

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2 of the Zoning Ordinance to permit a double-face sign with a total of 180 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 Petroleum Corporation
(Type or Print Name) By: William R. Snyder, Vice President
Signature: Signature
Address: (Type or Print Name)
City and State: Signature
Attorney for Petitioner: J. Gregory Yawman, 1 N. Charles Street, 539-7400
(Type or Print Name) Address Phone No.
Signature: Baltimore, MD 21201
City and State: Signature
1 N. Charles Street, Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address
Baltimore, MD 21201 Name: G. K. Holmes, Real Estate Rep.
City and State: Empire Towers, Suite 517
Attorney's Telephone No.: 539-7400 7310 Ritchie Hwy., 761-9243
Address Glen Burnie, MD 21061 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 2th day of July, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of August, 1985, at 10:45 o'clock.

Paul J. Jablon
Zoning Commissioner of Baltimore County.
(over)

Case No. 86-70-1

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
Petitioner: Crown Central Petroleum Corporation
Received by: Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee
Attorney: J. Gregory Yawman, Esquire
cc: G. K. Holmes, Real Estate Rep., Empire Towers, Suite 517, 7310 Ritchie Highway, Glen Burnie, MD 21061

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 5, 1985

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

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Police 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. 380 - Case No. 86-70-1
Petitioner - Crown Central Petroleum 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 517
7310 Ritchie Highway
Glen Burnie, Maryland 21061

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

RE: Item #380 (1984-1985)
Property Owners: Crown Stations, Inc.
E/S Merritt Blvd., 600' N.
Westfield Road
District 12th

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:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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

Very truly yours,

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

JAM:PHO:bip

cc: File

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

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

July 22, 1985

RE: Zoning Advisory Meeting of June 18, 1985
Item # 380, Crown Stations, Inc.
Property Owner: E/S Merritt Blvd., 600' N. Westfield Road

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 22-28 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 10/1/84.
- ☐ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☐ The property is located in a deficient service area as defined by Bill 176-79. 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 176-79, 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
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.

MEP/cmm

Michael S. Flanigan
Traffic Engineering Assoc. II

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: E/S Merritt Blvd. 600' N. Westfield Road

Item No.: 380

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 BY: Roy W. Kemmer
Approved: Roy W. Kemmer
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610
TED ZALESKI, JR.
DIRECTOR

July 8, 1985

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

Dear Mr. Jablon:

Comments on Item # 380 Zoning Advisory Committee Meeting are as follows:
Property Owner: Crown Stations, Inc.
Location: E/S Merritt Blvd. 600' N. Westfield Road
District: 12th.

APPLICABLE RULES AND CODES

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 87-82, the Maryland Code for the Handicapped and Aged (A.D.C. 1-1, 1-11-1 - 1980) and other applicable Code 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 10/15 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. Registered seals are not acceptable.
- () All the Group except B-1 Single Family Detached dwellings require a statement of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 The Group requires a one hour wall of fire wall. See Table 101, Section 107, Section 104.1.2 and Table 102. 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 505 for maximum height/area. Refer to the requested variance by this office cannot be reviewed 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.
- () A 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 in order to comply with the Code requirements for the new use. Modified Architectural or Engineering plans are usually required. The change of the Group is from the _____ or to Mixed Use. See Section 317 of the Building Code.
- () The proposed project appears to be located in a Flood Plain, Flood/Elevation. Please see the attached copy of Section 516.7 of the Building Code as adopted by Bill 87-75. 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 to Article 19.
- () These abbreviated comments reflect only as 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 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

W. C. R. Brown, Chief
Building Plans Review

WJZ/RS

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, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: 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.

NBC:JGH:slm

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
E/S of Merritt Boulevard,
600' N of Westfield Road -
12th Election District
Crown Central Petroleum
Corporation, Petitioner
Case No. 86-70-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
E/S of Merritt Boulevard,
600' N of Westfield Road -
12th Election District
Crown Central Petroleum
Corporation, Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-70-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

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

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

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

RE: PETITION FOR VARIANCE
E/S of Merritt Blvd., 600'
N of Westfield Rd. (Danville
Square Shopping Center),
12th District
CROWN CENTRAL PETROLEUM
CORPORATION, Petitioner
Case No. 86-70-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
E/S Merritt Blvd. 600' N of
Westfield Rd. (Danville Square Shopping
Center) - 12th Election District
Crown Central Petroleum Corp. - Petitioner
Case No. 86-70-A

Dear Mr. Yawman,

This is to advise you that \$ 57.00 is due for advertising
and posting of the above property. This fee must be paid before
an Order is issued.

