

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 411.2f to allow a free-standing, replacement, relocated, double-face, I-D sign of 181.3 sq. ft. in lieu of the allowed 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)

1. Better visibility for the motoring public.
2. To convert the existing BP sign, price box and pole to Crown's I.D. logo and image.

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.

Lessee
Crown Central Petroleum Corporation
(Type or Print Name)
Signature
P.O. Box 1168
Address
Baltimore, MD 21201
City and State
Attorney for Petitioner:
Andrew Lapayowker
(Type or Print Name)
Signature
J.N. Charles Street
Address
Baltimore, MD 21201
City and State
Attorney's Telephone No.: 539-7400

Legal Owner(s):
UTF-Maryland Limited Partnership
(Type or Print Name)
Signature
G.K. Holmes
(Type or Print Name)
Signature
4770 Biscayne Blvd.
Address
Miami, Florida 33127
City and State
Name, address and phone number of legal owner, contact purchaser or representative to be contacted:
Bernard F. Morrison - Sanderson
G.K. Holmes, Real Estate Representative
Name
Crown Central Petroleum Corporation
J.N. Charles Street-21201 539-7400
Phone No. 21614

ORDERED BY The Zoning Commissioner of Baltimore County, this 19th day of August, 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 1st day of October, 1986, at 10:30 o'clock A.M.

Carl J. J...
Zoning Commissioner of Baltimore County.
(over)

IN RE: PETITION FOR ZONING VARIANCE
NW/S of Pulaski Highway,
(Route 40), 365' S of
Gunpowder Falls
11th Election District
UTF-Maryland Limited
Partnership
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-150-A

The Petitioner herein requests a zoning variance to permit a free-standing, replacement, relocated, double-face, I-D sign of 181.3 sq.ft. in lieu of the permitted 100 sq.ft.

Information proffered by Counsel for Crown Central Petroleum Corporation, the lessee, indicated that they propose to replace the existing sign with a standard Crown sign having logo and price boxes as indicated on the plan prepared by Richard G. Morris, P.E., revised August 1, 1986, and identified as Petitioner's Exhibit 1. The sign used by Scott, the former operator, was approximately 248 sq.ft. in size. The proposed sign will be considerably smaller. The company requests changing the location of the sign from the northern corner to the southern corner because of the dense foliage and poor visibility, especially for those traveling south. There were no Protestants.

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 19th day of October, 1986, that the herein request for a zoning variance to permit a free-standing, replacement, relocated, double-face, I-D

sign of 181.3 sq.ft., in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restriction: The herein permitted sign variance shall cease at any such time as Crown Central Petroleum Corporation is no longer the lessee or owner of the service station.

James M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 8, 1986

Andrew Lapayowker, Esquire
Crown Central Petroleum Corporation
1 N. Charles Street
Baltimore, Maryland 21201

RE: Petition for Zoning Variance
NW/S of Pulaski Highway
(Route 40), 365' S of
Gunpowder Falls
11th Election District
UTF-Maryland Limited Prtn.
Case No. 87-150-A

Dear Mr. Lapayowker:

Enclosed please find a copy of the decision rendered on the above referenced Petition. Your request for a zoning variance has been Granted, subject to the restriction stated in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
James M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbs

Attachments

cc: Ms. Mary Ginn
Alliance of Baltimore County Community Councils
606 Horncrest Road
Towson, Maryland 21204

People's Counsel

PETITION FOR ZONING VARIANCE

11th Election District

Case No. 87-150-A

LOCATION: Northwest Side of Pulaski Highway (Rt. 40), 365 feet South of Gunpowder Falls

DATE AND TIME: Wednesday, October 1, 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 Variance to permit a free-standing, replacement, relocated, double-faced ID sign of 181.3 square feet in lieu of the permitted 100 square feet

Being the property of UTF-Maryland Limited Partnership, 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

MARYLAND ROUTE 40 (WEST BOUND LANE) - PULASKI HIGHWAY MD-81

BEGINNING at a point on the Northwest right-of-way line of Maryland Route 40 (West Bound Lane), South 56° 42' 25" West 58.54 feet; South 33° 17' 35" East 63.00 feet South 56° 42' 25" West 516.91 feet from Gunpowder Falls, thence departing said right-of-way line

- (1) North 35° 31' 09" West 130.10 feet, thence running with and binding on the outline of the parcel,
- (2) North 56° 42' 25" East 214.66 feet,
- (3) South 33° 17' 35" East 130.00 feet to a crosscut found in concrete on the Northwest side of Maryland Route 40, thence running with and binding on said Northwest side of Maryland Route 40;

- (4) South 56° 42' 25" West 209.94 feet to the place of beginning, containing 27,620 square feet, more or less, or 0.634 acres of land, more or less.

