

83-48-X 83-48-X

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 Food Store use in combination with self-service 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.

LESSEE
Contract-Purchaser:
Bradley Eirman
(Type or Print Name)
Signature
2823 Flintstone Road
Address
Millers, Maryland 21107
City and State
Agency for Petitioner:
(Type or Print Name)
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
B.G. EIRMAN
2823 FLINTSTONE RD
MILLERS MD 21107
Address
Phone No.

Legal Owner(s):
Humble Oil & Refining Company
(Type or Print Name)
Signature
Arthur L. Decker
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
B.G. EIRMAN
2823 FLINTSTONE RD
MILLERS MD 21107
Address
Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 22nd 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 31st day of August, 1982, at 1:45 o'clock P.M.

Signature
Zoning Commissioner of Baltimore County

Z.C.O.-No. 1

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE corner of Hammonds Ferry and
Hollins Ferry Rds., 13th District : OF BALTIMORE COUNTY

HUMBLE OIL & REFINING COMPANY, Case No. 83-48-X
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

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

Peter Max Zimmerman
Deputy People's Counsel

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

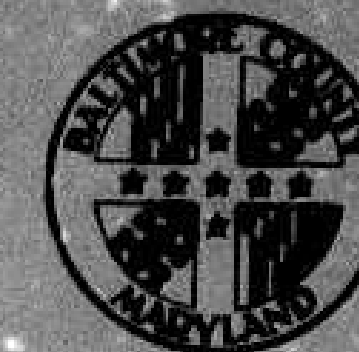
I HEREBY CERTIFY that on this 6th day of August, 1982, a copy of the foregoing Order was mailed to Arthur L. Decker, District Manager, EXXON Company, Towson Plaza, Towson, Maryland 21204, Petitioner; and Mr. Bradley G. Eirman, 2823 Flintstone Road, Millers, Maryland 21107, Contract Lessee.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 1982

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

Chairman
Nicholas B. Commodari

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

Mr. Bradley Eirman
2823 Flintstone Road
Millers, Md. 21107

RE: Item No. 259 - Case No. 83-48-X
Petitioner - Humble Oil & Refining Company
Special Exception Petition

Dear Mr. Eirman:

Enclosed please find addendum comments for the above-referenced case.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bso

Enclosure

cc: G. W. Stephens, Jr. & Associates
303 Allegheny Avenue
Baltimore, Md. 21204

Bradley Eirman
2823 Flintstone Road
Millers, Md. 21107

George W. Stephens, Jr. & Assoc.
303 Allegheny Avenue
Baltimore, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 22nd day of June, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Humble Oil & Refining Co.

Petitioner's Attorney

Reviewed by:

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

September 1, 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: Humble Oil and Refining Company

Location: NE/Cor. Hammonds Ferry Road and Hollins Ferry Road

Item No.: 259

Zoning Agenda: Meeting of June 22, 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 of 100 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.

REVIEWED BY: William E. Hammond
Planning Group
Special Inspection Division

Noted and Approved: _____
Fire Prevention Bureau

30/mb/cm

8/31
83-48-X

Mr. William Hammond
Zoning Commissioner
September 1, 1982
Page two

Comment #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, according to NFPA 30, Section 7.7.4.3.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 25, 1982

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

Chairman
Nicholas B. Commodari

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

Mr. Bradley Eirman
2823 Flintstone Road
Millers, Maryland 21107

RE: Item No. 259 - Case No. 83-48-X
Petitioner - Humble Oil & Refining Company
Special Exception Petition

Dear Mr. Eirman:

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 proposal to legalize the existing use on this property, this hearing is required.

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

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

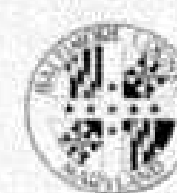
NBC:bso

Enclosures

cc: George William Stephens, Jr. & Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Special Exception



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY E. PITTEL, P.E.
DIRECTOR

July 21, 1982

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

Re: Item #259 (1781-1982)
Property Owner: Humble Oil & Refining Co.
N/E cor. Hammonds Ferry Rd. & Hollins
Ferry Rd.
Acres: 0.458 District: 13th

Dear Mr. Hammond:

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

General:

Baltimore County highway and utility improvements are not directly involved, and exist as secured by Public Works Agreement 136511 executed in conjunction with the development of "Esso Service Station and Commercial Store", (B.L.D. 498-65).

