

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2.2. to permit a double-faced 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 Central Leasing Corporation
(Type or Print Name) By: William R. Snyder
Signature: (Type or Print Name) Vice President

Address: (Type or Print Name)
City and State: Signature

Attorney for Petitioner: J. Gregory Yawman, Esquire
(Type or Print Name) Address: 1 N. Charles Street, 539-7400
Signature: Baltimore, MD 21201
City and State: Phone No.

1 N. Charles Street
Address: Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Baltimore, MD 21201
City and State: Name: G. K. Holmes, Real Estate Rep.
Empire Towers, Suite 817
7310 Ritchie Hwy. 761-9243
Address: Glen Burnie, MD 21061
Phone No.

Attorney's Telephone No.: 539-7400
cc: G. K. Holmes, Real Estate Rep., Empire Towers, Suite 817
Glen Burnie, Maryland 21061

ORDERED By the Zoning Commissioner of Baltimore County, this 29th 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 108, County Office Building in Towson, Baltimore County, on the 13th day of August, 1985, at 10:30 o'clock.

Very truly yours,
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

June 20, 1985

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

Att: N. Commodari

Re: Item 379
Property Owner:
Crown Stations Inc.
Location: NE/Cor. York
Road (Route 45) and
Denison Street
Existing Zoning: B.L.-CSA
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: 8th

Dear Mr. Commodari:

On review of the revised site plan of 5/29/85, showing the proposed Free standing sign outside the State Highway Administration right of way, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
393 7556 Baltimore Metro - 205-0451 D.C. Metro - 1-800-922-0982 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717

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.

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

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 5, 1985

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

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

cc: 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

RE: Item No. 379 - Case No.86-69-A
Petitioner - Crown Central Leasing Corp.
Variance Petition

Dear Mr. Yawman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
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 J. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

Re: Item #379 (1984-1985)
Property Owner: Crown Stations, Inc.
NE/Cor. York Road & Denison Street
District 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

All improvements, i.e., 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 down-stream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

James A. Marele, P.E., Chief
Bureau of Public Services

JAM:PMO:blp

cc: File



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/ccm

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 22-88 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____.
- ☐ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☐ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Howell

Eugene A. Bober
Chief, Current Planning and Development



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

PAUL H. RENCKE
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: York Road and Denison Street

Item No.: 379

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 of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle lead end condition show 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.

REVISED: _____ Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

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

EXHIBIT A

TRACT NO. 31:

All those two (2) lots of ground situated, lying and being AUG 8 1984

TRACT ONE

BEGINNING for the same at the corner formed by the intersection of the North side of Denison Street, 40 feet wide, with the East right of way line of York Road, varying in width, as shown on State Roads Commission of Maryland Right of Way Plat No. 24072, and running thence, binding on said East right of way line of York Road as now surveyed, North 18 degrees 03 minutes and 30 seconds West 100.00 feet to the beginning of the lot of ground described in a Deed from Cornelia B. Bergstrom and husband to Thomas F. Elliott and wife dated August 19, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2172, folio 375, etc.; thence, binding reversely on the 4th line of the land described in said deed, North 71 degrees 56 minutes and 30 seconds East 200.00 feet to the end of the first line of the lot of ground described in a deed from Joshua T. Kelley and wife to William G. Schlipp and wife dated September 10, 1956 and recorded among said Land Records in Liber G.L.B. No. 3012, folio 381, etc.; thence binding reversely on part of the first line of the land described in said last mentioned deed, South 18 degrees 03 minutes and 30 seconds East 100 feet to the North side of Denison Street and thence, binding on said North side of Denison Street, South 71 degrees 56 minutes and 30 seconds West 200.00 feet to the place of beginning. The courses in the above description are referred to the True Meridian adopted by the Baltimore County Metropolitan District.

BEING part of the land described in a Deed from Cornelia B. Bergstrom and husband to Harry A. Belt and Marie F. Belt, his wife, dated August 19, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2172, folio 371.

TRACT TWO

BEGINNING for the same on the East right of way line of York Road, varying in width as shown on State Roads Commission of Maryland Right of Way Plat No. 24072 at a point distant 100.00 feet Northerly from the corner formed by the intersection of said East right of way line of York Road with the North side of Denison Street, 40 feet wide, and running thence, binding on the East right of way line of York Road as now surveyed, North 18 degrees 03 minutes and 30 seconds West 100.00 feet to the beginning of the land described in a Deed from Riggs Building Corporation to Towik Realty, Inc., dated March 18, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4435, folio 543, etc.; thence, binding reversely on part of the last line of the land described in said deed, North 71 degrees 56 minutes and 30 seconds East 200.00 feet to the end of the second line of the lot of ground described in a Deed from Joshua T. Kelley and wife to William G. Schlipp and wife dated September 10, 1956 and recorded among said Land Records in Liber G.L.B. No. 3012, folio 381, etc.; thence, binding reversely on the second line of the land described in said last mentioned deed, South 18 degrees 03 minutes and 30 seconds East 100.00 feet to the end of the second line of the lot of ground described in a

Deed from Cornelia B. Bergstrom and husband to Harry A. Belt and wife dated August 19, 1952 and recorded among said Land Records in Liber G.L.B. No. 2172, folio 371, etc. and thence, binding reversely on said last mentioned second line, South 71 degrees 56 minutes and 30 seconds West 200.00 feet to the place of beginning. The courses in the above description are referred to the True Meridian adopted by the Baltimore County Metropolitan District.

BEING the same lot of ground described in a Deed from Cornelia B. Bergstrom and husband to Harry A. Belt and Marie F. Belt, his wife, dated August 19, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2172, folio 375.



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

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 # 379 Zoning Advisory Committee Meeting are as follows:

Property Owner: Crown Stations, Inc.
Location: NE/Cor. York Road and Denison Street
District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-25, the Maryland Code for the Handicapped and Aged (A.M.S.I. #17-1 - 1960) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- 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.
- 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 plans are not acceptable.
- All One Group except R-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 8'-0" to an interior lot line. But the Group 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 1007, Section 1008.2 and Table 1007. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 205 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 101 and 505 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- When filing for a required Change of Use/Accessory 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 Group are from Use _____ to Use _____ or to Mixed Uses _____. See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Flood/Alleviation. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- Comments: Separate permits are required for various improvements. Signs shall comply with Article 19.
- 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 additional information by visiting Room 122 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Shumlin
C. E. Shumlin, Chief
Building Plans Review

7/22/85

Page 2 of 2

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.