#10
Revised
7/21/86

RE: PETITION FOR VARIANCE
NW/S of Pulaski Hwy. (Route 40)
365' S of Gunpowder Falls
11th District
UTF-MARYLAND LIMITED
PARTNERSHIP, Petitioner
Case No. 87-150-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 August, 1986, a copy of the foregoing Entry of Appearance was mailed to Andrew Lapayowker, Esquire, 1 North Charles St., Baltimore, MD 21201, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 11, 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 September 11, 1986

THE JEFFERSONIAN,

Susan Shuler Orselt
Publisher

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE
11th Election District
Case No. 87-150-A
LOCATION: Northwest Side of Pulaski Highway (Rt. 40), 365 feet South of Gunpowder Falls
DATE AND TIME: Wednesday, October 1, 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 Variance to permit a free-standing, replacement, relocated, double-faced ID sign of 181.3 square feet in lieu of the permitted 100 square feet.
Being the property of UTF-Maryland Limited Partnership, 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
9004 Sep. 11.

ORDER RECEIVED FOR FILING
By *John J. ...*

ORDER RECEIVED FOR FILING
Date *10/8/86*
By *John J. ...*

UTF-Maryland Limited Partnership
Lessors: Crown Central Petroleum Corp.
NW/S of Pulaski Highway (Rt. 40)



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
454-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. LING
DEPUTY ZONING COMMISSIONER

September 23, 1986

Mr. Bernard F. Mannion
731 Highplain Drive
Bel Air, Maryland 21014

RE: PETITION FOR ZONING VARIANCE
NW/S of Pulaski Highway, (Route 40), Cor. SW/S
of Middle River Rd.
15th Election District
UTF - Maryland Limited Partnership - Petitioner
Crown Central Petroleum Corp. - Lessee
Case No. 87-149-A - \$62.60 ADVERTISING & POSTING COSTS

PETITION FOR ZONING VARIANCE
NW/S of Pulaski Highway (Route 40), 365' S of
Gunpowder Falls
11th Election District
UTF - Maryland Limited Partnership - Petitioner
Crown Central Petroleum Corp. - Lessee
Case No. 87-150-A - \$62.60 ADVERTISING & POSTING COSTS

PETITION FOR ZONING VARIANCE
SW/cor. of Loch Raven Blvd. and Joppa Rd.
9th Election District
UTF - Maryland Limited Partnership - Petitioner
Crown Central Petroleum Corp. - Lessee
Case No. 87-151-A - \$78.00 ADVERTISING & POSTING COSTS

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

No. 025542

DATE 9/29/86 ACCOUNT R-01-615-000

SIGNS & POSTS RETURNED BY: 10/1/86
RETURNED BY: 10/1/86
Crown Central Petroleum Corporation, P.O. Box
1168, Baltimore, Md. 21203

ADVERTISING & POSTING RE CASE NOS. 87-149-A,
87-150-A, and 87-151-A

VALIDATION OR SIGNATURE OF CASHIER

Petition for Zoning Variance

Case No. 87-150-A
LOCATION: Northwest Side of Pu-
laski Highway (Rt. 40), 365 feet South
of Gunpowder Falls
DATE & TIME: Wednesday, Octo-
ber 1, 1986, at 10:30 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 West
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commission of Balti-
more County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing.
Petition for Zoning Variance to per-
mit a free-standing, replacement, re-
located double-faced ID sign of 181.3
square feet in line of the permitted 100
square feet.

