

Teletypewriter for Impaired Hearing or Speech
363-7555 Baltimore Metro — 565-0451 D.C. Metro — 800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 • 0717

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28th day of June, 1983, that the herein Petition for Variance(s) to permit a front yard setback of 1.5 feet from the right of way line in lieu of the required 10 feet, for the expressed purpose of erecting and maintaining a canopy, and a front yard setback of 12 feet in lieu of the required 15 feet for the pump island, all in accordance with the site plan prepared by Gulf Refining and Marketing Company, dated February 22, 1983, is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Parking spaces shall not be located closer than 8 feet to a street property line.
2. Compliance with Sections 405 and 405A of the Baltimore County Zoning Regulations.
3. 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.

Jean M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

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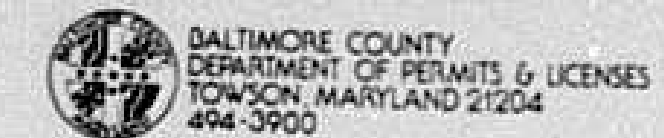
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Deputy Zoning Commissioner of
Baltimore County



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

April 1, 1983

Dear Mr. Hammond:
Comments on Item # 190 Zoning Advisory Committee Meeting March 29, 1983
are as follows:

Property Owner: J.N.G. Company, Inc.
Location: SE/Corner of Baltimore National Pike and Geipe Road
Existing Zoning: E.R.-000
Proposed Zoning: Variance to permit a setback for a canopy of 1.5' in lieu of the required 10' from right of way.

Acres:
District: 1st

The items checked below are applicable:

- ☒ A. All structures shall conform to the Baltimore County Building Code 1961/Annex 1111-001 (Use of Maryland Code for the Handicapped and Aged) and other applicable Codes.
- ☒ B. A 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.
- ☒ 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 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, line 2, Section 1107 and Table 1102.
- ☒ 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 E. 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 101.
- ☐ I. Comments:

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., 21204.

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

CW:rrrj
PCW 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 25, 1983

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

Z.A.C. Meeting of: March 29, 1983

RE: Item No: 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197
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,

William E. Hammond
Mr. William E. Hammond, Assistant
Department of Planning

NWP/bp

PATUXENT PUBLISHING CORP.

10750 Little Patuxent Pkwy
Columbia, MD 21044

May 24 19 83

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE 43372

was inserted in the following:

- ☒ Catonsville Times
- ☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 28 day of May 19 83, that is to say, the same was inserted in the issues of

May 26, 1983

PATUXENT PUBLISHING CORP.
By *[Signature]*

J.N.G. Company, Inc.
c/o John W. Geipe, President
6323 Baltimore National Pike
Baltimore, Maryland 21228

May 18, 1983

NOTICE OF HEARING

Re: Petition for Variances
SE/Corner of Baltimore National Pike
and Geipe Road
J.N.G. Company, Inc. - Petitioner
Case No. 83-280-A

TIME: 9:30 A.M.

DATE: Thursday, June 16, 1983

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

TOWSON, MARYLAND

cc: Douglas C. Jennings
Gulf Refining and Marketing Co.
P. O. Box 2235
Baltimore, Maryland 21203

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

No. 115042

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

DATE	5-16-83	ACCOUNT	R.O. 615-000
RECEIVED FROM	AMOUNT \$0.00		
FOR	Bldg. for Pet. 1983 J.N.G. Co.		
6 076*****1002010 8178A			
VALIDATION OR SIGNATURE OF CASHIER			

PETITION FOR VARIANCES

1st Election District

ZONING: Petition for Variances
LOCATION: Southeast corner of Baltimore National Pike and Geipe Road
DATE & TIME: Thursday, June 16, 1983 at 9:30 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 Variances to permit a front yard setback for a canopy of 1.5 ft. from right of way line instead of the required 10 ft. and to permit a front yard setback of 12 ft. in lieu of the required 15 ft. for the pumps and island

