

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

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a variance from Section 412.2.1. to permit a double-faced sign with a total of 181.3 sq. ft. in lieu of the permitted 100 sq. ft.

Section 405.4.2.1. to permit a sign 0' from the right-of-way in lieu of the required 6'.

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

Sign Setback - less than 6' - has been in same location for over 20 years and would not have the space to relocate it further back, as it would impede the flow of traffic at the pumps.

Sign Size - We are enlarging the price 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 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.

Contact Purchaser: Legal Owner(s): Crown Central Leasing Corporation

By: (Type or Print Name) William K. Snyder, Vice President

Signature: (Type or Print Name)

Address: (Type or Print Name)

City and State: (Type or Print Name)

Signature: (Type or Print Name)

Address: (Type or Print Name)

City and State: (Type or Print Name)

Name, address and phone number of legal owner, contractor, representative to be contacted

Name: G. K. Holmes, Real Estate Rep. Empire Towers, Suite 517, 7310 Ritchie Hwy., 761-9243

Address: Glen Burnie, 21061

Phone No. 761-9243

Attorney's Telephone No.: 539-7420

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 had 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 9:45 o'clock.

Attest: (Signature) Zoning Commissioner of Baltimore County.

(over)

Case No. 66-66-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 9th day of July, 1985.

Crown Central Leasing Corp.
Petitioner's Attorney: J. Gregory Yawman
cc: G. K. Holmes, Real Estate Rep., Empire Towers, Suite 517, 7310 Ritchie Highway, Glen Burnie, Md. 21061

ARNOLD JABLON
Zoning Commissioner

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE August 5, 1985

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

cc: Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Protection

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

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

RE: Item No. 376 - Case No. 86-66-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 is hearing scheduled accordingly.

Very truly yours,

(Signature) NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: G. K. Holmes, Real Estate Rep.

Empire Towers, Suite 517

7310 Ritchie Highway

Glen Burnie, Maryland 21061

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

Re: Item #376 (1984-1985)
Property Owner: Crown Stations, Inc.
E/S York Road, 265' S fr. c/l
Fairmount 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 which may result, due to improper grading or improper installation of drainage 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,

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

JAM: PMO:bip

cc: File

ORDER RECEIVED FOR FILING
DATE August 26, 1985
BY [Signature]

Maryland Department of Transportation State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

June 20, 1985

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

Att: N. Commodari

Re: Item # 376
Property Owner: Crown Stations, Inc.
Location: E/S York Road (Route 45) 265' ft. S. from c/l Fairmount Ave. Existing Zoning: B.R. 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. and to permit a sign 0' from the right of way in lieu of the required 6' 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

For writer for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-422-5062 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
494-3551

NORMAN E. GERDA
DIRECTOR

JULY 22, 1985

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

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.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ 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 22-98 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 5/29/85.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by S11 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 "M" level intersection as defined by S11 178-79, 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. Rober
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

Item No. 370, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, and 384.
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

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/ccm

(Signature) Michael S. Flanagan
Traffic Engineering Assoc. II

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

PAUL H. REINKE
CHIEF

July 2, 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: E/S York Road 265' S. from c/l Fairmount Avenue

Item No.: 376

Zoning Agenda: Meeting of June 18, 1985

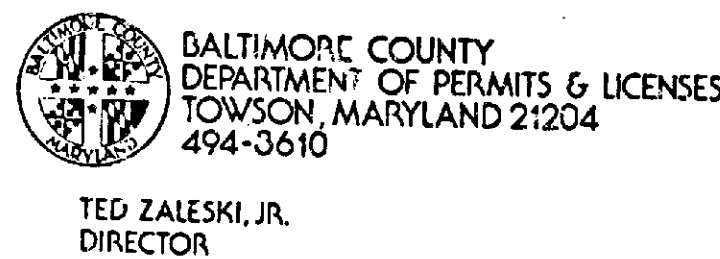
Gentlemen:

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.

- ☒ 2. 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.
- ☒ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: (Signature) Noted and Approved: (Signature) Fire Prevention Bureau
Inspection Division

/mb



July 8, 1985

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

Dear Mr. Jablon:

Comments on Item # 376 Zoning Advisory Committee Meeting are as follows:

Property Owners: Crown Stations, Inc.
Location: E/S York Road 265' S. from c/l Fairmount Avenue
District: 9th.

APPLICABLE CODES AND ORDINANCES:

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.G.S. 11-117-1 - 1980) and other applicable Codes 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 shall be required to file with a permit application. Reproduced seals are not acceptable.
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 the Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All the Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 108, and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permitted height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filled for a required Change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer shall be required. The change of Use Groups are from the _____ to Use _____, or to Mixed Use _____ See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
10. Comments: Unless waived by the State, a State Seal is required on fabricated structures. Separate permits are required for the various improvements. Signs shall comply with Article 19.
11. These abbreviated 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 review of any permit. If desired the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

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

L/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning

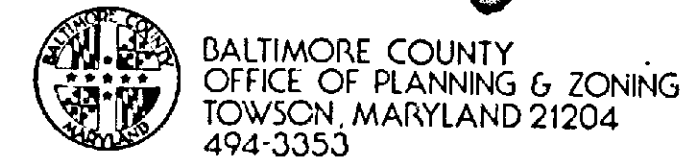
Date: July 26, 1985

SUBJECT: Zoning Petitions No. 86-62-A, 86-63-A, 86-64-A, 86-65-A, 86-66-A,
86-67-A, 86-68-A, 86-69-A, 86-70-A, 86-73-A,
and 86-74-A

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

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

NEG:JGH:slm



ARNOLD JABLON
ZONING COMMISSIONER

August 26, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

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

RE: PETITION FOR VARIANCE
E/S of York Road, 254' S of
the centerline of Fairmount
Avenue, (935 N. York Road) -
9th Election District
Crown Central Leasing Corporation, Petitioner
Case No. 86-66-A

Dear Mr. Yawman:

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

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

JMH:jbg

Attachments

cc: People's Counsel

Ms. Mary Ginn
Association of Baltimore County
Community Councils
606 Horncrest Road
Towson, Maryland 21204

IN RE: PETITION FOR VARIANCE
E/S of York Road, 254' S of
the centerline of Fairmount
Avenue, (935 N. York Road) -
9th Election District
Crown Central Leasing Corporation,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-66-A

The Petitioner herein requests variances to permit a double-face sign with a total of 181.3 square feet in lieu of the permitted 100 square feet and to permit a sign 0 feet from the right-of-way in lieu of the required 6 feet.

Testimony on behalf of the Petitioner indicated that Crown Central Petroleum Corporation proposes to place the existing 104.3 square foot logo identification sign on twin columns and increase the attached grade product price sign from 24 to 36 square feet in order to modernize the service station and make the price numerals, required by state law, more visible to the public. The station was rebuilt 13 years ago. The logo sign is the standard sign used throughout the state and county. The front portion of the site is so cramped that, although the planter area will be enlarged to accommodate the twin column sign, there is no space for a fountain and a variance from the right-of-way is necessary. There is a sidewalk between the property and the roadway.

