

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

December 19, 1989



Dennis F. Rasmussen  
County Executive

Thomas W. Bowen, Project Manager  
STV/Lyon Associates  
21 Governor's Court  
Baltimore, Maryland 21207-2722

RE: Zoning Approval for Proposed  
Signs - Chevron, USA  
10301 York Road  
N/E Corner of York & Scott  
Adam Road - 8th Elec. Dist.

Dear Mr. Bowen:

In addition to the hearings listed on the plan, zoning office records that an additional case (#84-222-SPHXA) is also in effect on this site and should be included on all correspondence or plans.

In Zoning Case #85-330-A, a variance was granted on May 24, 1985 to permit signs with a total of 165.6 square feet in lieu of the permitted 100 square feet (see enclosed copy). The limitations of this public hearing still apply to this site and any increase or change in signs as permitted in the restrictions will require a variance public hearing to increase the sign square footage and to amend the order in Case #85-330-A.

Should you require further assistance, please do not hesitate to call me at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "James E. Dyer".

JAMES E. DYER  
Zoning Supervisor

A handwritten signature in cursive script, reading "John L. Lewis".

BY: John L. Lewis  
Planning & Zoning Associate

JLL:jat  
cc: File

# PETITION FOR ZONING VARIANCE 85-330A

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 413.2(f) to allow a total of 188.6 square feet of signs instead of the permitted 100 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)  
Gulf has a standard internally illuminated Logo and Price sign which we would propose to install. The sign faces are molded plastic and would be impractical to reproduce in a smaller size. Part of the signage to be installed will comply with the price posting requirements of Article 56 & 157J of the annotated Code of Maryland.

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:  
GULF OIL CORPORATION  
(Type or Print Name)  
Signature: *[Signature]*  
810 Glenaeles Court  
Address  
Towson, MD. 21204  
City and State

Legal Owner(s):  
ROLAND R. MACKENZIE  
(Type or Print Name)  
Signature: *[Signature]*  
(Type or Print Name)  
Signature

Attorney for Petitioner:  
M. Jayne Wright, Esquire  
(Type or Print Name)  
Signature: *[Signature]*  
2324 W. Jonda Road  
Address  
Timonium, MD 21093  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
GULF OIL CORP., W. W. JONES  
Name 810 Glenaeles Court  
Towson, MD 21204  
Address 301-337-5344  
Phone No.

Attorney's Telephone No.: 772-1672  
ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day of April, 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 throughout Baltimore County, that property be posted, and 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 21st day of May, 1985, at 11:15 o'clock A.M.

(over)



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3333

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

May 24, 1985

M. Jayne Wright, Esquire  
401 Washington Avenue  
Towson, Maryland 21204

RE: PETITION FOR VARIANCE  
NE/corner of York and  
Scott Adam Roads  
8th Election District  
Roland R. Mackenzie -  
Petitioner  
Case No. 85-330-A (Item No. 271)

Dear Mr. Wright:

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

Very truly yours,

*[Signature]*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

RE: PETITION FOR VARIANCE  
NE/corner of York and  
Scott Adam Roads  
8th Election District  
Roland R. Mackenzie -  
Petitioner  
Case No. 85-330-A (Item No. 271)

The Petitioner herein requests a variance to permit a total of 188.6 square feet of signs in lieu of the required 100 square feet.

Testimony on behalf of the Petitioner indicates that a new gas and go service station, with a car wash, has been constructed on the site. A permanent permit for 74.6 square feet of sign area was obtained in order to erect the present Gulf logo (56.6 square feet) and two small signs identifying the car wash and auto diesel services (each 9 square feet). The auto diesel sign was not installed (Petitioner's Exhibit 1). A temporary permit was issued and two price signs erected (each 22.6 square feet). The oil company proposes to erect a third price sign in order to comply with State of Maryland regulations that leaded, unleaded and special fuel prices be visible to the public. Baltimore County's method for calculating the total square footage for signs includes counting the bars which frame both sides and the top of signs as well as any empty space between the frame and the specific signs. The top of the sign is 26 feet high and therefore not in compliance with Baltimore County Zoning Regulations as to the allowable height of business signs.

There were no Protestants.  
After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, strict compliance with the

Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the Variance requested would not adversely affect the health, safety and general welfare of the community, and, therefore, the Variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24th day of May, 1985, that the herein Petition for Variance to permit a total of 188.6 square feet of signs is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The permitted total of 188.6 square feet of signs shall be utilized for the logo sign (56.6 square feet), two small identification signs (each nine square feet), three price signs (each 22.6 square feet) and the bars which frame all signs except the logo sign on both sides and the top (23.5 square feet).
2. The identification and price signs shall be installed at the top of the frame with no open space above or between signs.
3. The height of the sign shall be in compliance with Section 413.5 of the Baltimore County Zoning Regulations.

ORDER RECEIVED FOR FILING  
DATE May 24 1985  
BY *[Signature]*  
BALTIMORE COUNTY

-2-

## PETITION FOR VARIANCE

8th Election District

LOCATION: Northeast corner York and Scott Adam Roads

DATE AND TIME: Tuesday, May 21, 1985 at 11:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 allow a total of 188.6 sq. ft. of signs instead of the permitted 100 sq. ft.

