

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NWC Johnnycake Rd. and *
Ingleside Avenue * ZONING COMMISSIONER
5900 Johnnycake Road *
1st Election District * OF BALTIMORE COUNTY
1st Councilmanic District *
Legal Owner: Mary Virginia * Case No. 98-73-A
Cole *
Lessee: Carroll Independent *
Fuel Co., Petitioner *
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 5900 Johnnycake Road in the Catonsville section of Baltimore County. The Petition was filed by Mary Virginia Cole, property owner, and Carroll Independent Fuel Company, Lessee. The Petitioner seeks relief from Section 405.4.A.2.a. of the Baltimore County Zoning Regulations (BCZR) to permit 1.6 ft. and 2.4 ft. setbacks from the street right of way for proposed canopies in lieu of the required 15 ft. However, in open hearing, the request was modified so as to seek permission for a 2.6 ft. setback, instead of the 1.6 ft. originally requested, and a 3.0 ft. setback, instead of the 2.4 ft. originally requested. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 2, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Rebecca Betsko on behalf of Carroll Independent Fuel Company. Also present was Edwin S. Howe, the engineer who prepared the site plan, from KCW Consultants. Also appearing in support of the Petition was Gary Dickson. The Petitioner was represented by Thomas M. Meachum, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is roughly rectangular in shape and located at the intersection of Johnnycake

FILED
10/1/97
M. G. G. G.

Road and Ingleside Avenue in Catonsville. The property is approximately .19 acres in area, zoned B.L.-A.S. Apparently, the site has been used as a gas station/service garage for many years. Presently, a Mobil Gasoline Station occupies the lot. The Mobil Station features a building containing two service bays as well as two separate pump islands. Counsel for the Petitioner emphasized that the subject property is unique by virtue of its relative small size, particularly in comparison with other properties used as gasoline stations/service garages in the area. In fact, a list of other such stations were submitted as Petitioner's Exhibit No. 1.

Notwithstanding the property's small size, it has been historically used as a service station. Moreover, the Petitioner wishes to improve the site by installing two canopies; one each over the pump islands. The canopies will be installed to protect customers from inclement weather and to, otherwise, upgrade and modernize the appearance of the site. The canopies will be as small as is reasonably practical and will be 17-1/2 ft. in height.

Due to the existing location of the pump islands, the requested variances are necessary. As shown on the site plan, the pump islands are near the road right-of-ways for both Johnnycake Road and Ingleside Avenue. Towards Johnnycake Road, the end of the canopy will be within 3 ft. of the right of way line and on the Ingleside Avenue side, the canopy will be within 2.6 ft. Testimony and evidence was presented that the requested variances were the minimal necessary and that the Petitioner would suffer practical difficulty if the relief were denied. Moreover, it was indicated that there would be no adverse impact on the surrounding locale.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. As noted above, this is an old site which has been used in the present fashion for many years. The installa-

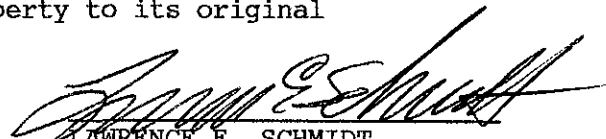
tion of the canopies represents an upgrade to the use of the property and variance relief is warranted. I am persuaded that the Petitioner has satisfied the standards set forth in Section 307 of the BCZR.

It is also to be noted that a comment was received within the Zoning Plans Advisory Committee (ZAC) from the Bureau of Developer's Plans Review. That comment indicated that a second entrance to the site should be provided from Johnnycake Road. However, at the hearing. Mr. Howe indicated that the original plans submitted erroneously failed to disclose that a second entrance from that roadway already exists. An amended plan was offered at the hearing, showing tht the site can be accessed by way of one curb cut from Ingleside Avenue and two curb cuts from Johnnycake Road. I am persuaded that the present means of access is appropriate.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of October 1997 that a variance from Section 405.4.A.2.a. of the BCZR to permit a 2.6 ft. setback and a 3.0 ft. setback from the street right of way for proposed canopies, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmm

ORDER RECORDED FOR FILING
Date 10/1/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

October 1, 1997

Thomas M. Meachum, Esquire
10715 Charter Drive
Columbia, Maryland 21044

RE: Petition for Variance
Case No. 98-73-A
Property: 5900 Johnnycake Road
Carroll Independent Fuel Co./Mary V. Cole, Petitioners