Being the property of UTF-
Maryland Limited Partnership, as
shown on the plat plan filed with the
Zoning Office.
In the event that this Petition is
granted, a building permit may be in-
sued within the thirty (30) day appeal
period. The Zoning Commission may
will, however, ascertain any request
for a stay of the issuance of said per-
mit 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

The Times

Middle River, Md., Sept. 11, 1986

This is to Certify, That the annexed

Petition
Reg 94991

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of two successive

weeks before the 11th day of

September, 1986

June Publisher.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-150-A

District 11th Date of Posting 9/29/86

Posted for: Language

Petitioner: UTF - Maryland Limited Partnership

Location of property: NW/S Pulaski Hwy. (Rt. 40), 365' S of Gunpowder Falls

Location of Signs: NW/S Pulaski Hwy. (Rt. 40), 365' S of Gunpowder Falls

Remarks: See property at Baltimore

Posted by: [Signature] Date of return: 9/29/86

Number of Signs: 1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: September 3, 1986

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

SUBJECT: Zoning Petitions NO. 87-149-A, 87-150-A and 87-151-A

In view of the fact that the proposed signs are replacement/
conversions at existing stations, this office offers no comments.

Norman E. Gerber, AICP
Director

NEG:JGH:sim

CPS-008



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kasloff
Administrator

July 17, 1986

RE: Baltimore County
Item #10
Property Owner: UTF
Maryland Limited Partn.
Location: NW/S Pulaski Hwy
(Route 40-E) 365'
S. of Gunpowder Falls
Existing Zoning: B.L. -CR
Proposed Zoning: Var.
to allow a free standing
replacement, relocated
double face, I-D sign
of 181.3 sq. ft. in
lieu of the allowed 100
sq. ft.
Acres: 25480 sq. ft.
District 11th

Dear Mr. Jablon:

On review of the submittal for sign variance, the
site plan has been forwarded to the State Highway Admini-
stration Beautification Section, C/O Morris Stein (659-1642) for
all comments relative to zoning.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access
Permits

by: George Wittman

CL-GW:es

cc: J. Ogle
M. Stein w/att.

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 855-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. Bernard F. Mannion

September 23, 1986
Page 2

Please make the check payable to "Baltimore County, Maryland"
and remit it to Miss du Bois, of the Zoning Office, Room 113, County
Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204,
before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:med

Andrew Lapayowker, Esquire
Crown Central Petroleum Corporation
1 North Charles Street
Baltimore, Maryland 21201

August 22, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NW/S of Pulaski Highway (Rt. 40), 365' S
of Gunpowder falls
11th Election District
UTF-Maryland Limited Partnership - Petitioner
Lessee: Crown Central Petroleum Corporation
Case No. 87-150-A

TIME: 10:30 a.m.
DATE: Wednesday, October 1, 1986

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

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 019986

DATE 7/7/86 ACCOUNT R-01-615-000

AMOUNT \$ 14300.00

RECEIVED FROM Crown Central Petr Corp.

FOR: VARIANCE ITEM #9 10/1/86

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 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 Development

Andrew Lapayowker, Esquire
1 North Charles Street
Baltimore, Maryland 21201

RE: Item No. 10 - Case No. 87-150-A
Petitioner: UTF-Maryland Limited
Partnership
Petition for Zoning Variance

Dear Mr. Lapayowker:

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 recom-
mendations 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.
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Mr. Bernard F. Mannion
731 Highplain Drive
Bel Air, Maryland 21014

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

AUGUST 26, 1986

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

RE: Zoning Advisory Meeting of JULY 15, 1986
Item # 10
Property Owner: UTF/M.D. LIMITED PARTN.
Location: NW/S PULASKI HWY. 365'
S. OF GUNPOWDER FALLS

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject
petition and offers the following comments. The items enclosed below are
applicable.

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group meeting is required.
- (X) County Review Group meeting was held and the minutes will be
forwarded by the Bureau of Public Services.
- (X) This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior
to issuance of a building permit.
- (X) The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) Parking calculations must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and
development on these soils is prohibited.
- (X) Construction in or alteration of the floodplain is prohibited
under the provisions of Section 22-55 of the Development
Regulations.
- (X) Development of this site may constitute a potential conflict with
the Baltimore County Factor Plan.
- (X) The amended Development Plan was approved by the Planning Board.
- (X) On
- (X) Landscaping: Not comply with Baltimore County Landscape Manual,
Bill 123-79. A building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service
is
- (X) The property is located in a private area controlled by a "no" level
intersection as defined by 311 175-27. No as conditions change,
the annual blizzard intensity of the County Council.
- (X) Additional comments:

cc: James Dyer

Europe A. N. R.
Chief, Current Planning and Development

August 14, 1986

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

July 30, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 10 Zoning Advisory Committee Meeting are as follows:

Property Owner: UTP - Maryland Limited Partnership
Location: NW/S Pulaski Highway, 365 feet S of Gunpowder Falls
District: 11th.

