

PETITION FOR ZONING VARIANCE 85-236-A

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 1802.5C.1 to permit a rear yard setback of 24' in lieu of the required 30'

To construct a larger kitchen.

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: Legal Owner(s):
(Type or Print Name) C. Stanley Bosley, Jr.
Signature [Signature]
Address [Address]
City and State [City and State]

Attorney for Petitioner:
(Type or Print Name) 205 Dawson Drive 666-1085
Address Cockeysville, Md. 21030
Signature [Signature]
City and State [City and State]

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
C. Stanley Bosley, Jr.
205 Dawson Drive 666-1085
Address [Address]
City and State [City and State]

Attorney's Telephone No.: 205 Dawson Drive 666-1085
Address [Address]
City and State [City and State]

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of February, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of February, 1985, at 9:30 o'clock.

Cal Jones
Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE
S/S of Dawson Dr., 1500'
W of the Centerline of
Howard Ave. (205 Dawson
Dr.), 8th District
C. STANLEY BOSLEY, JR.,
et ux, Petitioners
Case No. 85-236-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices hereto be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 13th day of February, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. C. Stanley Bosley, Jr., 205 Dawson Drive, Cockeysville, MD 21030, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

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 day of January, 1985.

Arnold Jablon
Zoning Commissioner
Petitioner C. Stanley Bosley, Jr., et ux
Petitioner's Attorney

NICHOLAS B. CONNODARI
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: February 8, 1985

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

SUBJECT: Zoning Petition Nos. 85-236-A and 85-237-A

There are no comprehensive planning factors requiring consent on these petitions.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JCH/af

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
February 11, 1985

Mr. & Mrs. C. Stanley Bosley, Jr.
205 Dawson Drive
Cockeysville, Maryland 21030

RE: Item No. 186 - Case No. 85-236-A
Petitioner: C. Stanley Bosley, et ux
Variance Petition

Dear Mr. & Mrs. Bosley:
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the approach 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. Connodari
NICHOLAS B. CONNODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

February 12, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #186 (1984-1985)
Property Owner: C. Stanley Bosley, Jr., et ux
S/S Dawson Dr., 1500' W. of centerline of
Howard Ave.
Access: .38
District: 8th

Dear Mr. Jablon:

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 are not directly involved.

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

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

Very truly yours,
James H. Markle, P.E., Chief
Bureau of Public Services

JAM:EAM:FWR:ss
V-SE Key Sheet
66 NW 4 Pos. Sheet
NW 17 A Topo
51 Tax Map

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

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 1/9/85
Item #186
Property Owner: C. Stanley Bosley, Jr., et ux
Location: S/S Dawson Dr.
W of Howard Ave.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-30 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on [Date].
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by §111 176-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [Area].
- () The property is located in a traffic area controlled by a "D" level intersection as defined by §111 176-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:
The current plat requires must be added to the plat. [Signature]
2.2.6 at 1/14/85

cc: James Hoswell
Eugene A. Boser
Chief, Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Connodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: C. Stanley Bosley, Jr., et ux

Location: S/S Dawson Drive, 1500 ft. W. of centerline of Howard Ave.

