

PETITION FOR SPECIAL HEARING
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve
 Amendment to the site plan in case #5436-X
 to allow the conversion from full service gas station to gas and go in combination with a food store and to allow the expansion of the site area of said station in accordance with Section 405.8 of the Zoning Regulations.

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
 Attorney for Petitioner:
 Brian A. Goldman
 (Type or Print Name)
 Signature
 1910 Charles Center South
 36 South Charles Street
 Address
 Baltimore, Maryland 21201
 City and State
 Attorney's Telephone No.: (301) 752-5006
 Legal Owner(s):
 Cities Service Company
 (Type or Print Name)
 By Stanley C. Burton
 Signature
 8605 Old Harford Road
 Address
 Baltimore, Maryland 21234
 City and State
 Signature
 1910 Charles Center South
 36 South Charles Street
 Address
 Baltimore, MD 21201
 City and State
 Attorney's Telephone No.: (501) 752-5006
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Name
 Address
 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of August, 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 21st day of September, 1982, at 10:15 o'clock A.M.
 RESCHEDULED:
 Tuesday, Sept. 28, 1982
 at 10:15 A.M.
 Zoning Commissioner of Baltimore County

E.C.O.-No. 1 (over)

PETITION FOR SPECIAL EXCEPTION
 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 as a use 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.

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E.C.O.-No. 1 (over)

In Re: Cities Service Co
 BEFORE THE
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY
 Case No. 83-82 XSPH

IT IS THIS 20 day of July, 1987, is and hereby ORDERED that:

The above captioned matter shall be dismissed for lack of prosecution or for failure to proceed or for failure to pay costs, such dismissal to be with prejudice.

cc: People's Counsel
 Brian A. Goldman, Esq.

ORDER RECEIVED FOR FILING
 Date: 7-30-87
 By: [Signature]

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

9th Election District
 ZONING: Petition for Special Exception and Special Hearing
 LOCATION: Northeast corner of Perring Manor Road and McClean Boulevard
 DATE & TIME: Tuesday, September 28, 1982 at 10:15 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 as a use 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 #5436-X to allow the conversion from full service gas station to gas and go in combination with a food store and to allow the expansion of the site area of said station in accordance with Section 405.8 of the Zoning Regulations

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

Being the property of Cities Service Company, as shown on plat plan filed with the Zoning Department.
 Hearing Date: Tuesday, September 28, 1982 at 10:15 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

JAMES E. SPAMER, P.E. & L.S.
 WM. D. LUTTIG, P.E. & L.S.
 JOHN E. WHITE, L.S.
 AREA CODE 301
 833-8087
 833-8378

JAMES E. SPAMER & ASSOCIATES
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 P. O. BOX 9804 - BALTIMORE, MD. 21208
 Description for Special Exception and Special Hearing
 McClean Boulevard at Perring Manor Road
 Zoning Description

Beginning for the same at the corner formed by the intersection of the east side of McClean Boulevard with the north side of Perring Manor Road, said north side of Perring Manor Road being the Baltimore City - Baltimore County Boundary Line, and running thence, binding on the east side of McClean Boulevard, (1) on a line curving to the left with a radius of 104,000 feet the arc distance of 172.30 feet with a chord bearing North 20° 11' 38" West 172.30 feet, thence for lines of division, (2) North 68° 01' 47" East 100.00 feet, (3) North 69° 33' 20" East 52.25 feet and (4) South 19° 15' 11" East 230.00 feet to the north side of Perring Manor Road, thence binding thereon, (5) due West 158.00 feet to the place of beginning.

Containing 0.6867 acres of land more or less.

Also being known as #7301 McClean Boulevard.
 Area of Special Hearing includes the above described property saving and excepting that area covered by Case #5436-X



William D. Luttig, Jr., P.E. & L.S.
 Reg. No. 2005

August 30, 1982
 Brian A. Goldman, Esquire
 1910 Charles Center South
 36 S. Charles Street
 Baltimore, Maryland 21201

RESCHEDULED
 NOTICE OF HEARING
 Re: Petitioner for Special Exception & Special Hearing
 NE/corner of Perring Manor Rd. & McClean Blvd.
 Cities Service Company - Petitioner
 Case #83-82-XSPH Item #253

TIME: 10:15 A.M.
 DATE: Tuesday, September 28, 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

ZONING COMMISSIONER OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING
NE corner Perring Manor Rd. and
McClean Blvd., 9th District : OF BALTIMORE COUNTY
CITIES SERVICE COMPANY,
Petitioner : Case No. 83-82-XSPH

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
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 27th day of August, 1982, a copy of the foregoing Order was mailed to Brian A. Goldman, Esquire, 1910 Charles Center S., 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 ZONING PLANS ADVISORY COMMITTEE

September 15, 1982

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

RE: Case #83-82-XSPH (Item No. 253)
Petitioner-Cities Service Company
Special Exception and Special
Hearing Petition

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.