APPLICABLE CODES AND ORDINANCES

A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #11-1 - 1980) and other applicable Code 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 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-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But 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 101, Section 1107, Section 1106.2 and Table 1102. 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 101 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. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from the _____ Use _____, or to Mixed Use _____ See Section 311 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 510.0 of the Building Code as adopted by Bill #17-85. Site Plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

J. Comments: Signs shall comply to Article 19. See also the amendment in Council Bill #17-85.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

LJZ/86

U T F - MARYLAND LIMITED PARTNERSHIP
4770 BISCAYNE BOULEVARD
MIAMI, FLORIDA 33137

April 1, 1986

TO WHOM IT MAY CONCERN:

Crown Central Petroleum Corporation is hereby authorized to file applications for zoning variances and/or permits for the remodeling or construction of the service stations listed on the attached sheet. U T F - Maryland Limited Partnership is the fee owner of each of the properties listed.

Please accept a photocopy of this letter as if the same were an original.

U T F - Maryland Limited Partnership

By

CROWN NO.	BP NO.	HARFORD COUNTY
MD-104	242	Rt. 1 & MD Rt. 147
MD-105	241	Rt. 322 & Calvary Rd. (Rt. 136)
		CARROLL COUNTY
MD-106	215	Rts. 26 & 32
		CHARLES COUNTY
MD-107	136	US Hwy. 301 & Waldorf
		HOWARD COUNTY
MD-108	207	Rt. 40 & Chatham
MD-127	226	All Saints Road & Route 216
		PRINCE GEORGES COUNTY
MD-111	120	Chillum & Queens Chapel
MD-112	131	Riverdale & Proposed Fernwood
MD-113	164	5435 Kenilworth
MD-114	117	48th & National Defense Hwy.
MD-117	547	George Palmer Hwy. & Ardmore-Ardwick
MD-120	127	Brooks Dr. & Marlboro
MD-121	530	Rt. 214 & Hampton Park Blvd.
MD-122	548	Rt. 301 (Crain Hwy.) & Point Ridge
MD-125	163	5321 Indian Head Hwy.

PAUL H. REINCKE
CHIEF

July 17, 1986

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

RE: Property Owner: UTP - Maryland Limited Partnership
Location: NW/S Pulaski Highway, 365 ft. S of Gunpowder Falls
Item No.: 10 Zoning Agenda: Meeting of July 15, 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.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

() 3. The vehicle 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 comment at this time.

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

/mb

July 28, 1986

ARNOLD JABLON
ZONING COMMISSIONER

Andrew Lapayowker, Esquire
1 North Charles Street
Baltimore, Maryland 21201

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

RE: Item Nos. 9, 10 and 11
Petitioner: UTP-Maryland Limited Partnership

Dear Mr. Lapayowker:

The above referenced petitions were reviewed today, July 28, 1986 for scheduling of hearings on September 15, 1986. However, they are found to be deficient and are being placed in the dead files pending revision. Please contact Carl Richards if you are not aware of the requested revisions.

Sincerely,

[Signature]
JAMES E. DYER
Zoning Supervisor

JED:kkb

CROWN NO.	BP NO.	BALTIMORE CITY
MD-53	491	3550-3572 Potee St. & Patapsco
MD-54	236	3508 Wilkins Ave.
MD-55	104	Monroe St. & Washington Blvd.
MD-56	113	3224 Washington & Caton Ave.
MD-57	235	5801-15 Eastern Ave. & Bonsal
MD-58	205	Belair Road & Glenmore Ave.
MD-59	693	Erdman & Sinclair
MD-60	641	Haven & Pulaski Hwy.
MD-62	238	1001 North & Madison
MD-63	237	Fallstaff & Reisterstown
		BALTIMORE COUNTY
MD-65	432	7409 Liberty Rd. & Croyden
MD-66	245	Pulaski & Middle River Road
MD-67	169	Eastern Blvd. & Quince Orchard Rd.
MD-68	412	Berrymans Lane & Reisterstown (#140)
MD-69	248	2312 York Road
MD-70	234	Liberty Road & Brenbrook Dv.
MD-71	220	York & Burke
MD-72	148	Joppa Road & Loch Raven Blvd.
MD-73	153	Loch Raven & Taylor
MD-74	250	9810 Harford Road & Relocated Joppa
MD-77	143	Ebenezer & Pulaski
MD-79	698	Melvin & Winters Lane
MD-80	692	York & Winwood (Elmery & Meriam)
MD-81	247	12436 Pulaski Highway