NEG:JGH:slm

Norman E. Gerber, Director
Office of Planning and Zoning



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
NE corner of York Road and
Denison Street (2415 York Rd.)
8th Election District
Crown Central Leasing Corpor-
ation, Petitioner
Case No. 86-69-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:tbq

Attachments

cc: People's Counsel

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

IN RE: PETITION FOR VARIANCE
NE corner of York Road and
Denison Street (2415 York Rd.)
8th Election District
Crown Central Leasing Corpor-
ation, Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-69-A

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]

ORDER RECEIVED FOR FILING

DATE August 26, 1985

BY [Signature]

JUN 27 1986

PETITION FOR VARIANCE
8th Election District

LOCATION: Northeast corner of York Road and Denison Street
(2415 York Road)

DATE AND TIME: Tuesday, August 13, 1985 at 10:30 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 Central Leasing Corporation 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

RE: PETITION FOR VARIANCE
NE Corner of York Rd.
& Denison St. (2415
York Rd.), 8th District

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

CROWN CENTRAL LEASING
CORPORATION, Petitioner

Case No. 86-69-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-entitled 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
NE corner of York Rd. & Denison St.
(2415 York Road) - 8th Elec. Dist.
Crown Central Leasing Corp. - Petitioner
Case No. 86-69-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

86-69-A
CERTIFICATE OF PUBLICATION

TOWSON, MD July 25, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 25, 1985.

THE JEFFERSONIAN,

18 Ventral
Publisher

Cost of Advertising
22.00

PETITION FOR VARIANCE
8th Election District

LOCATION: Northeast corner of York Road and Denison Street (2415 York Road)

DATE AND TIME: Tuesday, August 13, 1985 at 10:30 a.m.

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

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BY ORDER OF
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
July 25

86-69-A
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8TH Date of Posting: 7/24/85

Posted for: Variance

Petitioner: Crown Central Leasing Corp.

Location of property: NE Corner York Rd. & Denison St. 2415 York Rd.

Location of Sign: Signs on York Rd. & Denison St. on property NE Baltimore

Remarks: _____

Posted by: M. Healy Date of return: 7/24/85

Number of Signs: 1

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

July 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
NE corner of York Rd. & Denison St.
(2415 York Road) - 8th Elec. Dist.
Crown Central Leasing Corp. - Petitioner
Case No. 86-69-A

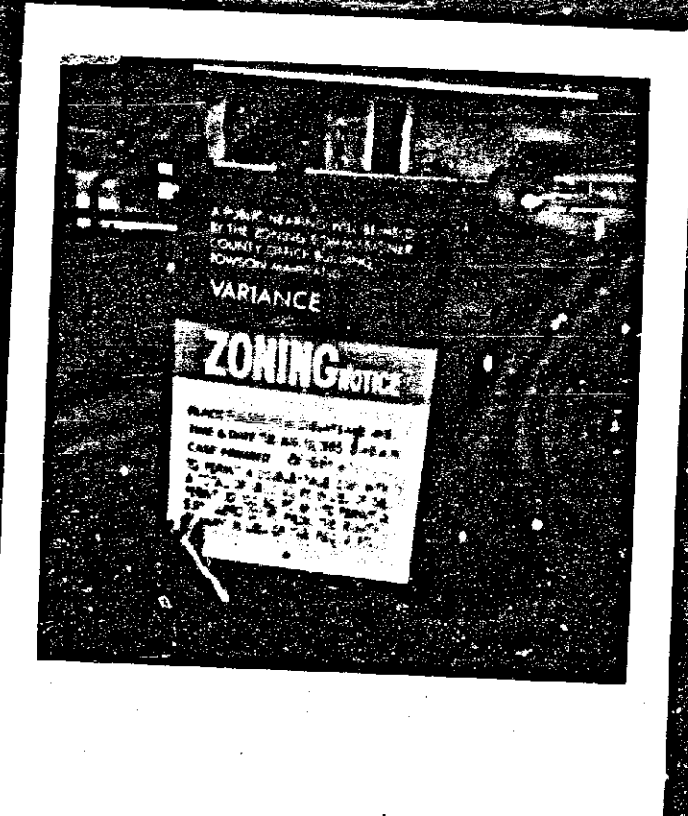
TIME: 10:30 a.m.

DATE: Tuesday, August 13, 1985

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

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



MD-31
YORK RD & DENISON AVE
TOWSON
86-69-A Pet. 2

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

No. 007283

DATE: 6-7-85 ACCOUNT: R-01 G.R. on

AMOUNT: \$ 67.95

RECEIVED FROM: Eligible to be 379 Coon

FOR: *****000001 5076F

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE
8th Election District

LOCATION: Northeast corner of York Road and Denison Street (2415 York Road)

DATE AND TIME: Tuesday, August 13, 1985 at 10:30 a.m.

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

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BY ORDER OF
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
July 25

86-69-A
IFICATE OF PUBLICATION

Towson, Md. 7/30 1985

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

The TOWSON TIMES
M. Healy
Cost of Advertisement: \$ 40.15

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

No. 012535

DATE: 7-27-85 ACCOUNT: Crown Central Leasing Corp.