Being the property of Roland R. Mackenzie as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

NE/corner York and Scott Adam Roads  
ZONING DESCRIPTION

BEGINNING FOR THE SAME at a point on the eastern right-of-way of York Road; thence running along the eastern right-of-way line of York Road North 18°21'02" West 161.61 feet; thence leaving said right-of-way line North 71°46'33" East 134.27 feet; thence South 55°13'43" East 78.29 feet; thence South 06°07'27" East 127.26 feet to intersect the northern right-of-way line of Scott Adam Road; thence along the northern right-of-way line of Scott Adam Road by a curve to the left having a chord bearing and distance of South 77°47'19" West 145.13 feet and having a radius of 700.00 feet and an arc length of 145.39 feet to the southeast end of a site Flare; thence along said site Flare North 63°27'39" West 14.11 feet to the point of beginning.

Containing in all 29,076 Sq. Ft. or 0.6675 Acs.

RE: PETITION FOR VARIANCE  
NE Corner York & Scott  
Adam Rds., 8th District  
ROLAND R. MACKENZIE,  
Petitioner  
Case No. 85-330-A

## ENTRY OF APPEARANCE

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

*[Signature]*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 2nd day of May, 1985, a copy of the foregoing Entry of Appearance was mailed to M. Jayne Wright, Esquire, 401 Washington Ave., Towson, MD 21204, Attorney for Petitioner; and Mr. W. J. Jones, Gulf Oil Corporation, 810 Glenaeles Court, Towson, MD 21204, Contract Purchaser.

*[Signature]*  
Peter Max Zimmerman

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 9, 1985

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

Chairman  
Nicholas B. Comodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. W. J. Jones  
Gulf Oil Corporation  
810 Glenaeles Court  
Towson, Maryland 21204

RE: Item No. 271 - Case No. 85-330-A  
Petitioner - Roland R. Mackenzie  
Variance Petition

Dear Mr. Jones:

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,

*[Signature]*  
NICHOLAS B. COMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

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

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 /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit

# Maryland Department of Transportation

State Highway Administration

William K. Hellmann  
Secretary  
Hal Kassoff  
Administrator

April 19, 1985

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

Re: ZAC Meeting of 3-26-85  
ITEM: 271.  
Property Owner: Roland R. McKenzie  
Location: NE/Cor. York Rd. & Scott Adam Rd.  
Route 45, & Scott Adam Rd.  
Existing Zoning: B.L. - CNS  
Proposed Zoning: Variance to permit a total of 142 sq. ft. of signs in lieu of the required 100 sq. ft.  
Acres: 0.6675  
District: 8th

Attn: Mr. M. Commodari

Dear Mr. Jablon:

On review of the submittal of 1-24-85 showing the proposed new sign outside the State Highway Administration Right of Way, the State Highway Administration finds the plan generally acceptable.

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

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350  
Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free  
P.O. Box 7177 North Calvert St., Baltimore, Maryland 21203-0717

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

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

MAY 3, 1985

Re: Zoning Advisory Meeting of March 26, 1985  
Item # 271  
Property Owner: ROLAND R. MCKENZIE  
Location: NE/Cor. York Rd. & Scott Adam Rd.

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.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) 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.
- ( ) Parking calculations must be shown on the plan.
- ( ) 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 22-19 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 \_\_\_\_\_.
- ( ) Landscaping must comply with Baltimore County Landscape Manual.
- ( ) The property is located in a deficient service area as defined by Bill 179-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_\_.
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 179-79, 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 C.C.B. PLAN VIII-333 WAS APPROVED 5/2/84  
PLAN APPROVED EXPIRES - 5/2/87

cc: James Hossell

Eugene A. Boker  
Chief, Current Planning and Development

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3010

April 11, 1985

ED DAIKSI JR.  
DIRECTOR  
Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 271 Zoning Advisory Committee Meeting are as follows:

Property Owner: Roland R. McKenzie  
Location: NE/Cor. York Road and Scott Adam Road  
Existing Zoning: B.L. - CNS  
Proposed Zoning: Variance to permit a total of 142 sq. ft. of signs in lieu of the required 100 sq. ft.

Acres: 0.6675  
District: 8th.

The items checked below are applicable:

- (X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Hamletted and Aged; and other applicable Codes.
- (X) A building/ & other \_\_\_\_\_ permit shall be required before beginning construction.
- ( ) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal 19/85 not required. Non-reproducible scale and signatures are required on Plans and Technical Data.
- ( ) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (X) An exterior wall erected within 5'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1406, also Section 201.4. East wall requires 1 hour rating on car wash.
- ( ) Requested variance appears to conflict with the Baltimore County Building Code, Section 1407.
- ( ) 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.
- ( ) Before this office can comment on the above structure, please have the owner, thru the services of a Registered 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.
- (X) Comments - A razing permit is required for any structures removed.

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 132 (Plans Review) at 111 W. Chesapeake Ave., Towson.

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

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

ARNOLD JABLON  
ZONING COMMISSIONER

May 15, 1985

M. Jayne Wright, Esquire  
401 Washington Avenue  
Towson, Maryland 21204

RE: Petition for Variance  
NE/Corner York & Scott Adam Roads  
Roland R. McKenzie - Petitioner  
Case No. 85-330-A

Dear Ms. Wright:

This is to advise you that \$58.85 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

Arnold Jablon  
Zoning Commissioner

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

No. 007419

DATE 5/31/85 ACCOUNT R-CH-GIS-CCO

AMOUNT \$ 58.85

RECEIVED BY Jayne Wright

FOR Mr. Thomas P. Jones One to 1000

VALIDATION OR SIGNATURE OF CASHIER

M. Jayne Wright, Esquire  
401 Washington Avenue  
Towson, Maryland 21204

April 23, 1985

## NOTICE OF HEARING

RE: Petition for Variance  
NE corner York and Scott  
Adam Roads  
Roland R. McKenzie - Petitioner  
Case No. 85-330-A

TIME: 11:15 a.m.

