

PETITION FOR SPECIAL HEARING 83-33-XSPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an Amendment to the site plan in case No. 68-49RX, Conversion from full service gas station to gas and go in combination with a food store.

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

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser:
The Southland Corporation
(Type or Print Name)
By: Harry Brown
Signature
8605 Old Harford Road
Address
Baltimore, Maryland 21234
City and State

Legal Owner(s):
Cities Service Company
(Type or Print Name)
By: Stanley C. Burton
Signature
(Type or Print Name)
Signature
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Stanley C. Burton
Name
Tulsa, OK 74101
P. O. Box 300
Address
918/561-3168
Phone No.

Attorney for Petitioner:
Brian A. Goldman
(Type or Print Name)
Address
City and State
1910 Charles Center South
36 South Charles Street
Address
Baltimore, Maryland 21201
City and State
Attorney's Telephone No.: (301) 752-5006

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of June, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of August, 1982, at 11:30 o'clock A. M.

[Signature]
Zoning Commissioner of Baltimore County.

XCO-No. 1

(over)

PETITION FOR SPECIAL EXCEPTION 83-33-XSPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a food convenience store in combination with a gas station.

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser:
The Southland Corporation
(Type or Print Name)
By: Harry Brown
Signature
8605 Old Harford Road
Address
Baltimore, Maryland 21234
City and State

Legal Owner(s):
Cities Service Company
(Type or Print Name)
By: Stanley C. Burton
Signature
(Type or Print Name)
Signature
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Stanley C. Burton
Name
Tulsa, OK
P. O. Box 300
Address
918/561-3168
Phone No.

Attorney for Petitioner:
Brian A. Goldman
(Type or Print Name)
Address
City and State
1910 Charles Center South
36 South Charles Street
Address
Baltimore, Maryland 21201
City and State
Attorney's Telephone No.: (301) 752-5006

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of June, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of August, 1982, at 11:30 o'clock A. M.

[Signature]
Zoning Commissioner of Baltimore County.

XCO-No. 1

(over)

RE: PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING
NE/corner of York and Scott Adam Rds. - 8th Election District
Cities Service Company - Petitioner
NO. 83-33-XSPH (Item No. 23)

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

In keeping with the request for dismissal of the Petitions for Special Exception and Special Hearing in the above captioned matter, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of April, 1984, that said petitions are hereby DISMISSED with prejudice.

ORDER RECEIVED FOR FILING

DATE: April 10, 1984
BY: Mary E. [Signature]
ADMINISTRATIVE ASSISTANT

[Signature]
Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 5, 1982

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

060
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Brian A. Goldman, Esquire
1910 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201

RE: Item No. 238 - Case No. 83-33-XSPH
Petitioner - Cities Service Company
Special Hearing and Special Exception
Petitions

Dear Mr. Goldman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bcc

Enclosures

cc: Mr. Harry Brown
Southland Corporation
8605 Old Harford Road
Baltimore, Maryland 21234

James S. Spamer & Associates
P.O. Box 9804
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 7, 1982

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

Re: Item #238 (1981-1982)
Property Owner: Cities Service Company
N/E corner York Rd. and Scott Adam Rd.
Acres: 0.665 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

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

Baltimore County highway and utility improvements exist and are not directly involved.

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

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

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

Item #238 (1981-1982)
Property Owner: Cities Service Company
Page 2
June 7, 1982

General: (Cont'd)

The Petitioner is responsible for the cost of capping and plugging any water or sanitary sewer service connection not used to serve the proposed improvements.

