

PETITION FOR ZONING VARIANCES

9th Election District

Case No. 87-316-A

LOCATION: Northeast Corner of York Road and Bosley Avenue (825 York Road)

DATE AND TIME: Tuesday, January 27, 1987, 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:

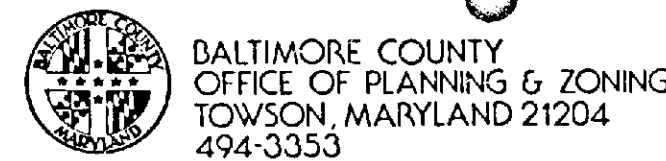
Petition for Zoning Variance to permit an automotive service station on an individual site with a total area of 23,997.1 sq. ft. in lieu of the required 25,500 sq. ft.; a building side yard setback of 19' from the right-of-way line in lieu of the required 35'; a building rear yard setback of 5' in lieu of the required 30'; 5 business signs with a total area of 363.28 sq. ft. in lieu of the permitted 3 signs of 100 sq. ft.; and a 5-bay service station with 11 parking spaces in lieu of the required 15 spaces

Being the property of Exxon Company, U.S.A., 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

MICROFILMED



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 3, 1987

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
NE/cor. of York Road
and Bosley Avenue
(825 York Road)
9th Election District
Exxon Company, USA
Case No. 87-316-A

Dear Mr. Booser:

Enclosed please find a copy of the decision rendered on the above-referenced case. Your Petition for Zoning Variance has been Granted, in part, subject to the restriction noted in the attached Order.

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbs

Attachments

cc: People's Counsel

MICROFILMED

IN RE: PETITION FOR ZONING VARIANCE
NE/cor. of York Road and
Bosley Avenue
(825 York Road)
9th Election District
Exxon Company, USA
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-316-A

The Petitioner herein requests a zoning variance to permit an automotive service station on an individual site with a total area of 23,997.1 sq. ft. in lieu of the required 25,500 sq. ft.; to permit a building side yard setback of 19 feet from the right-of-way line in lieu of the required 35 feet; to permit a building rear yard setback of 5 feet in lieu of the required 30 feet; to permit 5 business signs with a total area of 363.28 sq. ft. in lieu of the permitted 3 signs of 100 sq. ft.; and to permit a 5-bay service station with 11 parking spaces in lieu of the required 15 parking spaces.

Testimony, both proffered by Counsel for the Petitioner and given on behalf of the Petitioner, indicated that the existing service station is one of the few full-service stations in the area. The present building, used for general repair, state inspections, approved emission control testing and AAA work, contains four over-taxed service bays. The proposed five-bay station will be constructed with exterior tan steel panels. The fifth bay will be used for quick maintenance and repairs, thus providing better service and relieving congestion on the site. The existing brick wall at the rear will continue to screen the site from residential properties. Lighting will be focused downward. The existing 244.72 sq. ft. (both faces) identification and price sign has been in place at least four years. Contrary to Exxon policy, only two single-faced identification spreader bars are proposed. Two double-faced spreader bars are needed to indicate diesel fuel pumps. Identification signs will be placed on both sides near the western end of the canopy.

MICROFILMED



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 7, 1987

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

Item No. 190 -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Meeting of November 25, 1986
Exxon Company, USA
NE/C York Road and Bosley Avenue
B.R.
Variance to allow an automotive service station on an individual site with a total area of 23,997 sq. ft. in lieu of the required 25,500 sq. ft. and to allow a building side yard setback of 19 ft. from the right-of-way line in lieu of the required 35 ft. and to allow 5 business signs with a total area of 363.28 sq. ft. in lieu of the permitted 3 signs of 100 sq. ft. and to allow a 5-bay service station with 11 parking spaces in lieu of 15 spaces as required
0.550 acres
9th Election District

Area:
District:

Dear Mr. Jablon:

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

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

MICROFILMED

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, in the opinion of the Deputy Zoning Commissioner, 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 3rd day of February, 1987, that an automotive service station on an individual site with a total area of 23,997.1 sq. ft.; a building side yard setback of 19 feet from the right-of-way line; a building rear yard setback of 5 feet; 3 business signs with a total area of 323.76 sq. ft.; and a 5-bay service station with 11 parking spaces, in accordance with the plan submitted, prepared by STV/Lyon Associates, dated August 13, 1986 and identified as Petitioner's Exhibit 1 be approved and as such, the Petition for Zoning Variance is hereby GRANTED, subject to the following restriction:

The 323.76 sq. ft. of signage shall be utilized as follows:

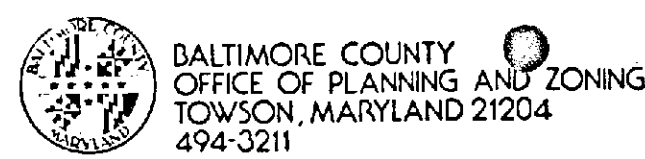
Existing I.D. sign: 244.72 sq. ft. (both sides)

Two cantilever spreader bars (diesel): 79.04 sq. ft. (both faces)

323.76 sq. ft.

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

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NORMAN E. GERBER
DIRECTOR

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

JANUARY 19, 1987

Re: Zoning Advisory Meeting of NOVEMBER 25, 1986
Item # 190
Property Owner: EXXON COMPANY, USA
Location: NE/C YORK RD & BOSLEY AV.