In view of your client's proposal to convert the existing full-service gas station to a gas and go operation in combination with a food store, this combination hearing is required. A special hearing to expand the site area of the service station is also required, because the additional area to support the proposed uses was not included in the original request.

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:moh

Enclosures

cc: James S. Spamer & Assoc.
P.O. Box 9804
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 1 day of June, 1982.

Filing Fee \$ 50.00 Received: ☒ Check

☐ Cash

☐ Other

CS # 107919

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

No. 107919

DATE 6/1/82 ACCOUNT 01.662

AMOUNT 50.00

RECEIVED FROM Brian Goldman

FOR 36 S. Charles St. #21201

Filing Fee for Item #253

060*****50000 8012A

VALIDATION OR SIGNATURE OF CASHIER

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

John E. Brown & Associates
P.O. Box 100
Towson, 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 1st day of June, 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Cities Service Company

Petitioner's Attorney Brian A. Goldman, Esq.

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

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 21, 1982

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

Re: Item #253 (1981-1982)
Property Owner: Cities Service Company
M/E corner McClean Blvd. and Perring Manor Rd.
Acres: 0.687 District: 9th

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 exist and are not directly involved.

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

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

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 253 (1981-1982).

Very truly yours,

Robert J. Morton
ROBERT J. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWP:es

cc: Jack Wimbley

N-SW Key Sheet 28 NE 10 Pos. Sheet
NE 7 C Topo 80 Tax Map

PURCHASE REQUISITION NO. L 38120

PURCHASE REQUISITION

BALTIMORE COUNTY, MARYLAND
OFFICE OF CENTRAL SERVICES

PLEASE ORDER THE FOLLOWING FOR:		William E. Hammond - Zoning		DATE 6/1/82	
BUDGET CODE	YEAR	FUND	AGENCY	PROGRAM	OBJECT
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ITEM NO.	QUANTITY	U/M	DESCRIPTION OF MATERIAL		UNIT PRICE
1	1	EA	NE corner Perring Manor Rd. and McClean Blvd.		
ADDITIONAL DESCRIPTION:					
Hearing Tuesday, September 21, 1982 at 10:15 A.M. in Room for Special Exception and Special Hearing of Cities Service Company, 9th Election District.					
To determine and justify the proposed Special Exception for the proposed use of the property.					
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1	1	EA	NE corner Perring Manor Rd. and McClean Blvd.		
ADDITIONAL DESCRIPTION:					
Hearing Tuesday, September 21, 1982 at 10:15 A.M. in Room for Special Exception and Special Hearing of Cities Service Company, 9th Election District.					
To determine and justify the proposed Special Exception for the proposed use of the property.					
COMMODITY CODE	YEAR	FUND	AGENCY	PROGRAM	OBJECT
100	82	100	100	100	100
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BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
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: Cities Service Company

Location: NE/Cor. McClean Blvd. and Perring Manor Road

Item No.: 253 Zoning Agenda: Meeting of June 15, 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: Carl J. Kelly 9/2/82 Noted and Approved: George M. Negandhi
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mh/cm

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
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 17, 1982

Dear Mr. Hammond:

Comments on Item # 253 Zoning Advisory Committee Meeting June 15, 1982
are as follows:

Property Owner: Cities Service Company
Location: NE Corner McClean Blvd. and Perring Manor Road
Existing Zoning:
Proposed Zoning:

Acres: 0.687
District: 9th

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 Handicapped and Aged;
and other applicable Codes.

X B. A building/_____ and other miscellaneous permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Arch. sect/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.

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

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

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

X I. Comments Service stations are classified as Business Use "B" Section 615.1. Seven Eleven Stores are Use Group "M" Mercantile Section 307.0. Section 312.2 is applicable, if the service station area occupies over 10% of the floor area. Show correct number of handicapped parking spaces, signs, curb cuts and 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
Charles E. Burnham, Chief
Plans Review

CEB:rrrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 16, 1982

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

Z.A.C. Meeting of: June 15, 1982

RE: Item No: 253, 254, 255, 256, 257, 258
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/bp