MONTGOMERY COUNTY

MD-82	167	11295 Viers Mills Road
MD-84	509	18040 Georgia Avenue & 3rd
MD-85	770	New Hampshire & Ashton
MD-87	694	7628 Old Georgetown Road
MD-89	133	Shady Grove & Gaither Road
MD-91	162	15805 Frederick Road
MD-92	110	Georgia & Colesville

ANNE ARUNDEL COUNTY

MD-93	249	Crain Highway & Aquahart Road
MD-94	244	Old Mill & Rt. 3
MD-96	208	Rt. 175 (Old Annapolis Road)
MD-97	245	Eight Ave. & Governor Ritchie Hwy.
MD-100	483	241 West & Monticello
MD-101	486	Old Annapolis & Relocated Wilson

87-150-A

RECEIVED
OCT 2 1986

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
19th day of August, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner: UTP-Maryland Ltd. Partnership
Petitioner's Attorney: Andrew Lapayowker, Esquire
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

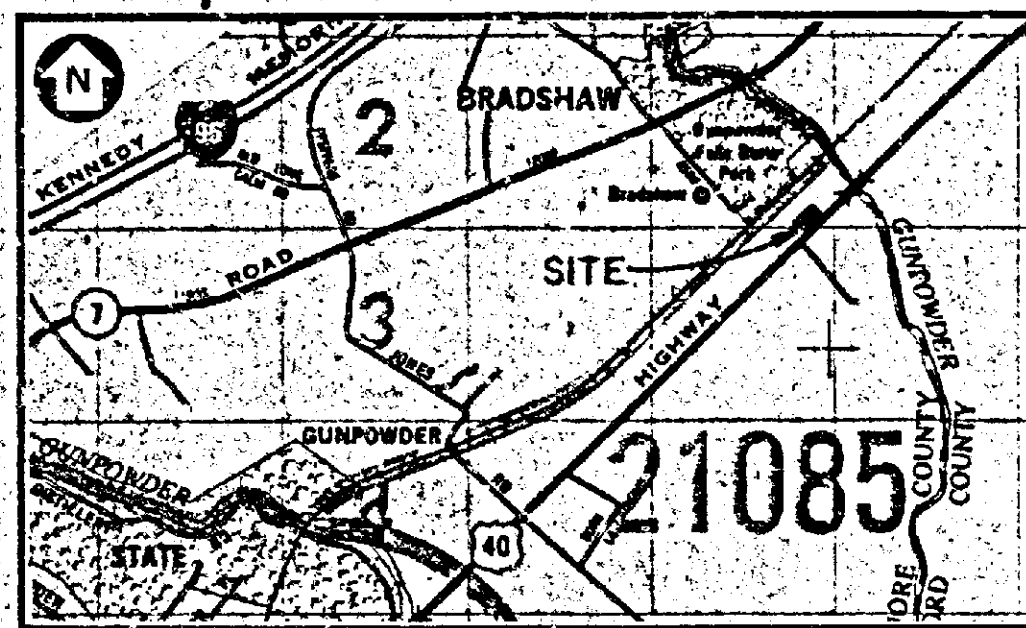


REVISED PLANS

LEUM CORPORATION

PLOT PLAN - CROWN SERVICE STATION
12436 PULASKI HWY

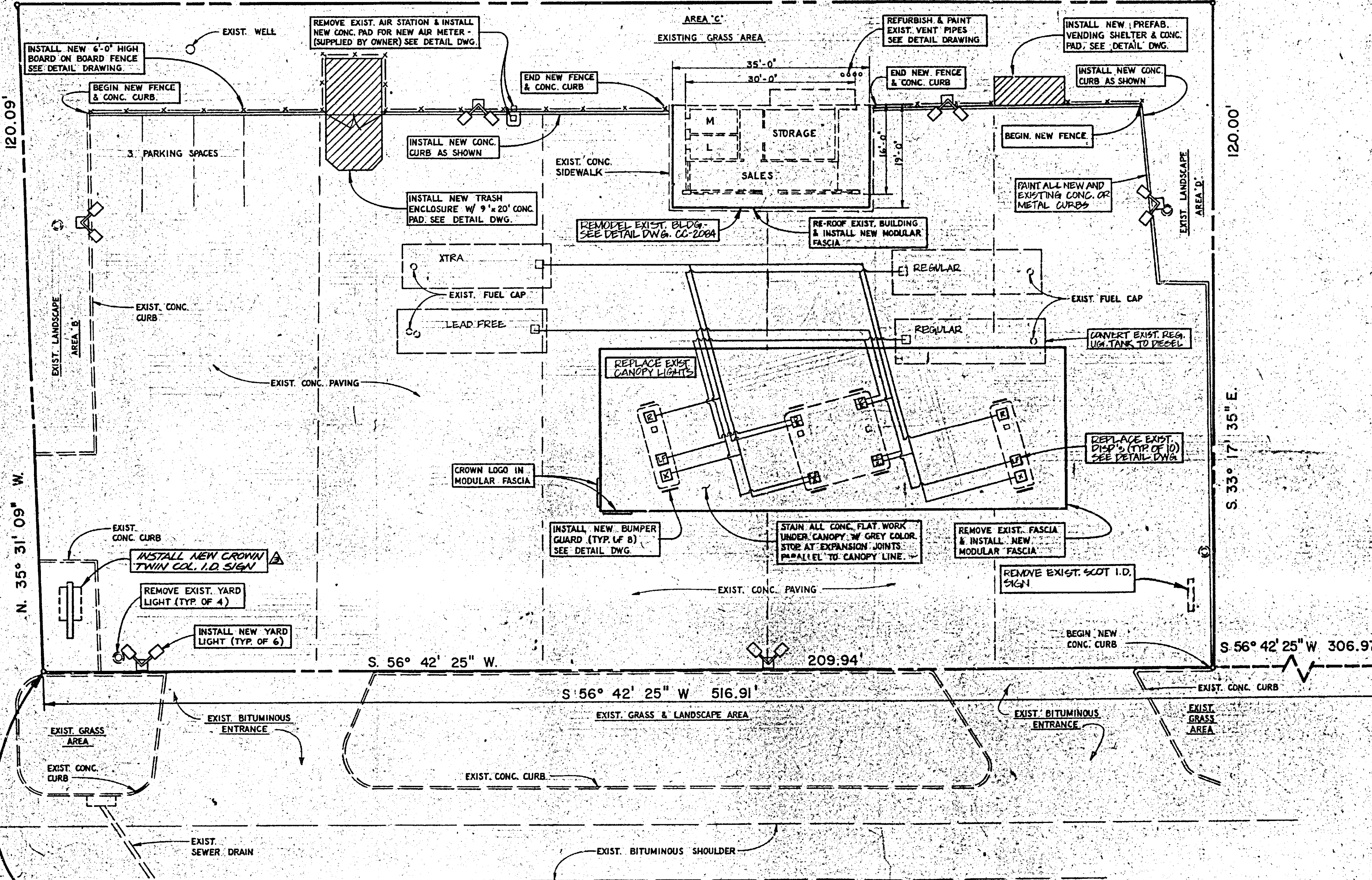
80-7



VICINITY MAP
SCALE: 1" = 2000'

N. 56° 42' 25" E.

214.66'



POINT OF BEGINNING

ROUTE 40

PULASKI HWY.

ZONING STATUS

EXISTING ZONING: PARCEL #1 DUCR

EXISTING DISTRICT: CR

AREA REQUIREMENTS

2 # DISPENSER ISLANDS WITH 10 # DISPENSER PUMPS CAPABLE OF SERVING 12 CARS AT ANY ONE TIME.

TOTAL SERVICING SPACES 12
TOTAL SERVICING BAYS 12
TOTAL BAYS & SPACES 12

SITE AREA REQUIRED TOTAL BAYS & SPACES 12 # x 1500 SQUARE FEET = 18,000 SQUARE FEET. MINIMUM AREA REQUIRED 15,000 SQ. FT.

PROPOSED ANCILLARY LANDSCAPING AND/OR PLANTINGS SEE DETAIL DWG.

