers utilizing the pumps adjacent to Pulaski Highway, and restrooms will be provided.
- 3. The loss of repair service to the community will be minimal since full service is available in the area.
- 4. No one appeared at the hearing in opposition to the petition.
- 5. 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.

and, thus, the present public hearing is required.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20 Th day of August, 1982, that the existing service station facility on the subject property legally existed on December 31, 1967, and may be reconstructed within a decreased site area from a full service station to a gas-and-go opeation, in accordance with the aforementioned site plan, 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:

- 1 Compance with Section 413 of the Baltimore County Zoning Regulations and the comments submitted by the Maryland Department of Transportation, dated April 12, 1982.
- 2. Approval of said site plan by the Director of Planning and the Deputy Zoning Commissioner as well as 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.



Pursuant to the advertisement, nosting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts

- 1. The petitioner herein seeks to determine if the existing service station facility on the subject property legally existed on December 31, 1967, in order to allow it to be reconstructed within a decreased site area from a full service station to a gas-and-go operation only.
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- 1. Compliance with Section 413 of the Baltimore County Zoning Regulations and the comments submitted by the Maryland Department of Transportation, date! April 12, 1982.
- a. Approval of said site plan by the Director of Planning and the Deputy Zoning Commissioner as well as the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Devolopment Division.



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/wouldresult in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested withswill not adversely affect the health, safety, and general welfare of the community, the variance(s) should accommunity granted.

Therefore, IT IS ORDERED by the Loning Commissioner of Baltimore County, this 20 Lb. day of ______, 19 82___, that the herein Petition for Variance(s) to permit a front yard setback of 4'6" in lieu of the required 10 feet and side and rear yard setbacks of 2 feet in lieu of the required 30 feet, in accordance with the site plan prepared by W. T. Sadler, Inc., revised January 19, 1982, is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Hearing Order.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would her result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested was will not adversely affect the health, safety, and general welfare of the community, the variance(s) should **** be granted.

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- 2. Testimony presented in behalf of the petitioner revealed that the service station was constructed in 1954 and has been operated continuously by Shell Oil Company. The site area covered in the 1952 lease (Petitioner's Exhibit 3) has been decreased. The petitioner proposes to raze the existing obsolete building and construct a gas-and-go facility, in accordance with the site plan prepared by W. T. Sadler, Inc., revised January 19, 1982. The proposed design is intented to improve traffic flow and safety. The architectural design of the proposed canopy (Petitioner's Exhibit 4) will provide protection from the weather for customers utilizing the pumps adjacent to Pulaski Highway, and restrooms will be provided.
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- 4. No one appeared at the hearing in opposition to the petition.
- 5. 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.

and, thus, the present public hearing is required.

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date of this Order, subject, however, to the following restrictions:

. Compliance with Section 413 of the Baltimore County Zoning Regulations and the comments submitted by the Maryland Department of Transportation, dated April 12, 1982.

Approval of said site plan by the Director of Planning and the Deputy Zoning Commissioner as well as 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.



John G. Jefland, Femilie & West Champonke Ave

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

WILLIAM E. HAMMOND Zoning Commissioner

Reviewed by: / Listo f. Charoline



Vicholas B. Comunodari

Chairman, Zoning Plans

Advisory Committee





BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 22, 1982

COUNTY OFFICE BLDG. ULL W. Chesapeane Ave. Towson, Maryland 21204

Engineering

Department of

Boreau of Fire Prevention

Bealth Department

Project Planning

Industrial

building Department

Board of Timestion

foring Administration

Traffic Engineering

25 West Cheas; eake Avenue victoles B. Commoderi Chairman

Suite 204 Towson, Maryland 2120h

John O. Seiland. Esquire

HE: Item Wo. 198 - Case No. 83-26-SPHA Petitioner - Roscoe Vandevender Variance Petition and Special Hearing Petition

Dear Mr. Seiland:

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 change the existing fullservice gas station to a gas and go operation, this combination hearing is required. At the time of field inspection, a number of apparent A-frame signs were existing on this site. The status of these apparent illegal signs should be discussed at the hearing.

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, 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,

Nichalae D. Commodare. NICHOLAS B. COM JDARI Chairman Zoning Plans Advisory Committee

NBC: bsc

Enclosures cc: W. T. Sadler, Inc. 305 W. Chesapeake Avenue Towson, Md. 2120h

Pursuant to the advertisement, poeting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would works with result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will will not adversely affect the health, safety, and general welfare of the community, the variance(s) should xabouidemok be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20 14. day of August 19 82 , that the herein Petition for Variance(s) to permit a front yard setback of 4'6" in lieu of the required 10 feet and side and rear yard setbacks of 2 feet in lieu of the required 30 feet, in accordance with the site plan prepared by W. T. Sadler, Inc., revised January 19, 1982, is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Hearing Order.

HARRY J. F. TEL, P. E. DIRECTOR

May 19, 1982

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

> Re: Item #198 (1981-1982) Property Owner: Roscoe Vandevender S/E corner Pulaski Highway and Middle River Road Acres: 18,107 sq. ft. 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:

The comments which were supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 190 (1979-1980) are valid and referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 198 (1981-1982).

Very truly yours,

RAM: EAM: FWR: 55

cc: Jack Wimbley

M-SE Key Sheet 21 NE 31 Pos. Sheet NE 6 H Topo 82 Tax Map



Mr. W. Hammond

April 12, 1982

The State Highway Administration will require all work within the S.H.A. Right of Way to be conducted under permit and the posting of a \$7,000.00 bond to guarantee construction.

I am sending a sketch showing the areas affected.

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

By: George Wittman

Attachment

CL:GW:maw

cc. Mr. J. Wimbley

Ampierby were there as a merape the same of a straight 当一生 发生 The succession and the succession of the success TO SERVED STORY AND ADDRESS OF THE PROPERTY OF THE PROPERTY OF THE PARTY OF THE PAR April 22, 1980 ceres a cita de desir la la as a topology of the company of the Mr. William B. Harmond Soning Commissioner County Office Building Towson, Maryland 21204 of tary coverage tors, the recent work to stanton. The still tele in the contraction for Top Stem 6190 (1979-1980) the the enter and semitary

the ways destroy per not tone at our Property Owners I Roscoe Vendevander at the B/E corner Pulsaki Highway & Middle River Road Existing Zoning: / M.L.-C.S. 1 Proposed Zoning: Variance to permit a front setheck of 4.5! in lies of the required 10'. Acres: ,0.4157 District: 15th

. .

THE BOOM OF BUILDING

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.

Highways:

Pelaski Highway (U.S. 40) is a State Road; therefore, all improvements, intersoctions, 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.

Middle River Road, an existing County road, was improved in this vicinity as a 44-foot closed section roadway on a 60-foot right-of-way, see Drawings 672-0425 thru 0428, File 5; no further highway improvements are proposed at this time.

The reconstruction of concrete sidewalks, curb and gutter, aprons, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and are to be reconstructed in accordance with Baltimore County and State Highway Administration Standards, as applicable.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public moldings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #190 (1979-1980) April 22, 1980

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any maisances 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 drainings facilities, would be the full responsibility of the Petitioner.

Water and Senitary Sewers

Public water supply and sanitary severage serve the present service station. The Potitioner is responsible for the cost of capping and plugging the water and canitary sewerage service connections, if not used to serve the proposed improvements.

Very truly yours,

(SIGNED) EDWARD A. MCDONOUGH ELLEWORTH M. DIVER, P.E. Chief, Bureau of Engineering

M-SE Koy Sheet 21 ME 31 Pos. Sheet NE 6 H Topo 82 Tax Map

Maryland Department of Transportation

M. S. Caltride

April 12, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of April 6, 1982 ITEM: #198 Property Owner: Roscoe Vandevender Location: SE/Cor. Pulaski Highway, Route 40-E and Middle River Road Existing Zoning: M.L.-CS-1 Proposed Zoning: Variance to permit a front setback of 4'5" in lieu of the required 10' and a side and rear setback of 2' in lieu of the required 30'. Acres: 18,107 sq. ft. District: 15th

Dear Mr. Hammond:

On review of the site plan of March 11, 1980 and field inspection, the State Highway Administration will require revisions to the plan.

The revised plan must show the following:

- 1. Replacement of roadside curb and gutter at the center island with the shoulder area overlayed to eliminate ponding at the site.
- 2. Removal of the sign at the center island attached to the existing G&E pole.
- 3. Removal of the sign at the northeast property line from over hanging the S.H.A. right of way.

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech 383 7555 Baltimore Metro -- 565-0451 D.C. Metro -- 1-800-492-5062 Statewide Toll Free P.O. Bex 717 / 707 North Calvert St., Baltimorn, Maryland 21203 - 0717



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS DIRECTOR

May 10, 1982

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

RE: ZAC Meeting of April 6, 1982

Dear Mr. Hammond:

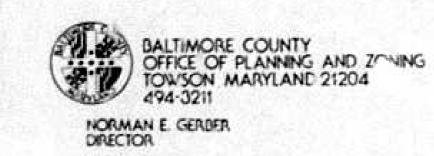
The Department of Traffic Engineering has no examents ior items number 191, 192, 193, 195, 196, 197 and 198.

Very truly yours,

C. Richard Moore Assistant Traffic Engineer Planning & Design

CRM/bza

cc - Mr. Jack Wimbley Current Planning



July 20, 1982

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

Dear Mr. Hammond:

Comments on Item # 198, Zoning Advisory Committee Meeting, April 6, 1982, are as follows:

Property Owner: Roscoe Vandevender Location: SE/comer Pulaski Highway and Middle River Road Acres: 18,107 sq. ft. District: 15th

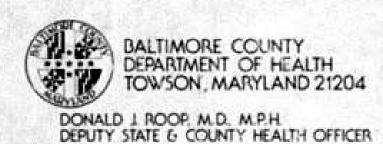
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on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

The site plan shows a new lease line; therefore, the petitioner must compy with Baltimore County Development Regulations (Bill #56-82).

Very cruly yours,

John ser mble John L. Wimbley Planner III

Current Planning & Development



April 13, 1982

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning

Comments on Item #198, Zoning Advisory Committee Meeting of April 6, 1982, are as follows:

> Property Owner: Location:

SE/Corner Pulaski Highway and Middle River

Existing Zoning:

Proposed Zoning:

Acres: District:

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

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

IJF/als

County Office Building Towson, Marylani 21204 Dear Mr. Hammond:

Roscoe Vandevender

M.L.-CS-1

Variance to permit a front setback of 4.5" in lieu of the required 10' and a side and rear setback of 2' in lieu of the required

18,107 sq. ft.

Metropolitan water and sewer exist.

IJF/als

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Zoning Advisory Committee She on M. Caplan

Date __ Apri 14, 1982

FROM. Economic Development Commission

SUBJECT Item #198 -- Property Owner: Roscoe Vandevender
Location: SE Corner Pulaski Highway & Middle River Road

Existing Zoning: ML-CS-1 Proposed Zoning: Variance to permit a front setback of of 4'5" in lieu of the required 10' and a side and rear setback of 2' in lieu of the required 30'.