Mary Ginn entered her appearance on behalf of the Association of Baltimore County Community Councils.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

UNDER RECEIVED FOR FILING
DATE August 26, 1985
BY *Phyllis Cole Friedman*

RE: PETITION FOR VARIANCES
E/S of York Rd., 265'
S of the Centerline of
Fairmount Ave. (935
N. York Rd.), 9th Dist.
CROWN CENTRAL LEASING
CORPORATION, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-66-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.

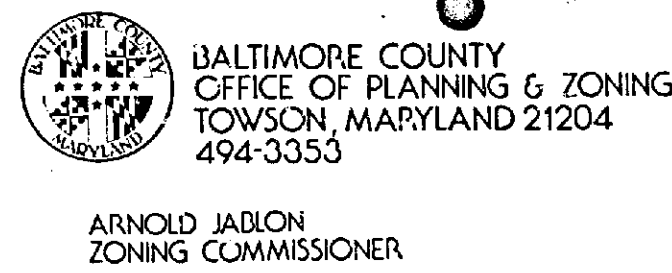
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2158

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

27 858



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

RE: Petition for Variance
E/S York Rd., 265' S/centerline
of Fairmount Ave. (935 N. York Rd.)
9th Election District
Crown Central Leasing Corp. - Petitioner
Case No. 86-66-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 Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
Zoning Commissioner

August 8, 1985

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

July 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
E/S York Rd., 265' S/centerline
of Fairmount Ave. (935 N. York Rd.)
9th Election District
Case No. 86-66-A
Crown Central Leasing Corp. - Petitioner

TIME: 9:45 a.m.

DATE: Tuesday, August 13, 1985

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

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

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,

18 Kenton
Publisher

Cost of Advertising
22.00

PETITION FOR VARIANCE
No. 86-66-A
LOCATION: East side of York Rd., 265' S/centerline of Fairmount Ave. (935 N. York Rd.)
DATE AND TIME: Tuesday, August 13, 1985 at 9:45 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 on the Petition for Variance from Section 412.2, to permit a double deck sign with a total of 181 sq. ft. in lieu of the permitted 100 sq. ft. and Section 405.2.2, to permit a sign 6 ft. from the right-of-way to the line of the proposed sign.
Being the property of Crown Central Leasing Corporation as shown on the plat filed with the Zoning Office. In the event that the 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 the appeal 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
July 25

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

No. 007280

DATE: 7-25-85 ACCOUNT: 2-01-615-071

AMOUNT: \$100

RECEIVED FROM: Crown

FOR: Flag fee for the 376 Crown

B 0023*****1000000 0378F

VALIDATION OR SIGNATURE OF CARRIER

PETITION FOR VARIANCE
No. 86-66-A
LOCATION: East side of York Rd., 265' S/centerline of Fairmount Ave. (935 N. York Rd.)
DATE AND TIME: Tuesday, August 13, 1985 at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
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Being the property of Crown Central Leasing Corporation as shown on the plat filed with the Zoning Office. In the event that the 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 the appeal 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
July 25

CERTIFICATE OF PUBLICATION

Towson, Md. 7/24 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 2 consecutive weeks, the first publication appearing on the 24th day of July 1985.

The TOWSON TIMES
M. D. Smith
Cost of Advertising: \$40.95

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: E/S York Rd., 265' S/centerline of Fairmount Ave. - 935 N. York Rd.

Location of Sign: York Rd., E/S Fairmount Ave. property of Petitioner

Remarks:

Posted by: M. D. Smith

Number of Signs: 1

Date of return: 7/27/85

Signature

Signature

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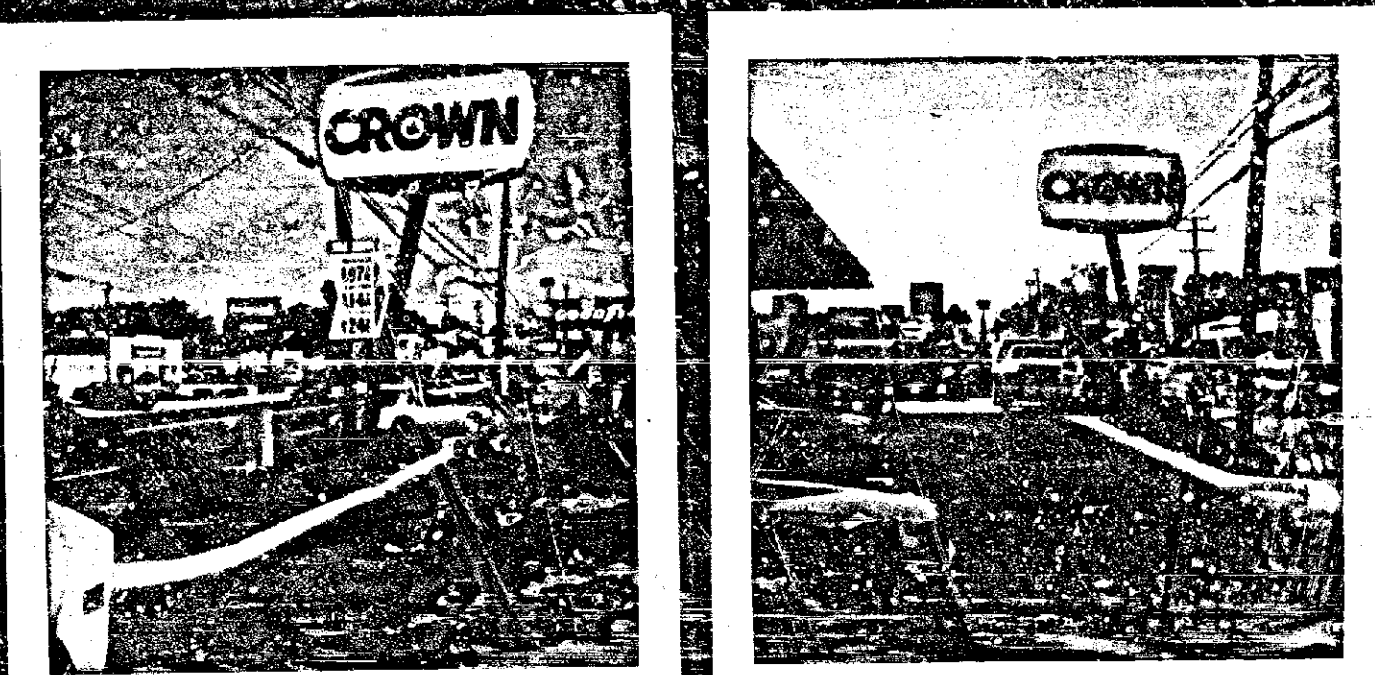
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MD-10
935 York Rd
Towson MD
86-66-A

