

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 413.2.f. to permit a double-face sign with a total of 181.3 sq. ft. in lieu of the permitted 100 sq. ft.

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

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 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 Stations, Inc.
By: (Type or Print Name) William R. Snyder
Signature: (Type or Print Name) William R. Snyder
Address: (Type or Print Name)
City and State: (Type or Print Name)
Attorney for Petitioner: J. Gregory Yawman, 1 N. Charles Street, 539-7400
Signature: (Type or Print Name) J. Gregory Yawman
Address: Baltimore, MD 21201
City and State: Baltimore, MD 21201
Attorney's Telephone No.: 539-7400

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 10:15 o'clock.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over)

Case No. 86-68-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.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Crown Stations, Inc.
Attorney: J. Gregory Yawman, Esquire
cc: G. K. Holmes, Real Estate Rep., Empire Towers, Suite 817, 7310 Ritchie Highway, Glen Burnie, Maryland 21061

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 5, 1985

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

Nicholas B. Commodari
Chairman

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

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

RE: Item No. 378 - Case No. 86-68-A
Petitioner - Crown Stations, Inc.
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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

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 I. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

Re: Item #378 (1984-1985)
Property Owner: Crown Stations, Inc.
SE/S Leeds Avenue, 31.45' S/W
from Southwestern Blvd.
District 13th

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. Construction 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 striping, 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 striping 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. Hoffmann
Secretary
Hal Kassoff
Administrator

June 20, 1985

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

Re: Item #378
Property Owner:
Crown Stations, Inc.
Location: SE/S Leeds Ave. 31.45' S/W from Southwestern Blvd (Route 1-8)
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: 13th

Att: N. 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. Cagle

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-452-5052 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
944-5211
NORMAN E. GENTER
DIRECTOR

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

JULY 22, 1985

Re: Zoning Advisory Meeting of JUNE 18, 1985
Item # 378
Property Owner: CROWN STATIONS, INC.
Location: SE/SIDE LEEDS AVENUE 31.45' S/W FROM SOUTHWESTERN BLVD.

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 Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

cc: James Hoswell

Eugene A. Boher
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.

MSF/cmm



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

PAUL H. REINCKE
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: SE/S Leeds Avenue 31.45' S/W from Southwestern Blvd.

Item No.: 378 Zoning Agenda: Meeting of June 18, 1985

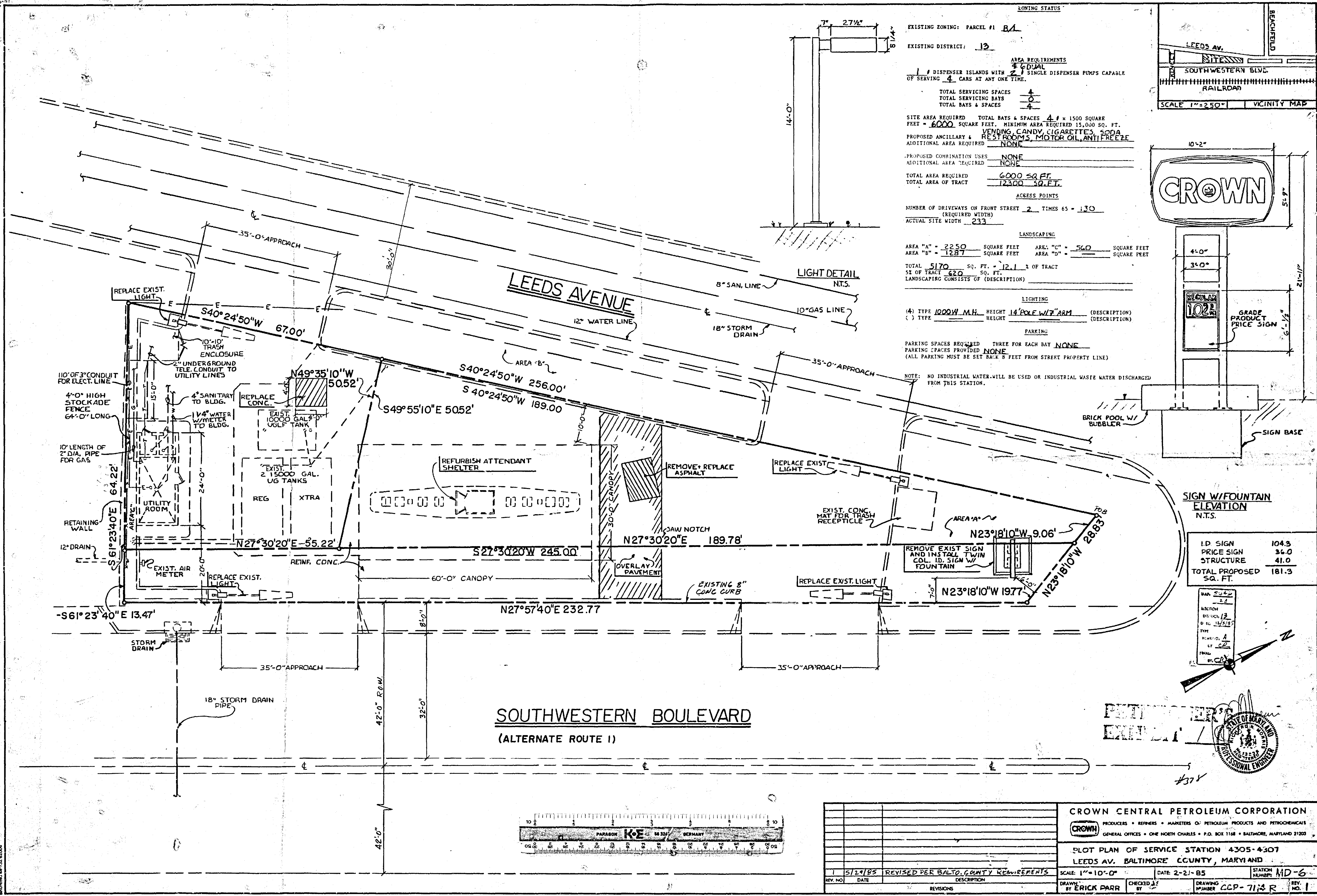
Gentlemen:

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]
Planning Group Fire Prevention Bureau
Special Inspection Division

/ml



EXISTING ZONING: PARCEL #1 B1
EXISTING DISTRICT: 13

AREA REQUIREMENTS
1 DISPENSER ISLANDS WITH 2 SINGLE DISPENSER PUMPS CAPABLE OF SERVING 4 CARS AT ANY ONE TIME.

TOTAL SERVICING SPACES 4
TOTAL SERVICING BAYS 4
TOTAL BAYS & SPACES 4

SITE AREA REQUIRED TOTAL BAYS & SPACES 4 x 1500 SQUARE FEET = 6000 SQUARE FEET. MINIMUM AREA REQUIRED 15,000 SQ. FT.

PROPOSED ANCILLARY & RESTROOMS, MOTOR OIL, ANTIFREEZE
ADDITIONAL AREA REQUIRED NONE

PROPOSED COMBINATION USES NONE
ADDITIONAL AREA REQUIRED NONE

TOTAL AREA REQUIRED 6000 SQ. FT.
TOTAL AREA OF TRACT 12300 SQ. FT.

ACCESS POINTS
NUMBER OF DRIVEWAYS ON FRONT STREET 2 TIMES 65 = 130
(REQUIRED WIDTH)
ACTUAL SITE WIDTH 233

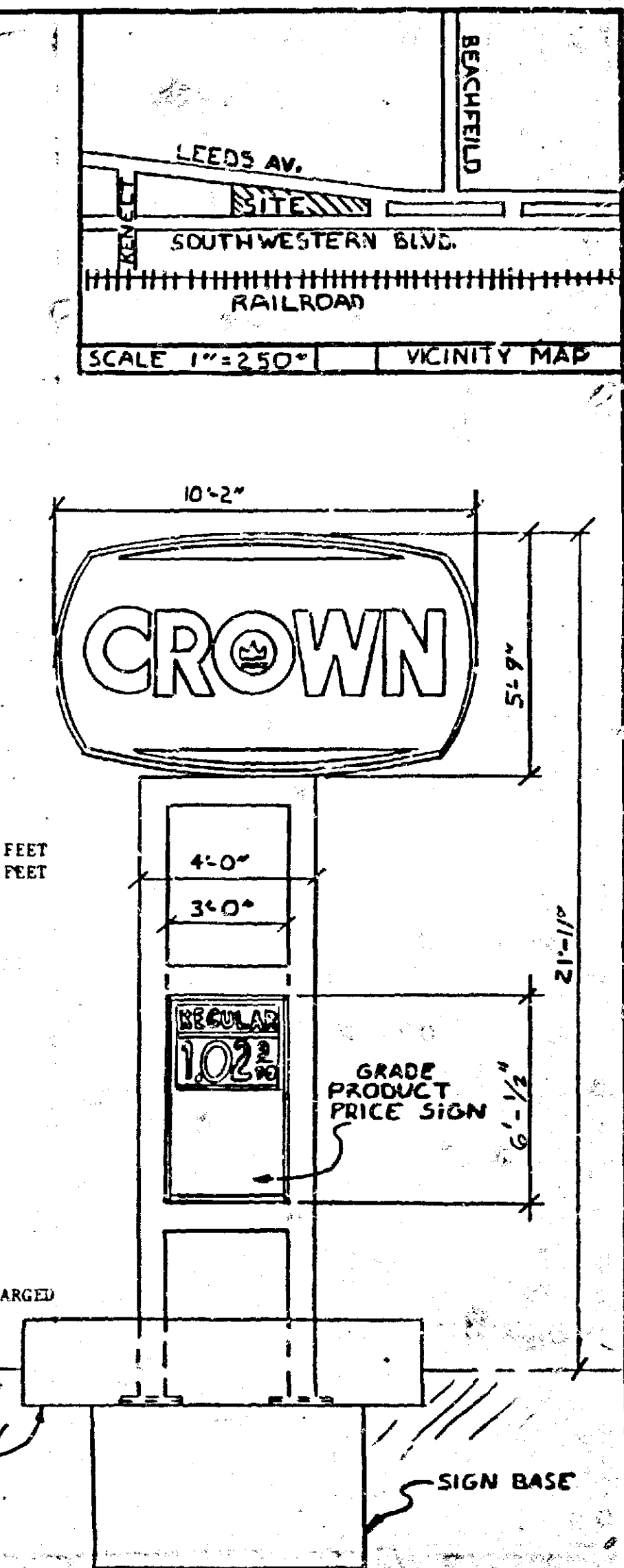
LANDSCAPING
AREA "A" = 2250 SQUARE FEET AREA "C" = 560 SQUARE FEET
AREA "B" = 1287 SQUARE FEET AREA "D" = 560 SQUARE FEET

TOTAL 5170 SQ. FT. = 12.1 % OF TRACT
5% OF TRACT 615 SQ. FT.
LANDSCAPING CONSISTS OF (DESCRIPTION)

LIGHTING
(4) TYPE 1000W M.H. HEIGHT 14' POLE W/ 2' ARM (DESCRIPTION)
() TYPE HEIGHT (DESCRIPTION)

PARKING
PARKING SPACES REQUIRED THREE FOR EACH BAY NONE
PARKING SPACES PROVIDED NONE
(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.