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the zoning officer to evaluate the above request in the best interest of industrial expansion.

SMC:jet

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 2, 1982

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

BALTIMORE COUNTY DEPARTMENT OF HEALTH TOWSON, MARYLAND 21204

Office of Planning and Zoning

April 6, 1982, are as follows:

Location:

District:

Property Owner:

Existing Zoning:

Proposed Zoning:

process which exhausts into the atmosphere.

County Office Building

Towson, Maryland 2120

Dear Mr. Hammond:

Mr. William E. Hammond, Zoning Commissioner

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

Z.A.C. Meeting of: April 6, 1982

May 6, 1982

SE/Corner Palaski Highway and Middle River

Variance to permit a front setback of 4'5"

in lieu of the required 10' and a side and

rear setback of 2' in lieu of the required

Comments on Item 198, Zoning Advisory Committee Meeting of

Roscoe Vandevender

M.L.-CS-1

Metropolitan water and sewer exist.

18,107 sq. ft.

trol is required for such items as point spray processes, underground gas-

oline storage tank/s (5,000 gallons or more) and any other equipment or

A Permit to Construct from the Division of Air Pollution Con-

Very truly yours,

Ian J. Forrest, Director

BUREAU OF ENVIRONMENTAL SERVICES

RE: Item No: 190, 191, 192, 193, 194, 195, 196, 197, 198 Property Owner: Location: Present Zoning: Proposed Zoning:

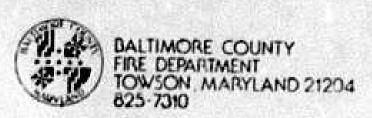
District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, Was Nick Petrovich, Assistant Department of Planning

WNP/bp



PAUL H REINCKE

April 26, 1982

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

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Comer: Roscoe Vandevender

Location: SE/Cor. Pulaski Highway and Middle River Road

Item No.: 198

Zoning Agenda: Meeting of April 6, 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 he 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 Pire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Planning Group 4/27/10 Approved: Klorge My Proved Special Inspection Division

JK/mb/cm

RE: PETITION FOR SPECIAL HEARING: BFFORE THE ZONING COMMISSIONER PETITION FOR VARIANCE NE corner of Pulaski Hwy. and Middle River Rd., 15th District

ROSCOE VANDEVANDER. Petitioner

: Case No. 83-26-SPHA (Item 198)

OF BALTIMORE COUNTY

CHEDER TO ENTER APPEARANCE

Mr Cammissioners

Pursuant to the authority contained in Section 524.1 of the Haltimore County Charter, I hereby enter my oppearance 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 pre 'iminary or final Order in connection therewith.

Leter Max Femmeron Peter Mc Zir merman Deputy Yeaple's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204

I HEREBY CERTIFY that on this 2nd day of July, 1982, a copy of the foregoing Order was mailed to John O. Seiland, Esquire, 25 W. Chesapeake Avenue, Suite 204, Towson, Maryland 21204, Attorney for Petitioner; and Mr. R. M. Tambascio, Shell Oil Company, 5565 Sterrett Place, Suite 312, Columbia, Maryland 21044, Contract Purchaser.



TED ZALESKI, JR.

Mr. William R. Rosmond, Foning Commissioner Office of Flanning and Toning County Office Building

Towson, Maryland

are as follows:

Dear Mr. Hammond: Comments on Item # 198 Zoning Advisory Committee Meeting

Property Owners Locations

Roscoe Vandevender SE/Cor. Pulaski Highway and Middle River Rosd Existing Comings Variance to permit a front setback of 4'5" in lieu of the Proposed Toming: required 10' and a side and rear setback of 2' in lieu of the required 30'.

18,107 sq. ft. Districts

The items checked below are applicable:

X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Marylan ! Code for the Handicapped and Aged; and other englicable Codes.

X 8. A building/razing & permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit

application. !rchitect/Angineer 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 101, line 2, Section 1107 and Table 1102.

7. 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 neet the Code requirements for the propossi change. Drawings may require a professional seal.

H. Refore this office can a sent 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 nomply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I. Comments

BOTH: I see comments reflect only on the information provided by the drawings substitted to the office of Planning and Toning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by wiriting koom #122 (Plann heriev) at 111 West Chesspeaks Ave., Towner.

THIS LEAST, dated July 14, 1952, between MICHAEL F. PETERS and HELEN S. PERMIN, his wife of 1923 R. 35th Street in Bultimore 18, Maryland, (herein called "Langer," wit ther one or more), and SHELL OIL COMPANY, a Delivery corporation with offices at 509 E. 22nd Street in Baltimore 10, Maryland (herein called "Shell"), CANONING COMPANY OF THE AND THE CONTRACT OF THE PARTY OF

VITTERSETTE Construction of the contract of the contract of the second of the contract of

1. Lessor hereby lesses to Shell, and Shel' hereby lesses from Lessor, the following described lend, situated at ME Corner a. intersection of Palacki Highway and Middle River Road in Poplar, County of Baltimore, State of Marylands

All that piece or parcel of lead situate, lying and boing in the fifteenth election district of Baltimore County, State of Maryland, and described as follows a merchan and the second and the second of a remaining if regulated), as consideration or reduct and (b) construed

Highway at the beginning point of that lot of ground occurred by Rulph W. E. Schoolel and wife to Thomas E. Christine and wife by deed dated November 2, 1980, and recorded samme the less records of Baltimore County in Liber C.W.B. Jr. No. 1126, folio 391, etc., and running themes and binding on the southeast side of Pulsaki Highway Eouth 100 Neet 239.05 foot to the northeast side of Middle River Road; themes binding on the northeast side of Middle River Send by a line curving toward the right or continuest having a radius of 500.00 feet and a short bearing fouth 66" 58" East 66.39 feet, a distance of 66.44 feet to a railroad spike planted in the first line of the land conveyed by Louise Schenkel (widow) to Willord Uchenkel end wife by deed dated June 19,1912, and recorded among said Lond Records in Liber W.P.C. No. 398, Polic 89, etc.; running themes and binding on a part of said first line and on and near the center of an entrance read there eltunto with the use thereof in camon with others entitled thereto Bowth 89° ho! Bust 310.24 fact to a pipe; theses North 510 West binding for a part on the last line in the first berein-sentioned deal 2/0.93 fort to the place of beginning, containing 0.906 of an acre of land, more or less; and being a part of that land which by a Deel dated October in Liber C.V.B. Jr. Bc. 964, Folio 213, etc., we granted and conveged by Hary V. Calloway, temerries, to Palph Waldo Energon Schoolel, Drop and Caroline Schoole, his wife. Live of Companies and our same was some and anomali, or his the parties together with all of lessor's buildings, improvements, equipment and other prop-

certy now and bereafter located thereos, including those referred to in article & ... (and which, together with said land, are her in collectively called "the presises").

2. The barm of this loses whall begin on the date of completion of Lessor's construction of as automobile service station on the promises, as provided in article t, and shall end on the last day of the One Hundred Hightieth (180th) full coleming month after such beginning date. Shall shall have options to extend the term of this leave for Two (2) additional periods of Five (,) yours each, on the terse covenants and conditions as hereis provided, each of which options Shall may exercise by giving lessor notice et lesst forty-five (45) days prior to the oxpiration of the original term or the then-current extension period, so the case may be. If Shell doce not exercise its them-current option to extend, the term the state of the s

termination of the property of much entry between the arrival.

3345

shall be suturatically extended from year to year, on the some covenants and conditions as herein provided, unless and until either Lessor or Shall terminates this lense at the end of the original term or the then-current extension period or any subsequent year, by giving the other party at least thirty (30) days 'notice.

- and of Courses. If the order to the property to get the land of the dead 3. Shell shall pay, as rent for each calendar mouth during the term of this Losse, the sus of Three Bundred Fifty Dollars (\$350.00), by check to the order of Michael F. Peters and Belen S. Peters, in advance on or before the first day of each such month. Rent for any period less then a calendar month shall be proreted.
- 4. Lessor shall, at Lessor's expense: (a) obtain from the proper public authorities all licenses and permits necessary to authorise the construction and operation on the premises of an automobile service station (including the renoval or existing structures, if required), as hereinafter provided; and (b) construct on the premises an automobile service station, including the buildings, improvements and equipment described in Exhibit "A" bereef, in accordance with plans and specifications approved by Shell, at a cost of not less them Toursty-five thousand Dollars (\$25,000.00), in a good and workscalibe masser setisfactory to Shell and to all public authorities whose approval is required. If Lessor fails (1) diligently to endeavor to c'rtain such licenses and permits or (2) so to obtain the came as promptly as possible after the date of this lease or (3) diligestly to prosecure such construction or (4) so to complete the same as promptly as possible after the licenses and permits have been obtained; thell may obtain the licenses and permits and/or undertake and/or complete the construction, and skarge the cost thereof to Lossor. The section it, sected system its in many sugar to pinter.
- Lambers white- which access the deep atter well's receipt of Lathaute and the of 5. Shell shall have the right, at Shell's expense, to use the premises for any lawful purpose; to jaint all or any part of the premises in colors of Shall's selection; to make any alterations that Shell may desire in the premises after first obtaining the permission of Lescor and Lessor's Assign (if any), and providing further that the value of the structure shall not be reduced. Shall shall have the right, at Chell's expense, to construct and install on the premises, and alter, any additional buildings, improvements and equipment (including advertising signs ext billboards' that Shell may desire. Lessor shall remove from the presises any of Leasor's equipment that Shell elects to replace with its own equipment.
- 6. Leasor shall pay all teres, assessments and other charges on the precises, excepting texes on Shell's property on the premices, and license, utilities and other such charges incurred by Shell's use of or operations on the president. If Lessor defenite, at any time, in any such payment or is the performance of the oblightions of any mortgage or other lies affecting the promises, Shell may resety such default, in whole or in part, charge to Lessor all costs incurred thereby, and be subrogated to the rights of the holder of such mortgage or other lies. at it was not come property, by a come one party state 1212 of keylor at
- 7. Lossor shall maintain the premises in good condition and repair or replace my of the lessed buildings, improvements and equipment desegred or destroyed by any cause other than Shell's megligence, or by fire or explosion whether or not coused by Shall's negligence. If Lessor fails to commence making repairs or replacements within five (5) days after Shell gives notice requesting lessor so to do, or fails he seme promptly, Shell may make such remains or replacements and charge to Lessor the cost thereof. If the premises are rendered sholly or partially unfit for decupancy by any such damage or destruction, or if, for any reason other then Sicil's negligence, the possession or beneficial use of the premises is interfored with, the rent hereunder shall abate until the premises are fully restored to fitness for occupancy or such interference has consed.

no to be the same persons described in end who concuted eferenth by and year. lis comission emises: STATE OF MARCHES to this 115 to at February 1953 , helen as DOUGLASS W. BARROWS said that he resides in Billions. Mikildin, and that he as Division Manager of Chill CIL CONFERT. the extraoration which or mutof the flavorature instruments and acknowledged to no what he signed said instrumet, as such Division Theorem, in the name and hehalf of said expendion, that he was thereunte duly enthorized by said corporation's board of directors, and that said instrument is his free and voluntary act and dead end the free and voluntary set and deed of said corporation, for the uses and purposes therein set forth. IN WITHERS WHERELY, I have beroundo not my hand and official seal on the

DOUGLASS W. BARROWS

oforecall day and year.

