

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 406.44.2.1 to permit a setback of 3 feet in lieu of the required 10 feet for a canopy and to permit a pump island setback of 12 feet in lieu of the required 15 feet, both from the right of way.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)

The required setback would force the pump islands too close to the service station building, making access to one of the service bays potentially dangerous.

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: _____
(Type or Print Name)

Signature: _____

Address: _____
City and State: _____

Attorney for Petitioner: _____
(Type or Print Name)

Signature: _____

Address: _____
City and State: _____

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Lyon Associates, Inc. (Michael G. Kobin)
7131 Rutherford Road
Baltimore, Maryland 21207 944-9112
Address: _____ Phone No. _____

Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of June, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of July, 1983, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SE Corner of Frederick Rd. and : OF BALTIMORE COUNTY
Sanford Ave., 1st District

SHELL OIL COMPANY, : Case No. 84-29-A
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.

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

I HEREBY CERTIFY that on this 12th day of July, 1983, a copy of the foregoing Order was mailed to Mr. R. M. Tambascio, Shell Oil Company, 5565 Sterrett Place, Columbia, MD 21044, Petitioner and Mr. Michael G. Kobin, Lyon Associates, Inc., 7131 Rutherford Road, Baltimore, MD 21207, who requested notification.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1983

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

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

RE: Item No. 202 - Case No. 84-29-A
Petitioner - Shell Oil Company
Variance Petition

Dear Mr. Kobin:

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.

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:bsc

Enclosures

Mr. W. Hammond

-2-

April 13, 1983

The State Highway Administration recommends adequate access be maintained at the site with the request of the Zoning Variance.

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

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning

Date: April 27, 1983

FROM: Ian J. Forrest

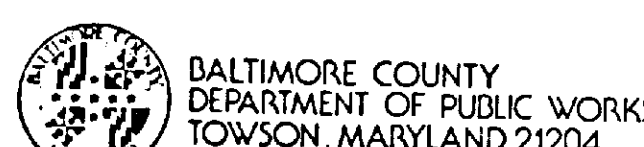
SUBJECT: Zoning Variance Items

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

- Item #119 - Honolulu Limited
- Item #120 - James R. Peak
- Item #151 - Melvin & Ruth Kabik
- Item #162 - Jonathan & Teresa Marshall
- Item #163 - Gilbert & Joyce Goetz
- Item #164 - Edwin S. Crawford, et ux
- Item #165 - The Vestry of the Church of the Good Shepherd
- Item #168 - Thomas P. Barly
- Item #169 - Joseph E. & Sarah Catherine Poklis
- Item #170 - N. Eugene & Mary Ellen Shoemaker
- Item #173 - Thomas B. & Florabelle Grooms
- Item #183 - Robert L. & Regina P. Griffin
- Item #186 - Metropolitan Management Co.
- Item #187 - Raymond T. & Alice A. Andrews
- Item #196 - Harvey P. & Carolyn W. Haggie
- Item #197 - Gordon L. French
- Item #200 - Mark S. & Karen A. Bartlett
- Item #201 - James P. & Jeanne F. Freeman
- Item #202 - Shell Oil Company
- Item #206 - Donald R. & Wanda C. Higgo
- Item #211 - Thomas A. Keller, et ux
- Item #215 - Ambler M. Elick, et al
- Item #218 - Grant Owings, et al
- Item #219 - Paul Hobbs, et ux
- Item #220 - Philip E. Klein, et al
- Item #221 - Leonard Stoler

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

LJF/fth



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 6, 1983

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

Re: Item #202 (1982-1983)
Property Owner: Shell Oil Company
S/E corner Frederick Rd. and Sanford Ave.
Acres: 0.485 District: 1st

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.

Frederick Road (Md. 144) 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.

A fillet area for sight distance is required at the Frederick Road-Sanford Avenue intersection.

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

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 202 (1982-1983).

Very truly yours,

Richard M. Korman, P.E.
Richard M. Korman, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:iss

H-WE Key Sheet
10 SM 21 Pos. Sheet
SM 3 P. Topo
101 Tax Map



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Calhider
Administrator

April 13, 1983

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

Re: ZAC Meeting of 4-5-83
ITEM: #202.
Property Owner: Shell Oil Company
Location: SE/Cor Frederick Road and Sanford Avenue
Existing Zoning: B.L.-CNS
Proposed Zoning: Variance to permit a setback of 3' in lieu of the required 10' for a canopy and to permit a pump island setback of 12' in lieu of the required 15'.
Acres: 0.485
District: 1st

Attention: Mr. N. Commodari

Dear Mr. Hammond:

On review of the site plan of 3-24-83 and field inspection, the State Highway Administration offers the following comments.

