

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE.
E/S York Road, 200 ft. +/- N of * ZONING COMMISSIONER
c/l Gerard Avenue
2127 York Road * OF BALTIMORE COUNTY
8th Election District
4th Councilmanic District * Case No. 97-547-XA
Legal Owner: Timonium Land Corp.
Lessee: Express Fuel, Inc. *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Exception and Variance, both for the property located at 2127 York Road in Timonium. The Petitions were filed by Timonium Land Corporation, property owner, and Express Fuel, Inc., Lessee. Special Exception relief was requested for approval of a convenience store and roll over carwash in combination with the previously approved fuel service station, pursuant to Sections 405.4.E.1 and 405.4.E.2 of the Baltimore County Zoning Regulations (BCZR). Variance relief is requested from Sections 405.4.A.2.b. and 419.4.B.3 of the BCZR to approve a landscape transition area of 0 ft. in lieu of the required 10 ft. in the front yard and 0 ft. in lieu of the required 6 ft. in the rear and side yards; from Section 405.4.A.2 to approve a fuel pump setback of 23 ft. in lieu of the required 25 ft. from a street right of way; and from Section 405.4.A.2 to approve a canopy setback of 11 ft. in lieu of the required 15 ft. from a street right of way. All of the subject property and the requested relief is more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petitions for Special Exception and Variance.

Appearing at the public hearing held for this case were James S. Davison and Mark A. Krug, principles in those corporations which are identified as Petitioners. Also present was Ken Colbert, a professional engineer who prepared the site plan. The Petitioners were represented by Deborah

ORDER RECEIVED FOR FILING
Date 7/29/97
By [Signature]

Dopkin, Esquire. Appearing as an interested person was Mark Beckwith, on behalf of C & D Corp., Inc. That corporation owns and manages several service stations and carwash facilities, including an Amoco station location near the subject site.

Testimony and evidence presented was that the subject site is an irregularly shaped lot, located abutting York Road in Timonium. The property is approximately .638 acres in area, zoned B.M.-A.S. The York Road corridor is highly commercial in character in this vicinity. The site is near the Timonium State Fair Grounds and lies immediately adjacent to a restaurant and shopping center.

Additional testimony and evidence was that the property was originally developed in the 1960s as a Texaco Service Station. The original plans submitted in 1969 for approval of that service station and fuel station were received as Petitioner's Exhibit No. 3. The Texaco station operated at the subject site for many years. However, approximately 2 years ago, the Petitioners acquired the property and converted the property to a Petro Fuel Station. The station has been operated by the Petitioners to sell gasoline since that time.

The Petitioners propose making several renovations to the site and slightly alternating the use. The primary focus of the business will continue to be the sale of automotive fuel. However, the service bay building will be completely renovated, to eliminate the service bays. In place of these repair facilities, a convenience store will be added. This store will be similar to a Tiger Mart and similar such facilities which are being operated by many of the major oil companies. There is a trend in the fuel industry to eliminate service garage work from fuel service stations and replace same with convenience stores. In addition, the Petitioners propose the addition of a roll over carwash.

Significant testimony regarding the proposed operation and property was offered by Mr. Colbert and Mr. Davison. Their testimony included a description of the subject site, the neighborhood and the historic and proposed use of the property. Mr. Davison described the proposed hours of operation, the number of employees and also the car wash operation. Mr. Colbert described the site plan and the layout and traffic patterns for the property.

For his part, Mr. Beckwith offered testimony questioning the wisdom of the proposed layout. He testified based upon his 20 years experience in the carwash business. He indicated that although the site plan might be acceptable during most months, carwash operations are extremely busy during the Winter months following snow storms and other inclement weather. He fears that the traffic will back up from the site onto York Road.

In this regard, it is of note that the BCZR regulates the number of stacking requirements which are required for carwashes. Specifically, Section 419.3.A.1 requires 9 stacking spaces for each roll over carwash facility. In fact, this plan shows that 9 spaces will be provided. It is significant that no variance relief is sought from this requirement. In my judgment, there appears to be sufficient space on site to provide stacking, maneuvering and parking areas.

Based upon the cumulative testimony and evidence offered, I am persuaded to grant the Petition for Special Exception. In my judgment, the proposed use will not cause detrimental impact to the health, safety and general welfare of the locale. I am persuaded that the Petitioners have satisfied each of the requirements and standards set forth in Section 502.1 of the BCZR.

I am also persuaded to grant the requested variance relief. As noted above, the site was developed many years ago for use as a service garage

ORDER RECEIVED FOR FILING

Date

By

and there is a limited area for landscaping. Testimony was offered by Mr. Colbert that he met with a representative of the Office of Planning immediately preceding the hearing and that additional landscaping over what is shown on the plan would be installed. In this regard, I will require the Petitioner to submit a landscape plan for approval by the County's Landscape Architect and the Office of Planning.

The other variances are requested to legitimize existing conditions. In this regard, the fuel pump islands and canopy are presently in existence and have maintained the 23 ft. and 11 ft. setbacks, respectively, for many years. These variances are requested to legitimize existing conditions and not for any new construction. In my judgment, these variances should also be granted. I am satisfied that the Petitioners have met the requirements of Section 307 of the BCZR as construed by the case law.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

ORDER RECEIVED FOR FILING
Date 7/29/97
By M. H. Hark
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of July 1997 that a Petition for Special Exception for, approval of a convenience store and roll over carwash in combination with the previously approved fuel service station, pursuant to Sections 405.4.E.1 and 405.4.E.2 of the Baltimore County Zoning Regulations (BCZR), be and are hereby GRANTED; and,

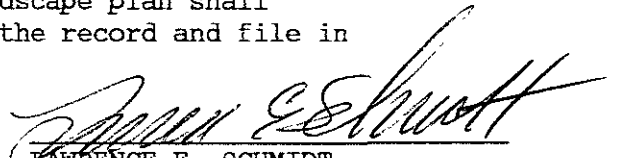
IT IS FURTHER ORDERED that a variance from Sections 405.4.A.2.b. and 419.4.B.3 of the BCZR to approve a landscape transition area of 0 ft. in lieu of the required 10 ft. in the front yard, and 0 ft. in lieu of the required 6 ft. in the rear and side yards, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 405.4.A.2 to approve a fuel pump setback of 23 ft. in lieu of the required 25 ft. from a

street right of way; and from Section 405.4.A.2 to approve a canopy setback of 11 ft. in lieu of the required 15 ft. from a street right of way, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall comply with the ZAC comments from the Office of Planning dated July 14, 1997. The Petitioners shall submit a landscape plan for approval by the Baltimore County Landscape Planner and the Office of Planning. The approved landscape plan shall become a permanent part of the record and file in this matter.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 7/29/97
By M. Noak



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 29, 1997

Deborah C. Dopkin, Esquire
502 Washington Avenue
Towson, Maryland 21204

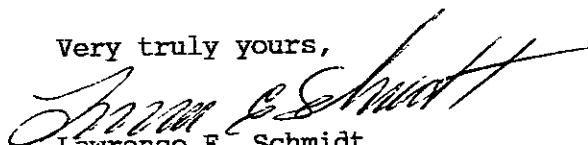
RE: Petitions for Special Exception and Variance
Case No. 97-547-XA
Property: 2127 York Road
Petitioner: Express Fuel, Inc.,/Timonium Land Corp., Petitioner.

Dear Mrs. Dopkin:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Exception and Variance have been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Messrs. J. Scott Davison and Mark A. Krug
127 York Road, Timonium, Maryland 21093
c: Mr. Mark A. Krug, 2127 York Road, Timonium, Md. 21093



RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
PETITION FOR VARIANCE		
2127 York Road, E/S York Road, 200'+/-	*	ZONING COMMISSIONER
N of c/l Gerard Avenue		
8th Election District, 4th Councilmanic	*	OF BALTIMORE COUNTY
Legal Owner: Timonium Land Corporation	*	CASE NO. 97-547-XA
Contract Purchaser: Express Fuel, Inc.		
Petitioners	*	

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio
 CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of July, 1997, a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esq., 502 Washington Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN



Petition for Special Exception

97-547-XA
to the Zoning Commissioner of Baltimore County

for the property located at

2127 York Road

which is presently zoned B.M. - A.S.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 Regulations of Baltimore County, to use the herein described property for

a convenience store and roll-over car wash in combination with a previously approved fuel service station, pursuant to Section 405.4E.1 and 2.

