

**PETITION FOR SPECIAL HEARING** 83-170-SPH

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 #4362-RX to allow the conversion of a full service station to a gas and go operation.

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: Lessee

Legal Owner(s):

Easton Petroleum Co., Inc.  
(Type or Print Name)  
Signature: E. Patrick Cole  
PO Box 1660  
Address  
Easton, Maryland, 21601  
City and State

Signature: Louis Silberstein, Per. Rep.  
Signature: Myra Wagonheim, Per. Rep.  
Signature: Peter Max Zimmerman, Per. Rep.

10 Reisterstown Road, 301-686-6700  
Address  
Baltimore, Maryland, 21208  
City and State

Name, address and phone number of legal owner, tract purchaser or representative to be contacted:  
Mr. E. Patrick Cole, President  
Easton Petroleum Company, Inc.  
PO Box 1660  
Easton, Maryland 21601 301-822-2540  
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of November 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 3rd day of February 1983, at 10:00 o'clock A.M.

*[Signature]*  
Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER  
SE corner of Martin Blvd, and  
Compass Rd., 15th District : OF BALTIMORE COUNTY

ESTATE OF MILTON SCHWABER, : Case No. 83-170-SPH  
Petitioner

**ORDER TO ENTER APPEARANCE**

Mr. Commissioners  
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

*[Signature]* Peter Max Zimmerman  
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 12th day of January, 1983, a copy of the foregoing Order was mailed to Sidney Weiman, Myra Wagonheim & Louis Silberstein, Personal Representatives, Estate of Milton Schwaber, 910 Reisterstown Road, Baltimore, Maryland 21208, Petitioner; and E. Patrick Cole, President, Easton Petroleum Company, Inc., P. O. Box 1660, Easton, Maryland 21601, Contract Lessee.

*[Signature]*  
John W. Hession, III

**BALTIMORE COUNTY**  
**ZONING PLANS**  
**ADVISORY COMMITTEE**

**PETITION AND SITE PLAN**  
**EVALUATION COMMENTS**

Mr. E. Patrick Cole, President  
Easton Petroleum Co., Inc.  
P.O. Box 1660  
Easton, Maryland 21601

Mr. Louis Silberstein  
910 Reisterstown Road  
Baltimore, Md. 21208

**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 9th day of November 1982

*[Signature]*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Estate of Milton Schwaber  
Petitioner's Attorney: *[Signature]*  
Reviewed by: *[Signature]*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

ORDER RECEIVED FOR FILING

DATE: November 9, 1982

1 hour  
2-3-83  
10:00 AM

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

William E. Hammond  
TO: Zoning Commissioner  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning

Date: January 13, 1983

SUBJECT: Zoning Petition No. 83-170-SPH  
Estate of Milton Schwaber

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

*[Signature]*  
Norman E. Gerber  
Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January  
Shirley Hess

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

December 17, 1982

HARRY J. PISTEL, P.E.  
DIRECTOR

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

Re: Item #88 (1982-1983)  
Property Owner: Estate of Milton Schwaber  
SE/Cor. Martin Blvd. and Compass Road  
Acres: 18,659 sq. ft. District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plot 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.  
Martin Boulevard (Md. 700) 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.

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

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #8 (1982-1983).

Very truly yours,  
*[Signature]*  
Robert A. Morton, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:pmj  
cc: Jack Wimbley  
1-MW Key Sheet  
14 NE 30 Prop. Sheet  
NE 4 H Topo  
90 Tax Map

**Maryland Department of Transportation**  
State Highway Administration

Lowell E. Brinkley  
Secretary  
W. S. Callender  
Administrator

November 12, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of Nov. 9, 1982  
ITEM: #88.  
Property Owner: Estate of Milton Schwaber  
Location: SE/Cor. Martin Blvd., Route 700, and Compass Road  
Existing Zoning: B.L.-CNS  
Proposed Zoning: Special Hearing to amend the site plan in Case #4362-RX to allow the conversion of a full service station to a gas and go operation.  
Acres: 18,659 sq. ft.  
District: 15th

Dear Mr. Hammond:

On review of the site plan #2965 and field inspection, the State Highway Administration request the plan be revised to show existing conditions at the corner of Martin Blvd., Route 700 and Compass Road.

In addition it is requested a State Highway Administration Type "A" concrete curb and gutter be reconstructed as shown on the attached sketch.

It is requested the plan be revised prior to a hearing date.