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 forward 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 those soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on 1/16/87.
- (X) Landscaping: Must comply with Baltimore County Landscape Manual.
- (X) The property is located in a deficient service area as defined by B111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is LANDSCAPING.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by B111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:
(X) A WAIVER OF PLAN (CRG MEETING PROCESS) WAS GRANTED BY THE PLANNING BOARD ON 1/16/87.
SEE FILE # 11-1-87-1
(X) FOR LANDSCAPE REQUIREMENTS (CONTACT: AVERY HARDEN)
-494-3333

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

MICROFILMED

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., January 7, 1987.

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 January 7, 1987.

TOWSON TIMES,

Susan Shuler Shultz
Publisher

46.75

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9 Date of Posting: 1-9-87
Posted for: VARIANCE
Petitioner: EXXON COMPANY, USA
Location of property: NE COR YORK & BOSLEY AVE
Location of Sign: FRONT LEFT SIDE OF SITE (BOSLEY AVE)
Remarks: _____
Posted by: ELC Date of return: 1-9-87
Number of Signs: 2

MICROFILMED

87-316-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 January, 1987.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner
Petitioner's
Attorney

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

MICROFILMED

1/18/87

INTER-OFFICE CORRESPONDENCE

This office is not opposed to the granting of the requested variances.

NEG:JGH:s1b

RECEIVED
JAN 22 1987
ZONING OFFICE

CPS-008

attachment

ENTRY OF APPEARANCE

Peter Max Zimmerman

NOTICE OF HEARING

AJ:med

No. 425680

DATE _____ ACCOUNT _____

AMOUNT \$ _____

RECEIVED FROM _____

FOR _____

VALIDATION OR SIGNATURE OF CASHIER _____

Dear Mr. Boozer:

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 117, 6000 J. F. Kennedy Highway, Towson, Maryland 21204. b6 b7C

