

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 412.2 (f) to allow a total of 142.4 square feet of signs instead of permitted 100 square feet. Variance from Sections 405.4 A & 405.4 B to permit a set back of two feet for an advertising sign rather than the six feet required.

Pursuant to the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) Gulf has a standard internally illuminated Logo and Price sign which we would propose to install. The sign faces are molded plastic and would be impractical to reproduce in a smaller size. Part of the signage to be installed will comply with the price posting requirements of Article 36 & 157 of the annotated Code of Maryland. Reason the distance from the actual road curb to the sign is twenty feet. Baltimore County owns a eighteen foot strip of property from the road curb to the Gulf Property. To require the sign to be set back six feet would create an unreasonable hardship and practical difficulty. The two foot set back is in compliance with the spirit of the regulation as it will be forty feet from the road center line.

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: GULF OIL CORPORATION
(Type or Print Name)
Signature: *[Signature]*

Address: 810 Glenmeigs Court
Townson, MD 21204
City and State

Attorney for Petitioner: M. Jayne Wright
(Type or Print Name)
Signature: *[Signature]*

Address: 10 Light Street, P.O. Box 6705
Baltimore, MD 21202-7054
City and State

Attorney's Telephone No.: 301-539-5940

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of September, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of October, 1985, at 10:15 o'clock.

(over)

MAP 3C
NE 7C
ELECTION
DISTRICT 97
DATE 4/3/85
TYPE
HEARING 1
BY
FV

Case No. 86-162-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 10th day of September, 1985

ARNOLD JABLON
Zoning Commissioner

Petitioner: Twelve Knots Limited Partnership
Petitioner's Attorney: M. Jayne Wright, Esquire
Received by: JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 30, 1985

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

M. Jayne Wright, Esquire
10 Light Street
Baltimore, Maryland 21202

RE: Item No. 35 - Case No. 86-162-A
Petitioner - Twelve Knots Limited Partnership
Variance Petition

Dear Ms. Wright:

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 a hearing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Gulf Oil Corporation
c/o D. C. Day
810 Glenmeigs Court
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GERBER
DIRECTOR

SEPTEMBER 24, 1985

Re: Zoning Advisory Meeting of August 6, 1985
Item # 35
Property Owner: TWELVE KNOTS LIMITED PART.
Location: NE/CORNER McCLEAN BLVD.
& PERRING MANOR RD.

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, and must be recorded prior to issuance of a building permit.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The needed Development Plan was approved by the Planning Board on 8/22/85.
- ☒ Landscaping must comply with Baltimore County Landscape Manual, 8111-12-29. 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 are reevaluated annually by the County Council.
- ☒ Additional comments:

cc: James Howell

Eugene A. Robb
Chief, Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-162-A

This office is not concerned with the granting of the variance to permit the proposed sign to be erected in the same location as the existing one. However, this office is skeptical of the argument that molded plastic signs cannot be manufactured in a smaller size; in fact, we believe smaller signs of this material are manufactured.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

IN RE: PETITION ZONING VARIANCES
NE/CORNER McCLEAN Boulevard
and Perring Manor Road
(7301 McClean Boulevard) - 9th
Election District
Twelve Knots Ltd. Partner-
ship,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-162-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit a total of 142.4 square feet instead of the required 100 square feet for other business signs and a set-back of 2 feet from a street right of way line instead of the required 6 feet for an identification (ID) sign, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Doug Jennings, a construction engineer for Gulf Oil Corporation (Gulf), the Contract Purchaser, appeared and testified and was represented by Counsel. Carl Hessler, the sign contractor, also appeared. There were no Protestants.

Testimony indicated that the subject property, zoned B.M.-C.C.C., was previously approved for a combination car wash and gas and go operation by the County Review Group (CRG) and the Zoning Commissioner in Case No. 84-314-XSPHA. Gulf has replaced the Citgo service station and has completely renovated the site.

Pursuant to Article 56, Section 157J, Annotated Code of Maryland, gas stations are required to display the units of measurement employed for gasoline so that they may be easily read by passing motorists. The minimum size allowed for such signs is 8" x 31" with a brush stroke of one inch. Gulf proposes to replace the existing Citgo ID sign, which is located two feet from the street

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2556
494-4500

PAUL H. REINCKE
CHIEF

August 20, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Twelve Knots Limited Partnership

Location: N/W corner McClean Blvd. & Perring Manor Road

Item No.: 35 Zoning Agenda: Meeting of August 6, 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 100 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.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

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

August 26, 1985

TED ZALFSKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 35 Zoning Advisory Committee Meeting are as follows:

Property Owner: Twelve Knots Limited Partnership
Locations: N/E Corner McClean Blvd. & Perring Manor Road
Districts: 9th.