Very truly yours,  
*[Signature]*  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits

CL:GW:maw

Attachment

cc: Mr. J. Wimbley  
By: George Wittman

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

January 20, 1983

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

Chairman

MEMBER:

- Bureau of Engineering
- Department of Traffic Engineering
- State Roads Commission
- Bureau of Fire Protection
- Health Department
- Project Planning
- Business Department
- Board of Education
- Zoning Administration
- Industrial Development

Mr. E. Patrick Cole, President  
Easton Petroleum Company, Inc.  
P.O. Box 1660  
Easton, Maryland 21601

RE: Item No. 88 - Case No. 83-170-SPH  
Petitioner: Estate Milton Schwaber  
Special Hearing Petition

Dear Mr. Cole:

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 order to legalize the existing gas and go operation, this hearing is required. The former full service station was existing as a result of Case No. 4362-RX. At the present time there is an active violation case (82-40-V) on this property.

For further information on the comments of the Dept. of Permits and Licenses, you may contact Mr. Charles Burnham at 494-3987.

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

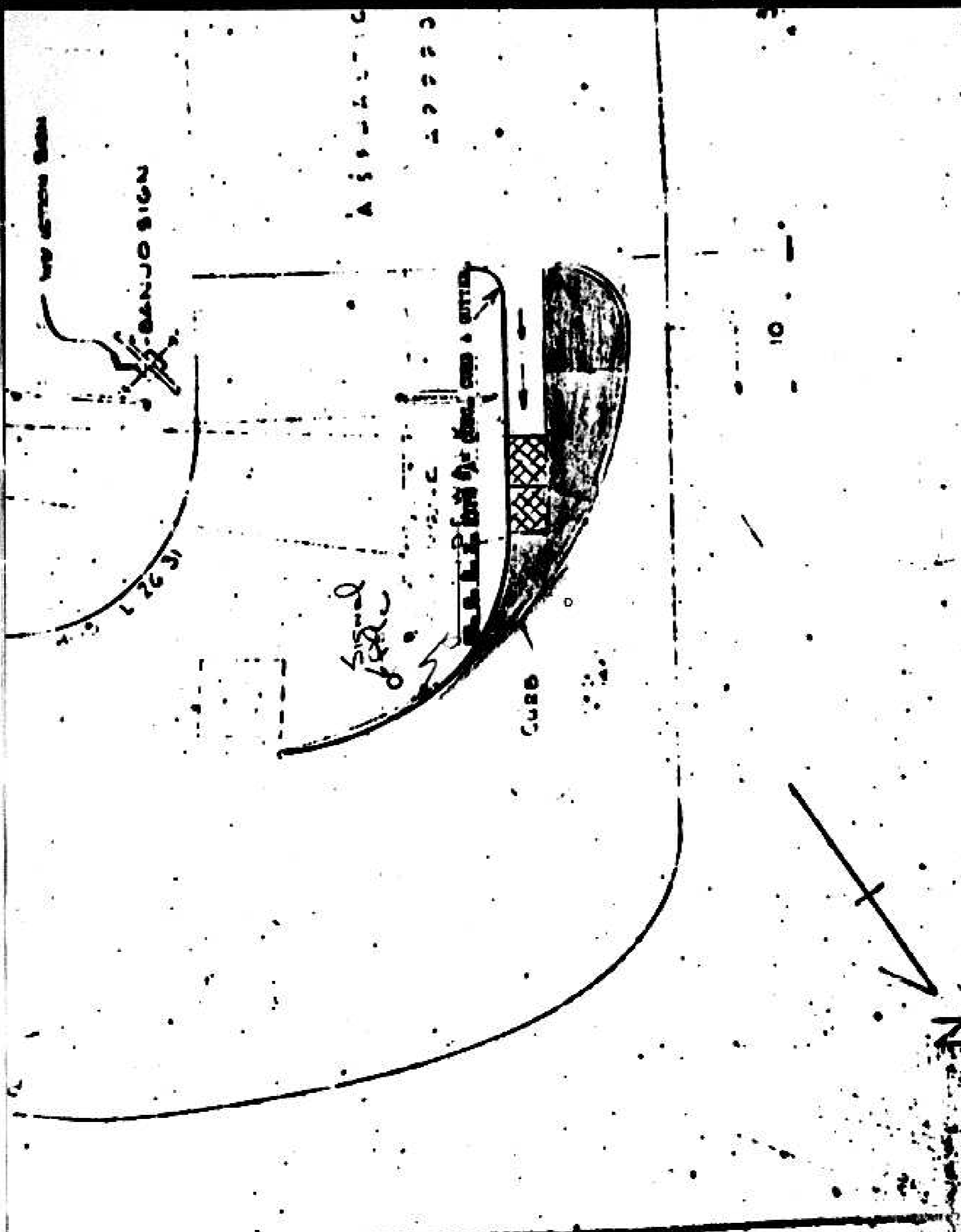
NBC:bsc  
Enclosures  
cc: Mr. Louis Silberstein  
910 Reisterstown Road  
Baltimore, Md. 21208