No. 29906

DATE 12-11-78 ACCOUNT 12-11-78

12-11-78 12-11-78 12-11-78

12-11-78 12-11-78 12-11-78

RECEIVED FROM 12-11-78

FOR 12-11-78

VALIDATION OR SIGNATURE OF CASHIER

ENGINEERS, ARCHITECTS & PLANNERS.
21 GOVERNOR'S COURT
BALTIMORE, MD 21207-2722
301-944-9112

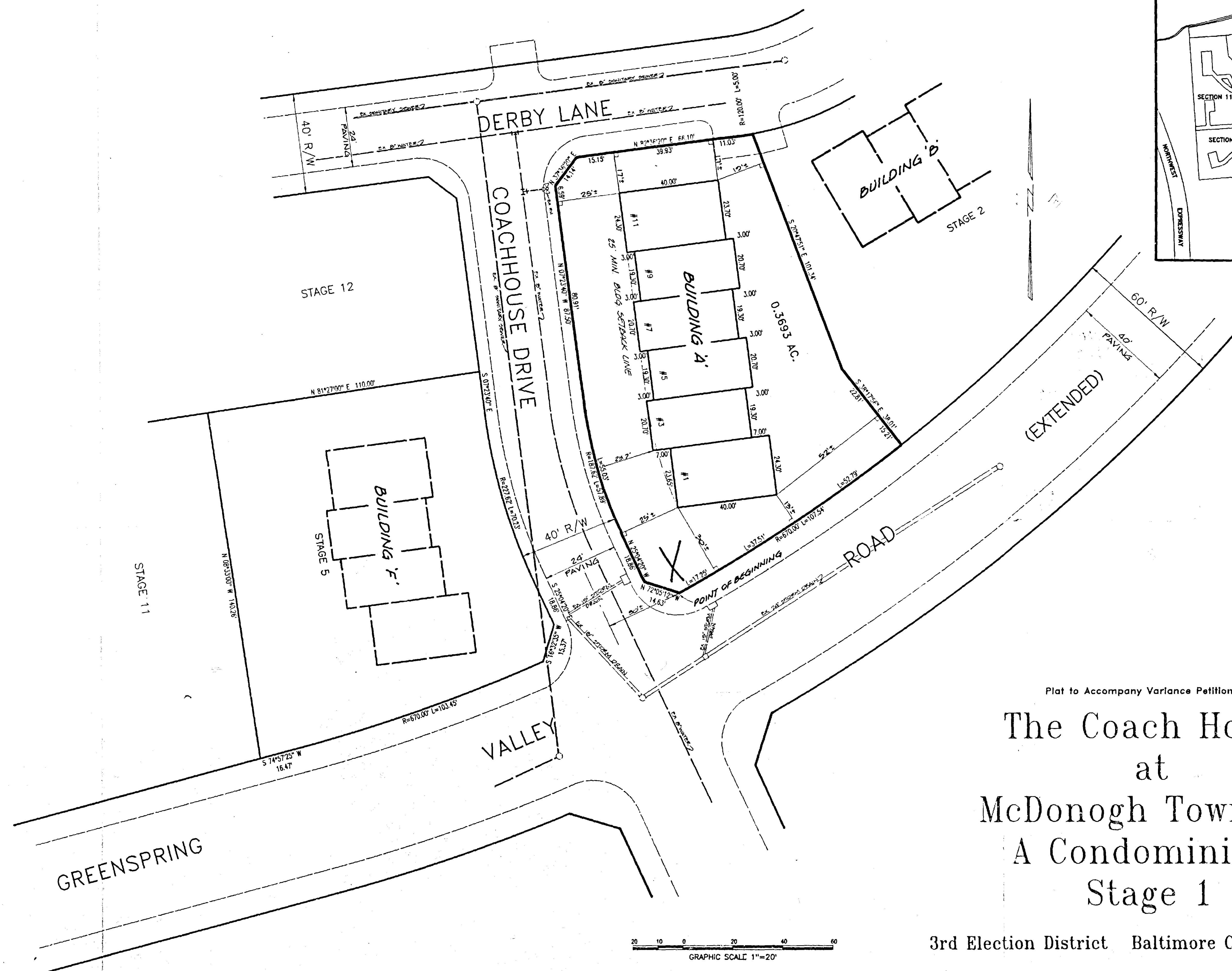
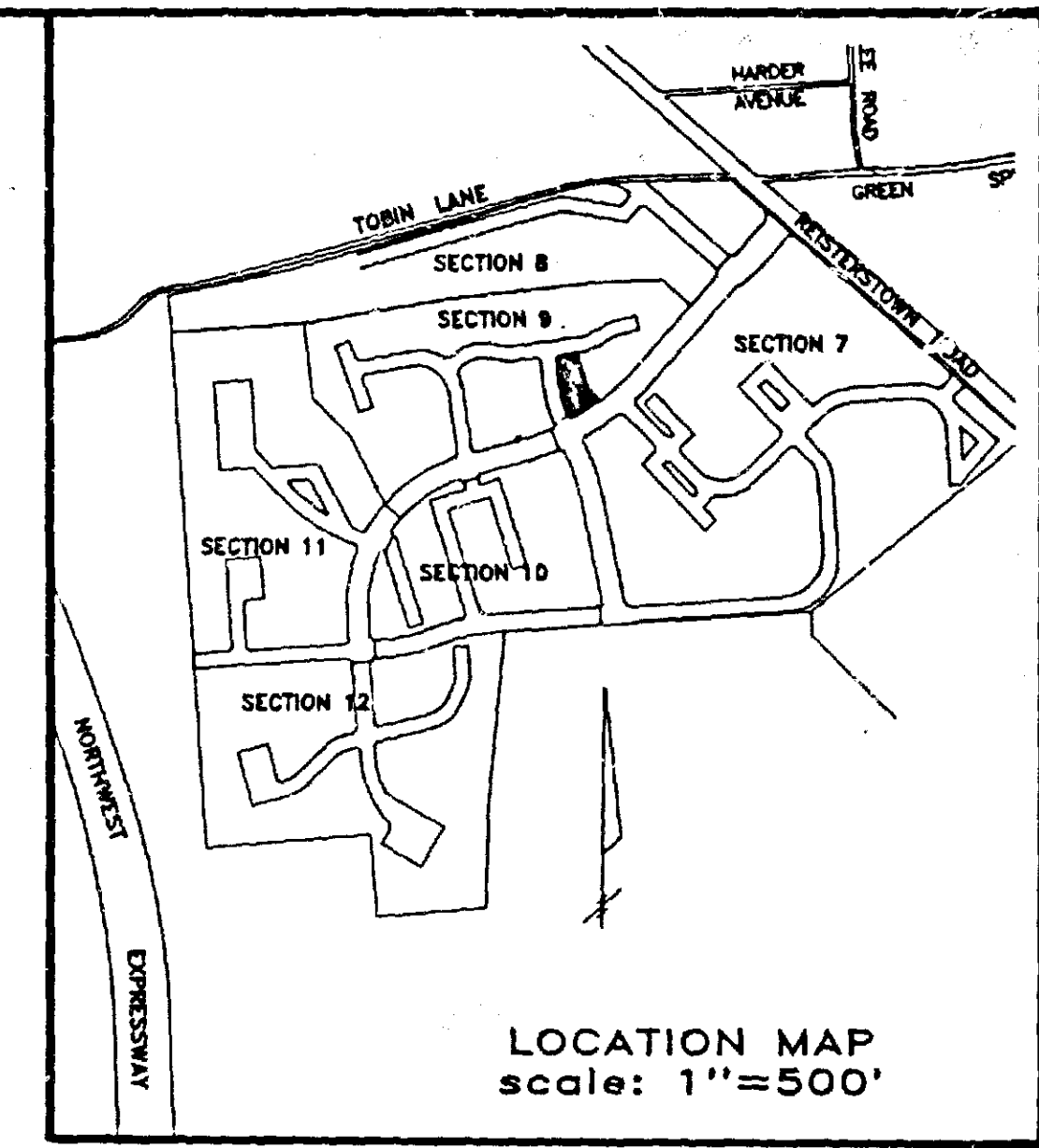
1. By a curve to the right having a radius of 38.00', for an arc length of 60.06', said curve being subtended by a chord bearing N 76°56'39" W 54.00', thence along the northeastern right-of-way line of York Road (MD Rte. 45),
2. N 31°39'45" W 111.58', thence leaving York Road and with a line parallel to Bosley Avenue,
3. N 57°46'37" E 161.95' to the southwestern right-of-way line of a 20' wide alley, thence along said southwestern right-of-way line and parallel to York Road,
4. S 31°39'45" E 149.95' to intersect the northwestern right-of-way line of Bosley Avenue, thence along said northwestern right-of-way line of Bosley Avenue,
5. S 57°46'37" W 123.58' to the point of beginning ... containing, in all, 23,977.10 S.F. or 0.550 acre of land, more or less.