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

No. 012595

DATE: 8-15-85 ACCOUNT: 2-01-615-071

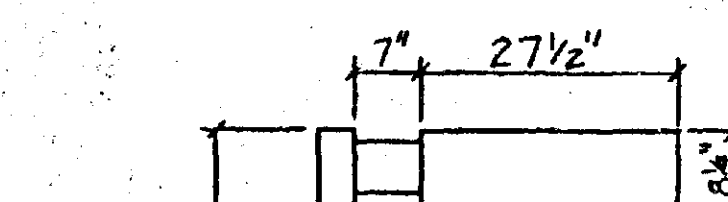
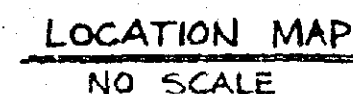
AMOUNT: \$358.01

RECEIVED FROM: Crown Central Leasing

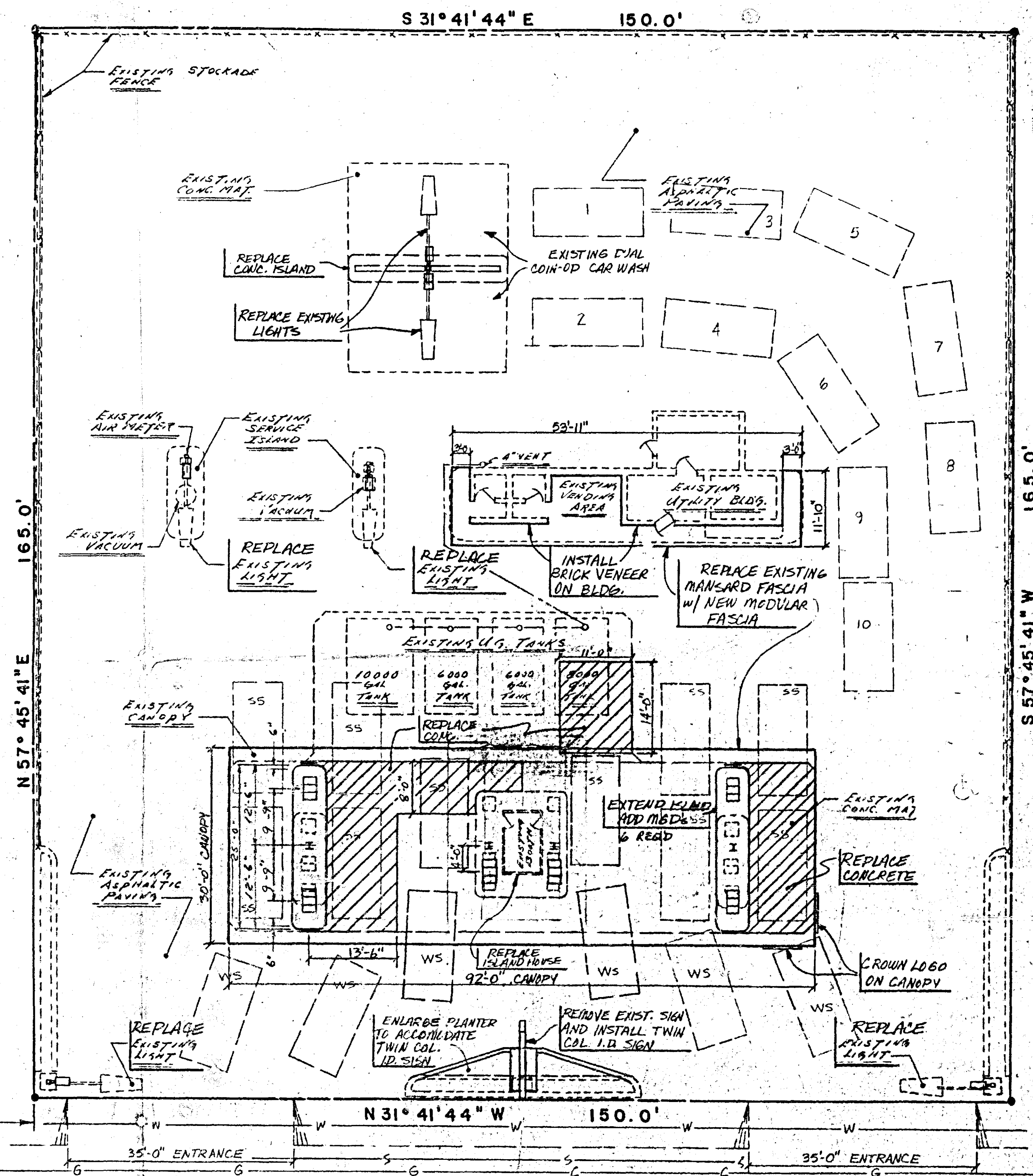
FOR: Mounting & Posting

B 0023*****1000000 0378F

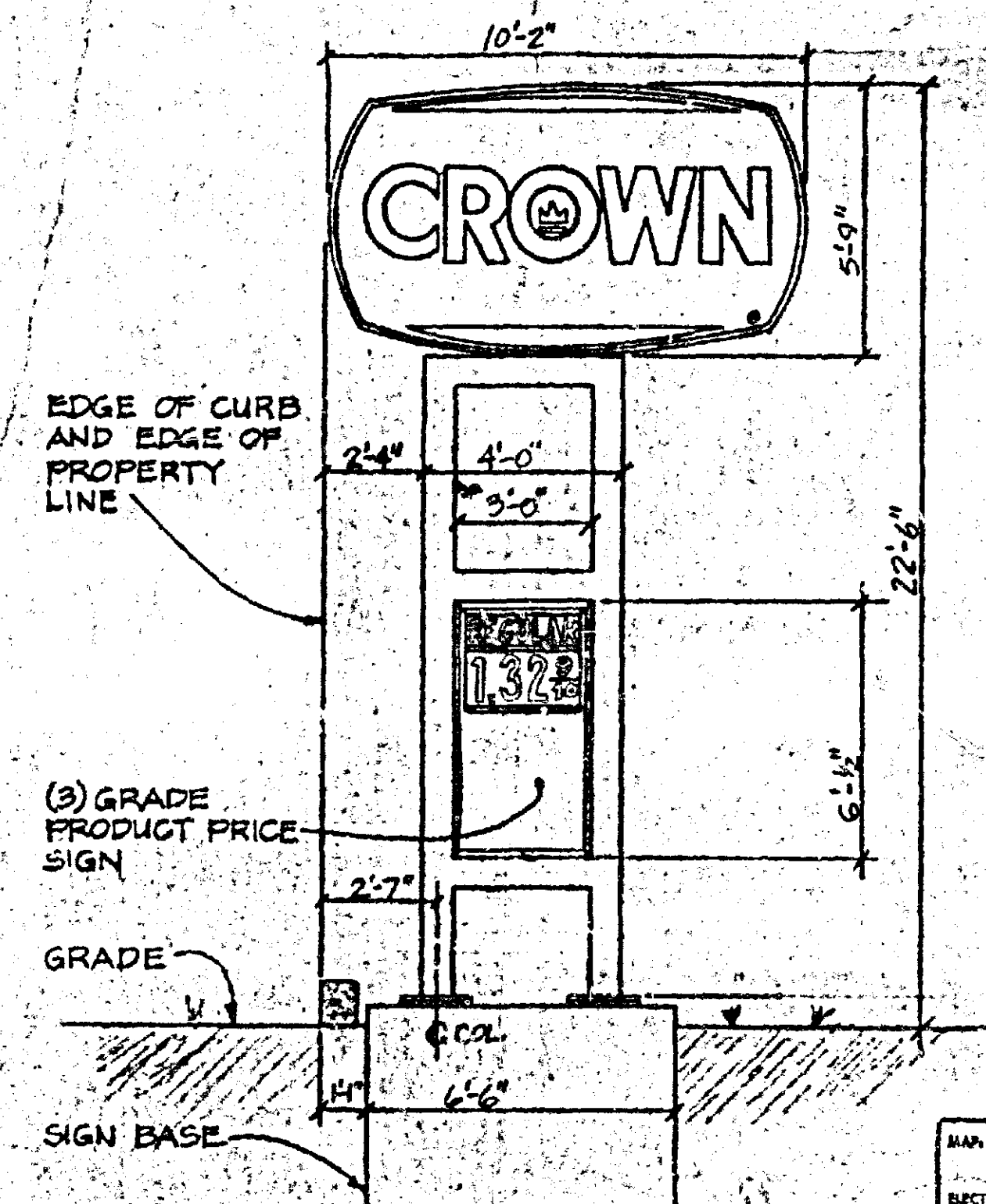
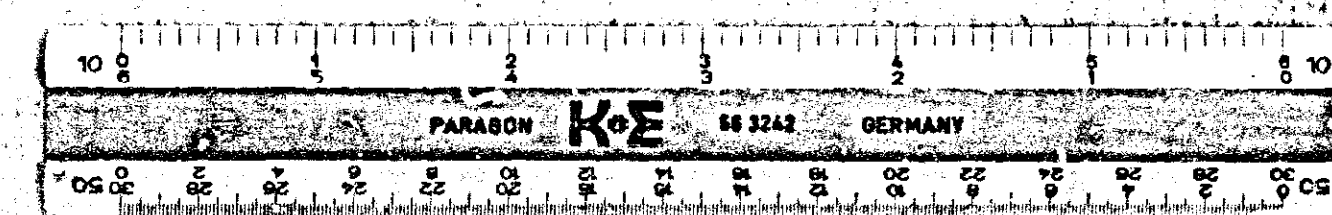
VALIDATION OR SIGNATURE OF CARRIER



LIGHT ELEVATION
NO SCALE

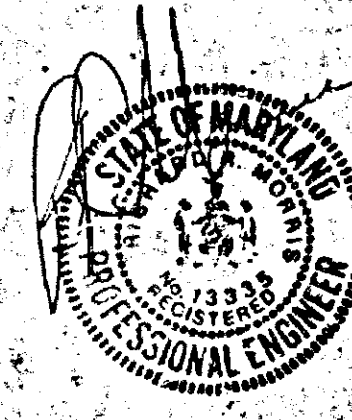


YORK ROAD



SIGN ELEVATION
SCALE: NONE

I.D SIGN	104.3
PRICE SIGN	36.0
STRUCTURE	<u>41.0</u>
TOTAL PROPOSED SQ. FT.	181.3



MD-10

REVISIONS		CROWN CENTRAL PETROLEUM CORPORATION	
		BALTIMORE, MARYLAND	
2-24-88	REV PER BALTIMORE COUNTY REQUIREMENT	PLOT PLAN FOR FUEL TANK INSTALLATION - MARIO	
4-24-88	REV SIGN DATED (ON)	535 N. YORK ROAD	
5-20-88	REVISED A.P.I. REGULATION W/RE SLOPE	TOWSON, MARYLAND 21204	
5-22-88	REVISED PER M.D. STATEMENT INDICATING	SCALE: 1" = 10'-0" DATE: 5-12-84	
6-25-88	REVISED PER BALTIMORE COUNTY REQUIREMENT	DRAWN BY: [Signature] CHECKED BY: [Signature]	
		DRAWING NUMBER: [Blank]	

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

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a variance from Section 412.2.1. to permit a double-faced sign with a total of 181.3 sq. ft. in lieu of the permitted 100 sq. ft.

Section 405.4.2.1. to permit a sign 0' from the right-of-way in lieu of the required 6'.

Sign Setback less than 6' - has been in same location for over 20 years and does not have the space to relocate it further back, as it would impede the flow of traffic at the pumps.

Sign Size - We are enlarging the price 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 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.

Contact Purchaser: Legal Owner(s): Crown Central Leasing Corporation

By: (Type or Print Name) William K. Snyder, Vice President

Signature (Type or Print Name)

Address (Type or Print Name)

City and State (Type or Print Name)

Signature (Type or Print Name)

Address (Type or Print Name)

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Address (Type or Print Name)

Case No. 66-66-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.

Petitioner: Crown Central Leasing Corp.
Attorney: J. Gregory Yawman
cc: G. K. Holmes, Real Estate Rep., Empire Towers, Suite 517, 7310 Ritchie Highway, Glen Burnie, Md. 21061

ARNOLD JABLON
Zoning Commissioner

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

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

Chairman
Nicholas B. Commodari

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