Puruant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts that to amend the site plan filed in Case No. 4362-RX to convert a full service station to a gas and go operation 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, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of March, 1983, that the amendment to the site plan filed in Case No. 4362-RX to convert a full service station to a gas and go operation is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Any waste oil shall be removed from the underground storage tanks by a licensed hauler and those tanks shall be either removed from the site or properly backfilled.
2. Compliance with the comments submitted by the Maryland Department of Transportation, dated November 12, 1982, and the Department of Permits and Licenses, undated.
3. The site plan shall indicate that the service bays have been closed and that no vehicular repair, tire sales/installation, or sale of parts is taking place on the site.
4. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

*John M. H. Jones*  
Deputy Zoning Commissioner of Baltimore County



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211  
NORMAN E. GERDER  
DIRECTOR

January 18, 1983

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 # 88, Zoning Advisory Committee Meeting, November 9, 1982, are as follows:

Property Owner: Estate of Milton Schwader  
Location: SE/corner Martin Blvd. and Compass Road  
Acreage: 18,659 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.

Landscaping should be provided.

Sincerely yours,  
*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning & Development

JLM:rh

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

STEPHEN E. COLLINS  
DIRECTOR

January 5, 1983

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

ZAC Meeting of November 9, 1982  
Item Nos. 86, 87, 88, 89, 90, 91, 92, and 93.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 86, 87, 88, 89, 90, 91, 92, and 93.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineering Assoc. II

MSF/cce

ORDER RECEIVED FOR FILING

DATE April 2, 1983  
BY *John M. H. Jones*

Dec 3 1982  
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # BB, Zoning Advisory Committee Meeting of Nov. 9, 1982

Property Owner: Estate of Milton Schwader

Location: SE/cor. Martin Blvd. & Compass Rd. District 15

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 454-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any chandelier operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, spas, whirlpools, hot tubs, water and coverage facilities or other apparatuses pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

88 20 1082 (1)

Zoning Item # BB  
Page 2

- (X) Any existing underground storage tanks containing gasoline, waste oil, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- ( ) Soil percolation tests have been conducted.
  - { } The results are valid until
  - { } Revised plans must be submitted prior to approval of the percolation tests.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
  - { } shall be valid until
  - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- ( ) All roads and parking areas should be surfaced with a dustless, bonding material.
- ( ) No health hazards are anticipated.
- ( ) Others \_\_\_\_\_

*Jan J. Forrest*  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

88 20 1080 (2)

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7300

PAUL H. RENCKE  
CHIEF

December 20, 1982

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

Attention: Nick Comodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Estate of Milton Schwader

Location: SE/Cor. Martin Blvd. and Compass Road

Item No.: 88

Zoning Agenda Meeting of November 9, 1982

Gentlemen:

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

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum \_\_\_\_\_ allowed by the Fire Department.
- (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 Attached)
- ( ) 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: *Paul H. Rencke* Noted and Approved: *George W. Negandhi*  
Planning Group Fire Protection Bureau  
Special Inspection Division

JK/mb/cm

Owner: Estate of Milton Schwader  
Location: SE/Cor. Martin Blvd. and Compass Road  
Item No.: 88  
December 20, 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 and control the dispensing of Class 2 liquids while said liquids are actually dispensed, according to NFPA 30, section 7-7.4.1.

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

Dear Mr. Hammond:  
Comments on Item # 88 Zoning Advisory Committee Meeting  
are as follows:

Property Owner: Estate of Milton Schwaber  
Location: SE/Cor. Martin Blvd. and Compass Road  
B.L. - C-1S  
Proposed Zoning: Special Hearing to amend the site plan in Case #4362-RX to allow the conversion of a full service station to a gas and go operation.  
Area: 12,659 sq. ft.  
Street: 15th

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 Ap-41 and other applicable Codes.
- B. Building and other miscellaneous permits 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. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 1'-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.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- X G. A change of occupancy shall be applied, if, 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. Examples may require a professional seal. Uses will be "A" for Retail Sales, and "B" for Service Station.
- E. 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 use section classification of Table 601.
- X I. Compliance Section 312.2. Structure may require a change of occupancy to mixed uses. Compliance to the Handicapped Code will be required. Plans submitted will not be acceptable for a Building permit due to legibility.

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 (Phone Series) at 111 West Chesapeake Ave., 21284.

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

CEH:rcj  
RGN 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dube, Superintendent  
Towson, Maryland - 21284

Date: November 8, 1982

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21284

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

RE: Item No. 86, 87, 88, 89, 90, 91, 92, 93  
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,

Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

PETITION FOR SPECIAL HEARING

15th Election District

ZONING: Petition for Special Hearing  
LOCATION: Southeast corner of Martin Boulevard and Compass Road  
DATE & TIME: Thursday, February 3, 1983 at 10:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special hearing under Section 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. 4362-RX to allow the conversion of a full service station to a gas and go operation.