Very truly yours,

[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWP:iss

cc: Jack Wimbley

64 NW 5 Pos. Sheet
NW 16 B Topo
V-SE Key Sheet
51 Tax Map

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Catrider
Administrator

June 3, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 6-1-82
ITEM: #238
Property Owner: Cities Service Company
Location: N/E corner York Rd. (Route 45) & Scott Adam Rd.
Existing Zoning: B.L.-CNS
Proposed Zoning: Special Hearing to amend Case #68-19 RX to convert from full service gas station to gas and go in combination with food store and Special Exception for a convenience food store in combination with a gas station.
Acres: 0.665
District: 8th

Dear Mr. Hammond:

On review of the site plan of April 9, 1982 and field inspection, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:VRG

cc: Mr. J. Wimbley

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. Box 717 / 707 North Calvert St. Baltimore, Maryland 21203 - 0717

June 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 # 238, Zoning Advisory Committee Meeting, June 1, 1982, are as follows:

Property Owner: Cities Service Company
Location: NE/corner York Road and Scott Adam Road
Acres: 0.665
District: 8th

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

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

Very truly yours,

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

JLW:rh

June 9, 1982

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

RE: ZAC - April 20, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment concerning items #237 through item #245.

Sincerely,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/GMJ/r1j

June 14, 1982

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Cities Service Company

Location: NE/Cor. York Road and Scott Adam Road

Item No.: 238

Zoning Agenda: Meeting of June 1, 1982

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
 - () 2. A second means of vehicle access is required for the site.
 - () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
 - (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation (See Attachment)
 - (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.
- REVIEWER: *Paul H. Reincke* Noted and Approved: *Norman E. Gerber*
Planning Group Fire Prevention Bureau
Special Inspection Division

JW/mf/cm

Item #4: All self-service stations shall have at least one attendant on duty while the station is open to the public. The attendant's primary function shall be to supervise, observe and control the dispensing of class I liquids while said liquids are actually being dispensed according to NFPA 30, 1976, Section 7-7.4.3.

June 16, 1982

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

Dear Mr. Hammond:

Comments on Item # 238 Zoning Advisory Committee Meeting June 1, 1982 are as follows:

Property Owner: Cities Service Company
Location: NE corner York Road and Scott Adam Road
Existing Zoning: _____
Proposed Zoning: _____

Acres: 0.665
District: 8th

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Code.
- X B. A building/_____ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 401, line 2, Section 4407 and Table 4402.
- F. Requested variance conflicts with the Baltimore County Building Code, Section 4 _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- X I. Comments A permit for mixed use "B" service station (Section 615.1) and "M" Mercantile (Section 307.0) shall be required. Openings in exterior walls shall comply with Section 4414.0 - 4414.2.

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

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

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 27, 1982

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

Z.A.C. Meeting of: June 1, 1982

RE: Item No: 237, 238, 239, 240, 241, 242, 243, 244, 245
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,
Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/np

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING
NE corner York Rd. & Scott Adam Rd.
8th District : OF BALTIMORE COUNTY
CITIES SERVICE CO., Petitioner : Case No. 83-33-XSPH (Item 238)

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 20th day of July, 1982, a copy of the foregoing

Order was mailed to Brian A. Goldman, Esquire, 1910 Charles Center South, 36 S. Charles Street, Baltimore, Maryland 21201, Attorney for Petitioner; and Mr. Harry Brown, The Southland Corporation, 8605 Old Harford Road, Baltimore, Maryland 21234, Contract Purchaser.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-33-XSPH
Cities Service Company

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

Norman E. Gerber
Norman E. Gerber,
Director of Planning and Zoning

NEG:JGH:SLC

cc: Arlene January
Shirley Hess

August 10, 1982

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

Dear Mr. Hammond:

Comments on Item #238, Zoning Advisory Committee Meeting of
June 1, 1982, are as follows:

Property Owner: Cities Service Company
Location: NE/Cor. York Road and Scott Adam Road
Existing Zoning: B.L.-CNS
Proposed Zoning: Special Hearing to amend Case #68-49 RX to
convert from full service gas station to gas
and go in combination with food store and
Special Exception for a food convenience
store in combination with a gas station.
Acres: 0.665
District: 8th

Metropolitan water and sewer exist. The existing waste oil tank
must either be removed or properly backfilled.

