

Jane H. Goldman, Item 14
Page 2
February 1, 1990

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Al Wirth - SWM
Bob Bowling - Dev. Eng. (3)
Frank Fisher - Current Planning
Rahim Famili - Traffic Engineering
Rocky Powell - DEPRM
Larry Pilson - DEPRM
Dave Flowers - DEPRM
Carl Richards - Zoning
Capt. Kelly - Fire Department
Pat Kincer - Rec. & Parks
Chuck Weiss - Sanitation
Larry Brocato - SHA

DATE: August 17, 1989

FROM: Susan Wimbley
Bureau of Public Services

SUBJECT: Crown - Liberty & Brenbrook
Crown Central
539-7400
W-89-132

RECEIVED AUG 18 1989
to JLL

The subject property was granted a waiver of CRG meeting by the Office of Planning & Zoning. However, CRG approval signatures must be obtained.

Please review the attached plan for concurrence with current development regulations and give us your approval or comments by September 1, 1989. Nonresponsiveness by the aforementioned date is considered to be concurrence by your office of the plan.

SW:g
Attachment
cc: File

OVER

Mr. Robert Haines,
Zoning Commissioner
111 W. Chesapeake Ave.
Towson, MD 21204

9/17/89

90-570-SPHX

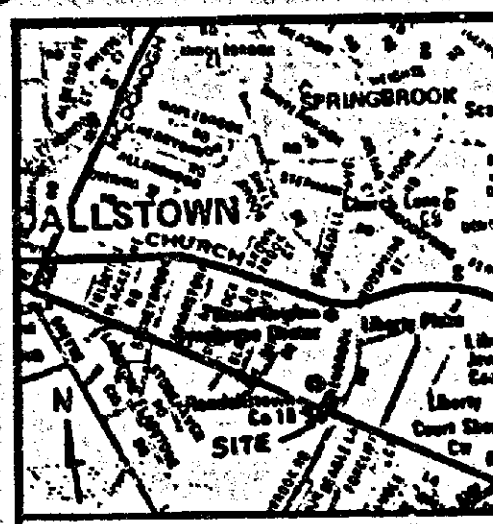
Re: Item #14
Liberty @ Brenbrook Rd.

Dear Mr. Haines,

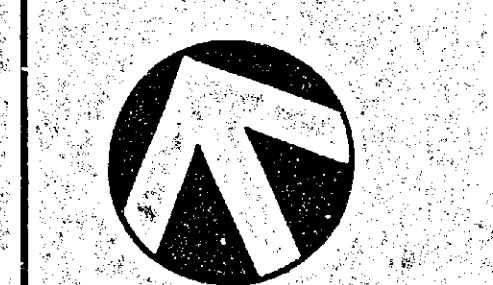
Please be advised that Crown Stationers would like the above referenced petition for Special Exception Hearing be withheld the scheduling of a hearing date until further notice. This delay is necessitated by items that must be addressed before we can proceed with the development of the site. As soon as these items are corrected, we will notify you to continue processing this petition. Thank you for your anticipated cooperation.

Sincerely,
Nicholas Kommandari, Agent
for Crown
235-6811

7/9/90 - Per Nick Kommandari
Dismissed. They will proceed
via re-filing.



LOCATION MAP
SCALE: 1" = 2,000'



ZONED: BL-CCC
USE: FUNERAL HOME

N 25° 19' 48" E
145'-0"

10'-0"

35'-0" ENTRANCE

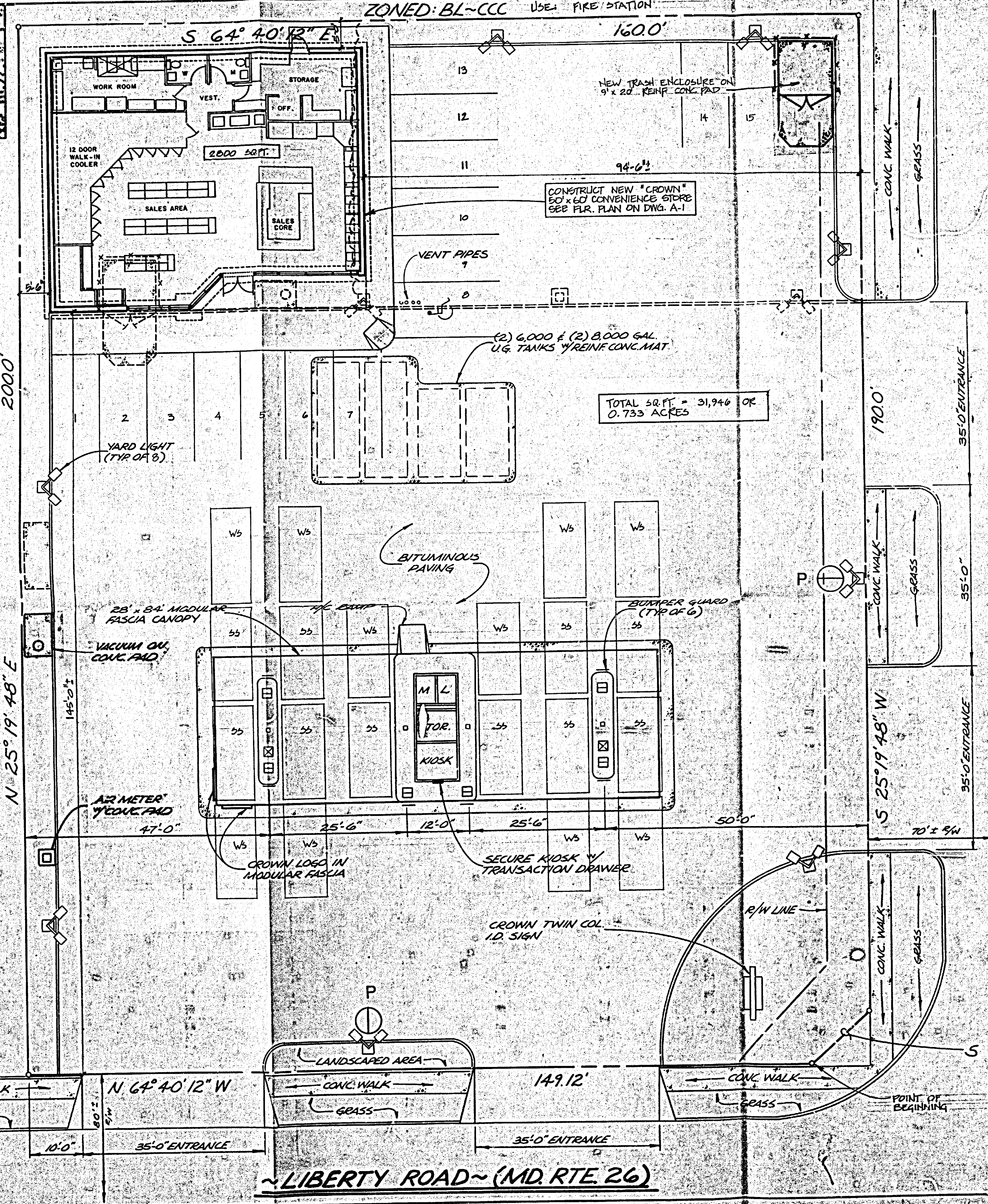
10'-0"