My coministan emises

8. All sums charged to Lessor by Shell hereunder shell be indebtedness of lessor to Shell payable on demand. If any such indebtedness or any other indebtedness of Lessor to Shell is due at any time, Shell may, in addition to other rounding, withhold all rent accruing hereunder and apply the same to the payment of such indebtedness. If all such indebtedness is not fully paid at the expiration of the original term of this lease or any extension thereof, Shell may, at its option, extend this lease on the same covenants and conditions as herein provided, until such indebteiness is fully paid by application of all rests therete. 9. At any time during the original term of this lease or any extension thereof. or any tenancy thereafter, Shell shall have the option to purchase the premises for the sum of Seventy-five Thousand Dollars (\$75,000.00), on the terms provided in article 11, which option Shell may exercise by notice to Lessor, If at any time during the original term of this lease or any extension thereof or any tenuncy thereafter, Leaser receives from a ready, willing and able purchaser, an acceptable bona fide offer to purchase, or makes a bone fide offer to sell to such a purchaser, the proutees or any part thersof, or any property which includes all or part of the premises, Lessor shall give Shall motion, setting forth the name and address of the purchaser and the price and terms of the offer, and accompanied by Lessor's afficerit that the proposed sale is in good faith. Shall shall thereupon have, is addition and without prejudice to its rights under article 9, the prior option to purchase the presises or the part thereof or the entire property covered by such offer, at the price and on the terms of the offer but subject to the terms provided in article 11, which option Shell may emercise by giving Lessor notice within twenty (20) days after Chell's receipt of Lessor's notice of the offer. Shell's failure, at any-time, to exercise its option under this exticle 10 shall not affect this lease or the contimunee of Shell's rights and options under erticle 2, 9 or 10 or any article hereof.

11. Within twenty (20) days after notice of Shell's exercise of any perchase option herein, Lessor shall obtain, at Lessor's expense, and smalt to Shell evidence of Lessor's title to the property covered by the exercised option, for examinstion by Fhell's attorneys, (in default whereof Shell may obtain the name and charge to Lessor the cost thereof), and all title opinions, pertificates and policies licenses, parmits and surveys relating thereto that lessor may possess, all of which shall become Chall's property if the sale is consummated. All liene, encumbrances, restrictions and other defects in title shall be cleared by Lessor prountly on motice from Shell. If title is approved by Shell's attorneys and all mecessary legal permission for the operation on the premises of on automobile service station, and the use of the presises therefor, is in effect, the sale shall be consummated without unrescouble delay; and Lessor shall comey to Shall the property covered by the exercised option, by recordable deed with general covenants of warrenty and, as to any personal property, by a good and sufficient till of sale. These for the current year and rest shall be proreted as of the date of delivery of such deed. If title is not approved by ideal's attorneys for all such legal permission is not in effect, the sale shall be consummted or rejected at Chall's option; and Shell may wrive any liens and other encumbrances on the premises and refuce the purchase price by the smount thereof. Bridence of Lessor's title means, at Shell's options any evidence of title that Lessor may possess, a complete abstract of title, a current certificate of title, an attorney's opinion as to title, or a report of a title insurance company and subsequently a title policy fully insuring the interest Shell is to acquire, such abstracter, attorney or title company to be selected by Shell.

by and between Michael P Taters and Holon S. Peters, his wife, 382 Mil 78 Beltimore County in the State of Maryland, of the first part, and Roscoe Vandevanter. - seth, that in consideration of the sum of five (\$5.00) dollars and the resumption of the hereinefter mortgages which the partycef the second part bereby covenants to repay " " ---the mid Michael V. Peters and Helen S. Paters, his wife - - - - grant and convey unto the said Rescoe Vandevander, his - - - - seirs and assigns, in fee simple, all that lot - - - - of ground, situate, lying and being in Beltimore County, State of Maryland , aforesaid, and described as follows, that is to say:-Beginning for the same at a pipe on the southeast side of Pulaski Highway at the beginning point of that lot of ground donveyed by Ralph W.E. Schenkel and wife to Thomas E. Christine and wife by a deed dated November 2, 1940 and recorded among the Land Records of Baltimore County in Liber C. W. B. Jr. 1126 folio 391, etc. running thence and binding on the southeast side of Fulsaki Highway South 49 degrees West 239.85 feet to the northeast side of Widdle River Road by a line curving toward the right or southeast having a radius of 500 00 feet and a shord bearing South 46 degrees 58 minutes East 66.39 rest a distance of 66.44 feet to a railroad spike planted in the first line of the lind conveyed by 'ouise Schenkel' (widow) to Willard Schenkel and wife by dead dated June 19, 1912 and recorded among the Land Records of Beltimore County Liber W.F.C. No. 598 folio 89 etc. running thence and binding on a part of said first line and on or near the center of an entrance road there situate with the use thereof in common with others entitled thereto South 89 degrees 40 migutes Bast 310.84 feet to a pipe thence North 41 degrees West binding for a part on the last line in the first herein mentioned deed 270,93 feet to the plane of beginning Containing 0.908 Acre of land more or less. Peing the rame lot of ground which by deed dated March 15, 1953, and recorded among the Land Records of Baltimore County in Liber 0:L.B. No. 2260 Tolio 393 maschranted and conveyed by Carolino Schenkel, widow, to Michael P. Peters and Helen S. Peters, his wife. It is hereby covenanted and agreed as part of the consideration of this Decd tostothe party of the second part hereby sevenants with the parties of the first part that he will assume the obligations and the repay-

ment of the principal and interest when and as the same may become due and

and a(a) Mortingaids ted; March 15, 1953 and recorded mong the Land Recorde

of Baltimore County in Liber G.L.B. No. 2260 folio 401 from Michael P. Peters

payable under the terms of the two following mortgages.

No important amount of the first that the

The professional and the profession and the profession and the professional and the professio 12. Shell may at any time seeign this losse or sublesce all or any part of the premises, and seed or any part of the premises, and seed or any part of the premises.

13. If, without Ebell's fault, the operation on the premises of an automobile service sixtion or the use of the presises therefor, is prevented by say act or omission of any governmental authority or becomes illegal and such condition contimes for thirty (30) days, or if il or a substantial part of the presides in consumed for public or quasi-public use, Shall may terminate this losse by giving lessor at least thirty (30) days' notice.

. 13A. Shell may, at its option, terminate this lease at may time during the original term or any extension thereof, by giving Lessor at least thirty (30) days' notice and paying, as consideration therefor, a our equal to the usuald balance, as of the effective date of such termination of the principal sun (plus account interest thereon) of a promissory note given by Lesser on or about the beginning of the term of this loans to cover all or a part of the original cost of construction as provided in Article & hereof, and secured by a mortgage of the lessed presiden and an essignment of rent herounder; provided, broover, that if said promissory note has been fully repaid at the time such termination becomes effective then the consideration to be paid for such termination shall be the sum of Six Bundred

It. All buildings, improvements, equipment and other property constructed, in-stalled or placed on the promises by Shell or acquired by Shell, at any time during the term of this or any previous lease or any extension thereof, or any tenancy thereafter, shell be and remain fiell's property, and Shell shall have the right to remove any or all of the sume from the premises, at any time during and within thirty (30) days after any termination of, this lesse or any tenesty thereafter. At the termination of this lease or any tenancy thereafter, Ebell shall surrender the premises to lescor, subject to ordinary wear and tear, to may demons or destruction which Lessor is obligated to repair or replace under article 7, and to Shell's rights under articles 5 and 14. Any holdover by Chell after any termination of this lease shall create no more than a month-to-month tenancy at the reat and an all other applicable conditions herein provided. If forfeiture of this loses be permitted by les for Shell's default, Lesser shall not be extitled to declare ony such forfeiture unless Lessor shall have given Shall notice of such default and Shall shall have failed to sweety the seme within teenty (20) days after receipt of such sotion.

15. Lesser coverants that Lesser to well seized of and has good right to lesse the premises, will warrant and defend the title thereto, and will indemnify Shall against any denage and expense which Shell may suffer by reason of any lies, oncumbrance, restriction or defect in the title to or description herein of the presisos. If, at any time, Lessor's title or right to receive rent harmeder is disputed, or there is a change of ownership of Lessor's estate by act of the partion of law, Shell may withhold rent thereafter accruing until Shell is furnished proof satisfactory to it as to the party entitled thereto.

16. Notices hereunder shall be given only by registered letter or telegren and shall be dessed gives when the letter is deposited in the smil or the telegram filed with the telegraph company, posture or charges prepaid, and addressed to the party for whom intended at such party's address first herein specified, or to such other

address as may be substituted therefor by proper notice bereusder. end wife to The Equit Cleiffurst Company and thereafter short assigned to The Prudential Insurance Company of America; (b) Mortgage Cated March.13, 1953 and recorded among the Land Records of Beltimore County in Liber C.L.B. Mo. 2960 folio 393 from Michael R. Peter and wife to The Frudential Insurance Company of America. LEVEL STATE OF THE SECOND STATE OF THE PARTY of the second part. Witnesseth, that in consideration of the sum of fave (05.00) dollars and the Assumption of the by stroffer mortgages which the party of the scools hereby ocvenshing to repey - - - - - - - - - - - - - erdanevoo gdered _ - - - - - - - - - oris wif , stopes . & melen bon energy . I feeters bis odf the Obli . I recent the real that a cut plan but was a track to about to will the respected at the tank of the Californ Courty to Liber and and a content To oris the sedance and no gratemin common potteming on a .185 office of To etta damentron ent of feet 38. 88. 88 feet al family de dament afficient ty a line the track of the state of the state of the state of state of the boundaries of the boundaries of the boundaries of the state control of the total opening burned to the termination of the burners burners reach stemistate to three sores and the sores of the sore matter to the course of the first so were water a second TAN MALTON CON CONTRACTOR test of the beat tend the tender of THAT A MET 2000年1月1日 · 中国建筑设置 THE RELATION OF THE PARTY OF TH and the state of t TOPICO DE LOS TOPICOS DE VICTO DE LA COLOR The second of the second secon to present the contract of the second THE STATE OF THE S the second of th ACTOR CONTRACTOR STREET, STREE

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17. This lasse marges and supersodes all prior negotiations, representations and agreements, and constitutes the entire contract, between lessor and Shell concorning the lessing of the premises and the consideration therefor. Neither this lease nor may amendment or supplement therete shall be binding on Shell unless and until it is signed in Shell's behalf by a representative duly authorized by its Board of Directors, and a copy thereof so signed is delivered to Lessor, This Leage shall be binding on and inure to the benefit of the beirs, administrators, executors, successors and neatens of Leason, and the successors and easters of Shall

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the state of the s and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileg a, appurterances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said

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conveyed; that the y will warrant specially the property granted and that the y will execute

Witness the hands and seals of said grantors and the grantee.

further assurances of the same as may be requisite.