If a food service facility is proposed, complete plans and speci-
fications must be submitted to the Plans Review Section, Environmental Sup-
port Services, Baltimore County Department of Health, for review and approval
prior to construction.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/als

cc: J. A. Butcher

13-45
80-12

BRIAN A. GOLDMAN
ATTORNEY AT LAW
SUITE 1910 CHARLES CENTER SOUTH
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201
(301) 752-5006

January 5, 1982

Mrs. Jean Jung
Deputy Zoning Commissioner
Baltimore County Office
for Planning and Zoning
Towson, Maryland 21204

Re: Petitions for Special Exception
and Special Hearing
NE/corner of York and Scott Adam Roads
Cities Service Company - Petitioner
Case No. 83-33-XSPH

Dear Mrs. Jung:

I am writing you this letter in order to keep you informed with respect to the
progress which my client is making in the above captioned matter.

The Southland Corporation has met with Bruce Alderman, Esquire, and they
appear close to reaching an agreement for the purchase/sale of the above captioned
property. As soon as I obtain a copy of an executed agreement, I shall forward it to
your office. In the meantime, I believe Mr. Alderman's client will consent to the
Petition for Special Exception and Petition for Special Hearing as soon as the agreement
has been executed.

It would be appreciated if you would hold your opinion with respect to the above
captioned matter in abeyance, until we have a chance to resolve this matter.

Thank you for your cooperation.

Sincerely yours,
Brian A. Goldman

BAG/bq

cc: Mr. Harry Brown
R. Bruce Alderman, Esquire



13-45
80-12

BRIAN A. GOLDMAN
ATTORNEY AT LAW
SUITE 1910 CHARLES CENTER SOUTH
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-3130
(301) 752-5006

April 15, 1983

Mrs. Jean Jung
Deputy Zoning Commissioner
for Planning and Zoning
Towson, Maryland 21204

Re: Petitions for Special Exception
and Special Hearing
NE/corner of York and Scott Adam Roads
Cities Service Company - Petitioner
Case No. 83-33-XSPH

Dear Mrs. Jung:

I realize that you have been holding your opinion in the above captioned matter
in abeyance for a considerable amount of time, and I appreciate your willingness to do so.

Another issue has recently arisen which will require additional time in order for
us to resolve this matter. As you may have heard, The Southland Corporation acquired
the real estate owned by Cities Service Corporation from Occidental Petroleum, in
accordance with a Memorandum of Understanding which has yet to be approved by each
of the boards of the respective corporations. In addition, this Memorandum of
Understanding must be approved by the Federal Trade Commission, and will be subject
to consummation of a final agreement.

As soon as these matters are resolved, I shall provide you with further information
concerning The Southland Corporation's ability to obtain the consent of the landlord
for the subject zoning change.

Thank you for your cooperation.

Sincerely yours,
Brian A. Goldman

BAG/bq

cc: Mr. Harry Brown



13-45
80-12

BRIAN A. GOLDMAN
ATTORNEY AT LAW
SUITE 1910 CHARLES CENTER SOUTH
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201
(301) 752-5006

September 20, 1982

Mrs. Jean Jung
Deputy Zoning Commissioner
Baltimore County Office of
Planning and Zoning
Towson, Maryland 21204

Re: Petitions for Special Exception and Special Hearing
NE/corner of York and Scott Adam Roads
Cities Service Company - Petitioner
Case No. 83-33-XSPH

Dear Mrs. Jung:

I am writing you this letter in order to keep you informed with respect to the
progress which my client is making in the above captioned matter.

Upon receiving a copy of the communication which was sent to you from Bruce
Alderman, Esquire, I immediately communicated with him.

Our clients are in the process of discussing a mutually satisfactory resolution of
this matter.

As soon as my client receives the consent of Mr. Alderman's client for the
Petition for Special Exception and Petition for Special Hearing, we shall promptly advise
you.

In the meantime, it would be appreciated if you would hold your opinion with
respect to the above captioned matter in abeyance, until we have a chance to resolve
this matter.

Thank you for your cooperation.

Sincerely yours,
Brian A. Goldman

BAG/bq

cc: R. Bruce Alderman, Esquire
Mr. Harry Brown



JAMES S. SPAMER, P.E. & L.S.
WM. O. LUETTE, P.E. & L.S.
JOHN C. WHITE, L.S.