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

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

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

July 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
E/S Merritt Blvd., 600' N of
Westfield Rd. (Danville Square Shopping
Center) - 12th Election District
Crown Central Petroleum Corp. - Petitioner
Case No. 86-70-A

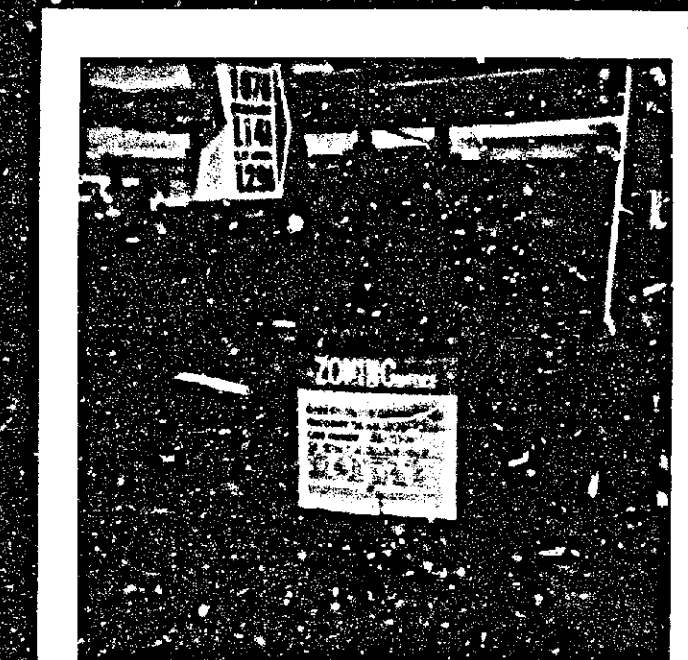
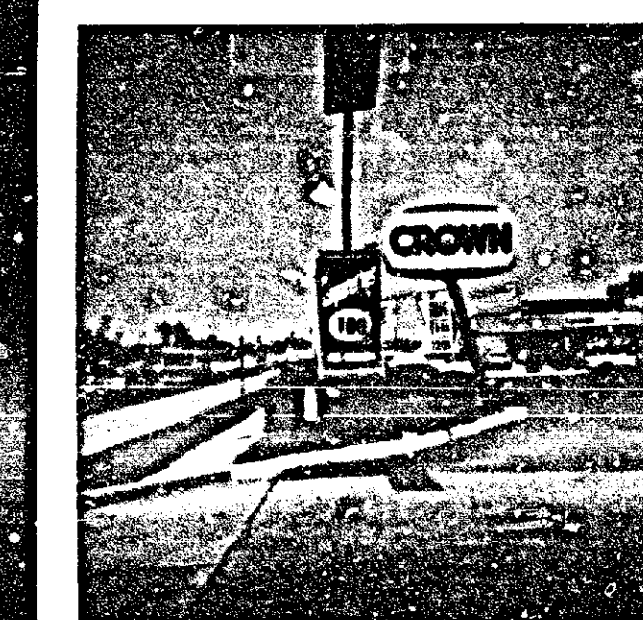
TIME: 10:45 a.m.

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
7310 Ritchie Highway
Glen Burnie, MD 21061



MD-38
MERRITT BLVD.
DUNDALK
86-70-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 7/25/85
Posted for: Variance
Petitioner: Crown Central Petroleum Corp.
Location of property: E/S Merritt Blvd., 600' N of Westfield Rd.
Danville Square Shopping Center
Location of Sign: East side of Merritt Blvd., 600' N of Westfield Rd.
on property of Crown Central Petroleum Corp.
Remarks: [Signature]
Posted by: [Signature] Date of return: 7/26/85
Number of Signs: 1

CERTIFICATE OF PUBLICATION

86-70-A

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 July 25, 1985

THIS IS TO CERTIFY, that the annexed advertisement of
Arnold Jablon in the matter of Petition For Variance
P.O. #67196 - Reg. #L73249.
was inserted in The Dundalk Eagle a weekly news-
paper published in Baltimore County, Maryland, once a week
for one successive week before the
26th day of July 1985; that is to say,
the same was inserted in the issues of July 25, 1985

Kimbel Publication, Inc.
per Publisher.