PROPOSED COMBINATION USES
ADDITIONAL AREA REQUIRED

TOTAL AREA REQUIRED 18,000
TOTAL AREA OF TRACT 29,416

ACCESS POINTS

NUMBER OF DRIVEWAYS ON FRONT STREET 2 TIMES 65 = 130
(REQUIRED WIDTH)
ACTUAL SITE WIDTH 210

LANDSCAPING

AREA "A" = 190 SQUARE FEET AREA "C" = 3383 SQUARE FEET
AREA "B" = 850 SQUARE FEET AREA "D" = 375 SQUARE FEET

TOTAL 4998 SQ. FT. = 17.6 % OF TRACT
5% OF TRACT 1274 SQ. FT.
LANDSCAPING CONSISTS OF (DESCRIPTION)

LIGHTING

(6) TYPE METAL HALIDE HEIGHT 16' W/ 24" TWIN ARMS (DESCRIPTION)
(2) TYPE HEIGHT (DESCRIPTION)

PARKING

PARKING SPACES REQUIRED THREE FOR EACH BAY
PARKING SPACES PROVIDED 3
(ALL PARKING MUST BE SET BACK 8 FEET FROM STREET PROPERTY LINE)

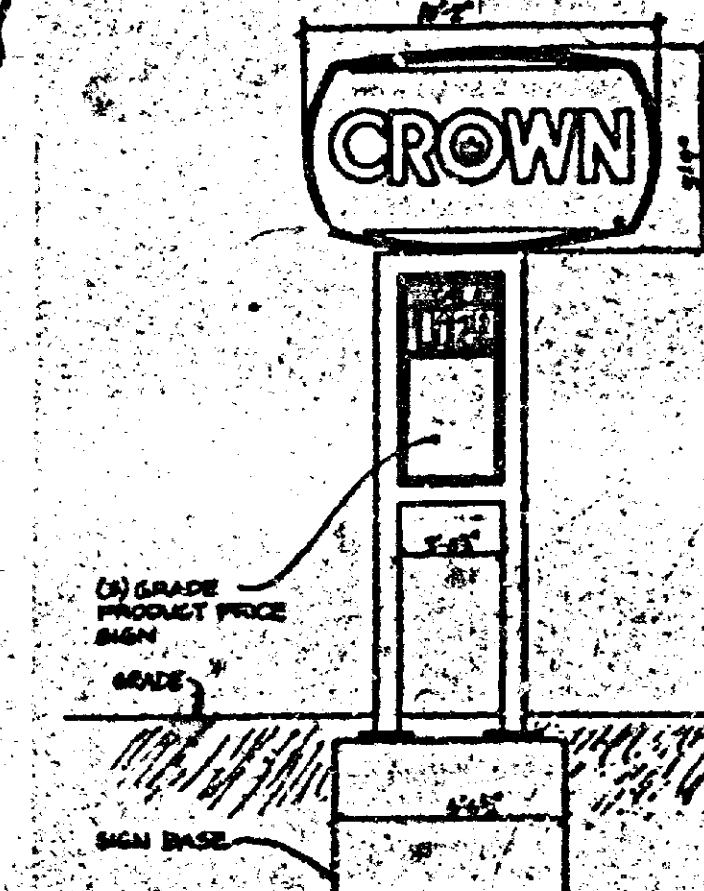
NOTE: NO INDUSTRIAL WATER WILL BE USED OR INDUSTRIAL WASTE WATER DISCHARGED FROM THIS STATION.

S 56° 42' 25" W
58.54'

S 33° 17' 35" E 63.00'

S 56° 42' 25" W 306.97'

