

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 409.2b(5) and (6) to permit 16 parking spaces in lieu of the required 19 spaces and 409.2c(4) to permit parking within zero feet of the street property line in lieu of the required 8 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
An undue hardship would be placed on the Duron Paint Company in requiring the 19 parking spaces. These requirements are based upon a conventional "retailing" facility which generates a high volume of customer traffic. Duron's market and space allocation is unique in that they are oriented towards contractors and are a very low intensive retailing operation, and they allocate a significant amount of space to the storage of product.

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:

Duron Paints

(Type or Print Name)

Signature

10406 Tucker Street

Address

Beltsville, MD 20705

City and State

Attorney for Petitioner:

C. Michael Magruder

(Type or Print Name)

Signature

Suite 400

Loyola Federal Building

Address

Towson, MD 21204

City and State

Attorney's Telephone No.: 583-2300

Legal Owner(s):

Amoco Oil Company

(Type or Print Name)

Signature

Mr. L. O. Warfield - District Manager

(Type or Print Name)

Signature

10001 George Palmer Highway

Address

Lanham, Maryland 20706

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

William P. Monk

Name

P. O. Box 11415

Baltimore, MD 21239

Address

Phone No. 494-8931

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of May, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 17th day of June, 1986, at 10:30 o'clock

A.M.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over)

MAP	NE 9C
E. D.	9
DATE	9/21/87
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1000	
DP	

Amoco Oil Company
SW/Cor. of Loch Raven Blvd. & Yakona Rd.
(8618 Loch Raven Blvd.)
9th Elec. Dist.

In Re: Amoco Oil Company

Case No. 86-514 A

BEFORE THE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

ORDER

IT IS THIS 31 day of July, 1987, is and hereby

ORDERED that:

The above captioned matter shall be dismissed for lack of prosecution or for failure to proceed or for failure to pay costs, such dismissal to be with out prejudice.

Carl J. Jablon
Zoning Commissioner of
Baltimore County

cc: People's Counsel
C. Michael Magruder, Esq.

ORDER RECEIVED FOR FILING
Date 7-30-87
By [Signature]

PETITION FOR ZONING VARIANCES

9th Election District

Case No. 86-514-A

LOCATION: Southwest Corner of Loch Raven Boulevard and Yakona Road
(8618 Loch Raven Boulevard)

DATE AND TIME: Tuesday, June 17, 1986, at 10:30 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 Zoning Variances to permit 16 parking spaces in lieu of the required 19 spaces and parking within 0 feet of the street property line in lieu of the required 8 feet

Being the property of Amoco Oil Company, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

A Description for Zoning Variance

BEGINNING for the same at a point on the westernmost side of Loch Raven Boulevard, a distance of 166 feet from the center line of Yakona Road at its intersection with Loch Raven Boulevard, thence leaving the westernmost side of Loch Raven Boulevard and running the following five courses and distances
1) North 14 degrees 24 minutes 00 seconds West 121.77 feet;
2) North 10 degrees 58 minutes 01 seconds East 115.03 feet to a point on the southernmost side of Yakona Road, thence binding on the southernmost side of Yakona Road and the westernmost side of Loch Raven Boulevard; 3) South 87 degrees 23 minutes 00 seconds East 83.50 feet; 4) South 34 degrees 21 minutes 00 seconds East 56.06 feet; 5) along a curve with a radius of 2,043.48 feet and a length of 98.20 feet to the point of beginning.

Containing 12,500 square feet of land, more or less in the Ninth Election District.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW/Corner of Loch Raven :
Blvd. & Yakona Rd. : OF BALTIMORE COUNTY
(8618 Loch Raven Blvd.) :
9th District :

AMOCO OIL COMPANY, Petitioner : Case No. 86-514-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
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to C. Michael Magruder, Esquire, Suite 400, Loyola Federal Bldg., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 10, 1986

C. Michael Magruder, Esquire
Suite 400 Loyola Federal Building
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES
SW/cor. of Loch Raven Blvd. & Yakona
Rd. (8618 Loch Raven Blvd.)
9th Election District
Amoco Oil Company - Petitioner
Case No. 86-514-A

Dear Mr. Magruder:

This is to advise you that \$23.00 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

Sincerely,

Arnold Jablon
Zoning Commissioner

AJ:m

C. Michael Magruder, Esquire
Suite 400 Loyola Federal Building
Towson, Maryland 21204

May 16, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
SW/cor. of Loch Raven Blvd. & Yakona
Rd. (8618 Loch Raven Blvd.)
9th Election District
Amoco Oil Company - Petitioner
Case No. 86-514-A

TIME: 10:30 a.m.