35'-0" ENTRANCE

10'-0"

35'-0" ENTRANCE

10'-0"



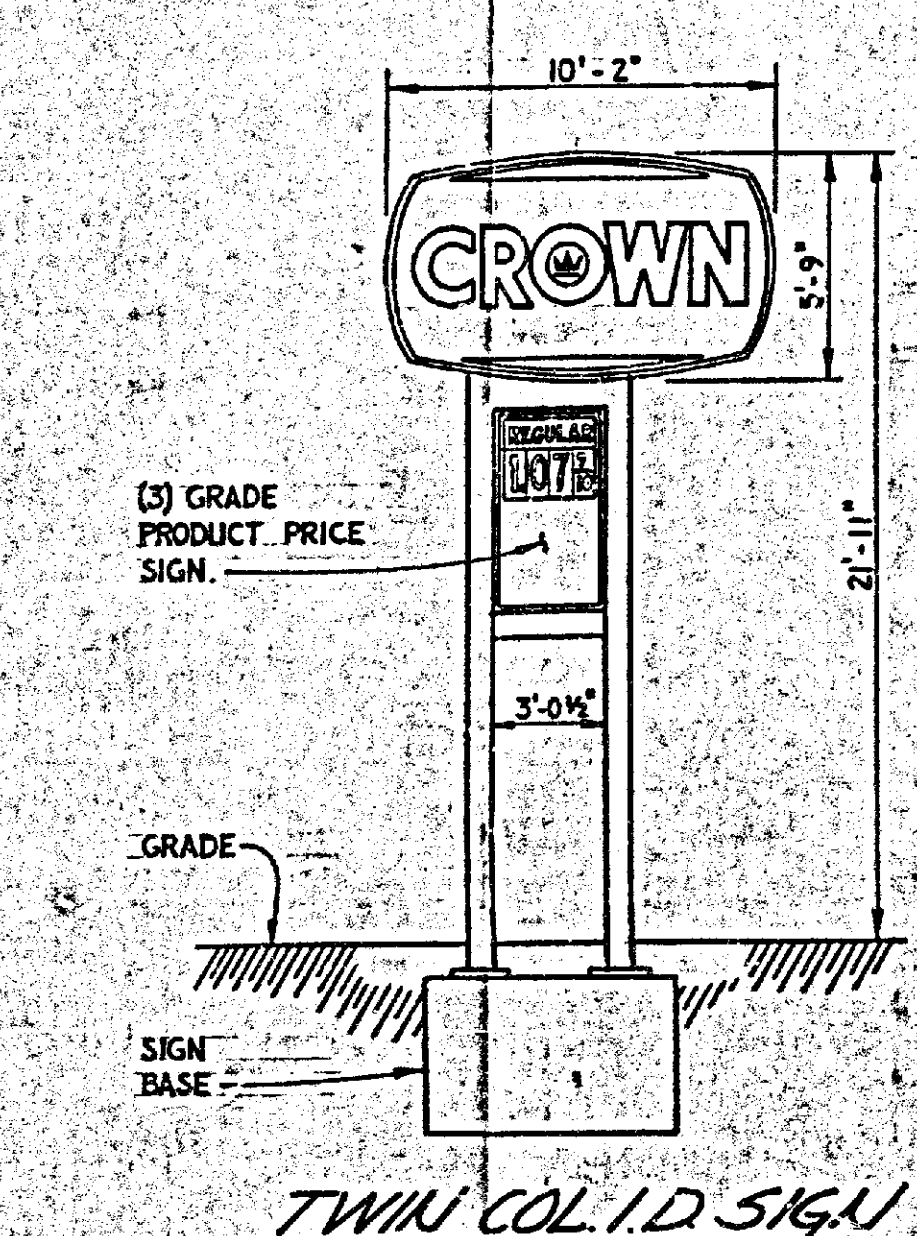
CASE # 73-142-RXA
GRANTED 3/15/73 A REDISTRICTING FROM C.C.C. DISTRICT TO A C.S.A. DISTRICT & A SPECIAL EXCEPTION FOR A CAR WASH IN COMBINATION WITH AN AUTOMOTIVE SERVICE STATION & DENIED A VARIANCE FOR HEIGHT OF LIGHT STANDARDS.

