

PETITION FOR ZONING VARIANCE
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 of the Zoning Regulations of Baltimore County, to permit a double faced sign with a total of 181.3 sq. ft. in lieu of the permitted 100 sq. ft.

Sign Size: We are enlarging the sign and the pole by 81.3 sq. ft. over the maximum allowed 100 sq. ft. for better visibility to the public. We are not increasing the square footage of our Crown logo.

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): Crown Central Leasing Corporation
(Type or Print Name) By: William K. Snyder
Signature: (Type or Print Name) Vice President
Address: (Type or Print Name)
City and State: Signature
Attorney for Petitioner: J. Gregory Yawman, Esquire
(Type or Print Name) Address: 1 N. Charles Street, 539-7400
Signature: P.O. Box 1163, Baltimore, MD 21201
1 N. Charles Street, Baltimore, MD 21201
City and State: Name, address and phone number of legal owner, contract purchaser, or representative to be contacted
Attorney's Telephone No.: 539-7400 7310 Ritchie Hwy., 761-9243
Address: Glen Burnie, MD 21061

ORDERED BY The Zoning Commissioner of Baltimore County, this 9th day of July, 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 13th day of August, 1985, at 9:30 o'clock.

BY: [Signature] Zoning Commissioner of Baltimore County.
(over)

Case No. 86-65-A
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 8th day of July, 1985.
Received by: [Signature]
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee
Petitioner: Crown Central Leasing Corp.
Attorney: J. Gregory Yawman, Esquire
cc: G. K. Holmes, Real Estate Rep.
Empire Towers, Suite 817, 7310 Ritchie Highway, Glen Burnie, Md. 21061

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
August 5, 1985
COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
J. Gregory Yawman, Esquire
1 North Charles Street
Baltimore, Maryland 21201
RE: Item No. 375 - Case No. 86-65-A
Petitioner - Crown Central Leasing Corp.
Variance Petition
Dear Mr. Yawman:
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 hearing scheduled accordingly.
Very truly yours,
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee
cc: G. K. Holmes, Real Estate Rep.
Empire Towers, Suite 817
7310 Ritchie Highway
Glen Burnie, Maryland 21061

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204
HARRY J. PISTEL, P.E.
DIRECTOR
July 5, 1985
Re: Item #375 (1984-1985)
Property Owner: Crown Stations, Inc.
SE/S Loch Raven Blvd., 700'
S/W from Taylor Avenue
District 9th
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:
All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.
As no public facilities are involved, this office has no comment.
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 facilities, would be the full responsibility of the Petitioner.
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.
Very truly yours,
James A. Markle, P.E., Chief
Bureau of Public Services
JAM:PMO:blp
cc: File

Maryland Department of Transportation
State Highway Administration
June 20, 1985
Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attn: N. Commodari
Re: Item # 375
Property Owner: Crown Stations, Inc.
Location: SE/S Loch Raven Blvd. (Route 542)
Existing Zoning: B.L.
Proposed Zoning: Var.
to permit a double faced sign with a total of 181.3 sq. ft. in lieu of the required 100 sq. ft.
District: 9th
Dear Mr. Commodari:
On review of the revised site plan of 5/29/85, showing the proposed free standing 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 Engr. Access Permits
by: George Wittman
CL-GW:es
cc: J. Ogle
My telephone number is 301-659-1350
Teletypewriter, for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-0421 D.C. Metro - 1-800-492-5662 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
NORMAN E. GERZER
DIRECTOR
JULY 22, 1985
Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Re: Zoning Advisory Meeting of June 18, 1985
Item # 375 CROWN STATIONS, INC.
Property Owner: Crown Stations, Inc.
Location: SE/S LOCH RAVEN BLVD.
700' S/W FROM TAYLOR 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.
() The 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 22-58 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 6111 375-79. 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 "H" level intersection as defined by 6111 375-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
() Additional comments: []
cc: James Hoswell
Eugene A. Boser
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR
June 26, 1985
Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
ZAC-Meeting of June 18, 1985
Item No. 370, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, and 384.
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:
Acres:
District:
Dear Mr. Jablon:
The Department of Traffic Engineering has no comments for item numbers, 370, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, and 384.
Michael S. Flanagan
Traffic Engineering Assoc. II
MSF/c.m

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500
PAUL H. RENCKE
CHIEF
July 1, 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: Crown Stations, Inc.
Location: SE/S Loch Raven Blvd., 700' S/W from Taylor Avenue
Item No.: 375
Zoning Agenda: Meeting of June 18, 1985
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 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.
Noted and Approved: Roy W. Kemmner
Fire Prevention Bureau
Special Inspection Division

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



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

TED ZALESKI, JR.
DIRECTOR

July 8, 1985

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

Dear Mr. Jablon:

Comments on Item # 375 Zoning Advisory Committee Meeting are as follows:
Property Owner: Crown Stations, Inc.
Location: SE/S Loch Raven Blvd., 700' S/W from Taylor Avenue
District: 9th.