The State Highway Administration finds the variance for the canopy outside the State Right of Way and the pump island setback generally acceptable.

However, the State Highway Administration recommends the plan be revised to show existing conditions at the site.

This would include the two (2) cargo containers located at the rear of the service station and the large number of vehicles parked on the site on the day of inspection (39 parked vehicles).

Access at the north entrance of Sanford Avenue was restricted by a vehicle parked within the 35' entrance and the south entrance of Sanford Avenue was completely blocked by parked vehicles.

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 117177 North Carroll St., Baltimore, Maryland 21203 - 0717

Pursuant to the advertisement 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.

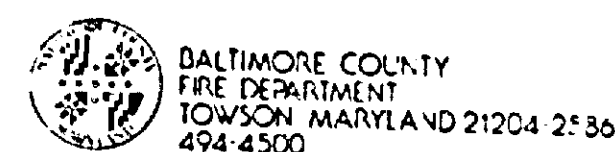
Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of August, 1983, that the herein Petition for Variance(s) to permit a front yard setback of 3 feet in lieu of the required 10 feet, for the expressed purpose of erecting and maintaining a canopy, and a front yard setback of 12 feet in lieu of the required 15 feet for the pump island, all in accordance with the site plan prepared by Lyon Associates, Inc., revised June 17, 1983, is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with Section 405 of the Baltimore County Zoning Regulations.
 - All service station use shall be contained within the front 135 foot portion of the property.
 - All entrances shall be kept free of obstructions.
 - Parking shall be permitted only in designated spaces.
- Approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

John M. Hammond
Deputy Zoning Commissioner
Baltimore County

UNDER RECEIVED FOR FILING

DATE August 4, 1983
BY Mary Langley (Clerk)



PAUL H. REMICK
CHIEF

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: Shell Oil Company
Location: SE/Cor. Frederick Road and Sanford Avenue
Item No.: 202
Zoning Agenda: Meeting of April 5, 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.

REVIEWER: *George M. McGehee*
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb



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

April 12, 1983

Comments on Item # 202 Zoning Advisory Committee Meeting April 5, 1983 are as follows:

Property Owner: Shell Oil Company
Location: SE/Cor. Frederick Road and Sanford Avenue
Building Number: B-11-001
Proposed Zoning: Variance to permit a setback of 3' in lieu of the required 10' for a canopy & to permit a pump island setback of 12' in lieu of the required 15'.
Area: 0.185
District: 1st

The items checked below are applicable:

- A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Age; 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 resistive construction, no openings permitted within 3'-0" of lot lines. A fireproof is required if construction is on the lot line. See Table 401, line 2, Section 1407 and Table 1407.
 - 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 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.
- ✓ I. Comments: Comply with Section 615.0 B.O.C.A., 1981 Edition.

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.

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CHS:mg
FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 5, 1983

Z.A.C. Meeting of: April 5, 1983

RE: Item No: 198, 199, 200, 201, 202, 203, 204, 205
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,

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

KNP/bp

PETITION FOR VARIANCES

1st Election District

ZONING: Petition for Variances
LOCATION: Southeast corner of Frederick Road and Sanford Avenue
DATE & TIME: Thursday, July 28, 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 Variances to permit a setback of 3 ft. in lieu of the required 10 ft. for a canopy and to permit pumps and pump island setback of 12 ft. in lieu of the required 15 ft., both from the right of way

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

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

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

Hearing Date: Thursday, July 28, 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
TO Zoning Commissioner: _____ Date: July 5, 1983
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 84-29-A
SUBJECT: Shell Oil Company

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

NEG:JGH:slc

cc: Arlene January
Shirley Hess

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



WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 21, 1983

Shell Oil Company
c/o R. M. Tambascio
5565 Sterrett Place
Columbia, Maryland 21046

Re: Petition for Variances
SE/corner of Frederick Rd. & Sanford Ave.
Shell Oil Company - Petitioner
Case No. 84-29-A