The comments which were supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Items 115 (1974-1975) and 10 (1976-1977) are 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 259 (1981-1982).

Very truly yours,
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:ERM:PMR:ss

cc: Jack Wimbley

C-NE Key Sheet
22 SW 9 & 10 Pcs. Sheets
SW 6 C Topo
109 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

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

June 22, 1982

Dear Mr. Hammond:

Comments on Item # 259 Zoning Advisory Committee Meeting June 22, 1982 are as follows:

Property Owner: Humble Oil and Refining Company
Location: NE Corner Hammonds Ferry Road and Hollins Ferry Road
Existing Zoning: BL-CNS
Proposed Zoning:

Acres: 0.458
District: 13th

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 Codes.
- 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 5'0" 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 1409.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- X 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: Service stations are classified as "B" Business use. Food Sales are "M" Mercantile when the incidental use exceeds 10% of the floor area. Some other high fire separation may be required by the Code. Please review Section 312.2 for compliance. Under 10% we will not require such separation. Show compliance to the State Handicapped Code on the site plan, parking, sign., access, curb cuts, etc., etc.

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, Chief
Plans Review



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

NORMAN E. GERBER
DIRECTOR

August 10, 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 # 259, Zoning Advisory Committee Meeting, June 22, 1982, are as follows:

Property Owner: Humble Oil & Refining Company
Location: NE corner Hammonds Ferry Road and Hollins Ferry Road
Acres: 0.458
District: 13th

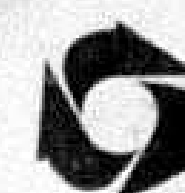
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on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

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

Very truly yours,

John L. Wimbley
Planner III
Current Planning & Development

JLW:rh



Maryland Department of Transportation

State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Calhoun
Administrator

June 25, 1982

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting of 6-22-82
ITEM: #259.
Property Owner: Humble Oil & Refining Company
Location: NE/Cor. Hammonds Ferry Road (Route 891) and Hollins Ferry Road
Existing Zoning: BL-CNS
Proposed Zoning: Special Exception for food store in combination with self-service gas station.
Acres: 0.458
District: 13th

Dear Mr. Hammond:

On review of the site plan of May 20, 1982 and field inspection, the State Highway Administration finds the plan generally acceptable.

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

By: George Wittman

CL:GW:maw

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 - 1-800-462-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

STEPHEN E. COLLINS
DIRECTOR

August 25, 1982

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

RE: ZAC Meeting of June 22, 1982

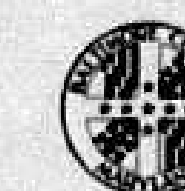
Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items number 259, 260, 261, 262 and 264.

Very truly yours,

Michael S. Flanigan
Engineering Associate II

MSF/r1j



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

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 #259, Zoning Advisory Committee Meeting of June 22, 1982, are as follows:

Property Owner: Humble Oil & Refining Company
Location: NE/Cor. Hammonds Ferry Road and Hollins Ferry Road
Existing Zoning: BL-CNS
Proposed Zoning: Special Exception for food store in combination with self-service gas station.
Acres: 0.458
District: 13th

Metropolitan water and sewer exist.

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

The contents of any existing waste oil tanks must be removed and the tanks either be properly backfilled or removed.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/nls
cc: J. A. Butcher



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

September 1, 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: Humble Oil and Refining Company

Location: NE/Cor. Hammonds Ferry Road and Hollins Ferry Road

Item No.: 259 Zoning Agenda: Meeting of June 22, 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: [Signature] 9/2/82
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

JW/nb/cm

Comment #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, according to NFPA 30, Section 7.7.4.3.

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 21, 1982

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

Z.A.C. Meeting of: June 22, 1982

RE: Item No: 259, 260, 261, 262, 263 & 264
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above items have no bearing on student population.

Very truly yours,

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

WNP/dp

9/19/83 - Following were notified of hearing set for THURSDAY, NOVEMBER 10, 1983 at 10 a.m.