RE: Item No. 376 - Case No. 86-66-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 is hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: G. K. Holmes, Real Estate Rep.
Empire Towers, Suite 517
7310 Ritchie Highway
Glen Burnie, Maryland 21061

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

RE: Item #376 (1984-1985)
Property Owner: Crown Stations, Inc.
E/S York Road, 265' S fr. c/l
Fairmount 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 which may result, due to improper grading or improper installation of drainage 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:bip

cc: File

ORDER RECEIVED FOR FILING
DATE August 26, 1985
BY [Signature]

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

June 20, 1985

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

Att: N. Commodari

RE: Item # 376
Property Owner: Crown Stations, Inc.
Location: E/S York Road (Route 45) 265' S. from c/l Fairmount Ave. Existing Zoning: B.R. 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. and to permit a sign 0' from the right of way in lieu of the required 6' 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

For writer for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-422-5062 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
494-3551

NORMAN E. GERDA
DIRECTOR

JULY 22, 1985

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

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.
- () 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 §111.178-79. 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 "M" level intersection as defined by §111.178-79, 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. Rober
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

Item No. 370, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, and 384.
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

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/ccm

Michael S. Flanagan
Traffic Engineering Assoc. II

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

PAUL H. REINKE
CHIEF

July 2, 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: E/S York Road 265' S. from c/l Fairmount Avenue

Item No.: 376

Zoning Agenda: Meeting of June 18, 1985

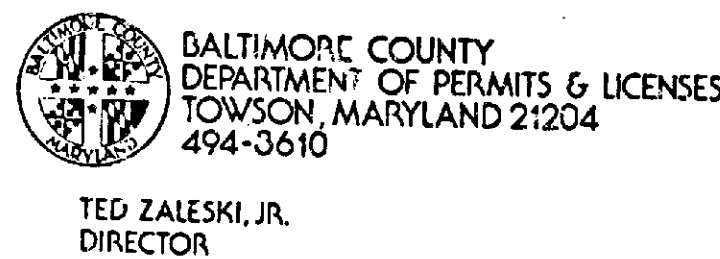
Gentlemen:

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 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: [Signature] Noted and Approved: [Signature]
[Signature] Fire Prevention Bureau
[Signature] Fire Inspection Division

/mb



July 8, 1985

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

Dear Mr. Jablon:

Comments on Item # 376 Zoning Advisory Committee Meeting are as follows:

Property Owners: Crown Stations, Inc.
Location: E/S York Road 265' S. from c/l Fairmount Avenue
District: 9th.

