

84-9-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 Variance from Section 405.4 A.2.a. to permit a kiosk to be located 15' from the street right-of-way and 55' from the centerline of the street in lieu of the required 35' and 60', respectively and to permit a distance of 6' from the street right-of-way for a canopy in lieu of the required 10' of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (and to hardship or practical difficulty)

The limited space available on this site has forced us to utilize space within the required setbacks in order to avoid a possible hazard to cars coming out of the service bays.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance 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
 Shell Oil Company
 (Type or Print Name)
 Signature: *[Signature]*
 5565 Sterrett Place
 Address
 Columbia, Maryland 21044
 City and State
 Name and phone number of legal owner, contract purchaser or representative to be contacted
 2603 E. Northern Parkway
 Address
 Baltimore, Maryland 21214
 City and State
 Name and phone number of legal owner, contract purchaser or representative to be contacted
 Lyon Associates, Inc. (Tony Cortea)
 Name
 7131 Rutherford Road 944-9112
 Address
 City and State
 Attorney's Telephone No.:
 7131 Rutherford Road 944-9112
 Address
 City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of May, 1983, 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 5th day of July, 1983, at 10:00 o'clock A.M.

[Signature]
 Zoning Commissioner of Baltimore County.

(over)

84-9-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 804.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Exception of site area for existing service station granted under Special Exception 3854.

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.

Lessee:
 Shell Oil Company (R.M. Tambascio)
 (Type or Print Name)
 Signature: *[Signature]*
 5565 Sterrett Place
 Address
 Columbia, Maryland 21044
 City and State
 Legal Owner(s):
 Santi Vincent Lusco
 (Type or Print Name)
 Signature: *[Signature]*
 Rose Marie Lusco
 (Type or Print Name)
 Signature: *[Signature]*
 2603 E. Northern Parkway
 Address
 Baltimore, Maryland 21214
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Lyon Associates, Inc. (Michael G. Kabin)
 Name
 7131 Rutherford Road
 Address
 Baltimore, Maryland 21207 944-9112
 City and State
 Attorney's Telephone No.:
 7131 Rutherford Road 944-9112
 Address
 City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of May, 1983, 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 5th day of July, 1983, at 10:00 o'clock A.M.

[Signature]
 Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

RE: PETITION FOR SPECIAL HEARING
 PETITION FOR VARIANCES
 NW Corner of Liberty and Essex Rd.,
 2nd District
 SANTI VINCENT LUSCO, et ux,
 Petitioners
 Case No. 84-9-SPHA

ORDER TO ENTER APPEARANCE

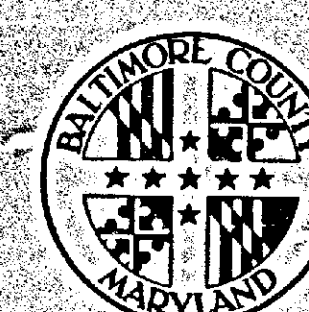
Mr. Commissioner:
 Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary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

[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 20th day of June, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Santi Vincent Lusco, 2603 E. Northern Parkway, Baltimore, MD 21214, Petitioners; Mr. Tony Cortea, Lyon Associates, Inc., 7131 Rutherford Rd., Baltimore, MD 21207, who requested notification and Mr. R. M. Tambascio, Shell Oil Company, 5565 Sterrett Place, Columbia, MD 21044, Lessee.

[Signature]
 John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 24, 1983

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204
 000
 Nicholas B. Commodari
 Chairman
 MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

Mr. Tony Cortea
 Lyon Associates, Inc.
 7131 Rutherford Road
 Baltimore, Maryland 21207

RE: Item No. 135 - Case No. 84-9-SPHA
 Petitioner - Santi V. Lusco, et ux
 Special Hearing & Variance Petitions

Dear Mr. Cortea:

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 construct a kiosk and canopy over the existing pump islands, the variance is required. The special hearing is included in order to allow an expanded parking area along Essex Road. This area was not included in the original special exception.

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

NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:bse
 Enclosures



BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
 DIRECTOR

March 9, 1983

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

Re: Item #135 (1982-1983)
 Property Owner: Santi V. & Rose M. Lusco
 NW corner Liberty Rd. & Essex Rd.
 Acres: 0.628 District: 2nd

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:

Liberty Road (Md. 26) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Baltimore County highway and utility improvements exist.