AMOUNT: \$ 358.01

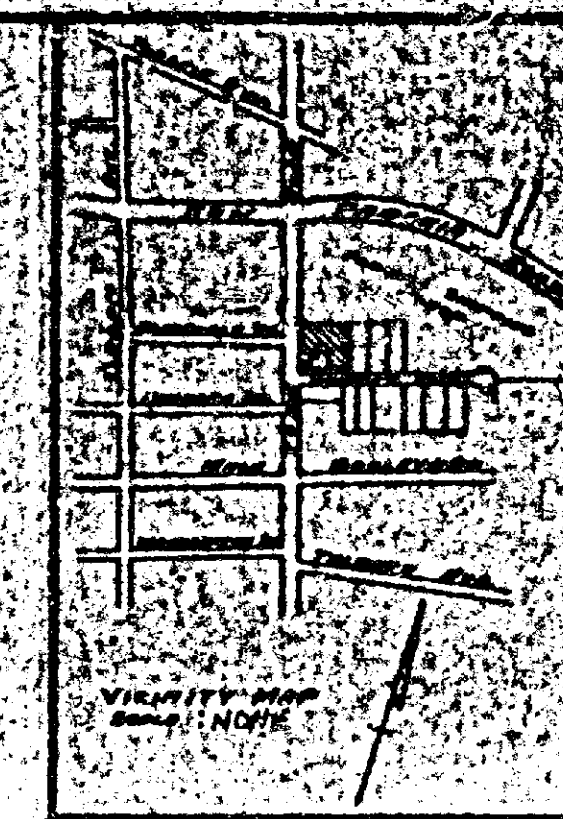
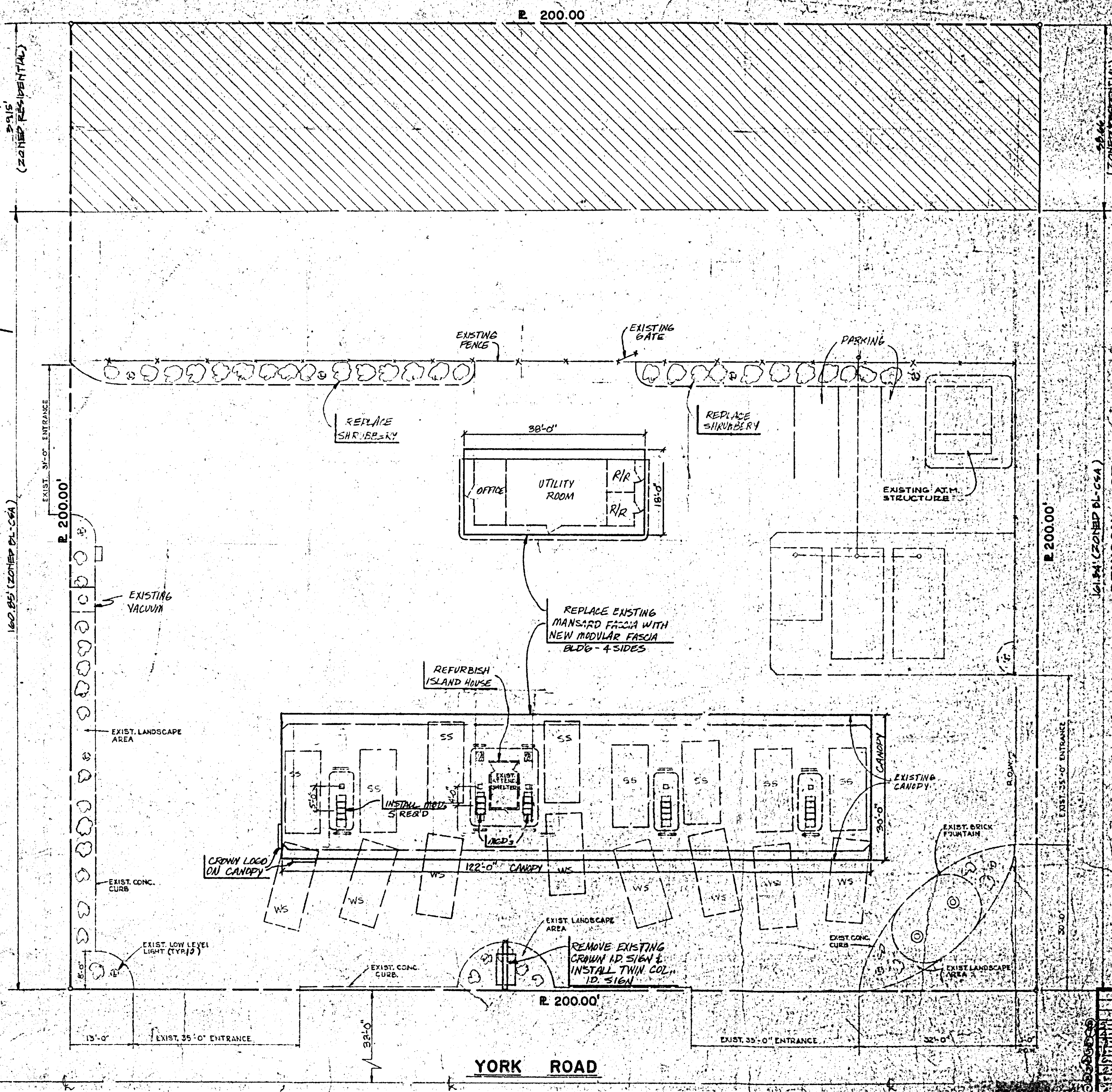
RECEIVED FROM: *****000001 5076F

FOR: *****000001 5076F

VALIDATION OR SIGNATURE OF CASHIER

DATE	AMOUNT
7-27-85	44.16
7-27-85	67.95
7-27-85	53.00
7-27-85	67.95
7-27-85	67.95
7-27-85	57.00
7-27-85	358.01

Ensure that the total of all invoices



ZONING STATUS

Sub-section District: BALTO. CO. MD.
Existing Zoning: Parcel # 31-654

Existing District: 8

"AREA REQUIREMENTS"

4 / Dispensary Islands with 5 / MULTI-GRATE DISPENSER
capable of serving 8 cars at any one time

Total Servicing Spaces 8
Total Servicing Bays 8
Total Bays & Spaces 8

Site area required - Total bays & spaces 8 @ 13'0 square
feet @ 10,200 square feet.

Proposed ancillary VENTILATION, MOTOR OIL, RECYCLING
Additional area required NONE

Proposed combination use CAR WASH
Additional area required NONE

Total area required 10,200 SQ. FT.
Total area of tract 10,200 SQ. FT.

ACCESS POINTS

Number of driveways on front street 2 Lines 15 - 120
(required width)

Actual site width 220.00 FT.

LANDSCAPING

AREA "A" = 240 square feet AREA "C" = 470 sq. ft.
AREA "B" = 400 square feet AREA "D" = 570 sq. ft.
AREA "E" = 570 sq. ft.

Total 220 sq. ft. = 54 % of tract
5% of tract 2000 sq. ft.