APPLICABLE TYPES ARE CIRCLED:

- (7) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 417-85, the Maryland Code for the Handicapped and Aged (A.B.S.I. Bill-1 - 1980) and other applicable Codes and Standards.
- (D) A building and other miscellaneous permits shall be required before the start of any construction. Separate tank permits are required.
- (C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
- (C) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (C) All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1007, Section 1006.2 and Table 1007. No penalties are permitted in an exterior wall within 3'-0" of an interior lot line. Storage Building and car wash utility Room require minimum 1 hour rated walls.
- (7) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- (C) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- (7) When filing for a required Change of Use/Grouping Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Planned Use _____. See Section 312 of the Building Code.
- (7) The proposed project appears to be located in a Flood Plain, Flood/Alleviation. Please see the attached copy of Section 560 of the Building Code as adopted by Bill 417-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (7) Comments: Plumbing shall comply to Baltimore County Plumbing and Gas Fitting Code 1973 Ed. as amended. Street curb cuts and ramps shall comply to the State of Maryland Handicapped Code.
- (7) 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 the 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
T. C. P. P. P.
Building Plans - etc.

L/22/85

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

right of way line off McClean Boulevard, with its own ID emblem, totaling 56.6 square feet. Directly underneath will be signs for the car wash and auto diesel, totaling 18 square feet, and the three gasoline price signs, totaling 67.8 square feet. The requested variance of 142.4 square feet reflects the total area of both sides of the multi-faced signs. It has been Gulf's experience that the proposed size of the signs provides for the best identification and recognition by passing motorists.

In addition, this particular site is unusual in that there is a landscaping buffer strip between the property and McClean Boulevard, which is owned by Baltimore County and is a part of the County right of way. The actual road curb to the sign is 20 feet, but the County-owned strip between the road curb and the property line is 18 feet, thereby necessitating the requested setback variance.

Inasmuch as the proposed sign will replace an existing sign and since the unusual nature of the buffer strip between the actual road and the property line provides for the implementation of the intent of the Baltimore County Zoning Regulations (BCZR), it would certainly be a practical difficulty now to force the sign to be moved four feet further back.

The Petitioner seeks relief from Sections 413.2(f) and 405.4.a.2.a, pursuant to Section 307, BCZR.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the

ORDER RECEIVED FOR FILING

DATE October 25, 1985

BY John P. Sweeney

ADMINISTRATIVE ASSISTANT

- 2 -

Gulf Oil Products Company

MARKETING DEPARTMENT - MID-ATLANTIC DISTRICT

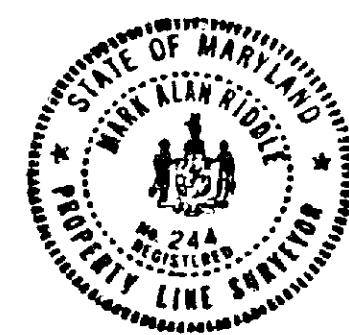
P.O. Box 2735
Baltimore, MD 21205

ZONING DESCRIPTION

PROPOSED GULF SERVICE STATION
7301 Mc Clean Boulevard
Baltimore County, Maryland

BEGINNING FOR THE SAME at a point on the northeast corner of McClean Boulevard and Perring Manor Road; thence running along the eastern right-of-way line of McClean Boulevard (1) by a curve to the left having a chord bearing and distance of North 18° 53' 27" West 116.80 feet, a radius of 1040.00 feet and an arc length of 116.87 feet; thence (2) by a curve to the left having a chord bearing and distance of North 23° 40' 19" West 56.70 feet, a radius of 1040.00 feet and an arc length of 56.70 feet; thence leaving said right-of-way line (3) North 67° 02' 18" East 54.95 feet; thence (4) North 71° 19' 19" East 96.48 feet; thence (5) South 19° 37' 05" East 227.99 feet to a point on the northern right-of-way line of Perring Manor Road; thence running along the northern right-of-way line of Perring Manor Road (6) South 89° 59' 34" West 157.97 feet to the place of beginning.