EST:	Michael F. Gat
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in the year one thousand nine hundred and fif ty-seven before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County Moresaid personally appeared Michael P. Peters and Helen S. Peters, his wife, and

and grantee the above named grantors, and they acknowledged the foregoing Deed to be their

Portogram L. Byorly, Clerk,

(SEAL)

April

AGRIFACIT SUPPLEMENTING LEASE

THIS ACREMENT, dated May 20/2, 1954, between Michael P. Peters and Helen S. Poters, his wife of 1525 S. 55th Street in Beltimore 18, Maryland, (herein called Lessor; whether one or more), and SHELL OIL COMPANY, a Delaware corporation with offices at 909 %. 22nd Street in Reltimore 18, Maryland (herein called "Shell" .

WITHESETTE

WHEREAS, by an instrument of lease dated July 14, 1952, which is recorded in Liber GLB No. 2260, Folio 595, One of the Land Reserve of Baltimore County, Maryland Lessor lessel to Shell certain premises (including Lessor's buildings, improvements and equipment then or thereafter located thereon) situated at the ME corner at intersection of Pulseki Highway and Middle River Read in Peplar, County of Baltimore, State of Maryland, and fully described in the lease, for a term beginning on the date of completion of Lesser's construction of an automobile service station on the premises; and

YHERIAS, Losser's construction of the service station was completed on Nay 15th . 1954 .

MON THEREFORE, Lessor and Shell hereby agree :

(1) That the term of the lease began on the 15th day of May, 1994 and shall and on the 14th day of May, 1969, (subject, however, to any rights of termination or extension provided in the lease) ;

(2) that said rent commenced to accrus under the lease on the 19th day of May, 1954 1

(3) that Lessor and Shell hereby agree that the equipment owned by Lessor end installed on the premises consists of the following: 1-D2 Deak; 8 -TR8 Tire Bracksto; 2 -VDl Shelf unite; 2 - VS2 Shelf Unite; 1 - Cl Chairs 3 - N5 Shelf Unite: 4 - WS3 Cabinete: 2 -51 Cabinete: 1 -ST5 Shelf: 1 - ST7 Shelf: 1 - S4 Shelf; 1 -084 Shelf; 1 -WM1 Work Bench; 1 -15 Cabinet; 1 - 550 gallon Waste Cil US Tank ; 1 - 950 gallon Fuel Oil US Tank; 1 American Furnace Co. Suspended Type Cil Fired Furnace, 150,000 BTD capacity; 1 - Veter pump and 100 gallon reservoir

(4) that the lease, as mereby supplemented, is hereby ratified, confirmed and continued in all respects; and

(5) that this Agreement shall be binding on and inure to the benefit of the beirs, administrators, successors and assigns of Lessor, and the successors and cosigne of Shell .

753	
IN WITHESS WHEREOF, this Agreement written.	t is executed as of the date first he
Witnesses to execution by Lessers	Muhael F. Peter (08)
VItnesses to execution by Shell !	Selen S Peters (BR)
ess Seles	By Z.Q. Wager W
00/10/201000	Division in Languager

STATE OF Maryland On this 20 day of May . 19 54 before me audiew R. Cimins, a Notary Public in and for said in said State, personally appeared Wichael F. Peters and to me persorally known and known to me to be the same person 3 described in and who executed the foregoing instrument, and, being fully informed by me of the contents of said instrument, severally acknowledged to me that Way signed, sealed and delivered the same as their free and voluntary act and deed, for the uses, purposes and consideration therein expressed. IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the aforesaid day and year. My commission expires: May 2 1955 andew R. Curino
Notary Public STATE OF MARYLAND CITY OF BALTIMORE On this alet day of May . 1984 before DOUGLASS W. BARROWS and State, personally appeared Transmitted, to me personally known who, being by me duly sworn, said that he resides in BALTIMONE, MARYLAND, and that he is Division Manager of SHELL OIL COMPANY, the corporation which executed the foregoing instrument; and acknowledged to me that he signed said instrument, as such Division Manager, in the name and behalf of said corporation, that he was thereunto duly authorized by said corporation's board of directors, and that said instrument is his free and voluntary act and deed and the free and voluntary ect and deed of said corporation, for the uses and purposes therein set forth. IN WITNESS WHEREOF, I have hereunto set my hand and official seal

on the aforesaid day and years 5	2/55 Da	SS Douglass W. Barrows						
		DOUGLASS W. E	ARROWS					

15. ELICTION DISTRICT CWB.Jr. H. 1126 FOLIO 351 Leginning PIPE - --N41' 00' W 270.93' 0.906 OF AN ACRES STAKE-C. 500' A-66.44' MIDDLE RIVER ROAD COUNTY SURVEYOR COURT HOUSE TONSON, MA SCALE: 1" -50' DATE: AUG.5, 1952

Greater Washington/Maryland Service Station Association

Ms. Jean Jung

Dear Ms. Jung:

Deputy Zoning Commissioner County Office Building Towson, M. ruland 21204

9200 EDMONSTON ROAD, SUITE 304

PAUL LONGLEY

Executive Director

WILLIAM L SHOEMAKER

. so far as

President

ROSCOS VANDEVANDER

I am writing in reference to case \$3-26-SPHA Item #198 which was heard at 11 a.m. on Thursday, July 29, 1982. The petition requested a change from a full service station to a gas only facility and various allowances in yard setbacks. I had planned to attend the hearing as a representative of the Greater Washington/ Maryland Service Station Association, but unfortunately, I was unable to do so.

The Greater Washington/Maryland Service Station Association urges you to deny the request to change from a full service station to a gas only operation on the northeast corner of Pulaski Highway and Middle River Road. We suggest that any closing of a full service facility is an immediate loss of important services to the motoring public. Often overlooked services such as directions, restroom facilities, water and air added to the normal routine maintenance and emergency repairs provided by the full service station will be lost and, an important consideration, will never be replaced. Often the hardest hit segments of the citizenry to be affected by this loss of services are senior citizens and handicapped persons who rely heavily on full service facilities.

In addition to the loss of service at the particular location in question, there is also a ripple effect on other full service tocations in the area. The opening of a shiny new, tow overhead gas only station usually means a bigger piece of the gallonage pie for that location. They don't create more traffic and in that manner more gallons; they pull gallonage away from their established full service neighbors. A full serve dealer depends on his steady income from gasoline to help defray many of his not-so steady bay business costo-mechanics on duty but idle, and expensive automotive repair equipment. When the full service dealer loses gallonage, he finds he must cut corners, lay people off, cutback hours and hopefully utility costs, and not replace needed equipment.

GREENBELT, MARYLAND 20770 AREA CODE (301) 441-1800 While he's still adjusting to these business problems, he's also getting pressure from the oil company whose product he sells to do something about his gallonage. le is often urged to convert his

station to a gas only facility also

The Maryland legislature has foreseen this problem of conversions playing havoc with existing services and in 1979 they passed a moratorium on conversions in this state. They are legal only with the consent of the dealer and the approval of the local zoning board. In this particular case, it is Vandervander, who is requesting the change, and I am at a disadvantage since I do not know how he testified at the hearing. In a phone conversation with me on Tuesday, July 27, 1982, he said that he did not totally agree with the conversion but that he felt he could not stand in the way of progress. This conversion with the immediate and long range resulting losses does not represent progress.

Allow me to cite one example of the lost services. The Shell station on the corner of Pulaski Highway and Middle River Road is the only one in that area which provides towing to disabled vehicles. A motorist must travel over two miles in either direction on Pulaski Highway for other towing services. This is quite a distance if the

In conclusion, we again urge you to deny permission for the change from a full service station to a gas only facility because of the detrimental effect it will have on services provided for the citizens of Baltimore County.

If you have any questions or if you wish further information, please contact me at (301) 788-5050 Thank you for your attention in this

Sincerelu.

Joie Duffy Field Representative

CD/inm

STATE ROADS COMMISSION

OFFICE OF THE

OF MARYLAND

P ltimore, Md April 13, 1953

PERMISSION IS HEREBY GIVEN:

Michael F. Peters, 1523 E. 35th Street, Baltimore 18, Maryland the State Roads Commission has the right and power to grant same, to

construct entrances and install drainage pipes into and in front of their property, located on the South side of Pulaski Highway and Middle Siver Road for proposed filling station as per Plan #6C-45345, dated March 21, 1952, and which is on file in this office.

- 1. To install 12" R. C. P. or Corregated Metal Pips inside drainage ditch and to construct a headwall on the eastern extremity o. said pipe. Also to construct Combinated "E" Inlet in line of drainage at the intersection of Pulaski Highway and Middle River Road.
- 2. To construct an ingress and egress to said property said driveway to be channelized by concrete curbing as per plane submitted.
- 3. Said entrances shall be of 10" Fenetration Macadam consisting of 2" stabilized base 5" macadam base course and 3" of Penetration Macadam Topping from the edge of the existing concrete roadway to the ftate Roads Commission right of way line.
- 4. These entrances shall fall at the rate of } per foot for a distance of 15' from the edge of the concrete roadway and then rise at the rate of 5/16" per foot for 23' or the State Roads Commission right of way.
- 5. All lines and grades an dramage pipe, curbing and driveways shall be checked by a representative of the State Roads Commission and the State Roads Commission Engineer at Towson, Maryland, Towson 1500, shall be notified at least 48 hours in advance of the actual construction.

OF BALTIMORE COUNTY

PETITIONER'S EXHIBIT

Michael Peters _1523 E. 35th St. - -----

Baltimore 18, Md.

POST THIS PARMIT IN THIS WATERPROOF ENVELOPE IN A CONSPICUOUS PLACE ON THE PROMISES,

COUNTY COMMISSIONERS OF BALTIMORE COUNT NEW BUILDING PERMIT Date ... Oct. 3. 1952

Baltimore 1A. M

This New Building Permit Is Hereby Granted To

demy Cor. Middle Piver Bd Use of Building Serview Station Setback of Building: Pront. 50. ft.; Side Setbacks ... 49. andft. Corner lot 160.ft. from side street.

This Permit does not authorize the performance of any work beyond the property lines of the lot for which seemed. Special permit must be obtained from the High-ays Dopt. to install aidewalks or remove curb. Planting of trees, hedges, shrubbery, erecting walls, fences, etc., is prohibited in the Right-of-Way adjacent to the lot.