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

Being the property of the Estate of Milton Schwaber, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, February 3, 1983 at 10:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Easton Petroleum Company, Inc.  
T/A Big Red #2002  
One Compass Road  
Baltimore, Maryland 21221

LEGAL DESCRIPTION

Located at the southeast corner of Martin Boulevard and Compass Road, and known as the Big Red Gasoline Station (formerly used as a Texaco Station) also known as #1 Compass Road.

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

June 3, 1983

Mr. T. Patrick Cole, President  
Easton Petroleum Company, Inc.  
P.O. Box 1660  
Easton, Maryland 21601

RE: 1 Compass Road  
Case No. 83-40-V

Dear Mr. Cole:

A review of this case has revealed that a revised site plan has not yet been filed with this office as required by the Deputy Zoning Commissioner's Order, dated March 2, 1983, (Case No. 83-170-SPH-restriction no. 4).

This revised plan must be submitted immediately so as to avoid any further District Court action.

If you have any questions, please contact either myself or Douglas Swam in the Development Control Office.

Yours truly,

John J. Sullivan, Jr.  
JOHN J. SULLIVAN, JR.  
Zoning Inspector

JJS:eeh

cc: File

March 2, 1983

Mr. Sidney Weiman  
910 Reisterstown Road  
Baltimore, Maryland 21208

RE: Petition for Special Hearing  
SE/corner of Martin Boulevard and Compass Road - 15th Election District  
Estate of Milton Schwaber - Petitioner  
NO. 83-170-SPH (Item No. 88)

Dear Mr. Weiman:

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

Very truly yours,

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

JMHJ/srl

Attachments:

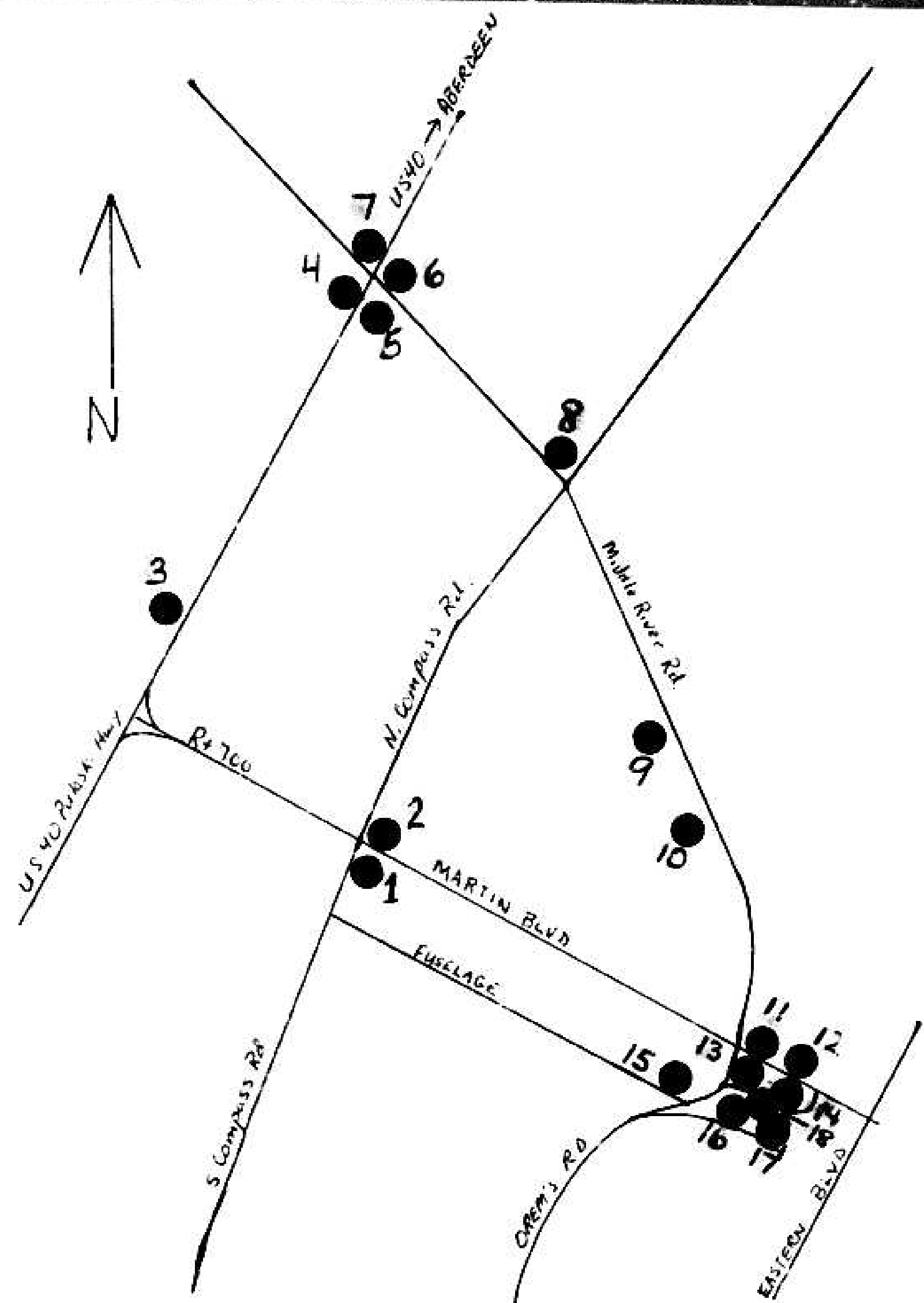
cc: Mr. E. Patrick Cole, President  
Easton Petroleum Company, Inc.  
P.O. Box 1660  
Easton, Maryland 21601