Dear Mr. Meachum:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, 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,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Ms. Rebecca Betzko
c/o Carroll Independent Fuel Co.
2700 Loch Raven Rd.
Baltimore, Md. 21218





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

5900 Johnnycake Road, Baltimore, MD 21207

which is presently zoned

BL-AS

98-73-A

This Petition shall be filed with the Department of Permits & 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) 405.4.A.2.a. To permit 1.6 and 2.4 foot setback from street right-of-way for proposed canopies in lieu of the required 15 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Site has been used as an automotive service station for thirty years, pumps always at their present location. Customer accommodation and recent service station trends require canopies over pumps, thus setback requirements present practical difficulty in use of site as service station without variance. Property extremely small in size. The request is the minimum necessary to afford relief for adequate canopy coverage.

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:

Carroll Independent Fuel Co.

(Type or Print Name)

Signature C. Howard Phelps, Jr.

2700 Loch Raven Road

Address

Baltimore, MD 21218

City

State

Zipcode

Attorney for Petitioner:

Thomas M. Meachum

(Type or Print Name)

Reese and carney, LLP

Signature [Signature]

10715 Charter Drive 410-740-4600

Address

Phone No.

Columbia MD 21044

City

State

Zipcode

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Mary Virginia Cole

(Type or Print Name)

Signature M. Virginia Cole

(Type or Print Name)

Signature

707 Maiden Choice Road

Address

Phone No.

Catonsville

MD

21228

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Hugh F. Cole, Jr.

Name

8835-P Columbia 100 Parkway 410-730-0810

Address Columbia, MD 21045

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNREMARKED FOR HEARING

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: R.T.

DATE 8-21-97



Printed with Soybean Ink
On Recycled Paper

Revised 9/5/95

ITEM # 73

98-73-A

CIFCO @ JOHNNYCAKE

DESCRIPTION OF PROPERTY

OWNER : HUCH F. COLEAND & MARY V. COLE
PO BOX 290
DALLAS

APPLICANT: CARROL INDEPENDENT FUEL CO.
2700 LOCH RAVEL ROAD
BALTIMORE, MD 21218
ATTN.: C. HOWARD PHELPS, JR.
TELE: (410) 235-1066

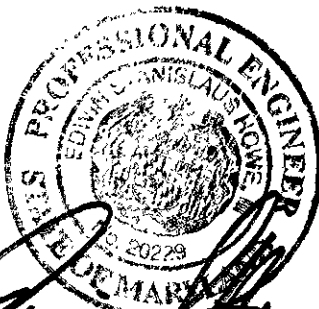
PROPERTY LOCATION: 5900 JOHNNYCAKE ROAD
BALTIMORE, MARYLAND 21207

ELECTION DISTRICT: 1

Beginning at the point by the intersection of the northwesterly line of Johnnycake Road (60' right-of-way) with the northwesterly line of Ingleside Avenue (60' right-of-way) and running thence:

- | | | |
|----|----------------|---------|
| 1. | N 10° 27'50" W | 103.19' |
| 2. | N 70° 21'10" E | 61.52' |
| 3. | S 19° 38'50" E | 115.03' |
| 4. | S 70° 18'14" E | 66.73' |
| 5. | R = 11.4' | 19.74' |

To the place of beginning, containing nineteen hundredths of an acre (0.19) of land more or less, as recorded in Deed Liber 1490, Page 131



73

8-20-07

CERTIFICATE OF PUBLICATION

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 #98-73-A
5900 Johnnycake Road
NWC Johnnycake Road and
Ingleside Avenue
1st Election District
1st Councilmanic
Legal Owner(s): Mary Virginia
Cole
Contract Purchaser(s): Carroll
Independent Fuel Co.

Variance: to permit 16 and

24 foot setback from Street
right-of-way for proposed
canopies in lieu of the required
15 feet.

Hearing: Thursday, September
25, 1997 at 10:00 a.m.,
Room 407 Courts Bldg., 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 concern-
ing the File and/or Hearing,
Please Call (410) 887-3391

9/070 Sept 4 C170891

TOWSON, MD., Sept. 4, 19 97

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 Sept. 4, 19 97.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. *043355*

043355

DATE 8-21-97 ACCOUNT R001-6150

020 COM. VAR-

AMOUNT \$ 2.50⁰⁰

RECEIVED FROM: Reese & Carney, LLP

FOR: COM. VAR # 5900 Johnnycake Rd.