Dear Sir:

This is to advise you that \$52.35 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

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

No. 119432

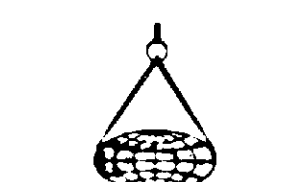
DATE: 7/28/83 ACCOUNT: R-01-615-000

AMOUNT: \$52.35

RECEIVED FROM: Lyon Associates, Inc.
FOR: Advertising & Posting Case #84-29-A
(Shell Oil Company)
164

6 048*****523535 62644

VALIDATION OR SIGNATURE OF CASHIER



ARCHITECTURE
ENGINEERING
CONSULTING

LYON ASSOCIATES, INC.

ZONING DESCRIPTION

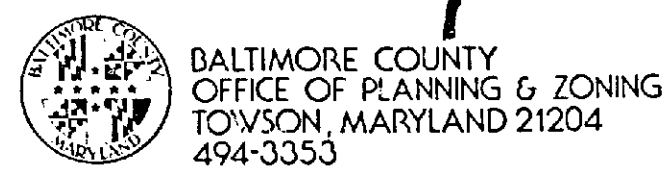
Existing Shell Service Station
925 Sanford Avenue
Baltimore County, Maryland

BEGINNING FOR THE SAME at a point on the Southeast corner of Frederick Road and Sanford Avenue; thence running and binding with the Southernmost side of Frederick Road North 74°17'17" East 133.00 feet; thence leaving said right-of-way line South 16°17'50" East 135.00 feet to a point established by previous Special Exception; thence South 74°17'17" West 132.23' to a point on the East side of Sanford Avenue; thence running and binding with said right-of-way line North 16°37'31" West 135.00 feet to the place of beginning.

Containing in all 17,901 S.F. or 0.485 Ac. ±



Received
6-21-83
#202



ARNOLD JADON
ZONING COMMISSIONER

August 4, 1983

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

RE: Petition for Variances
SE/corner of Frederick Rd. and Sanford
Ave. - 1st Election District
Shell Oil Company - Petitioner
NO. 84-29-A (Item No. 202)

Dear Mr. Kobin:

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

Very truly yours,

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

JMHJ/mc

Attachments

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

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

Mr. Michael G. Kobin
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 21st day
of June, 19 83

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Shell Oil Company

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

District 1st Date of Posting July 11, 1983
Posted for: Variances
Petitioner: Shell Oil Company
Location of property: SE/corner of Frederick Rd. and Sanford Ave.
Location of Signs: SE/corner of Frederick Rd. and Sanford Ave.
Remarks: None
Posted by: *John M.H. Jung* Date of return: July 16, 1983
Number of Signs: 1

June 29, 1983

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

NOTICE OF HEARING

Re: Petition for Variances
SE/corner of Frederick Road and Sanford Avenue
Shell Oil Company - Petitioner
Case No. 84-29-A

TIME: 10:00 A.M.

DATE: Thursday, July 28, 1983

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

TOWSON, MARYLAND

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

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

No. 115066

DATE COMPLETION OF
TOWSON COUNTY

DATE: 7/24/83 ACCOUNT: 11-11-1-622
AMOUNT: 11.00
RECEIVED FROM: *Michael G. Kobin*
FOR: *Shell Oil Company*
7131 Rutherford Road
Baltimore, Maryland 21207
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 7, 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., ONCE-A-WEEK
of one time once before the 28th
day of July, 1983, the last publication
appearing on the 7th day of July
1983.