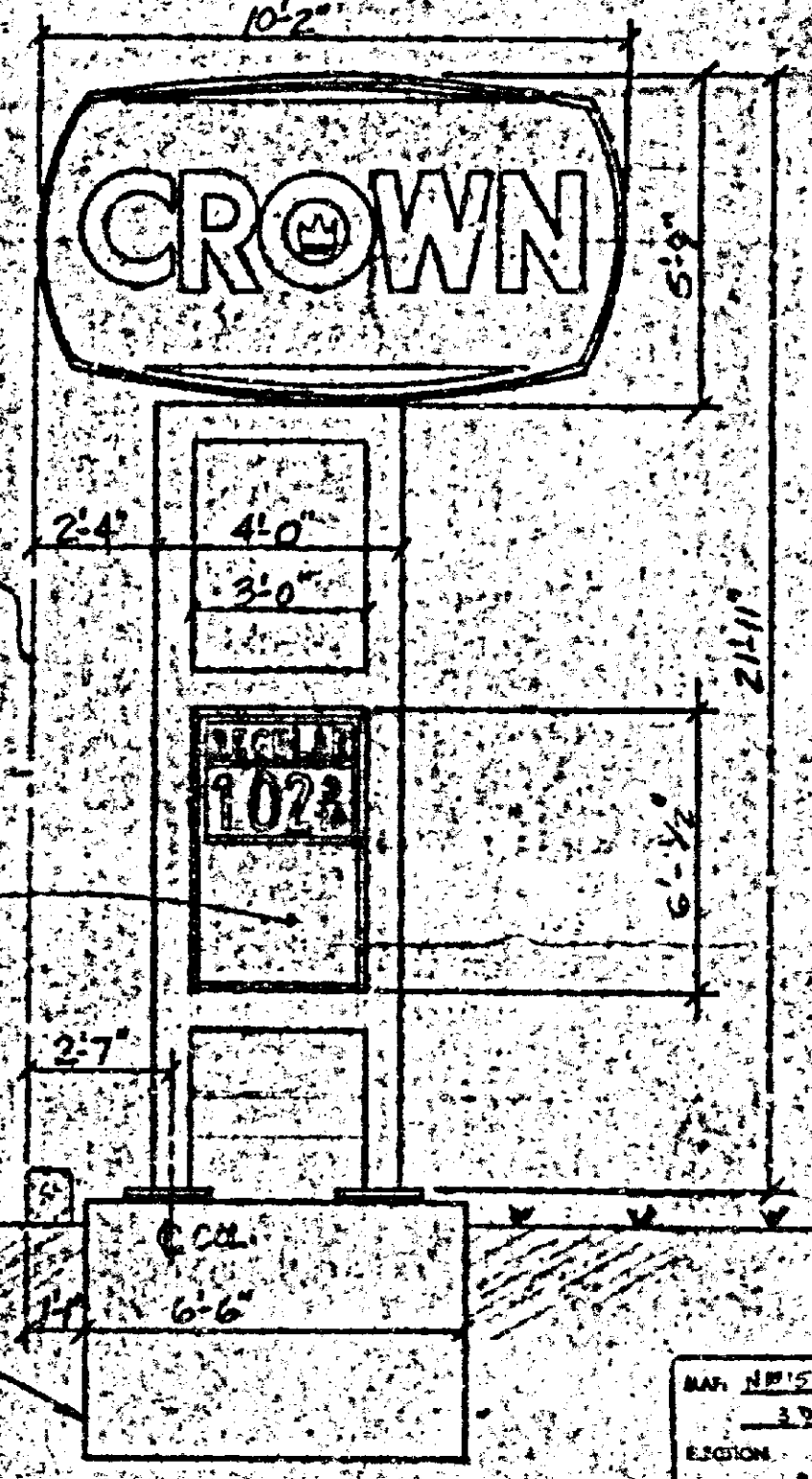
Landscaping consists of (description) AREA "A", "B", "C", "D", "E"
SHRUBS, AREA "D" BOUNTAIN & SHRUBS

LIGHTING

(10) Type 1 4-0" height LOW LEVEL (description)
() Type height (description)

PARKING

Parking spaces required 8
Parking spaces provided 8
(All parking must be set back 5 feet from street prop. line)



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



REVISIONS		CROWN CENTRAL PETROLEUM CORPORATION	
1-2-68	REV. PER BALTO. CO. REQUIREMENTS	BALTIMORE, MARYLAND	
1-2-68	REV. DIM. 21/2" DETAIL		
1-2-68	REVISED OUTER ISLANDS	PLATHEAN - EXPRESS - MART. INSTALLATION - MD-3	
1-14-68	ADDED EX. MARINA AND EXTENDED ISLANDS	LOS ANGELES, CALIF.	
2-12-68	REVISED PLAN	TIMINGHAM, WMD. 21043	
2-22-68	REVISED PLAN	SCALE: 1" = 10' O. D.	DATE: 3-17-81
3-17-81	REVISED 3/17/81	DRAWN BY: MEHR	CHECKED BY: [Signature]
			DESIGNED BY: [Signature]

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2.2. to permit a double-faced 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 Central Leasing Corporation
(Type or Print Name) By: William R. Snyder
Signature: (Type or Print Name) Vice President

Address: (Type or Print Name)
City and State: Signature

Attorney for Petitioner: J. Gregory Yawman, Esquire
(Type or Print Name) Address: 1 N. Charles Street, 539-7400
Signature: Baltimore, MD 21201
City and State: Phone No.

1 N. Charles Street
Address: Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Baltimore, MD 21201
City and State: Name: G. K. Holmes, Real Estate Rep.
Empire Towers, Suite 817
7310 Ritchie Hwy. 761-9243
Address: Glen Burnie, MD 21061
Phone No.

Attorney's Telephone No.: 539-7400

ORDERED By the Zoning Commissioner of Baltimore County, this 29th 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 108, County Office Building in Towson, Baltimore County, on the 13th day of August, 1985, at 10:30 o'clock.

Very truly yours,
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

June 20, 1985

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

Att: N. Commodari

Re: Item 379
Property Owner:
Crown Stations Inc.
Location: NE/Cor. York
Road (Route 45) and
Denison Street
Existing Zoning: B.L.-CSA
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: 8th

Dear Mr. Commodari:

On review of the revised site plan of 5/29/85, showing the proposed Free standing sign outside the State Highway Administration right of way, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
393 7556 Baltimore Metro - 205-0451 D.C. Metro - 1-800-922-0982 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717

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.

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

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 5, 1985

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

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

Chairman
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

RE: Item No. 379 - Case No.86-69-A
Petitioner - Crown Central Leasing Corp.
Variance Petition

Dear Mr. Yawman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
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 J. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

Re: Item #379 (1984-1985)
Property Owner: Crown Stations, Inc.
NE/Cor. York Road & Denison Street
District 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

All improvements, i.e., 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 down-stream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

James A. Marele, P.E., Chief
Bureau of Public Services

JAM:PMO:blp

cc: File



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/ccm

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 22-88 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____.
- ☐ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☐ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Howell

Eugene A. Bober
Chief, Current Planning and Development



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

PAUL H. RENCKE
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: York Road and Denison Street

Item No.: 379

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 of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle lead end condition show 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.