Containing in all 29,861 SF or 0.686 Acs



A DIVISION OF GULF OIL CORPORATION

810 GLENEAGLES COURT
TOWSON, MD 21204

PETITION FOR VARIANCE

9th Election District

LOCATION:

Northeast corner of McClean Boulevard & Perring Manor Road (7301 McClean Boulevard)

DATE AND TIME:

Wednesday, October 16, 1985 at 10:15 a.m.

PUBLIC HEARING:

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

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

Petition for Variances from Section 413.2 (f) to allow a total of 142.4 sq.ft. of signs in lieu of the permitted 100 sq.ft.; and Section 303.2 to permit a setback of 2' for an advertising sign in lieu of the required 6'.

Being the property of Twelve Knotts Limited Partnership 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

3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the requested variances will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of October, 1985, that the Petition for Zoning Variance to permit a total of 142.4 square feet instead of the required 100 square feet for other business signs and a setback of 2 feet from a street right of way line instead of the required 6 feet for an ID sign be and is hereby GRANTED, from and after the date of this Order, subject to the following restriction:

1. The Petitioner may apply for its sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

DATE October 25, 1985

BY John P. Sweeney

ADMINISTRATIVE ASSISTANT

- 3 -

RE: PETITION FOR VARIANCES
NE/CORNER McClean Blvd.
& Perring Manor Rd. (7301
McClean Blvd.), 9th
District
TWELVE KNOTTS LIMITED
PARTNERSHIP, Petitioner

: BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
: Case No. 86-162-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 September, 1985, a copy of the foregoing Entry of Appearance was mailed to M. Jayne Wright, Esquire, 10 Light St., Baltimore, MD 21202, Attorney for Petitioner; and Gulf Oil Corporation, c/o D. C. Davis, 810 Gleneagles Ct., Towson, MD 21204, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ/srl

cc: M. Jayne Wright, Esquire
People's Counsel

ORDER RECEIVED FOR FILING

DATE October 25, 1985

BY John P. Sweeney

ADMINISTRATIVE ASSISTANT

- 4 -



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

ARNOLD JABLON
ZONING COMMISSIONER

October 14, 1985

M. Jayne Wright, Esquire
P.O. Box 6705
Towson, Maryland 21204

Re: Petition for Variance
NE/CORNER McClean Blvd. & Perring
Manor Rd. (7301 McClean Blvd.)
9th Election District
Twelve Knotts Limited Partnership,
Petitioner
Case No. 86-162-A

Dear Mrs. Wright:

This is to advise you that \$64.75 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.

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

No. 012472

DATE 10-25-85 ACCOUNT R-01-615-000

AMOUNT \$64.75

RECEIVED FROM Twelve Knotts Limited Partnership

FOR Advertising & Posting

PER 8033444444444444

VALIDATION OR SIGNATURE OF CLERK

By Arnold Jablon

Arnold Jablon

Zoning Commissioner

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 25, 1985

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

TOWSON TIMES,

JB Venetoni

Publisher

34.00

PETITION FOR VARIANCE

9th Election District

LOCATION: Northeast corner of McClean Boulevard & Perring Manor Road (7301 McClean Boulevard)
DATE AND TIME: Wednesday, October 16, 1985 at 10:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

Petition for Variances from Section 413.2 (f) to allow a total of 142.4 sq. ft. of signs in lieu of the permitted 100 sq. ft., and Section 303.2 to permit a setback of 2' for an advertising sign in lieu of the required 6'.

Being the property of Twelve Knots Limited Partnership 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

00190-182185 9/25

M. Jayne Wright, Esquire
10 Light Street P.O. Box 6705
Baltimore, Maryland 21202-2102
Towson
21204

September 13, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
NE/corner McClean Blvd. & Perring Manor Rd. (7301 McClean Blvd.)
9th Election District
Twelve Knots Limited Partnership, Petitioner
Case No. 86-162-A

TIME: 10:15 a.m.

DATE: Wednesday, October 16, 1985

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
Date of Posting: 9/20/85
Posted for: *variance*
Petitioner: *Twelve Knots Limited Partnership*
Location of property: *N.E. corner McClean Blvd. & Perring Hwy*
Location of Signs: *Facing McClean Blvd. approx. 12' in width, at entrance to shopping ctr. across 111 W. Chesapeake Ave.*
Remarks: *Approx. 215' sq. ft. Perring Hwy*
Posted by: *Arnold Jablon* Signature
Date of return: *9/20/85*
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 26, 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 September 26, 1985.