CASE # 4270
GRANTED 10/1/55 A SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION

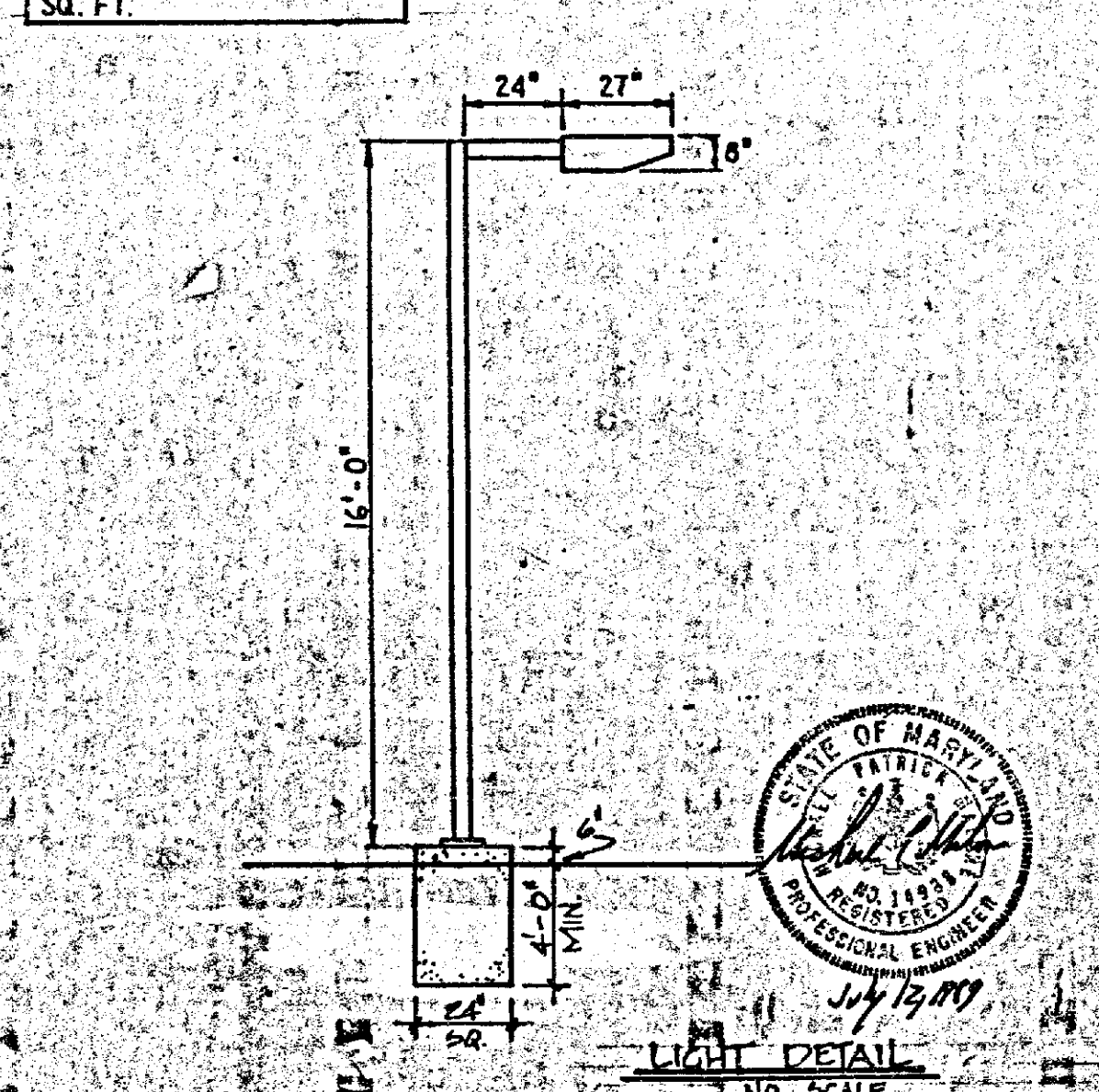
CASE # 84-497-A
GRANTED 6/9/64 A VARIANCE TO PERMIT A FREE-STANDING BUSINESS SIGN OF 101.3 SQ. FT. IN LIEU OF THE PERMITTED 100 SQ. FT. SUBJECT TO THE SIGN MUST COMPLY WITH SECTION 405.4.A.2.2 OF THE BC2K

EXISTING ZONING: BL-CCC	
PROPOSED ZONING: SAME WITH SPECIAL EXCEPTION & SPECIAL HEARING	
SPECIAL HEARING: TO AMEND SITE PLAN IN CASE # 4270	
SPECIAL EXCEPTION: FOR A FOOD STORE AS A USE IN COMBINATION WITH A SERVICE STATION (GAS & GO)	
VARIANCE:	
AREA REQUIREMENTS:	
3 DISPENSER ISLANDS WITH 6 CARS AT ONE TIME	DISPENSERS, CAPABLE
TOTAL SERVICING SPACES = 10	
TOTAL SPACES AND BAYS = 10	
TOTAL AREA REQUIRED = 10 x 1,500 SF = 15,000 SF (USE 15,000 SF MIN.)	
TOTAL WAITING SPACES = 10	
ANCILLARY USES:	
MINOR ACCESSORY USES NO ADDITIONAL SQUARE FOOTAGE REQUIRED	
COMBINATION USES:	
FOOD STORE SALES (MINI MARKET)	
ADDITIONAL SQUARE FOOTAGE - FACTORS 4 x 2200 SF = 8,800 SF	
TOTAL AREA REQUIRED = 15,000 SF + 8,800 SF = 23,800 SF	
TOTAL AREA OF TRACT = 23,800 SF OR 0.543 AC	
ACCESS POINTS:	
NUMBER OF DRIVEWAYS ON MAJOR STREET	
REQUIRED SITE WIDTH = 2 x 65' = 130'	
ACTUAL SITE WIDTH = 149.12'	
LANDSCAPING:	
LANDSCAPING REQUIRED (5% OF SITE) = 1,190 S.F.	
LANDSCAPING PROVIDED = 2,625 S.F.	
PARKING:	
PARKING SPACES REQUIRED = 1 FOR EVERY 200 S.F.	
PARKING SPACES PROVIDED = 15 (INCLUDING 1 HANDICAPPED)	
AREA DISTURBED BY NEW CONSTRUCTION = 8,300 S.F.	
EXISTING:	
EXIST USE: GAS & GO SERVICE STATION	
PROP. USE: SAME + EXPRESS-MART	

~ BRENBROOK DRIVE ~



10' SIGN	104.3
PRICE SIGN	36.0
STRUCTURE	41.0
TOTAL PROPOSED	181.3
SQ. FT.	