Kimbel

86-70-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

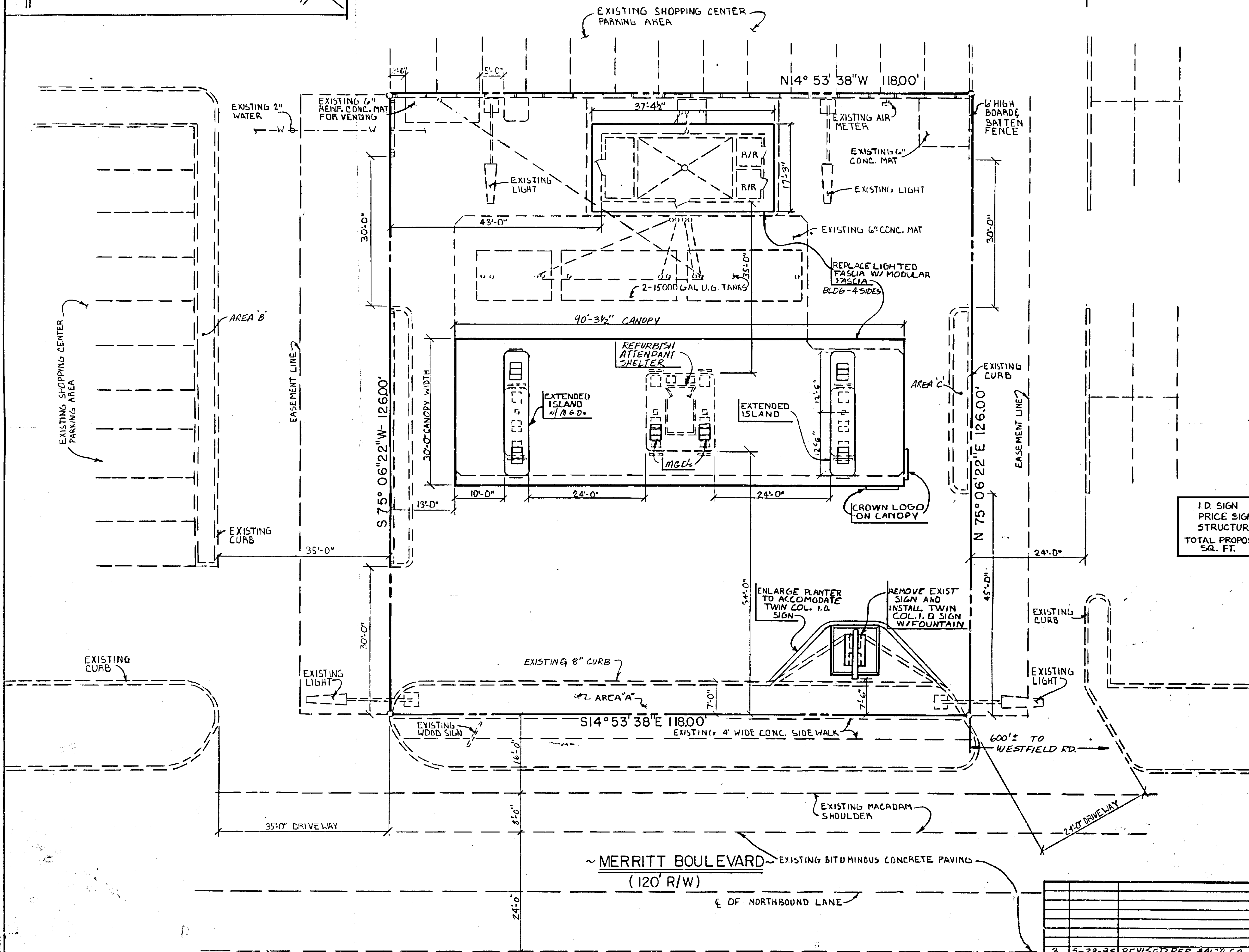
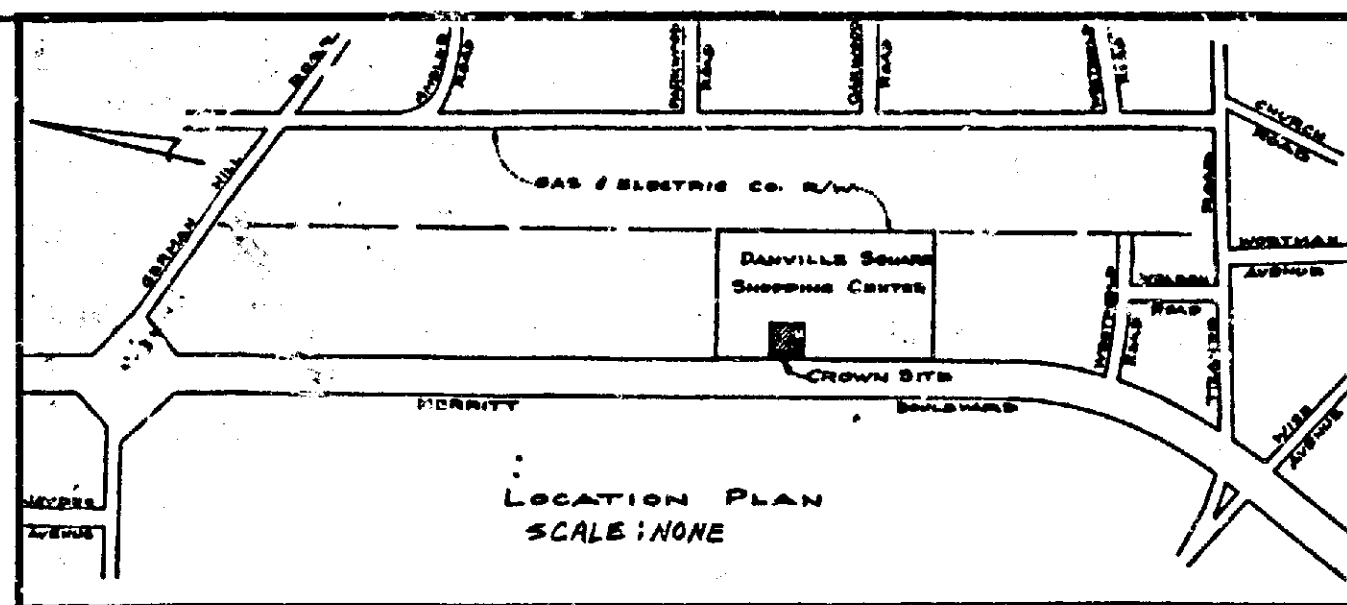
THE JEFFERSONIAN,
Kimbel