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

Re. Big Red  
Martin + Compass  
Balt. Md

There are 48 service bays in our immediate trade area which we hereby define as a 1.2 mile radius drawn from our location as the center of circle. 38 service bays in the trade area are completely operational, this leaves a total of 10 service bays which are not operational in the trade area. Of the 10 closed 6 are closed and or boarded up in a permanent type manner. The 4 remaining belong to #4 on our map (2 BAYS) and #1 on our map (2 BAYS). If service bays in the area were in demand, which the 6 closed bays obviously refutes, we would be interested in supplying service needs to the public. It is apparent that the motoring public located within the trade area has ample service facilities in the 38 functional bays which are presently open. It is apparent that with one approved gas only site (#4) and with Big Red #1 requesting approval from Baltimore County as a gas only site that this would create no harm to the motoring public in this particular trade area.

| LOCATION # | ADDRESS                       | OPEN OR CLOSED | # OF SERVICE BAYS IN 1/2 mile Radius | # OF SERVICE BAYS OPERATIONAL |
|------------|-------------------------------|----------------|--------------------------------------|-------------------------------|
| 1          | MARTIN BLVD + COMPASS RD      | OPEN           | 2                                    | 0 GAS ONLY                    |
| 2          | MARTIN BLVD + COMPASS RD      | OPEN           | 2                                    | 2                             |
| 3          | PULASKI HWY NEAR RT 700       | OPEN           | 3                                    | 3                             |
| 4          | MIDDLE RIVER + PULASKI HWY    | OPEN           | 2                                    | 0 GAS ONLY                    |
| 5          | MIDDLE RIVER + PULASKI HWY    | OPEN           | 4                                    | 4                             |
| 6          | MIDDLE RIVER + PULASKI HWY    | CLOSED         | 2                                    | 0                             |
| 7          | MIDDLE RIVER + PULASKI HWY    | OPEN           | 2                                    | 2 NO GAS                      |
| 8          | MIDDLE RIVER + COMPASS RD     | OPEN           | 3                                    | 3                             |
| 9          | MIDDLE RIVER RD NEAR COMPASS  | OPEN           | 4                                    | 4 NO GAS                      |
| 10         | MIDDLE RIVER BEHIND MARTIN RD | OPEN           | 0                                    | GAS 0 C-STORE                 |
| 11         | MARTIN + MIDDLE RIVER         | CLOSED         | 2                                    | 0                             |
| 12         | MARTIN + MIDDLE RIVER         | OPEN           | 1                                    | 1                             |
| 13         | MARTIN + MIDDLE RIVER         | OPEN           | 3                                    | 3 NO GAS                      |
| 14         | MARTIN + MIDDLE RIVER         | OPEN           | 3                                    | 3 NO GAS                      |
| 15         | DREMS RD                      | CLOSED         | 2                                    | 0                             |
| 16         | OLD DREMS RD                  | OPEN           | 2                                    | 2 NO GAS                      |
| 17         | OLD DREMS RD                  | OPEN           | 7                                    | 7 NO GAS                      |
| 18         | DREMS RD                      | OPEN           | 4                                    | 4 NO GAS                      |
|            |                               |                | 48 TOTAL SERVICE BAYS                | 38 TOTAL BAYS OPERATIONAL     |



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

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

January 31, 1983

Estate of Milton Schwaber  
Sidney Weisman, Personal Rep., et al  
910 Reisterstown Road  
Baltimore, Maryland 21206

Re: Petition for Special Hearing  
SE/corner of Martin Boulevard & Compass Road  
Estate of Milton Schwaber - Petitioner  
Case No. 83-170-SPH

Dear Sir:

This is to advise you that \$49.24 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

WEH:aj

cc: E. Patrick Cole, President  
Easton Petroleum Company, Inc.  
P. O. Box 1440  
Easton, Maryland 21601

January 6, 1983

Estate of Milton Schwaber  
Sidney Weisman, Personal Rep., et al  
910 Reisterstown Road  
Baltimore, Maryland 21206

**NOTICE OF HEARING**

Re: Petition for Special Hearing  
SE/corner of Martin Boulevard & Compass Rd.  
Estate of Milton Schwaber - Petitioner  
Case #83-170-SPH

TIME: 10:00 A.M.