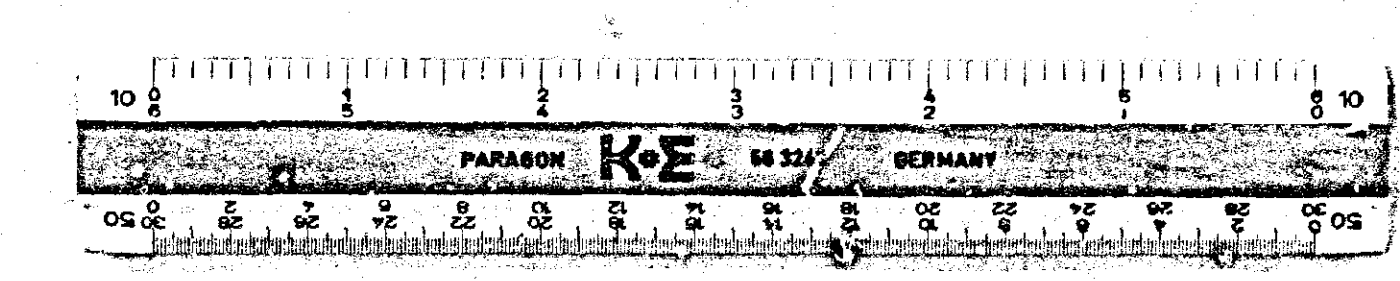
SIGN W/ FOUNTAIN ELEVATION N.T.S.

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

MAN. 5/2/85
REVISION 2/2
DESIGN 12
DATE 12/2/85
TYPE
SCALE: 1" = 10'-0"
BY: E.P.
CHECKED BY: C.P.
DATE 2-21-85
STATION NUMBER MD-6

PETROLEUM CORPORATION
EXHIBIT 1

PROFESSIONAL ENGINEER



CROWN CENTRAL PETROLEUM CORPORATION			
PRODUCERS • REFINERS • MARKETERS OF PETROLEUM PRODUCTS AND PETROCHEMICALS			
GENERAL OFFICES • ONE NORTH CHARLES • P.O. BOX 1168 • BALTIMORE, MARYLAND 21203			
PLOT PLAN OF SERVICE STATION 4305-4307			
LEEDS AV. BALTIMORE COUNTY, MARYLAND			
1 5/2/85	REVISED PER BALTO. COUNTY REQUIREMENTS	SCALE: 1" = 10'-0"	DATE 2-21-85
REV. NO.	DATE	DESCRIPTION	STATION NUMBER
1	5/2/85	REVISED PER BALTO. COUNTY REQUIREMENTS	MD-6
DRAWN BY ERICK PARR		CHECKED BY	REVISIONS
DRAWING NUMBER CCP-713R		BY	REV. NO. 1

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
494-3360

July 8, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 378 Zoning Advisory Committee Meeting are as follows:

Property Owner: Crown Stations, Inc.
Location: SE/S Leeds Avenue 31.45' S/W from Southwestern Blvd.
District: 13th.

APPLICABLE ITEMS AND COMMENTS:

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.B.S.I. #17-81 - 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 is/are 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 the Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use 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 401, Section 1007, Section 1006, and Table 1007. 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 permissible 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 401 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/Temporary 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 seals are usually 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, Tidal/Riverine. 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 flood plain levels including basement.

10. Comments: Separate permits are required for various improvements.
Signs shall comply to 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 extent of any permit. If desired the applicant may obtain formal information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark S. Schuman
City & County Engineer
Building Plans Review

1/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: July 26, 1985

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

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, Director
Office of Planning and Zoning

NEG:JCH:sim



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 26, 1985

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

RE: PETITION FOR VARIANCE
SE/S of Leeds Avenue, 31.45'
SW of Southwestern Boulevard
(4305-4307 Leeds Avenue) -
13th Election District
Crown Stations, Inc.,
Petitioner
Case No. 86-68-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
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
SE/S of Leeds Avenue, 31.45'
SW of Southwestern Boulevard
(4305-4307 Leeds Avenue) -
13th Election District
Crown Stations, Inc.,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-68-A

29, 1985 and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the following restrictions:

- At any such time as the station ceases to be a Crown service station, or the design of the logo identification is changed, all signs shall come within the specifications of the BCZR as required at that time unless a further petition for variance is requested and granted.
- All signs on-site, including any temporary signs and banners, shall have the proper permits prior to installation.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

The Petitioner herein requests a variance to permit a double-face sign with a total of 181.3 square feet in lieu of the permitted 100 square 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 logo sign is the standard sign used throughout the state and county. The various components of the sign will not obstruct the vision of those exiting the station.

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 variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of August, 1985, that the herein Petition for Variance to permit a double-face sign with a total of 181.3 square feet in lieu of the permitted 100 square feet, in accordance with the site plan revised May

Petition for Variance
13th Election District

LOCATION:

Southeast Side of Leeds Avenue, 31.45 ft. Southwest of Southwestern Boulevard (4305-4307 Leeds Avenue)

DATE AND TIME:

Tuesday, August 13, 1985 at 10:15 a.m.