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

Contract Purchaser/Lessee:

Express Fuel, Inc.

(Type or Print Name) J. SCOTT DAVISON, PRES

J. Scott Davison
Signature

13814 Jarrettsville Pike

Address

Phoenix, Maryland 21131

City State Zipcode

Attorney for Petitioner.

Deborah C. Dopkin, Esquire

(Type or Print Name)

Deborah C. Dopkin
Signature

502 Washington Ave. (410) 339-7100

Address Phone No

Towson, Maryland 21204

City State Zipcode

Legal Owner(s)

Timonium Land Corporation

(Type or Print Name)

By: *J. Scott Davison*
Signature

J. Scott Davison, PRES
(Type or Print Name)

J. Scott Davison
Signature

14236 Saw Mill Court (410) 628-1410

Address Phone No

Phoenix, Maryland 21131

City State Zipcode

Name, Address and phone number of representative to be contacted

Deborah C. Dopkin, Esquire

Name

502 Washington Ave. (410) 339-7100

Address Phone No

Towson, Maryland 21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: R.T. DATE 6-5-97

547



Petition for Variance

97-547-XA
to the Zoning Commissioner of Baltimore County

for the property located at 2127 York Road

which is presently zoned B.M. - A.S

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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(s) 405.4A2b and Section 419.4B3 to approve a landscaped transition area of 0' in lieu of the required 10' in front and of 0' in lieu of the required 6' on the rear and side yards; from Section 405.4.A2.a to approve a fuel pump set back of 23' in lieu of the required 25' from a street right-of-way and to approve a canopy setback of 11' in lieu of the required 15' from a street of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or right-practical difficulty) of-way.
Practical difficulty and such other reasons as will be presented at the hearing.

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.

Contract Purchaser/Lessee:

Express Fuel, Inc.

(Type or Print Name) J. SCOTT DAVISON, PRES

J. Scott Davison
Signature

13814 Jarrettsville Pike

Address

Phoenix, Maryland 21131

City State Zipcode

Attorney for Petitioner:

Deborah C. Dopkin, Esquire

(Type or Print Name)

Deborah C. Dopkin
Signature

502 Washington Ave. (410) 339-7100

Address Phone No.

Towson, Maryland 21204

City State Zipcode

(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.

Legal Owner(s):

Timonium Land Corporation

(Type or Print Name)

By: J. Scott Davison
Signature

J. Scott Davison, PRES

(Type or Print Name)

J. Scott Davison
Signature

14236 Saw Mill Court (410) 628-1410

Address Phone No.

Phoenix, Maryland 21131

City State Zipcode

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

Deborah C. Dopkin, Esquire

Name

502 Washington Ave. (410) 339-7100

Address Phone No.

Towson, MD 21204

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

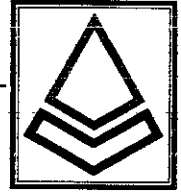
REVIEWED BY: R.F DATE 6-5-97

547



Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



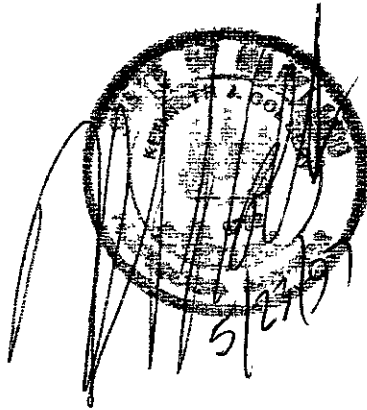
ZONING DESCRIPTION 2127 YORK ROAD

97-547-XA

BEGINNING AT A POINT ON THE EAST SIDE OF YORK ROAD (MARYLAND ROUTE 45) HAVING A VARIABLE RIGHT-OF-WAY WIDTH, SAID POINT BEING 200.00 FEET MORE OR LESS NORTHERLY FROM THE CENTERLINE OF GERARD AVENUE; THENCE LEAVING SAID POINT AND BINDING ALONG SAID EAST SIDE OF YORK ROAD AND RUNNING NORTH 18 DEGREES 47 MINUTES 06 SECONDS WEST 168.84 FEET; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING THE FOLLOWING COURSES AND DISTANCES: NORTH 71 DEGREES 12 MINUTES 54 SECONDS EAST 143.98 FEET; THEN SOUTH 04 DEGREES 21 MINUTES 22 SECONDS EAST 17.51 FEET; THENCE SOUTH 84 DEGREES 55 MINUTES 50 SECONDS EAST 49.51 FEET; THEN SOUTH 06 DEGREES 57 MINUTES 14 SECONDS WEST 179.75 FEET; THENCE SOUTH 86 DEGREES 55 MINUTES 44 SECONDS WEST 110.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,791 SQUARE FEET OF LAND MORE OR LESS.

I:\JOBS\96151.ZON



547

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: 797-547-00
2127 York Road
ES York Road, 2107
N of 4th Gerard Avenue
8th Election District
4th Councilmanic
Legal Owner(s):
Timonium Land Corporation
Contract Purchaser(s):
Express Fuel, Inc.

Special Exception: for a convenience store and roll-over car wash in combination with a previously approved fuel service station. **Variance:** to approve a landscaped transition area of zero feet in lieu of the required 20 feet in front and of zero feet in lieu of the required 6 feet on the rear and side yards, to approve a fuel pump setback of 23 feet in lieu of the required 25 feet from a street right-of-way and to approve a canopy setback of 11 feet in lieu of the required 15 feet from a street right-of-way. **Hearing: Tuesday, July 15, 1997 at 11:00 a.m., Room 407, Courts Building, 401 Bosley Avenue.**

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

6/3/23 June 19 C152341

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/19, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/19, 1997.

THE JEFFERSONIAN,

A. Henriksen
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **055939**

DATE 8/5/98 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JJS)

RECEIVED FROM: Colbert Matz Rosenfelt Inc

VERIFICATION #98-3092

FOR: 2127 York Road

1. SUBSTANTIATION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
 8/05/1998 8/05/1998 11:30:39
 REC 0002 CASHIER JRS: JMR DRAMER
 5 MISCELLANEOUS CASH RECEIPT
 Receipt # 057937
 CR NO. 055939

40.00 CHECK
 Baltimore County, Maryland

CASHIER'S VALIDATION

EXPRESS FUEL, INC.
 5651 WATERLOO ROAD
 ELLICOTT CITY, MARYLAND 21043

PAY TO THE ORDER OF Express Fuel, Inc.

DATE	TO THE ORDER OF	GROSS AMT	DESCRIPTION	NET AMOUNT
8/05/98	BALTIMORE COUNTY		FUEL AND SPECIAL EXP/VAR	550.00

EXPLANATION	AMOUNT

7.31
 520
 3487

DOLLARS

XX/100

First National Bank of Maryland
 BALTIMORE, MARYLAND

#547

1100348711 0520001131 18608627411

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item # 547

No.

038053

DATE 6-5-97

ACCOUNT

Room - 6150

020 - COM, VAR.

050 - SPX

AMOUNT

\$ 550.00

RECEIVED
FROM:

EXPRESS FUEL, INC.

FOR:

COM. VAR & SPX, #2127 York Rd.