APPLICABLE ZONING CODES:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.R.C.A. #17-85), and other applicable Code and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction.

(3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer 10/16 not required on plans and technical data.

(4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(5) All Use Groups except B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-99, B-100, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125, B-126, B-127, B-128, B-129, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B-140, B-141, B-142, B-143, B-144, B-145, B-146, B-147, B-148, B-149, B-150, B-151, B-152, B-153, B-154, 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RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/S of Loch Raven Blvd., : OF BALTIMORE COUNTY
700' S of Taylor Ave.
(6819 Loch Raven Blvd.),
9th District :
CROWN CENTRAL LEASING : Case No. 86-65-A
CORPORATION, Petitioner :
: : : : :
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 18th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to J. Gregory Yawman, Esquire, 1 N. Charles St., Baltimore, MD 21201, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JARLON
ZONING COMMISSIONER

August 8, 1985

J. Gregory Yawman, Esquire
1 N. Charles Street
Baltimore, Maryland 21201

RE: Petition for Variance
SE/S of Loch Raven Blvd., 700' S of
Taylor Ave. (6819 Loch Raven Blvd.)
9th Election District
Crown Central Leasing Corp. - Petitioners
Case No. 86-65-A

Dear Mr. Yawman,

This is to advise you that \$67.95 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to:

DATE	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 012535	AMOUNT
			44 16
			67 95
			53 00
			67 95
			67 95
			57 00
			358 01

VALIDATION OR SIGNATURE OF CASHIER

J. Gregory Yawman, Esquire
1 N. Charles Street
Baltimore, Maryland 21201

July 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SE/S of Loch Raven Blvd., 700 ft. S/
Taylor Ave. (6819 Loch Raven Boulevard)
9th Election District
Crown Central Leasing Corporation - Petitioner
Case No. 86-65-A

TIME: 9:30 a.m.

DATE: Tuesday, August 13, 1985

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

Arnold Jarlon
Zoning Commissioner
of Baltimore County

cc: G. K. Holmes
Real Estate Representative
Empire Towers, Suite 817
7310 Ritchie Highway
Glen Burnie, MD 21061

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

No. 007279

DATE: 7/18/85 ACCOUNT: R-01-618-00

AMOUNT: \$101

RECEIVED FROM: Phyllis Cole Friedman

FOR: Phyllis Cole Friedman 377 Glen Burnie

8 025 *****1000012 80745

VALIDATION OR SIGNATURE OF CASHIER

86-65-A
CERTIFICATE OF PUBLICATION

TOWSON, MD., July 25, 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 July 25, 1985.

THE JEFFERSONIAN,

B. Kentel
Publisher

Cost of Advertising
22.60

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

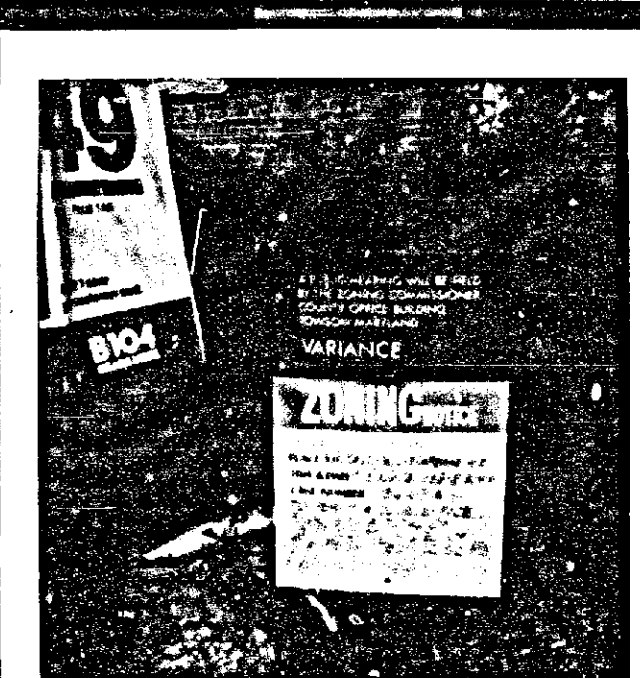
District: 9th Date of Posting: 7/25/85
Posted for: Variance
Petitioner: Crown Central Leasing Corp.
Location of property: SE/S of Loch Raven Blvd., 700' S of Taylor Ave.
6819 Loch Raven Blvd.
Location of Signs: Towson, east of Loch Raven Blvd., across 10' from
roadway, on property of Petitioner
Remarks: Sign posted on 7/25/85
Posted by: M. D. Hickey Date of return: 7/26/85
Number of Signs: 7

