

REvised letter 4/16/87 #348 87-476-SPH **PETITION FOR SPECIAL HEARING** 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 Special Hearing under Section 900.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

conversion of our service station from a full service to a car wash and to amend the original Zoning Hearing, Case #70, so as to allow a reduction of site area as originally granted (see description in Exhibit "A" filed herewith).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing 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 penalty of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney (or Agent)
Eugene M. Zoglio, Esq.
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 262-7500

Legal Owner(s):
Eugene M. Zoglio, Esq.
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Eugene M. Zoglio, Esq.
Name
Address
Phone No.
Bowie, MD. 20715
262-7500

14300 Gallant Fox Ln. #214
Bowie, MD. 20715
262-7500

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of April, 1987, 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 8th day of June, 1987, at 10:30 o'clock A.M.

Eugene M. Zoglio
Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 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 May 21, 1987.

THE JEFFERSONIAN,

Susan Seider
Publisher

32.17

EXHIBIT "A"

Beginning at a point in the Westerly right-of-way line of Hammonds Ferry Road (as widened from 25 feet to 35 feet by dedication of a 10 foot wide strip of land as described in a deed from The Atlantic Refining Company to Baltimore County dated January 29, 1968) said point being located on the South 88° 53' 00" East boundary of the parcel of land described in the conveyance from Charles O. Harting and Catherine Elizabeth Harting to The Atlantic Refining Company by deed dated January 4, 1953 and recorded among the Land Records of Baltimore County in Liber G.L.B. 2625, folio 573, said point also being located approximately 28.5 feet north from the center line of Forth Avenue extended to the west side of Hammonds Ferry Road, thence binding along said right-of-way line,

- 1) South 88° 53' 00" East, 165.00 feet to a point located on the southernmost outline of the aforementioned conveyance to Atlantic Refining Company, thence leaving said right-of-way and binding along part of said outline,
- 2) South 89° 00' 00" West, 181.20 feet to an iron pipe located at the end of the South 88° 53' 00" East, 137.88 foot line of the land conveyed to Interstate Bakeries Corporation by deed dated August 25, 1961, and recorded among the Land Records of Baltimore County, thence binding reversely with the outline of said conveyance,
- 3) North 88° 53' 00" West, 137.88 feet to an iron pipe thence
- 4) North 74° 07' 00" East, 184.77 feet to the point of beginning. Containing 0.35 Acres of land, more or less. The improvements thereon being known as No. 2810 Hammonds Ferry Road, located in the 13th Election District of Baltimore County, Maryland.

PETITION FOR SPECIAL HEARING

13th Election District - 1st Councilmanic District

Case No. 87-476-SPH

LOCATION: West Side Hammonds Ferry Road, 20.5 feet North of Fourth Avenue (2810 Hammonds Ferry Road)

DATE AND TIME: Monday, June 8, 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 Special Hearing to approve conversion of a full service station to a gas and go and to amend the original Case No. 70 so as to permit a reduction of site area

Being the property of Paulette T. Zoglio, et al 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

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S Hammonds Ferry Rd., 20.5' N : OF BALTIMORE COUNTY
of Fourth Ave. (2810 Hammonds :
Ferry Rd.), 13th District :
PAULETTE T. ZOGGIO, et al., : Case No. 87-476-SPH
Petitioners :

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 20th day of May, 1987, a copy of the foregoing Entry of Appearance was mailed to Eugene M. Zoglio, Esquire, 14300 Gallant Fox Lane, #214, Bowie, MD 20715, Attorney for Petitioners.

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 2, 1987

Eugene M. Zoglio, Esquire
14300 Gallant Fox Lane
No. 214
Bowie, Maryland 20715

RE: PETITION FOR SPECIAL HEARING
W/S Hammonds Ferry Rd., 20.5' N of Fourth Ave.
(2810 Hammonds Ferry Rd.)
13th Election District - 1st Councilmanic District
Paulette T. Zoglio, et al - Petitioners
Case No. 87-476-SPH

Dear Mr. Zoglio:

This is to advise you that \$69.00 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 the Treasurer, Baltimore County, Maryland.