REG. T.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

06/15/97 01 4 CML R 14364
Dept 5 525 MISCELLANEOUS CASH
CR NO. 038053

\$550.00 CR P-A J D
Baltimore County Maryland
Office of Budget & Finance

CERTIFICATE OF POSTING

RE: Case No.: 97-547-XA

Petitioner/Developer: EXPRESS FUEL, INC
C/O KEN COLBERT

Date of Hearing/Closing: 7/15/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #2127 YORK ROAD

The sign(s) were posted on 6/19/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 6/26/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

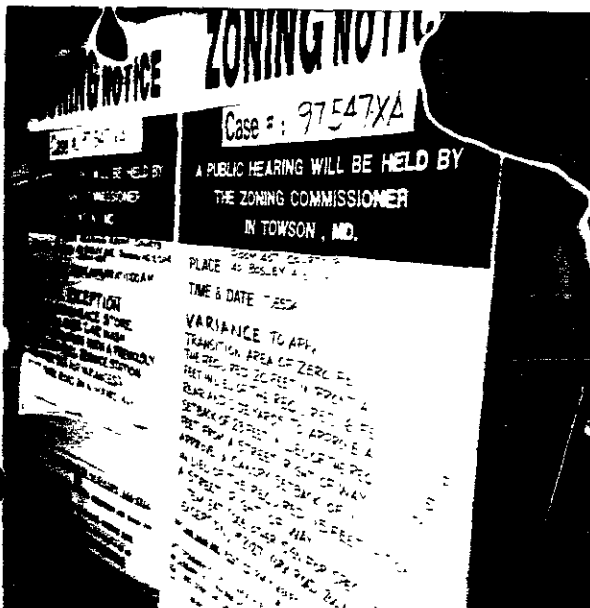
(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354
(Telephone Number)



97-547-XA
#2127 YORK RD.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 547

Petitioner: _____

Location: 2127 York Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: EXPRESS FUEL, INC.

ADDRESS: 5651 WATERLOO RD

ELLCOTT CITY, MD, 21043

PHONE NUMBER: _____

AJ:ggs

(Revised 09/24/96)

Date to be Posted: Anytime before but no later than *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-547-V

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: *

DATE AND TIME: *

REQUEST: TO APPROVE A LANDSCAPED TRANSITION AREA OF ZERO (0) FT.
IN LIEU OF THE REQUIRED 10 FT. IN FRONT, ZERO (0) FT. IN LIEU OF
REQUIRED 6 FT. ON THE REAR AND SIDE YARDS, A FUEL PUMP
SETBACK OF 23 FT. IN LIEU OF THE REQUIRED 25 FT. FROM A STREET
RIGHT-OF-WAY AND A CANOPY SETBACK OF 11 FT. IN LIEU OF THE
REQUIRED 15 FT. FROM A STREET RIGHT-OF-WAY.
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-547 SX

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: TO PERMIT A CONVENIENCE STORE AND ROLL-OVER CAR
WASH IN COMBINATION WITH A PREVIOUSLY APPROVED FUEL
SERVICE STATION.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTTIXENT PUBLISHING COMPANY

June 19, 1997 Issue - Jeffersonian

Please forward billing to:

Express Fuel, Inc.
5651 Waterloo Road
Ellicott City, MD 21043
410-628-1410

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-547-XA
2127 York Road
E/S York Road, 200' +/- N of c/l Gerard Avenue
8th Election District - 4th Councilmanic
Legal Owner(s): Timonium Land Corporation
Contract Purchaser(s): Express Fuel, Inc.

Special Exception for a convenience store and roll-over car wash in combination with a previously approved fuel service station.

Variance to approve a landscaped transition area of zero feet in lieu of the required 20 feet in front and of zero feet in lieu of the required 6 feet on the rear and side yards, to approve a fuel pump setback of 23 feet in lieu of the required 25 feet from a street right-of-way and to approve a canopy setback of 11 feet in lieu of the required 15 feet from a street right-of-way.

HEARING: TUESDAY, JULY 15, 1997 at 11:00 a.m. in Room 407 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 13, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-547-XA
2127 York Road
E/S York Road, 200' +/- N of c/l Gerard Avenue
8th Election District - 4th Councilmanic
Legal Owner(s): Timonium Land Corporation
Contract Purchaser(s): Express Fuel, Inc.

Special Exception for a convenience store and roll-over car wash in combination with a previously approved fuel service station.

Variance to approve a landscaped transition area of zero feet in lieu of the required 20 feet in front and of zero feet in lieu of the required 6 feet on the rear and side yards, to approve a fuel pump setback of 23 feet in lieu of the required 25 feet from a street right-of-way and to approve a canopy setback of 11 feet in lieu of the required 15 feet from a street right-of-way.

HEARING: TUESDAY, JULY 15, 1997 at 11:00 a.m. in Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Timonium Land Corporation
Express Fuel, Inc.
Deborah C. Dopkins, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 30, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 14, 1997

Deborah C. Dopkin, Esquire
502 Washington Avenue
Towson, MD 21204

RE: Item No.: 547
Case No.: 97-547-XA
Petitioner: Timonium Land Corp.

Dear Ms. Dopkin:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 5, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

June 16, 97 *kl*
DATE: 10/07/96

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: Browing-Ferris, Inc.
Steven H. Goeller
Gordon M. Roberts, Jr. & Mary A. Roberts
Owings Mills Self Storage, Inc.
Timonium Land Corporation
10,000 York Road LLC

Location: DISTRIBUTION MEETING OF OCT. 07, 1996.

Item No.: 538, 541, 543, 545, (547,) and 548

Zoning Agenda:

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.

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", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: June 23, 1997

FROM: Robert W. Bowling, Chief
Development Plans Review Division

~~Robert W. Bowling~~

SUBJECT: Zoning Advisory Committee Meeting
for June 23, 1997
Item No. 547

The Development Plans Review Division has reviewed the subject zoning item. This office supports the variance requests to the landscape transition areas. Conformance with the Landscape Manual to the full extent possible is required. A Schematic Landscape Plan must be submitted.

RWB:HJO:jrb

cc: File

ZONE623.547



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 6-17-97
Item No. 547 RT

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,

P. J. Burns
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 6/19/97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: June 16, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	536	545
	540	546
	542	547
	543	548
	544	

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

57-547
7-14-97

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: July 14, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: 2127 York Road

INFORMATION

Item Number: 547

Petitioner: Timonium Land Corporation

Zoning: BM-AS

Requested Action: Variance and Special Exception

Summary of Recommendations:

Staff has met with the applicant's representative, Mr. Colbert, to discuss site upgrade related issues. The applicant has taken positive steps to provide additional landscaping prior to the filing of the instant request. Staff supports the applicant's request provided that additional landscaping is installed as per the agreement with Mr. Colbert.

Prepared by:

Jeffrey W. Long

Division Chief:

Sam L. Kerns

AFK/JL



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 21, 1998

Mr. Kenneth J. Colbert
Colbert, Matz, Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, MD 21209

Dear Mr. Colbert:

RE: More-in-Keeping Plan, Petro Station, 2127 York Road, Zoning Case Number
97-547-XA, 8th Election District

This response confirms this office's approval of the more-in-keeping plan provided with your letter dated September 3, 1998 concerning the car wash building addition at the above referenced site, subject to the following conditions:

1. Per 405.6 (BCZR), provide signature blocks on the plans for Planning, DPW, and Zoning Review and get Planning and DPW approval on 3 plans, which then must be submitted for Zoning Review sign off.
2. Document DRC approval with DRC number and date and include this zoning approval response on all future plans.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John L. Lewis".