THE JEFFERSONIAN
Richard Smith
Manager

Cost of Advertisement, \$ 22.75

PETITION FOR VARIANCE
1st Election District
ZONING: Petition for Variance
LOCATION: Southeast corner of
Frederick Road and Sanford Ave.
DATE & TIME: Thursday, July
28, 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 Variance to permit
a setback of 5 ft. in line of the re-
quired 10 ft. for a motor and to
permit a drive and pump island set-
back of 10 ft. in line of the required
15 ft., both from the right of
way.
The Zoning Regulation to be ex-
ercised as follows:
Section 404.42(a) - setback of can-
opy, pump and pump island from
street right of way.
All that parcel of land in the
First District of Baltimore County
hereinafter for the name of a petition
on the Southeast corner of Frederick
Road and Sanford Avenue, thence running
thence running and ending with the
Southeast side of Frederick
Road North 14° 17' 17" East 120.00
feet thence bearing and right-of-
way line South 18° 17' 40" East
120.00 feet to a point established
by previous Special Elevation:
thence South 12° 17' 17" West 12.25
feet to a point on the East side of San-
ford Avenue thence running and
ending with the right-of-way line
North 18° 27' 31" West 120.00 feet
to the point of beginning.
Containing in all 17,801 S.F. or
404.42 Ac.
Being the property of Shell Oil
Company, as shown on last plat
filed with the Zoning Department,
hearing date: Thursday, July 28,
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
July 7, 1983

Office of
PATUXENT
Publishing Corp.

10750 Line Patuxent Hwy.
Columbia, MD 21044

July 14, 19 83

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Variance 45841

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 16 day of July, 19 83, that is to say,
the same was inserted in the issues of

July 14, 1983

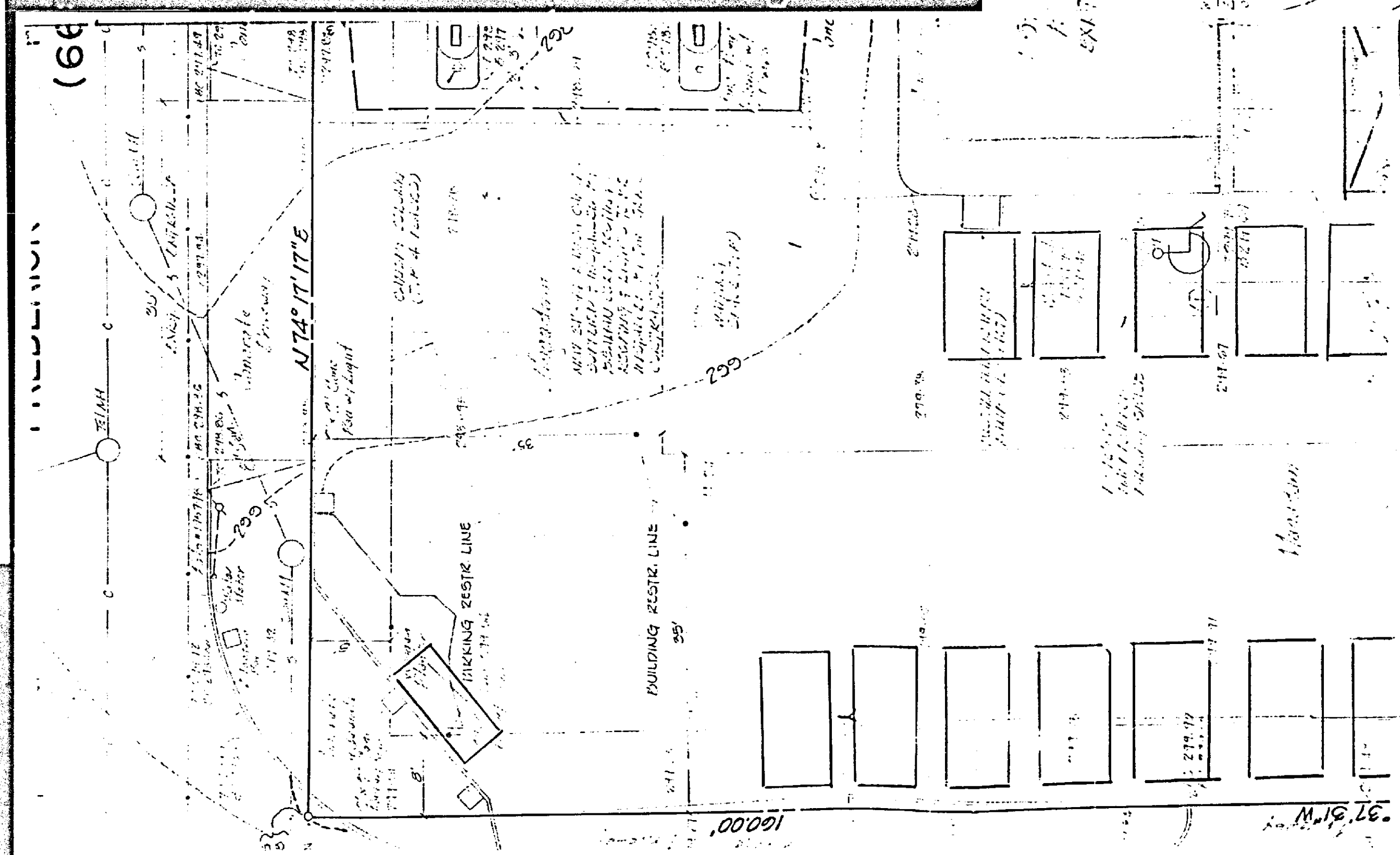
PATUXENT/PUBLISHING CORP.
By *Patuxent Publishing Corp.*