DATE: Tuesday, May 21, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Gulf Oil Corporation  
c/o W.J. Jones  
810 Glenegles Court  
Towson, Maryland 21204

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

No. 005291

DATE 3/12/85 ACCOUNT 01-115-000

AMOUNT \$ 100.00

RECEIVED FROM Eastern Sales & Eng. Co.

FOR E. J. Jones # 271

VALIDATION OR SIGNATURE OF CASHIER

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

PAUL H. RENCKE  
CHIEF

April 4, 1985

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

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Roland McKenzie

Location: NE/Cor. York Road and Scott Adam Road

Item No.: 271

Zoning Agenda: Meeting of 3/26/85

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 or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (X) 2. A second means of vehicle access is required for the site.
- (X) 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.
- (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.
- (X) 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Noted and Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/nb

85-330-A

## CERTIFICATE OF PUBLICATION

TOWSON, MD. May 2, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 2, 1985.

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising  
\$22.00

NOV 8 1985

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

*85-330-A*

District *874* Date of Posting *5/11/85*  
 Posted for: *Variance*  
 Petitioner: *Roland R. Mackenzie*  
 Location of property: *NE cor. York & Scott Hdw Rds.*  
 Location of Signs: *Facing intersection of York & Scott Hdw Rds.*  
*12' from corner of roadway on property of Petitioner*  
 Remarks: \_\_\_\_\_  
 Posted by *M. J. Jablon* Date of return: *5/10/85*  
 Signature  
 Number of Signs: *1*



**CERTIFICATE OF PUBLICATION**

*85-330-A*

*5/8* 1985

Towson, Md.

**PETITION FOR VARIANCE**  
 8th Election District  
 LOCATION: Northeast corner York and Scott  
 Adam Roads  
 DATE AND TIME: Tuesday, May 21, 1985 at 11:15  
 a.m.  
 PUBLIC HEARING: Room 106, County Office  
 Building, 111 West 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 allow a total of  
 188 sq. ft. of signs instead of the per-  
 mitted 100 sq. ft.  
 Being the property of Roland R. Mackenzie as  
 shown on the plat filed with the Zoning Office.  
 In the event that this Petition is granted, a building  
 permit may be issued within the thirty (30) day  
 appeal period. The Zoning Commissioner will,  
 however, entertain any request for a stay of the  
 issuance of said permit during this period for good  
 cause shown. Such request must be received in  
 writing by the date of the hearing set above or made  
 at the hearing.  
 BY ORDER OF  
 ARNOLD JABLON  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 64834-17120 5.1

THIS IS TO CERTIFY, that the annexed advertisement  
 was published in the TOWSON TIMES, a weekly news-  
 paper distributed in Towson, Baltimore County, Md.,  
 once a week for *1* consecutive weeks, the  
 first publication appearing on the *1st* day of  
*May* 1985.

The TOWSON TIMES

*M. J. Jablon*

Cost of Advertisement: \$ *31.85*



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 9, 1985

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

Mr. W. J. Jones  
Gulf Oil Corporation  
810 Gleneagles Court  
Towson, Maryland 21204

oOo

Nicholas B. Commodari  
Chairman

RE: Item No. 271 - Case No. 85-330-A  
Petitioner - Roland R. McKenzie  
Variance Petition

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

Dear Mr. Jones:

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, Inc.*

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

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



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.  
DIRECTOR

April 26, 1985

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

Re: Item #271 (1984-1985)  
Property Owner: Roland R. McKenzie  
N/E cor. York Rd. and Scott Adam Rd.  
Acres: 0.6675  
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 Comments:

As no public facilities are involved, this office has no comments.

Very truly yours,

  
JAMES A. MARKLE, P.E., Chief  
Bureau of Public Services

JAM:EAM:ROP:ss

cc: File



**Maryland Department of Transportation**

State Highway Administration

**William K. Hellmann**  
Secretary

**Hal Kassoff**  
Administrator

April 19, 1985

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

Attn: Mr. N. Commodari

Re: ZAC Meeting of 3-26-85  
ITEM: 271.  
Property Owner: Roland  
R. McKenzie  
Location: NE/Cor. York Rd.  
Route 45, & Scott Adam Rd.  
Existing Zoning: B.L.-  
CNS  
Proposed Zoning: Variance  
to permit a total of 142.4  
sq. ft. of signs in lieu  
of the required 100 sq.  
ft.  
Acres: 0.6675  
District: 8th

Dear Mr. Jablon:

On review of the submittal of 1-24-85 showing the proposed new sign outside the State Highway Administration Right of Way, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Ogle

**My telephone number is (301) 659-1350**

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

MAY 3, 1985

Re: Zoning Advisory Meeting of **MARCH 26, 1985**  
Item # **271**  
Property Owner: **ROLAND R. MCKENZIE**  
Location: **NE/COR. YORK RD. + SCOTT ADAM RD.**