DATE: Thursday, February 3, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

cc: E. Patrick Cole, President  
Easton Petroleum Company, Inc.  
P. O. Box 1440  
Easton, Maryland 21601

WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

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

No. 111274

DATE 1-28-83 ACCOUNT R-01-615-000  
AMOUNT 107.<sup>00</sup>  
RECEIVED Easton Petroleum Co.  
FOR Entry fee for item 58 Schwaber  
10 Box 1440 Easton, Md 21601  
6 057\*\*\*\*\*1000010 52894

VALIDATION OR SIGNATURE OF CASHIER

83-170-5PH  
**CERTIFICATE OF PUBLICATION**

TOWSON, MD., January 13, 1983

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN a weekly newspaper printed and published in Towson, Baltimore County, Md., on each day of February 1983 the first publication appearing on the 13th day of January 1983.

THE JEFFERSONIAN  
L. Frank Stricker  
Manager

Cost of Advertisement, \$

83-170-5PH  
**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 15 Date of Posting 1/14/83  
Posted for Petition for special hearing  
Petitioner Estate of Milton Schwaber  
Location of property 910 Reisterstown Road & Compass Rd  
Location of Sign Young, Peter & Martin Block  
Remarks  
Posted by [Signature] Date of return  
Number of Signs 1

**The Times**

Middle River, Md., Jan 13 1983

This is to Certify, That the annexed  
Special Hearing  
Schwaber

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 13th day of Jan 1983.  
Arlene January P.isher.

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

No. 113063

DATE 1/26/83 ACCOUNT R-01-615-000

AMOUNT \$49.24

RECEIVED FROM Easton Petroleum Company, Inc.  
FOR Advertising & Posting Case #83-170-SPH  
(Estate of Milton Schwaber)

6 016\*\*\*\*\*492410 5268A

VALIDATION OR SIGNATURE OF CASHIER

**Petition for Special Hearing**  
By Order of the Zoning Commission  
Public Hearing Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.  
By Order of the Zoning Commission  
WILLIAM E. HAMMOND  
Zoning Commissioner  
BALTIMORE COUNTY

**Public Hearing Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.**

**Public Hearing Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.**

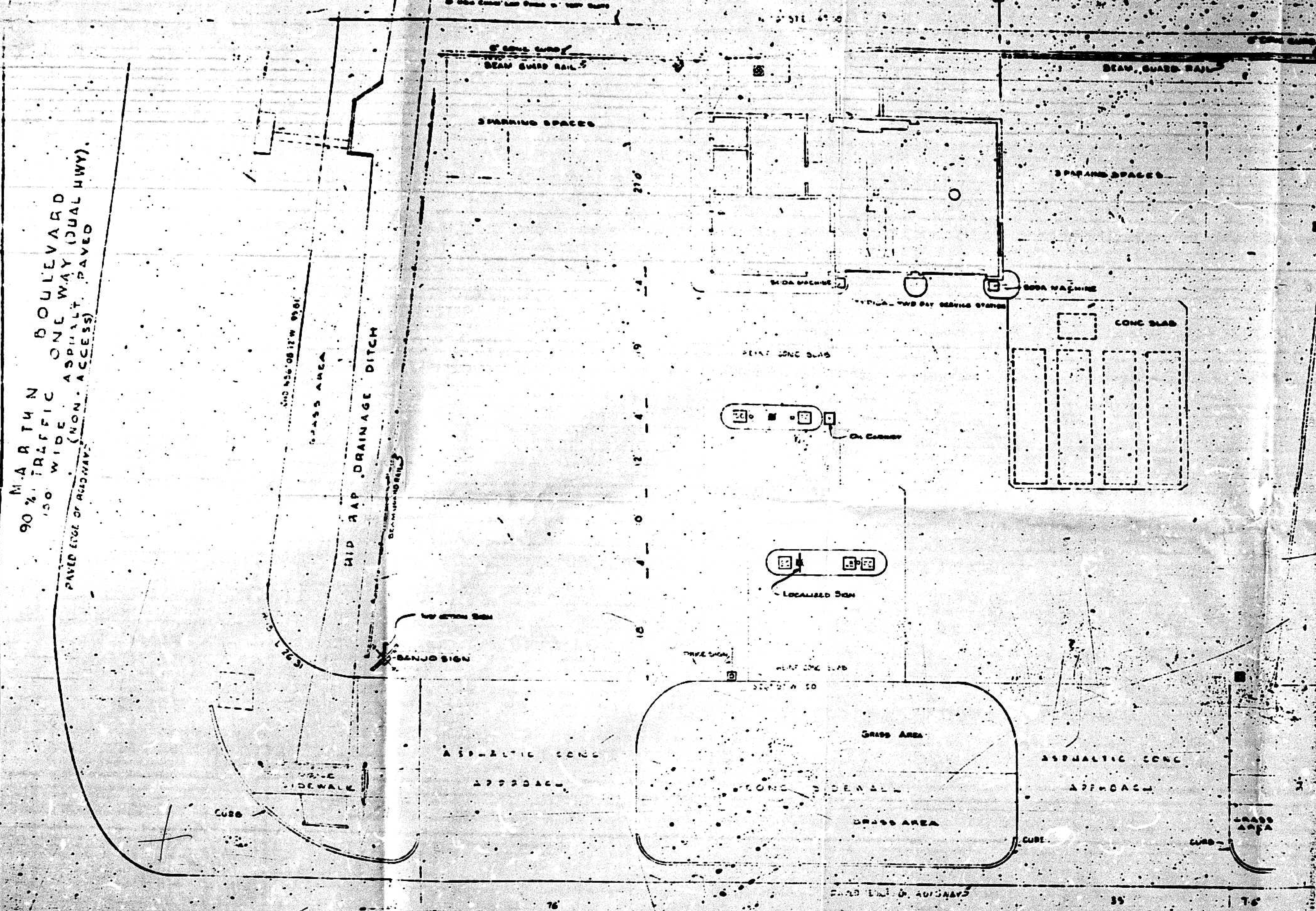
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Hearing under Section 207.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission shall issue a Special Use Permit for the property located at Case No. 83-170-SPH to allow the construction of a full service station to a gas and convenience store.