Publisher

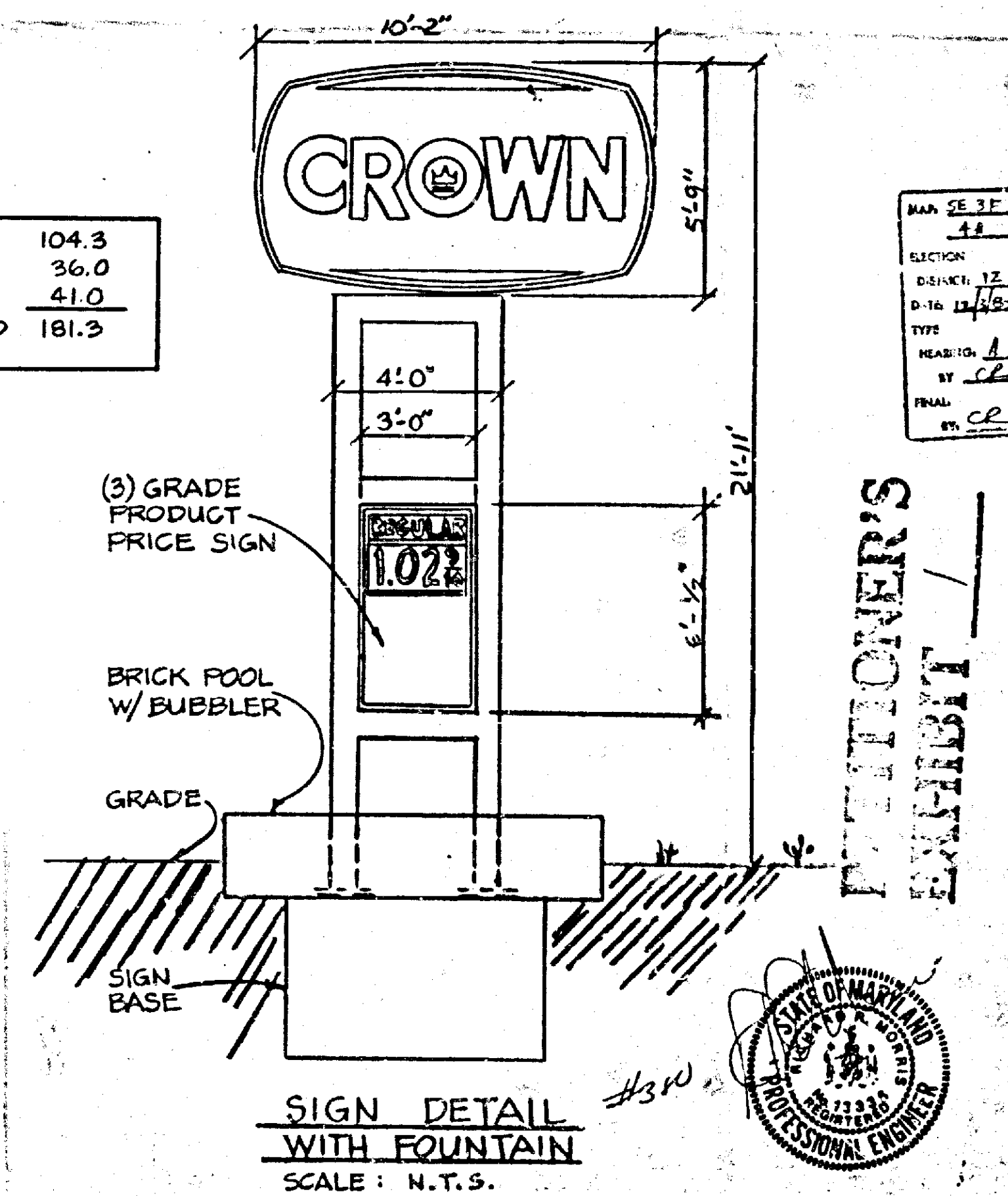
Cost of Advertising
22.00

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007284
DATE: 7-25-85 ACCOUNT: 2-01-615-020
AMOUNT: 100.00
RECEIVED: [Signature]
FOR: [Signature]
B 024*****1000000 56767
VALIDATION OR SIGNATURE OF CASHIER



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



ZONING STATUS
 EXISTING ZONING: PARCEL #1 B/L
 EXISTING DISTRICT: 12

AREA REQUIREMENTS
3 DISPENSER ISLANDS WITH 6 MULTI-GRADE DISPENSERS CAPABLE OF SERVING 10 CARS AT ANY ONE TIME.
 TOTAL SERVICING SPACES 10
 TOTAL SERVICING BAYS 0
 TOTAL BAYS & SPACES 10

SITE AREA REQUIRED TOTAL BAYS & SPACES 10 @ 1500 SQUARE FEET = 15,000 SQUARE FEET. MINIMUM AREA REQUIRED 15,000 SQ. FT.
 PROPOSED ANCILLARY & VENDOR UNIT-FREEZE OIL, REST ROOMS, CIGARETTE, CANDY, SODA, ADDITIONAL AREA REQUIRED NONE
 PROPOSED COMBINATION USES NONE
 ADDITIONAL AREA REQUIRED NONE

TOTAL AREA REQUIRED 15,000 SQ. FT.
 TOTAL AREA OF TRACT 18,585 SQ. FT.

ACCESS POINTS
 NUMBER OF DRIVEWAYS ON FRONT STREET 1 TIMES 65 = 65
 (REQUIRED WIDTH)
 ACTUAL SITE WIDTH 118 FT.