Humble Oil and Refining Co.
Mrs. T. Lowry
J. Hession
N. Gerber & J. Hoswell
A. Jablon
J. Dyer
J. Jung

494-3180

County Board of Appeals
Room 200, Court House
Towson, Maryland 21204

Hearing Room #218

September 21, 1983

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 83-48-X HUMBLE OIL & REFINING COMPANY
FOR SE - FOOD STORE IN COMBINATION
WITH SELF-SERVICE STATION
NE corner Hammonds Ferry and Hollins Ferry Rds.
13th District
6/7/83 - Z.C. GRANTED, with restrictions
ASSIGNED FOR: THURSDAY, NOVEMBER 10, 1983 at 10 a.m.

cc: Humble Oil & Refining Co. Petitioner
Mrs. Theresa Lowry Protestant
John W. Hession, III, Esq. People's Counsel
Mr. N. E. Gerber
Mr. J. G. Hoswell
Mr. A. E. Jablon
Mr. J. E. Dyer
Mrs. J. Jung

Edith T. Eisenhart, Adm. Secretary

494-3180

County Board of Appeals
Room 200, Court House
Towson, Maryland 21204

Hearing Room #218

September 21, 1983

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 83-48-X HUMBLE OIL & REFINING COMPANY
FOR SE - FOOD STORE IN COMBINATION
WITH SELF-SERVICE STATION
NE corner Hammonds Ferry and Hollins Ferry Rds.
13th District
6/7/83 - Z.C. GRANTED, with restrictions

ASSIGNED FOR: THURSDAY, NOVEMBER 10, 1983 at 10 a.m.

cc: Humble Oil & Refining Co. Petitioner
Mrs. Theresa Lowry Protestant
John W. Hession, III, Esq. People's Counsel
Mr. N. E. Gerber
Mr. J. G. Hoswell
Mr. A. E. Jablon
Mr. J. E. Dyer
Mrs. J. Jung

sent here also
2003 Hollins Ferry Rd
at Hammonds Ferry Rd.

Edith T. Eisenhart, Adm. Secretary



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

November 22, 1983

Mrs. Theresa Lowry
2517 Hammonds Ferry Rd.
Baltimore, Md. 21227

Dear Mrs. Lowry:

Re: Case No. 83-48-X
Humble Oil & Refining Company

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

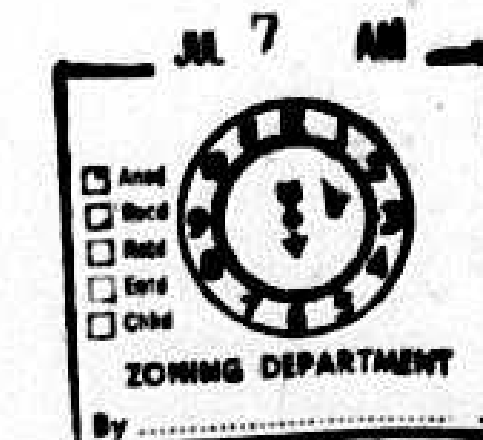
June Holmen
June Holmen, Secretary

Encl.
cc: Humble Oil & Refining Co.
J. W. Hession, Esq.
N. E. Gerber
J. Hoswell
A. E. Jablon
J. E. Dyer
J. Jung

Balto County Office of Zoning
Towson 21204, Md.

To whom it may concern.

We wish to appeal the
decision on this zoning case and the
ruling of Mr. Hammond, Zoning Comm.



Respectfully
Theresa Lowry
President
Lexabone Imp.
Associates Inc.

PETITION FOR SPECIAL EXCEPTION

13th Election District

ZONING: Petition for Special Exception
LOCATION: Northeast corner of Hammonds Ferry and Hollins Ferry Roads
DATE & TIME: Tuesday, August 31, 1982 at 1:45 P.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 food store use in combination with self-service station

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

Being the property of Humble Oil & Refining Company, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 31, 1982 at 1:45 P.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, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-48-X
Humble Oil & Refining Company

Date: August 10, 1982

The proposed use would not be inappropriate here.