All that parcel of land is in the Urban District of Baltimore County.

Location of the subject property is at the intersection of Martin Boulevard and Compass Road and is known as the Big Red Gasoline Station (formerly used as a Tavern). The parcel also known as 910 Compass Road.

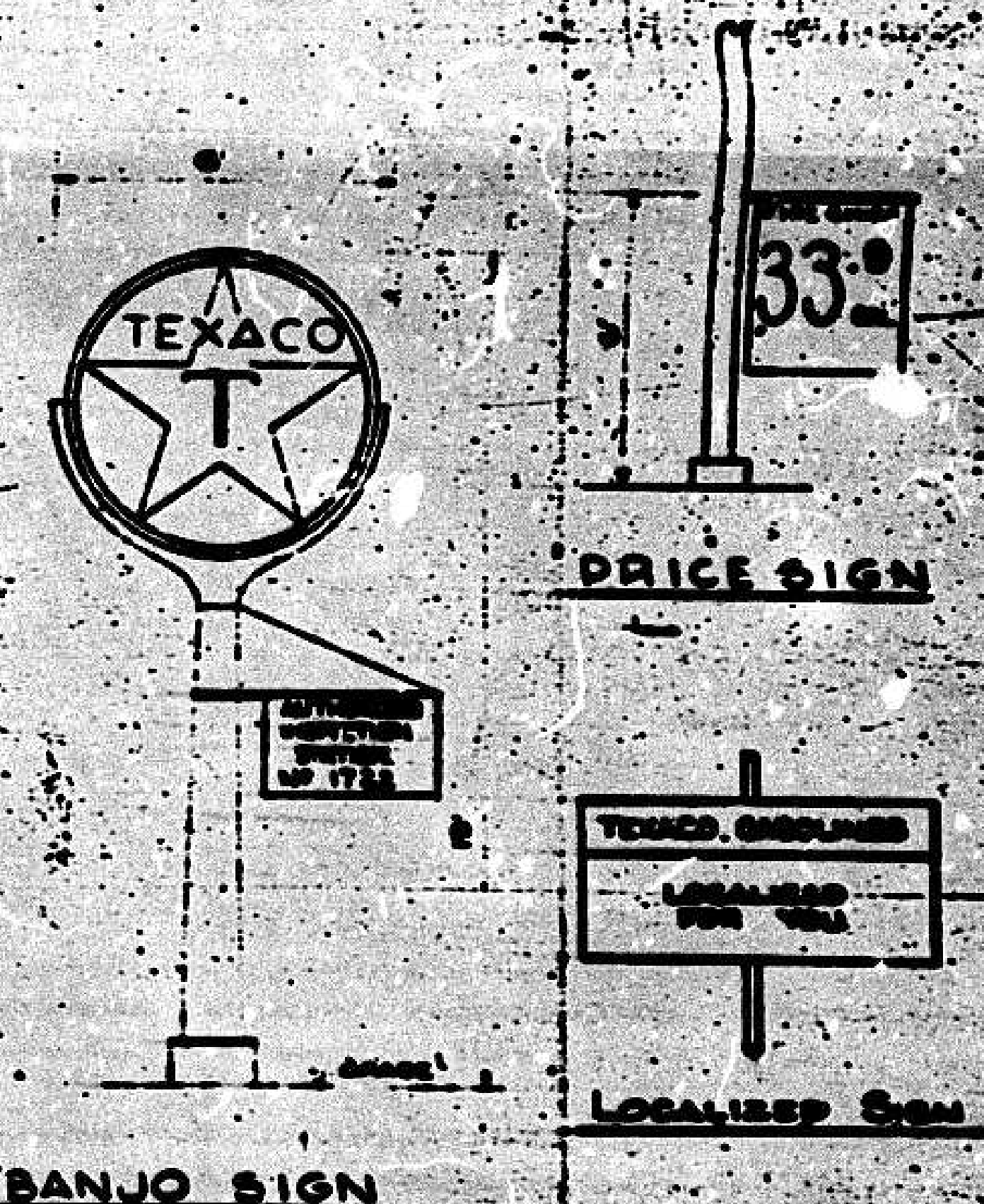
Being the property of the Estate of Milton Schwaber, as shown on the plan filed with the Zoning Department, Town-