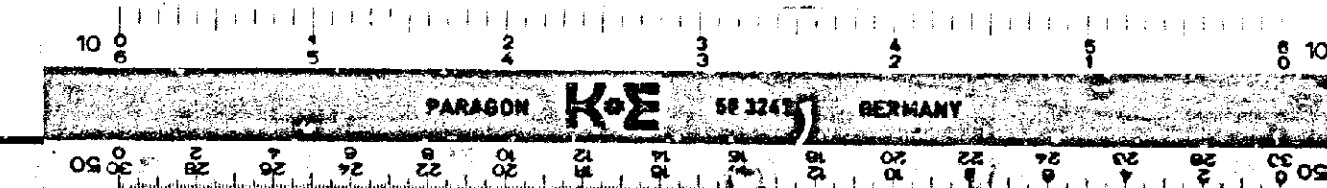
LANDSCAPING
 AREA "A" = 1020 SQUARE FEET AREA "C" = 108 SQUARE FEET
 AREA "B" = 126 SQUARE FEET AREA "D" = SQUARE FEET
 TOTAL 1344 SQ. FT. = 7.23 % OF TRACT
 SZ OF TRACT 429.25 SQ. FT.
 LANDSCAPING CONSISTS OF (DESCRIPTION) SHRUBS IN TOPSOIL W/3" PINE BARK MULCH

LIGHTING
 (4) TYPE 6'-4" TUBE ^{FINN} 16' TALL 4'12" AC (DESCRIPTION)
 (1) TYPE (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.

CROWN CENTRAL PETROLEUM CORPORATION			
PRODUCERS • REFINERS • MARKETERS OF PETROLEUM PRODUCTS AND PETROCHEMICALS			
GENERAL OFFICES • ONE NORTH CHARLES & P.O. BOX 1168 • BALTIMORE, MARYLAND 21202			
PLOT PLAN FOR SERVICE STATION DANVILLE SQUARE SHOPPING CENTER, MERRITT BLVD. BALTIMORE COUNTY, MARYLAND			
SCALE 1" = 10'-0"	DATE 2/7/85	PROJECT NUMBER	MD-38
DRAWN BY J. PARKS	CHECKED BY A. DRAVO	DRAWING NUMBER CCP-7174 R	REV. NO. 3
REV. NO.	DATE	DESCRIPTION	REVISIONS
3	5-24-85	REVISED PER BALTO. CO. REQUIREMENTS	
2	4-23-85	REV. DIM. SIGN W/ FOUNTAIN	
1	3-20-85	REVISED TO COR. LOCATION, RE. ALTD. BUFFER BOUND.	



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, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: 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.

NBC:JGH:slm

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
E/S of Merritt Boulevard,
600' N of Westfield Road -
12th Election District
Crown Central Petroleum
Corporation, Petitioner
Case No. 86-70-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
E/S of Merritt Boulevard,
600' N of Westfield Road -
12th Election District
Crown Central Petroleum
Corporation, Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-70-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

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

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

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

RE: PETITION FOR VARIANCE
E/S of Merritt Blvd., 600'
N of Westfield Rd. (Danville
Square Shopping Center),
12th District
CROWN CENTRAL PETROLEUM
CORPORATION, Petitioner
Case No. 86-70-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
E/S Merritt Blvd. 600' N of
Westfield Rd. (Danville Square Shopping
Center) - 12th Election District
Crown Central Petroleum Corp. - Petitioner
Case No. 86-70-A

Dear Mr. Yawman,

This is to advise you that \$ 57.00 is due for advertising
and posting of the above property. This fee must be paid before
an Order is issued.

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

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

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

July 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
E/S Merritt Blvd., 600' N of
Westfield Rd. (Danville Square Shopping
Center) - 12th Election District
Crown Central Petroleum Corp. - Petitioner
Case No. 86-70-A

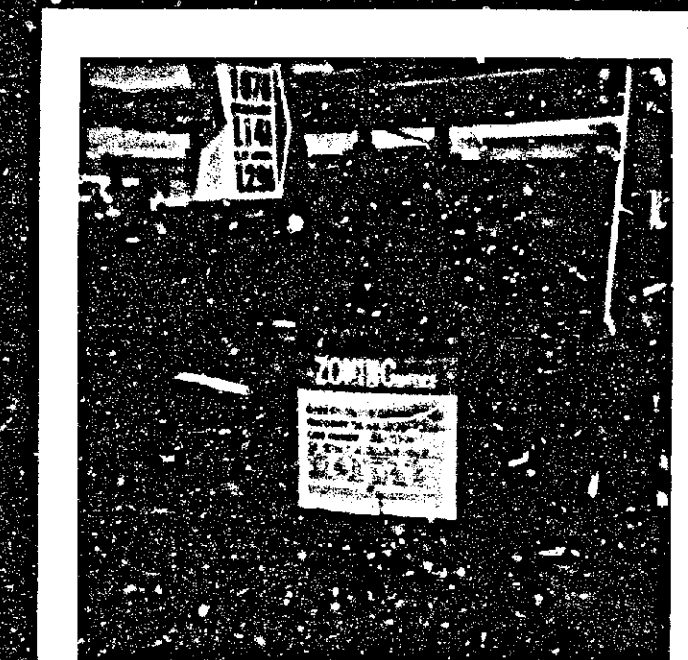
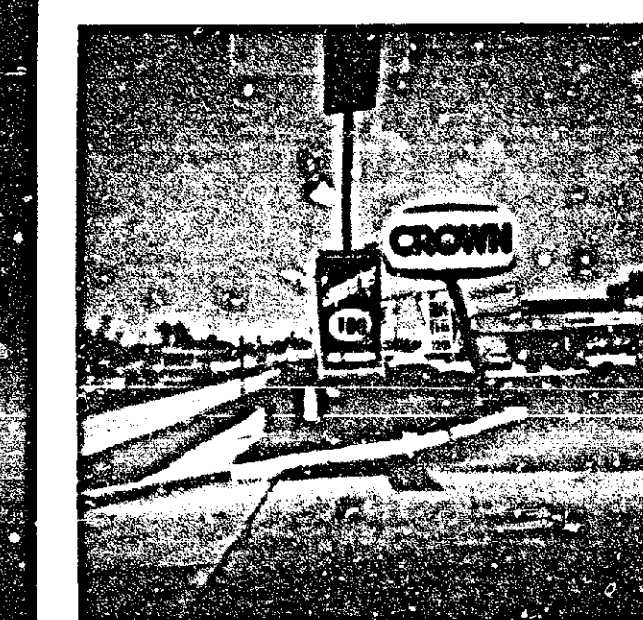
TIME: 10:45 a.m.