PUBLIC HEARING:

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 413.2.f. to permit a double-face sign with a total of 181.3 sq.ft. in lieu of the permitted 100 sq.ft.

Being the property of Crown Stations, Inc. as shown on the plat filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MES S. SPANER & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
8017 YORK ROAD - TOWSON, MD. 21204

BY W.O.L. _____
DATE 5-21-71 _____
Crown Central - Leeds Avenue
Parcel 4 (Gravel Site)

All that piece or parcel of land situate, lying and being in the 13th Election District of Baltimore County, State of Maryland and described as follows, to wit:

Beginning for the same at an iron pipe set in the southeast side of Leeds Avenue at the distance of 31.45 feet southwesterly from the corner formed by the intersection of said southeast side of Leeds Avenue with the northwest side of what was formerly the Baltimore Transit Company right of way as acquired by the State of Maryland for construction of Wilkens Avenue Extended (now Southwestern Boulevard) and running thence, binding on the southeast side of Leeds Avenue (the courses herein being referred to the meridian established by Baltimore County Bureau of Engineering), (1) South 49° 21' 50" West 256.00 feet to the beginning point of the first parcel of land which by a deed dated November 28, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.S. No. 1709, Folio 396 was conveyed by LeRoy Paddy and wife to Phillip W. Doroff, thence reversing the last line of said conveyance, ((2) South 61° 23' 40" East 61.22 feet to intersect said Baltimore Transit Company right of way, now the existing right of way for Wilkens Avenue Extended (Southwestern Boulevard) as shown on State Roads Commission of Maryland Plat No. 4503, thence continuing the same course, (3) South 61° 23' 40" East 13.17 feet to intersect the Right of Way Line of Wilkens Avenue Extended (Southwestern Boulevard), thence binding on said Right of Way Line, (4) West 27° 57' 40" East 232.77 feet and (5) North 23° 13' 10" West 25.83 feet to the place of beginning.

Containing 12,350 square feet of land.

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

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

RE: PETITION FOR VARIANCE
SE/S of Leeds Ave., 31.45'
SW of Southwestern Blvd.
(4305-4307 Leeds Ave.),
13th District
CROWN STATIONS, INC.,
Petitioner
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-68-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 JABLON
ZONING COMMISSIONER

August 8, 1985

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

RE: Petition for Variance
SE/S Leeds Ave., 31.45' SW of
Southwestern Blvd. (4305-4307 Leeds Ave.)
Crown Stations, Inc. - Petitioner
Case No. 86-68-A

Dear Mr. Yawman,

This is to advise you that \$44.16 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

Office of
PATUXENT
PUBLISHING CORP.
10750 Little Patuxent Pkwy
Columbia, MD 21044

86-68-A

July 25 19 85

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Variance Leeds Ave

was inserted in the following:

☐ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 27 day of July 19 85, that is to say, the same was inserted in the issues of

July 25, 1985

PATUXENT/PUBLISHING CORP.
BY [Signature]

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

July 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SE/S Leeds Ave., 31.45' SW of
Southwestern Blvd. (4305-4307 Leeds Ave.)
Crown Stations, Inc. - Petitioner
Case No. 86-68-A

TIME: 10:15 a.m.

DATE: Tuesday, August 13, 1985

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

[Signature]
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	
DATE: 8-1-85	ACCOUNT: 2-11-615-000
AMOUNT: \$ 358.01	
RECEIVED FROM: [Signature]	
FOR: [Signature]	
VALIDATION OR SIGNATURE OF CASHIER	

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	
DATE: 6-7-85	ACCOUNT: 2-11-615-000
AMOUNT: \$ 104.00	
RECEIVED FROM: [Signature]	
FOR: [Signature]	
VALIDATION OR SIGNATURE OF CASHIER	

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland	
District: 13th	Date of Posting: July 23, 1985
Posted for: Variance	
Petitioner: Crown Stations, Inc.	
Location of property: SE/S of Leeds Avenue, 31.45' SW of Southwestern Blvd.	
Location of Signs: NW/Side of Southwestern Blvd. in front of proposed sign location	
Remarks: [Signature]	Date of return: July 26, 1985
Posted by: [Signature]	
Number of Signs: 1	

CERTIFICATE OF PUBLICATION	
TOWSON, MD,	July 25, 19 85
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, 19 85	
THE JEFFERSONIAN, <u>[Signature]</u> Publisher	
Cost of Advertising 22.00	