Character of Con metion CORCap blke aspha

Fee Paid # 10,00

This Permit sharl be kept on the premises open to public inspection during the prosecution of the work and until completion of same.

OF TARYLATED Baltimore, Lid. April 13, 1953

No. 525

PERCESSION IS HER BY OIVER

OFFICE OF THE

STATZ ROADS CONTINSTON

Michael F. Peters, 1922 E. 35th Street, Baltimore 18, Maryland

State Roads Commission has the right and power to grant same, to construct entrance and install drainage pipes into and in front of their property located

on the South side of Pulaski Highway and Middle River Road. "By virtue of the prevailing Freeway Law, this Highway was established by this Conmission as a Freeway on February 1, 1945 , and the Permittee's attention is, therefore, directed to the restrictions or

requirements which the Commission might at a later date impose in the exercising of its authority in carrying out the intent of the Fre way Law." "The Cormission may in the future construct service roads parallel

to the existing highway and discontinue access to the highway except at selected points, and the property owner is, therefore, advised that any buildings or other structures which may have been constructed within a strir 30 feet wide and binding on the existing right of way line of the high , together with such additional area as may be necessary for 2 to alopes, may be purchased or condemned and removed. "

"The property owner's attention is also directed to the acquisition of an additional width of 12 feet adjacent to the above mentioned 30 feet in the cases of filling stations, or a 20-foot additional width in front of restaurants, stores, or similar places of business."

"It may, therefore, and under such circumstances, be the desire of the property owner in the development of his frontage along the highway to maintain the areas noted above as may be required for service road construction, free of buildings or other structures and thereby avoid future interference with the use of his property."

said work to be completed within SIXTY (60) days from the date hereof.

The work hereby permitted shall be done under the supervision and to the satisfaction of the State Roads Commission, said State Roads Commission reserving full control over said roads or highways and the subject matter of this permit.

, so far as

SHEET No. 2

STATE ROADS COMMISSION

OF MARYLAND

No. 525 FREEWAY

April 13, 1953

6. The area affected by the construction of these driveways and islands shall be left in a neat and clean condition and no excess material of any kind be left along and/or adjacent to the State Roads Commission right of way.

A certified check in the amount of \$500.00 is being made a part of this permit and which bond is on file in the Asst. to Chief Engineer's office at 108 E. Lexington Street, Baltimore, Maryland.

said work to be completed withinSIXIY (60) days from the date hereof.

Permission, when granted, to place a utility or structure within the limits of the right of way of a bridge or highway is revokable by the State Roads Commission.

The work hereby permitted shall be done under the supervision and to the satisfaction of the State Roads Commission, said State Roads Commission reserving full control over said reads or highways and the subject matter of this permit.

Russell 18 mclaim Th. A. Wills

Subject to the following easements and/or rights of way:

Land Acquisition Drawing No. R/W 66-418-7.

5.R.C. Plat No. 1372.

3130. page 336.

1. 7) Maryland State Roads Commission, C.W.B. Jr. 935. Folio 544 and

2. To Baltimore County Maryland, Liber 5219, folio 531 and Bureau of

3. To Baltimore County Maryland, Liber 5218, folio 986 and Bureau of

Being a portion of the property conveyed from Michael F. Peters and

Helen S. Peters, his wife, to Roscoe Vandevander by deed dated April 1,

1"57 and recorded among the Land Records of Baltimore County in Liber

Land Acquisition Drawing Nos. R/W 66-418-6 and T/W 66-418-7.

SHEET 2 OF 2

Revised Mere. 1, 1969 NEW BUILDING

PERMIT

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PERMITS AND LICENSES

OFFICE OF THE BUILDINGS ENGINEER County Office Building, Towson 4, Md.

District 15 Date Jan. 6, 1960 CIMPLIVISION

PLAT No.

No. 61186

This New Building Permit Is He

reby Granted 10	SUMPLYADE				
loscoe H. Vandevander					
(OWNER)	LOT No				
4 Seaford Ave.					
(ADOKESS)	BLOCK				
Baltimore 21, Md.	SECTION				

To creet the following building: Location S/E/S Fulasid Highway, N/E/C Middle River Rd. Gasoline Service Station, addition Size of Building: Front 15'L" ft. Depth 6'8" ft. Height 8' ft. Setback of Building: Front 691 ft.; Side Setbacks 451 and 1201 ft. Corner lot ft. from side street

Character of Construction conc., 12" conc., block, conc., france This Permit does not authorize the performance of any work beyond the property lines of the lot for which issued. Special permit must be obtained from the Highways Dept. to install sidewalks or remove curb. Planting of trees, hedges, shrubbery, erecting walls, fences, etc., is prohibited in the Right-of-Way adjacent to the lot.

Fee Paid \$ 20.00

CHARLES BUWHEELERUDIS&tor. Department of Permits and Licenses

This Permit shall be kept on the premises open to public inspection during the prosecution of the work and until completion of same. LIMITATION. After a new building permit is issued, if the operation or work authorized and approved thereunder is not commenced within six (6) months after the issue, or if, after commencement of the operation or work is suspended or discontinued for a period of one year, then, in either case, the permit shall be null and yold, and no operations or work shall be again commenced vulcas and until another proper permit shall have been lesued for such work.



PETITION FOR SPECIAL HEARING AND VARIANCES

15th Election District

Petition for Special Hearing and Variances ZONING:

Northeast corner of Pulaski Highway and Middle River Road LOCATION:

Thursday, July 29, 1982 at 11:00 A. M. DATE & TIME:

Room 106, County Office Building 111 W. Ch apeake PUBLIC FEARING:

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 500. 7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a determination that the service station facility existing on site legally existed on December 31, 1967 and as such can be reconstructed; to change from full service to gas and go only; and a decrease in area of site; and Variances to allow front yard setbacks of 4'6" in lieu of the required lo' and to allow side and rear yard setbacks of 2' in lieu of the required 30'

The Zoning Regulations to be excepted as follows: Section 405. 4A. Za - minimum setback of canopy from street property line Section 238.2 - minimum side and rear yard setbacks in a B.R. zone

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

Being the property of Roscoe Vandevander, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 29, 1982 at 11:00 A. M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,

> BY ORDER OF WILLIAM: E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

PETITION FOR SPECIAL HEARING AND VARIANCES

15th Election District

ZONING: Petition for Special Hearing and Variances

LOCATION: Northeast corner of Pulaski Highway and Middle River Road

DATE & TIME: Thursday, July 29, 1982 at 11:00 A. M.

PUBLIC HEARING: Room 106. County Office Building, 111 W. Chesapeake

Avenue, Towson, Maryland

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> Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine waether or not the Zoning Commissioner and/or Deputy Coning Commissioner should approve a determination that the service station facility existing on site legally existed on December 31, 1967 and as such can be reconstructed; to change from full service to gas and go only; and a decrease in area of site; and Variances to allow front yard setbacks of 4'6" in lieu of the required 10' and to allow side and rear yard setbacks of 2' in lieu of the required 30'

The Zoning Regulations to be excepted as follows: Section 405.4A. 2a - minimum setback of canopy from street property line Section 238.2 - minimum side and rear yard setbacks in a B.R. zone

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> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

305 w. chesapeake avenue towson, maryland 21200

david r. gerkens

SHEET 1 07 2 JOB NO. 6490

DESCRIPTION TO ACCOMPANY PLAT FOR SETBACK VARIANCE FROM 44 5.4.A.2 a TO PERMIT A CANOPY TO BE CONSTRUCTED 4.5 FEST FROM THE RIGHT-OF-WAY LINE INSTEAD OF 10 FEET

LOCATION: 9605 FULASKI HIGHWAY A" MIDDLE RIVER ROAD 15TH ELECTION DISTRICT-BALTIMORE COUNTY, MARYLAND FOR:

SHELL OIL COMPANY

DATE: MARCH 11. 1980 DESCRIPTION:

Beginning for the same at a point on the southeast side of Pulaski Highway, U.S. Route 40, 150 feet wide, at the northern end of the fillet forming the intersection of the southeast side of Pulaski Highway and the northeast side of Middle River Road, 60 feet wide, and running thence along the southeast side of Pulaski Highway

North 49 degrees 00 minutes 00 seconds East 157.94 feet, thence leaving Pulaski Highway and running

South 41 degrees 00 minutes 00 seconds Eas. 120.00 feet. South 49 degrees 00 minutes 00 seconds West 30.00 feet.

South 76 degrees 19 minutes 00 seconds West 45.65 feet,

South 49 degrees 00 minutes 00 seconds West 85.00 feet, and

North 89 degrees 30 minutes 58 seconds West 23.48 feet, thence running and binding along the northeast side of Middle River Road, 60 feet wide

59.31 feet along the arc of a curve to the left having a radius of 746.00 feet and a chord bearing and distrace of North 46 degrees 47 minutes 36 seconds West 59.29 feet, and

North 00 degrees 07 minutes 42 seconds | st 32.40 feet to the place of beginning.

Containing 18,107 square feet of land more or less.

DALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

WILLIAM E HAMMOND ZONING COMMISSIONER

July 19, 1982

John C. Seiland, Esquire 25 W. Chesapeake Avenue Suite 204 Towson, Maryland 2:204

> Re: Petitions for Special Hearing & Variances NE/corner Pulakki Hery. & Middle Liver Rd. Roscoe Vandevander - Petitioner Case #83-26-SPHA Item #198

Dear Mr. Selland:

This is to advise you that \$99.92 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND mmissioner Ma. 108930

BALTIMORE COUNTY, MARYLAND OFFICE OF FIKANCF - REVENUE DIVISION MISCELLAMEOUS CASH RECEIPT 7/29/82

received John O. Seiland, Loquire Advertising & Posting Case #83-26-SPHA

8 043.00000BSB210 B288A

VALIDATION OR SIGNATURE OF CASHIER

83.26-5/HA CERTIFICATE OF POSTING

District 15	
Part for letters for	Bouldish Hearing & This 2 devanter
Petitioner: Local Can	derarler large Marianie
Nicer 11.	many thestale
Location of Signe forces	reterrection of Calarke 21 1
Remarks:	ntersection of Sularke High
Posted by Blen 2. Ce	Timen Data of return: 7/16/82
Number of Signes 2	

MONRIES DEPARTMENT OF BALTIMORE COUNTY

16th Elect on District Special Hearing and Vari-LOCATION: Northeast corner of Pulaski Highway and Middle River Road DATE & TIME: Thurs Room 106, County Office Building, 111 W. Chess-peaks Ave., Towson, Md. The Zoning Commis-sioner of Baltimore Coun-ty, by authority of the Zoning Act and Regulations of Baltimore County was hold a public hearing Petitition for Special Hearing under Section 200.7 of the Baltimore County Zoning Regula-tions, to determine whether or not the Zoning Commissioner and/or This is to Certify, That the annexed Deputy Zoning Commissioner should approve a determination that the service station facility existing on site legally existed on December 31, 1967 and as such can be reconstructed; to chrage from full service to gas and o only; and a decrease in was inserted in (the Times, a newspaper printed and published in Baltimore County, once in each area of site; and Variances to allow front yard setbecks of 4'6" in lies of the required 10 and to allow side and rear yard setbacks of 2' in lieu of the required 20'
The Zoning Regulations to be excepted as follows:
Section, 405 4A.2s - minweeks before the mum sethers of caropy from street property line Section 238.2 - minimum side and rear yard sethecks in a B.R. rone All that parcel or land in the Fifteenth District of Baltimore County Location: 9600 Fulnski Read, 15th Election Dis-trict Baltimore County, Maryland for Shell Oil Company.