AREA CODE: 301
833-8037
833-8278

JAMES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
P. O. BOX 9804 - BALTIMORE, MD. 21204

March 24, 1982

DESCRIPTION FOR ZONING PURPOSES

Beginning for the same at a point on the east side of
York Road (66 feet wide) at the end of the gusset line connecting
the east side of York Road and the north side of Scott Adam Road
and running thence, birding on the east side of York Road
(1) North 18° 26' 40" West 160.00 feet, thence for lines of
division to and along the outside face of curbs there situate,
(2) North 71° 33' 20" East 131.97 feet, (3) South 55° 22' 03" East
78.41 feet and (4) South 06° 24' 44" East 125.15 feet to the north
side of Scott Adam Road, thence binding thereon, (5) by a line
curving left with a radius of 700.00 feet the arc distance of
117.00 feet with a chord bearing South 77° 34' 18" West 116.73
feet and (6) North 63° 26' 40" West 111.11 feet to the place of
beginning.

Containing 0.665 acres of land more or less.

Also being known as 10301 York Road (at Scott Adam Rd)

William O. Luetke, P.E., L.S.
Reg. No. 2005



PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

8th Election District

ZONING: Petition for Special Exception and Special Hearing
LOCATION: Northeast corner of York and Scott Adam Roads
DATE & TIME: Thursday, August 12, 1982 at 11:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

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

Petition for Special Exception for a food convenience
store in combination with a gas station; Special Hearing
under Section 500.7 of the Baltimore County Zoning
Regulations, to determine whether or not the Zoning
Commissioner and/or Deputy Zoning Commissioner
should approve an amendment to the site plan in Case
No. 68-49RX to allow conversion from full service gas
station to gas and go in combination with a food store

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

Being the property of Cities Service Company, as shown on plat plan filed with
the Zoning Department.

Hearing Date: Thursday, August 12, 1982 at 11:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

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



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
454-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 11, 1982

Brian A. Goldman, Esquire
1910 Charles Center South
36 S. Charles Street
Baltimore, Maryland 21201

Re: Petitions for Special Exception & Special Hearing
NE/corner of York and Scott Adam Roads
Cities Service Company - Petitioner
Case #83-33-XSPH

Dear Mr. Goldman:

This is to advise you that \$77.10 is due for advertising and posting
of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 108942

DATE 8/12/82 ACCOUNT 01-662

AMOUNT \$77.10

RECEIVED FROM Brian A. Goldman, Esquire
FOR Advertising & Posting Case #83-33-XSPH
(Cities Service Co.)

0 035*****771010 8122A

VALIDATION OR SIGNATURE OF CARRIER

13-45
80-12

GOLDMAN & FEDDER, P.
SUITE 1910 CHARLES CENTER SOUTH
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-3130
(301) 752-5006

April 3, 1984

Arnold Jablon, Esquire
Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petitions for Special Exception
and Special Hearing
NE/corner of York and Scott Adam Roads
Cities Service Company - Petitioner
Case No. 83-33-XSPH

Dear Mr. Jablon:

The Southland Corporation, who is the contract purchaser of the above captioned
premises, has advised me that since they cannot obtain a release of the food restriction
affecting the subject property from A&P, that I should dismiss the above captioned
petition.

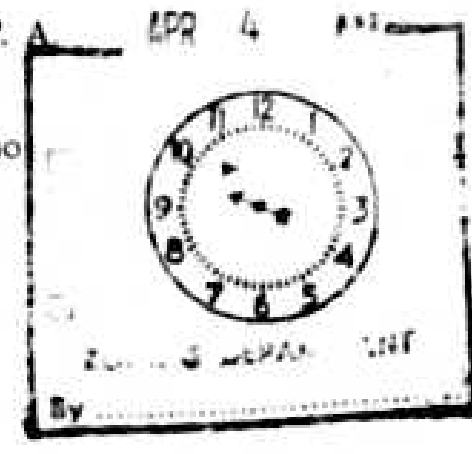
Therefore, in accordance with my client's request, it would be appreciated if
you would dismiss the Petition for Special Exception and Special Hearing, and forward
a copy of your dismissal to the undersigned.

Thank you for your cooperation.