DATE: Tuesday, June 17, 1986

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

C. Michael Magruder
Zoning Commissioner
of Baltimore County

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

No. 019307

DATE 4/1/86 ACCOUNT 01-615

AMOUNT \$ 100.00

RECEIVED William P. House

FOR: Filing Fee For Variance Petition No. 377

Amoco Oil Company

86-514-A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 28, 1986

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 May 28, 1986.

TOWSON TIMES,

18 Kentz
Publisher

38.25

PETITION FOR ZONING VARIANCES
ON Eastern District
Case No. 86-514-A

LOCATION: Southwest Corner of Loch Raven Boulevard and Yakona Road (8618 Loch Raven Blvd.)
DATE AND TIME: Tuesday, June 17, 1986, at 10:30 a.m.
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 on the petition for zoning variance to permit 16 parking spaces in lieu of the required 19 spaces and parking within 0 feet of the street property line in lieu of the required 8 feet.

Being the property of Amoco Oil Company, as shown on the plat filed with the Zoning Office.

In the event that the Petitioner is granted a zoning variance, a building permit may be issued for the proposed parking spaces. The Zoning Commissioner will, however, maintain any request for a stay of the issuance of such 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
TOWSON, MARYLAND

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 5/16/86

Posted for: Variance

Petitioner: Amoco Oil Co.

Location of property: SW/cor. Loch Raven Blvd. & Yakona Rd.
8618 Loch Raven Blvd.

Location of Sign: 1. Sign: Loch Raven, Amoco Oil Company, 8618 Loch Raven Blvd.
2. Sign: Variance, Amoco Oil Company, 8618 Loch Raven Blvd.

Remarks: *18 Kentz*

Posted by: *18 Kentz* Signature

Number of Signs: 2 Date of return: 5/22/86

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 29, 1986

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 May 29, 1986.

THE JEFFERSONIAN,

18 Kentz
Publisher
Cost of Advertising

24.75

PETITION FOR ZONING VARIANCES
ON Eastern District
Case No. 86-514-A

LOCATION: Southwest Corner of Loch Raven Boulevard and Yakona Road (8618 Loch Raven Blvd.)
DATE AND TIME: Tuesday, June 17, 1986, at 10:30 a.m.
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Being the property of Amoco Oil Company, as shown on the plat filed with the Zoning Office.

In the event that the Petitioner is granted a zoning variance, a building permit may be issued for the proposed parking spaces. The Zoning Commissioner will, however, maintain any request for a stay of the issuance of such 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
TOWSON, MARYLAND

86-514-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 12th day of May, 1986.

C. Michael Magruder
Zoning Commissioner

Petitioner: Amoco Oil Company
Attorney: C. Michael Magruder, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 28, 1986

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

SUBJECT: Zoning Petition No. 86-514-A

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

June 13, 1986

MEMBERS

Chairman
C. Michael Magruder, Esquire
Suite 400
Loyola Federal Building
Towson, Maryland 21204

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. 377 - Case No. 86-514-A
Petitioner - Amoco Oil Company
Variance Petition

Dear Mr. Magruder:

Enclosed please find addendum comments received after our May 29, 1986 letter to you.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:bsc

Enclosure

cc: Mr. William Monk
P.O. Box 11415
Baltimore, Maryland 21239



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STEPHEN E. COLLINS
DIRECTOR

June 6, 1986

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

Item No. 377
Property Owner:
Location:

Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

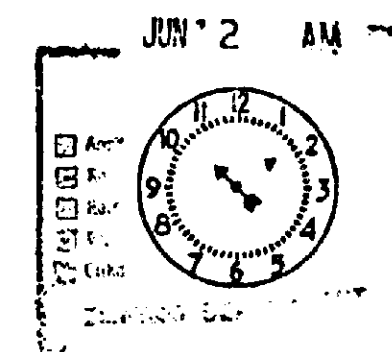
The requested variance to parking can be expected to cause parking problems in the residential area behind the site.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MEF:lt