MARTIN BOULEVARD  
 90% TRAFFIC ONE WAY (DUAL HWY)  
 150' WIDE ASPHALT PAVED  
 (NON-ACCESS)



NOTES FROM ZONING APPLICATION PLAN

- PARKING**  
 20 SPACES PROVIDED
- ACCESS POINTS**  
 2 ON FRONT STREET
- ZONING STATUS** **EXISTING**  
 7-11 STORE
- LIGHTING**  
 100' WIDE VAPOR FLOODLIGHT
- ANCILLARY USES**  
 1. VEHICLE REPAIR SERVICE  
 2. SALES OF CIGARETTES, CANDY, SOFT DRINKS, OTHER ITEMS FROM VENDING MACHINES  
 3. TIRE SALES & REPAIRS  
 4. SALES OF AIR-CONDITIONING UNITS & ACCESSORIES  
 5. OTHER ACCESSORY USES
- LANDSCAPING**  
 100' WIDE VAPOR FLOODLIGHT
- AREA REQUIREMENTS**  
 1. TOTAL TRAFFIC AREA: 10,000 SQ. FT.  
 2. TOTAL GRASS AREA: 10,000 SQ. FT.  
 3. TOTAL ASPHALTIC CONC: 10,000 SQ. FT.  
 4. TOTAL CONC: 10,000 SQ. FT.



COMPASS ROAD  
 10% TRAFFIC TWO WAY  
 100' WIDE ASPHALT PAVED

TEXACO INC.  
 BALTIMORE COUNTY MD (1980)  
 MARTIN BLVD & COMPASS RD  
 GENERAL ARRANGEMENT PLAN  
 SCALE 1/8" = 1'-0"  
 DRAWN BY: [Signature]  
 CHECKED: [Signature]  
 APPROVED: [Signature]

DATE: 12-15-65  
 TRACES: 48  
 NO. NFL 2965



**Maryland Department of Transportation**

State Highway Administration

NOV 20 AM

|   |  |
|---|--|
| <input type="checkbox"/> Annapolis      |  |
| <input type="checkbox"/> Baltimore      |  |
| <input type="checkbox"/> Carroll        |  |
| <input type="checkbox"/> Prince Georges |  |
| <input type="checkbox"/> GNS            |  |
| <b>ZONING DEPARTMENT</b>                |  |
| By _____                                |  |

Lowell K. Bridwell  
Secretary  
M. S. Coltrider  
Administrator

*Handwritten:* 8-27-83 JKL

August 26, 1983

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of Nov. 9, 1982  
ITEM: #98.  
Property Owner: Estate of Milton Schwader  
Location: SE/Cor. Martin Blvd., Route 700, and Compass Road  
Existing Zoning: B.L.-GNS  
Proposed Zoning: Special Hearing to amend the site plan in Case #4362-RX to allow the conversion of a full service station to a gas and go operation.  
Acres: 18,659 sq. ft.  
District: 15th

Dear Mr. Hammond:

The State Highway Administration - Bureau of Engineering Access Permits is providing additional comments to our letter of Nov. 9, 1982.

The only changes to be made at the site involve boarding off of the existing bays, so that no vehicular repairs, tire sales or sales of auto parts take place at this site.

Since no capital improvements or rebuilding will take place, we are agreeable to waive the requested improvements at this time.

However, the State Highway Administration will require the reconstruction as stated in our Nov. 9, 1982 letter with any capital improvement that requires a permit from Baltimore County.

Very truly yours,

*Charles Lee*  
Charles Lee, Chief  
Bureau of Eng. Access Permits

CL:GW:maw

cc: Mr. J. Sullivan My telephone number is \_\_\_\_\_

Easton Petroleum

By: George Wittman

Teletypewriter for Impaired Hearing or Speech  
363 7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free