THE JEFFERSONIAN,

JB Venetoni

Publisher

Cost of Advertising

24.75

PETITION FOR VARIANCE

9th Election District

LOCATION: Northeast corner of McClean Boulevard & Perring Manor Road (7301 McClean Boulevard)

DATE AND TIME: Wednesday, October 16, 1985 at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. 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 Variances from Section 413.2 (f) to allow a total of 142.4 sq. ft. of signs in lieu of the permitted 100 sq. ft.; and Section 303.2 to permit a setback of 2' for an advertising sign in lieu of the required 6'.

Being the property of Twelve Knots Limited Partnership 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
Sept. 26.

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

No. 007403

DATE: 7-25-85 ACCOUNT: N-01-615-000

AMOUNT: \$100.00

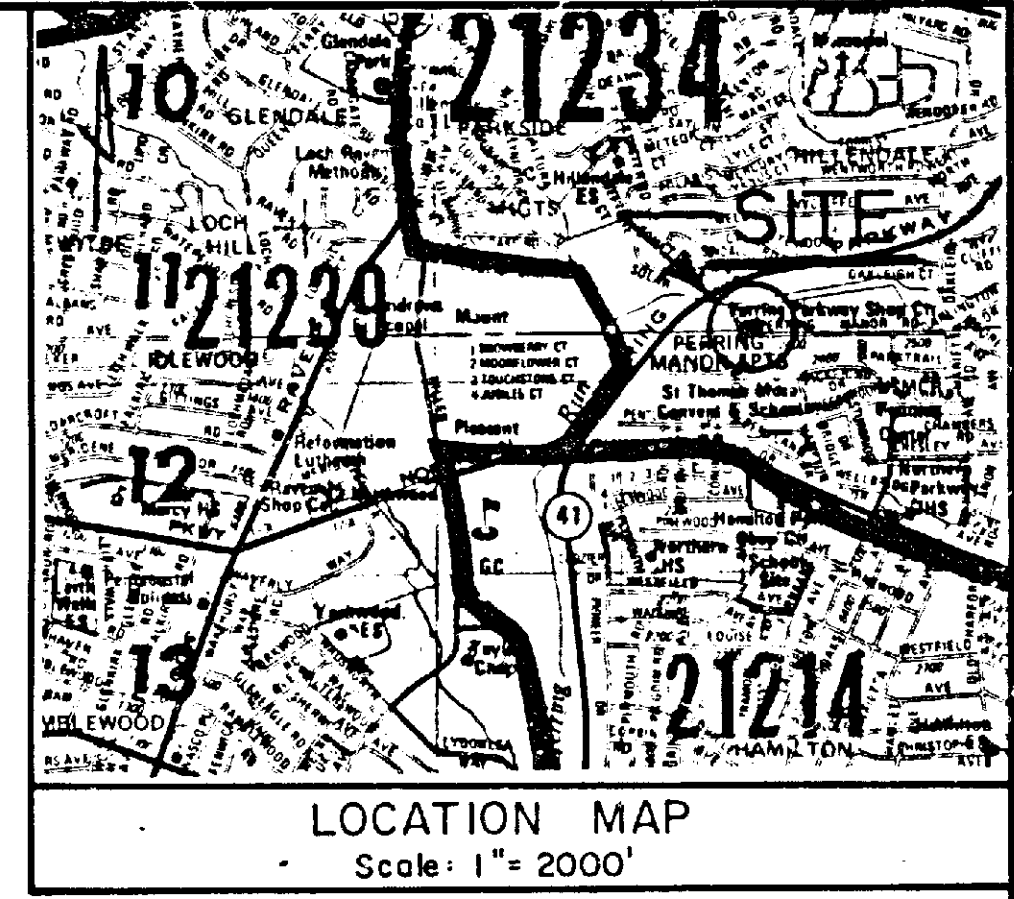
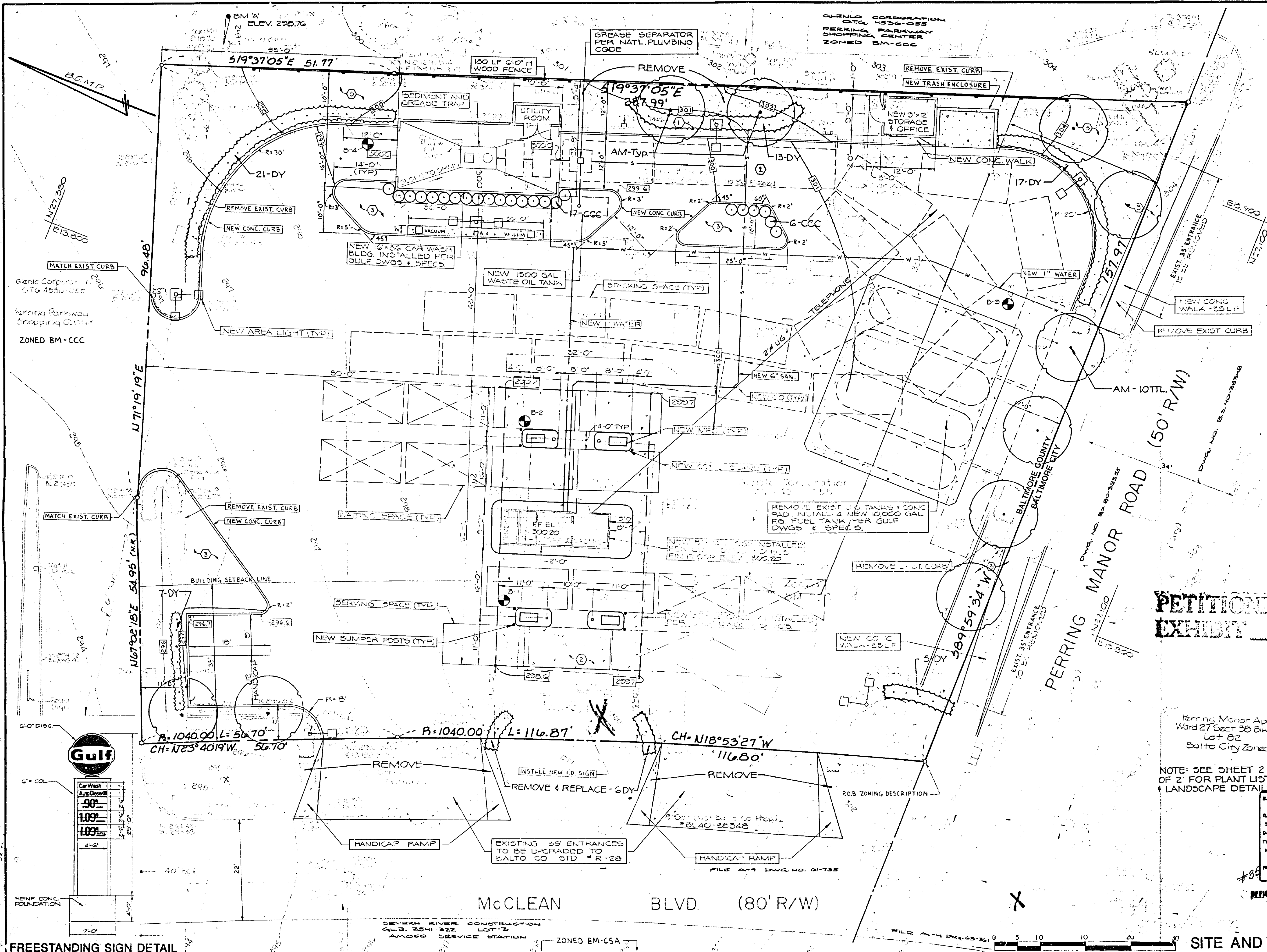
RECEIVED FROM: *Twelve Knots Limited Partnership*