The Zoning Regulation to be excepted as follows:
Section 405.4.A.2.a. - setbacks for a canopy, pumps and island from the street right of way

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

Being the property of J.N.G. Company, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, June 16, 1983 at 9:30 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
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 9, 1983

J.N.G. Company, Inc.
c/o John W. Geipe, President
6323 Baltimore National Pike
Baltimore, Maryland 21228

Re: Petition for Variances
SE/corner of Baltimore National
Pike and Geipe Road
J.N.G. Company, Inc. - Petitioner
Case No. 83-280-A

Dear Sir:

This is to advise you that \$52.05 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

DATE 6/27/83 ACCOUNT R-01-615-000

AMOUNT \$52.05

RECEIVED FROM Gulf Oil Corporation

FOR Advertising & Posting Case #83-280-A
(J.N.G. Company, Inc.)

0 013*****520510 8280A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCES

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

DESCRIPTION

Beginning at a point on the southeast corner of Baltimore National Pike and Geipe Road and thence running southeasterly by a curve to the left with a radius of 5894.72' the distance of 183.89' (said arc being subtended by a chord bearing South 75° 08' 09" East 183.87'); thence south 15° 40' 06" West 107'; thence North 74° 19' 54" West 174.37'; thence South 50° 16' 15" West 44.02'; thence North 15° 40' 06" East 128.66'; and thence North 68° 59' 40" East 20.09' to the beginning point.

Also known as 6323 Baltimore National Pike.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner Date: May 26, 1983

FROM: Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition No. 83-280-A

SUBJECT: J.N.G. Company, Inc.

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

cc: Arlene January
Shirley Hess

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Reviewed by: Nicholas F. Commodari
Nicholas F. Commodari
Chairman, Zoning Plan
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

F 3-280-A

District 1st Date of Posting May 27, 1983
Posted for: Variances
Petitioner: J. M. L. Company INC.
Location of property: SE Corner of Baltimore National Pipe and
Leipe Road
Location of Signs: SE Corner of Baltimore National Pipe and
Leipe Road
Remarks: _____
Posted by M. J. Arata Date of return June 3, 1983
Signature
Number of Signs: 1



EXISTING ZONING: BR-CCC 1st ELECTION DISTRICT
PROPOSED ZONING: NO CHANGE

THREE DISPENSER ISLANDS WITH TWO DUAL AND TWO SINGLE DISPENSERS, CAPABLE OF SERVING TWO CARS AT ONE TIME.