Meeting of April 29, 1986
Amoco Oil Company
SW/Corner Loch Raven Blvd.
and Yakona Road
B.L. - CDS
Variance to permit 16 parking spaces in lieu of the required 19 spaces and to permit parking within 0 feet of the street property line in lieu of the required 8 feet .287 acres
9th Election District



LAW OFFICES
C. MICHAEL MAGRUDER
SUITE 400
LOYOLA FEDERAL BUILDING
22 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (301) 863-2300

June 12, 1986

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

Re: Petition No. 86-514-A
Property Owner, Amoco Oil Company
Present hearing date, June 17, 1986

Dear Mr. Jablon:

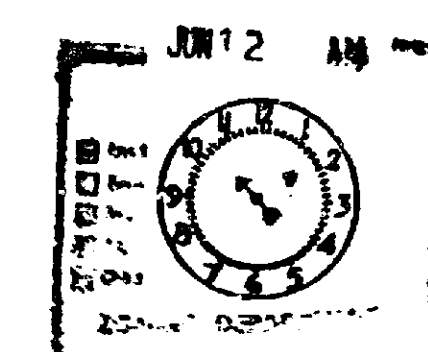
Due to some contractual problems that have occurred relative to the above mentioned property, it will be necessary for us to request a postponement of the hearing presently scheduled for June 17, 1986, at 10:30 a.m. We would ask that you please continue this matter generally. We understand that this will necessitate additional billings with respect to advertisements, notices, etc., and we will agree to pay those promptly when incurred in the future.

Thank you for your cooperation in this matter.

Very truly yours,

C. Michael Magruder
C. Michael Magruder

CMM:mlp



11/15/86
6/12/86
3:40 PM

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 29, 1986

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

cc:

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
DevelopmentC. Michael Magruder, Esquire
Suite 400
Loyola Federal Building
Towson, Maryland 21204RE: Item No. 377 - Case No. 86-514-A
Petitioner - Amoco Oil Company
Variance Petition

Dear Mr. Magruder:

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,

James E. Dyer, Jr.

JAMES E. DYER, JR.

Chairman

Zoning Plans Advisory Committee

JED:bsc
Enclosurescc: William P. Monk
P.O. Box 11415
Baltimore, Md. 21239

Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

May 6, 1986

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204Re: Baltimore County
Item # 377
Property Owner: Amoco
Oil Company
Location: SW/cor. Loch
Raven Blvd. (Rte 542)
and Yakona Road
Existing Zoning: B.L.
CNS
Proposed Zoning: Var.
to permit 16 parking spaces
in lieu of the required
19 spaces & to permit
parking within 0 ft. of
the street property line
in lieu of the required
8 feet.
Acres: .287
District: 9th

ATT: James Dyer

Dear Mr. Dyer:

On review of the submittal of 3-86 and field inspection of the proposed Duron Pain Center, the S.H.A. offers the following comments.

With reconstruction of this site from an Amoco Service Station to a Pain Center, the S.H.A. general comment would be to provide all access by way of Loch Raven Blvd. as far from the intersection of Yakona Road as possible.

However, if the site can only accommodate the Building location as shown, the S.H.A. will acquiesce to the proposed entrance location, if the entrance is found to be acceptable with Baltimore County Traffic Engineering.

All reconstruction within the S.H.A. Right-of-Way must be through S.H.A. permit with the posting of a bond or letter of credit to guarantee construction.