REVISED: _____ Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

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

EXHIBIT A

TRACT NO. 31:

All those two (2) lots of ground situated, lying and being AUG 8 1984

TRACT ONE

BEGINNING for the same at the corner formed by the intersection of the North side of Denison Street, 40 feet wide, with the East right of way line of York Road, varying in width, as shown on State Roads Commission of Maryland Right of Way Plat No. 24072, and running thence, binding on said East right of way line of York Road as now surveyed, North 18 degrees 03 minutes and 30 seconds West 100.00 feet to the beginning of the lot of ground described in a Deed from Cornelia B. Bergstrom and husband to Thomas F. Elliott and wife dated August 19, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2172, folio 375, etc.; thence, binding reversely on the 4th line of the land described in said deed, North 71 degrees 56 minutes and 30 seconds East 200.00 feet to the end of the first line of the lot of ground described in a deed from Joshua T. Kelley and wife to William G. Schlipp and wife dated September 10, 1956 and recorded among said Land Records in Liber G.L.B. No. 3012, folio 381, etc.; thence binding reversely on part of the first line of the land described in said last mentioned deed, South 18 degrees 03 minutes and 30 seconds East 100 feet to the North side of Denison Street and thence, binding on said North side of Denison Street, South 71 degrees 56 minutes and 30 seconds West 200.00 feet to the place of beginning. The courses in the above description are referred to the True Meridian adopted by the Baltimore County Metropolitan District.

BEING part of the land described in a Deed from Cornelia B. Bergstrom and husband to Harry A. Belt and Marie F. Belt, his wife, dated August 19, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2172, folio 371.

TRACT TWO

BEGINNING for the same on the East right of way line of York Road, varying in width as shown on State Roads Commission of Maryland Right of Way Plat No. 24072 at a point distant 100.00 feet Northerly from the corner formed by the intersection of said East right of way line of York Road with the North side of Denison Street, 40 feet wide, and running thence, binding on the East right of way line of York Road as now surveyed, North 18 degrees 03 minutes and 30 seconds West 100.00 feet to the beginning of the land described in a Deed from Riggs Building Corporation to Towik Realty, Inc., dated March 18, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4435, folio 543, etc.; thence, binding reversely on part of the last line of the land described in said deed, North 71 degrees 56 minutes and 30 seconds East 200.00 feet to the end of the second line of the lot of ground described in a Deed from Joshua T. Kelley and wife to William G. Schlipp and wife dated September 10, 1956 and recorded among said Land Records in Liber G.L.B. No. 3012, folio 381, etc.; thence, binding reversely on the second line of the land described in said last mentioned deed, South 18 degrees 03 minutes and 30 seconds East 100.00 feet to the end of the second line of the lot of ground described in a

Deed from Cornelia B. Bergstrom and husband to Harry A. Belt and wife dated August 19, 1952 and recorded among said Land Records in Liber G.L.B. No. 2172, folio 371, etc. and thence, binding reversely on said last mentioned second line, South 71 degrees 56 minutes and 30 seconds West 200.00 feet to the place of beginning. The courses in the above description are referred to the True Meridian adopted by the Baltimore County Metropolitan District.

BEING the same lot of ground described in a Deed from Cornelia B. Bergstrom and husband to Harry A. Belt and Marie F. Belt, his wife, dated August 19, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2172, folio 375.



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

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 # 379 Zoning Advisory Committee Meeting are as follows:

Property Owner: Crown Stations, Inc.
Location: NE/Cor. York Road and Denison Street
District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-25, the Maryland Code for the Handicapped and Aged (A.M.S.I. #17-1 - 1960) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- 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.
- 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 plans are not acceptable.
- All One Group except R-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 8'-0" to an interior lot line. But the Group 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 1007, Section 1008.2 and Table 1007. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 205 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 101 and 505 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- When filing for a required Change of Use/Accessory 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 Group are from Use _____ to Use _____ or to Mixed Uses _____. See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Flood/Alleviation. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- Comments: Separate permits are required for various improvements. Signs shall comply with Article 19.
- 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 additional information by visiting Room 122 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Shumlin
C. E. Shumlin, Chief
Building Plans Review

7/22/85

Page 2 of 2

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.

NEG:JGH:slm

Norman E. Gerber, Director
Office of Planning and Zoning



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
NE corner of York Road and
Denison Street (2415 York Rd.)
8th Election District
Crown Central Leasing Corporation, Petitioner
Case No. 86-69-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:tbq

Attachments

cc: People's Counsel

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

IN RE: PETITION FOR VARIANCE
NE corner of York Road and
Denison Street (2415 York Rd.)
8th Election District
Crown Central Leasing Corporation,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-69-A

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]

ORDER RECEIVED FOR FILING

DATE August 26, 1985

BY [Signature]

JUN 27 1986

PETITION FOR VARIANCE
8th Election District

LOCATION: Northeast corner of York Road and Denison Street
(2415 York Road)

DATE AND TIME: Tuesday, August 13, 1985 at 10:30 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 Central Leasing Corporation 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

RE: PETITION FOR VARIANCE
NE Corner of York Rd.
& Denison St. (2415
York Rd.), 8th District

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

CROWN CENTRAL LEASING
CORPORATION, Petitioner

Case No. 86-69-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-entitled 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
NE corner of York Rd., & Denison St.
(2415 York Road) - 8th Elec. Dist.
Crown Central Leasing Corp. - Petitioner
Case No. 86-69-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

86-69-A
CERTIFICATE OF PUBLICATION

TOWSON, MD July 25, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md, appearing on July 25, 1985.

THE JEFFERSONIAN,

18 Kentish
Publisher

Cost of Advertising

22.00

PETITION FOR VARIANCE
8th Election District

LOCATION: Northeast corner of York Road and Denison Street (2415 York Road)

DATE AND TIME: Tuesday, August 13, 1985 at 10:30 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: 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 Central Leasing Corporation 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
July 25

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8TH Date of Posting: 7/24/85

Posted for: Variance

Petitioner: Crown Central Leasing Corp.

Location of property: NE Corner York Rd. & Denison St. 2415 York Rd.