ITEM # 73

TRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Reg. 11

PAID RECEIPT

PROCESS ACTION FILE
8/21/1997 8/21/1997 11:57:15

REG 0501 CASHIER CLUB CHL DRIMET
MISCELLANEOUS CASH RECEIPT

Receipt # 019306
OR NO. 043355

250.00 11/97
Baltimore County, Maryland

CASHIER'S VALIDATION

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.: 98-73 A

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

PLACE: *

DATE AND TIME: *

REQUEST: VARIANCE TO PERMIT 1.6 FT. AND 2.4 FT.
SETBACK FROM STREET RIGHT-OF-WAY FOR
PROPOSED CANOPIES IN LIEU OF THE
REQUIRED 15 FT.

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



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/neighborhood 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.: 73

Petitioner: _____

Location: 5900 Johnnycake Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Reese & CARNEY, LCP

ADDRESS: 10765 CHARTER DR.

COLUMBIA MD. 21044

PHONE NUMBER: 410-740-4600

AJ:ggs

(Revised 09/24/96)





Baltimore County
Department of Permits and
Development Management

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

August 29, 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: 98-73-A
5900 Johnnycake Road
NWC Johnnycake Road and Ingleside Avenue
1st Election District - 1st Councilmanic
Legal Owner(s): Mary Virginia Cole
Contract Purchaser(s): Carroll Independent Fuel Co.

Variance to permit 1.6 and 2.4 foot setback from street right-of-way for proposed canopies in lieu of the required 15 feet.

HEARING: THURSDAY, SEPTEMBER 25, 1997 at 10:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Mary Virginia Cole
Hugh F. Cole, Jr.
Carroll Independent Fuel Co.
Thomas M. Meachum, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 10, 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

September 19, 1997

Thomas M. Meachum, Esquire
Reese and Carney, LLP
10715 Charter Drive
Columbia, MD 21044

RE: Item No.: 73
Case No.: 98-73-A
Petitioner: Mary Virginia Cole

Dear Mr. Meachum:

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 August 21, 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 "Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: Sept. 8, 1997

FROM: Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for September 8, 1997
 Item No. 073

 The Bureau of Developer's Plans Review has reviewed the subject zoning item. The service station entrances should be updated per the Department of Public Works Standard Plate R-29 with a second entrance built on the Johnnycake Road frontage.

 Also, a pedestrian ramp should be constructed at the intersection per the Department of Public Works' Standard Plate R-36.

RWB:HJO:jrb

cc: File

ZONE908.073

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

TO: PDM

FROM: R. Bruce Seeley . *RBS*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Sept 2, 97

DATE: 8/29/97

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

Item #'s:	66	74
	67	75
	69	76
	71	77
	72	
	<u>73</u>	

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 26, 1997

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

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petition (s):

Item Nos. 66, 73 and 74

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kern

AFK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

9-5-97

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

RE: Baltimore County
Item No. 073 (RT)

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as the proposed development is not located on a State roadway and there are no impacts to any SHA facilities.

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,

Bob Small

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
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

August 3, 1997

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

RE: Property Owner: MARY VIRGINIA COLE

Location: DISTRIBUTION MEETING OF SEPTEMBER 2, 1997

Item No.: 073 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.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



RE: PETITION FOR VARIANCE

5900 Johnnycake Road, NWC Johnnycake Rd
and Ingleside Avenue, 1st Election
District, 1st Councilmamic

Legal Owners: Mary Virginia Cole

Contract Purchaser: Carroll Ind. Fuel Co. *

Petitioners

* * * * *

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 98-73-A

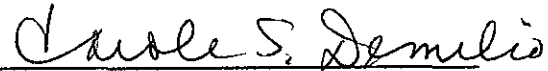
ENTRY OF APPEARANCE

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

People's Counsel for Baltimore County



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 18th day of September, 1997, a copy of the foregoing Entry of Appearance was mailed to Thomas M. Meachum, Esq., Reese and Carney, 10715 Charter Drive, Columbia, MD 21044, attorney for Petitioners.



PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND

SUBJECT: LIMITED EXEMPTION PLAN COMMENTS

FROM: PDM - ZONING REVIEW

DATE: July 29, 1998

PROJECT NAME: **Newport Assisted Living Facility**

PLAN DATE: 12/97

PROJECT NUMBER: 98-073-Z

PDM NUMBER: VIII-711

LOCATION: W/S Cedarknoll Dr., 330' +/- N of Sherwood Rd.

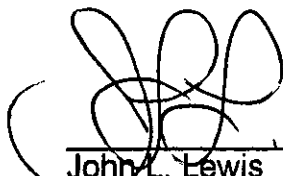
DISTRICT: 8c3

PROPOSAL: 2 Class "B" Assisted Living Facilities

ZONING:

ZONING CASES: 98-238-SPHA & 98-239-XA

1. The plan basically agrees with the zoning hearing plans as approved and is approved for zoning subject to the following.
2. Change plan note 12 to state "see sheet 2 of 2".
3. Final zoning approval is contingent first upon all plan comments being addressed on the development plan; secondly upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally the inclusion of the blue commercial checklist information being included on the building permit site plans.



John L. Lewis
Planner II
Zoning Review

JLL:rye

c: zoning case #98-238-SPHA & #98-239-XA

<u>Property</u>	<u>Size</u>
Our Property--5900 Johnnycake	8,109
1022 Ingleside, Westview Service Center	23,594
920 Ingleside, Shell	21,406
1026 Ingleside, Pops Shop	13,850
114 Ingleside, 7-11	11,600
5814 Johnnycake	31,725
5808C Johnnycake	10,890
5808C Johnnycake	21,770
5800 Johnnycake	12,240

<u>Property</u>	<u>Shape</u>
Our Property	61 x 115
5814 Johnnycake	225 x 141
5808C Johnnycake	90 x 121
5800 Johnnycake	90 x 136
1114 Ingleside	100 x 116
920 Ingleside	154 x 139

FORTY WEST SERVICE STATIONS

1. Forty West Shell (Shell Oil Co.)
700 N. Rolling Road
97 x 180 = 17,460 sq. ft.
2. Gallagher's Amoco (American Oil Co.)
5931 Baltimore National Pike
Catonsville, Maryland
203 x 115 = 23,345 sq. ft.
3. Forty West Sunoco (Sun Oil Co.)
6324 Baltimore National Pike
Catonsville, Maryland
130 x 205 = 26,650 sq. ft.
4. Beltway Shell (Yi Won So and Won Sun)
5932 Baltimore National Pike
Catonsville, Maryland
199 x 101 = 20,099 sq. ft.

EXHIBIT 1

No 1

KCW CONSULTANTS, INC.
Civil Engineers and Land Surveyors
3104 Timanus Lane, Suite 101
Baltimore, Maryland 21244
Tele: (410) 281-0030 Fax: (410) 298-0604

LETTER OF TRANSMITTAL

TO: BALTIMORE COUNTY DATE: August 20, 1997
ZONING J.O.#: 97438
ROOM 109, 11 W. CHESAPEAKE AVENUE REF: CARROL INDEPENDENT FUEL CO
TOWSON, MARYLAND 21204 "CIFCO @ JOHNNY CAKE"
ATTN: REG

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

COPIES	DATE	NO.	DESCRIPTION
12	8/20/97	1	PLAT TO ACCOMPANY SPECIAL HEARING FOR ZONING VARIANCE
3	8/20/97	2	DESCRIPTION OF PROPERTY
1	8/20/97	3	COPY OFFICIAL ZONING MAP S.W. 1-F
3	8/20/97	4	PETITION FOR VARIANCE