Sincerely yours,
Brian A. Goldman

BAG/bq

cc: Mr. Harry Brown





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

ARNOLD JADON
ZONING COMMISSIONER

April 10, 1984

Brian A. Goldman, Esquire
1910 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201

RE: Petitions for Special Exception
and Special Hearing
NE/cor. of York and Scott Adam Rds.
8th Election District
Cities Service Company - Petitioner
NO. 83-33-XSPH (Item No. 23)

Dear Mr. Goldman:

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

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachment

cc: People's Counsel

July 12, 1982

Brian A. Goldman, Esquire
1910 Charles Center South
36 S. Charles Street
Baltimore, Maryland 21201

NOTICE OF HEARING

Re: Petition for Special Exception & Special Hearing
NE/cor. of York and Scott Adam Roads
Cities Service Company - Petitioner
Case #83-33-XSPH

TIME: 11:30 A.M.

DATE: Thursday, August 12, 1982

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

TOWSON, MARYLAND

cc: The Southland Corporation
c/o Harry Brown
8605 Old Harford Road
Baltimore, Maryland 21234

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

No. 107903

DATE: 5/19/82 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED FROM: Brian Goldman

FOR: Filing fee - Special Exception -
Special Hearing

Item 238 28201200 10 50.00

VALIDATION OR SIGNATURE OF CASHIER

10301 York Road @
Scott Adam
Baltimore County, Md.



PETITIONER'S
EX. 1

**PETITION FOR SPECIAL
EXCEPTION AND
SPECIAL HEARING**
8th Election District

ZONING: Petition for Special Ex-
ception and Special Hearing
LOCATION: Northeast corner of
York and Scott Adam Roads
DATE & TIME: Thursday, August
12, 1982 at 11:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

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

Petition for Special Exception for
a food convenience store in combi-
nation with a gas station. Special
Hearing under Section 500.7 of the
Baltimore County Zoning Regula-
tions to determine whether or not
the Zoning Commissioner and/or
Deputy Zoning Commissioner should
approve an amendment to the site
plan in Case No. 83-33-XSPH to allow
conversion from full service gas
station to gas and food convenience
store with a food store.

All that parcel of land in the
8th Election District of Baltimore County,
beginning for the same at a point
on the east side of York Road (66
feet wide) at the end of the easement
line commencing the east side of
York Road and the north side of
Scott Adam Road and running
thence, southeasterly on the east side of
York Road (11) 40th 15' 20" 60"
West 160.00 feet, thence for line of
division to and along the outside
face of curve, then southeasterly, (2)
North 71° 37' 30" East 134.97 feet,
(3) South 50° 22' 01" East 35.41 feet
and (4) South 00° 24' 48" East 120.45
feet to the north side of Scott Adam
Road, thence southeasterly, (5)
by a line curving left with a radius
of 200.00 feet the arc distance of
167.00 feet with a chord bearing
South 77° 24' 18" West 166.73 feet
and (6) North 63° 30' 40" West 16.14
feet to the place of beginning.

Containing 6.60 acres of land
more or less.
Also being known as 10301 York
Road (at Scott Adam Rd.)

Being the property of Cities Ser-
vice Company, as shown on plat
plan filed with the Zoning Depart-
ment.

Hearings: Date: Thursday, August
12, 1982 at 11:30 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
July 22

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 22, 1982

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~XXXXXXXXXX~~

on one time ~~XXXXXXXXXX~~ before the 12th

day of August, 1982, the first pub-

appearing on the 22nd day of July

1982.