The entrance locations are also subject to approval by the Department of Traffic Engineering.

A fillet area for sight distance is required at the highway intersection.

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

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

Item #135 (1982-1983)
 Property Owner: Santi V. & Rose M. Lusco
 Page 2
 March 9, 1983

General: (Cont'd)

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 135 (1982-1983).

Very truly yours,

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

RAM:EW:FW:Riss

cc: M. Flanagan

L-NE Key Sheet

18 NW 23 Pos. Sheet

NW 5 F Topo

68 Tax Map



Maryland Department of Transportation
 State Highway Administration

Lowell K. Bridwell
 Secretary
 M. S. Calhoun
 Administrator

January 19, 1983

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of Jan. 18, 1983
 ITEM: #135.
 Property Owner: Santi V. & Rose M. Lusco
 Location: NW/Cor. Liberty Rd. Route 26 and Essex Road
 Existing Zoning: B.R.-CSA
 Proposed Zoning: Variance to permit a kiosk to be located 15' from the street right-of-way and 55' from the centerline of the street in lieu of the required 35' and 60', respectively and to permit a distance of 6' from the street right-of-way for a canopy in lieu of the required 10'.
 Acres: 0.628
 District: 2nd

Dear Mr. Hammond:

On review of the site plan of December 21, 1983 and field inspection, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

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

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350
 Typewriter for Impaired Hearing or Speech
 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
 P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

ORDER RECEIVED FOR FILING

DATE July 22, 1983

BY *Myrle C. Capen, Clerk*
Administrative Assistant

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 result in practical difficulty and unreasonable hardship upon the petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of July, 1983, that the herein Petition for Variance(s) to permit a kiosk to be located 15 feet from the street right of way and 55 feet from the center line of the street in lieu of the required 35 feet and 60 feet, respectively, and a distance of 6 feet from the street right of way for a canopy in lieu of the required 10 feet, in accordance with the site plan prepared by Lyon Associates, Inc., dated December 21, 1982, is hereby GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the accompanying Special Hearing Order.

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

ORDER RECEIVED FOR FILING

DATE July 22, 1983

BY *Myrle C. Capen, Clerk*
Administrative Assistant

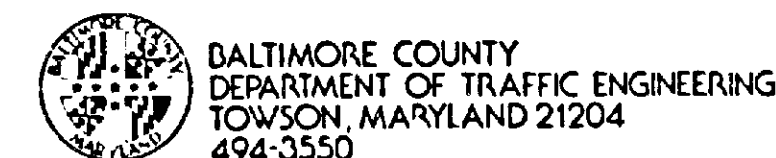
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that approval of an amendment to the site plan filed in Case No. 3854-X to permit an expanded parking area would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of July, 1983, that the amendment to the site plan filed in Case No. 3854-X to permit an expanded parking area, in accordance with the site plan prepared by Lyon Associates, Inc., dated December 21, 1982, 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. The curbing on three sides of the expanded area shall be eight inches high.
2. Compliance with Section 405 of the Baltimore County Zoning Regulations.

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



STEPHEN E. COLLINS
DIRECTOR

January 23, 1983

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

ZAC - January 18, 1983
Item Nos. 132, 133, 134, 135, 136, 137, 138, 139, and 140.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 132, 133, 134, 135, 136, 137, 138, 139, and 140.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: February 4, 1983

FROM: Ian J. Forrest

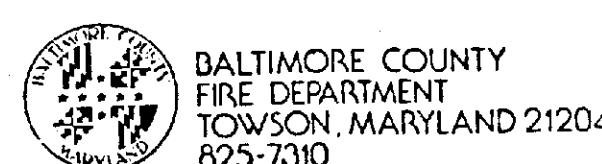
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 127 - E. L. S. Enterprises, Inc.
- Item # 131 - Carl M. & Catherine V. Baxley, Jr.
- Item # 134 - Allen W. Haynie
- Item # 135 - Santi V. & Rose M. Lusco
- Item # 137 - Herbert A. & Dorothy M. Reynolds
- Item # 138 - James T. & Pearl Shipley
- Item # 142 - Daniel T. & Janet T. Brulinski
- Item # 143 - Denver G. Resh
- Item # 144 - William J. & Janice M. Steiner, Jr.
- Item # 146 - Beacon Building Corp.
- Item # 147 - Robert A. & Deborah L. Jennings

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth



PAUL H. REINCKE
CHIEF

January 21, 1983

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: Santi V. and Rose M. Lusco

Location: NW/Cor. Liberty Road and Essex Road

Item No.: 135

Zoning Agenda: Meeting of January 18, 1983

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 _____ 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.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- () 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.