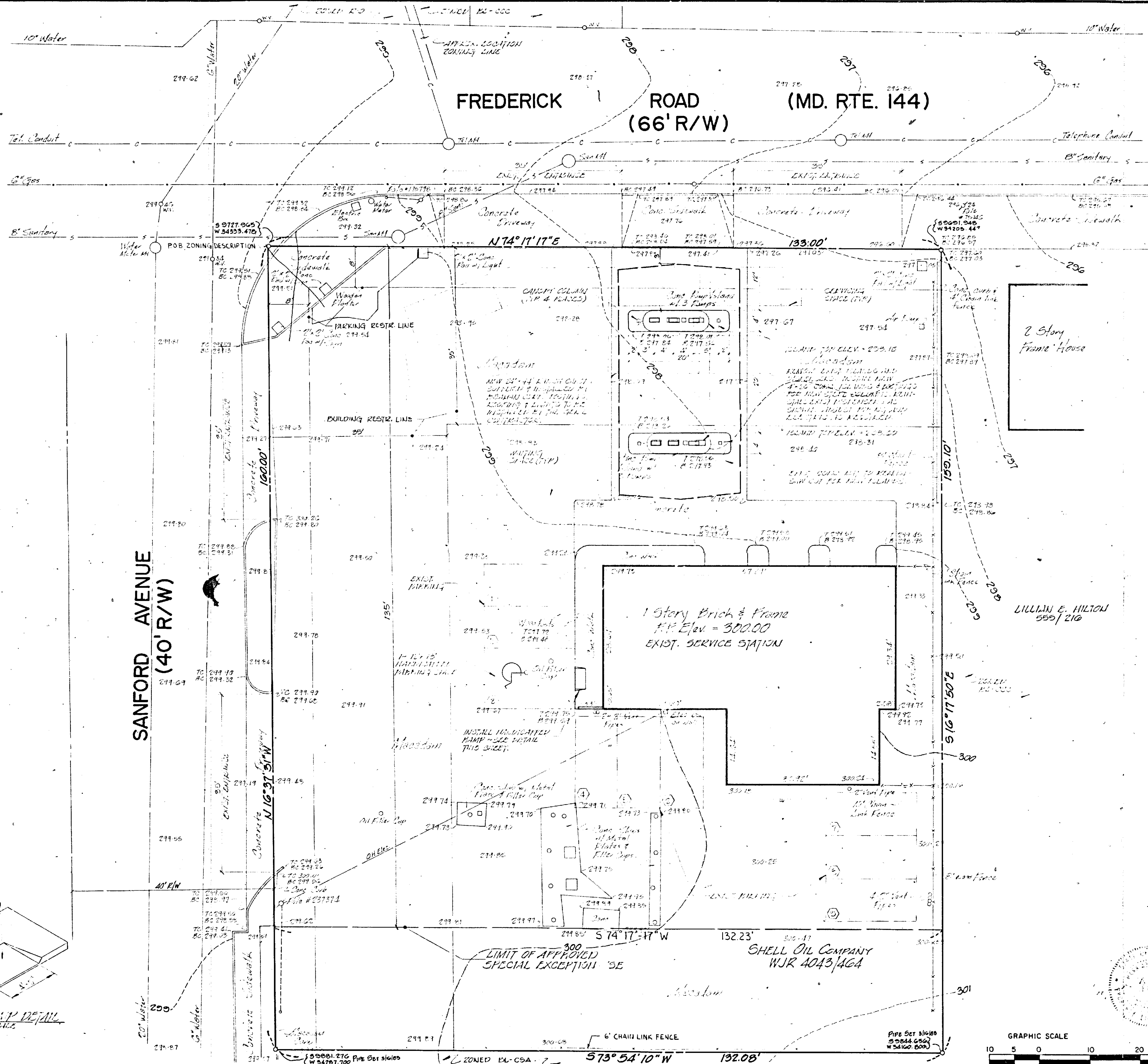
IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF





LOCATION MAP
SCALE: 1" = 2000'

ZONING NOTES:

EXISTING ZONING: BL-CSA
PROPOSED ZONING: NO CHANGE BUT WITH A VARIANCE FROM SECTION 405.4A(2) TO PERMIT A SETBACK OF 3 FEET IN LIEU OF THE REQUIRED 10 FEET FOR A CANOPY, AND TO PERMIT A PUMP ISLAND SETBACK OF 12 FEET IN LIEU OF THE REQUIRED 15 FEET.

AREA REQUIREMENTS:

TWO DISPENSER ISLANDS WITH THREE DISPENSERS SERVING FOUR CARS AT ONE TIME.
TOTAL SERVICING SPACES = 8
TOTAL SERVICING BAYS = 3
TOTAL SPACES AND BAYS = 11
TOTAL AREA REQUIRED = 11 x 1,500 SF = 16,500 SF
TOTAL WAITING SPACES = 8

ANCILLARY USES:

VEHICLE REPAIR SERVICES
VENDING MACHINES
TIRE SALES AND INSTALLATION
SALE OF SMALL AUTO PARTS AND ACC.
MINOR ACCESSORY USES

NO ADDITIONAL SQUARE FOOTAGE REQUIRED

COMBINATION USES: NONE

TOTAL AREA REQUIRED = 16,500 SF
TOTAL AREA OF TRACT = 21,145 SF

ACCESS POINTS:

NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
REQUIRED SITE WIDTH = 2 x 65' = 130'
ACTUAL SITE WIDTH = 133.00'

LANDSCAPING:

LANDSCAPING REQUIRED (5% OF SITE) = 1,057 SF
LANDSCAPING PROVIDED = 145 SF

PARKING:

PARKING SPACES REQUIRED = 3 BAYS x 3 EACH = 9
PARKING SPACES PROVIDED = 9 (INCLUDING ONE HANDICAPPED)

AREA DISTURBED BY NEW CONSTRUCTION = 160 SF

GENERAL NOTES:

- COORDINATES AND BEARINGS SHOWN ARE BASED ON BALTIMORE COUNTY TRANSFER STATIONS NO. X-8007 810855.44 W 55674.82 X-8008 81041.72 W 55702.60 OWNER: SHELL OIL COMPANY WJR 4043/464 AREA: 21,145 SQ. FT. ± 0.85 AC ± ELEV. = 300.00
- ELEVATIONS SHOWN ARE BASED ON ASSUMED M.F. ELEV. = 300.00
- UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
- THE LINES AND GRADES OF THE PROPOSED ROADS SHOWN HAVE BEEN OBTAINED FROM PLANS OF THE LOCAL HIGHWAY AGENCIES. THEY ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.
- UTILITY COMPANIES: CHESAPEAKE & POTOMAC TELEPHONE COMPANY 320 ST. PAUL STREET, BALTIMORE, MD 21202 BALTIMORE GAS & ELECTRIC COMPANY LEXINGTON & LIBERTY STREETS, BALTIMORE, MD 21202

G. ZONED: BL-CSA

ZONING PLAN

LYON ASSOCIATES, INC.

7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS

NO.	DATE	DESCRIPTION
1	5/1/83	REVISIONS TO PUMP ISLANDS AND CANOPY
2	5/1/83	REVISIONS TO PUMP ISLANDS AND CANOPY
3	5/1/83	REVISIONS TO PUMP ISLANDS AND CANOPY
4	5/1/83	REVISIONS TO PUMP ISLANDS AND CANOPY
5	5/1/83	REVISIONS TO PUMP ISLANDS AND CANOPY

SURVEYOR'S CERTIFICATION:
I, MARK A. RIDDLE, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN SURVEYED BY LYON ASSOCIATES, INC., AND TO THE BEST OF MY KNOWLEDGE MEETS ALL OF THE REQUIREMENTS AS CONTRACTED FOR BY SHELL OIL COMPANY.