November 19, 1985

STV ENGINEERS, Engineers, Architects, Planners, Construction Managers, Professional Member Firms
STV Baltimore Transportation Associates, STV Lyon Associates, STV Management Consultants Group, STV
H. D. Nottingham & Associates, STV Sanders & Thomas, STV Sauter, STV Seeve, Stevens, Vasey & Krieger

OFFICE COPY
UNCLASSIFIED

11/18/87



NOTES:
 1. Units are townhouse condominiums for sale.
 2. There are no windows on the ends of units.
 3. Zoning is DR-16.

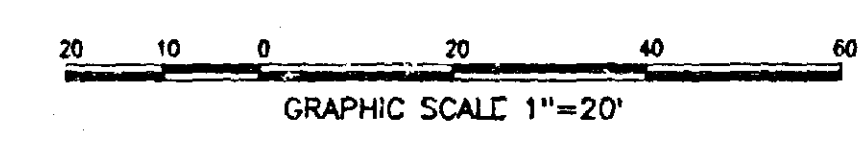
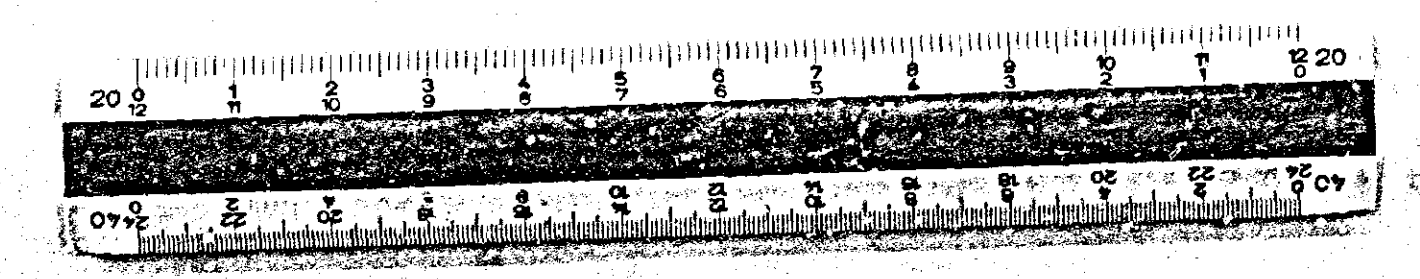
Plat to Accompany Variance Petition

The Coach House at McDonogh Township A Condominium Stage 1

3rd Election District Baltimore County, Maryland

PREPARED BY:

 9505 REISTERSTOWN ROAD
 OWINGS MILLS, MARYLAND 21117
 PHONE: (301) 363-HOME



OWNER/DEVELOPER
 Bancroft Homes of Greenspring Valley, Inc.
 9505 Reisterstown Road
 Owings Mills, Maryland 21117
 Deed Ref: 6981/496 & 6981/506
 Phone: (301) 363-HOME

DR-16-81
 250
 81-357-A
 OFFICE COPY
 SHEET 1 OF 1
 DATE: 12/10/86

PETITION FOR ZONING VARIANCES
 9th Election District
 Case No. 87-316-A

LOCATION: Northeast Corner of York Road and Bosley Avenue (825 York Road)
 DATE AND TIME: Tuesday, January 27, 1987, at 10:30 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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By Order Of
 ARNOLD JABLON
 Zoning Commissioner
 of Baltimore County
 1/063 Jan. 8