CATE OF PUBLICATION

86-65-A
Towson, Md. 7/30 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 24th day of July 1985.

The TOWSON TIMES
M. D. Hickey
Cost of Advertisement: \$40.85



MD. 32
LOCH RAVEN BLVD
BELOW TAYLOR
AVE.
July 2

PETITION FOR ZONING VARIANCE
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 of the Zoning Regulations of Baltimore County, to permit a double faced sign with a total of 181.3 sq. ft. in lieu of the permitted 100 sq. ft.

Sign Size: We are enlarging the sign and the pole by 81.3 sq. ft. over the maximum allowed 100 sq. ft. for better visibility to the public. We are not increasing the square footage of our Crown logo.

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): Crown Central Leasing Corporation
(Type or Print Name) By: William K. Snyder, Vice President
Signature Signature
Address (Type or Print Name)
City and State Signature
Attorney for Petitioner: J. Gregory Yawman, Esquire, 111 W. Charles Street, 539-7400
(Type or Print Name) Address Phone No.
Signature P.O. Box 1163, Baltimore, MD 21201
City and State
111 W. Charles Street, Baltimore, MD 21201
Address
City and State
Attorney's Telephone No.: 539-7400
Name, address and phone number of legal owner, contract purchaser, or representative to be contacted
Name: J. Gregory Yawman, Esquire, 111 W. Charles Street, 539-7400
Address: 7310 Ritchie Hwy., Glen Burnie, Md. 21061
Phone No. 761-9243

ORDERED BY The Zoning Commissioner of Baltimore County, this 9th day of July, 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 13th day of August, 1985, at 9:30 o'clock.

BY: [Signature] Zoning Commissioner of Baltimore County.
(over)

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 8th day of July, 1985.

Received by: [Signature] Zoning Commissioner

Petitioner: Crown Central Leasing Corp.
Petitioner's Attorney: J. Gregory Yawman, Esquire
cc: G. K. Holmes, Real Estate Rep.
Empire Towers, Suite 817, 7310 Ritchie Highway, Glen Burnie, Md. 21061

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 5, 1985

J. Gregory Yawman, Esquire
1 North Charles Street
Baltimore, Maryland 21201

RE: Item No. 375 - Case No. 86-65-A
Petitioner - Crown Central Leasing Corp.
Variance Petition

Dear Mr. Yawman:
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 hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

cc: G. K. Holmes, Real Estate Rep.
Empire Towers, Suite 817
7310 Ritchie Highway
Glen Burnie, Maryland 21061

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

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

Re: Item #375 (1984-1985)
Property Owner: Crown Stations, Inc.
SE/S Loch Raven Blvd., 700'
S/W from Taylor Avenue
District 9th

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:

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

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

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 facilities, would be the full responsibility of the Petitioner.

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.

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

JAM:PMO:blp
cc: File

Maryland Department of Transportation
State Highway Administration

William K. Heilmann
Secretary
Hal Kassoff
Administrator

June 20, 1985

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

Attn: N. Commodari

Re: Item # 375
Property Owner: Crown Stations, Inc.
Location: SE/S Loch Raven Blvd. (Route 542)
Existing Zoning: B.L.
Proposed Zoning: Var.
to permit a double faced sign with a total of 181.3 sq. ft. in lieu of the required 100 sq. ft.
District: 9th

Dear Mr. Commodari:

On review of the revised site plan of 5/29/85, showing the proposed free standing 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 Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Teletypewriter, for Impaired Hearing or Speech

383-7555 Baltimore Metro - 565-0421 D.C. Metro - 1-800-492-5662 Statewide Toll Free

P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NORMAN E. GERZER
DIRECTOR

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

Dear Mr. Jablon:

Re: Zoning Advisory Meeting of June 18, 1985
Item # 375 CROWN STATIONS, INC.
Location: SE/S LOCH RAVEN BLVD.
700' S/W FROM TAYLOR AVE.