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.
- (X) A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
- ( ) 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.
- ( ) Parking calculations must be shown on the plan.
- ( ) 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 22-98 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 \_\_\_\_\_.
- ( ) Landscaping: Must comply with Baltimore County Landscape Manual.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_\_.
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, 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 CRG PLAN VIII-303 WAS APPROVED 5/2/84**  
**PLAN APPROVAL EXPIRES - 5/2/87**

Eugene A. Bober  
Chief, Current Planning and Development

cc: James Hoswell



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

STEPHEN E. COLLINS  
DIRECTOR

April 8, 1985

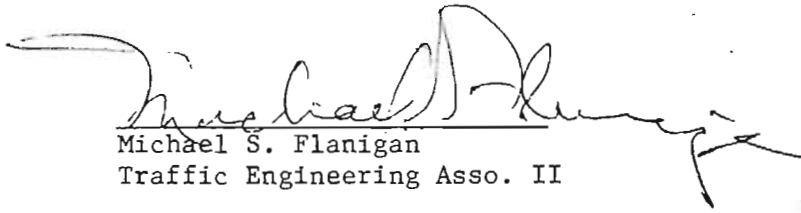
Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 269 & 271 -ZAC- Meeting of March 26, 1985  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments  
for item numbers 269 and 271.

  
Michael S. Flanigan  
Traffic Engineering Asso. II

MSF/ccm



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

PAUL H. REINCKE  
CHIEF

April 4, 1985

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

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Roland MacKenzie

Location: NE/Cor. York Road and Scott Adam Road

Item No.: 271

Zoning Agenda: Meeting of 3/26/85

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.

- ( ) 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.
- ( ) 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: Carl Joseph Kelly 4-5-85  
Planning Group  
Special Inspection Division

Noted and

Approved: Roy W. Kemmer

Fire Prevention Bureau

/mb



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

April 11, 1985

TED ZALESKI, JR.  
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 271 Zoning Advisory Committee Meeting are as follows:

Property Owner: Roland R. McKenzie  
Location: NE/Cor. York Road and Scott Adam Road  
Existing Zoning: B.L. - CNS  
Proposed Zoning: Variance to permit a total of 142.4 sq. ft. of signs in lieu of the required 100 sq. ft.

Acres: 0.6675  
District: 8th.

The items checked below are applicable:

- ☒ A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- ☒ B. A building/ & other / miscellaneous permit 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. Non-reproduced seals and signatures are required on Plans and Technical Data.
- ☒ 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 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2. East wall requires 1 hour rating on car wash.
- F. Requested variance appears to conflict 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 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 - A razing permit is required for any structures removed.

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 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief  
Plans Review

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon  
Zoning Commissioner

Date May 7, 1985

FROM Norman E. Gerber, Director  
Office of Planning & Zoning

SUBJECT Zoning Petition No. 85-330-A

The CRG plan was approved on May 2, 1984.

*Norman E. Gerber per J. Howell*

Norman E. Gerber, Director  
Office of Planning & Zoning

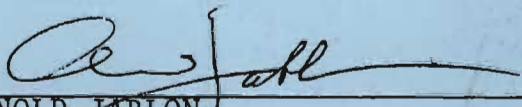
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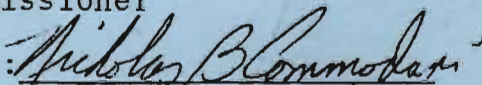
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
15th day of April, 19 85.

  
\_\_\_\_\_  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Roland R. McKenzie  
Petitioner's John McDonough  
Attorney \_\_\_\_\_

Received by:   
\_\_\_\_\_  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

RE: PETITION FOR VARIANCE  
NE Corner York & Scott  
Adam Rds., 8th District

: BEFORE THE ZONING COMMISSIONER  
:  
: OF BALTIMORE COUNTY

ROLAND R. MACKENZIE,  
Petitioner

: Case No. 85-330-A

: : : : : :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the  
above-captioned matter. Notices should 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 2nd day of May, 1985, a copy of  
the foregoing Entry of Appearance was mailed to M. Jayne Wright, Esquire,  
401 Washington Ave., Towson, MD 21204, Attorney for Petitioner; and Mr.  
W. J. Jones, Gulf Oil Corporation, 810 Gleneagles Court, Towson, MD 21204,  
Contract Purchaser.