APPLICABLE CODES AND ORDINANCES

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.G.S. 17-1 - 1980) and other applicable Codes 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 shall be required to file with a permit application. Reproduced seals are not acceptable.
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 the Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All the Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 108, and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permitted height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer shall be required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
10. Comments: Unless waived by the State, a State Seal is required on fabricated structures. Separate permits are required for the various improvements. Signs shall comply with Article 19.
11. These abbreviated 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 review of any permit. If desired the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

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

L/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning

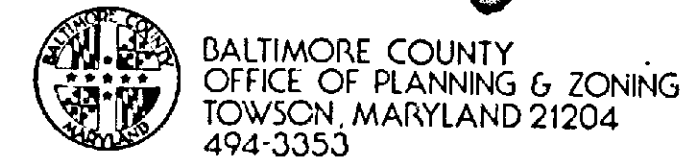
Date: July 26, 1985

SUBJECT: Zoning Petitions No. 86-62-A, 86-63-A, 86-64-A, 86-65-A, 86-66-A,
86-67-A, 86-68-A, 86-69-A, 86-70-A, 86-73-A,
and 86-74-A

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

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

NEG:JGH:slm



ARNOLD JABLON
ZONING COMMISSIONER

August 26, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

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

RE: PETITION FOR VARIANCE
E/S of York Road, 254' S of
the centerline of Fairmount
Avenue, (935 N. York Road) -
9th Election District
Crown Central Leasing Corporation, Petitioner
Case No. 86-66-A

Dear Mr. Yawman:

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

Very truly yours,

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

JMH:jbg

Attachments

cc: People's Counsel

Ms. Mary Ginn
Association of Baltimore County
Community Councils
606 Horncrest Road
Towson, Maryland 21204

IN RE: PETITION FOR VARIANCE
E/S of York Road, 254' S of
the centerline of Fairmount
Avenue, (935 N. York Road) -
9th Election District
Crown Central Leasing Corporation,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-66-A

The Petitioner herein requests variances to permit a double-face sign with a total of 181.3 square feet in lieu of the permitted 100 square feet and to permit a sign 0 feet from the right-of-way in lieu of the required 6 feet.

Testimony on behalf of the Petitioner indicated that Crown Central Petroleum Corporation proposes to place the existing 104.3 square foot logo identification sign on twin columns and increase the attached grade product price sign from 24 to 36 square feet in order to modernize the service station and make the price numerals, required by state law, more visible to the public. The station was rebuilt 13 years ago. The logo sign is the standard sign used throughout the state and county. The front portion of the site is so cramped that, although the planter area will be enlarged to accommodate the twin column sign, there is no space for a fountain and a variance from the right-of-way is necessary. There is a sidewalk between the property and the roadway.

Mary Ginn entered her appearance on behalf of the Association of Baltimore County Community Councils.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

UNDER RECEIVED FOR FILING
DATE August 26, 1985
BY *Phyllis Cole Friedman*

RE: PETITION FOR VARIANCES
E/S of York Rd., 265'
S of the Centerline of
Fairmount Ave. (935
N. York Rd.), 9th Dist.
CROWN CENTRAL LEASING
CORPORATION, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-66-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.

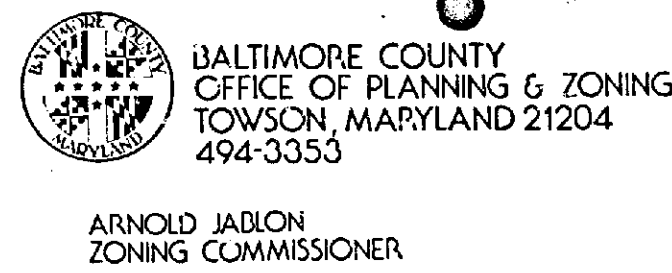
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2158

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

27 858



ARNOLD JABLON
ZONING COMMISSIONER

August 8, 1985

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

RE: Petition for Variance
E/S York Rd., 265' S/centerline
of Fairmount Ave. (935 N. York Rd.)
9th Election District
Crown Central Leasing Corp. - Petitioner
Case No. 86-66-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 Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

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

July 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
E/S York Rd., 265' S/centerline
of Fairmount Ave. (935 N. York Rd.)
9th Election District
Case No. 86-66-A
Crown Central Leasing Corp. - Petitioner

TIME: 9:45 a.m.

DATE: Tuesday, August 13, 1985

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

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

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,

18 Kenton
Publisher

Cost of Advertising

22.00

PETITION FOR VARIANCE
No. 86-66-A
LOCATION: East side of York Rd., 265' S/centerline of Fairmount Ave. (935 N. York Rd.)
DATE AND TIME: Tuesday, August 13, 1985 at 9:45 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 on the Petition for Variance from Section 412.2, to permit a double deck sign with a total of 181 sq. ft. in lieu of the permitted 100 sq. ft. and Section 405.2.2, to permit a sign 6 ft. from the right-of-way to the line of the required 6 ft.
Being the property of Crown Central Leasing Corporation as shown on the plat filed with the Zoning Office. In the event that the 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 the appeal 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
July 25

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

No. 007280

DATE: 7-25-85 ACCOUNT: 2-01-615-071

AMOUNT: \$100

RECEIVED FROM: Crown

FOR: Flag fee for the 376 Crown

B 0023*****1000000 0378F

VALIDATION OR SIGNATURE OF CARRIER

PETITION FOR VARIANCE
No. 86-66-A
LOCATION: East side of York Rd., 265' S/centerline of Fairmount Ave. (935 N. York Rd.)
DATE AND TIME: Tuesday, August 13, 1985 at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
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Being the property of Crown Central Leasing Corporation as shown on the plat filed with the Zoning Office. In the event that the 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 the appeal 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
July 25

CERTIFICATE OF PUBLICATION

TOWSON, MD. 7/24 86-66-A

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 2 consecutive weeks, the first publication appearing on the 24th day of July 1985.

THE TOWSON TIMES

Cost of Advertising: \$40.95

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: E/S York Rd., 265' S/centerline of Fairmount Ave. - 935 N. York Rd.