DATE: MARCH 11, 1980

DESCRIPTION: Beginning for the same at a
point on the southeast side
of Pulaski Highway, U.S.

Route 40, 150 feet wide, at
the northern end of the ZONING: Petition for Special Hear-ing and Variances LOCATION: Northeast corner of Pulaski Highway and Middle Riv-er Road CERTIFICATE OF PUBLICATION er Road

DATE & TIME: Thursday, July 29, 1992 at 11:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towner.

Maryland fillet forming the intersec-tion of the southeast side of Pulaski Highway and the northeast side of Mid-die River Road, 60 leet TOWSON, MD., July 8 19.82 wide, and running there-along the routheast side of Pulaski Highway, North 49 degrees 00 minutes 00 seconds East 157.94 feet, thence leaving Pulaski Highway and running South 41 degrees 00 minutes 00 seconds East 170.00 feet. South 49 degrees 00 minutes 00 seconds West 30.00 feet, South 76 degrees 15 minutes 00 seconds West South 49 degrees 00 minutes 00 seconds West 45.50 feet. South 49 degrees 00 minutes 00 seconds West 45.50 feet. THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., offer the party one time where week' before the legally extend on December 21, 1967
and as such can be reccustructed;
to change from full service to gas
and go only; and a decrease in area
of site; and Variances to allow from
yard sethecks of 40° in heu of the
required 10° and to allow side and
rear yard setbacks of 2° in Heu of
the required 20°
The Zoning Regulations to be excepted as follows:
Section 606 4.2 is—minimum setback
of causery from short property line feet, and North #9 degrees 30 minutes 54 seconds West 23.4" feet, thence ronning and binding along the nor seast side of Middle River Road, & feet wide 59.01 feet sions the record a curve to the left having a adius of 746.00 feet and a chord bearing and dictance of North 45 degrate 47 menutes 36 sec-North 10 degrees 07 min-utes 22 seconds West 32 40 feet to the place 1 begin Cost of Advertisement, \$_____ Containing 18.107 og essements and/or rights of way: 1. To Maryland State oads Commission, C.W.B. Jr. 935, folio 544 and S.R.C. Plat No. 1372; 2. To Baltimore County Maryland, Liber 521s, folic 531 and Bureau of Land Acquisition Drawing Nos. R/W & 418-6 and P./W 66-418-7; 2. To Baltimore County Maryland Liber 5218, folio 585 and Pressu of Land Acquisition Drawing Nos. 1 folio 585 and Pressu of Land Acquisition Drawing Nos. 1

a radius of 746.00 feet and a chord bearing and distance of North 46 degrees of minutes 36 seconds West 50 39 feet, and North 40 degrees of minutes 43 seconds West 52.40 feet to the rises of beginning.

Containing 18,207 square feet of land more or less.

Fluoject to the following casements untilor rights of way:

1. To Maryland State Roads Commission, C.W.E. Jr. 355, folio 544 and 8 R.C. Fist No. 1372.

2. To Baltimore County Maryland, Liber 5215, folio 521 and Bureau of Land Acquisition Drawing No. R/W 66-415-5 and R/W 56-415-7.

3. To Baltimore County Maryland, Liber 5216, folio 581 and Bureau of Land Acquisition Drawing No. R/W 66-415-7.

					•			J.		
PETITION	M	APPII	NG	PRO	OGRE	SS	SHE	ET		
FUNCTION	Wat	Map	Orig	inal	Dupl	icate	Tra date	eing by	200 :	Shie
Descriptions checked and cutline plotted on map										
Petition number added to outline					dinies Se din					
Denied										
IMORE COUNTY, MARYLAND OF FINANCE-REVENUE DIVISION OF AMERICA CASH RECEIPT		Ho. 10	577	1						
OF FINANCE - REVENUE - REVENUE OF FINANCE - REVENUE - RE		62			MALE SHAPE STATE OF	ins: itline	or des	cript	ion	Y.
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THE JEFFERSONIAN

Manager.

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ogganiancesk time ... mocookxxxxxxxx before the appearing on the _____ 8th _____ day of ____July_ 19.82

Cost of Advertisement, \$.

June 29, 1982

John O. Selland, Esquise 25 W. Chesapeaks Avenue, Suite 204 Towson, Maryland 21204

> MOTICE OF HEARING Re: Petitions for Special Hearing & Variances NE/corner of Pulaski Hwy. & Middle River Rd. Roscoe Vandevander - Petitioner Case #83-26-SPHA

11:00 A. M. Thursday, July 29, 1982

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building

Your Petition has been received and accepted for filing this

111 W. Chesapeake Avenue

Towson, Maryland 21204

Zoning Commissioner

Nicholas B. Commedari

Chairman, Zoning Place

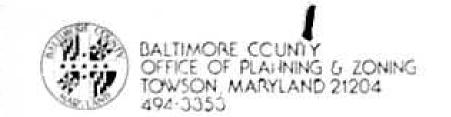
Advisory Committee

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

TOWSON, MARYLAND

cc: R. M. Tambascio Shell Oll Co. 5565 Sterrett Place, Suite 317 Columbia, Maryland 21044

BALITIMORE COUNT:



WILLIAM E HAMMOND ZONING COMMISSIONER

August 20, 1982

John O. Seiland, Esquire 25 West Chesapeake Avenue Towson, Maryland 21204

> RE: Petitions for Special Hearing and Variances NE/corner of Pulaski Highway - Middle River Rd. - 15th Election District Roscoe Vandevander - Petitioner NO. 83-26-SPHA (Item No. 198)

Dear Mr. Seiland:

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

Very truly yours,

Deputy Zoning Commissioner

Attachments

JMHJ/mc

cc: Ms. Joie Duffy Greater Washington/Maryland Service Station Association 9200 Edmonston Road, Suite 304 Greenbelt, Maryland 20770

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

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

CONTY OFFICE BLDG. 111 W. Chedapeake Ave. Towsen, Maryland 21204

Sicholas B. Commodari

Engineering. Department of

Traffic Enviseering State "oads Cummission Burnay of Fire Crevention Bealth Department Froject Flanning Building Department Board of Discrtion

Ioning Administration Development

John O. Seiland, Esquire

25 West Chesspeake Avenue Suite 204 Townon, Maryland 21204

> RE: Item No. 198 - Case No. 83-26-SPHA Petitioner - Roscoe Vardevender Variance Petition and Special Hearing

Dear Mr. Seiland:

The Zoning Flans Advisory Committee has reviewed the plans submitted with the abbve 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 change the existing fullservice gas station to a gas and go operation, this combination hearing is required. At the time of field inspection, a number of apparent A-frame signs were existing on this site. The status of these apparent illegal signs should be discussed at the hearing.

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.

Nichalas & Commodare. NICHOLAS B. COMMODANI Chairman

Zoning Plans Advisory Committee

MBC: bsc Enclosures co: W. T. Sadler, Inc. 305 W. Chesapeake Avenue

Towson, Md. 21204

July 27, 1982

Re: Item #198 (1981-1982) Property Owner: Roscoe Vandevender S/E corner Pulaski Highway and Middle River Road Acres: 18,107 sq. ft. 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:

The comments which were supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 190 (1979-1980) are valid and referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 198 (1981-1982).

Very truly yours,

MOBERT A. MORTON, P.E., Chief Bureau of Public Services

RAM: EAM: FWR: SS

cc. Jack Wimbley

A-SE Key Sheet 21 NE 31 Pos. Sheet NE 6 H Topc 82 Tax Map

State Highway Administration

Maryland Department of Transportation

Lowell K. Bridwell M. S. Caltrider

. Mr. W. Hammond

CL:GW:maw

Attachment

cc: Mr. J. Wimbley

April 12, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of April 5, 1982 ITEM: #198 Property Owner: Roscoe Vandevender Location: SE/Cor. Pulaski Highway, Route 40-E and Middle River Road Existing Zoning: M.L.-CS-1 Proposed Zoning: Variance to permit a front setback of 4'5" in lieu of the required 10' and a side and rear setback of 2' in lieu of the required 30'. Acres: 18,107 sq. ft. District: 15th

Dear Mr. Hammond:

On review of the site plan of 'arch 11, 1980 and field inspection, the State Highway Administration will require revisions to the plan.

The revised plan must show the following:

- 1. Replacement of roadside curb and gutter at the center island with the shoulder area overlayed to eliminate ponding at the site.
- 2. Removal of the sign at the center island attached to the existing G&E pole.
- 3. Removal of the sign at the northeast property line from over hanging the S.H.A. right of way.

My telephone number is (301) 659-1350

383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free P.O. Box 717 / 707 North Calvert St., Bultimore, Maryland 21203 - 0717

DALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211 NORMAN E. GERBER

July 20, 1982

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

Dear Mr. Hammon is

DIRECTOR

Commer's on Item \$198, Zoning Advisory Committee Meeting, April 6, 1982, are as failows:

Property Owner: Roscoe Vandevender Location: SE/comer Pulaski Highway and Middle River Road Acres: 18,107 sq. ft. District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicute 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 perition.

The site plan shows a new lease lire; therefore, the petitioner must compy with Baltimore County Development Regulations (Bill #56-82).

Very truly yours,

John L. Wimbley Planner III Current Planning & Development

Jehrzu'mbles

April 13, 1982

Mr. William E. Haumond, Zoning Commissioner Office of Planning and Zoning County office Building Towgon, Maryland 21204

Dear Mr. Eassond:

Comments on Item #198, Zoning Advisory Committee Meeting of April 6, 1982, are as follows:

> Pessoo Vandevender SE/Corner Pulaski Highway and Middle River Location: Existing Coning: Proposed Zoning: Variance to permit a front setback of 4'5" in lieu of the required 10' and a side and rear setback of 2' in lieu of the required 18,107 sq. ft.

District: Motropolitan vater and sever exist.

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

Inn J. Perrest, Director BUREAU OF ENVIRONMENTAL SERVICES

IJF/els/JEP

April 12, 1982

Very truly yours,

Charles Lee, Chief

Access Permits

Bureau of Engineering

By: George Wittman

The State Highway Administration will require all work

and the posting f a \$7,000.00 bond to guarantee construction.

within the S.H.A. Right of Way to be conducted under permit

I am sending a skatch showing the areas affected.