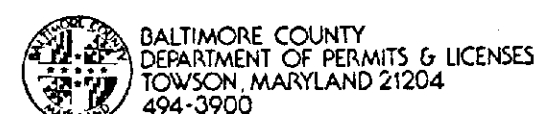
- () 6. Site plans are approved, as drawn.

- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *John M. H. Jung* 1-21-83
Planning Group
Special Inspection Division

Noted and Approved: *Jean M.H. Jung*
Fire Prevention Bureau

JK/nb/cn



TED ZALESKI
DIRECTOR

February 2, 1983

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

Dear Mr. Hammond:

Comments on Item #135 Zoning Advisory Committee Meeting January 18, 1983 are as follows:

Property Owner: Santi V. & Rose M. Lusco
Location: NW/Cor. Liberty Road and Essex Road
Baltimore County Office Building
Towson, Maryland 21204
Proposed Variance: To permit a kiosk to be located 15' from the street right-of-way and 55' from the centerline of the street in lieu of the required 35' and 60', respectively and to permit a distance of 6' from the street right-of-way for a canopy in lieu of the required 10'.

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 Age4; and other applicable Codes.

- X 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.

- 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 resistive construction, no opening permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line. See Table 601, line 2, Section 1407 and Table 1402.

- F. Reasoned variance conflicts with the Baltimore County Building Code, Section 4.

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

- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer verify 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 601.

- I. Comments: Ramp side walks with curb-outs along Liberty Rd. & Essex Rd. as per Handicapped Code. If main structure is converted to other uses, a change of occupancy & alteration permit shall be required to upgrade the building to the proposed new use.

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 R. Burnham
Charles R. Burnham, Chief
Plans Review

CSB:rrj

FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 17, 1983

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

Z.A.C. Meeting of: January 18, 1983

RE: Item No: 132, 133, 134, 135, 136, 137, 138, 139, 140
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
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 22, 1983

Mr. and Mrs. Santi Vincent Lusco
2603 East Northern Parkway
Baltimore, Maryland 21214

RE: Petition for Special Hearing and
Variances
NW/Corner of Liberty and Essex Rds.
2nd Election District
Santi Vincent Lusco, et ux - Petitioners
NO. 84-9-SPHA (Item No. 135)

Dear Mr. and Mrs. Lusco:

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

Very truly yours,
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Shell Oil Company
5545 Sterrett Place
Columbia, Maryland 21044

Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Maryland 21207

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

000

Nicholas B. Commodari
Chairman

MEMBERS

Bureau of
Engineering

Department of
Traffic Engineering

State Roads Commission

Bureau of
Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial
Development

April 20, 1983

Mr. Mike Kobin
Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Maryland 21207

RE: Item No. 135
Petitioner - Santi Lusco, et ux
Special Hearing & Variance Petitions

Dear Mike:

As we stated in our previous conversation on the above matter, a special hearing for expansion of the site area and additional filing fee of \$100.00 is needed before the petition can be scheduled for a hearing.

If you have any additional questions, please do not hesitate to contact me at 494-3391.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

June 8, 1983

Mr. & Mrs. Santi Vincent Lusco
2603 E. Northern Parkway
Baltimore, Maryland 21214

NOTICE OF HEARING

Re: Petitions for Special Hearing & Variance
NW/corner Liberty and Essex Roads
Santi Vincent Lusco, et ux - Petitioners
Case No. 84-9-SPHA

TIME: 10:00 A.M.

DATE: Tuesday, July 5, 1983

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

TOWSON, MARYLAND

cc: Shell Oil Company
c/o R. M. Tambascio
5565 Sterrett Place
Columbia, Maryland 21044

Lyon Associates, Inc.
c/o Michael G. Kobin
7131 Rutherford Road
Baltimore, Maryland 21207

William E. Hammond
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 22, 1983

Lyon Associates, Inc.
c/o Michael G. Kobin
7131 Rutherford Road
Baltimore, Maryland 21207

Re: Petitions for Special Hearing & Variance
NW/corner Liberty and Essex Rds.
Santi Vincent Lusco, et ux - Petitioners
Case No. 84-9-SPHA

Dear Mr. Kobin:

This is to advise you that \$90.10 is due for advertising and posting of the above property.