FOR: *Printing fee for 25 Tush. 10/8*

8 8023*****1000000 12561

VALIDATION OR SIGNATURE OF CASHIER

Arnold Jablon
Commissioner
of Baltimore County



- GENERAL NOTES:
- Coordinates and bearings shown are based on Baltimore County traverse stations
14697 N 7080.05 E 13760.14
X-7313 N 27636.42 E 13453.23
 - Elevations shown are based on Baltimore County BM #X-7313 Elev. 284.428
 - Property Owner: Glenlo Corporation Lessee: Gulf Oil Corporation
Glenlo 4536-055 Prop 002930427
 - Utilities and other obstructions as shown hereon have been made by actual field measurement supplemented by information obtained from the various agencies involved. However, we do not guarantee the accuracy or the completeness of the information given. The contractor must verify all such information to his own satisfaction and must notify the utility companies involved prior to commencing work.
 - Utility Companies:
Chesapeake & Potomac Telephone Company
320 St. Paul Street, Baltimore, MD 21202
Baltimore Gas & Electric Company
Lexington & Liberty Streets, Baltimore, MD 21202
- CONSTRUCTION NOTES:
- Existing building and surrounding sidewalks, concrete pads, heating oil and waste oil tanks to be removed. Area to be backfilled to match adjacent sub-grade.
 - Remove existing islands, concrete drive slab and canopy.
 - Remove existing paving, place min. 6" topsoil, and seed.
- CRG NOTES:
- APPLICANT: GULF OIL CORPORATION
810 GLENDALES COURT
TOWSON, MARYLAND 21204
(301) 337-5338
 - ENGINEER: STV/LYON ASSOCIATES, INC.
DONALD J. WISE
21 GOVERNOR'S COURT
BALTIMORE, MARYLAND 21207
 - CORRESPONDENT: TONY CORTEAL
C/O STV/LYON ASSOCIATES, INC. 944-9112
 - ELECTION DISTRICT 9, COUNCILMANIC DISTRICT 6, CENSUS TRACT 4921.02
 - WATERSHED 22, SUBWATERSHED 50
 - SITE ACREAGE: GROSS 29,861.16 S.F. OR 0.6855 AC±
NET 29,861.16 S.F. OR 0.6855 AC±
 - PARKING REQUIRED: 1 (INCLUDING 1 HANDICAPPED)
PARKING PROVIDED: 2 (INCLUDING 1 HANDICAPPED)
THERE IS NO REQUIREMENT FOR COMING OPEN SPACE OR DENSITY CALCULATIONS.
 - SOIL TYPES NOT IDENTIFIED IN THE BALTIMORE COUNTY SOIL SURVEY DUE TO THE LARGE AREA OF PAVING IN THE VICINITY.
 - NO HISTORIC BUILDINGS EXIST WITHIN THE SITE OR IN THE SURROUNDING AREA.
 - THERE ARE NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS WASTE MATERIAL SITES WITHIN THE SITE.
 - A STORMWATER MANAGEMENT WAIVER IS BEING REQUESTED.
 - ESTIMATED A.D.T.'S: 500
 - FLOOR AREA RATIO: 0.031
 - LANDSCAPING REQUIREMENTS:
STREET TREES REQUIRED = 311.47 ± 40 ± 9
STREET TREES PROVIDED = 9 MAJOR DECIDUOUS TREES
PARKING AREA TREES REQUIRED = 1 PER 12 SPACES = 1
PARKING AREA TREES PROVIDED = 1
TOTAL TREES REQUIRED = 10
TOTAL TREES PROVIDED = 10
 - APPROVED UNDER ZONING CASE NO. 84-314 XSPHA

PETITIONER'S
EXHIBIT 1

Perring Manor Apts.
Word 27 Sect. 38 Blk 5460-A
Lot 82
Balto City Zoned R-1C

NOTE: SEE SHEET 2
OF 2 FOR PLANT LIST
& LANDSCAPE DETAILS

DATE	3-1-84
BY	STV
CHKD	STV
APP'D	STV
FILED	STV

NOTE:
The stacking lanes for the car wash shall be striped.
The car wash machine shall be set to process no more than 25 cars per hour.
No vehicles shall be stacked upon any public walkway or road awaiting ingress to the subject site. An attendant must be provided to insure that traffic flow is not impeded.

SITE AND LANDSCAPING PLAN

LYON ASSOCIATES, INC.
7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	4-16-84	REV LAYOUT PER GULF
2	11-16-84	CLOSE ENTRANCE / REVISE STAKING
3	1-24-85	PER CRG COMMENTS

PLAN PREPARATION	
DRAWN BY: M. KOBIN	DATE: FEB. 9, 1993
DESIGNED BY: M. KOBIN	SCALE: 1" = 10'
CHECKED BY: AJC	

**GULF SERVICE STATION
AND CAR WASH**
GULF OIL CORPORATION
7301 McCLEAN BOULEVARD
ELECT. DIST. 9 BALTIMORE CO., MD.

DRAWING NO.
7310-52-001

SHEET NO.
of