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

- ☒ 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.
- ☒ The 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 22-58 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 [blank].
- ☒ Landscaping must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by 6111.275-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 6111.126-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: [blank]

cc: James Hoswell

Eugene A. Boser
Chief, Current Planning and Development

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204

STEPHEN E. COLLINS
DIRECTOR

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

Item No. 370, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, and 384.

Property Owner:

Location:

Existing Zoning:

Proposed Zoning:

Acres:

District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers, 370, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, and 384.

MSF/c:m

BALTIMORE COUNTY FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586

PAUL H. RENCKE
CHIEF

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: Crown Stations, Inc.

Location: SE/S Loch Raven Blvd., 700' S/W from Taylor Avenue

Item No.: 375

Zoning Agenda: Meeting of June 18, 1985

Comment:

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 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 [blank] 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.
- ☒ 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: [Signature] Noted and Approved: Roy W. Kemmner

Planning Group Fire Prevention Bureau

Special Inspection Division

mb

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



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

TED ZALESKI, JR.
DIRECTOR

July 8, 1985

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

Dear Mr. Jablon:

Comments on Item # 375 Zoning Advisory Committee Meeting are as follows:
Property Owner: Crown Stations, Inc.
Location: SE/S Loch Raven Blvd., 700' S/W from Taylor Avenue
District: 9th.

APPLICABLE ZONING CODES:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.R.C.D. #17-85), and other applicable Code and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction.

(3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer 10/16 not required on plans and technical data.

(4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(5) All Use Groups except B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-99, B-100, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125, B-126, B-127, B-128, B-129, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B-140, B-141, B-142, B-143, B-144, B-145, B-146, B-147, B-148, B-149, B-150, B-151, B-152, B-153, B-154, 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RE: PETITION FOR VARIANCE
SE/S of Loch Raven Blvd.,
700' S of Taylor Ave.
(6819 Loch Raven Blvd.),
9th District
CROWN CENTRAL LEASING
CORPORATION, Petitioner
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-65-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 18th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to J. Gregory Yawman, Esquire, 1 N. Charles St., Baltimore, MD 21201, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JARLON
ZONING COMMISSIONER

August 8, 1985

J. Gregory Yawman, Esquire
1 N. Charles Street
Baltimore, Maryland 21201

RE: Petition for Variance
SE/S of Loch Raven Blvd., 700' S of
Taylor Ave. (6819 Loch Raven Blvd.)
9th Election District
Crown Central Leasing Corp. - Petitioners
Case No. 86-65-A

Dear Mr. Yawman,

This is to advise you that \$67.95 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to:

DATE	AMOUNT
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 012535	44 16
DATE: 7/25/85 ACCOUNT: 012535	67 95
AMOUNT \$ 67.95	53 00
RECEIVED FROM: J. Gregory Yawman	67 95
FOR: Petition for Variance	67 95
	57 00
	358 01
VALIDATION OR SIGNATURE OF CASHIER	

J. Gregory Yawman, Esquire
1 N. Charles Street
Baltimore, Maryland 21201

July 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SE/S of Loch Raven Blvd., 700 ft. S/
Taylor Ave. (6819 Loch Raven Boulevard)
9th Election District
Crown Central Leasing Corporation - Petitioner
Case No. 86-65-A

TIME: 9:30 a.m.

DATE: Tuesday, August 13, 1985

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

Arnold Jarlon
Zoning Commissioner
of Baltimore County

cc: G. K. Holmes
Real Estate Representative
Empire Towers, Suite 817
7310 Ritchie Highway
Glen Burnie, MD 21061

DATE	AMOUNT
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 007279	12-01-618-00
DATE: 7/25/85 ACCOUNT: 007279	AMOUNT \$ 12.00
RECEIVED FROM: J. Gregory Yawman	
FOR: Petition for Variance	
VALIDATION OR SIGNATURE OF CASHIER	

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 25, 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 July 25, 1985.