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

NEG:JGHalc

cc: Arlene January
Shirley Hess

August 4, 1982

Mr. Bradley Eirman
2823 Flintstone Road
Millers, Maryland 21107

NOTICE OF HEARING

Re: Petition for Special Exception
NE/corner Hammonds Ferry & Hollins Ferry Rds.
Humble Oil & Refining Co. - Petitioner
Case #83-48-X Item #259

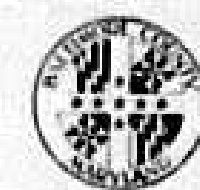
TIME: 1:45 P.M.

DATE: Tuesday, August 31, 1982

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

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 20, 1982

Mr. Stewart Bain and
Mr. Jack Merrill
Exxon Company, U.S.A.
Plaza One-Hunt Valley
Cockeysville, Maryland 21030

RE: 3023 Hammonds Ferry Road
Case No. 82-256-V

Dear Messrs. Bain and Merrill:

A recent inspection of your property has revealed that full compliance with the Deputy Zoning Commissioner's Order, dated July 1, 1982, has not been attained.

Our investigation has revealed that an unauthorized sign is displayed and merchandise for sale is displayed and stacked in the driveway area. Therefore, this office has no other alternative but to schedule this matter for criminal prosecution in the District Court of Maryland.

Penalties for noncompliance with the Deputy Zoning Commissioner's Order are as follows:

Baltimore County Code - Title 22 - Section 22-35-
"Any violation of regulations, or of any final written order made or adopted pursuant to this title shall be a misdemeanor, punishable by a fine not to exceed one hundred dollars or by imprisonment not to exceed thirty days, or both fine and imprisonment. Any person who shall violate such regulations, restrictions or final order shall be deemed guilty of a separate offense for every day that such violation shall continue."

Very truly yours,

Henry E. Phipps
HENRY E. PHIPPS
Zoning Inspector

HEP:eoh

cc: Mr. Bradley Eirman
Mrs. Theresa Lowry
File

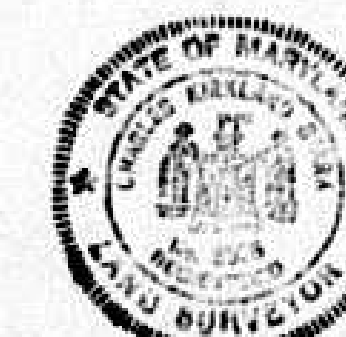
FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
903 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description To Accompany
Special Exception

Beginning for the same at the intersection of the northeast side of Hammonds Ferry Road and the North side of Hollins Ferry Road and running thence binding on the northeast side of Hammonds Ferry Road

1. North 47° 04' 45" West 176.34 feet thence
2. North 85° 43' 47" East 172.50 feet thence
3. South 36° 58' 15" East 154.29 feet to the North side of Hollins Ferry Road thence binding on the North side of Hollins Ferry Road.
4. South 85° 55' 35" West 136.02 feet to the place of beginning.

Containing 0.458 acres of land more or less.



Charles E. Stark #3024

OFFICE COPY



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 7, 1983

Mr. Bradley Eirman
2823 Flintstone Road
Millers, Maryland 21107

RE: Petition for Special Exception
NE/corner of Hammonds Ferry and Hollins Ferry Roads - 13th Election District
Humble Oil & Refining Company - Petitioner
NO. 83-48-X (Item No. 259)

Dear Mr. Eirman:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Mrs. Theresa Lowry
2517 Hammonds Ferry Road
Baltimore, Maryland 21227

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



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 11, 1983

Mr. Bradley Eirman
2823 Flintstone Road
Millers, Maryland 21107

Re: Petition for Special Exception
NE/corner of Hammonds Ferry and Hollins Ferry Roads
Humble Oil & Refining Co. - Petitioner
Case No. 83-48-X

Dear Mr. Eirman:

Please be advised that an appeal has been filed by Theresa Lowry, President of the Lansdowne Improvement Association, Inc., from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

William E. Hammond
William E. Hammond
Zoning Commissioner

WEH:aj

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



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 20, 1982

Mr. Stewart Bain and
Mr. Jack Merrill
Exxon Company, U.S.A.
Plaza One-Hunt Valley
Cockeysville, Maryland 21030

RE: 3023 Hammonds Ferry Road
Case No. 82-256-V

Dear Messrs. Bain and Merrill:

A recent inspection of your property has revealed that full compliance with the Deputy Zoning Commissioner's Order, dated July 1, 1982, has not been attained.