John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure

c: zoning case #97-547-XA

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

September 3, 1998

Mr. Arnold Jablon, Director
Baltimore County Department of
Permits and Development Management
111 W. Chesapeake Avenue
Baltimore, MD 21204

Subject: Petro Station, 2127 York Road
CMR No. 96151

Dear Mr. Jablon;

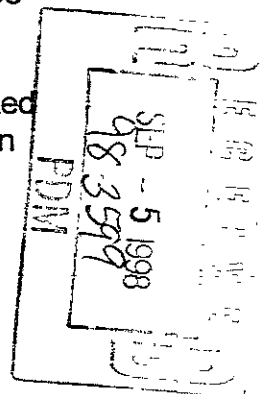
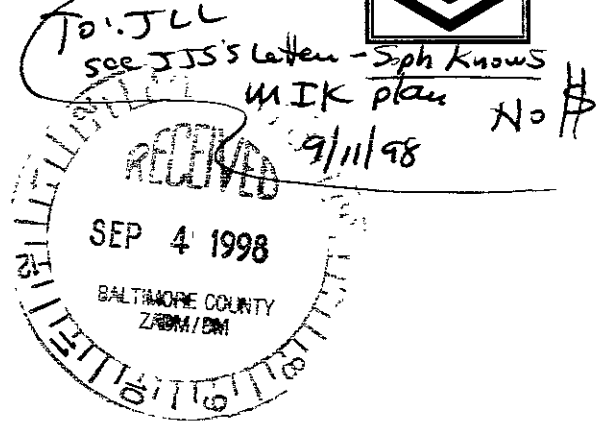
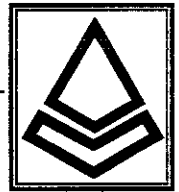
Pursuant to Section 405.6.a.1 of the Baltimore County Zoning Regulations, we are requesting, on behalf of the owner and operator of the subject fuel service station, that an expansion of the previously approved facility, as shown on the attached Plan, be permitted.

The Subject fuel service station has been in existence and has occupied the same property limits dating back prior to 1970. It most recently was the subject of a combined Special Exception and Variance Hearing (Case No. 97-547-XA). The purpose of this Case was to seek approval for a roll over car wash as a use in combination with a previously approved fuel service station along with variances to legitimize certain existing setback and buffer yard requirements. Both the Special Exception and the Variances were granted by the Zoning Commissioner by his Order dated July 29, 1997.

While proceeding with final design for the project, the owners discovered that the size of the car wash approved under the Special Exception (36 feet long) was insufficient to house a "roll over" car wash which provided the most current efficiencies of operation. In order to properly house a the more efficient car wash, a 50 foot long building would be needed.

The new style car wash has a potential production rate of 55 vehicles per hour. While the owners do not feel that they will reach that rate of production, the increased speed of production will significantly reduce the vehicular stacking and waiting time for a car wash. This positive impact resulting from the longer car wash building will improve the site in such a manner that the station would be **"more in keeping"** with the purposes of Subsection 405.4.

Subsequently I met with Mr. Carl Richards of the Zoning Office, and requested that the decision be reconsidered. Mr. Richards did not feel that the decision should be reconsidered, but did suggest that the requested expansion be addressed in accordance with Section 405.6.a.1.



Mr. Arnold Jablon
September 3, 1998
Page -2-

Attached is a copy of the Plan for Special Exception that was approved in Case No. 97-547-XA along with a Site Plan showing the car wash expanded to 50 feet. The proposed expansion is confined to the limits of the site as approved not only by the Special Exception, but also within the limits of the site as originally approved in 1969. The site, with the expansion in place:

- a. Conforms with the plan for the entire site as approved under the previously-mentioned Special Exception Case.
- b. Is located in a BM-AS zone.
- c. Meets the requirements set forth in Paragraph 405.4 with the exception of the requirements granted Variances in the previously-mentioned Case.
- d. Does not conflict with the terms or conditions of the previously-mentioned Special Exception and Variance Case.

Thank you for your consideration to this request. We look forward to your approval of this request.

Sincerely,



Kenneth J. Colbert
Colbert Matz Rosenfelt, Inc.

CC: J. Scott Davison
Deborah Dopkin
Carl Richards – Office of Zoning w / attachment
Jeff Long – Office of Planning w / attachment
Robert Bowling – Development Plan Review w / attachment

I:\jobs\96151



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

August 20, 1998

Kenneth J. Colbert, P.E.
Colbert Matz Rosenfelt Inc.
2835 Smith Avenue, Suite G
Baltimore, MD 21209

Dear Mr. Colbert:

RE: Spirit and Intent, 2127 York Road, Zoning Case #97-547-XA, 8th Election District

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Zoning case number 97-547-XA granted a special exception for a convenience store with a rollover car wash in combination with a previously approved fuel service station and variances of the landscaped transition area and fuel pump and canopy setbacks. Your client's request is for a proposed 14-foot by 18-foot building addition (252 square feet), a 10% increase in building area as shown on the submitted plat, to be approved within the spirit and intent of the above referenced hearing case. This matter has been reviewed by staff and it has been determined that the proposed addition would require a special hearing to amend the prior special exception, as well as a review by the Development Review Committee (DRC).

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "John J. Sullivan, Jr." followed by the initials "scj".

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:scj

Enclosure

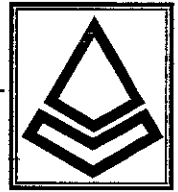
c: zoning case #97-547-XA

Come visit the County's Website at www.co.ba.md.us



Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



July 31, 1998

Mr. Arnold Jablon, Director
Dept. of Permits and Development Mgmt.
111 West Chesapeake Avenue
Baltimore, Md. 21208

Re: Petro Station, 2127 York Road
Zoning Case No. 97-547-XA

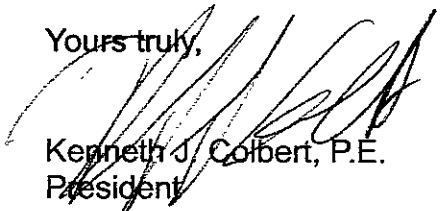
Dear Mr. Jablon,

In the above-referenced case, the Zoning Commissioner approved a Special Exception for a convenience store and rollover car wash in combination with a previously approved service station. Also approved in that case were variances from the required setbacks for fuel pumps and canopies and variances from the required landscape transition areas.

The site plan accompanying the zoning petition showed a rollover car wash of 36 feet in length. However, during preparation of construction drawings, the owners became aware of an improved car wash system, which requires a 50-foot long building. The building containing the car wash, convenience store and service station building as initially proposed is 2,414 square feet. With the proposed change, the car wash portion of the building will be 14 feet longer, for an increase of 252 square feet, giving a total building area of 2,666 square feet. This is an increase of 10 percent over the total building area. The proposed change will have no impact on the approved variances and does not affect the proposed parking or circulation on the site. The attached redline zoning plat shows the proposed change.

We hereby request approval of this change to the site plan as being within the spirit and intent of Case No. 97-547-XA.

Yours truly,


Kenneth J. Colbert, P.E.
President
Colbert Matz Rosenfelt, Inc.

cc: Scott Davison

TO: JJS
8/4/98 ucr
scasher

RECEIVED AUG 05 1998
J.A. H/cm



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

RECEIVED

September 21, 1998

SEP 25 1998

Mr. Kenneth J. Colbert
Colbert, Matz, Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, MD 21209

Colbert Matz Rosenfelt, Inc.

Dear Mr. Colbert:

RE: More-in-Keeping Plan, Petro Station, 2127 York Road, Zoning Case Number
97-547-XA, 8th Election District

This response confirms this office's approval of the more-in-keeping plan provided with your letter dated September 3, 1998 concerning the car wash building addition at the above referenced site, subject to the following conditions:

1. Per 405.6 (BCZR), provide signature blocks on the plans for Planning, DPW, and Zoning Review and get Planning and DPW approval on 3 plans, which then must be submitted for Zoning Review sign off.
2. Document DRC approval with DRC number and date and include this zoning approval response on all future plans.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John L. Lewis".

John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure

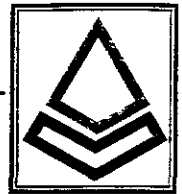
c: zoning case #97-547-XA

Come visit the County's Website at www.co.ba.md.us



PK 11/15/98
Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



November 18, 1998

Mr. John Lewis
Zoning Office
111 West Chesapeake Avenue
Baltimore, Md. 21208

Re: Petro Station, 2127 York Road
More-in-Keeping Plan
Case No. 97-547-XA
CMR Contract No. 96151

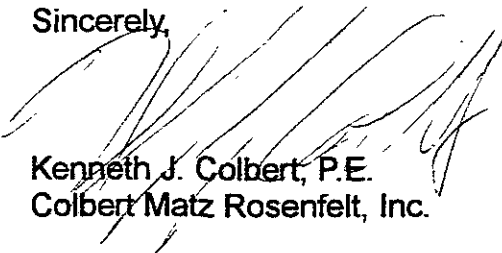
Dear Mr. Lewis:

Attached are three (3) copies of the More-in-Keeping Plan that have been signed by Planning and Public Works. Also attached are copies of our September 3, 1998 More-in-Keeping request and a copy of your September 21, 1998 approval letter.