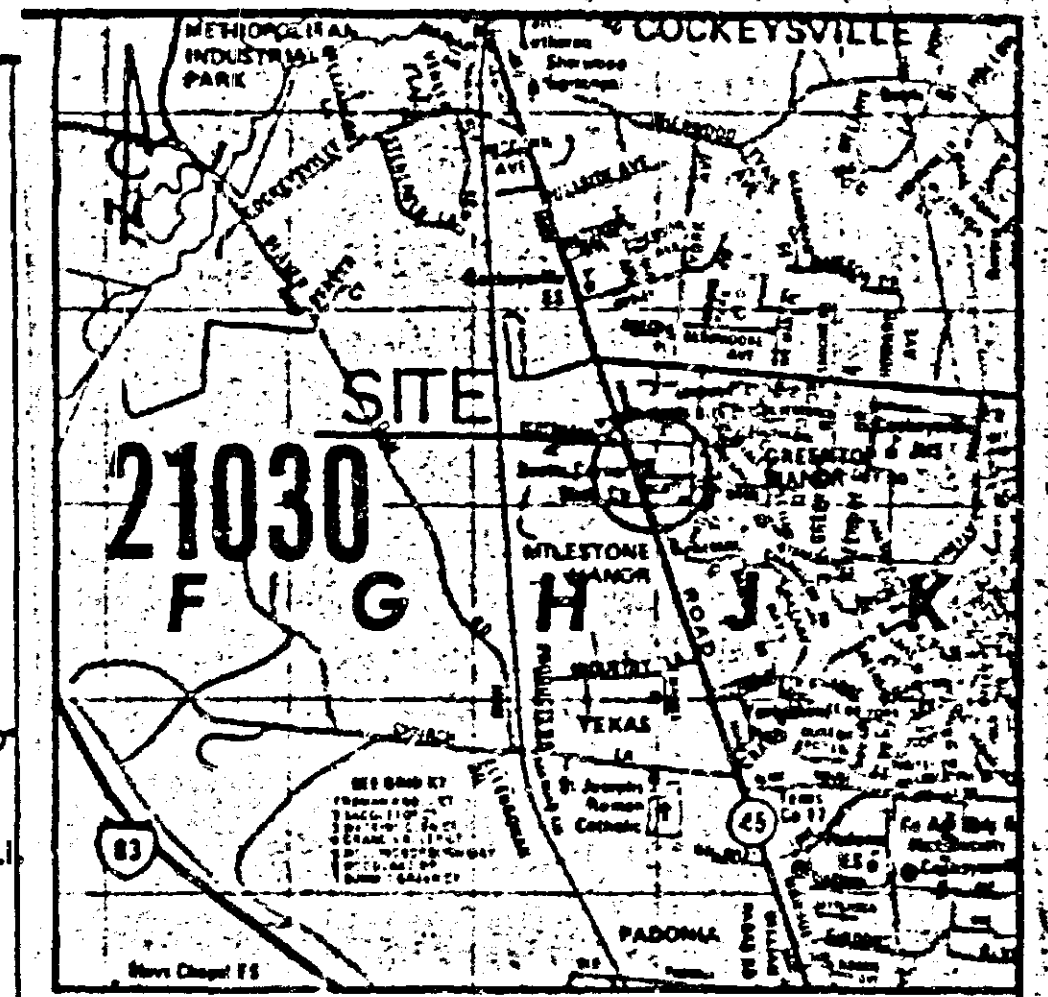
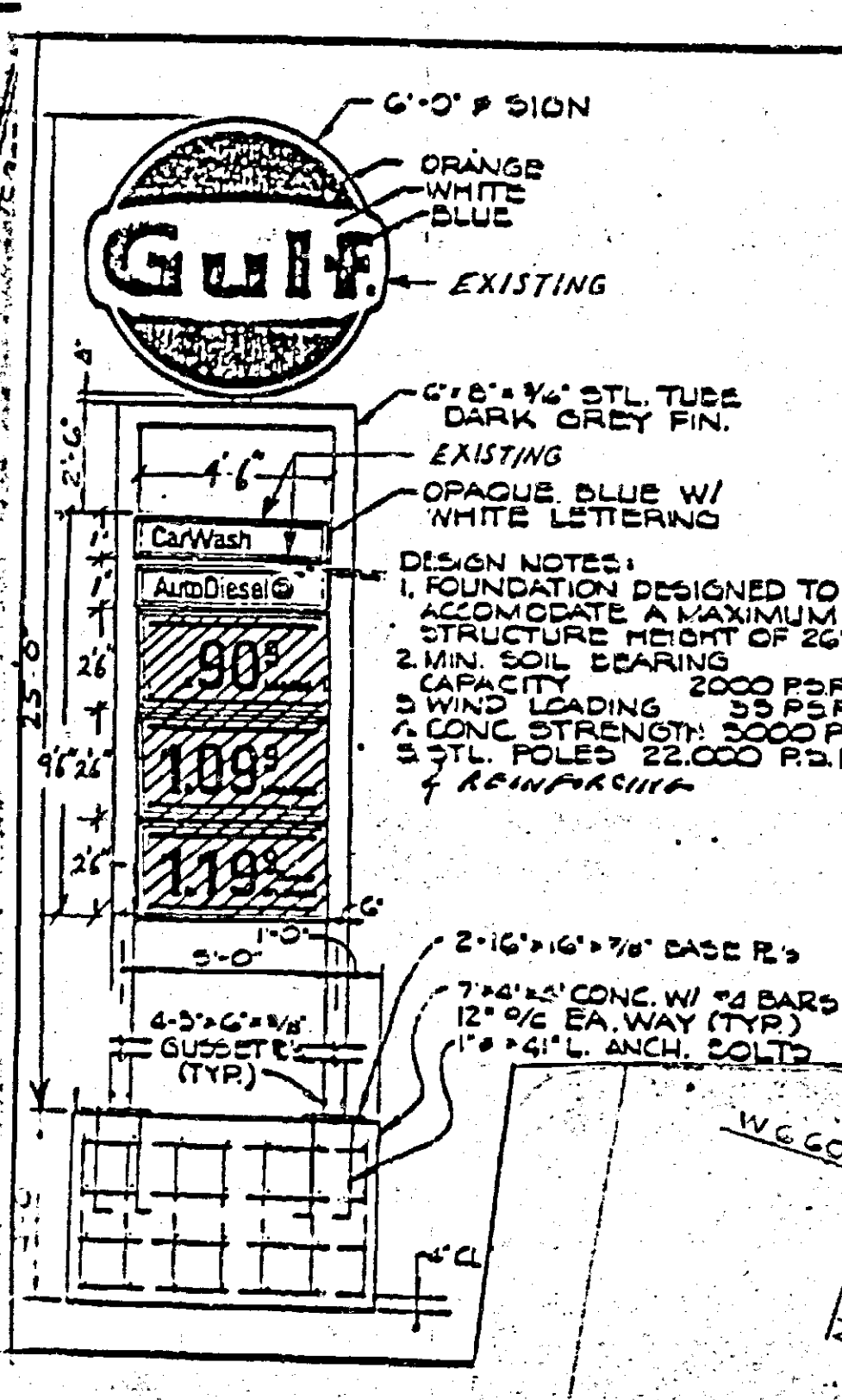