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

DATE 6/2/87 ACCOUNT 8-01-615-000

SIGN & POST RETURNED

RECEIVED FROM Eugene M. Zoglio, Esq., 14300 Gallant Fox Ln., Suite 214, Bowie, Md. 20715

ADVERTISING & POSTING COSTS RE CASE #87-476-SPH

FOR \$ 69.00

VALIDATION OR SIGNATURE OF CASHIER



10750 Little Patuxent Pkwy
Columbia, MD 21044

May 28 19 87

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR SPECIAL HEARING

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 23 day of May 19 87, that is to say, the same was inserted in the issues of

May 21, 1987

PATUXENT PUBLISHING CORP.

By *Eugene M. Zoglio*

Eugene M. Zoglio, Esquire
14300 Gallant Fox Lane
No. 214
Bowie, Maryland 20715

April 27, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
W/S Hammonds Ferry Rd., 20.5' N of Fourth Ave.
(2810 Hammonds Ferry Rd.)
13th Election District - 1st Councilmanic District
Paulette T. Zoglio, et al - Petitioners
Case No. 87-476-SPH

TIME: 10:30 a.m.

DATE: Monday, June 8, 1987

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

Eugene M. Zoglio
Zoning Commissioner
of Baltimore County

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

DATE 5/24/87 ACCOUNT 01-615

AMOUNT \$ 100.00

RECEIVED FROM EUGENE M. ZOGGIO, P.A.

FOR FILING FEE FOR SPECIAL HEARING 17CM 348

VALIDATION OR SIGNATURE OF CASHIER

Pursuant to the advertisement, posting of the property, and public hearing on the Petition, it appears that conversion of the full service station to a gas and go operation and, additionally, the amendment to Case No. 70 to reflect the site area reduction would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and will not be detrimental to the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of June, 1987, that the conversion of the full service station to a gas and go operation and, additionally, the amendment to Case No. 70 to reflect the site area reduction be approved and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.

David J. Jablon
Zoning Commissioner of
Baltimore County

AJ/srl
cc: Eugene M. Zoglio, Esquire
People's Counsel

James E. Dyer, Jr.
cc: *James E. Dyer, Jr.*


BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

March 19, 1987

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 327, 329, 330, 332, 333, 334, 335, 337, 338, 339, 340, 344, 345, 346, 347, and 348.

Very truly yours,

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

MSF:tt

87-476-SFH
#348
Petitioner: Eugene M. Zoglio, et al.
W/S Harmonds Ferry Rd., 20.5' N of
Fourth Ave. (2810 Harmonds Ferry Rd.)
12th E.D.
J.E.C.D.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-476-SFH

District: 13th Date of Posting: May 12, 1987
Posted for: Special Hearing
Petitioner: Eugene M. Zoglio, et al.
Location of property: W/S Harmonds Ferry Rd., 20.5' N of Fourth Ave.
62810 Harmonds Ferry Rd.
Location of Signs: W/S of Harmonds Ferry Rd. in front of subject
property
Remarks:
Posted by: S. J. Grata Date of return: May 23, 1987
Number of Signs: 1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
day of April, 1987.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner: Eugene M. Zoglio, et al. Received by: James E. Dyer
Petitioner's Attorney: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 7, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-472-A, 87-475-A, 87-476-SFH, 87-480-A, 87-481-A,
87-482-A, 87-485-X, 87-486-A and 87-487-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slb

CPS-008

RECEIVED
MAY 11 1987
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 13, 1987

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

Eugene M. Zoglio, Esquire
14350 Gallant Fox Lane, #214
Bowie, Maryland 20715

RE: Item No. 348 - Case No. 87-476-SFH
Petitioner: Eugene M. Zoglio, et al
Petition for Special Hearing

Dear Mr. Zoglio:

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
Chairman
Zoning Plans Advisory Committee

JED:skb

Enclosures

cc: RBA Engineers
5485 Harper's Farm Road, Suite 200
Columbia, Maryland 21044

Mr. A.E. Price
P.O. Box 1751
Lewis L. Goldstein Treasury Building
Annapolis, Maryland 21404