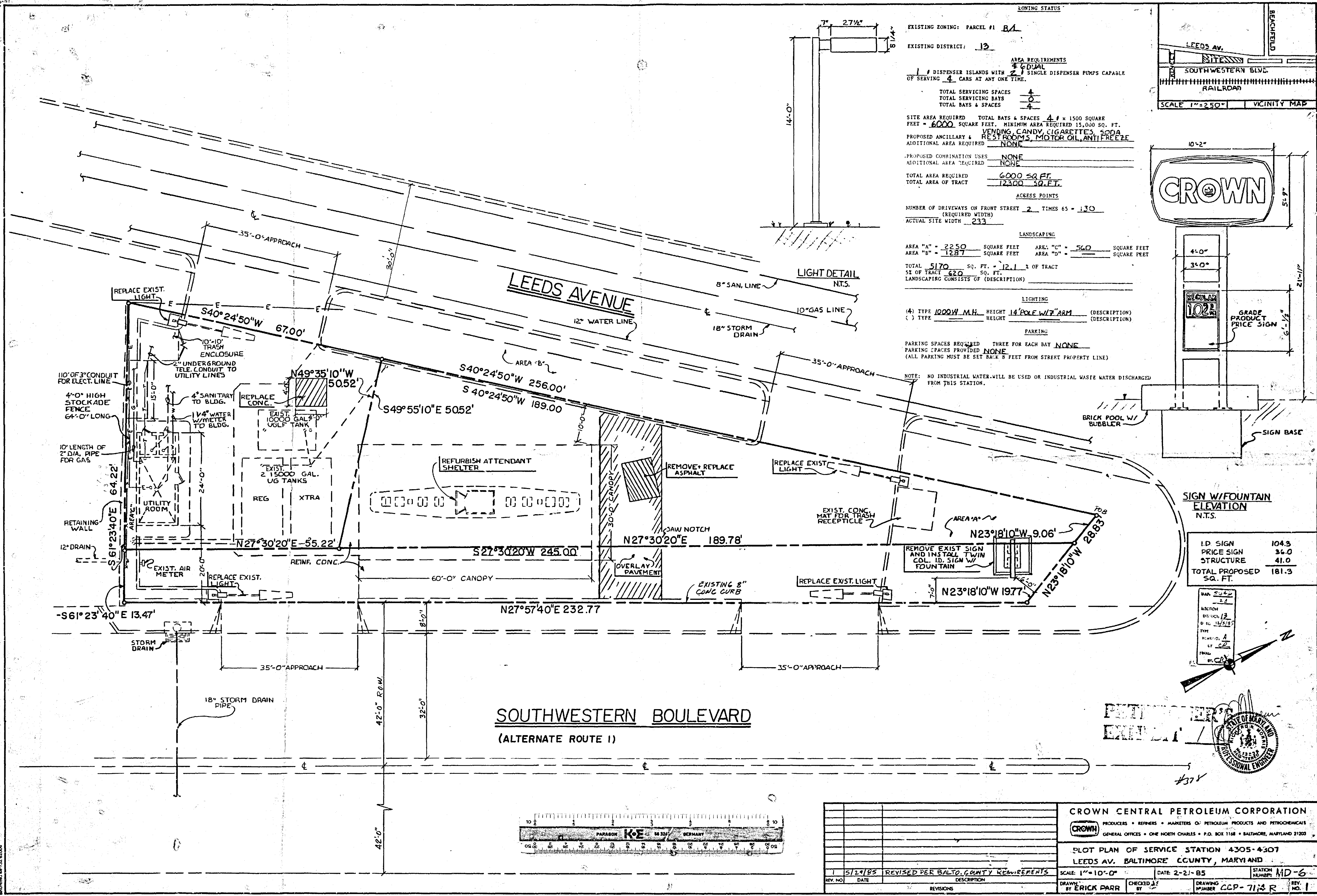
M 1-G

LEEDS AVE &
SW BLVD.

ARBUTUS

86-68-A

Patent 2



EXISTING ZONING: PARCEL #1 B1
EXISTING DISTRICT: 13

AREA REQUIREMENTS
1 DISPENSER ISLANDS WITH 2 SINGLE DISPENSER PUMPS CAPABLE OF SERVING 4 CARS AT ANY ONE TIME.

TOTAL SERVICING SPACES 4
TOTAL SERVICING BAYS 4
TOTAL BAYS & SPACES 4

SITE AREA REQUIRED TOTAL BAYS & SPACES 4 x 1500 SQUARE FEET = 6000 SQUARE FEET. MINIMUM AREA REQUIRED 15,000 SQ. FT.

PROPOSED ANCILLARY & RESTROOMS, MOTOR OIL, ANTIFREEZE
ADDITIONAL AREA REQUIRED NONE

PROPOSED COMBINATION USES NONE
ADDITIONAL AREA REQUIRED NONE

TOTAL AREA REQUIRED 6000 SQ. FT.
TOTAL AREA OF TRACT 12300 SQ. FT.