THE JEFFERSONIAN,

Cost of Advertisement, \$



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8 Date of Posting: 7/24/82

Posted for: *Public Hearing and Special Hearing*

Petitioner: *Cities Service Co.*

Location of property: *NE/cor. York Rd. & Scott Adam Rd.*

Location of Signs: *Intersection of York & Scott Adam*

Remarks: *See attached*

Posted by: *Brian A. Goldman* Date of return: *7/29/82*

Number of Signs: *2*



GENERAL NOTES: ZONING CASE 68-43-RX PERMIT C-621-67

ZONING BL-CNS (EXISTING CITGO STATION)
 LOT AREA 28,969 S.F.
 USE - RETAIL FOOD STORE WITH GAS & AUTO OPERATION
 BUILDING AREA - 2520 S.F.
 PARKING REQUIRED - $2520 \div 200 = 13$ SPACES
 PARKING PROVIDED = 14
 NEW WORK & GRADES IN SLANTED LETTERING.
 EXISTING ENTRANCES TO BE UTILIZED UNDISTURBED.
 EXISTING PERIMETER LIGHTING LOCATION TO BE USED.
 BITUMINOUS CONCRETE LIFT TO BE USED TO TRANSITION
 FROM EXISTING PAVING TO NEW GRADES.
 NOTE THAT 14% OF THIS SITE IS LANDSCAPE AREA.
 ALL UTILITIES & CONNECTIONS EXIST ON SITE.

GRADING PERMIT DATA

DISTURBED AREA 2,900 S.F.
 THE RUNOFF FACTOR 0.05 DOES NOT CHANGE FOR
 THIS SITE. STORM WATER MNGT-APPLICATION
 FOR A WAIVER UNDER "GRANDFATHER" CLAUSE.

BILL 40 CALCULATIONS & COMMENTS

Lot Area = 28,969⁰⁰ Zoned BL-CNS. Exist. Citgo Station.

Proposed for use in conjunction with a Food Store & Conversion to a Gas & Auto operation from
 an individual site with an existing Gas Station/Auto Service.
 Site is a corner lot. Fully improved. All streets improved. Driveways - 2" on Streets.
 Area Req'd is 15,000⁰⁰. Provided is 28,969⁰⁰. Available is 19,970⁰⁰ See 405.4.2.B Below.
 Site Area is 15,000⁰⁰ min or 15,000⁰⁰ x total no. of fuel service spaces (1800⁰⁰ x 8 = 14,400⁰⁰)
 Req'd is 15,000⁰⁰ plus 4 x sq. ft. area of food store (2520⁰⁰ x 4 = 10,080⁰⁰)
 Corridor to be at least 10' setback & Pump island at least 15' setback from P/L.
 There are two islands each with two dual dispensers capable of serving 8 cars total at one time & a
 car wash & gas service & waiting spaces on the site. In addition to the servicing
 spaces themselves, at least one waiting space shall be provided for each full service space.
 80: 2 service spaces bear waiting spaces = 16 total
 Landscaping: Req'd Min 5% of 28,969⁰⁰ Area = 1,449⁰⁰ PROVIDED 4,030⁰⁰ = 14%.

EX. Screening

The lot is totally within a BL-CNS Zone. However note the existing barricade fence
 and screening provided around the perimeter of this site, now existing will be
 maintained.
 EXIST LIGHTING conforms to Section 405.4.B.5
 EXIST SIGN to be replaced with a 7-Eleven sign. See Detail.

Area Requirements

PROPOSED FOOD STORE: 2520⁰⁰ x factor of 4 = 10,080⁰⁰ of site area increase needed to 405.4.2.B
 So, Total Site Area Required: 10,080⁰⁰ FOOD STORE
 15,000⁰⁰ SERVICE STATION (Min)
 25,080⁰⁰ PROVIDED 28,969⁰⁰ = 11%.

SEE ZONING CASE 68-43-RX (PERMIT C-621-67)

SITE PLAN FOR ZONING PURPOSES

405.2.B. Special Exception & Special Hearing
 From Automotive Service Station to 7-Eleven Food Store
 in conjunction with Conversion to a Gas & Auto operation.

THE SOUTHLAND CORPORATION

LOCATED

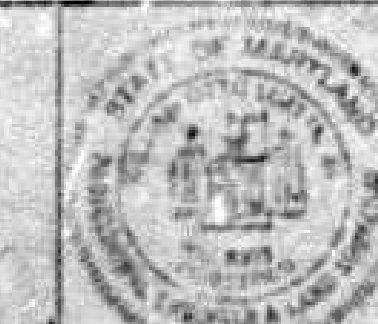
10301 YORK ROAD - CORLEYSVILLE

AT ELECT. DIST. BALTO. CO. MD.