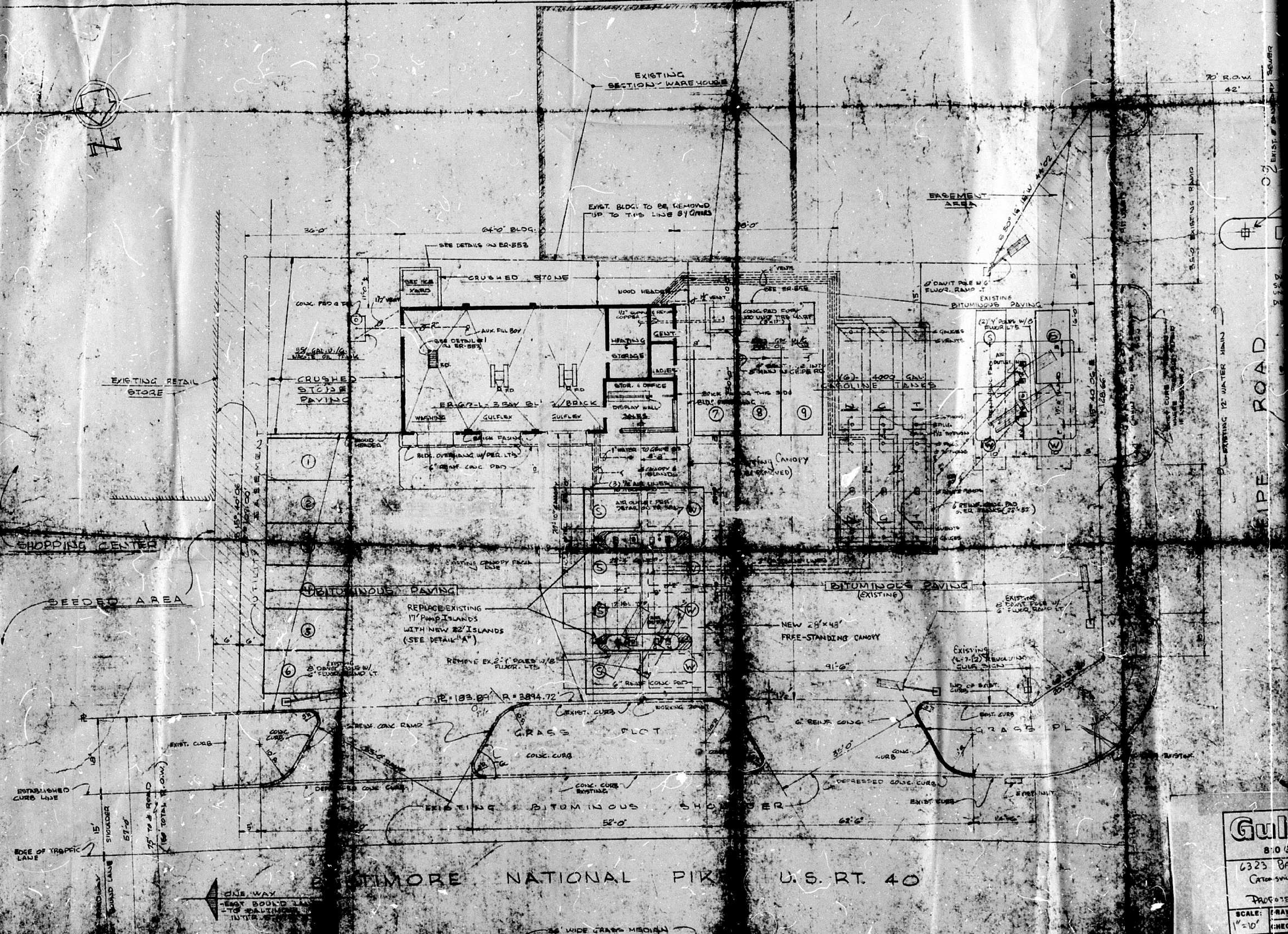
TOTAL SERVICING SPACES	6
TOTAL SERVICING BAYS	3
TOTAL BAYS AND SPACES	9
TOTAL AREA REQUIRED	$9 \times 1500 = 13500$ (use 15000 SF MIN)
TOTAL AREA OF TRACT	20,858 SF