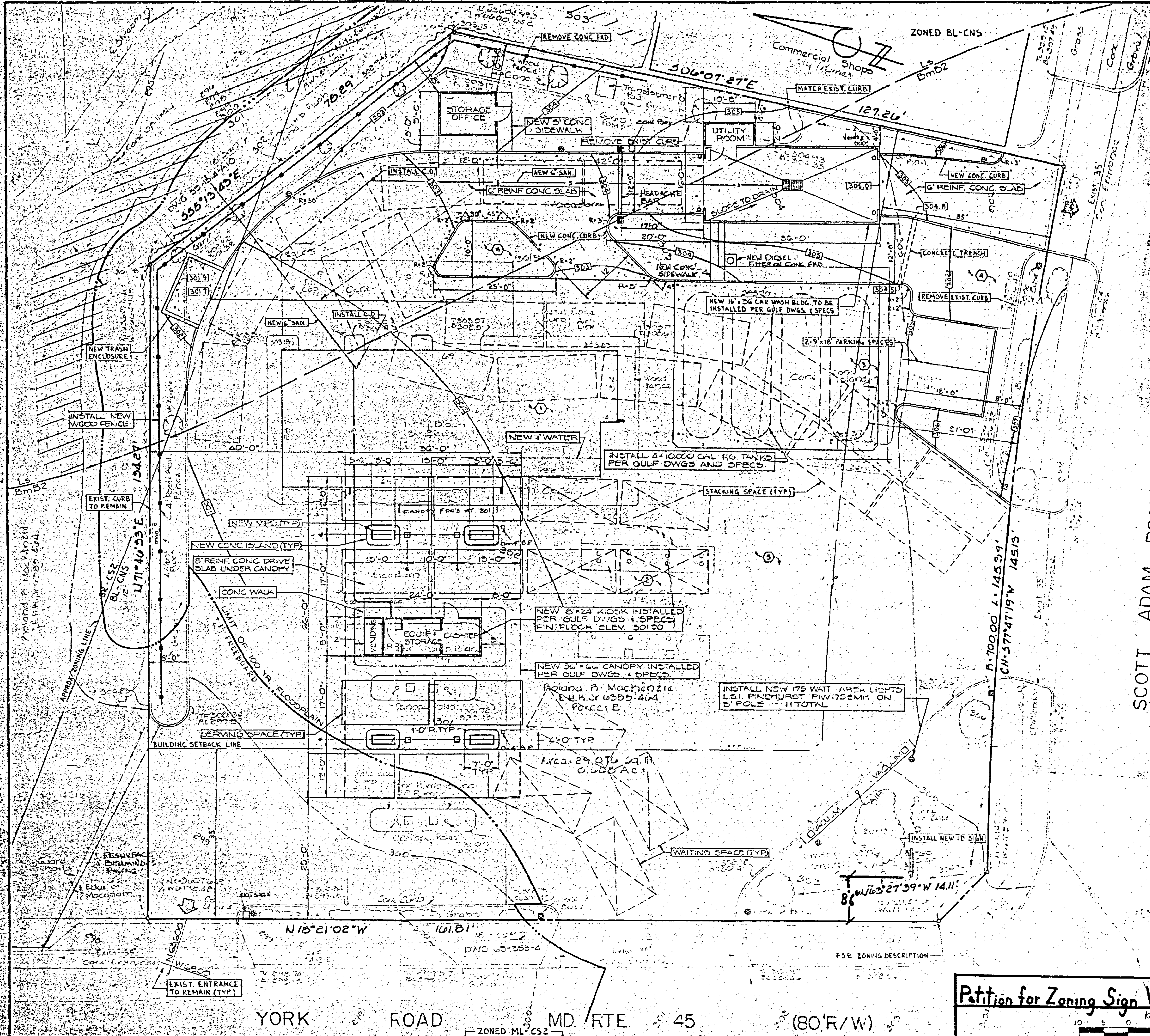
Peter Max Zimmerman  
Peter Max Zimmerman