SPECIAL EXCEPTION AND SPECIAL HEARING

90-570-SPHX #14 MD-70

CROWN CENTRAL PETROLEUM CORPORATION	
PRODUCERS • REFINERS • MARKETERS OF PETROLEUM PRODUCTS AND PETROCHEMICALS	
GENERAL OFFICES • ONE NORTH CHARLES • P.O. BOX 1108 • BALTIMORE, MARYLAND 21203	
PLOT PLAN - CROWN SERVICE STATION	
LIBERTY RD & BRENBROOK DR. RANDALLSTOWN, MD	
SCALE: 1" = 10'-0"	
DATE: 8-29-86	STATION NUMBER: MD-70
DRAWN: WLOWMAN	CHECKED: BY
DRAWING NUMBER: CCP-8570	REV. NO. 2

IN RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE - NW/Corner of Liberty Road and Brenbrook Road (8716 Liberty Road) 2nd Election District 2nd Councilmanic District Jane H. Goldman, et al Petitioners

ORDER OF DISMISSAL

Pursuant to the receipt of a written request for withdrawal from Petitioners' representative,

IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of August, 1990, that the Petitions for Special Hearing, Special Exception and Zoning Variances in the above-captioned matter be and the same are hereby DISMISSED without prejudice.

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Andrew Lapayowker, Esquire
1 North Charles Street, Baltimore, MD 21201

Ms. Jane H. Goldman
640 Fifth Avenue, 3rd Floor, New York, NY 10019

Mr. Michael P. Malone
1 North Charles Street, Baltimore, MD 21201

People's Counsel

File

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **90-570-SPHX**
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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a food store with less than 5,000 sq. ft. as a use in combination with a service station (gas 'n go operation) and an amendment to site plans in Case #4270 & #73-142-RVA and an approval of an expansion of the facility in accordance with Section 405.8.

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

I, or we, agree to pay expenses of above Special Exception 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: Michael P. Malone (Type of Print Name) Signature: [Signature] 1 North Charles Street Address Baltimore, MD 21201 City and State
Legal Owner(s): Jane H. Goldman (Type of Print Name) Signature: [Signature] 640 Fifth Ave., 3rd Floor Address New York, NY 10019 City and State
All as Preliminary Exhibits under the Will and Testament of [Name] (212) 257-2280
Attorney for Petitioner: Andrew Lapayowker (Type of Print Name) Signature: [Signature] 1 North Charles Street Address Baltimore, MD 21201 City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: [Name] Address [Address] Phone No. [Phone No.]
Attorney's Telephone No.: (301) 659-4834 Address [Address] Phone No. [Phone No.]

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 _____ day of _____, 19____, at _____ o'clock _____ M..

Zoning Commissioner of Baltimore County.

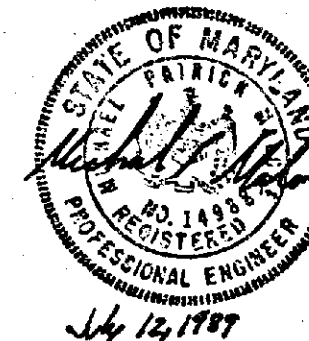
S.C.O.-No. 1

(over)

ZONING DESCRIPTION

Located on the North side of Liberty Road at the westerly intersection with Brenbrook Road and then running the following courses and distances: N 64° 40' 12" W 149.12'; then N 25° 19' 48" E 200.0'; then S 64° 40' 12" E 160.0'; thence along the westerly right of way of Brenbrook Road S 25° 19' 48" W 190.0'; then S 72° 44' 36" W 14.78' to the point of beginning.

Containing 31,946 square feet or .733 acres ±
Property also known as 8716 Liberty Road



BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item # 14, Zoning Advisory Committee Meeting of July 25, 1989
Property Owner: Jane H. Goldman
Location: Corner NW of Liberty Rd, W of Brenbrook Drive District: 2
Water Supply: meteo Sewage Disposal: meteo
COMMENTS ARE AS FOLLOWS:
(1) 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, Bureau of Regional Community Services, for final review and approval.
(2) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
(3) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
(4) A permit to construct from the Bureau of Air Quality Management is required for any charcoal generator which has a total cooking surface area of five (5) square feet or more.
(5) 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.
(6) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, sauna, whirlpool, hot tub, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6000 x 315.
(7) 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.
(8) 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 the State Department of the Environment.
(9) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
(10) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
(11) Soil percolation tests, have been _____, must be _____, conducted.
(12) The results are valid until _____.
(13) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
(14) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
(15) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test _____ shall be valid until _____.
(16) If not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
(17) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
(18) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3900.
(19) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
(20) Others _____

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20.

MSE/lab

Baltimore County
Fire Department
806 York Road
Towson, Maryland 21204-2586
(301) 887-4500
Paul H. Reincke
Chief

JULY 26, 1989

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: LEASEE: CROWN PETROLEUM CORP.
Location: CORNER OF N/S OF LIBERTY ROAD
Item No.: 14 Zoning Agenda: JULY 25, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

CRG 11
ALL SELF-SERVICE STATIONS SHALL HAVE 1 ATTENDANT ON DUTY WHILE THE STATION IS OPEN TO THE PUBLIC. THE ATTENDANT'S PRIMARY FUNCTION SHALL BE TO SUPERVISE, OBSERVE, AND CONTROL THE DISPENSING OF CLASS I LIQUIDS WHILE ACTUALLY BEING DISPENSED. NFPA 30, 1987 ED., SEC 7-8.4.3 AND SEC 7-8.4.4.