LITTLE
GUNPOWDER FALLS



11th ELECTION DISTRICT
CASE NO. 63-137 PXA 10/22/68
PLAT FOR ZONING VARIANCES ITEM 10

DETENTIONER'S
EXHIBIT 1



MD-81

CROWN CENTRAL PETROLEUM CORPORATION

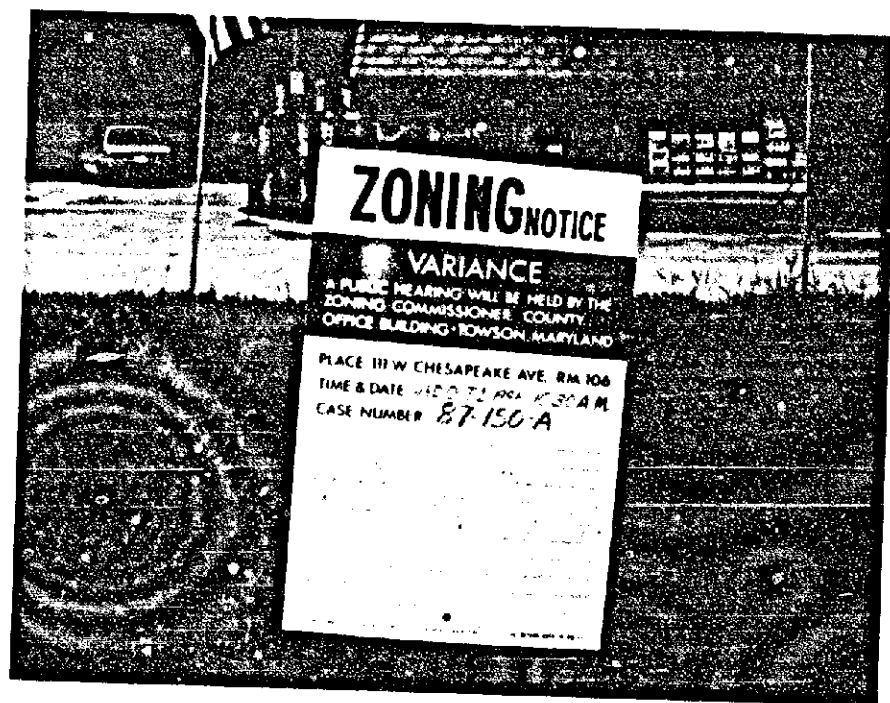
PRODUCERS • REFINERS • MARKETERS OF PETROLEUM PRODUCTS AND PETROCHEMICALS
GENERAL OFFICES • ONE NORTH CHARLES • P.O. BOX 1164 • BALTIMORE, MARYLAND 21204

PLOT PLAN - CROWN SERVICE STATION
12436 PULASKI HWY.
BALTIMORE CO, MARYLAND

SCALE: 1" = 10'-0" DATE: 4 NOVEMBER 85 STATION NUMBER MD-81

DRAWN BY: MSM CHECKED BY: CC-8581 REV. NO. 3

REV. NO.	DATE	DESCRIPTION
1	8-1-86	RELOCATED TWIN COL. I.D. SIGN
2	7-9-86	ADDED VICINITY MAP & ZONING INFO.
3	6-30-86	ADDED U.G. TANKS & PIPING



MD-81
RT. 40
JOPPA TOWNE,
MARYLAND.

TAKEN 9/29/66
HFM

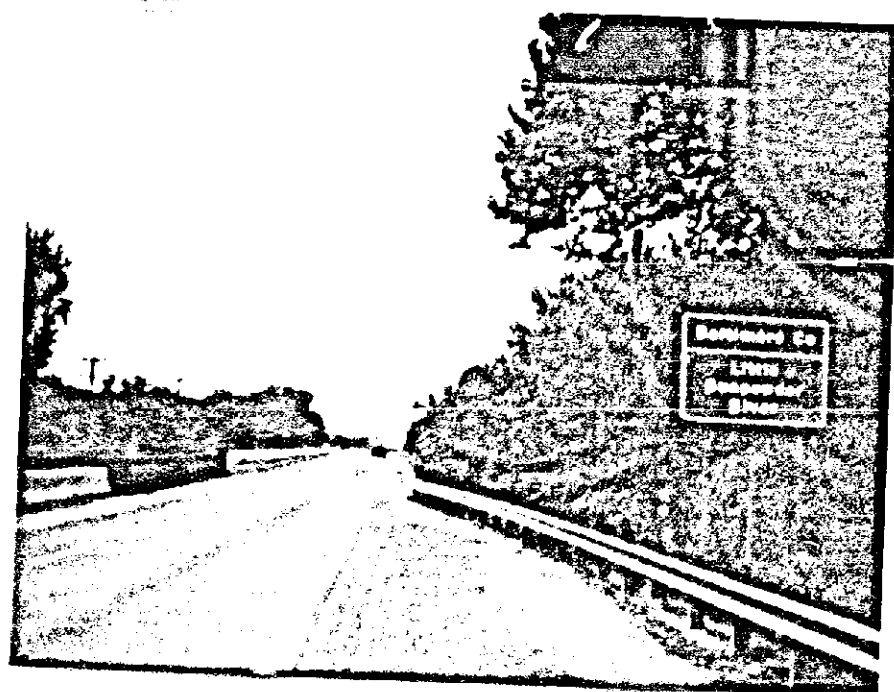


EXHIBIT 3
EXHIBIT 3