ACCESS POINTS
NUMBER OF DRIVEWAYS ON FRONT STREET 2 TIMES 65 = 130
(REQUIRED WIDTH)
ACTUAL SITE WIDTH 233

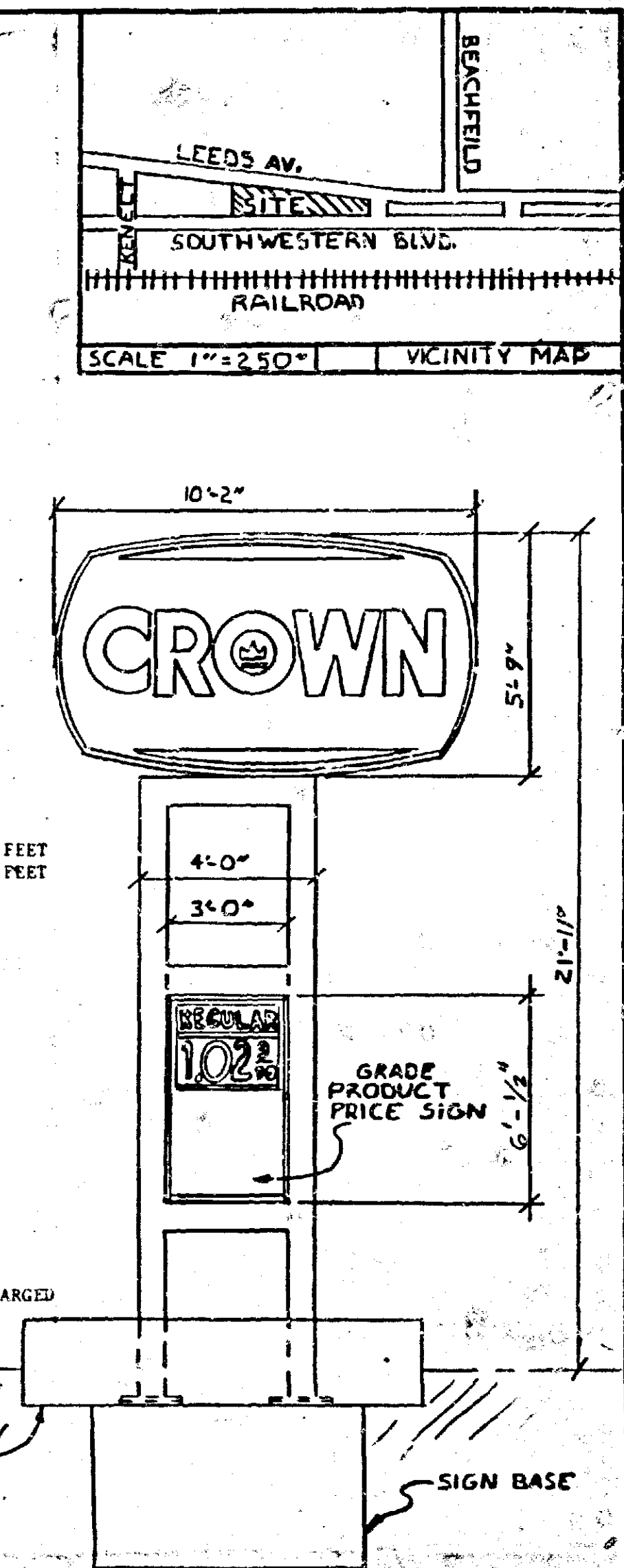
LANDSCAPING
AREA "A" = 2250 SQUARE FEET
AREA "B" = 1287 SQUARE FEET
AREA "C" = 560 SQUARE FEET
AREA "D" = 560 SQUARE FEET

TOTAL 5170 SQ. FT. = 12.1 % OF TRACT
5% OF TRACT 615 SQ. FT.
LANDSCAPING CONSISTS OF (DESCRIPTION)

LIGHTING
(4) TYPE 1000W M.H. HEIGHT 14' POLE W/ 2' ARM (DESCRIPTION)
() TYPE () HEIGHT () (DESCRIPTION)

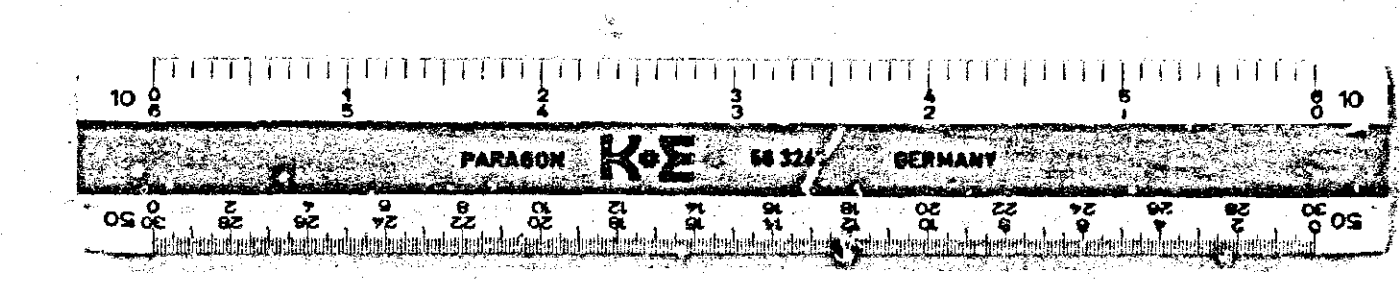
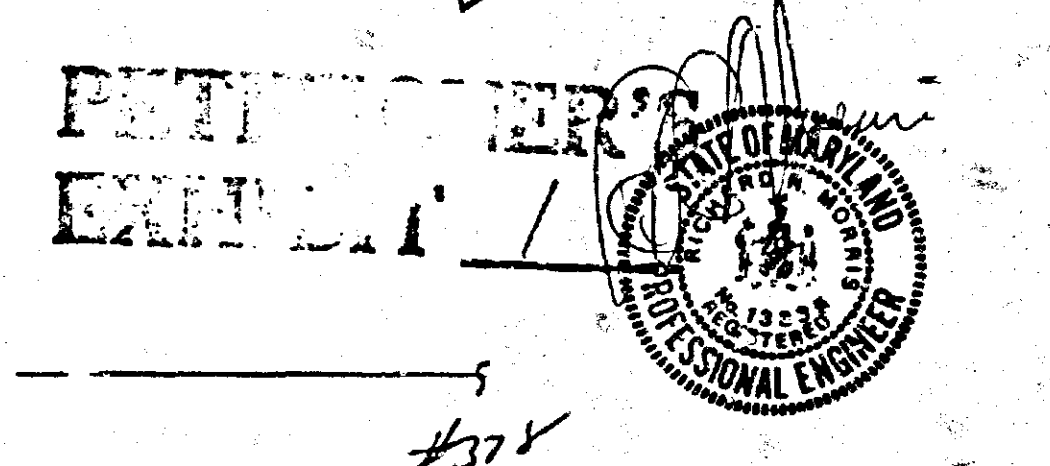
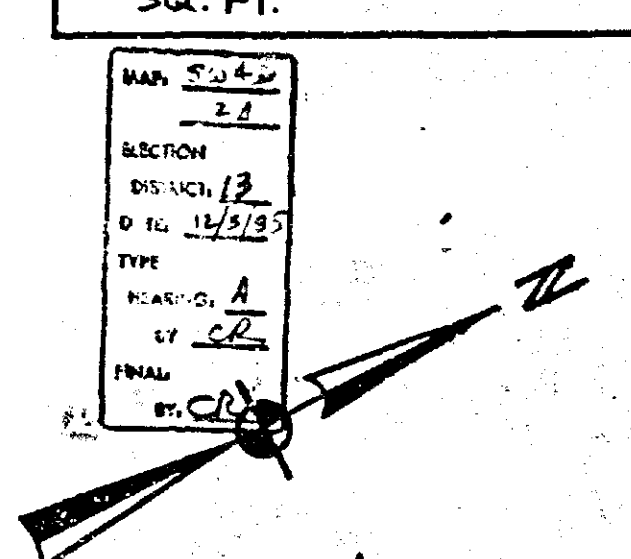
PARKING
PARKING SPACES REQUIRED THREE FOR EACH BAY NONE
PARKING SPACES PROVIDED NONE
(ALL PARKING MUST BE SET BACK 8 FEET FROM STREET PROPERTY LINE)