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", 1988 edition prior to occupancy.

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

JK/KEK

JUL 28 1989

RECEIVED
AUG 3 1989
ZONING OFFICE

July 31, 1989



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: February 1, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Jane H. Goldman, Item 14

The Petitioner requests a Special Exception for a food store with less than 5,000 sq. ft. as a use in combination with service station (gas 'n go operation) and an amendment to site plans in Case Nos. 4270 and 73-142-RVA and on approval of an expansion of the facility in accordance with Section 405.8.

In reference to the Petitioner's request, staff offers the following conditions should the Petition be granted:

- The Petitioner shall submit architectural elevations to ensure quality design and compatibility.
- The point of ingress and egress along Brenbrook Drive (closest to Liberty Road) should be eliminated because this area of access is too close to the intersection of Brenbrook and Liberty Road.
- The proposed dumpster should be relocated to the area designated as parking space number thirteen and screened from public view.
- Any lighting fixtures used for illumination and security purposes should be arranged to reflect the light away from adjacent residential properties and public streets.
- No outdoor display of retail merchandise shall be permitted.
- Temporary signs or seasonal banners shall not be permitted on site.
- The Petitioner shall submit a landscape plan to the Deputy Director of the Office of Planning and Zoning prior to the issuance of any building permits. The plan should include street trees along Liberty Road.
- A note shall be included on the landscape plan indicating that any planting provided in the public right-of-way shall be maintained by the Petitioner.

Jane H. Goldman, Item 14
Page 2
February 1, 1990

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Al Wirth - SWM
Bob Bowling - Dev. Eng. (3)
Frank Fisher - Current Planning
Rahim Famili - Traffic Engineering
Rocky Powell - DEPRM
Larry Pilson - DEPRM
Dave Flowers - DEPRM
Carl Richards - Zoning
Capt. Kelly - Fire Department
Pat Kincer - Rec. & Parks
Chuck Weiss - Sanitation
Larry Brocato - SHA

DATE: August 17, 1989

FROM: Susan Wimbley
Bureau of Public Services

SUBJECT: Crown - Liberty & Brenbrook
Crown Central
539-7400
W-89-132

RECEIVED AUG 18 1989
to JLL

The subject property was granted a waiver of CRG meeting by the Office of Planning & Zoning. However, CRG approval signatures must be obtained.

Please review the attached plan for concurrence with current development regulations and give us your approval or comments by September 1, 1989. Nonresponsiveness by the aforementioned date is considered to be concurrence by your office of the plan.

SIDE FOR COMMENTS

SW:g
Attachment
cc: File

OVER

9/17/89

Mr. Robert Haines,
Zoning Commissioner
111 W. Chesapeake Ave.
Towson, MD 21204

90-570-SPHX

Re: Item #14
Liberty @ Brenbrook Rd.

Dear Mr. Haines,

Please be advised that Crown Stationers would like the above referenced petition for Special Exception Hearing be withheld, the scheduling of a hearing date until further notice.

This delay is necessitated by items that must be addressed before we can proceed with the development of the site.

As soon as these items are corrected, we will notify you to continue processing this petition. Thank you for your anticipated cooperation.

Sincerely,

Nicholas Kommodakis, Agent
for Crown

235-6811

7/9/90 - Per Nick Kommodakis
Dismissed. They will proceed
via re-filing.

IN RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE - NW/Corner of Liberty Road and Brenbrook Road (8716 Liberty Road) 2nd Election District 2nd Councilmanic District Jane H. Goldman, et al Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-570-SPHX

ORDER OF DISMISSAL

Pursuant to the receipt of a written request for withdrawal from Petitioners' representative,

IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of August, 1990, that the Petitions for Special Hearing, Special Exception and Zoning Variances in the above-captioned matter be and the same are hereby DISMISSED without prejudice.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Andrew Lapayowker, Esquire
1 North Charles Street, Baltimore, MD 21201

Ms. Jane H. Goldman
640 Fifth Avenue, 3rd Floor, New York, NY 10019

Mr. Michael P. Malone
1 North Charles Street, Baltimore, MD 21201

People's Counsel

File

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **90-570-SPHX**

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

I, or we, agree to pay expenses of above Special Exception 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:

Contract Executives

Michael P. Malone

(Type of Print Name)

Signature

1 North Charles Street

Address

Baltimore, MD 21201

City and State

Attorney for Petitioner:

Andrew Lapayowker

(Type of Print Name)

Signature

1 North Charles Street

Address

Baltimore, MD 21201

City and State

Attorney's Telephone No.: (301) 659-4834

Legal Owner(s):

Jane H. Goldman

(Type of Print Name)

Signature

640 Fifth Avenue, 3rd Floor

Address

New York, NY 10019

City and State

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

Name

Address

City and State

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 _____ day of _____, 19____, at _____ o'clock _____ M.

Zoning Commissioner of Baltimore County.

S.C.O.-No. 1

(over)

ZONING DESCRIPTION

Located on the North side of Liberty Road at the westerly intersection with Brenbrook Road and then running the following courses and distances: N 64° 40' 12" W 149.12'; then N 25° 19' 48" E 200.0'; then S 64° 40' 12" E 160.0'; thence along the westerly right of way of Brenbrook Road S 25° 19' 48" W 190.0'; then S 72° 44' 36" W 14.78' to the point of beginning.