**MICROFILMED**

N/E cor. York and Scott Adam Rds.

85-330-11

Inspection revealed compliance with order. Station is now occupied by Chevron. J.L. 7/18/88



- GENERAL NOTES:**
1. Applicant: Gulf Oil Corporation  
R. F. Bradley, General Manager  
810 Glenview Court  
Towson, Maryland 21204  
(301) 337-5300
  2. Engineer: Lyon Associates, Inc.  
Donald J. Wise
  3. Correspondent: Michael G. Robin  
c/o Gulf Oil Corporation  
810 Glenview Court  
Towson, Maryland 21204  
(301) 337-5338
  4. Election District 8, Councilmanic District 8C3, Census Tract 4085.03
  5. Watershed 11, Subwatershed - 31
  6. Site Acres: Gross = 0.667 Acs Net = 0.667 Acs  
Parking: Required = 11 Proposed = 21  
There is no requirement for on-site open space or density calculations.
  7. The nearest fire hydrant is located approximately 100 feet north of the site on York Road.
  8. No historic buildings exist within the site or in the surrounding area.
  9. Property Owners: Roland R. Mackenzie  
3214 N. Joppa Road  
Timonium, Maryland 21093  
Ref. No. - 6385/468  
Tax No. - 0870819011592
  10. There are no wetlands, critical areas, archaeological sites, endangered species habitats, or hazardous waste material sites within the site.
  11. A stormwater management exemption is being requested.
  12. A zoning hearing to consider the Special Exception, Special Hearing, and Variance for this site has been held. The zoning case number is 85-223-223A. This plan will be made to conform with any conditions that may be incorporated into the zoning order.
  13. Floodplain information shown is based on a previous study on file with the Storm Drain Design section of the Department of Public Works, Baltimore County.
  14. Estimated A.D.T.s - 748 - 2 - 374 Per Entrance

- CONSTRUCTION NOTES:**
1. EXISTING BUILDING AND SURROUNDING SIDEWALKS, CONC. PAD, HEATING OIL AND WHITE 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, CANOPY AND CONC. PAD. BACKFILL AND PAVE AS NECESSARY.
  4. REMOVE EXISTING PAVING, PLACE MIN. 6" 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 Hearing to allow the conversion of an existing service station to a gas and oil operation, and Variance to allow 21 parking spaces for a car wash in lieu of the required 11 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 on 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 and shall be removed from Scott Adam Road.
  3. Attendants shall not be employed or provided to wipe or dry any vehicles using the car wash facility nor to 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 public access road meeting ingress to the subject site. An attendant must be provided at such entrance to motion said vehicles forward so that traffic will not be impeded.
  5. The vacuum machinery shall be located at the corner of York and Scott Adam Roads where the underground tank is proposed to be located, rather than as shown on Petitioner's Exhibit 1.
  6. The car wash shall operate only with coins or by card.
  7. Compliance with the conditions submitted by the Baltimore County Zoning Planning 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.

**Petition for Zoning Sign Variance**

Previous Hearing: 84-222-ASP/A 83-33 ASP/H 83-33 ASP/H

NOTE: SITE APPROVED BY CPB MAY 2, 1984 PROJECT NO. 54064

**LYON ASSOCIATES, INC.**  
Engineers Surveyors Planners  
7131 Putterford Road, Baltimore, Maryland 21207  
Telephone: 301-944-9112

| REVISIONS |         |                                    |
|-----------|---------|------------------------------------|
| NO.       | DATE    | DESCRIPTION                        |
| 1         | 1/24/85 | LAYOUT                             |
| 2         | 1/24/85 | TANKS & LIGHTS                     |
| 3         | 1/24/85 | WALK AT KIOSK, CONC. PAVING, FENCE |

| PLAN PREPARATION       |                     |
|------------------------|---------------------|
| DESIGN BY: M. ROBIN    | DATE: JAN. 24, 1983 |
| INSTR. BY: M. ROBIN    | DATE: FEB. 1, 1983  |
| CHECKED BY: M. CORTEAL | DATE: FEB. 1, 1983  |