Location of Sign: Signs, York Rd. & Denison St. on property NE Baltimore

Remarks: See above

Posted by: M. H. Hillyer Date of return: 7/24/85

Number of Signs: 1

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

July 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
NE corner of York Rd. & Denison St.
(2415 York Road) - 8th Elec. Dist.
Crown Central Leasing Corp. - Petitioner
Case No. 86-69-A

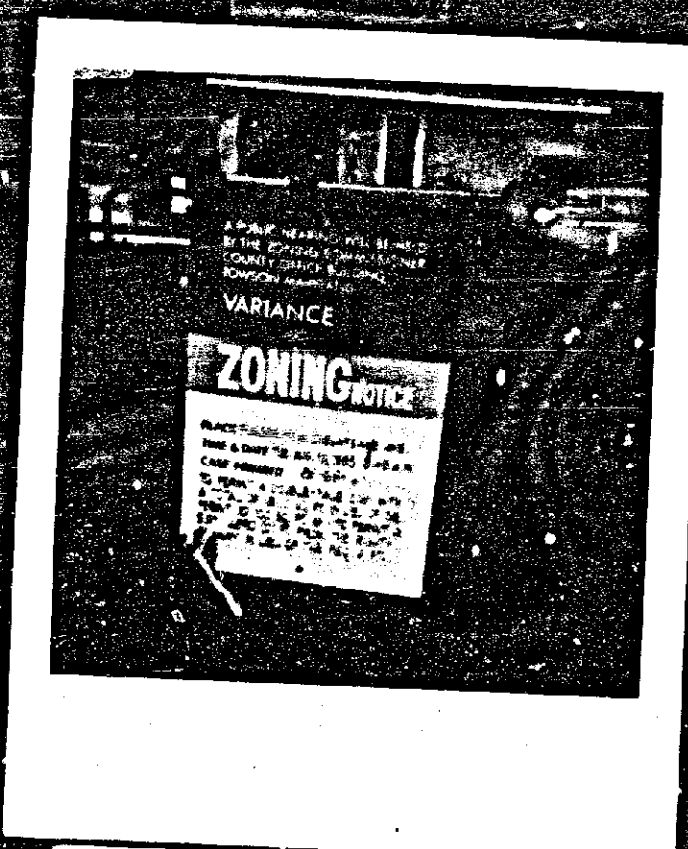
TIME: 10:30 a.m.

DATE: Tuesday, August 13, 1985

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

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



MD-31
YORK RD & DENISON AVE
TIMONIUM
86-69-A Pet. 2

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

No. 007283

DATE: 6-7-85 ACCOUNT: R-01 G.R. on

AMOUNT: \$ 67.95

RECEIVED FROM: Eligible to be 379 Coon

FOR: *****0000018 007283

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE
8th Election District

LOCATION: Northeast corner of York Road and Denison Street (2415 York Road)

DATE AND TIME: Tuesday, August 13, 1985 at 10:30 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: 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.

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BY ORDER OF
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
July 25

86-69-A
IFICATE OF PUBLICATION

Towson, Md. 7/30 1985

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

The TOWSON TIMES
M. H. Hillyer
Cost of Advertisement: \$ 40.15

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

No. 012535

DATE: 7-27-85 ACCOUNT: *****0000018 012535

AMOUNT: \$ 358.01

RECEIVED FROM: *****0000018 012535

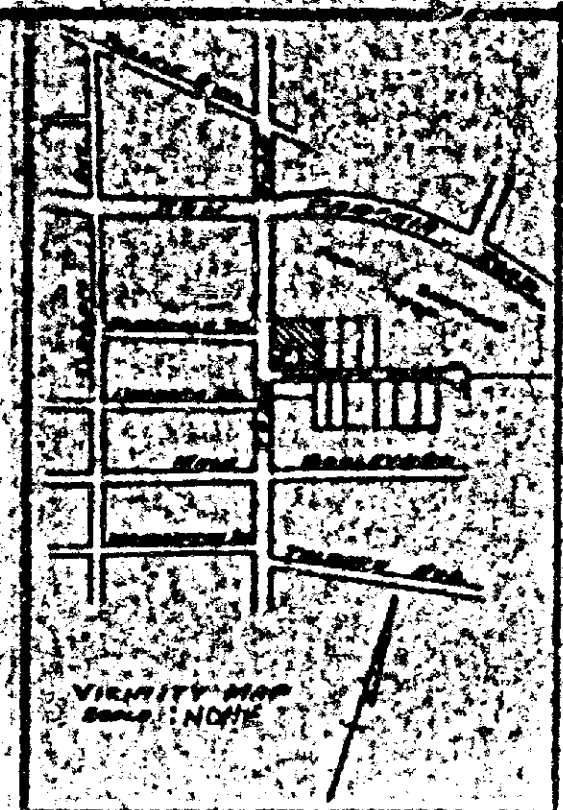
FOR: *****0000018 012535

VALIDATION OR SIGNATURE OF CASHIER

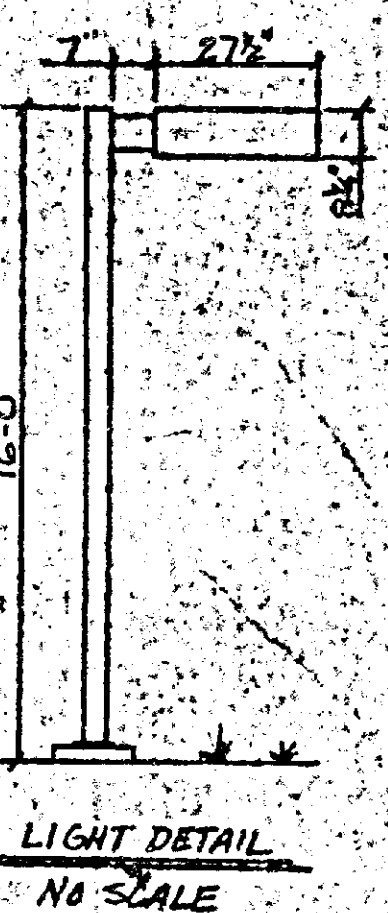
DATE	AMOUNT
7-27-85	44.16
7-27-85	67.95
7-27-85	53.00
7-27-85	67.95
7-27-85	67.95
7-27-85	57.00
7-27-85	358.01