THE JEFFERSONIAN,

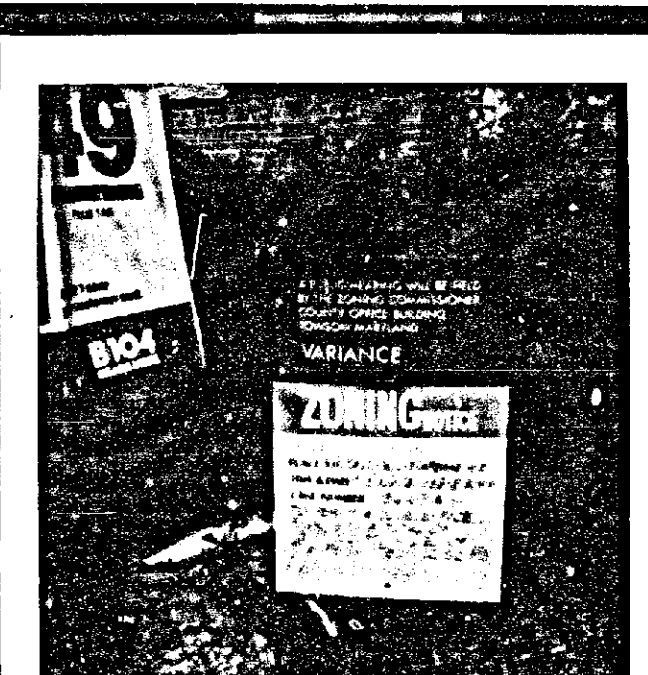
B. Kentel
Publisher
Cost of Advertising
22.60

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

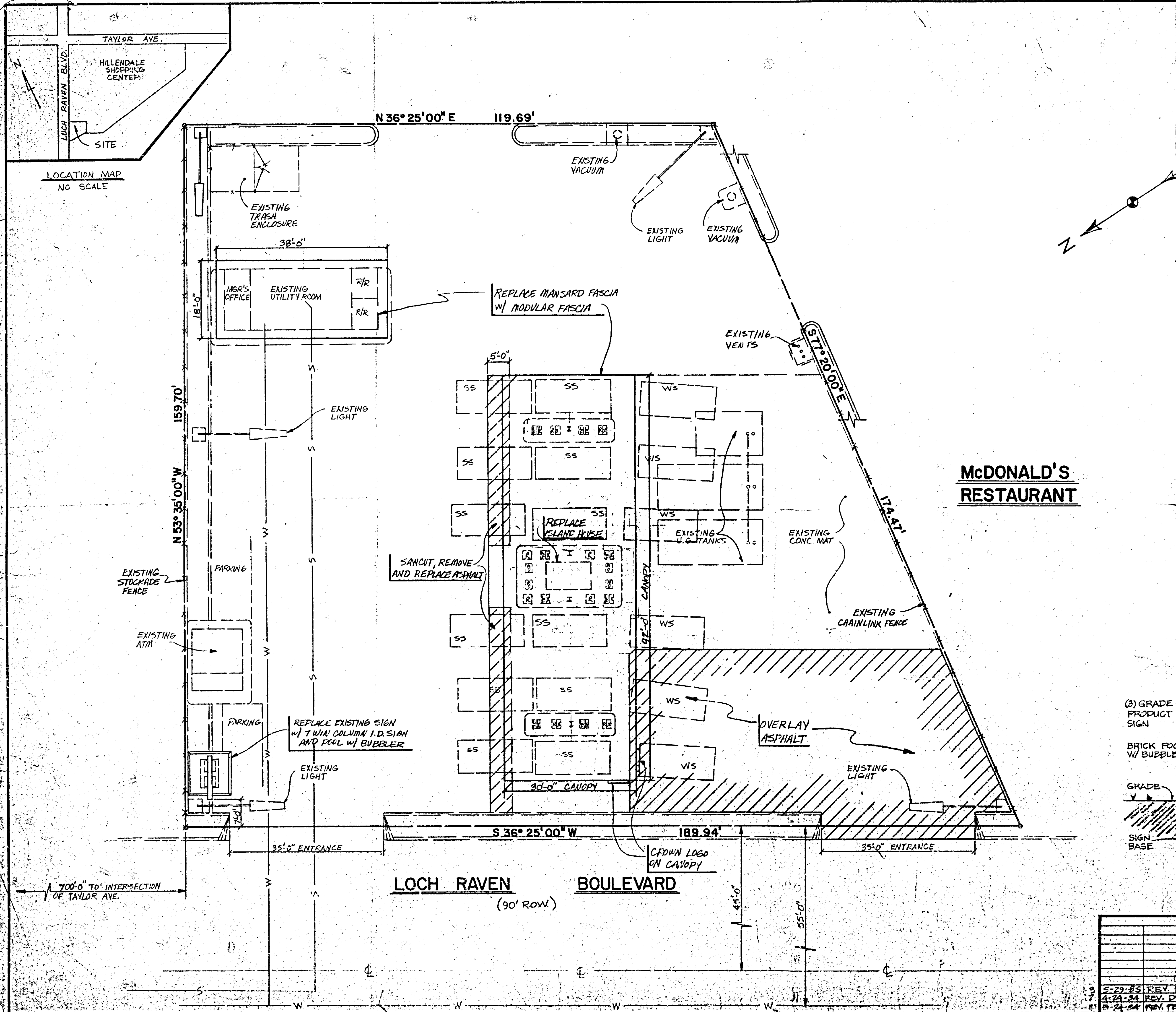
District: 9th Date of Posting: 7/25/85
Posted for: Variance
Petitioner: Crown Central Leasing Corp.
Location of property: SE/S of Loch Raven Blvd., 700' S of Taylor Ave.
(6819 Loch Raven Blvd.)
Location of Signs: Three signs at intersection of Loch Raven Blvd. and Taylor Ave., on property of Petitioner.
Remarks: Signs posted on property of Petitioner.
Posted by: M. D. Hickey
Number of Signs: 7