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 8, 1987

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 January 8, 1987

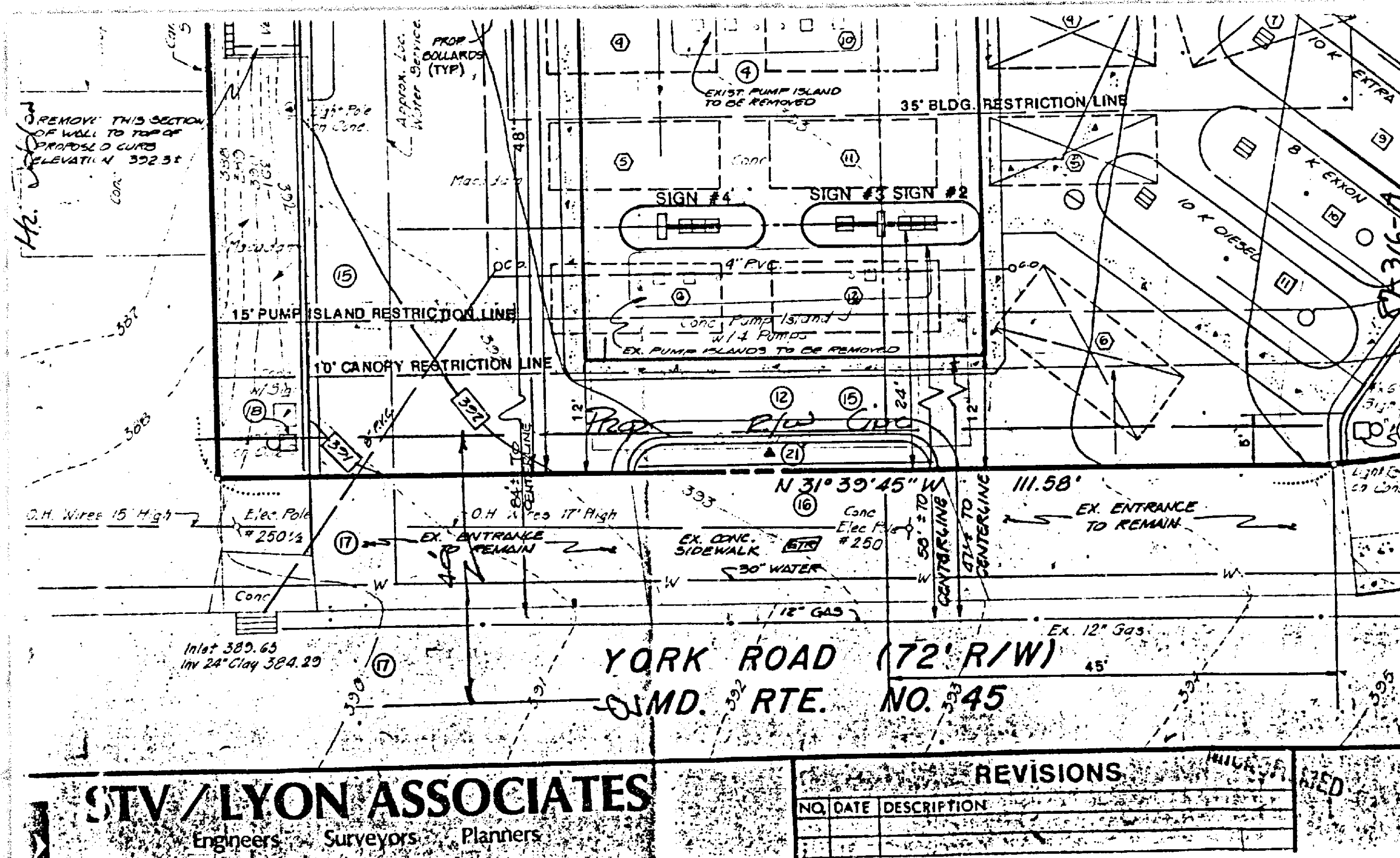
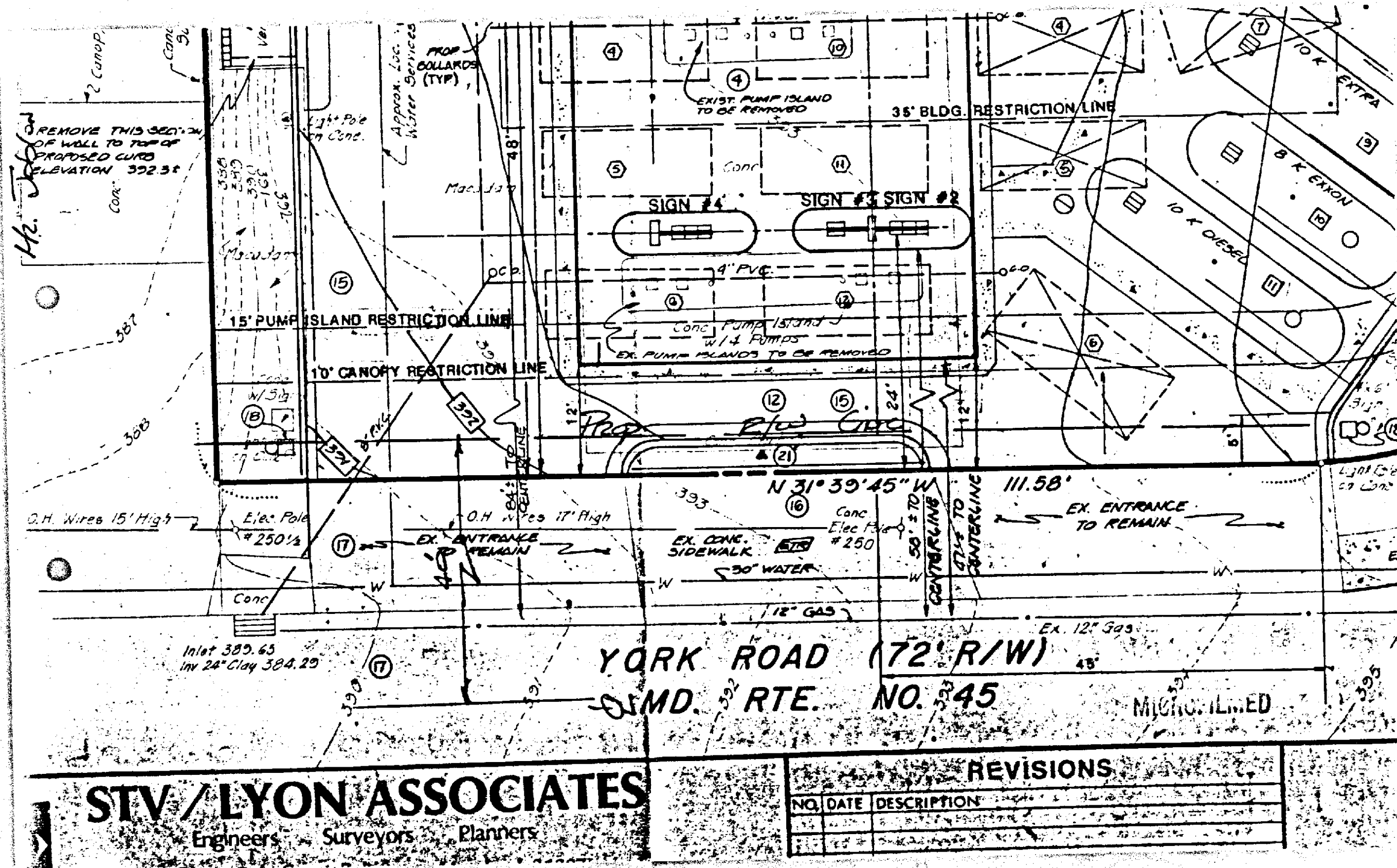
THE JEFFERSONIAN,