Please sign the attached Plans and return one (1) copy to us for our records.

Thank you for your assistance in this matter. Should you have any questions, please contact us at any time.

Sincerely,



Kenneth J. Colbert, P.E.
Colbert Matz Rosenfelt, Inc.

Enclosures

J:\96151\tr.doc

PLAN APPROVED BY J. Lewis 11/24/98

98-3092

COLBERT MATZ ROSENFEI, INC.

2835 Smith Avenue Suite G
BALTIMORE, MARYLAND 21209

LETTER OF TRANSMITTAL

(410) 653-3838
FAX (410) 653-7953

TO Balt. Candy Group Office
111 W. Chesapeake Ave
Towson Md. 21204

DATE	7/31/98	JOB NO.	96151
ATTENTION	Arnold Jablon		
RE:	Petro, 2127 York Rd		

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

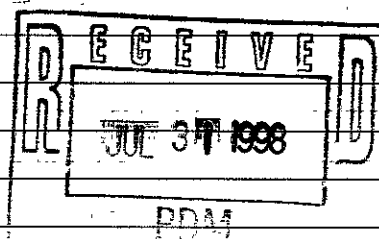
- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			Agmt & Intent Letter
1			" " Plan
1			Fee (\$46.00)

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 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____



COPY TO

file

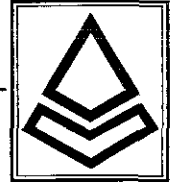
SIGNED:

[Signature]

If enclosures are not as noted, kindly notify us at once.

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



February 22, 2000

Mr. John Lewis
Baltimore County Zoning Office
111 West Chesapeake Avenue
Baltimore, Md. 21204

Re: Petro Station, 2127 York Road
More-in-Keeping Plan
Case No. 97-547-XA
CMR Contract No. 96151

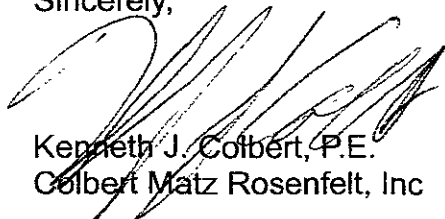
Dear Mr. Lewis:

Attached are three (3) copies of a "More-in-Keeping" Plan that have been signed by the Office of Planning and the Office of Development Plan Review. The purpose of the Plan is to allow for additional on-site office and storage space for the convenience store and car wash.

In reviewing the Plan with the Office of Planning and the Office of Development Plan Review, we have agreed to add additional landscaping materials at the rear of the site. Also a new screening fence has been erected along the rear property line.

Thank you for your consideration of this Plan. Should you have any questions or require additional information, please contact this office at any time.

Sincerely,



Kenneth J. Colbert, P.E.
Colbert Matz Rosenfelt, Inc

J:\96151ltr.doc

PLAN APPROVED AS MORE IN KEEPING.