Ensure that the total of all invoices

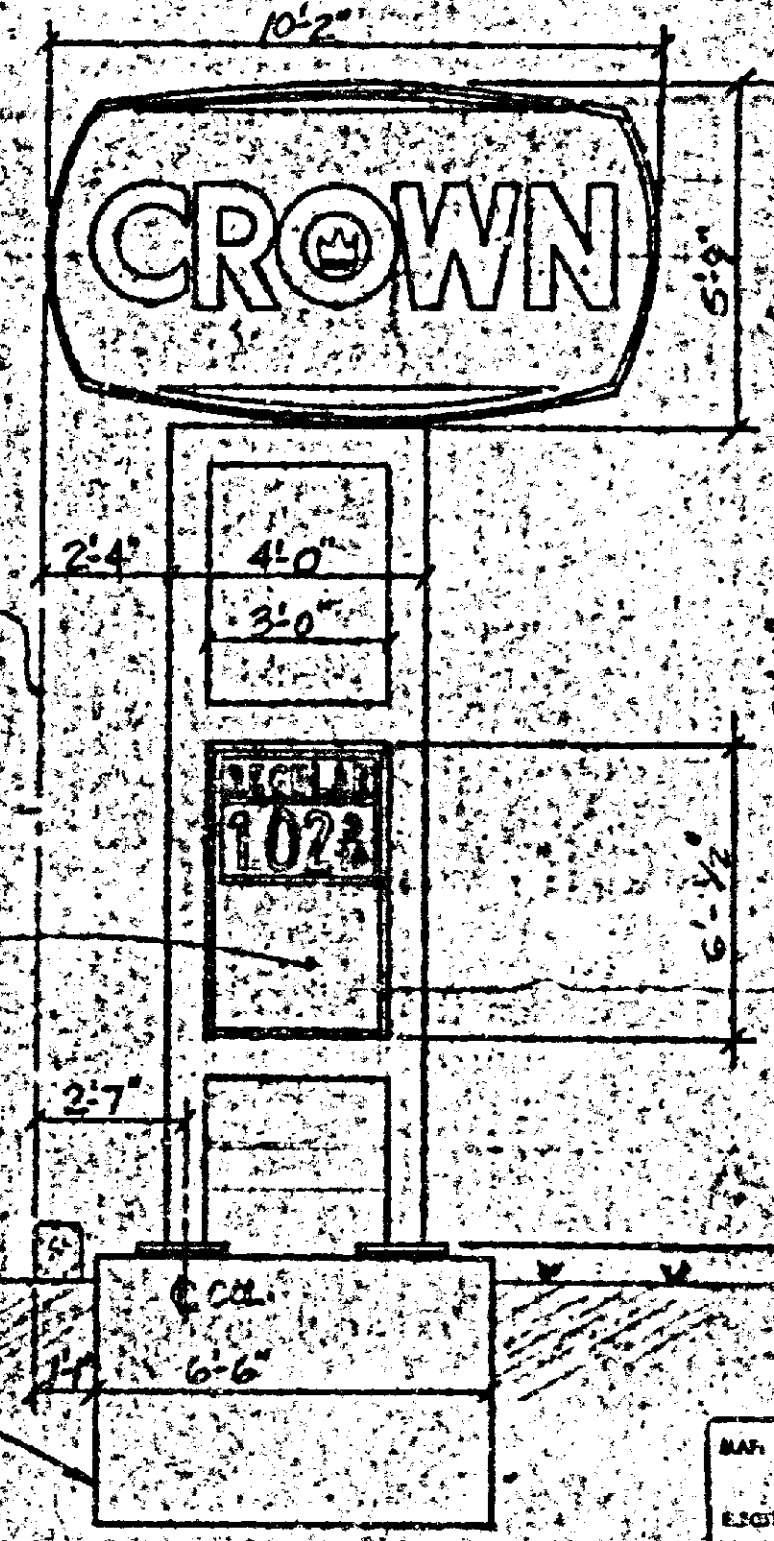
R 200.00



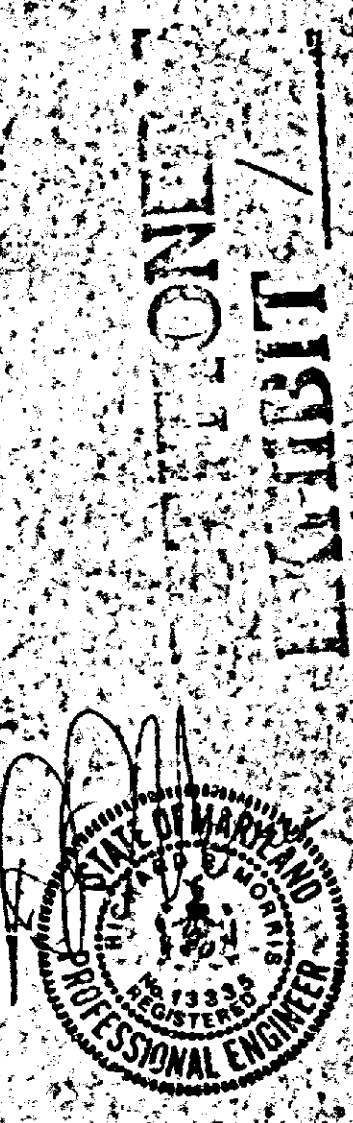
EXISTING DATA	
Section District	BALTO. CO. MAP
Existing District	Parcel # 31-024
Existing District	8
AREA REQUIREMENTS	
Dispensary Islands with	MULTI-GRADE DISPENSARY
capable of serving	cars at any one time
Total Servicing Spaces	8
Total Servicing Bays	8
Total Bays & Spaces	8
Site area required - Total bays & spaces	1170 square feet
Site area required	12,000 square feet
Proposed ancillary	VENETIAN, MOTOR OIL, PETROL MART
Additional area required	AND ALLIED STRUCTURES
Proposed combination use	CAR WASH
Additional area required	NONE
Total area required	12,000 sq. ft.
Total area of tract	12,000 sq. ft.
ACCESS POINTS	
Number of driveways on front street	2
(required width)	times 11 = 22
Actual site width	22,000 FT.
LANDSCAPING	
AREA "A" -	240 square feet
AREA "B" -	120 square feet
AREA "C" -	470 square feet
AREA "D" -	870 square feet
AREA "E" -	120 square feet
Total	2,000 sq. ft. = 3.4 % of tract
5% of tract	2,000 sq. ft.
Landscaping consists of (description)	AREA "A" - PLANTING
	AREA "B" - PLANTING
	AREA "C" - PLANTING
	AREA "D" - PLANTING
	AREA "E" - PLANTING
LIGHTING	
(1) Type	1. 4'-0" height LOW LEVEL (description)
(2) Type	2. 4'-0" height (description)
PARKING	
Parking spaces required	3 three for each bay
Parking spaces provided	NONE
(All parking must be set back 5 feet from street prop. line)	



DENISON ST.