Susan Sanders O'Brien
 Publisher

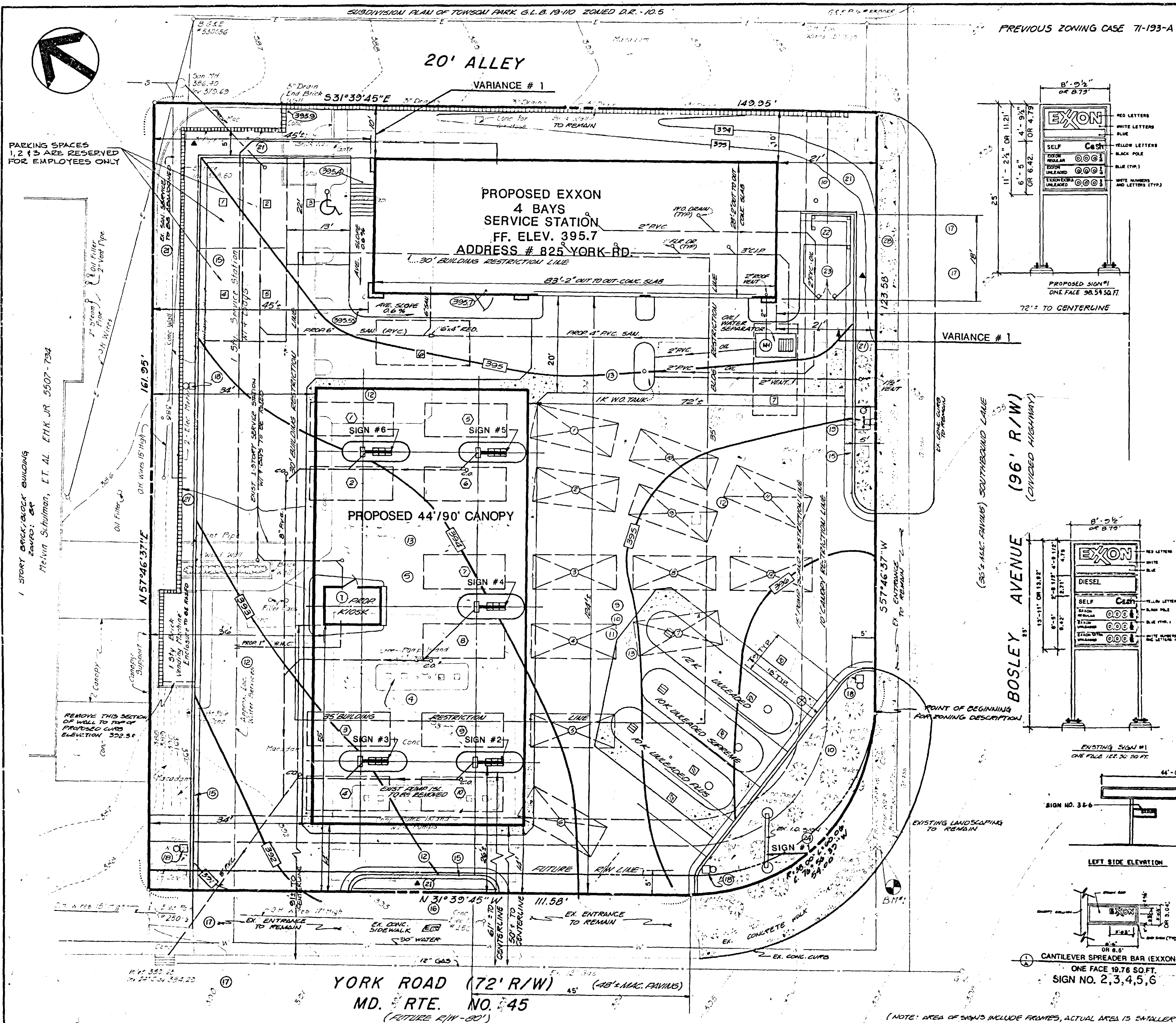
Cost of Advertising

33.00

MICROFILMED



UNCLASSIFIED JOB 61-7518-53-080



PREVIOUS ZONING CASE 71-193-A

- THE FOLLOWING VARIANCE PETITIONS HAVE BEEN REQUESTED:
- VARIANCE #1**
VARIANCE TO ALLOW 1 SIDE SETBACK OF 21' IN LIEU OF 35' AS REQUIRED BY SECTION 405.4.2.4, AND TO ALLOW A REAR YARD OF 10' IN LIEU OF 30' AS REQUIRED BY SECTION 230.2.
- VARIANCE #2**
VARIANCE FOR NO. 6 SIGNS
295 SQ. FT. IN LIEU OF 3 PERMITTED WITH A TOTAL AREA OF 100 SQ. FT. SEE SIGN CALCULATIONS - THIS SHEET
- REASONS FOR REQUEST:**
1. THE SERVICE STATION AS IT STANDS NOW IS NOT ABLE TO HANDLE THE BUSINESS OF THE AREA. IT NEEDS LARGER QUARTERS WITH UP TO DATE TECHNOLOGICAL EQUIPMENT.
 2. THE SIGN VARIANCE IS NECESSARY FOR COMPLIANCE WITH STATE AND FEDERAL LAWS REGARDING PRICING AND ADVERTISING.
 3. THE DESIRED LAYOUT CONSTITUTES THE BEST USE OF THE SITE.