STORE No. 2501-73647

NOTE: FOR DETAILED SURVEY SEE
 SURVEY BY SEAFER NOV. 1981

JPM 1237

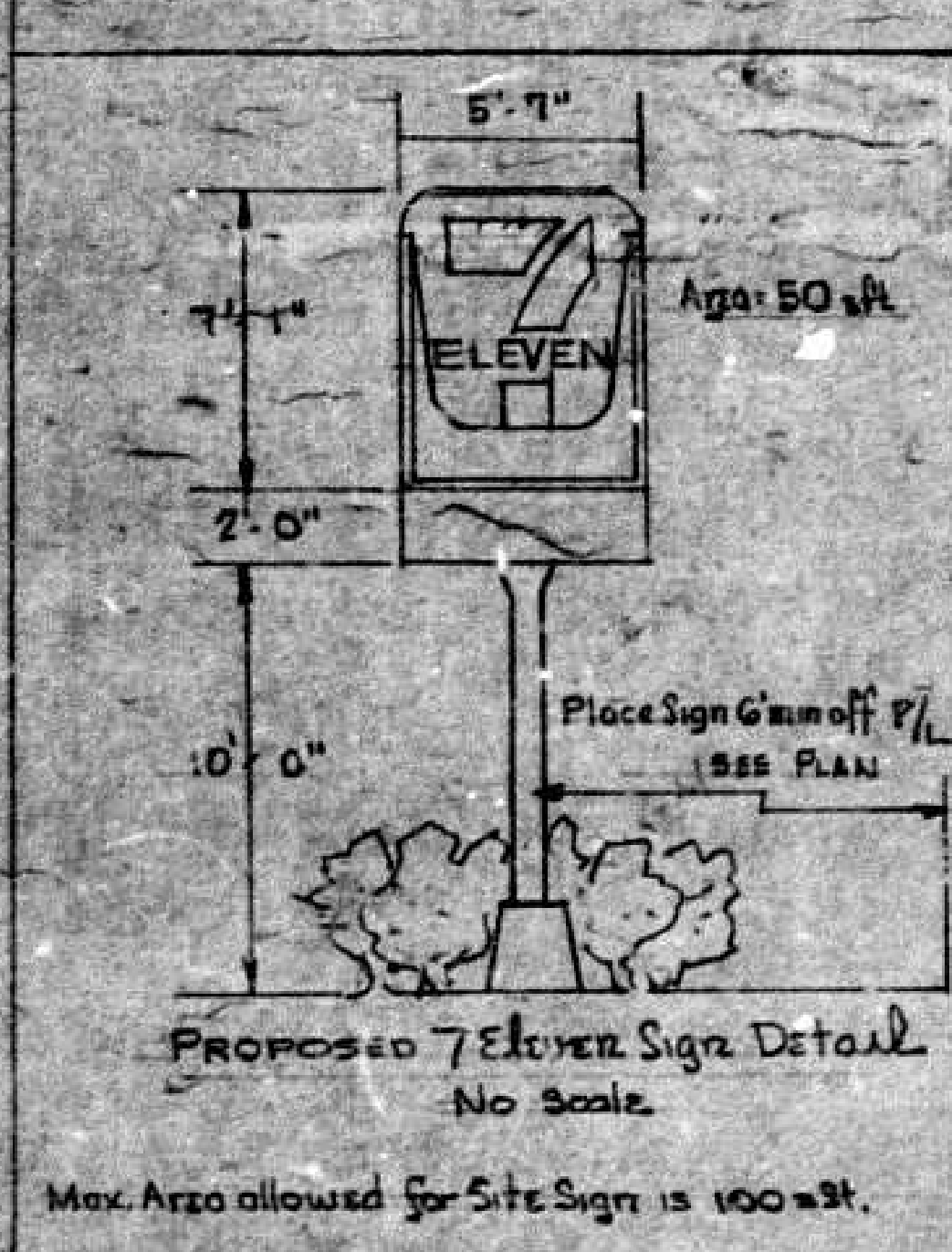
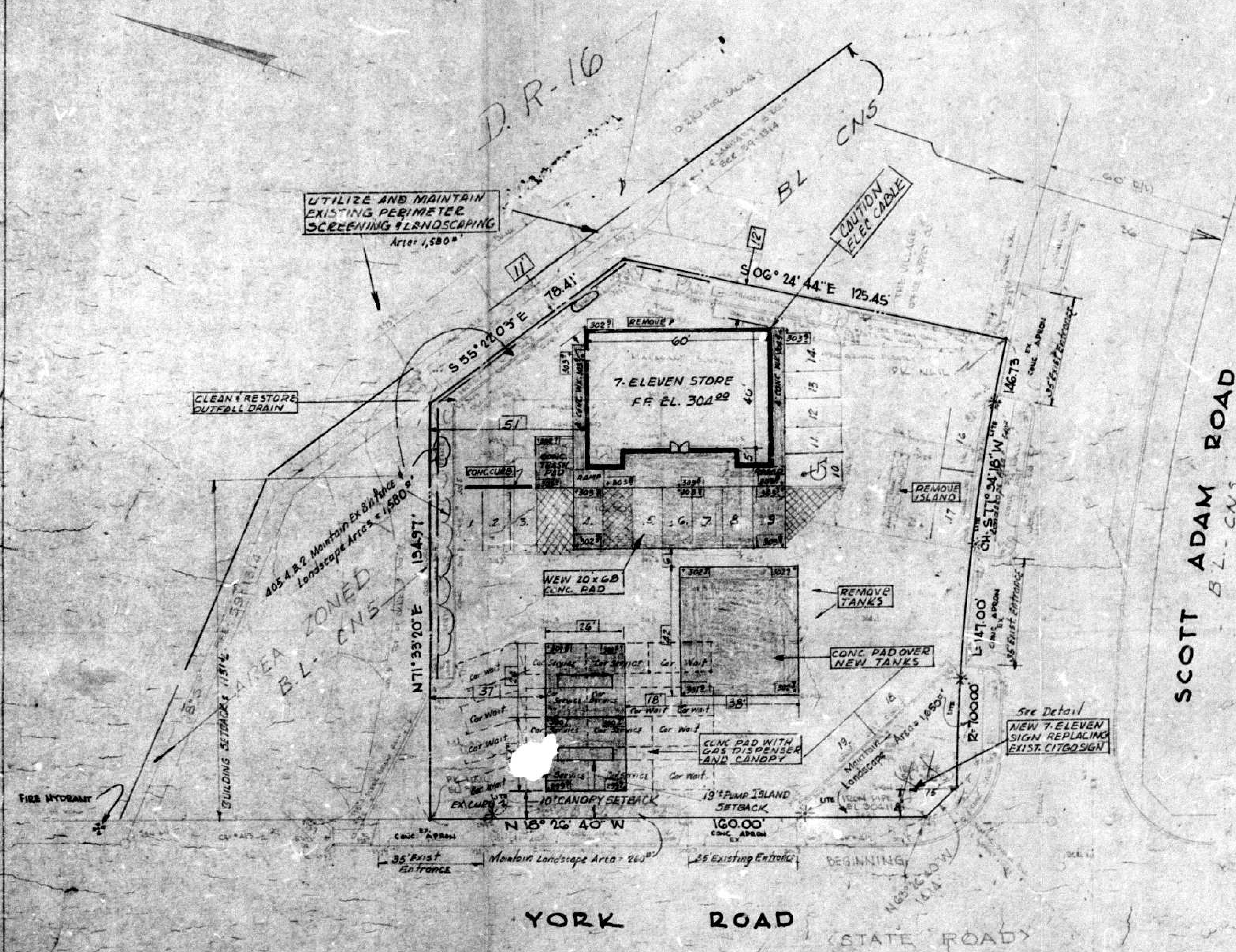


JAMES S. SPAMER & ASSOCIATES
 ENGINEERS & SURVEYORS
 P.O. BOX 9804
 TOWSON, MARYLAND 21204

SCALE 1"=20' APRIL 9th 1982

10301 YORK RD

REV. 4/9/82 Update P&Z Comments
 REV. 1/12/87



Max. Area allowed for Site Sign is 100 sq. ft.