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
7310 Ritchie Highway
Glen Burnie, MD 21061



MD-38
MERRITT BLVD.
DUNDALK
86-70-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-70-A

District: 12th Date of Posting: 7/25/85
Posted for: Variance
Petitioner: Crown Central Petroleum Corp.
Location of property: E/S Merritt Blvd., 600' N of Westfield Rd.
Danville Square Shopping Center
Location of Sign: East side of Merritt Blvd., 600' N of Westfield Rd.
on property of Crown Central Petroleum Corp.
Remarks: *Arnold Jablon*
Posted by: *Arnold Jablon* Date of return: 7/26/85
Number of Signs: 1

CERTIFICATE OF PUBLICATION

86-70-A

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 July 25, 1985

THIS IS TO CERTIFY, that the annexed advertisement of
Arnold Jablon in the matter of Petition For Variance
P.O. #67196 - Reg. #L73249.
was inserted in The Dundalk Eagle a weekly news-
paper published in Baltimore County, Maryland, once a week
for one successive week before the
26th day of July 1985; that is to say,
the same was inserted in the issues of July 25, 1985

Kimbel Publication, Inc.
per Publisher.

Kimbel

CERTIFICATE OF PUBLICATION

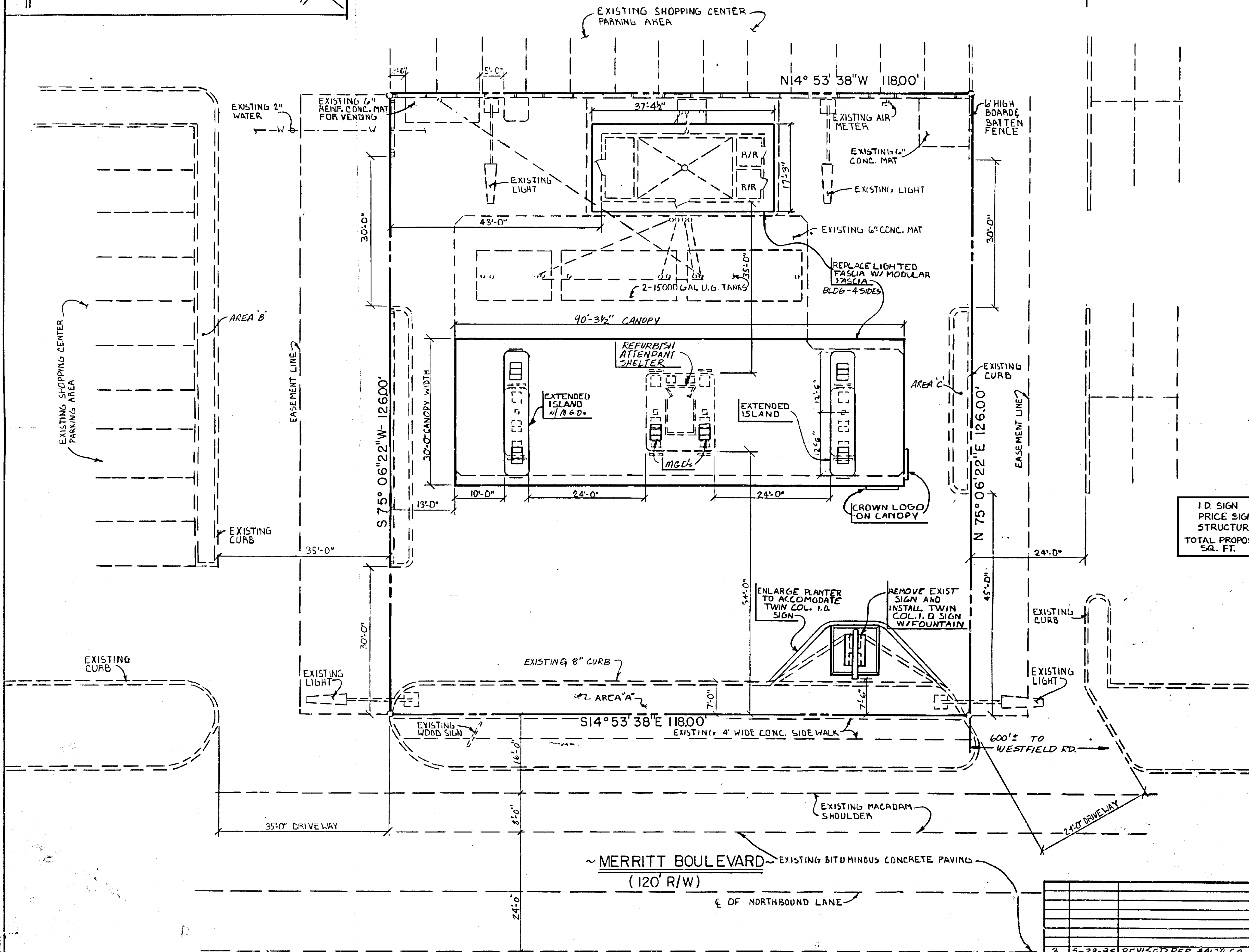
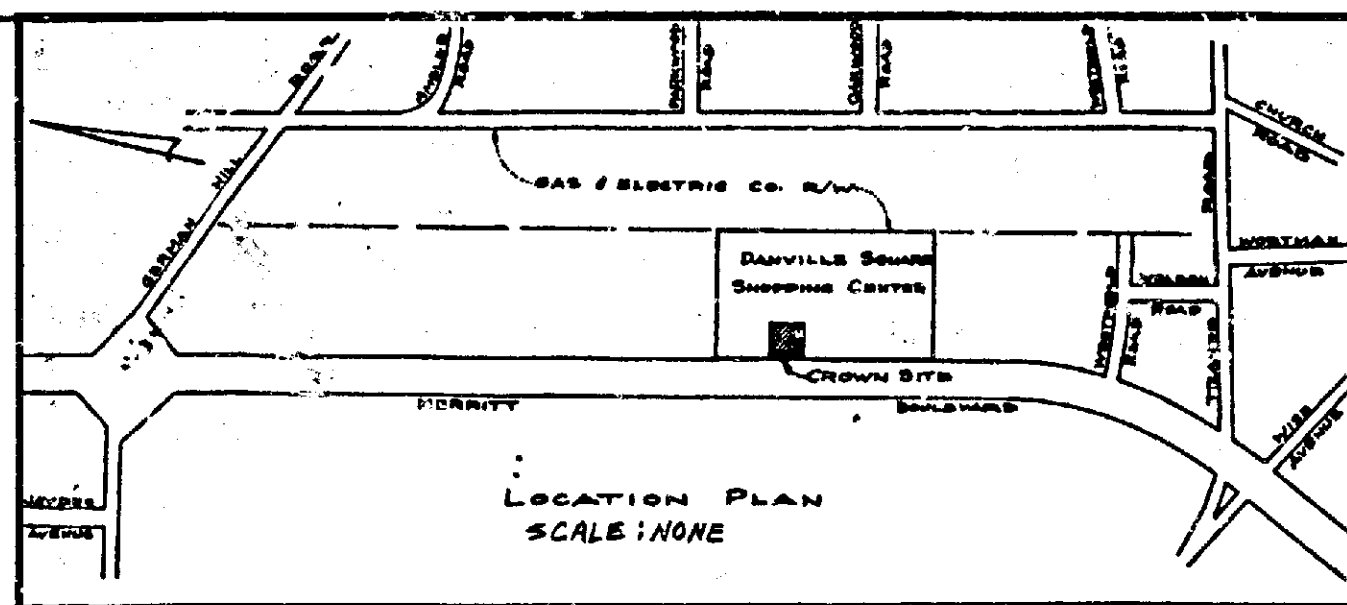
TOWSON, MD, July 25, 1985
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
July 25, 1985