Location of Sign: York Rd., E/S Fairmount Ave. property of Petitioner

Remarks:

Posted by: [Signature] Date of return: 7/27/85

Number of Signs: 1

Signature

Signature

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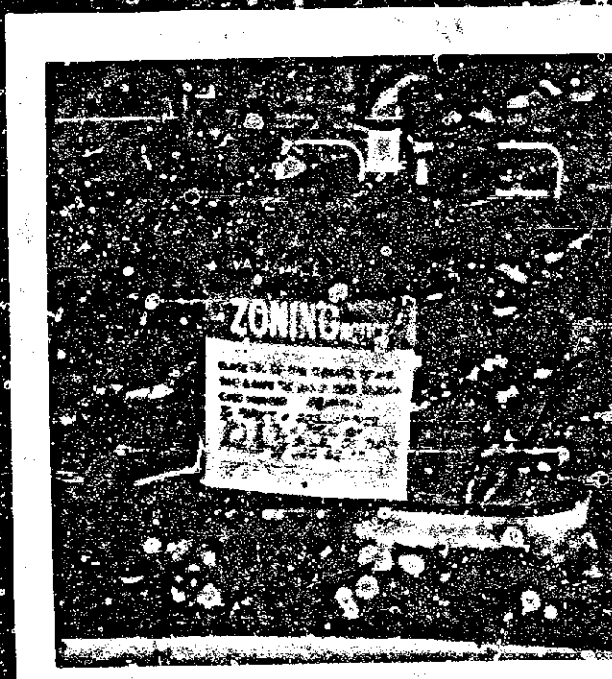
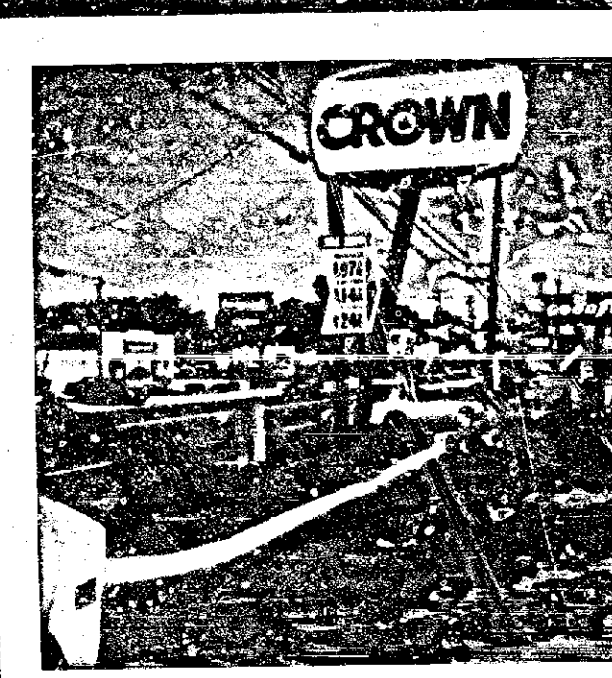
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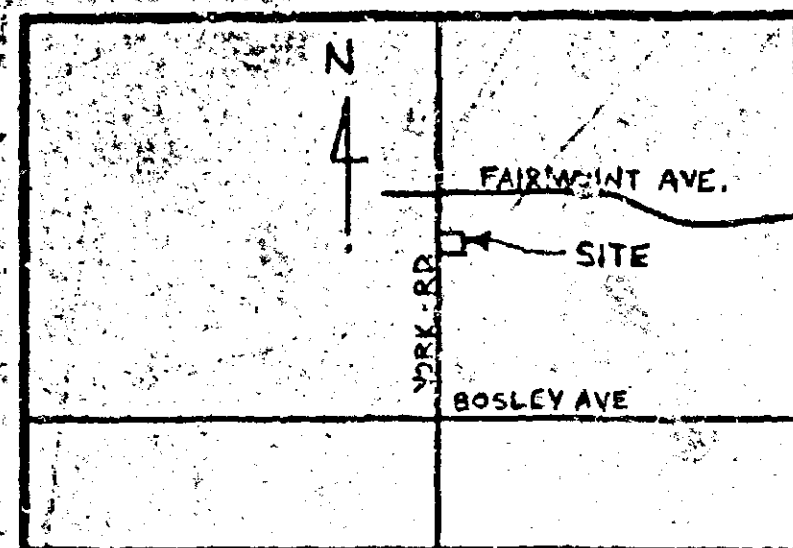
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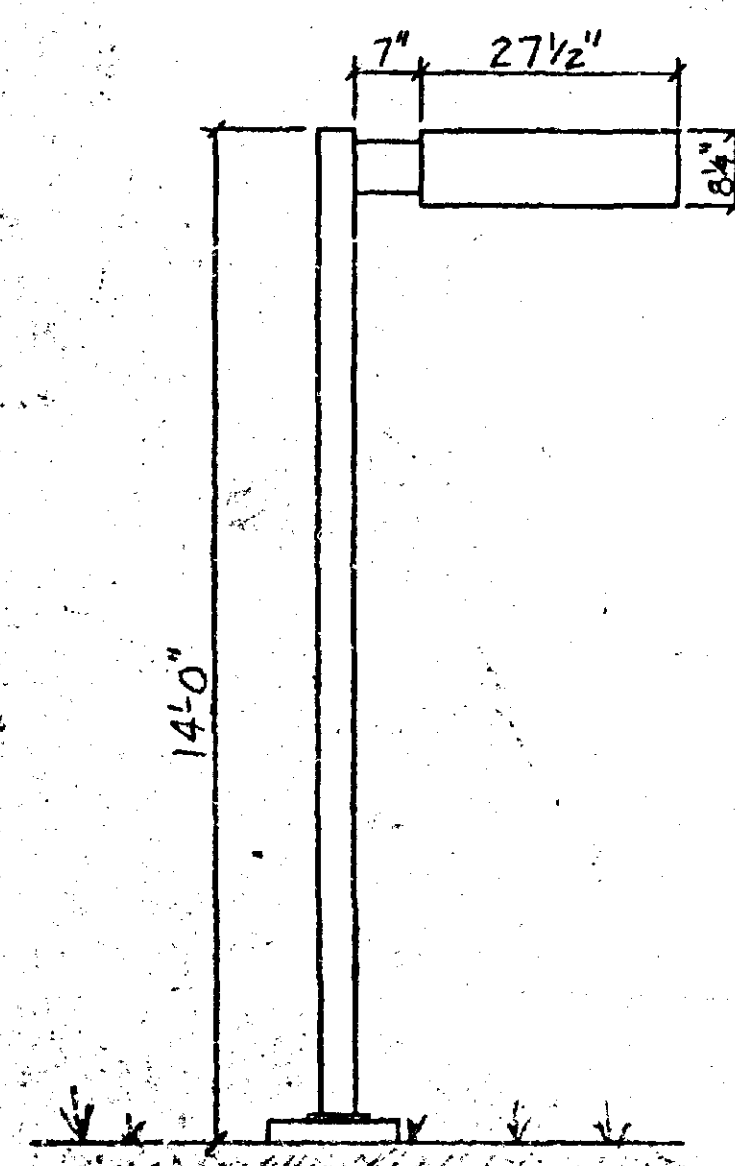
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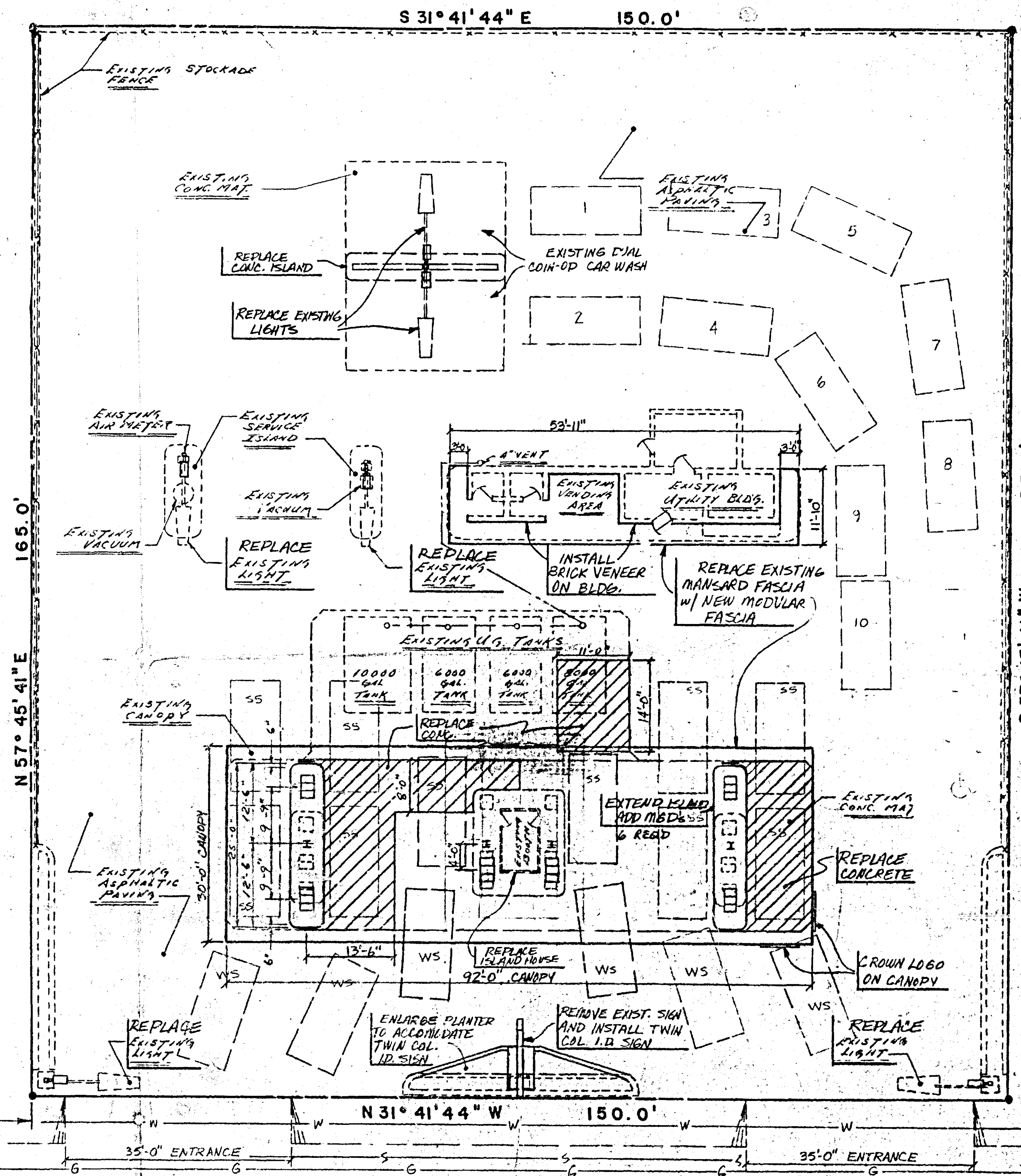
MD-10
935 York Rd
Towson MD
86-66-A