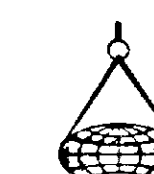
Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj

cc: Shell Oil Company
c/o R. M. Tambascio
5565 Sterrett Place
Columbia, Maryland 21044



LYON ASSOCIATES, INC.

ARCHITECTURE
ENGINEERING
CONSULTING

ZONING DESCRIPTION

Existing Shell Service Station at Liberty and Essex Roads
Baltimore County, Maryland

BEGINNING FOR THE SAME at a point located on the Northwest corner of Liberty Road and Essex Road; thence leaving said point and running North 65°23'20" West 115.00 feet along the Northern Right-of-Way line of Liberty Road; thence North 25°06'40" East 239.48 feet; thence by a curve to the left having a chord bearing and distance of South 59°24'35" East 105.50 feet and having a radius of 550.00 feet and an arc length of 105.66 feet; thence South 64°50'03" East 13.45 feet to intersect the Western Right-of-Way line of Essex Road; thence running along the Western Right-of-Way line the following five courses and distances: first South 25°06'40" West 15.00 feet, second South 64°50'03" East 6.50 feet, third South 25°06'40" West 61.97 feet, fourth South 81°56'23" West 11.95 feet and fifth South 25°06'40" West 144.87 feet to the place of beginning.

Containing in all 27,366 sq. ft. or 0.628 Ac. ±.



Joseph A. W. W. W.
12/21/82

PETITION FOR SPECIAL HEARING AND VARIANCES

2nd Election District

ZONING: Petition for Special Hearing and Variances

LOCATION: Northwest corner of Liberty and Essex Roads

DATE & TIME: Tuesday, July 5, 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 Commission and/or Deputy Zoning Commissioner should approve expansion of site area for existing service station granted under Special Exception 3854X and Variances to permit a kiosk to be located 15 ft. from the street right of way and 55 ft. from the centerline of the street in lieu of the required 35 ft. and 60 ft., respectively, and to permit a distance of 6 ft. from the street right of way for a canopy in lieu of the required 10 ft.

The Zoning Regulation to be excepted as follows:
Section 405.4A.2.a - minimum distance of kiosk from street right of way and centerline of the street and minimum distance of canopy from street right of way

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

Being the property of Santi Vincent Lusco, et ux, as shown on plat filed with the Zoning Department.

Hearing Date: Tuesday, July 5, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Zoning Petition No. 84-9-SPHA
SUBJECT: Santi Vincent Lusco, et ux

Date: June 16, 1983

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

NEG:JCH:slc

cc: Arlene January
Shirley Hess

Norman E. Gerber
Director of Planning and Zoning

No. 117667
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 6/28/83
ACCOUNT: R-01-615-000
AMOUNT: \$90.10
RECEIVED: Lyon Associates, Inc.
FOR: Advertising & Posting Case 84-9-SPHA
(Santi V. Lusco, et ux)
6 0355555500010 8282A

No. 117385
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 5/31/83
ACCOUNT: 100.00
AMOUNT: \$100.00
RECEIVED: Santi V. Lusco
FOR: Pay fee for Special Hearing June 16, 1983
6 0355555500010 8312A

No. 111966
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 7/13/83
ACCOUNT: R-01-615-000
AMOUNT: 100.00
RECEIVED: M. J. P. P.
FOR: Pay fee for Special Hearing June 16, 1983
6 0355555500010 8042A



Mr. Tony Cortesi
Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Md. 21207

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 31st day of May, 1983.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Santi V. Lusco, et ux

Petitioner's Attorney

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

84-9-SPHA

District 2nd Date of Posting June 16, 1983

Posted for: Special Hearing & Variances

Petitioner: Santi Vincent Lusco, et ux

Location of property: NW/corner of Liberty and Essex Roads

Location of Sign: NW/corner of Liberty and Essex Roads

Remarks:

Posted by: M. J. P. P. Date of return: June 24, 1983

Number of Signs: 2