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2566-
494-4500

PAUL H. REINCKE
CHIEF

March 5, 1987

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

RE: Property Owner: Eugene M. Zoglio, et al

Location: W/S Harmonds Ferry Rd., 20.5' N. of the c/l of Fourth Avenue
2810 Harmonds Ferry Road

Item No.: 348

Zoning Agenda: Meeting of 3/3/87

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

REVIEWER: *John J. Forrest* 3-5-87 Noted and
Planning Group Approved: *John J. Forrest*
Special Inspection Division Fire Prevention Bureau

/mb

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 348, Zoning Advisory Committee Meeting of March 3, 1987

Property Owner: Eugene M. Zoglio, et al

Location: W/S Harmonds Ferry Rd., 20.5' N of c/l of Fourth Ave. District 13

Water Supply metro Sewage Disposal metro

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.

WWQ 1 4/86

Zoning Item # 348 Zoning Advisory Committee Meeting of March 3, 1987
Page 2

- () 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.
- () Other _____

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

March 13, 1987

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

Dear Mr. Jahnke:

Comments on Item # 318 zoning advisory Committee Meeting are as follows:
Property Owner: Eugene M. Zoglio
Location: W/S Hammonds Ferry Rd. 20.5' N of the c/l of Fourth Ave.
District: 13th

APPLICABLE ITEMS ARE CHECKED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Unincorporated and Local (A.M.S.L. #117-1 - 1980) and other applicable Codes and Standards.

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

3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

4. 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.

5. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 5'-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 107, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 5'-0" of an interior lot line.

6. 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.

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

8. 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 Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.

9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 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 finish floor levels including basement.

10. Comments: Comply to State Handicapped Code, parking, signs, building areas, usability, curb cuts, ramps, etc. Signs shall comply to Article 19 as amended by Council Bill #17-85.

11. 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 102 of the County Office building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Handwritten signature
C. E. Burham, Chief
Building Plans Review

L/20/87



BALTIMORE COUNTY

TRANSMITTAL
MEMO

TO	Bettye DuBois	DATE	4/20/87
FROM	James E. Dyer		
SUBJECT	Zoglio, #348		

Please also copy the following person for all correspondence in the above referenced matters:

Mr. A.E. Price
Assistant to the Director
Comptroller of the Treasury
Motor Vehicle Fuel Tax Division
P.O. Box 1751
Lewis L. Goldstein Treasury Building
Annapolis, Maryland 21404

April 21, 1987

Mr. A.E. Price
Assistant to the Director
Comptroller of the Treasury
Motor Vehicle Fuel Tax Division
P.O. Box 1751
Lewis L. Goldstein Treasury Building
Annapolis, Maryland 21404

RE: Special Hearing
Hammonds Ferry Road at 4th Avenue
E.M. Zoglio - Item #348
13th Election District

Dear Mr. Price:

This office is presently processing a petition for special hearing for a conversion from a full service station to a gas and go station and to reduce the site area at the above referenced location.

Very truly yours,

JAMES E. DYER
Zoning Supervisor

JED:kbb

RLS DESIGN GROUP

planning site development - expediting
9 crain highway ne glen burnie md 21061

760-1766

LETTER OF TRANSMITTAL

DATE	4/15/87	JOB NO	92-86
ATTENTION	James Dyer		
RE	Item #348		
	Petition for Special Hearing		
	Eugene M. Zoglio		

TO Office of Planning and Zoning
111 W. Chesapeake Ave.
Towson, MD. 21204

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:
☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO	DESCRIPTION
3			Amended wording of "Petition for Special Hearing"

RECEIVED
APR 16 1987

ZONING OFFICE

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS Dear Mr. Dyer:

Per our conversation with you on April 3, 1987, attached is the amended wording of "Petition for Special Hearing" per your request.