Hr. William E. Hammer, Joning Commissioner Office of Flamming and Joning County Office Building T. m. Mryland 21204

Pear Mr. Remends

April 6, 1982, ere as follows:

Imperty Owners

SE/Corner Palaski Rightey and Middle River

Walks-05-1 Variance to permit a front methods of 5'5" in lies of the required 10' and a side and "for sectock of 2' in Lieu of the required 16,107 sq. ft.

A Permit to Construct from the Division of Air Pollubion Con-trol is required for such items as point spray processes, unlarground gas-oline storage tent/s (5,000 gallons or more) and may other equipment or process which exhauts into the aircophare.



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 825-7310

/\ 120.00'

PAUL 11 RENCKE

April 26, 1982

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

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Roscoe Vandevender

Location: SE/Cor. Pulaski Highway and Middle River Road

Zoning Agenda: Meeting of April 6, 1982 Item No.: 198

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 Gode prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Planding Group 4/17/10 Approved: Secret no Com wiff

Special Inspection Division



TED ZALESKI JR.

Mr. Willim E. Hommond, Zoning Commissioner Office of Flanning and Moning County Office Building Towson, Maryland 21201

Dear Mr. Hammond;

Comments on Item # 198 Homing Advisory Committee Meeting are as follows:

Property Owners Locations Existing Somings Roscoe Vandevender SE/Cor. Pulaski Highway and Middle River Road

Proposed Fonings

Wallance to permit a front setback of h'5" in lieu of the required 10' and a side and rear setback of 2' in lieu of the required 30'.

Acres: 18,107 sq. ft. District: 15th

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Eandicapped and Aged; and other applicable Codes.
- other miscellaneous
 X 3. A building/razing & permit shall be required before beginning construction.
- 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 401, line 2, Section 1407 and Table 1402.
- 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 seet the Gode requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please has 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 505 and the required construction classification of Table 501.
- I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Flarming and Zoning and are not intended to be construed as the full extent of any persit.

If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Townon.

Charles E. Burnham, Chief Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari
TO Zoning Advisory Committee Date April 14, 1982

Sharon M. Caplan

FROM __ Sconamic_Development_Commission

SUBJECT Item #198 -- Property Owner: Roscoe Vandevender

Location: SE Corner Pulaski Highway & Middle River Road

Existing Zoning: ML-CS-1

Proposed Zoning: ML-US-1
Proposed Zoning: Variance to permit a front setback of

of 4'5" in lieu of the required 10' and a side and rear setback of 2' in lieu of the required 30'.

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the zoning officer to evaluate the above request in the best interest of industrial expansion.

Heron Capton

SMC:jet

305 w. of peaks avenue towson, maryland 21 301-521-6911 william t sadles

W. T. SADLER, INC.

. . . .

david r. gerhens

JOB NO. 6490

DESCRIPTION TO ACCOMPANY PLAT

FOR SETBACK /ARIANCE FROM 405.4.A.2 & TO FERMIT A
CANOPY TO BE CONSTRUCTED 4.5 FEET FROM THE RIGHT-OF-WAY LINE
INSTEAD OF 10 FEET

AT MIDDLE RIVER HOAD

15TH ELECTION DISTRICT-BALTIMORE COUNTY, MARYLAND

FOR

SLL DIL COMPANY

DATE: MARCH 11, 1980 DESCRIPTION:

Beginning for the same at a point on the southeast side of Pulaski Highway, U.S. Route 40, 150 feet wide, at the northern end of the fillet forming the intersection of the moutheast side of Pulaski Highway and the northeast side of Hiddle River Road, 50 feet wide, and running thence along the moutheast side of Pulaski Highway

North 49 degrees 00 minutes 00 seconds East 157.94 feet, thence leaving Pulaski Highway and running'

South 41 degrees 00 minutes 00 seconds East 120.00 feet,
South 49 degrees 00 minutes 00 seconds West 30.00 feet,
South 76 degrees 19 minutes 00 seconds West 45.65 feet,
South 49 degrees 00 minutes 00 seconds West 85.00 feet, and
North 89 degrees 30 minutes 58 seconds West 23.48 feet,

thence running and binding along the northeast side of Middle River Road, 60 feet wide 59.31 feet along the arc of a curve to the left having a radius of 746.00 feet and a chord bearing and distance of North 46 degrees 47 minutes 36 seconds West 59.29

North 00 degrees 07 minutes 42 seconds West 32.40 feet to the place of beginning.

Containing 18,107 square feet of land more or less.

1. To Maryland State Roads Commission, C.Y.B. Jr. 935, folio 504 and S.R.C. Plat No. 1372.

Subject to the following easements and/or rights of wave

- To Haltimore County Maryland, Liber 5219, folio 531 and Bureau of Land Acquisition Drawing Nos. R/W 66-418-6 and R/W 66-418-7.
- To Baltimore County Maryland, Liber 5218, folio 986 and Bureau of Land Acquisition Drawing No. R/W 66-518-7.

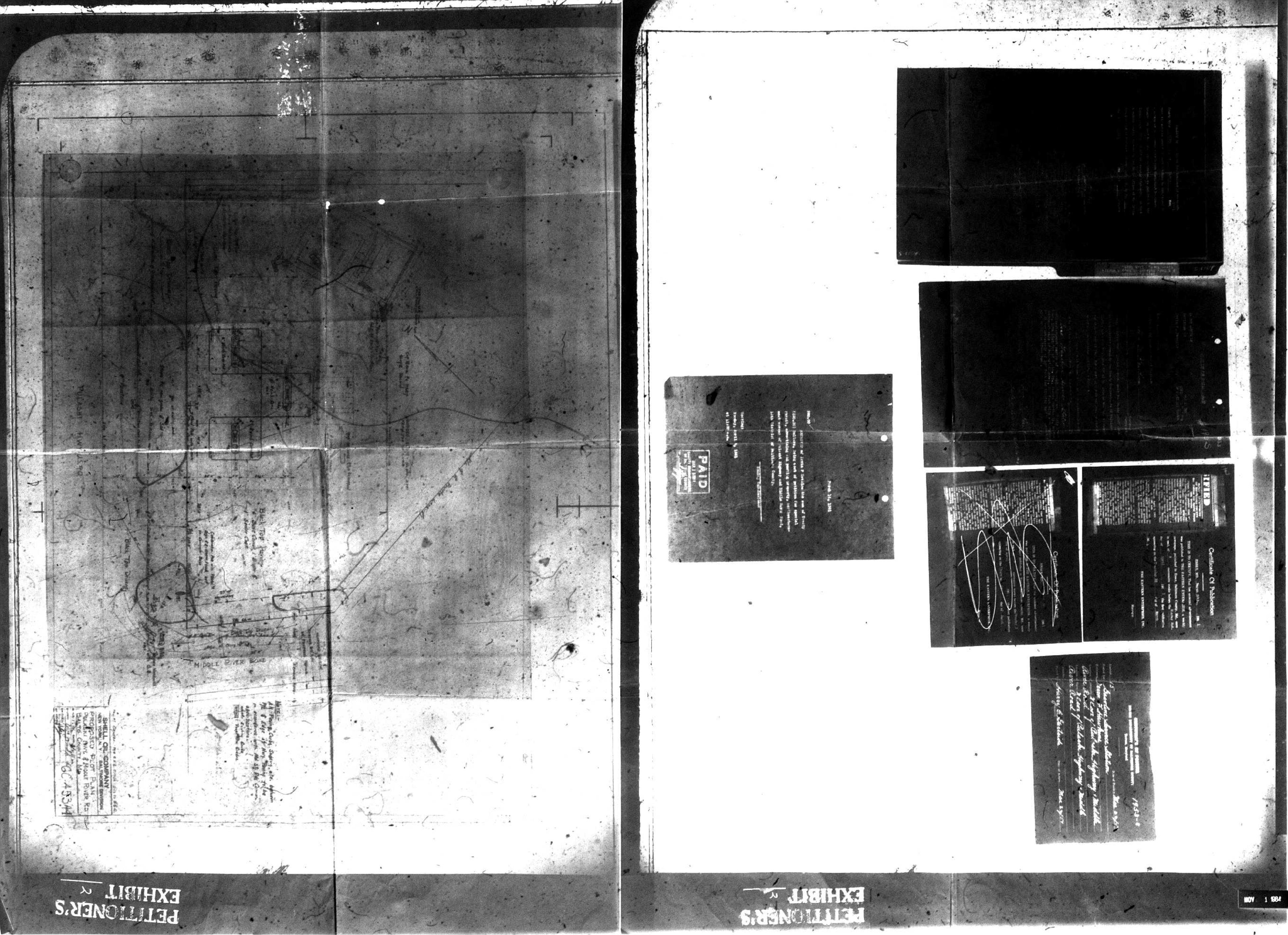
Being a portion of the property conveyed from Michael F. Peters and Helen S. Peters, his wife, to Roscoe Vandevander by deed dated April 1. 1957 and recorded among the Land Records of Baltimore County in Liber 3130, page 336.