VEHICLE REPAIR SERVICES
VENDING MACHINES
TIRE SALES AND INSTALLATION
MINOR ACCESSORY USES

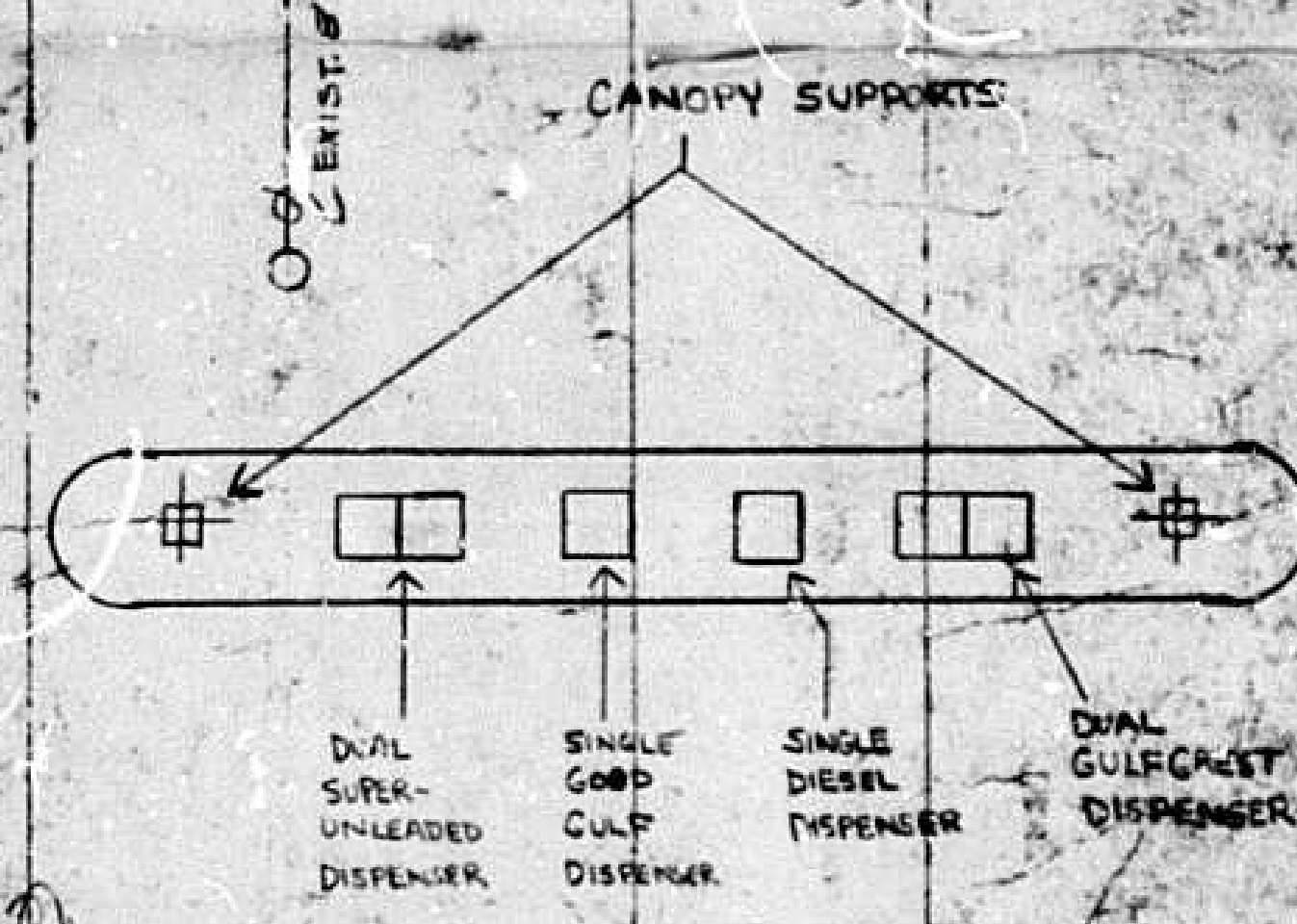
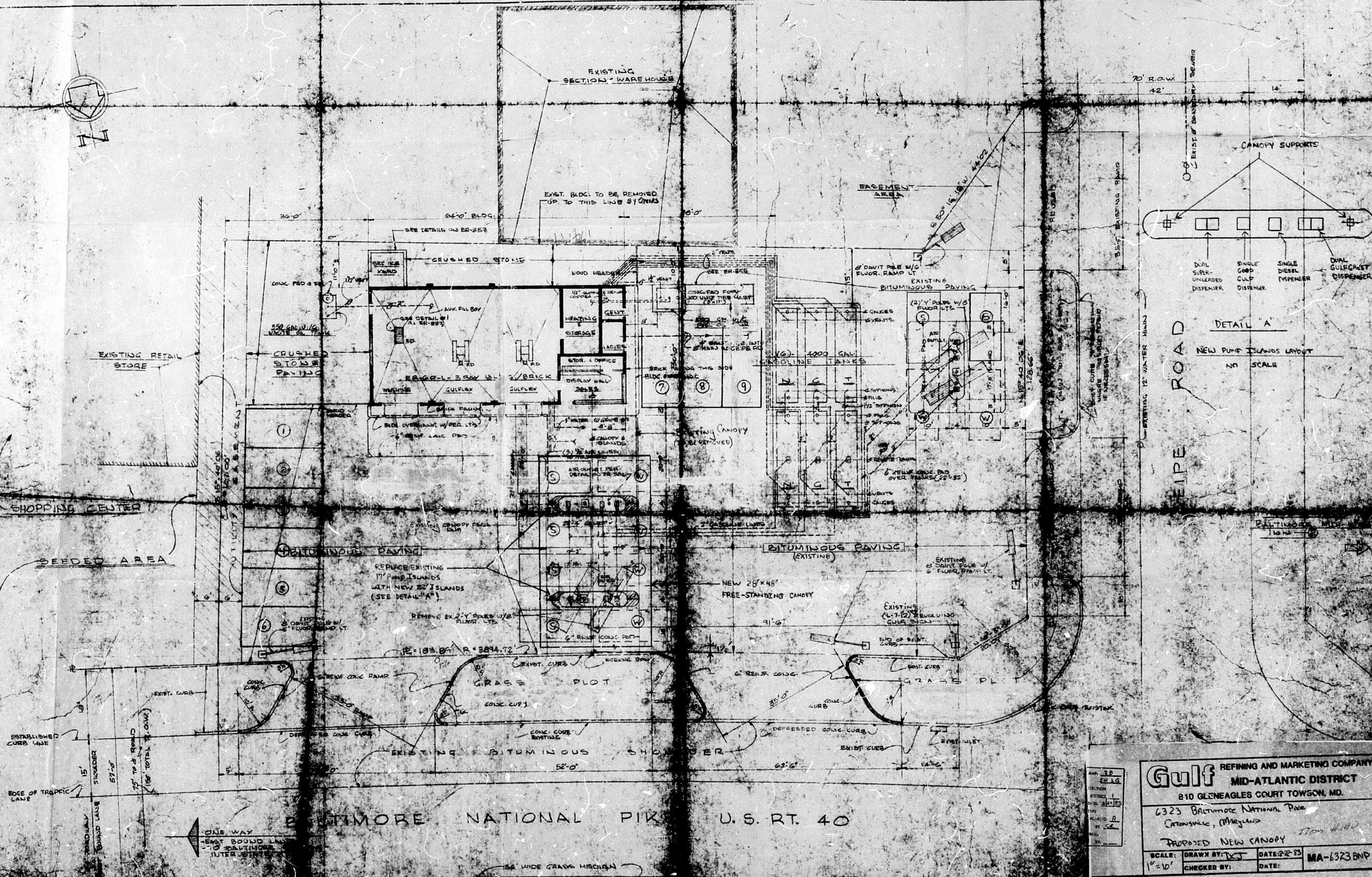
NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
REQUIRED SITE WIDTH = $2 \times 65 = 130'$
ACTUAL SITE WIDTH = 183.89'

LANDSCAPING REQUIRED (5% OF SITE) = 1043 SF
LANDSCAPING PROVIDED = 2502 SF

PARKING SPACES REQUIRED = 3 DAYS x 3 EACH = 9
PARKING SPACES PROVIDED = 9



Gul
810
6323 BA
CATERING
PAGE 078
SCALE: 1"=10'
RAY
NEC



DETAIL "A"
NEW PUMP ISLAND LAYOUT
NO SCALE

Gulf REFINING AND MARKETING COMPANY			
MID-ATLANTIC DISTRICT			
810 GLENEAGLES COURT TOWSON, MD.			
6323 BALTIMORE NATIONAL PIKE			
CATONSVILLE, MARYLAND			
PROPOSED NEW CANOPY			
SCALE: 1"=10'	DRAWN BY: [Signature]	DATE: 2-22-83	MA-6323 BND
CHECKED BY:		DATE:	

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