MARK A. RIDDLE, L.S. NO. 244
DATE

PLAN PREPARATION

DRAWN BY AK GREEN	DATE MARCH 24, 1983
DESIGNED BY AKB	SCALE 1" = 10'
CHECKED BY AJ CORTEAL	DATE

INSTALLATION OF NEW PUMP ISLANDS AND CANOPY

SHELL OIL COMPANY
925 SANFORD AVENUE
ELECT. DIST. 1 BALTIMORE CO., MD.

DRAWING NO.

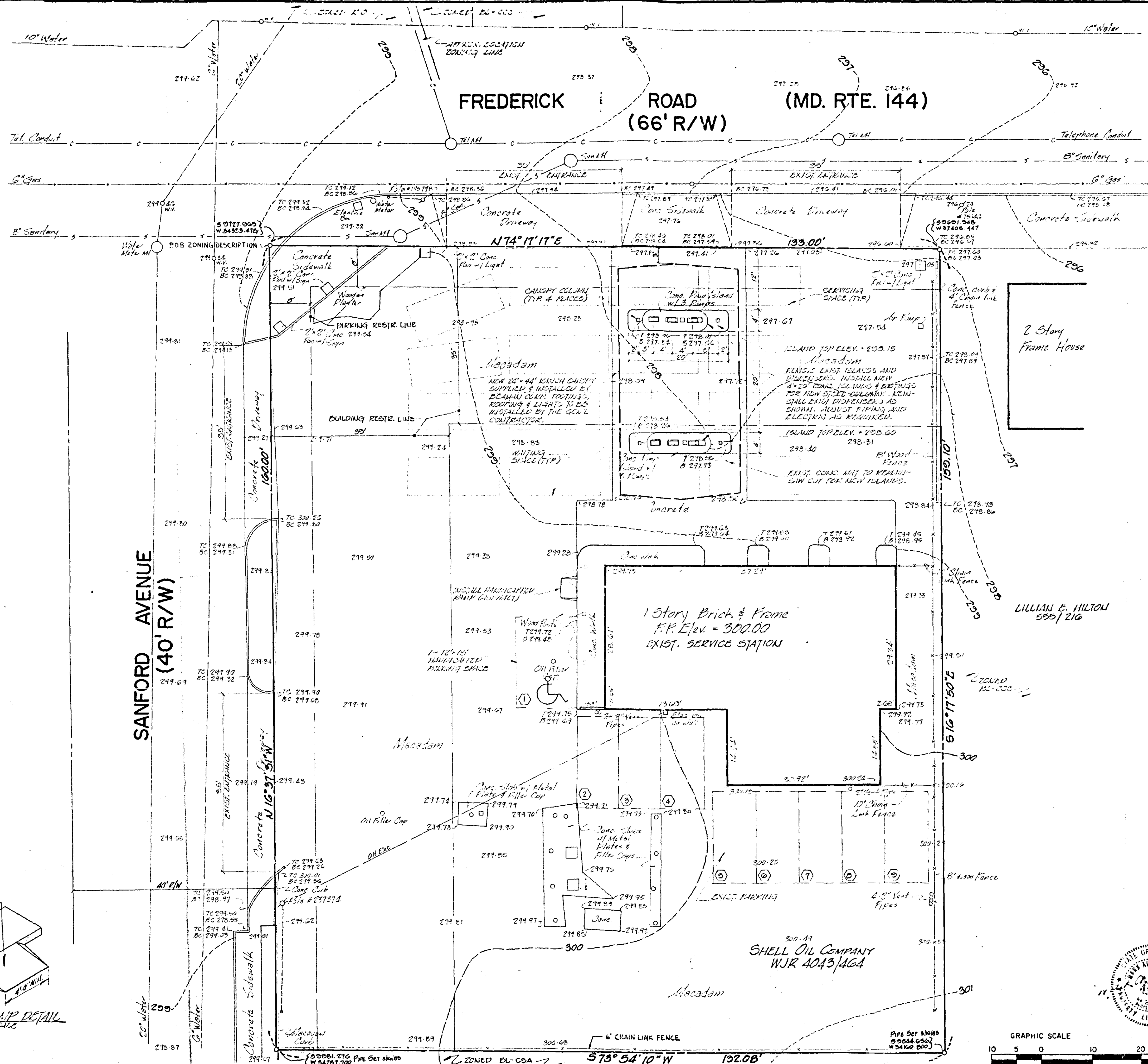
3-86-28

SHEET NO.