My telephone number is 301-659-1350

Continued

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. James Dyer
page 2
May 6, 1986

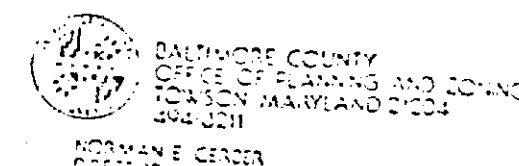
Very truly yours,

Charles Lee, Chief

Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es



MAY 21, 1986

Re: Zoning Advisory Committee Meeting of April 29, 1986

Item # 377
Property Owner: AMOCO OIL COMPANY
Location: SW/cor. Loch Raven Blvd.
+ YAKONA 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.
- ☐ 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 on these soils is prohibited.
- ☐ Under the provisions of Section 22-03 of the Development Regulations.
- ☐ The location of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board.
- ☒ The property is located in a deficient service area as defined by the Capacity Use Certificate has been issued. The deficient service area is located in a deficient service area as defined by the Capacity Use Certificate has been issued. The deficient service area is located in a deficient service area as defined by the Capacity Use Certificate has been issued.
- ☒ The property is located in a deficient service area as defined by the Capacity Use Certificate has been issued. The deficient service area is located in a deficient service area as defined by the Capacity Use Certificate has been issued. The deficient service area is located in a deficient service area as defined by the Capacity Use Certificate has been issued.

OWNER OF CRG PLAN/PROCESS WAS
APPROVED BY THE PLANNING BOARD ON
MAY 19, 1986 SEE FILE # 86-514-A
86-514-A

cc: James Dyer

James E. Dyer, Jr.
Chairman, Current Planning and DevelopmentBALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500PAUL H. REINCKE
CHIEFMr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Amoco Oil Co.

Location: SW/Corner Loch Raven Blvd. & Yakona Rd.

Item No.: 377 Zoning Agenda: Meeting of April 29, 1986

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.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and
Planning Group Approved:
Special Inspection Division

Noted and

Approved:

Fire Prevention Bureau

/mb

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

May 19, 1986

TED ZALESKI, JR.
DIRECTORMr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 377 Zoning Advisory Committee Meeting are as follows:

Property Owner: Amoco Oil Company

Location: SW corner Loch Raven Blvd. and Yakona Road

District: 9th.

APPLICABLE CODES ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #11-74 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction.

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/is not required on plans and technical data.

(D) 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.

E. 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-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built up an interior lot line shall require a fire or party wall. See Table 401, Section 101.1, Section 101.2 and Table 101.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Applied Architect/Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 216.0 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.

NOTE: (J) Comments: See Section 306.0 and the exceptions for paint storage from high hazard classification. If storage capacity exceeds Section 306.2.1, please see this office for further information. It is assumed the gas storage tanks have been removed under a separate permit.

K. Three 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 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
C. E. Burman, Chief
Building Plans Review

L/21/86

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 377, Zoning Advisory Committee Meeting of April 29, 1986

Property Owner: Amoco Oil Company

Location: SW/cor. Loch Raven Blvd. and Yakona Rd District 9th

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 377 Zoning Advisory Committee Meeting of April 29, 1986

Page 2

(X) Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

(X) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

() Soil percolation tests (have been/must be) conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

() Others _____

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

[illegible]

2-4-88



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 10, 1986

C. Michael Magruder, Esquire
Suite 400 Loyola Federal Building
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES
SW/cor. of Loch Raven Blvd. & Yakona
Rd. (8618 Loch Raven Blvd.)
9th Election District
Amoco Oil Company - Petitioner
Case No. 86-514-A

Dear Mr. Magruder:

This is to advise you that \$23.00 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

Sincerely,

Arnold Jablon
Zoning Commissioner

AJ:m

C. Michael Magruder, Esquire
Suite 400 Loyola Federal Building
Towson, Maryland 21204

May 16, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
SW/cor. of Loch Raven Blvd. & Yakona
Rd. (8618 Loch Raven Blvd.)
9th Election District
Amoco Oil Company - Petitioner
Case No. 86-514-A

TIME: 10:30 a.m.

DATE: Tuesday, June 17, 1986

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

C. Michael Magruder
Zoning Commissioner
of Baltimore County

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

No. 019307

DATE: 4/1/86 ACCOUNT: 01-615

AMOUNT \$ 100.00

RECEIVED William P. House

FOR: Filing Fee For Variance Petition No. 377

Amoco Oil Company

86-514-A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 28, 1986

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 May 28, 1986.

TOWSON TIMES,

18 Kentz
Publisher

38.25

PETITION FOR ZONING VARIANCES
on Eastern District
Case No. 86-514-A

LOCATION: Southwest Corner of Loch Raven Boulevard and Yakona Road (8618 Loch Raven Blvd.)
DATE AND TIME: Tuesday, June 17, 1986, at 10:30 a.m.
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 on the petition for zoning variance to permit 16 parking spaces in lieu of the required 19 spaces and parking within 0 feet of the street property line in lieu of the required 8 feet.