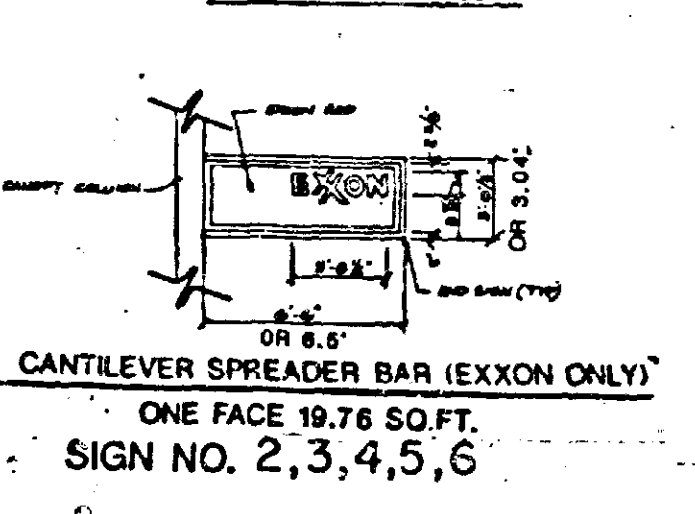
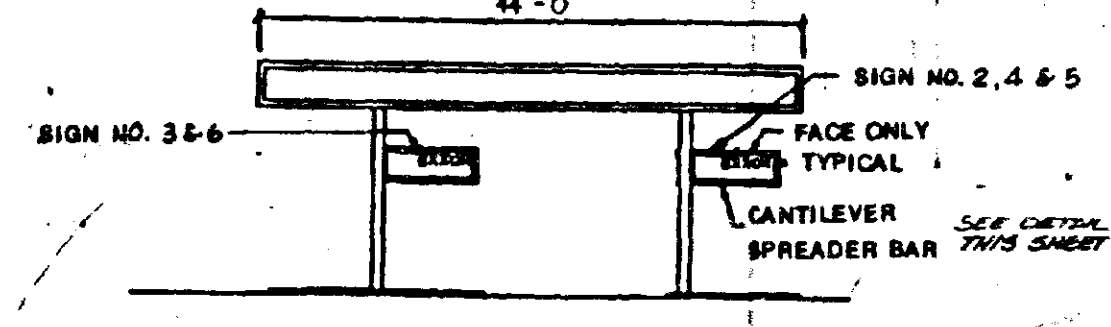
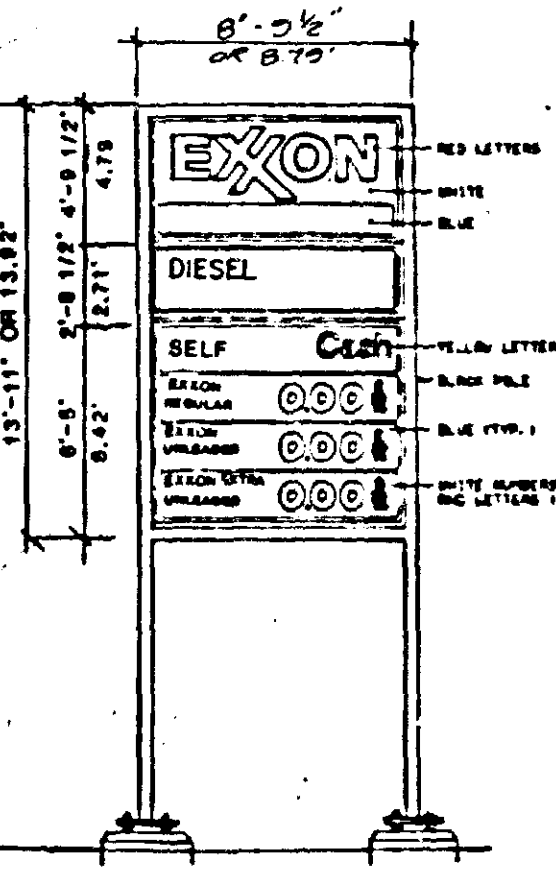
LOCATION MAP
Scale: 1" = 2,000'

NOTES

NO.	DATE	DESCRIPTION
1	8/13/86	REVISION
2	8/13/86	REVISION
3	8/13/86	REVISION
4	8/13/86	REVISION
5	8/13/86	REVISION
6	8/13/86	REVISION
7	8/13/86	REVISION
8	8/13/86	REVISION
9	8/13/86	REVISION
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27	8/13/86	REVISION
28	8/13/86	REVISION
29	8/13/86	REVISION