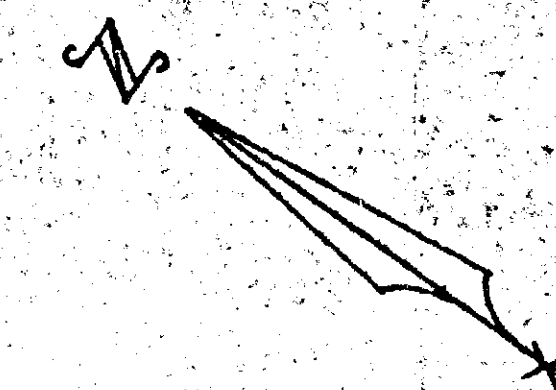
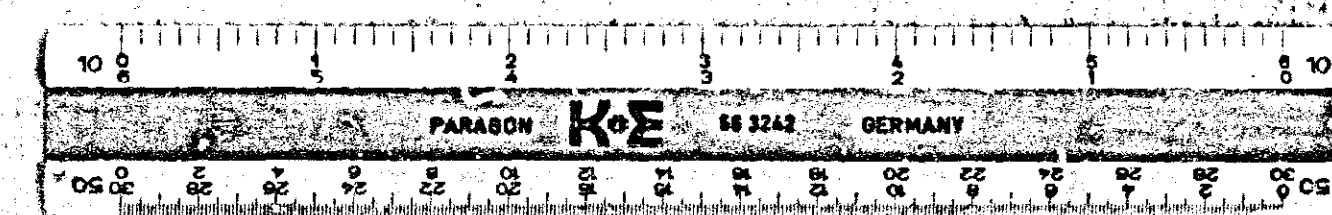
LOCATION MAP
NO SCALE