 2/24/00

C.O. 97-547-XA

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JAMES S. DAVISON

2127 YORK RD. 21227

Deborah Dopkin

502 WASHINGTON AVE 21204

KEN COLBERT

3723 OLD COURT RD 21208

MARK A. KRUG

2127 YORK RD. 21227



PLEASE PRINT CLEARLY

~~BALTIMORE COUNTY REPRESENTATIVES~~
~~SIGN-IN SHEET~~

NAME

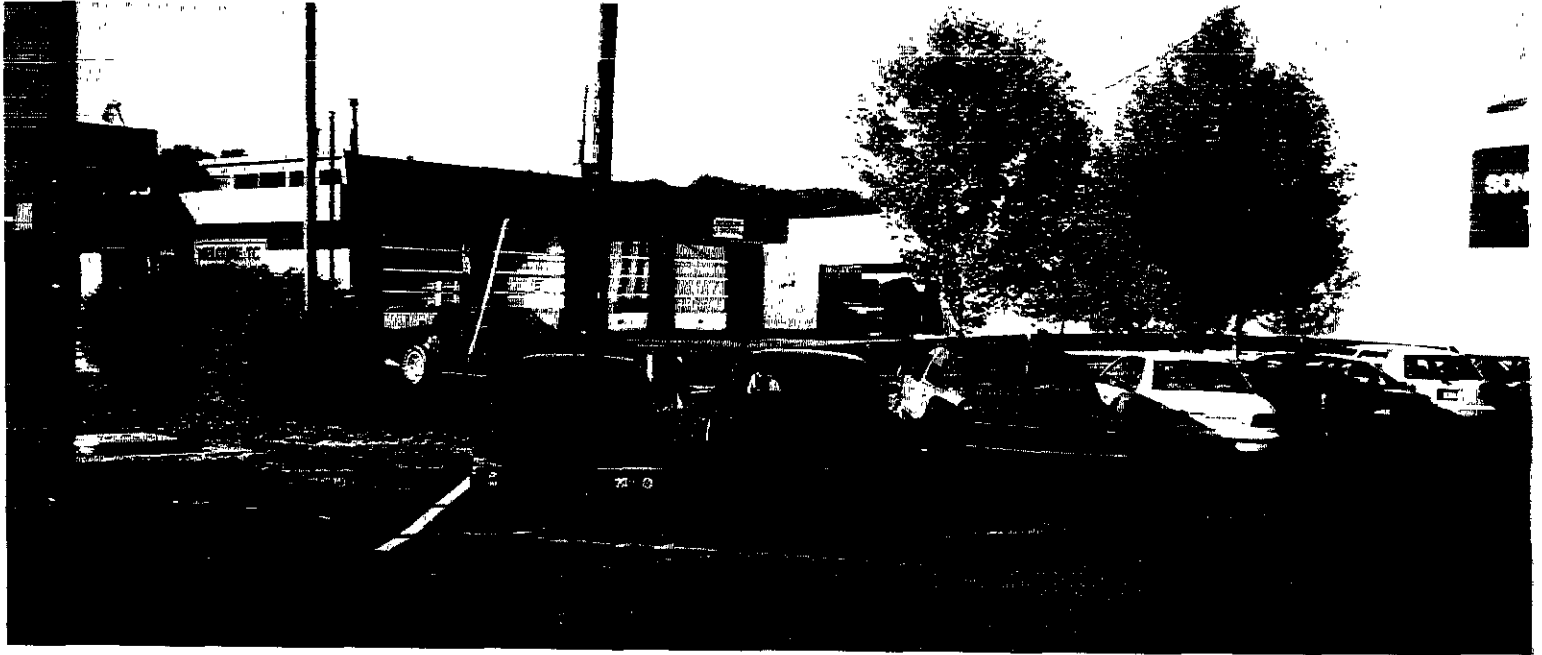
ADDRESS

Mark Beckwith
C+D Corp., Inc

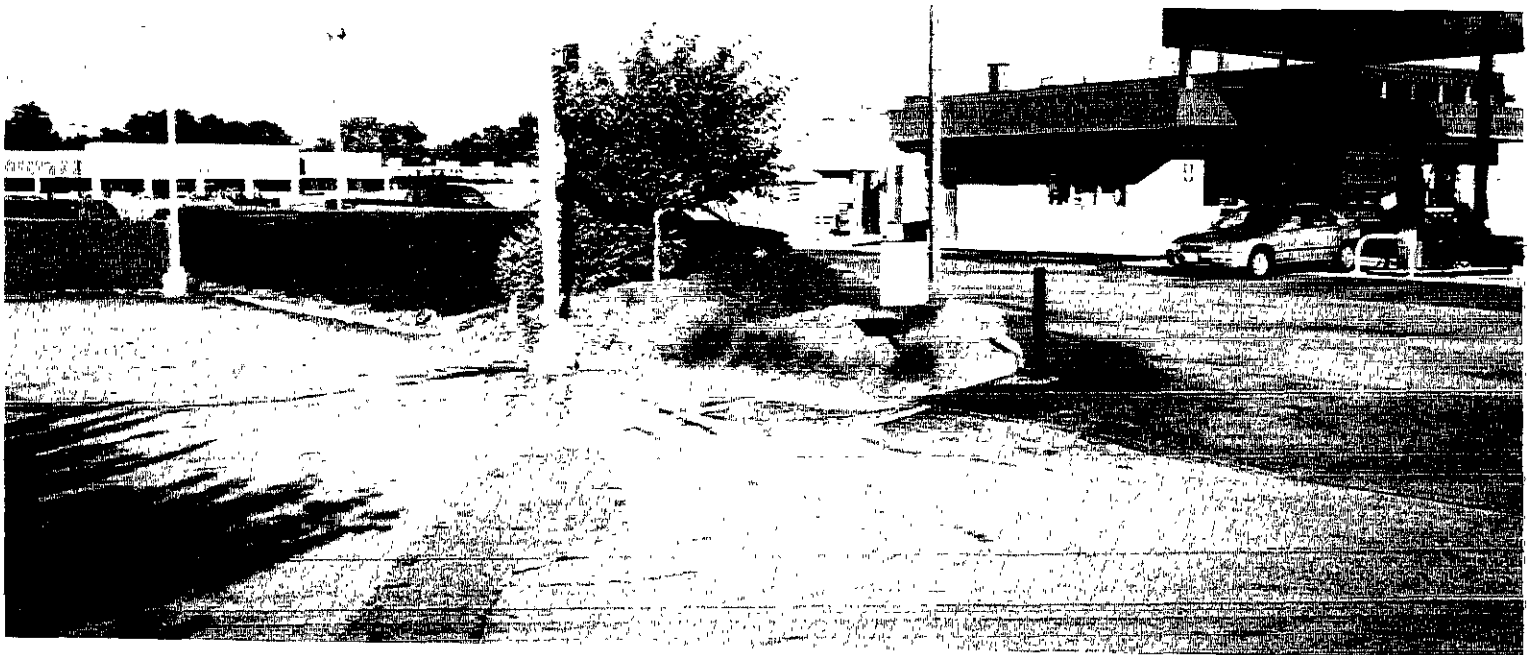
2114 York Rd
21093



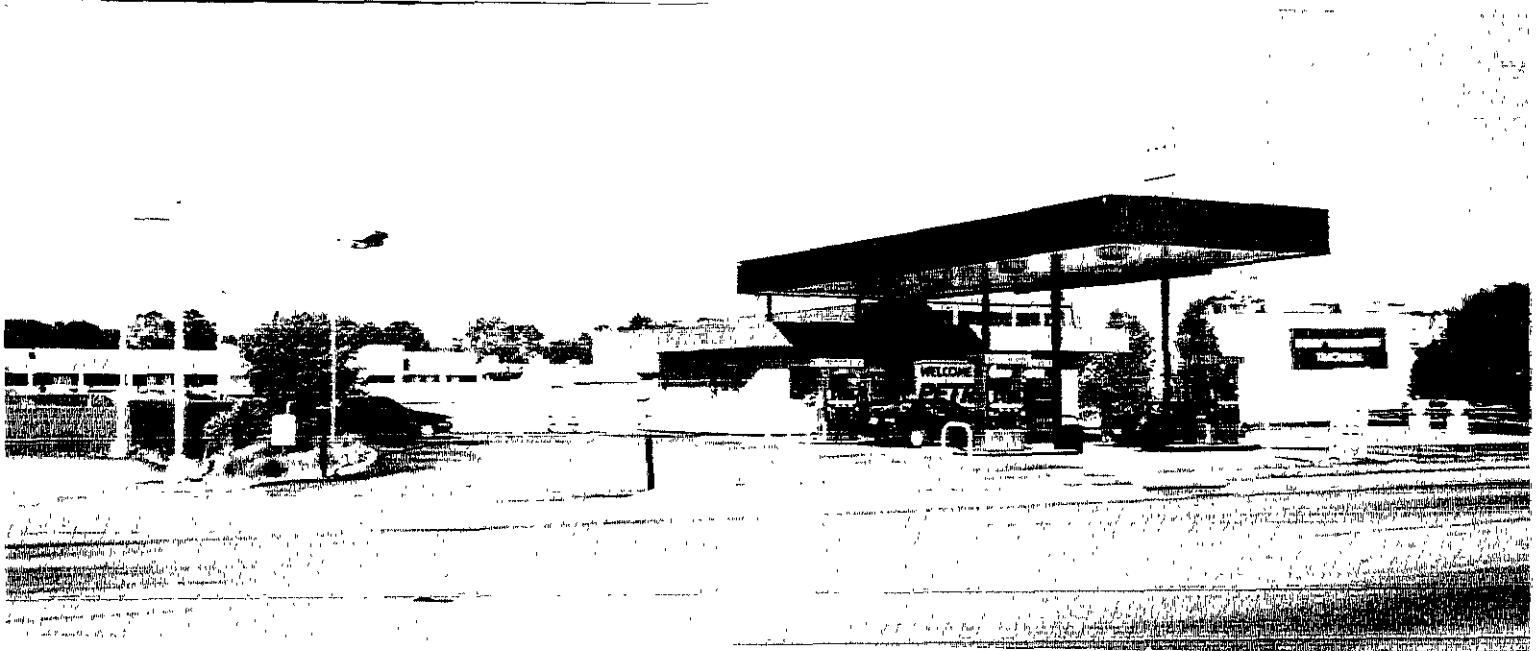