Item No.: 186 Zoning Agenda: Meeting of 1/9/85

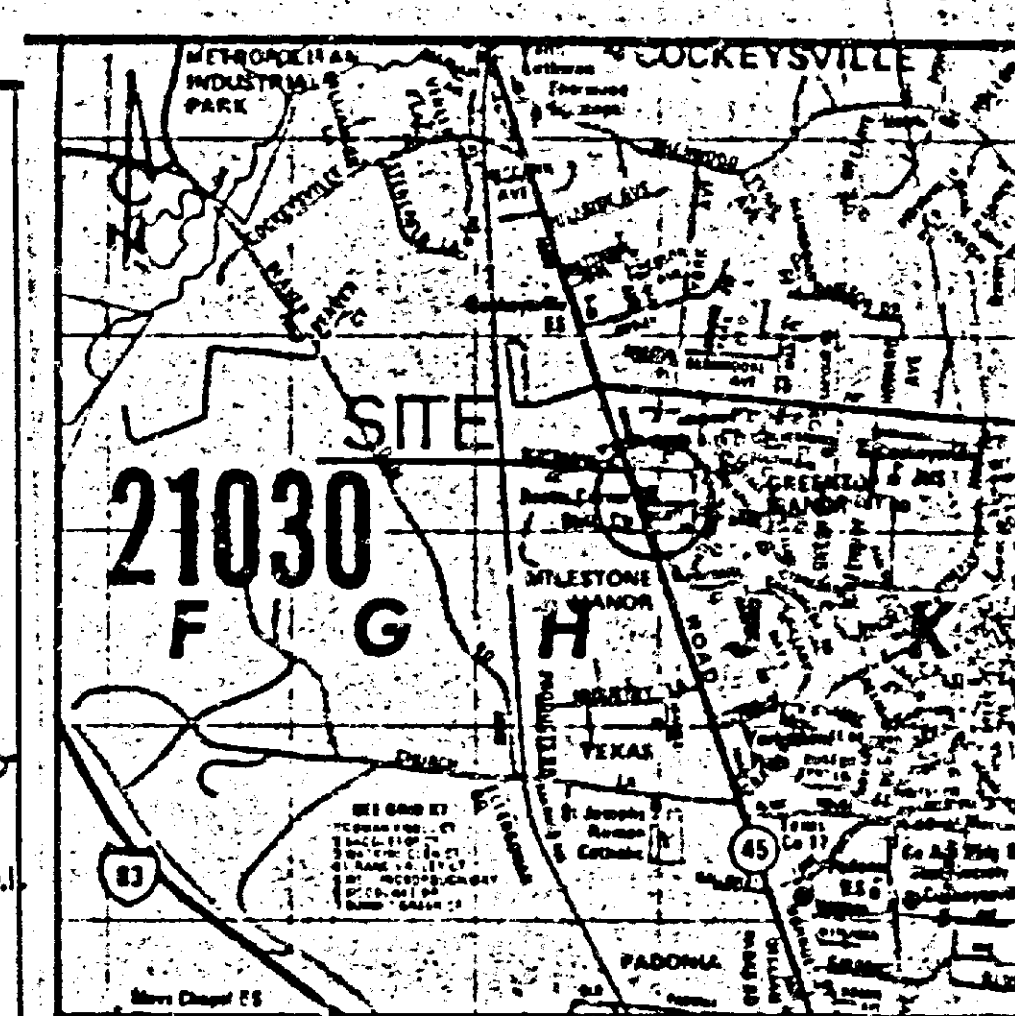
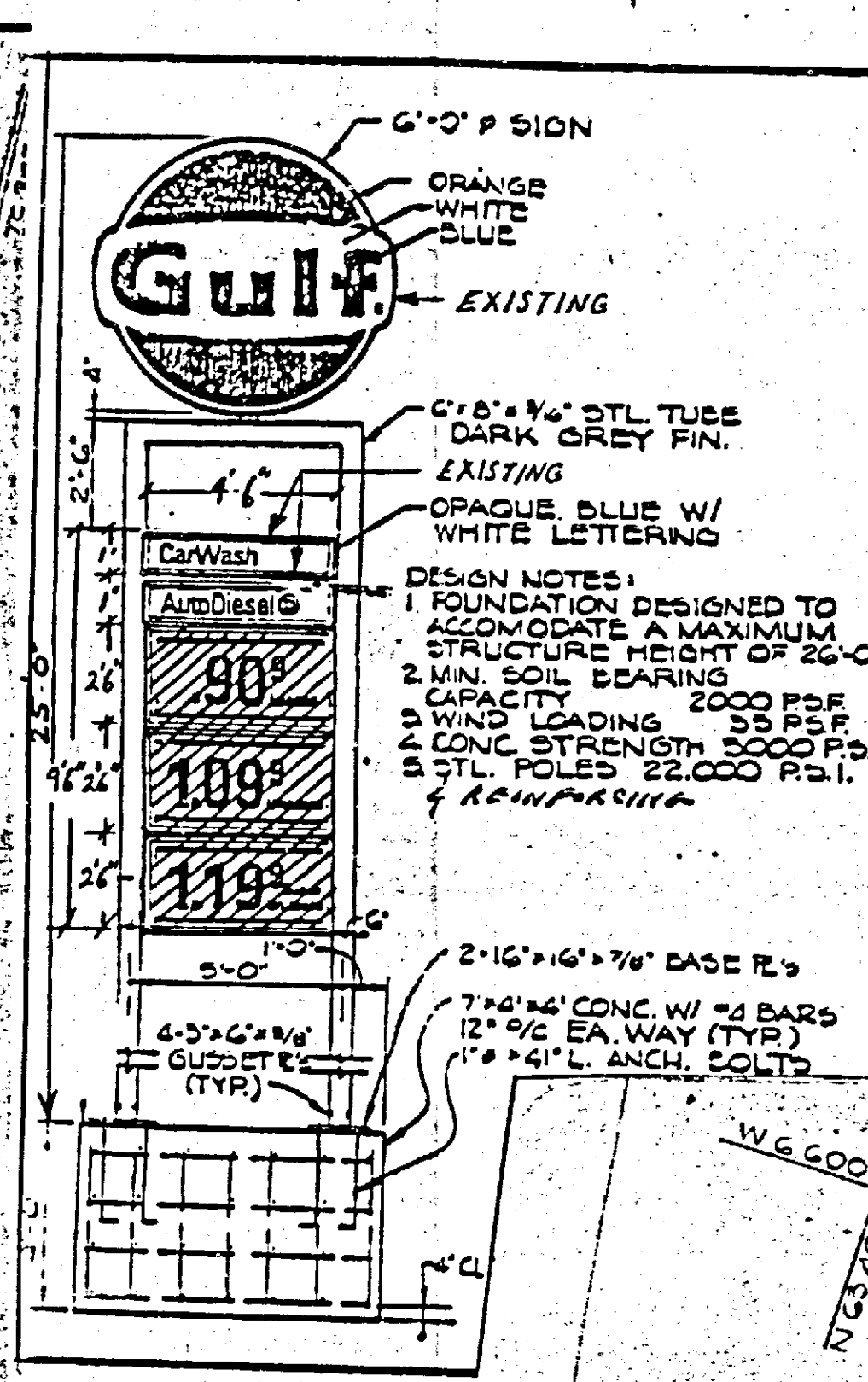