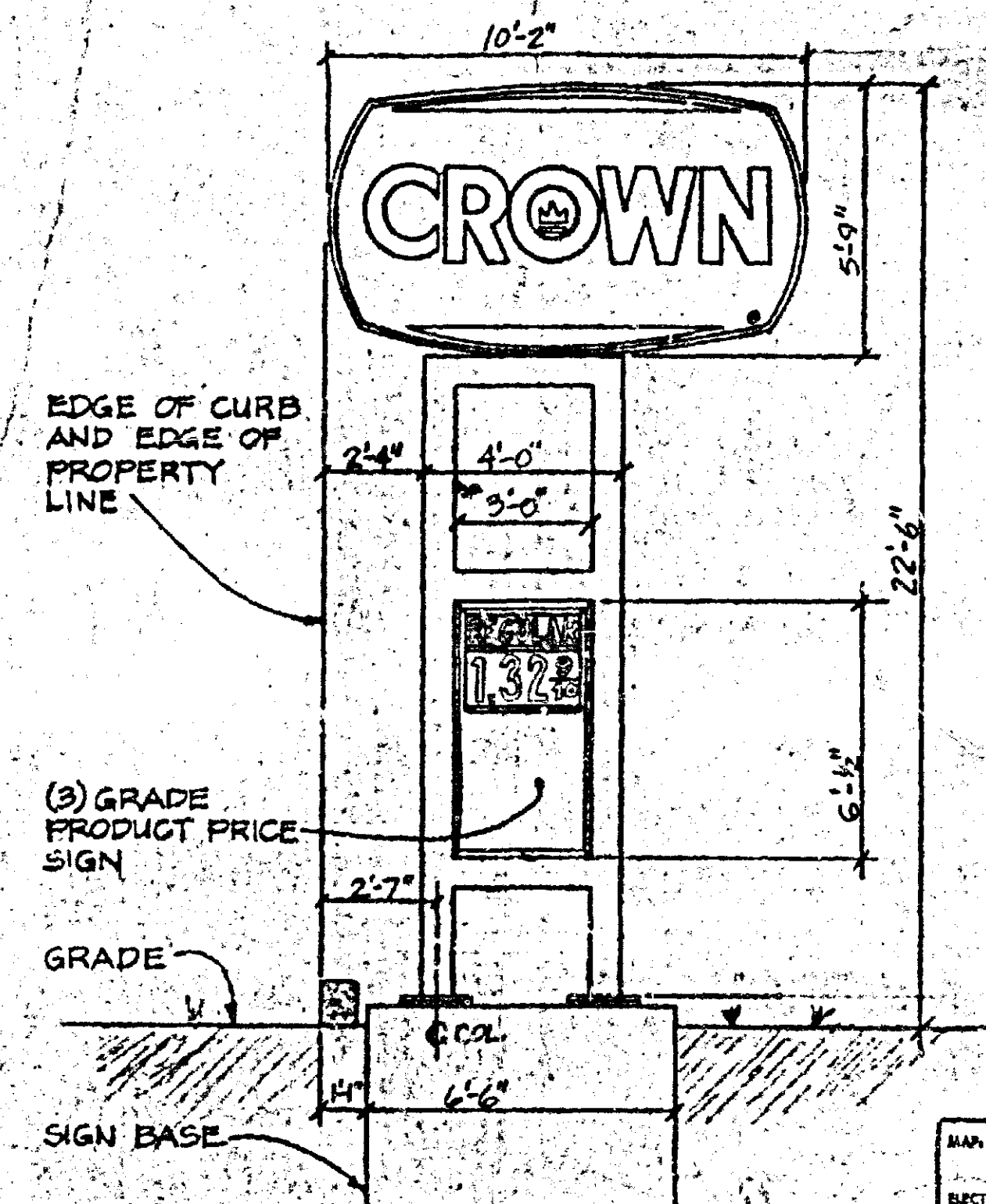
LIGHT ELEVATION
NO SCALE



YORK ROAD



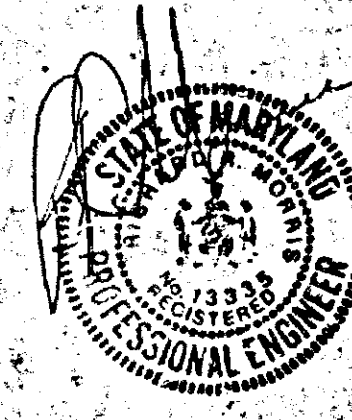
EXISTING ZONING: PARCEL #1 BR	
EXISTING DISTRICT: 9	
AREA REQUIREMENTS:	
3 # DISPENSER ISLANDS WITH 6 # MULTI-GRADE DISPENSERS CAPABLE OF SERVING 10 CARS AT ANY ONE TIME	
TOTAL SERVICING SPACES	10
TOTAL SERVICING BAYS	0
TOTAL BAYS & SPACES	10
SITE AREA REQUIRED: TOTAL BAYS & SPACES 10 # = 1500 SQUARE FEET - 15000 SQUARE FEET. MINIMUM AREA REQUIRED 15,000 SQ. FT.	
PROPOSED ANCILLARY & ADDITIONAL AREA REQUIRED: LANDSCAPE, CANOPY, SIGN, RESTROOMS, OIL & ANTIFREEZE	
PROPOSED COMBINATION USES: EXISTING 30' COIN-OP CAR WASH UNITS	
ADDITIONAL AREA REQUIRED: 5700	
TOTAL AREA REQUIRED	23,700
TOTAL AREA OF TRACT	23,750
ACCESS POINTS:	
NUMBER OF DRIVEWAYS ON FRONT STREET (REQUIRED WIDTH): 2 TIMES 65' - 130'	
ACTUAL SITE WIDTH: 150'	
LANDSCAPING:	
AREA "A" = 153' SQUARE FEET	AREA "C" = 120' SQUARE FEET
AREA "B" = 120' SQUARE FEET	AREA "D" = 120' SQUARE FEET
TOTAL 513' SQ. FT. = 1.6 % OF TRACT	
12 % OF TRACT 1233' SQ. FT.	
LANDSCAPING CONSISTS OF (DESCRIPTION): ARTIFICIAL GRASS	
LIGHTING:	
100' TYPE 1000W MED. HORIZ. LIGHT	14' Poles - 7' Hgt. (DESCRIPTION)
10' TYPE 1000W MED. HORIZ. LIGHT	14' Poles - 7' Hgt. (DESCRIPTION)
PARKING:	
PARKING SPACES REQUIRED: THREE FOR EACH BAY 0	
PARKING SPACES PROVIDED: 0	
(ALL PARKING MUST BE SET BACK 5 FEET FROM STREET PROPERTY LINE)	
NOTE: NO INDUSTRIAL WATER WILL BE USED OR INDUSTRIAL WASTE WATER DISCHARGED FROM THIS STATION.	



SIGN ELEVATION
SCALE: NONE

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

MAN. FILE #	30
SECTION	
DISTRICT	
DATE	12/1/83
TYPE	
NEARBY	CH
BY	CH
FINAL	



MD-10

REVISIONS	
1	2-24-83 REV. PER BALTIMORE COUNTY REQUIREMENTS
2	4-21-85 REV. SIGN DIMENSIONS
3	8-24-85 REVISED A.P.I. (REDACTED) BASES
4	8-24-85 REVISED PER M.D. 21000 (REDACTED)
5	10-24-85 REV. PER BALTIMORE COUNTY REQUIREMENTS
CROWN CENTRAL PETROLEUM CORPORATION BALTIMORE, MARYLAND	
HOT PLAN EGRESS PART INSTALLATION - MD-10 335 N. YORK ROAD TOWSON, MARYLAND 21204	
SCALE: 1" = 10'-0"	DATE: 5-12-84
DRAWN BY: [REDACTED]	CHECKED BY: [REDACTED]
DESIGNED BY: [REDACTED]	APPROVED BY: [REDACTED]