CATE OF PUBLICATION

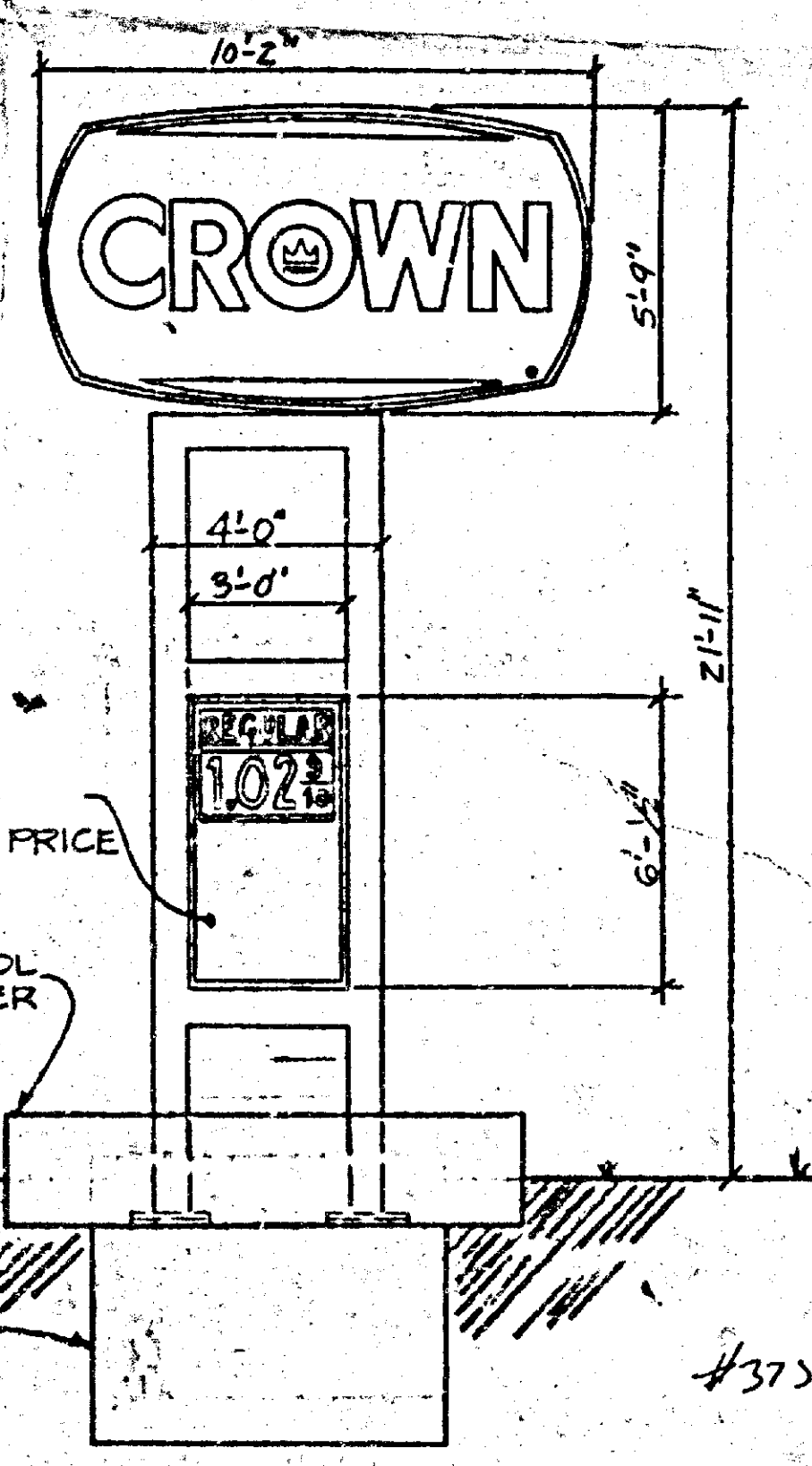
86-65-A
Towson, Md. 7/30 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 24th day of July 1985.
The TOWSON TIMES
M. D. Hickey
Cost of Advertisement: \$40.85