Containing 31,946 square feet or .733 acres ±

Property also known as 8716 Liberty Road



14/14/90

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

7/20/90

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

Zoning Item # 14, Zoning Advisory Committee Meeting of July 25, 1989

Property Owner: Jane H. Goldman

Location: Corner NW of Liberty Rd, W of Brenbrook Drive District: 2

Water Supply: meteo Sewage Disposal: meteo

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, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charcoal burner generator 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, sauna, whirlpool, hot tub, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6000 x 315.
- () 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 the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () 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 Water and Sewer 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. For more information contact the Division of Environmental Management at 887-3900.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others _____

C. J. Haines
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County
Fire Department
806 York Road
Towson, Maryland 21204-2586
(301) 887-4500
Paul H. Reincke
Chief

JULY 26, 1989

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Donna F. Rasmussen
County Executive

RE: Property Owner: LEASEE: CROWN PETROLEUM CORP.

Location: CORNER OF N/S OF LIBERTY ROAD

Item No.: 14 Zoning Agenda: JULY 25, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

CRG 11
ALL SELF-SERVICE STATIONS SHALL HAVE 1 ATTENDANT ON DUTY WHILE THE STATION IS OPEN TO THE PUBLIC. THE ATTENDANT'S PRIMARY FUNCTION SHALL BE TO SUPERVISE, OBSERVE, AND CONTROL THE DISPENSING OF CLASS I LIQUIDS WHILE ACTUALLY BEING DISPENSED. NFPA 30, 1987 ED., SEC 7-8.4.3 AND SEC 7-8.4.4.

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", 1988 edition prior to occupancy.

REVIEWER: *Capt. J. Kelly* Noted and Approved
Planning Group
Special Inspection Division

Capt. J. Kelly
Fire Prevention Bureau

JK/KEK

JUL 28 1989

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

RECEIVED
AUG 3 1989

ZONING OFFICE

July 31, 1989



Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Donna F. Rasmussen
County Executive

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20.

Very truly yours,

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

MSE/lab

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: February 1, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Jane H. Goldman, Item 14

The Petitioner requests a Special Exception for a food store with less than 5,000 sq. ft. as a use in combination with service station (gas 'n go operation) and an amendment to site plans in Case Nos. 4270 and 73-142-RVA and on approval of an expansion of the facility in accordance with Section 405.8.

In reference to the Petitioner's request, staff offers the following conditions should the Petition be granted:

- The Petitioner shall submit architectural elevations to ensure quality design and compatibility.
- The point of ingress and egress along Brenbrook Drive (closest to Liberty Road) should be eliminated because this area of access is too close to the intersection of Brenbrook and Liberty Road.
- The proposed dumpster should be relocated to the area designated as parking space number thirteen and screened from public view.
- Any lighting fixtures used for illumination and security purposes should be arranged to reflect the light away from adjacent residential properties and public streets.
- No outdoor display of retail merchandise shall be permitted.
- Temporary signs or seasonal banners shall not be permitted on site.
- The Petitioner shall submit a landscape plan to the Deputy Director of the Office of Planning and Zoning prior to the issuance of any building permits. The plan should include street trees along Liberty Road.
- A note shall be included on the landscape plan indicating that any planting provided in the public right-of-way shall be maintained by the Petitioner.

Jane H. Goldman, Item 14
Page 2
February 1, 1990

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Al Wirth - SWM
Bob Bowling - Dev. Eng. (3)
Frank Fisher - Current Planning
Rahim Famili - Traffic Engineering
Rocky Powell - DEPRM
Larry Pilson - DEPRM
Dave Flowers - DEPRM
Carl Richards - Zoning
Capt. Kelly - Fire Department
Pat Kincer - Rec. & Parks
Chuck Weiss - Sanitation
Larry Brocato - SHA

DATE: August 17, 1989

FROM: Susan Wimbley
Bureau of Public Services

SUBJECT: Crown - Liberty & Brenbrook
Crown Central
539-7400
W-89-132

RECEIVED AUG 18 1989
to JLL

The subject property was granted a waiver of CRG meeting by the Office of Planning & Zoning. However, CRG approval signatures must be obtained.

Please review the attached plan for concurrence with current development regulations and give us your approval or comments by September 1, 1989. Nonresponsiveness by the aforementioned date is considered to be concurrence by your office of the plan.

SIDE FOR COMMENTS

SW:g
Attachment
cc: File

OVER

9/12/89

Mr. Robert Haines,
Zoning Commissioner
111 W. Chesapeake Ave.
Towson, MD 21204

90-570-SPHX

Re: Item #14
Liberty @ Brenbrook Rd.

Dear Mr. Haines,

Please be advised that Crown Station Inc. would like the above referenced petition for Special Exception Hearing be withheld, the scheduling of a hearing date until further notice.

This delay is necessitated by items that must be addressed before we can proceed with the development of the site.

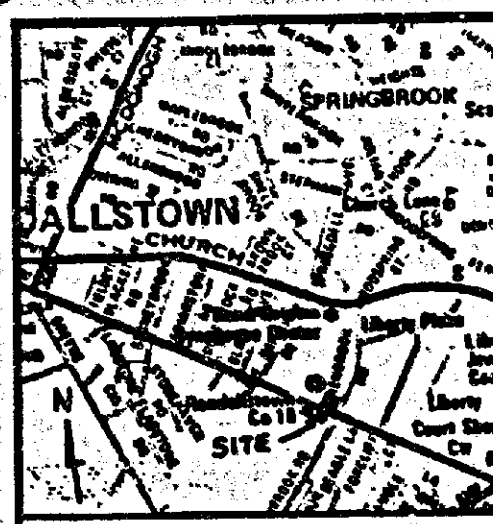
As soon as these items are corrected, we will notify you to continue processing this petition. Thank you for your anticipated cooperation.