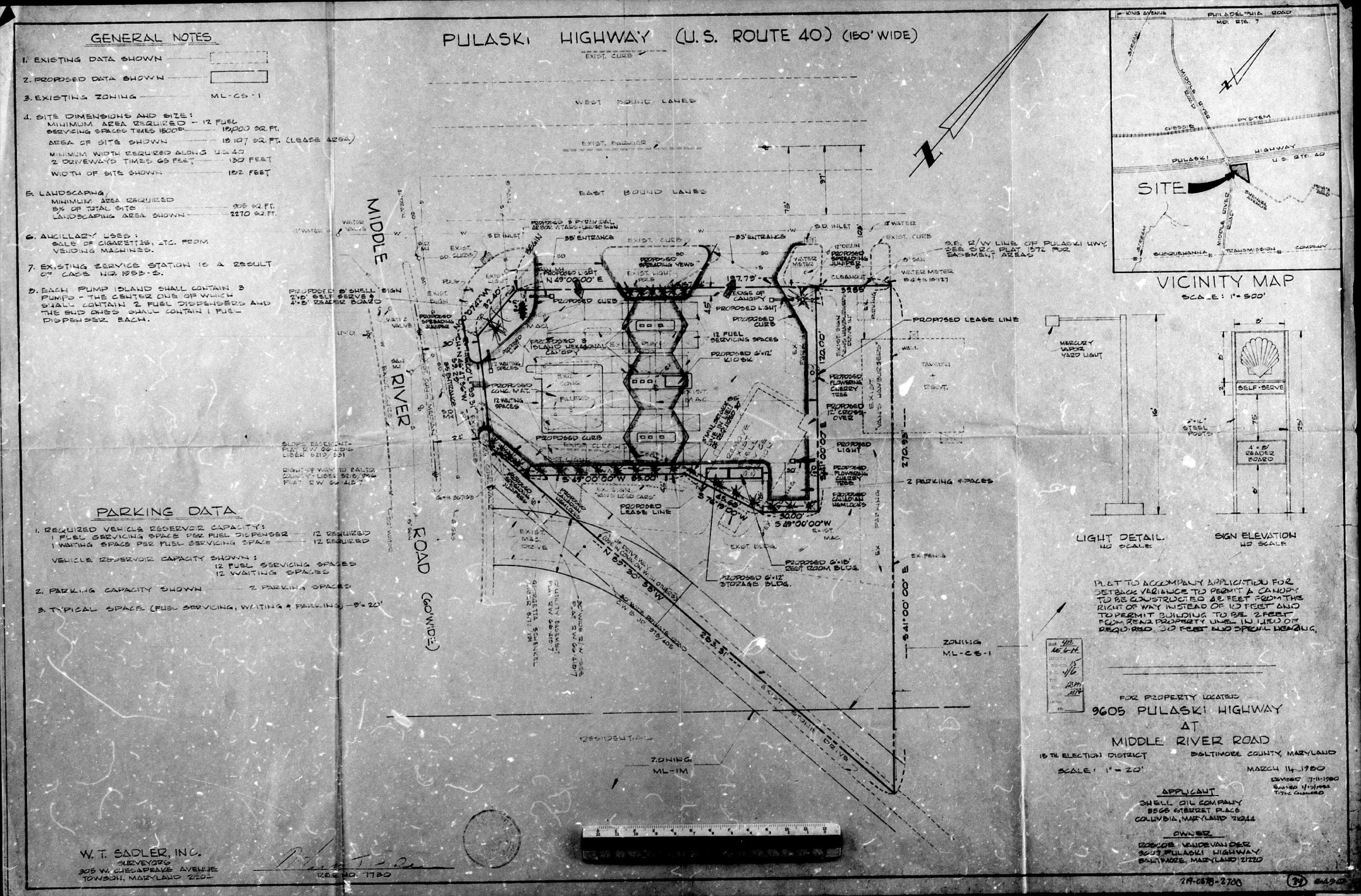


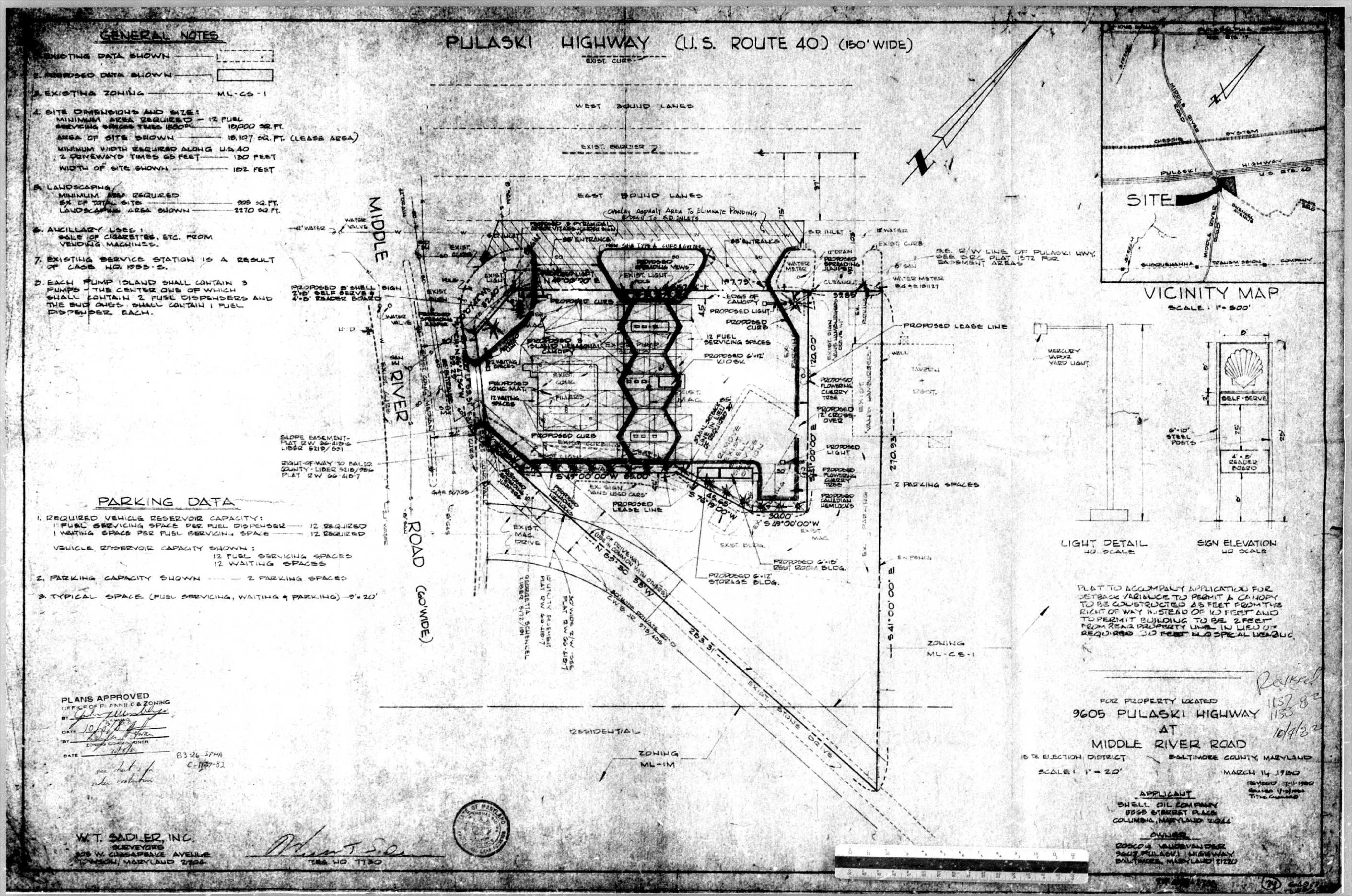
William T. Sadler P.L.S. 7730

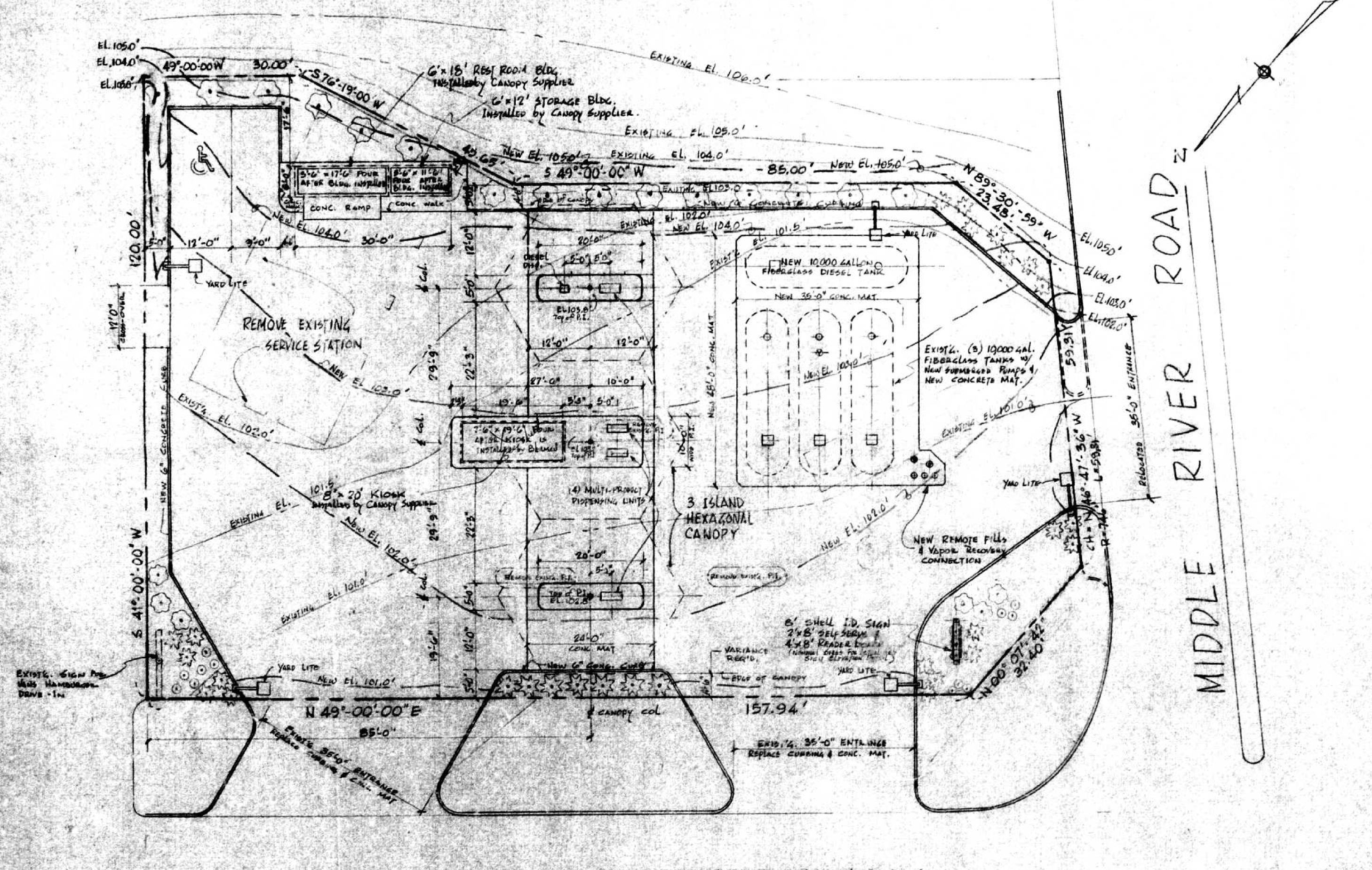
31177 2 OF 2











HIGHWAY PULASKI

Ofu Hom

SHELL OIL COMPAN HOUSTON, TEXAS

GENERAL NOTES

POLLOWING RESTRICTIONS:

Special HEARING & ZOWING VARIABLE Appeal

No. 85-26-59HA APPROVED 8-24-82 WITH

1. Compliance with SECTION 413 of THE

BELTIMORE COUNTY ZONING REGULATIONS 4

THE COMMENTS SUBMITTED BY THE MARYLAND

2. Approval of Said SITE PLAN BY THE DIRECTOR

& SCREENING REQUIREMENTS FOR APPROVAL BY THE

OF PLANSING & DEPUTY ZOWING COMMISSIONER AS WELL AS THE DEPUTATIONED OF PUBLIC WORKS & THE

CURLEDT PLAUDING | PERELOPHENT DIVISION.

DEPARTMENT OF TEAMSHORPHYTON, DATED Spell 12,1982