Being the property of Amoco Oil Company, as shown on the plat filed with the Zoning Office.

In the event that the Petitioner is granted a zoning variance, a building permit may be issued for the proposed parking spaces. The Zoning Commissioner will, however, maintain any request for a stay of the issuance of such 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
May 29

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 5/16/86

Posted for: Variance

Petitioner: Amoco Oil Co.

Location of property: SW/cor. Loch Raven Blvd. & Yakona Rd.
8618 Loch Raven Blvd.

Location of Sign: 1. Sign: Loch Raven, Amoco Oil Company, 8618 Yakona Rd.
2. Sign: Petition, Amoco Oil Company, 111 W. Chesapeake Ave., Towson, Md.

Remarks: *18 Kentz*

Posted by: *18 Kentz* Signature

Number of Signs: 2 Date of return: 5/22/86

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 29, 1986

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 May 29, 1986.

THE JEFFERSONIAN,

18 Kentz
Publisher
Cost of Advertising

24.75

PETITION FOR ZONING VARIANCES
on Eastern District
Case No. 86-514-A

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By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
May 29

86-514-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 12th day of April, 1986.

C. Michael Magruder
Zoning Commissioner

Petitioner: Amoco Oil Company
Attorney: C. Michael Magruder, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 28, 1986

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

SUBJECT: Zoning Petition No. 86-514-A

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

June 13, 1986

MEMBERS

Chairman
C. Michael Magruder, Esquire
Suite 400
Loyola Federal Building
Towson, Maryland 21204

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. 377 - Case No. 86-514-A
Petitioner - Amoco Oil Company
Variance Petition

Dear Mr. Magruder:

Enclosed please find addendum comments received after our May 29, 1986 letter to you.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:bsc

Enclosure

cc: Mr. William Monk
P.O. Box 11415
Baltimore, Maryland 21239



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STEPHEN E. COLLINS
DIRECTOR

June 6, 1986

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

Item No. 377
Property Owner:
Location:

Existing Zoning:
Proposed Zoning:

Acres:
District:

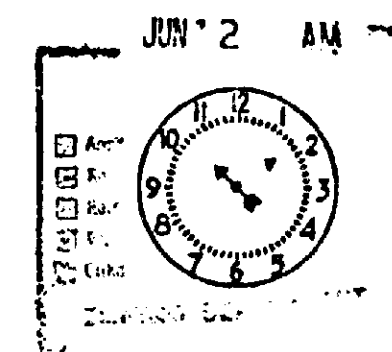
Dear Mr. Jablon:

The requested variance to parking can be expected to cause parking problems in the residential area behind the site.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MEF:lt



LAW OFFICES
C. MICHAEL MAGRUDER
SUITE 400
LOYOLA FEDERAL BUILDING
22 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (301) 863-2300

June 12, 1986

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

Re: Petition No. 86-514-A
Property Owner, Amoco Oil Company
Present hearing date, June 17, 1986

Dear Mr. Jablon:

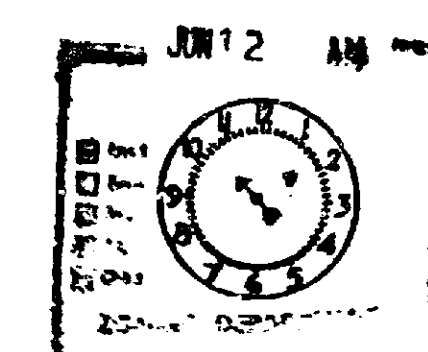
Due to some contractual problems that have occurred relative to the above mentioned property, it will be necessary for us to request a postponement of the hearing presently scheduled for June 17, 1986, at 10:30 a.m. We would ask that you please continue this matter generally. We understand that this will necessitate additional billings with respect to advertisements, notices, etc., and we will agree to pay those promptly when incurred in the future.

Thank you for your cooperation in this matter.

Very truly yours,

C. Michael Magruder
C. Michael Magruder

CMM:mlp



11/12/86
11/12/86
3:40 PM