Sincerely,

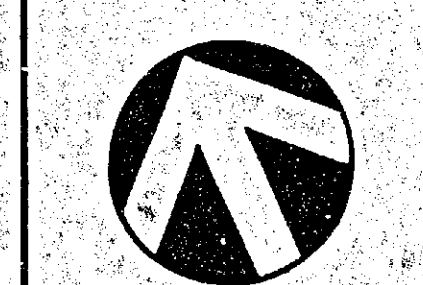
Nicholas Kommodakis, Agent
for Crown

235-6811

7/9/90 - Per Nick Kommodakis
Dismissed. They will proceed
via re-filing.



LOCATION MAP
SCALE: 1" = 2,000'



ZONED: BL-CCC
USE: FUNERAL HOME

N 25° 19' 48" E
145'-0"

10'-0"

35'-0" ENTRANCE

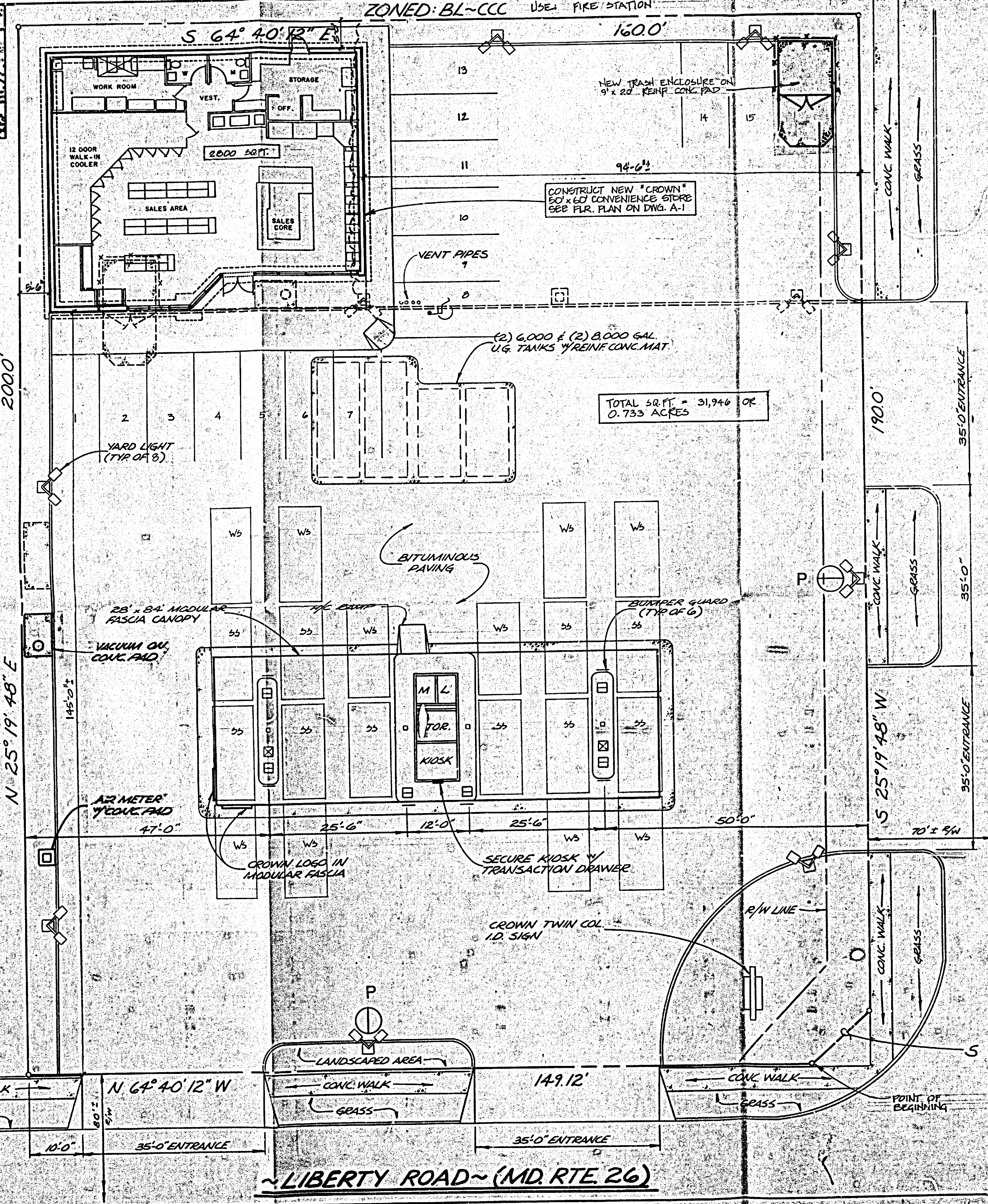
CONC. WALK

GRASS

10'-0"