THE JEFFERSONIAN,
Kimbel

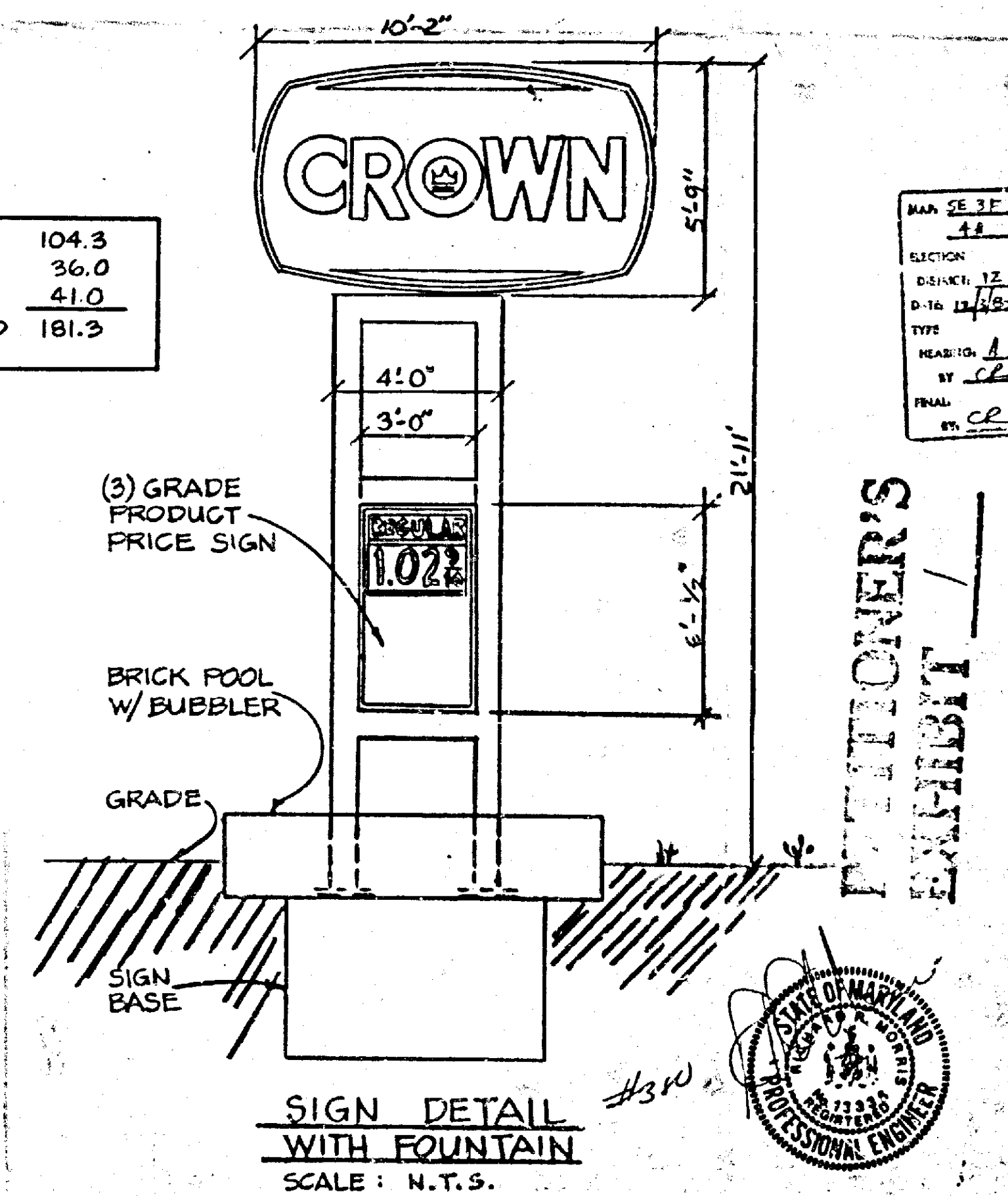
Publisher
Cost of Advertising
22.00

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007284
DATE: 7-25-85 ACCOUNT: 2-01-615-020
AMOUNT: 100.50
RECEIVED: *Crown*
FOR: *Filing fee for 380 Crown*
B 024*****100500 56767
VALIDATION OR SIGNATURE OF CASHIER



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



ZONING STATUS
 EXISTING ZONING: PARCEL #1 B/L
 EXISTING DISTRICT: 12

AREA REQUIREMENTS
3 DISPENSER ISLANDS WITH 6 MULTI-GRADE DISPENSERS CAPABLE OF SERVING 10 CARS AT ANY ONE TIME.
 TOTAL SERVICING SPACES 10
 TOTAL SERVICING BAYS 0
 TOTAL BAYS & SPACES 10

SITE AREA REQUIRED TOTAL BAYS & SPACES 10 @ 1500 SQUARE FEET = 15,000 SQUARE FEET. MINIMUM AREA REQUIRED 15,000 SQ. FT.
 PROPOSED ANCILLARY & VENDOR UNIT-FREEZE OIL, REST ROOMS, CIGARETTE, CANDY, SODA, ADDITIONAL AREA REQUIRED NONE
 PROPOSED COMBINATION USES NONE
 ADDITIONAL AREA REQUIRED NONE

TOTAL AREA REQUIRED 15,000 SQ. FT.
 TOTAL AREA OF TRACT 18,585 SQ. FT.

ACCESS POINTS
 NUMBER OF DRIVEWAYS ON FRONT STREET 1 TIMES 65 = 65
 (REQUIRED WIDTH)
 ACTUAL SITE WIDTH 118 FT.

LANDSCAPING
 AREA "A" = 1020 SQUARE FEET AREA "C" = 108 SQUARE FEET
 AREA "B" = 126 SQUARE FEET AREA "D" = SQUARE FEET
 TOTAL 1344 SQ. FT. = 7.23 % OF TRACT
 SZ OF TRACT 429.25 SQ. FT.
 LANDSCAPING CONSISTS OF (DESCRIPTION) SHRUBS IN TOPSOIL W/3" PINE BARK MULCH

LIGHTING
 (4) TYPE 6'-4" TUBE FINN HEIGHT 16' 7" @ 12' AC (DESCRIPTION)
 (1) 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.

CROWN CENTRAL PETROLEUM CORPORATION			
PRODUCERS • REFINERS • MARKETERS OF PETROLEUM PRODUCTS AND PETROCHEMICALS			
GENERAL OFFICES • ONE NORTH CHARLES & P.O. BOX 1168 • BALTIMORE, MARYLAND 21202			
PLOT PLAN FOR SERVICE STATION DANVILLE SQUARE SHOPPING CENTER, MERRITT BLVD. BALTIMORE COUNTY, MARYLAND			
SCALE 1" = 10'-0"	DATE 2/7/85	PROJECT NUMBER	MD-38
DRAWN BY J. PARKS	CHECKED BY A. DRAVO	DRAWING NUMBER CCP-7174 R	REV. NO. 3
REVISIONS			
3	5-24-85	REVISED PER BALTO. CO. REQUIREMENTS	
2	4-23-85	REV. DIM. SIGN W/ FOUNTAIN	
1	3-20-85	REVISED TO COR. LOCATION, RE. ALTD. BARRIER	