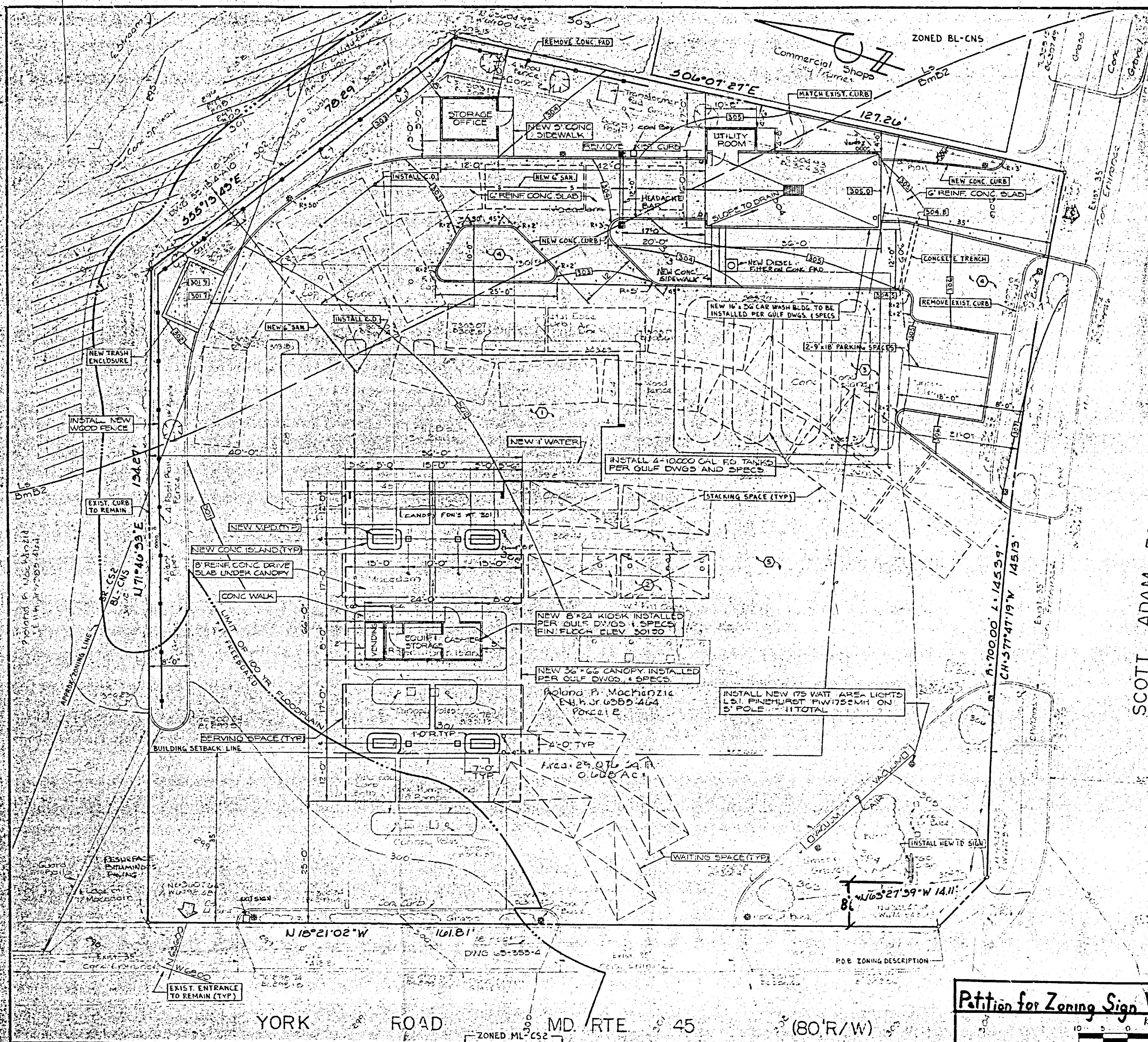
Gentlemen:

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.

- (X) 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 [Location] 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.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed by [Signature] Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/



LOCATION MAP
Scale 1" = 2000'

GENERAL NOTES:

Applicant: Gulf Oil Corporation
210 Glenview Court
Towson, Maryland 21204
(301) 337-5100

Engineer: Lyon Associates, Inc.
Donald J. Wise

Correspondent: Michael G. Robin
c/o Gulf Oil Corporation
210 Glenview Court
Towson, Maryland 21204
(301) 337-5100

1. Erection District 8, Councilmanic District 8C3, Census Tract 4085.03.

2. Watershed 11, Subwatershed - 33.

3. Site Address: 210 Glenview Court, Towson, Maryland 21204. This plan will be made to conform with any conditions that may be incorporated into the zoning order.

4. There is no requirement for common open space or density calculations.

5. The nearest fire hydrant is located approximately 100 feet north of the site on York Road.

6. No historic buildings exist within the site or in the surrounding area.

7. Property Owner: Roland R. Mackenzie
210 Glenview Court
Towson, Maryland 21204
Ref. No. - 6385/464
Tax No. - 06/081901132

8. There are no wetlands, critical areas, archaeological sites, endangered species habitats, or hazardous waste material sites within the site.

9. A stormwater management exemption is being requested.

10. A zoning hearing to consider the Special Exception, Special Bearing, and Variance for this site has been held. The zoning case number is 84-222-ASP. This plan will be made to conform with any conditions that may be incorporated into the zoning order.

11. Floodplain information shown is based on a previous study file with the Storm Drain Design section of the Department of Public Works, Baltimore County.

12. Estimated A.D.T. - 148 - 2 - 374 Per Entrance

CONSTRUCTION NOTES:

1. EXISTING BUILDING AND SURROUNDING SIDEWALKS, CONC. PAVES, HEATING OIL AND WASTE OIL TANKS TO BE REMOVED. AREA TO BE BACKFILLED AND PAVED AS NECESSARY.

2. REMOVE EXISTING UNDERGROUND TANKS. AREA TO BE BACKFILLED AND PAVED AS NECESSARY.

3. REMOVE EXISTING ISLANDS, CANOPIES AND CONC. PAVES. BACKFILL AND PAVE AS NECESSARY.

4. REMOVE EXISTING PAVING, PLACE NEW 8" TOPSOIL AND SEED. SEE LANDSCAPING PLAN.

5. EXTENT OF NEW PAVING AND OVERLAY SHALL BE AS DIRECTED BY THE GULF ENGINEER.

The petition for Special Exception for a car wash in combination with a service station, Special Bearing, and Variance for an existing service station to a car wash and Variance to allow 20 stacking spaces for a car wash in lieu of the required 23 spaces were granted by the Board of Appeals on September 2, 1984, subject to the following restrictions:

1. Traffic flow signs shall be appropriately placed at the subject property to direct users to the car wash and gas and oil operations and for ingress and egress purposes.

2. Egress only shall be from the entrance on York Road further west removed from Scott Adam Road.

3. Attendants shall not be employed or provided to wipe or dry any vehicles using the car wash facility and operate or help with the vacuum machines other than to repair the machinery in case of malfunction or to make change for the customers.

4. No vehicles shall be permitted to stack up on any aisle across road waiting ingress to the subject site. An attendant must be provided a such entrance to action said vehicles forward in that traffic will not be impeded.

5. The vacuum machinery shall be located at the corner of York and Scott Adam Road (where the underground tanks are proposed to be located), rather than as shown on Petitioner's Exhibit 7.

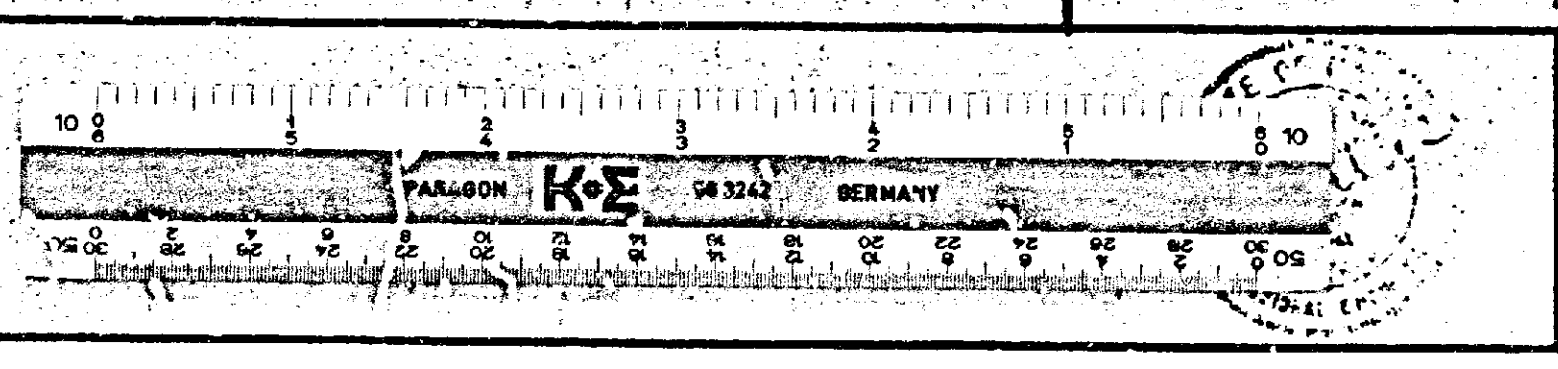
6. The car wash shall operate only with coins or by code.

7. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZPAC), which are adopted in their entirety and made a part of this Order.

8. A final site plan shall be submitted to the Zoning Office.

LYON ASSOCIATES, INC.
Engineers Surveyors Planners
731 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	06/01/84	LAYOUT
2	06/24/84	TANKS & LIGHTS
3	07/25/84	WALK AT KIOSK, CONC. PAVING, FENCE



PLAN PREPARATION	
DRAWN BY M. ROBIN	DATE JAN. 24, 1983
DESIGNED BY M. ROBIN	SCALE 1" = 20'
CHECKED BY A. CORTEAL	

Petition for Zoning Sign Variance
Previous Hearing: 84-222-ASP
84-222-ASP
84-222-ASP

GULF SERVICE STATION
SITE PLAN
NEW CAR WASH FACILITY
GULF OIL CORPORATION
YORK ROAD AND SCOTT ADAM ROAD
ELECT. DIST. 8 BALTIMORE CO., MD.

DRAWING NO.
7363-52-001

SHEET NO.
1 of 5

THIS PERMIT APPLICATION	HEIGHT (FEET)	GRAPHICS	SIGN AREAS (SQUARE FEET) (ONE SIDE)	ELECTRICAL LOAD (AMPS)	FLUORESCENT LAMPS F40T12 CM/HO
☐	6.0		283	3.8	10"
☒	1.0		4.8	0.9	
☐	1.0		6.3	0.9	
☒	1.0		4.8	0.9	
☒	2.5		113	1.5	2.5 actual 2.5 2.5 1.0 1.0 2.5 12.0
☒	2.5		113	1.5	12 5.5 6.0 66.0
☒	2.5		113	1.5	12 5.5 6.0 66.0
TOTAL THIS APPLICATION				10.1	97.3

DESIGN NOTES:
 1. FOUNDATION DESIGNED TO ACCOMMODATE A MAXIMUM STRUCTURE HEIGHT OF 26'-0"
 2. MIN. SOIL BEARING CAPACITY 2000 PSF
 3. WIND LOADING 35 PSF
 4. CONC. STRENGTH 5000 PSI
 5. STL. POLES 23,000 PSI

6'-0" Ø SIGN
 ORANGE
 WHITE
 BLUE
 EXISTING

6'-8" x 1/4" STL. TUBE
 DARK GREY FIN.
 EXISTING

OPAQUE, BLUE W/
 WHITE LETTERING

Car Wash
 Auto Diesel
 909
 1099
 1199

2'-16" x 16" x 7/8" CASE R's
 7' x 4' x 4' CONC. W/ 4 BARS
 12" 9/8 EA. WAY (TYP)
 1" x 4" L. ANCH. BOLTS

4'-5" x 6" x 3/8" GUSSET (TYP)

STATE OF MARYLAND
 VICTOR J. REVER, JR.
 PROFESSIONAL ENGINEER
 NO. 4493
 EXPIRATION DATE 12/31/2010

REPAIRING AND MARKETING COMPANY
 MID-ATLANTIC DISTRICT
 310 GLENDALES COURT TOWSON, MD.

Gulf
 A-4 POLE SIGNAGE
 6' DISC - 26'-0" MAXIMUM HEIGHT

INCLUDED 4-F36T12 LAMPS

66.0
 26.3
 97.3
 per ft.