35'-0" ENTRANCE

CONC. WALK



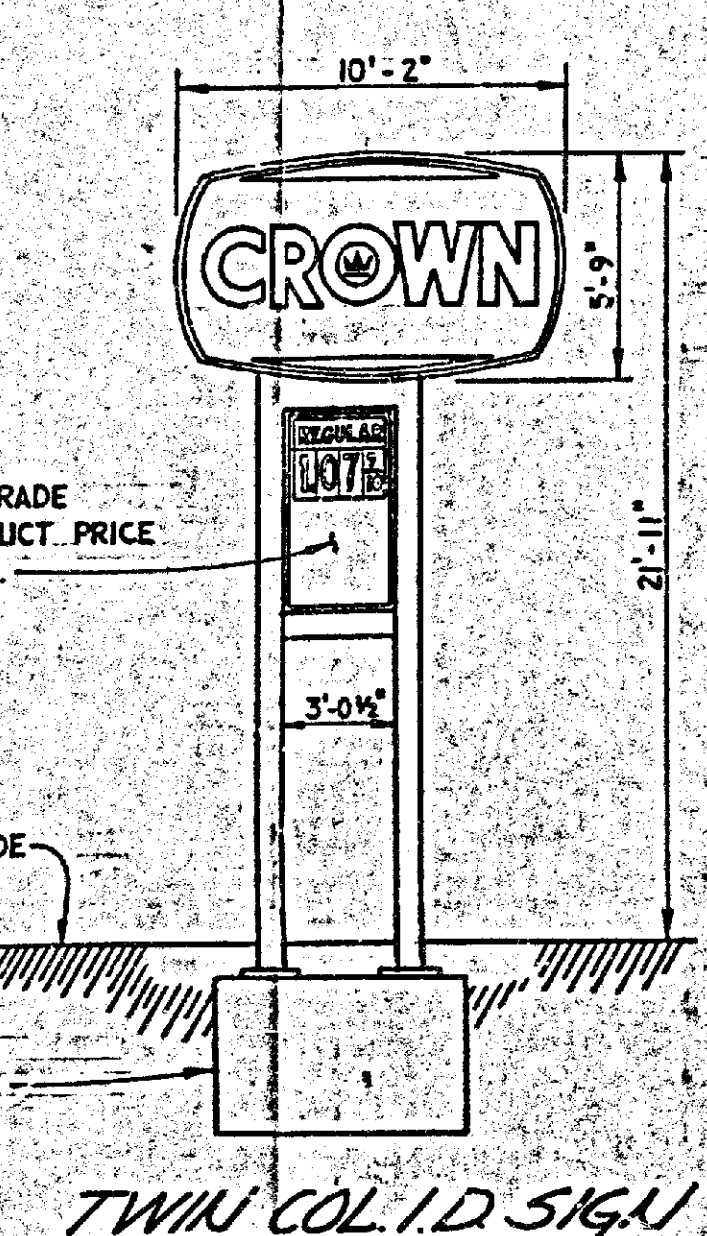
CASE # 73-142-RXA
GRANTED 3/15/73 A REDISTRICTING FROM C.C.C. DISTRICT TO A C.S.A. DISTRICT & A SPECIAL EXCEPTION FOR A CAR WASH IN COMBINATION WITH AN AUTOMOTIVE SERVICE STATION & DENIED A VARIANCE FOR HEIGHT OF LIGHT STANDARDS.

CASE # 4270
GRANTED 10/1/55 A SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION

CASE # 84-497-A
GRANTED 6/9/64 A VARIANCE TO PERMIT A FREE-STANDING BUSINESS SIGN OF 101.3 SQ. FT. IN LIEU OF THE PERMITTED 100 SQ. FT. SUBJECT TO THE SIGN MUST COMPLY WITH SECTION 405.4.A.2.2 OF THE BC2K

EXISTING ZONING: BL-CCC	
PROPOSED ZONING: SAME WITH SPECIAL EXCEPTION & SPECIAL HEARING	
SPECIAL HEARING: TO AMEND SITE PLAN IN CASE # 4270	
SPECIAL EXCEPTION: FOR A FOOD STORE AS A USE IN COMBINATION WITH A SERVICE STATION (GAS & GO)	
VARIANCE:	
AREA REQUIREMENTS:	
3 DISPENSER ISLANDS WITH 6 CARS AT ONE TIME	DISPENSERS, CAPABLE
TOTAL SERVICING SPACE = 10	
TOTAL SERVICING BAYS = 10	
TOTAL SPACES AND BAYS = 10	
TOTAL AREA REQUIRED = 10 x 1,500 SF = 15,000 SF (USE 15,000 SF MIN.)	
TOTAL WAITING SPACES = 10	
ANCILLARY USES:	
MINOR ACCESSORY USES NO ADDITIONAL SQUARE FOOTAGE REQUIRED	
COMBINATION USES:	
FOOD STORE SALES (MINI MARKET)	
ADDITIONAL SQUARE FOOTAGE - FACTORS 4 x 2200 SF = 8,800 SF	
TOTAL AREA REQUIRED = 15,000 SF + 8,800 SF = 23,800 SF	
TOTAL AREA OF TRACT = 23,800 SF OR 0.543 AC	
ACCESS POINTS:	
NUMBER OF DRIVEWAYS ON MAJOR STREET	
REQUIRED SITE WIDTH = 2 x 65' = 130'	
ACTUAL SITE WIDTH = 149.12'	
LANDSCAPING:	
LANDSCAPING REQUIRED (5% OF SITE) = 1,190 S.F.	
LANDSCAPING PROVIDED = 2,625 S.F.	
PARKING:	
PARKING SPACES REQUIRED = 1 FOR EVERY 200 S.F.	
PARKING SPACES PROVIDED = 15 (INCLUDING 1 HANDICAPPED)	
AREA DISTURBED BY NEW CONSTRUCTION = 8,300 S.F.	
EXISTING:	
EXIST USE: GAS & GO SERVICE STATION	
PROP. USE: SAME + EXPRESS-MART	

~ BRENBROOK DRIVE ~



10' SIGN	104.3
PRICE SIGN	36.0
STRUCTURE	41.0
TOTAL PROPOSED	181.3
SQ. FT.	

SPECIAL EXCEPTION AND SPECIAL HEARING
90-570-SPHX #14 MD-70

CROWN CENTRAL PETROLEUM CORPORATION
PRODUCERS • REFINERS • MARKETERS OF PETROLEUM PRODUCTS AND PETROCHEMICALS
GENERAL OFFICES • ONE NORTH CHARLES • P.O. BOX 1108 • BALTIMORE, MARYLAND 21203

PLOT PLAN - CROWN SERVICE STATION
LIBERTY RD & BRENBROOK DR.
RAWDALLSTOWN, MD.
SCALE: 1" = 10'-0"
DATE: 8-29-86
STATION NUMBER: MD-70
DRAWN: WLOWMAN
CHECKED: [Signature]
DRAWING NUMBER: CCP-8570
REV. NO. 2