NOTE: NO INDUSTRIAL WATER WILL BE USED OR INDUSTRIAL WASTE WATER DISCHARGED FROM THIS STATION.



SIGN W/ FOUNTAIN ELEVATION N.T.S.

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



CROWN CENTRAL PETROLEUM CORPORATION	
PRODUCERS • REFINERS • MARKETERS OF PETROLEUM PRODUCTS AND PETROCHEMICALS	
GENERAL OFFICES • ONE NORTH CHARLES • P.O. BOX 1116 • BALTIMORE, MARYLAND 21203	
PLOT PLAN OF SERVICE STATION 4305-4307	
LEEDS AV. BALTIMORE COUNTY, MARYLAND	
SCALE: 1"=10'-0"	DATE: 2-21-85
STATION NUMBER: MD-6	REV. NO. 1
REV. NO. 1	DATE: 5/20/85
DESCRIPTION: REVISED PER BALTO. COUNTY REQUIREMENTS	REVISIONS
DRAWN BY: ERIC PARR	CHECKED BY: [Signature]
DRAWING NUMBER: CCP-713R	

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 413.2.f. to permit a double-face sign with a total of 181.3 sq. ft. in lieu of the permitted 100 sq. ft.

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

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 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 Stations, Inc.
By: (Type or Print Name) William R. Snyder
Signature: (Type or Print Name) William R. Snyder
Address: (Type or Print Name)
City and State: (Type or Print Name)
Attorney for Petitioner: J. Gregory Yawman, Esquire
Address: 1 N. Charles Street, 539-7400
Baltimore, MD 21201
City and State: Baltimore, MD 21201
Attorney's Telephone No.: 539-7400

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 10:15 o'clock.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over)

Case No. 86-68-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.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Crown Stations, Inc.
Attorney: J. Gregory Yawman, Esquire
cc: G. K. Holmes, Real Estate Rep., Empire Towers, Suite 817, 7310 Ritchie Highway, Glen Burnie, Maryland 21061

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 5, 1985

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

Nicholas B. Commodari
Chairman

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

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

RE: Item No. 378 - Case No. 86-68-A
Petitioner - Crown Stations, Inc.
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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

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 I. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

Re: Item #378 (1984-1985)
Property Owner: Crown Stations, Inc.
SE/S Leeds Avenue, 31.45' S/W
from Southwestern Blvd.
District 13th

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. Construction 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 striping, 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 striping 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. Hoffmann
Secretary
Hal Kassoff
Administrator

June 20, 1985

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

Att: N. Commodari

Re: Item #378
Property Owner:
Crown Stations, Inc.
Location: SE/S Leeds Ave. 31.45' S/W from Southwestern Blvd (Route 1-8)
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: 13th

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. Cagle

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-452-5052 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
944-5211
NORMAN E. GENTER
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 Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

cc: James Hoswell

Eugene A. Boher
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.

MSF/cmm



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

PAUL H. REINCKE
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: SE/S Leeds Avenue 31.45' S/W from Southwestern Blvd.

Item No.: 378

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]
Planning Group Fire Prevention Bureau
Special Inspection Division

/ml

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
494-3360

July 8, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 378 Zoning Advisory Committee Meeting are as follows:

Property Owner: Crown Stations, Inc.
Location: SE/S Leeds Avenue 31.45' S/W from Southwestern Blvd.
District: 13th.

APPLICABLE TYPES AND CHANGES

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.B.S.I. #17-85) 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 is/are 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 the Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use 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 401, Section 1007, Section 1006, and Table 1007. 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 permissible 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 401 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/Temporary 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 seals are usually 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, Tidal/Riverine. 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 flood plain levels including basement.
10. Comments: Separate permits are required for various improvements. Signs shall comply to 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 extent of any permit. If desired the applicant may obtain formal information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark S. Schuman
City & County Building Plans Review

1/21/85

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, Director
Office of Planning and Zoning

NEG:JCH:sim



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 26, 1985

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

RE: PETITION FOR VARIANCE
SE/S of Leeds Avenue, 31.45'
SW of Southwestern Boulevard
(4305-4307 Leeds Avenue) -
13th Election District
Crown Stations, Inc.,
Petitioner
Case No. 86-68-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
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
SE/S of Leeds Avenue, 31.45'
SW of Southwestern Boulevard
(4305-4307 Leeds Avenue) -
13th Election District
Crown Stations, Inc.,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-68-A

29, 1985 and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the following restrictions:

1. At any such time as the station ceases to be a Crown service station, or the design of the logo identification is changed, all signs shall come within the specifications of the BCZR as required at that time unless a further petition for variance is requested and granted.
2. All signs on-site, including any temporary signs and banners, shall have the proper permits prior to installation.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

The Petitioner herein requests a variance to permit a double-face sign with a total of 181.3 square feet in lieu of the permitted 100 square 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 logo sign is the standard sign used throughout the state and county. The various components of the sign will not obstruct the vision of those exiting the station.