1 of 1



LOCATION MAP
SCALE: 1" = 2000'



ZONING NOTES:

EXISTING ZONING: BL-CSA
PROPOSED ZONING: NO CHANGE BUT WITH A VARIANCE FROM SECTION 405.4A(2) TO PERMIT A SETBACK OF 3 FEET IN LIEU OF THE REQUIRED 10 FEET FOR A CANOPY, AND TO PERMIT A PUMP ISLAND SETBACK OF 12 FEET IN LIEU OF THE REQUIRED 15 FEET.

AREA REQUIREMENTS:

TWO DISPENSER ISLANDS WITH THREE DISPENSERS SERVING FOUR CARS AT ONE TIME.

TOTAL SERVICING SPACES = 8
TOTAL SERVICING BAYS = 3
TOTAL SPACES AND BAYS = 11
TOTAL AREA REQUIRED = 11 x 1,500 SF = 16,500 SF

TOTAL WAITING SPACES = 8

ANCILLARY USES:

VEHICLE REPAIR SERVICES
VENDING MACHINES
TIRE SALES AND INSTALLATION
SALE OF SMALL AUTO PARTS AND ACC.
MINOR ACCESSORY USES

NO ADDITIONAL SQUARE FOOTAGE REQUIRED

COMBINATION USES: NONE

TOTAL AREA REQUIRED = 16,500 SF
TOTAL AREA OF TRACT = 21,145 SF

ACCESS POINTS:

NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
REQUIRED SITE WIDTH = 2 x 65' = 130'
ACTUAL SITE WIDTH = 133.00'

LANDSCAPING:

LANDSCAPING REQUIRED (5% OF SITE) = 1,057 SF
LANDSCAPING PROVIDED = 0 SF

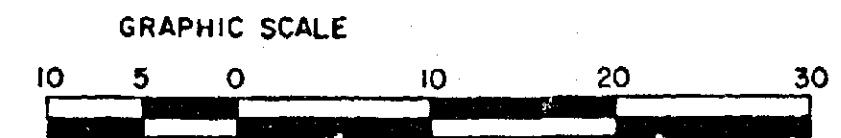
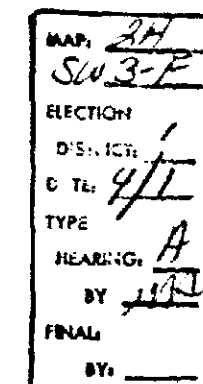
PARKING:

PARKING SPACES REQUIRED = 3 BAYS x 3 EACH = 9
PARKING SPACES PROVIDED = 9 (INCLUDING ONE HANDICAPPED)

AREA DISTURBED BY NEW CONSTRUCTION = 160 SF

GENERAL NOTES:

- COORDINATES AND BEARINGS SHOWN ARE BASED ON BALTIMORE COUNTY TRIANGULATION STATIONS 1001 X-0001 510055.44 W 35074.82 X-0003 510411.72 W 35072.60 OWNER: SHELL OIL COMPANY WJR 4043/464 AREA = 21,145 SQ. FT. = 0.485 AC ±
- ELEVATIONS SHOWN ARE BASED ON ASSUMED M.F. ELEV. = 300.00
- UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
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- ZONED: BL-CSA



ZONING PLAN



LYON ASSOCIATES, INC.
7131 Rutherford Road, Baltimore, Maryland 21207
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REVISIONS		
NO.	DATE	DESCRIPTION

SURVEYOR'S CERTIFICATION
I, MARK A. RIDDLE, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN SURVEYED BY LYON ASSOCIATES, INC., AND TO THE BEST OF MY KNOWLEDGE MEETS ALL OF THE REQUIREMENTS AS CONTRACTED FOR BY SHELL OIL COMPANY.
Mark A. Riddle, L.S. No. 244
March 22, 1983

PLAN PREPARATION	
DRAWN BY AK GREEN	DATE MARCH 24, 1983
DESIGNED BY AKG	SCALE 1" = 10'
CHECKED BY AJ CORTEAL	

INSTALLATION OF NEW
PUMP ISLANDS AND CANOPY
SHELL OIL COMPANY
925 SANFORD AVENUE
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DRAWING NO.
3-86-28
SHEET NO.
1 of 1