MD. 32
LOCH RAVEN BLVD
BELOW TAYLOR
AVE
July 2



ZONING STATUS
EXISTING ZONING: PARCEL #1, BL
EXISTING DISTRICT: 9
AREA REQUIREMENTS
3 # DISPENSER ISLANDS WITH 4 # SINGLE DISPENSER & 12 # DUAL DISPENSERS CAPABLE OF SERVING 12 CARS AT ANY ONE TIME.
TOTAL SERVICING SPACES 12
TOTAL SERVICING BAYS 12
TOTAL BAYS & SPACES 12
SITE AREA REQUIRED TOTAL BAYS & SPACES 12 # x 1500 SQUARE FEET = 18,000 SQUARE FEET. MINIMUM AREA REQUIRED 19,000 SQ. FT.
PROPOSED ANCILLARY & MINOR ACCESSORY USES - VENDING, OUTDOOR, EAT-IN SPACE, RESTROOMS
ADDITIONAL AREA REQUIRED
PROPOSED COMBINATION USES
ADDITIONAL AREA REQUIRED
TOTAL AREA REQUIRED 18,000 SQ. FT.
TOTAL AREA OF TRACT 24,800 SQ. FT.
ACCESS POINTS
NUMBER OF DRIVEWAYS ON FRONT STREET 2 TIMES 65 = 130
(REQUIRED WIDTH)
ACTUAL SITE WIDTH 189.94'
LANDSCAPING
AREA "A" = 835 SQUARE FEET AREA "C" = 225 SQUARE FEET
AREA "B" = 165 SQUARE FEET AREA "D" = 165 SQUARE FEET
TOTAL 1245 SQ. FT. 1 OF TRACT
SQ. FT. 1245
LANDSCAPING CONSISTS OF (DESCRIPTION) SHRUBS
LIGHTING
(S) TYPE 16'-0" HEIGHT (4) TYPES ON 12' ACROSS (DESCRIPTION)
() TYPE HEIGHT
PARKING
PARKING SPACES REQUIRED - THREE FOR EACH BAY
PARKING SPACES PROVIDED 3
(ALL PARKING MUST BE SET BACK 8 FEET FROM STREET PROPERTY LINE)
NOTE: NO INDUSTRIAL WATER WILL BE USED OR INDUSTRIAL WASTE WATER DISCHARGED FROM THIS STATION.



I.D. SIGN	104.3
PRICE SIGN	36.0
STRUCTURE	41.0
TOTAL PROPOSED	181.3
SQ. FT.	

SIGN DETAIL
SCALE: N.T.S.

REVISIONS		CROWN CENTRAL PETROLEUM CORPORATION	
		BALTIMORE, MARYLAND	
		PLOT PLAN - EXPRESS MART INSTALLATION - MD-32	
		6819 LOCH RAVEN BLVD.	
		BALTIMORE, MD 21204	
5-29-85	REV. PER BALTO. CO. REQUIREMENTS	SCALE 1"=10'	DATE 5-29-85
4-24-84	REV. DIM. SIGN DETAIL	CHECKED BY R.S.	DRAWN BY J.M.
6-24-84	REV. PER CO. REQUIREMENTS	DATE 6-24-84	DATE 6-24-84

MD-32