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 variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of August, 1985, that the herein Petition for Variance to permit a double-face sign with a total of 181.3 square feet in lieu of the permitted 100 square feet, in accordance with the site plan revised May

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

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

Petition for Variance
13th Election District

LOCATION:

Southeast Side of Leeds Avenue, 31.45 ft. Southwest of Southwestern Boulevard (4305-4307 Leeds Avenue)

DATE AND TIME:

Tuesday, August 13, 1985 at 10:15 a.m.

PUBLIC HEARING:

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 413.2.f. to permit a double-face sign with a total of 181.3 sq.ft. in lieu of the permitted 100 sq.ft.

Being the property of Crown Stations, Inc. as shown on the plat filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MES S. SPAMER & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
8017 YORK ROAD - TOWSON, MD. 21204

BY W.O.L.
DATE 5-21-71

Crown Central - Leeds Avenue
Parcel 4 (Gravel Site)

sheet 4 of 4
FILE 1-1224

All that piece or parcel of land situate, lying and being in the 13th Election District of Baltimore County, State of Maryland and described as follows, to wit:

Beginning for the same at an iron pipe set in the southeast side of Leeds Avenue at the distance of 31.45 feet southwesterly from the corner formed by the intersection of said southeast side of Leeds Avenue with the northwest side of what was formerly the Baltimore Transit Company right of way as acquired by the State of Maryland for construction of Wilkens Avenue Extended (now Southwestern Boulevard) and running thence, binding on the southeast side of Leeds Avenue (the courses herein being referred to the meridian established by Baltimore County Bureau of Engineering), (1) South 49° 21' 50" West 256.00 feet to the beginning point of the first parcel of land which by a deed dated November 28, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.S. No. 1709, Folio 396 was conveyed by LeRoy Paddy and wife to Phillip W. Doroff, thence reversing the last line of said conveyance, ((2) South 61° 23' 40" East 61.22 feet to intersect said Baltimore Transit Company right of way, now the existing right of way for Wilkens Avenue Extended (Southwestern Boulevard) as shown on State Roads Commission of Maryland Plat No. 4503, thence continuing the same course, (3) South 61° 23' 40" East 13.17 feet to intersect the Right of Way Line of Wilkens Avenue Extended (Southwestern Boulevard), thence binding on said Right of Way Line, (4) West 27° 57' 40" East 232.77 feet and (5) North 23° 13' 10" West 25.83 feet to the place of beginning.

Containing 12,350 square feet of land.

RE: PETITION FOR VARIANCE
SE/S of Leeds Ave., 31.45'
SW of Southwestern Blvd.
(4305-4307 Leeds Ave.),
13th District
CROWN STATIONS, INC.,
Petitioner
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-68-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 JABLON
ZONING COMMISSIONER

August 8, 1985

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

RE: Petition for Variance
SE/S Leeds Ave., 31.45' SW of
Southwestern Blvd. (4305-4307 Leeds Ave.)
Crown Stations, Inc. - Petitioner
Case No. 86-68-A

Dear Mr. Yawman,

This is to advise you that \$44.16 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

Office of
PATUXENT
PUBLISHING CORP.
10750 Little Patuxent Parkway
Columbia, MD 21044

86-68-A

July 25 19 85

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Variance Leeds Ave

was inserted in the following:

☐ Catonsville Times
☐ Arbutus Times
weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 27 day of July 19 85, that is to say,
the same was inserted in the issues of

July 25, 1985

PATUXENT/PUBLISHING CORP.
By [Signature]

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

July 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SE/S Leeds Ave., 31.45' SW of
Southwestern Blvd. (4305-4307 Leeds Ave.)
Crown Stations, Inc. - Petitioner
Case No. 86-68-A

TIME: 10:15 a.m.

DATE: Tuesday, August 13, 1985

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

[Signature]
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	
DATE: 8-1-85	ACCOUNT: 2-11-615-000
AMOUNT: \$ 358.01	
RECEIVED FROM: [Signature]	
FOR: [Signature]	
VALIDATION OR SIGNATURE OF CASHIER	

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	
DATE: 6-7-85	ACCOUNT: 2-11-615-000
AMOUNT: \$ 104.00	
RECEIVED FROM: [Signature]	
FOR: [Signature]	
VALIDATION OR SIGNATURE OF CASHIER	

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland	
District: 13th	Date of Posting: July 23, 1985
Posted for: Variance	
Petitioner: Crown Stations, Inc.	
Location of property: SE/S of Leeds Avenue, 31.45' SW of Southwestern Blvd.	
Location of Signs: NW/Side of Southwestern Blvd. in front of proposed sign location	
Remarks: [Signature]	Date of return: July 26, 1985
Posted by: [Signature]	
Number of Signs: 1	

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, [Signature] Publisher	
Cost of Advertising 22.00	



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LEEDS AVE &
SW BLVD.

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