Our investigation has revealed that an unauthorized sign is displayed and merchandise for sale is displayed and stacked in the driveway area. Therefore, this office has no other alternative but to schedule this matter for criminal prosecution in the District Court of Maryland.

Penalties for noncompliance with the Deputy Zoning Commissioner's Order are as follows:

Baltimore County Code - Title 22 - Section 22-35-
"Any violation of regulations, or of any final written order made or adopted pursuant to this title shall be a misdemeanor, punishable by a fine not to exceed one hundred dollars or by imprisonment not to exceed thirty days, or both fine and imprisonment. Any person who shall violate such regulations, restrictions or final order shall be deemed guilty of a separate offense for every day that such violation shall continue."

Very truly yours,

Henry E. Phipps
HENRY E. PHIPPS
Zoning Inspector

HEP:eoh

cc: Mr. Bradley Eirman
Mrs. Theresa Lowry
File



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 1, 1982

Mr. Stewart Bain and
Mr. Jack Merrill
Exxon Company, U.S.A.
Plaza One-Hunt Valley
Cockeysville, Maryland 21030

RE: 3023 Hammonds Ferry Road
Case No. 82-256-V

Dear Messrs. Bain and Merrill:

I have this date passed my Order in the above captioned matter. Copy of said Order is enclosed.

Failure to comply with the attached Order will result in District Court action.

Very truly yours,

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

JMH:eoh

Enclosure

cc: Mr. Bradley Eirman
c/o Lansdowne Exxon
3023 Hammonds Ferry Road
Baltimore, Maryland 21227

Mrs. Theresa Lowry
c/o Lansdowne Improvement Association
2517 Hammonds Ferry Road
Baltimore, Maryland 21227

File

- 2 -

Section 405.4.B.4 - "Signs. Portable "A" or "sandwichboard" signs shall be prohibited. In all other respects, the regulations of Section 413 shall be applicable."

ERTIFICATE OF PUBLICATION OF

2015 11/10

Section 500.9 "The Zoning Commissioner shall have the power to require the production of plats of developments or subdivisions of land, or of any land in connection with which application for building or use permits or petitions for a Special Exception, a reclassification, or a temporary use shall be made, such plats to show the location of streets or roads adjacent to buildings or other structures proposed to be erected, altered, or added to. All such plats shall be drawn and shall clearly indicate the proposed location of the proposed side and rear setbacks from property lines and elevation plans of proposed building or other structures. Such details shall conform in all respects with Zoning Regulations. No such plats or plans, showing the location of laying out or roads or streets, shall be approved by the Commissioner unless such plats or plans shall have been previously approved by the Office of Planning and the Department of Public Works of Baltimore County."

District 13th Date of Posting July 30, 1958
 Posted for: Appeal
 Petitioner: Hess Oil and Refining Company
 Location of property: NE Corner of Hamden Hwy and Hollinsworth
Road
 Location of Signs: NE Corner of Hamden Hwy and Hollinsworth
Road
 Remarks:
 Posted by S. J. Drake Date of return August 5, 1958
 Signature
 Number of Signs: 1

#83-48-X 13th District

NE/cor. of Hammonds Ferry and Hollins
Ferry Rds.

Humble Oil and Refining Co.

1 SIGN

Item # 259

VALIDATION OR SIGNATURE OF CARRIER

WILLIAM E. HAMMOND
Zoning Commissioner

VALIDATION OR SIGNATURE OF CASHIER

Cost of Advertisement, \$ 21.00

THE JEFFERSONIAN
B. Frank Street
Manassas

Cost of Advertisement, \$ 21.00

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 7 day of June, 1982.

Filing Fee \$ 50.00

Received: ☒ Check

☐ Cash

☐ Other

Itm # 259
OS # 107656


William E. Hammond, Zoning Commissioner

Petitioner Humble Oil Submitted by B. G. Eirman

Petitioner's Attorney — Reviewed by Carl

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

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

243-5837
No. 107656

DATE 5/28/82 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM B. G. Eirman

FOR Filing Fee for Spec. Exception of Humble Oil & Refining Company

11259

107*****500010 6282A

VALIDATION OR SIGNATURE OF CASHIER