1. OWNER: STANDARD OIL COMPANY (NOW EXXON)
1350 MCCORMICK ROAD
HUNT VALLEY, MARYLAND 21031
2. DEEDS: J.N.B. 1573-69
3. EXISTING ZONING: B.R. - PROPOSED ZONING: B.R.
4. TAX ACCOUNT NO. 0909701225
5. DEVELOPMENT NAME: EXXON COMPANY, U.S.A.
825 YORK ROAD
TOWSON, MARYLAND 21204
6. APPLICANT: EXXON COMPANY, U.S.A.
1350 MCCORMICK ROAD
HUNT VALLEY, MARYLAND 21031
TEL. 410-678-6749
7. ENGINEER: STV/LYON ASSOCIATES, INC. ATT. THOMAS W. BOWEN
21 GOVERNOR'S COURT, BALTIMORE, MARYLAND 21207
DONALD J. WISE, P.E. (PHONE 944-8112)
8. ELECTION DISTRICT 9
9. COUNCILMANIC DISTRICT 4
10. CENSUS TRACT 4903.01
11. WATERSHED 10 SUBWATERSHED 29
12. SITE ACREAGE: GROSS = 0.550 AC.; NET = 0.550 AC.; OR 23,877.10 S.F.
13. COMMON OPEN SPACE AND DENSITY CALCULATIONS REQUIREMENTS: NONE
14. OFF-STREET PARKING: 8 PER SERVICE BAY (1346) = 52 SPACES REQUIRED
12 PROVIDED (INCLUDING 1 HANDICAP)
15. LANDSCAPING: SEE LANDSCAPE PLAN
16. FLOOR AREA RATIO: PERMITTED RATIO = 2.0, SITE RATIO = 0.10
17. ESTIMATED ADT = 740
18. THERE ARE NO UNPAVED, CRITICAL AREAS, ANTHROPOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS WASTE MATERIAL SITES WITHIN THE SITE.
19. EXISTING USE: FULL SERVICE STATION
PROPOSED USE: FULL SERVICE STATION
(NO CONVICTION USE)
20. THERE ARE NO EXISTING OR PROPOSED SEPTIC AND/OR WELL AREAS.
21. THERE ARE NO HISTORIC BUILDINGS ON SITE.
22. STORMWATER MANAGEMENT WAIVER HAS BEEN GRANTED.
23. ACCESSORY USES:
A. VENDING MACHINES
B. TIRE SALES & INSTALLATION
C. SALE AUTO PARTS & ACCESSORIES
D. VEHICLE REPAIR SERVICE
E. MOTOR ACCESSORY USES
F. CLEAN WAXER & A REPAIR
ADDITIONAL AREA REQUIRED = NONE
PROPOSED CONVICTION USE = NONE
24. AREA DISTURBED BY NEW CONSTRUCTION = 23,877 S.F. OR 0.55 AC.
25. ACCESS POINTS: 2 DRIVEWAYS ON YORK ROAD 35' EACH (EXIST.)
1 DRIVEWAY ON BOSLEY AVENUE 30' (EXIST.)
(1 DRIVEWAY ON BOSLEY AVENUE TO BE CLOSED)
26. LIGHTING: 4 NEW YARD LIGHT FIXTURES AND POLES (PREFABRICATED)
27. AREA REQUIREMENTS:
10 FUEL SERVICE SPACES
4 BAYS
14 x 1500 = 21,000 S.F. MINIMUM
23,877 S.F. PROVIDED
28. DENOTES SERVICE SPACE
 DENOTES WAITING SPACE
29. NO DAMAGED VEHICLES TO BE STORED ON PREMISES.

ITEM	FUNCTION	INSTALLER	DATE	REMARKS
1	EXISTING	EXISTING	8/13/86	EXISTING SIGN #1
2	EXISTING	EXISTING	8/13/86	EXISTING SIGN #2
3	EXISTING	EXISTING	8/13/86	EXISTING SIGN #3
4	EXISTING	EXISTING	8/13/86	EXISTING SIGN #4
5	EXISTING	EXISTING	8/13/86	EXISTING SIGN #5
6	EXISTING	EXISTING	8/13/86	EXISTING SIGN #6
7	EXISTING	EXISTING	8/13/86	EXISTING SIGN #7
8	EXISTING	EXISTING	8/13/86	EXISTING SIGN #8
9	EXISTING	EXISTING	8/13/86	EXISTING SIGN #9
10	EXISTING	EXISTING	8/13/86	EXISTING SIGN #10
11	EXISTING	EXISTING	8/13/86	EXISTING SIGN #11
12	EXISTING	EXISTING	8/13/86	EXISTING SIGN #12
13	EXISTING	EXISTING	8/13/86	EXISTING SIGN #13
14	EXISTING	EXISTING	8/13/86	EXISTING SIGN #14
15	EXISTING	EXISTING	8/13/86	EXISTING SIGN #15
16	EXISTING	EXISTING	8/13/86	EXISTING SIGN #16
17	EXISTING	EXISTING	8/13/86	EXISTING SIGN #17
18	EXISTING	EXISTING	8/13/86	EXISTING SIGN #18
19	EXISTING	EXISTING	8/13/86	EXISTING SIGN #19
20	EXISTING	EXISTING	8/13/86	EXISTING SIGN #20
21	EXISTING	EXISTING	8/13/86	EXISTING SIGN #21
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25	EXISTING	EXISTING	8/13/86	EXISTING SIGN #25
26	EXISTING	EXISTING	8/13/86	EXISTING SIGN #26
27	EXISTING	EXISTING	8/13/86	EXISTING SIGN #27
28	EXISTING	EXISTING	8/13/86	EXISTING SIGN #28
29	EXISTING	EXISTING	8/13/86	EXISTING SIGN #29



PLAT TO ACCOMPANY APPLICATION FOR VARIANCES

STV/LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS	
NO.	DATE DESCRIPTION

PLAN PREPARATION	
DRAWN BY	DATE
D. WITTE	8/13/86
DESIGNED BY	E.J. MUTI
CHECKED BY	E.J. MUTI
DATE	5047

EXXON COMPANY U.S.A.	
825 YORK ROAD (YORK ROAD AND BOSLEY AVENUE) 9TH ELECTION DISTRICT BALTIMORE CO., MD.	
DRAWING NO.	61-7518-53-080
SHEET NO.	1 of 1

Revised