COPY TO

SIGNED: *RL Stout*



LETTER OF TRANSMITTAL

9 CRAIN HIGHWAY N.E., GLEN BURNIE, MARYLAND 21061 (301) 760-1766

TO Office of Planning and Zoning
111 W. Chesapeake Ave.
Towson, MD. 21204

DATE	3/10/87	JOB NO	9011
ATTENTION	Bettye DuBois		
RE	Item #348		
	Petition for Special Hearing		
	Eugene M. Zoglio		

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:
☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO	DESCRIPTION
2			Petition for Special Hearing with original signatures

Handwritten signature
3/12/87
Handwritten initials

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO

SIGNED: Robert L. Stout



VICINITY MAP
SCALE: 1" = 2000'

- ZONING NOTES**
EXISTING ZONING: **BR**
PROPOSED ZONING: **BR** NO CHANGE, BUT WITH A SPECIAL HEARING TO APPROVE CONVERSION FROM A FULL SERVICE TO A GAS & OIL, AND TO AMEND THE ORIGINAL ZONING & REDUCTION OF SITE AREA GRANTED IN CASE # 70.
- AREA REQUIREMENTS**
2 DISPENSER ISLANDS WITH 2 MWD DISPENSERS CAPABLE OF SERVING 12 CARS AT ONE TIME
TOTAL SERVING SPACES 12 2 SERVING BAYS
SITE AREA REQUIRED 15,000 S.F.
TOTAL AREA OF TRACT 15,325
- ACCESS POINT**
NUMBER OF DRIVEWAYS ON MAJOR STREET 2
TIMES 4.5 = 130' (REQUIRED WIDTH)
ACTUAL WIDTH 165'
- LANDSCAPING**
5% OF SITE 5% 15,325 = 766.25 S.F. REQUIRED
PROVIDED:
AREA "A" 800 S.F.
AREA "B" 800 S.F.
TOTAL 1600 S.F.
LANDSCAPING CONSISTS OF: 0 SCREENING/BUFFER STRIP ADJACENT TO DR ZONE (FENCE, GRASS & TREES)
- PARKING** (EXISTING EMPLOYEE)
4 PARKING SPACES
- SIGNS** (EXISTING)
NO CHANGE IN SIZE OR NUMBER, REPLACEMENT OF EXISTING. SEE DETAIL FOR NEW SIGN (AT LEFT)
- LIGHTING** (EXISTING)
(1) TYPE AREA (LOW) HEIGHT 4'-6" (DESCRIPTION)
(2) TYPE AREA HEIGHT 4'-0" (DESCRIPTION)

SITE INFORMATION

EXISTING SITE IMPROVEMENTS BASED ON LOCATION SURVEY BY LANDTECH ASSOC. DATED 12/6/86
EXISTING PUBLIC WATER & SEWER
DEED REFERENCE 7029/848
OWNER EUGENE M. ZOGLIO
14300 GALLANT FOX LANE, #214
BOWIE, MARYLAND, 20715
EXISTING USE FULL SERVICE GAS STATION
PROPOSED USE GAS & OIL

TABULATIONS

TOTAL SITE AREA	(89 AC ±)	15,325 S.F. ±
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AREA TO BE DISCONTINUED

PEITONER'S EXHIBIT 1

1 Sign
84-476-S174
348

SITE PLAN
ZOGLIO PROPERTY
TAX MAP 109 BLOCK 2 PARCEL 144
13TH ASSESSMENT DISTRICT
BALTIMORE COUNTY, MARYLAND

revisions
no description date
prepared by
RBA ENGINEERS & ARCHITECTS - PLANNERS
5485 HARPER'S FARM ROAD, SUITE 200
COLUMBIA, MARYLAND 21044
301/730-7980 621-6050

SCALE	1" = 20'
DRAWN	TGO
CHECKED	RLS
PROJ. NO.	9011
DATE	DEC. 1988
SHEET	1 OF 1

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME COMMON NAME	SIZE	COND.	REMARKS
⊙	4	ACER RUBRUM 'RED SUNSET' 'RED SUNSET' RED MAPLE	2-2 1/2" CAL.	B&B	3" DEEP MULCH RING