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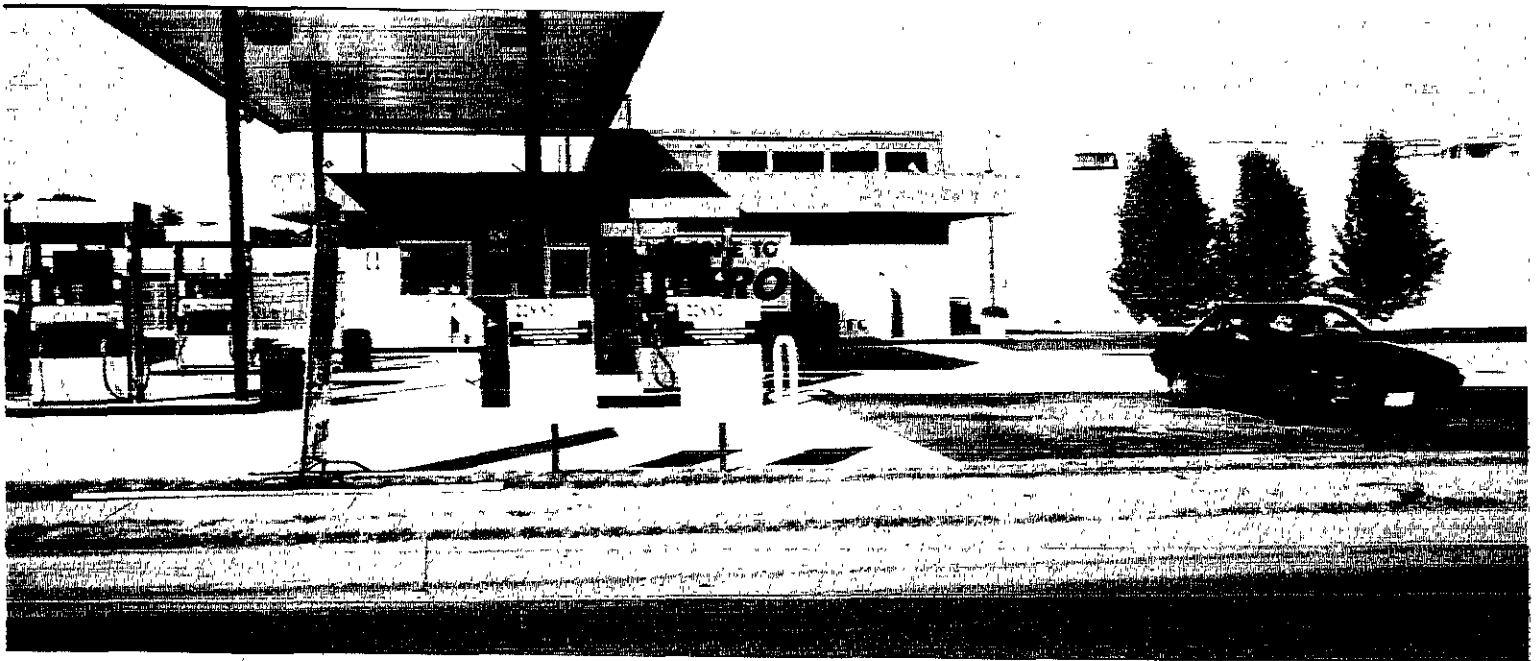
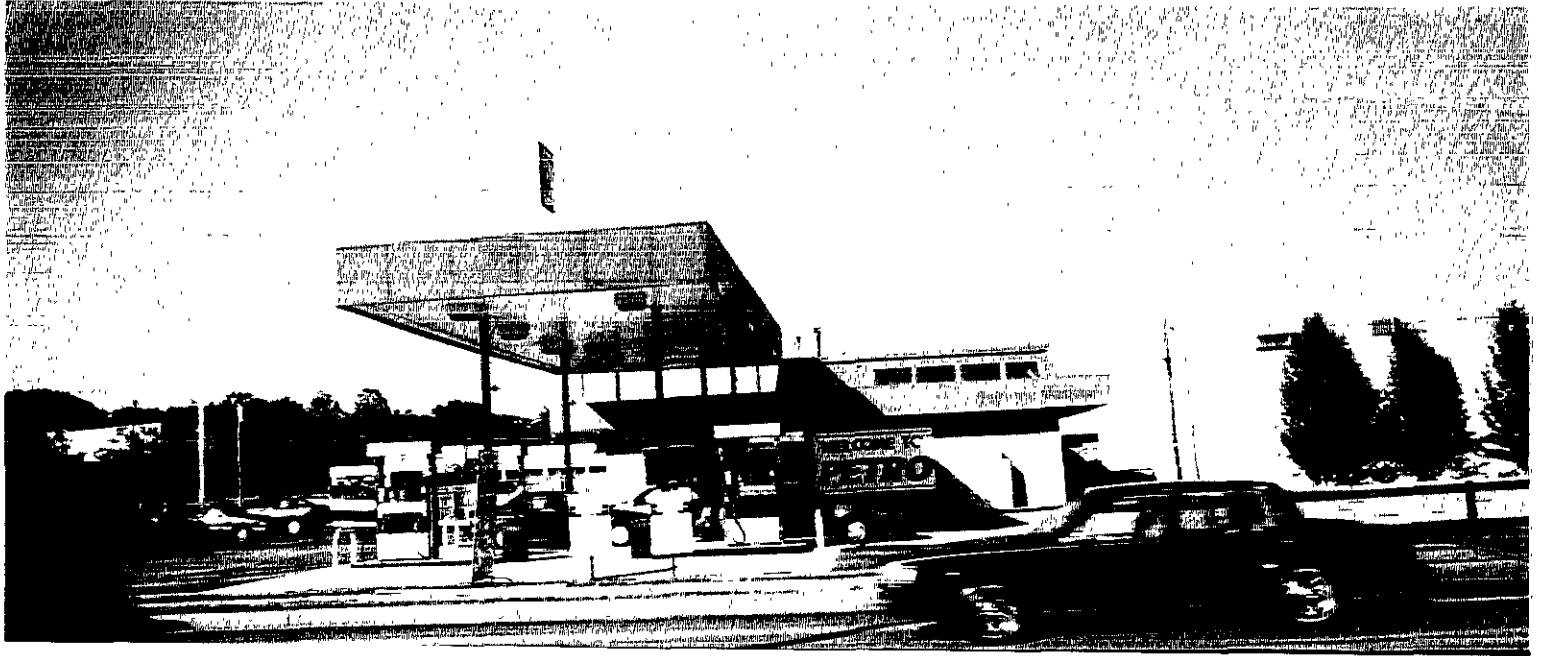
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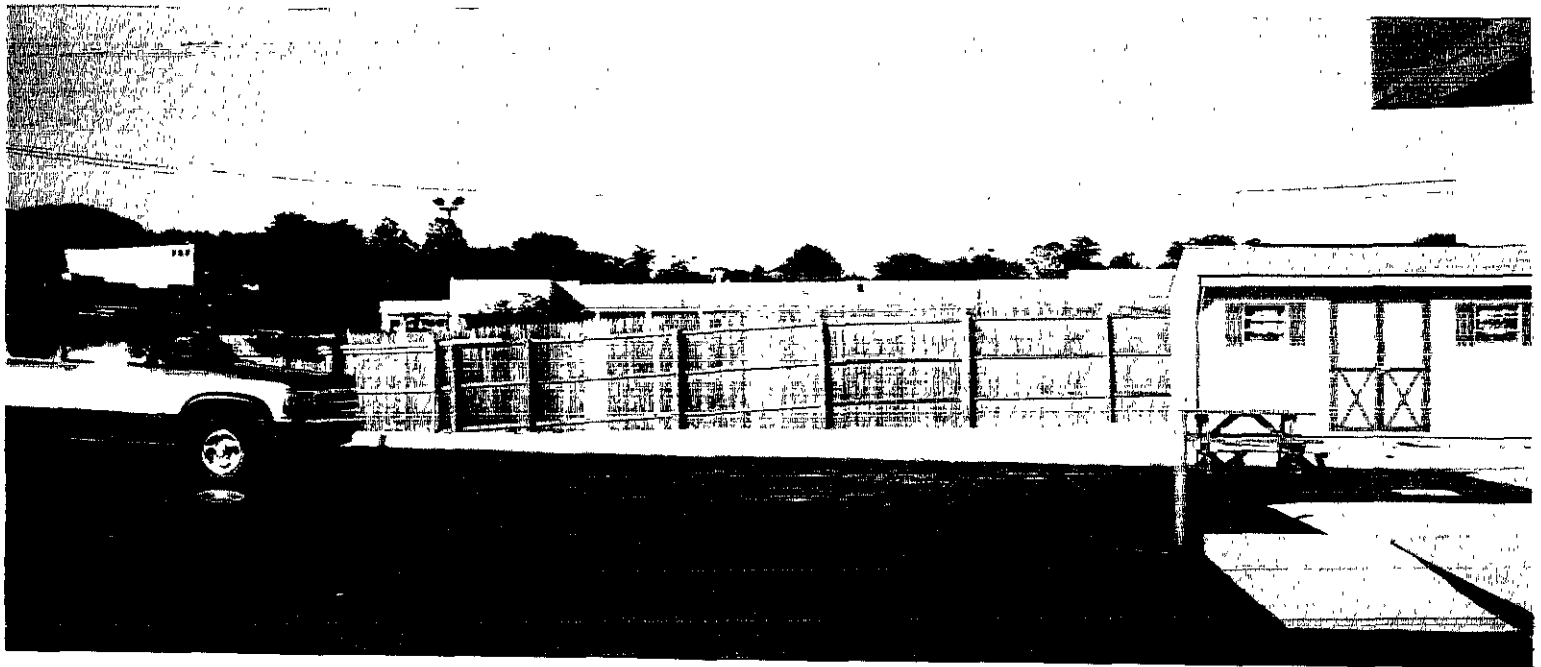
Pet 2c



pld 20



ACE



THE PLAT

12 copies required. The plat shall be legible and clear enough for micro-filming and in no case can it be larger than 24" x 36". It may be necessary for the plat to be produced in sections. It shall contain all the information as set forth on the checklist as follows:

1. ☒ NORTH ARROW, ELECTION DISTRICT, COUNTY COUNCIL DISTRICT, TITLE PLAN "PLAN TO ACCOMPANY.....HEARING" AND THE OWNER'S NAME AND ADDRESS AND ALSO THE PROPERTY ADDRESS AND THE DATE.
2. ☒ SCALE OF DRAWING: 1" = 20' or 1" = 50'. If acreage exceeds 40 acres, use 1" = 100' scale.
3. ☒ OUTLINE OF PROPERTY: Indicated by a heavy bold line and bearings, distances and gross and net area (acres and square feet) of the parcel(s). Only, if part of a larger tract, the area which is the subject of the requested hearing should be in bold outline with all metes and bounds.
4. ☒ VICINITY MAP: A vicinity map must be included on all site plans with the scale of 1" = 1,000' WITH SITE CLEARLY AND ACCURATELY DEPICTED.
5. ☒ PREVIOUS COMMERCIAL PERMIT: The permit number(s) control number(s) of work on the same property and the approximate date of the last improvement listed on the plat.
- 736 6. ☒ ZONING HEARINGS, C.R.G., WAIVERS: The case number(s), date of the Order(s), what was granted or denied, and any restrictions must be listed and addressed on the plat of all prior zoning hearings. List any C.R.G. approval dates or waiver numbers and dates on the plat.
7. ☒ ZONING: All zone and district lines on the property, parcel(s) and adjacent property, parcel(s) must be shown on the plat. Include map number in plan notes. Copies of the official 1" = 200' zoning map may be obtained in the Zoning Office, Room 109, County Office Building. Also see note #27 of this checklist.
8. ☒ OWNERSHIP: Of parcel(s) and relation of parcel(s) to adjacent property including reference deed numbers, lot numbers and subdivision names.
9. ☒ LOCATION: Street address and name of adjoining street(s) and distance from property corner to the nearest intersecting public street centerline. (Check record plats, State tax maps, or utility maps in Room 206, County Office Building.)
10. ☒ STREETS, WIDENING, R/W, EASEMENTS: Include all existing public boundary streets with the existing right-of-way and paving width. ALSO INCLUDE ANY RIGHT-OF-WAY WIDENING REQUIRED, EITHER BY BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS OR THE STATE HIGHWAY ADMINISTRATION. Include any existing or proposed easements or rights-of-ways and indicate if it is public or private.
11. ☒ USES, BUILDINGS: Location and proposed use of all buildings on the property. Plats for public hearing must also show the location of all uses and structures within 200 feet of the property.
12. ☒ DIMENSIONS, SETBACKS: Dimensions, height, number of stories of all existing and proposed buildings (or additions) on the site including all property lines and building setbacks.
13. ☒ STREET SETBACKS: And use of all permanent commercial buildings within 100 feet of each side property line to establish average street setback (see Section 303.2, B.C.Z.R., and policy 2.B).
14. ☒ ENTRANCES: Location and width of existing and/or proposed entrances (traffic channelization) and their relation to entrances on adjacent properties and properties across the street. Indicate method - curbing, R/R ties. (For requirements, contact either Bureau of Traffic Engineering or State Highways.)
15. ☒ SIGNS: All existing and proposed, indicating location, height, square footage, illumination, and single or double-faced. INCLUDE ELEVATION DRAWING(S) TO SCALE, IF FREE-STANDING and show placement of sign on the building wall, if wall-mounted and dimensions of the wall. need ✓
16. ☒ UTILITIES: Show location and size of all public utilities and right-of-ways both adjacent to and on-site. If no public water or sewer exist, well and septic system locations must be indicated. (Public utilities reference - room 206, County Office Building.) need ✓
17. ☒ FEATURES: Location of streams, storm water management systems, drainage, and pipe systems on or within 50 feet of the property. # 577

OWNER TITLE
OWNER MAP
SIGN INFO & SETBACK
CAR WASH PROVISION

- #2 18. ✓ FLOOR AREA RATIO CALCULATIONS: The floor area ratio of the total gross floor area of all the buildings on a site divided by the gross site area. (The gross site area includes up to one-half of the boundary streets to which the property has right of access up to a maximum of 30 feet.)
19. N/A AMENITY OPEN SPACE: Location and square footage calculations in the following zones: R.A.E.-1, R.A.E.-2, R.O., O-1, O-2, O-T, B.L.-C.C.C., B.L.-C.T., B.M.-C.C.C., B.M.-C.T., B.R.-C.C.C., B.R.-C.T. The qualifying A.O.S. areas within the net lot area must be shaded and separate areas subtotaled in square feet on the plat and included in the Amenity Open Space calculations in the notes.
20. N/A HEIGHT DETERMINATION: Tent must be included for buildings above 40 feet (See 231, B.C.Z.R.). Where a building height determination is required and S.231, B.C.Z.R., does not apply, use Zoning Policy RM-6 and show a scaled detail drawing on the plan.
21. ✓ FIRE HYDRANTS: Location of fire hydrants and distance to the subject property. ✓ *neil*
22. — SITE PLANS: Must be trimmed to a neat 8-1/2" X 11" or, where larger prints are necessary, they shall be folded to that size. THEY MUST BE CLEARLY LEGIBLE. IN NO CASE MAY A PLAT BE LARGER THAN 24" x 36". IT MAY BE NECESSARY FOR THE PLAT TO BE PRODUCED IN SECTIONS TO MEET THIS REQUIREMENT.
23. ✓ REQUIRED OFF-STREET PARKING AND CALCULATIONS: Must be included on the site plan for all uses on the property pursuant to Section 409 (B.C.Z.R.) and the attached "GENERAL REQUIREMENTS", "CALCULATIONS", "PARKING PATTERNS", and "SAMPLE SITE PLAN".
24. ✓ SPECIAL USE REQUIREMENTS: Certain types of uses are required to show compliance on the plat with the applicable zoning regulations. Such uses include, but are not necessarily limited to, the following: Truck Terminals, Section 410 (B.C.Z.R.); Service Stations, S.405; Damaged or Disabled Vehicles and Parts, 405.A; Car Washes, S.419 and 409.10; uses requiring Automobile Stacking such as banks, drive-through restaurants, etc., S.409.10; Business Industrial Parking in a Residential Zone, 409.8.B and all residential transition area requirements, 1B01.1.B.; Housing for the Elderly, all applicable requirements of S.432 and 1B01.1.B. The petitioner is responsible for determining if information of this nature is required on the plan and for its accurate inclusion.
25. ✓ SEALS: Public hearing plats and descriptions must be sealed by an engineer, land surveyor or landscape architect registered with the State of Maryland.
26. ✓ ZERO SETBACK BUILDINGS: Must meet building code, as well as fire code requirements with regard to type of construction, windows, etc.
27. ✓ ZONING MAP: The surveyor shall furnish one (1) copy of the 1" = 200' scale official zoning map which shall reflect the following information:
- Scale: 1" = 200', Map # ___;
 - Outline of the parcel(s) in question accurately depicted and the point of beginning with coordinates shown;
 - All existing and proposed streets and expressways in the area;
 - Location of available utilities connections;
 - Approximate size and location of school and church sites or other landmarks in the area

Zoning Advisory Committee

- A. The above information is to be used as a guide by the members of the Zoning Advisory Committee.
- B. The Zoning Advisory Committee, as established by the County Administrative Officer in 1963, presently consists of ten (10) representatives of various County agencies. The Committee reviews zoning petitions weekly.
- C. The review by the Zoning Advisory Committee is aimed, not at making a judgment on the appropriateness of the zoning action requested, but rather to assure that all agencies are made aware of plans or problems that may have a bearing on the case.
- #547

NW 14-A

Parking Area

SLT

BM-AS

ROD

D.R. 5.5

WIND

BLAS

BR-1-AS

BR-114

MR-1M

5

MR - 1A