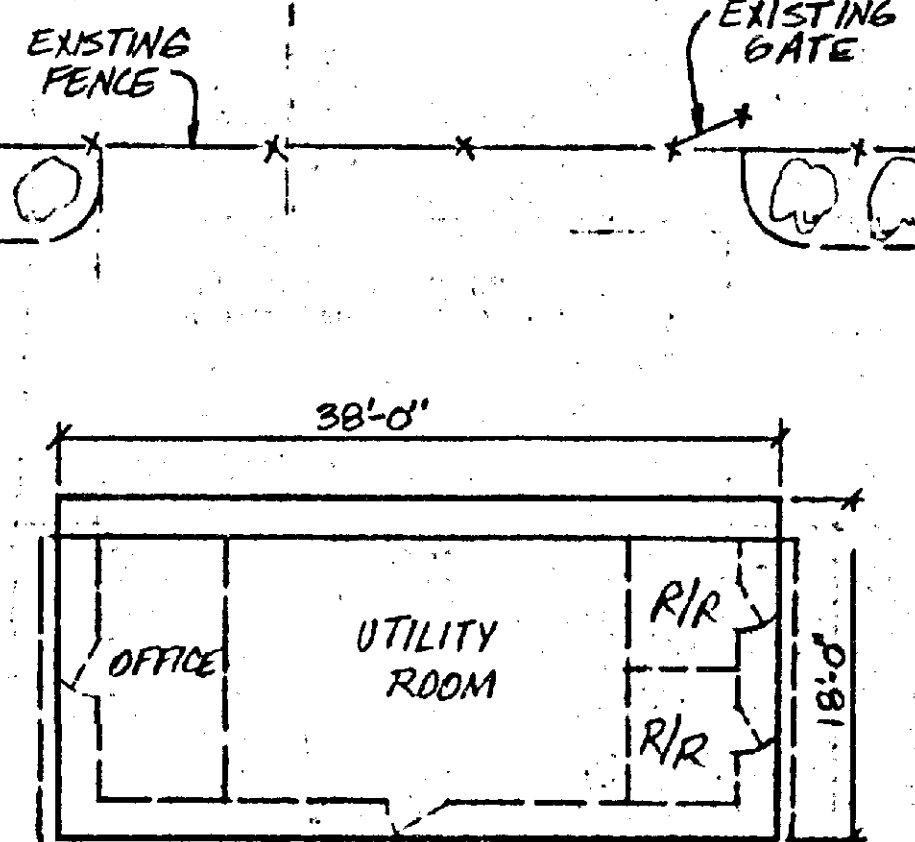
10. SIGN	104.3
PRICE SIGN	36.0
STRUCTURE	41.0
TOTAL PROPOSED	181.3
SQ. FT.	



MD-31

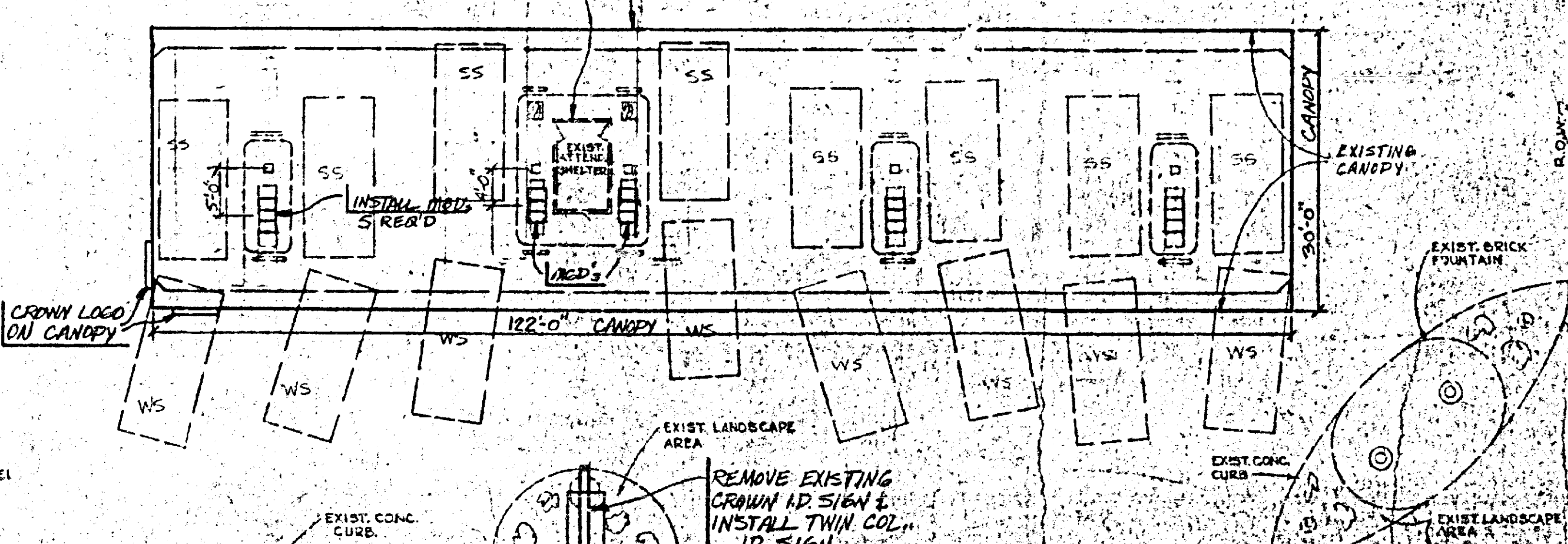
REVISIONS	
1	REV. PER BALTO. CO. REQUIREMENTS
2	REV. DIM. SIGN DETAIL
3	REVISED WATER ISLANDS
4	ADDED EL. MARK AND EXTENDED ISLANDS
5	ADDED 3' PLANTING
6	ADDED 3' PLANTING
7	ADDED 3' PLANTING
8	ADDED 3' PLANTING
9	ADDED 3' PLANTING
10	ADDED 3' PLANTING

CROWN CENTRAL PETROLEUM CORPORATION	
BALTIMORE, MD.	MARYLAND
PLANT PLAN - EXPRESS MART INSTALLATION, MD-31	1918 YORK RD.
TIMONIUM, MD.	21043
SCALE: 1" = 10' 0"	DATE: 3-7-81
DESIGNED BY: J. J. JONES	CHECKED BY: J. J. JONES
DRAWN BY: J. J. JONES	APPROVED BY: J. J. JONES



REPLACE EXISTING MANSARD FASCIA WITH NEW MODULAR FASCIA BLDG - 4 SIDES

REFURBISH ISLAND HOUSE



YORK ROAD