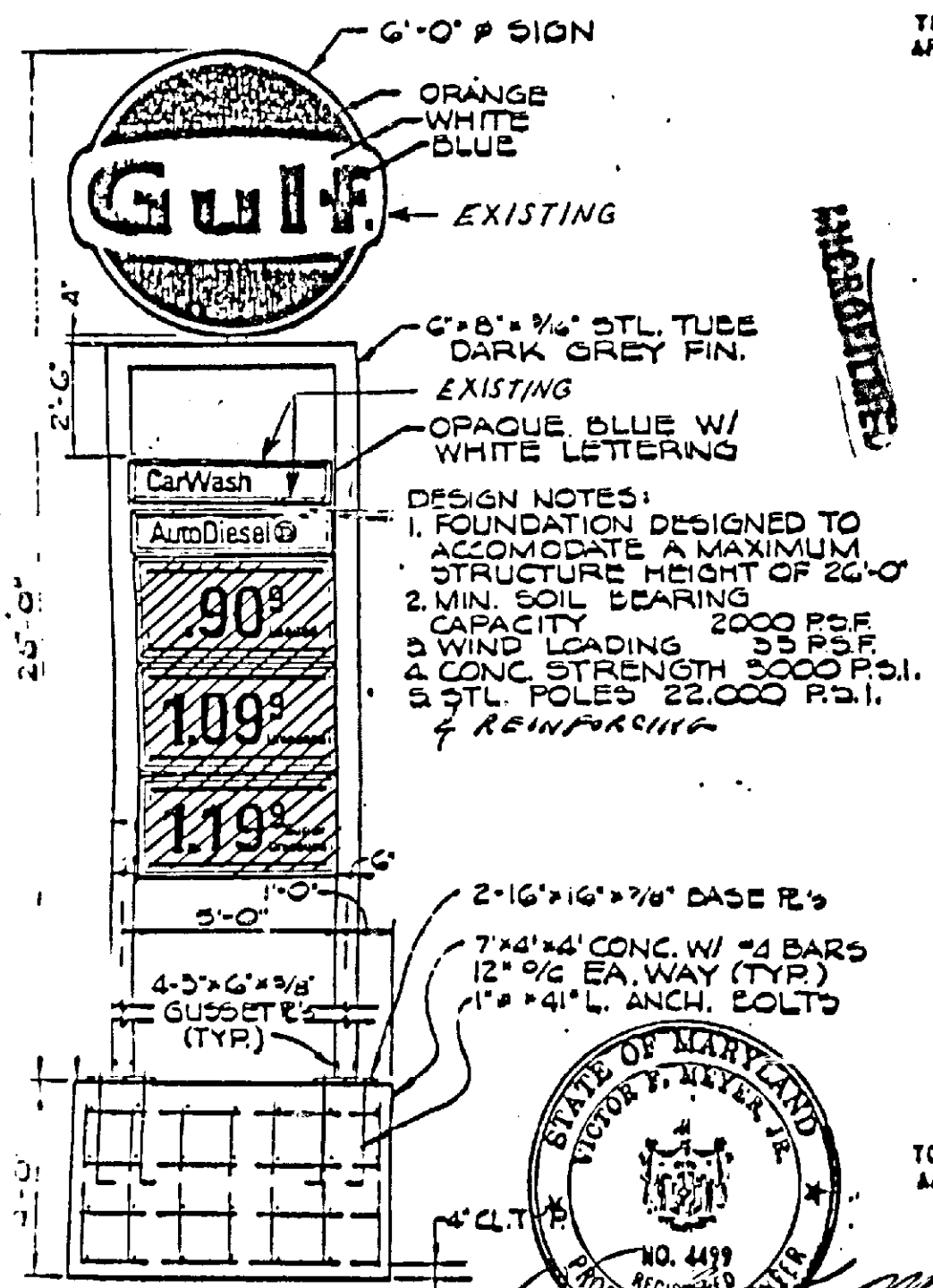
**GULF SERVICE STATION**

**SITE PLAN**  
NEW CAR WASH FACILITY

**DRAWING NO.**  
7363-52-001

**SHEET NO.**  
1 of 5

**GULF OIL CORPORATION**  
YORK ROAD AND SCOTT ADAM ROAD  
ELECT. DIST. 8 BALTIMORE CO., MD.



DESIGN NOTES:

1. FOUNDATION DESIGNED TO ACCOMMODATE A MAXIMUM STRUCTURE HEIGHT OF 26'-0"
2. MIN. SOIL BEARING CAPACITY 2000 P.S.F.
3. WIND LOADING 35 P.S.F.
4. CONC. STRENGTH 3000 P.S.I.
5. STL. POLES 22,000 P.S.I.
6. REINFORCING



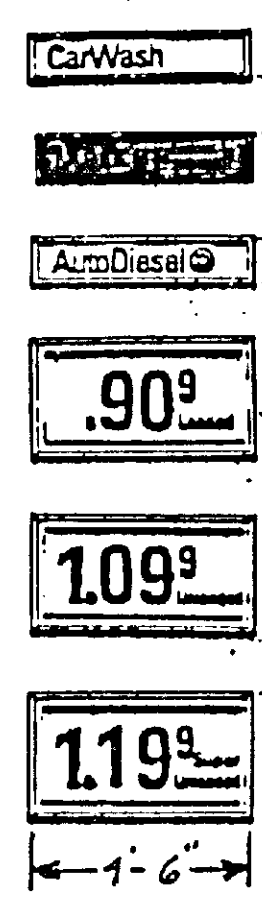
THIS PERMIT APPLICATION

HEIGHT (FEET)

MICROFILMED

|                                     |                        |
|-------------------------------------|------------------------|
| <input type="checkbox"/>            | 6.0                    |
| <input checked="" type="checkbox"/> | 1.0                    |
| <input type="checkbox"/>            | 1.0                    |
| <input checked="" type="checkbox"/> | 1.0                    |
| <input checked="" type="checkbox"/> | 2.5                    |
| <input checked="" type="checkbox"/> | 2.5                    |
| <input checked="" type="checkbox"/> | 2.5                    |
| <input type="checkbox"/>            | TOTAL THIS APPLICATION |

GRAPHICS



SIGN AREAS (SQUARE FEET) (ONE SIDE)

|      |
|------|
| 28.3 |
| 4.8  |
| 0.9  |
| 4.5  |
| 11.3 |
| 11.3 |
| 11.3 |
| 71.2 |

ELECTRICAL LOAD (AMPS)

|      |
|------|
| 3.8  |
| 0.9  |
| 0.9  |
| 0.9  |
| 1.5  |
| 1.5  |
| 1.5  |
| 10.1 |

FLOURESCENT LAMPS F40T12 CW/HO

85.330

|      |
|------|
| 10°  |
| 1    |
| 1    |
| 1    |
| 3    |
| 3    |
| 3    |
| 66.0 |

2.5  
2.5  
2.5  
1.0  
1.0  
2.5  
12.0

vertical

4.5  
1.0  
5.5  
12  
5.5  
60  
60  
66.0

1.8

Support

66.0  
28.3  
94.3

\*INCLUDED 4-F36T12 LAMPS

**Gulf** REFINING AND MARKETING COMPANY  
MID-ATLANTIC DISTRICT  
810 GLENEAGLES COURT TOWSON, MD.

A-4 POLE SIGNAGE  
6' DISC - 25'-0" MAXIMUM HEIGHT  
**MICROFILMED**