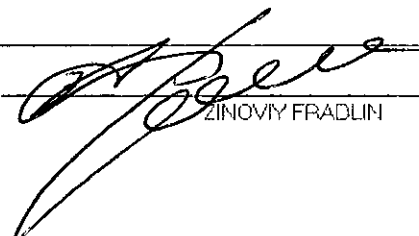
THESE ARE TRANSMITTED as checked below

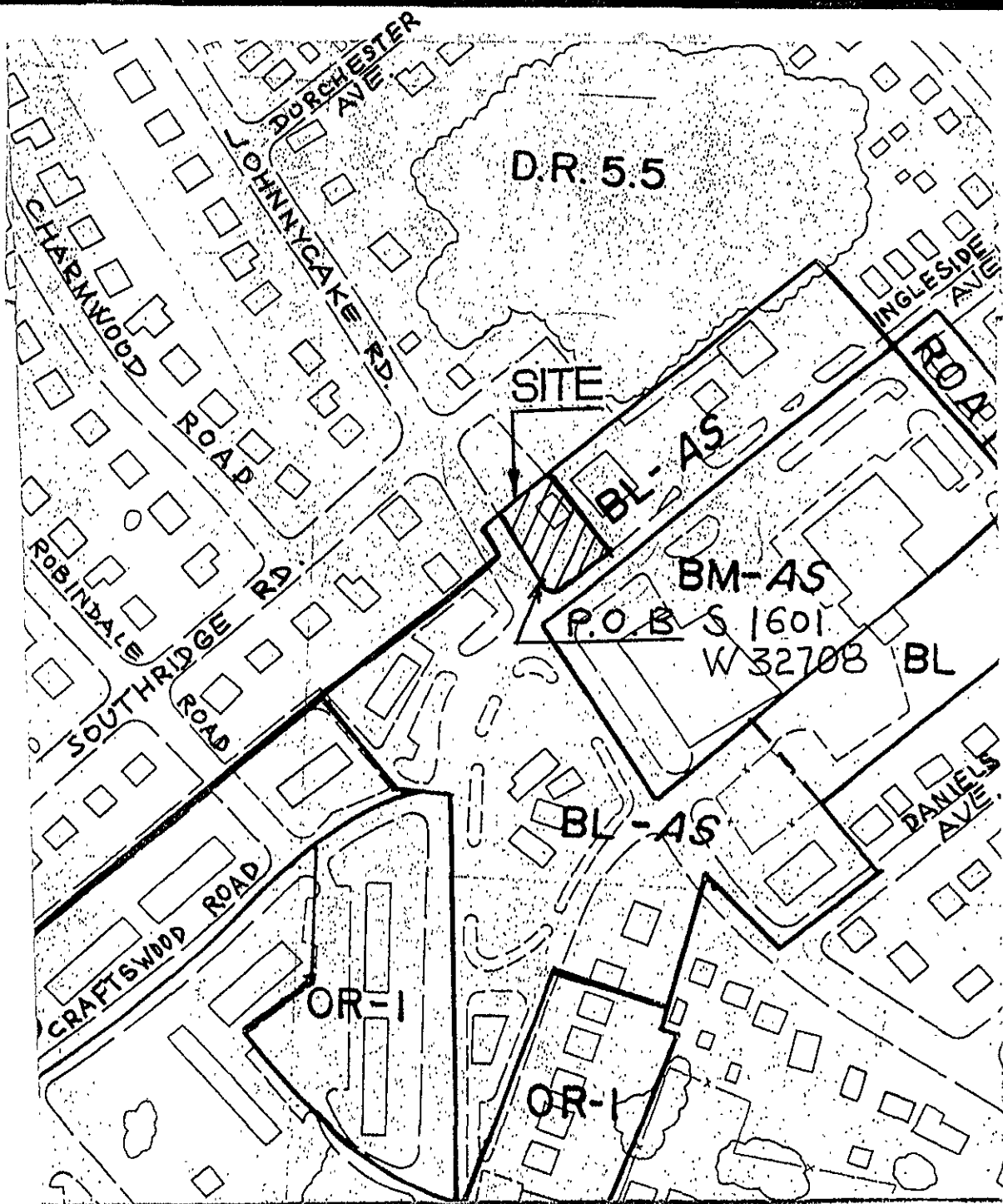
☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____, 19____ ☐ PRINTS RETURNED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

REMARKS _____

COPY TO _____

SIGNED _____


ZINOVY FRADLIN



ITEM# 73

BALTIMORE COUNTY

OFFICE OF PLANNING AND ZONING

OFFICIAL ZONING MAP S.W. 1-F (COPY)

KCW Consultants, Inc.

CIVIL ENGINEERS AND LAND SURVEYORS

3104 TIMANUS LANE, SUITE 101
BALTIMORE, MARYLAND 21244

TELE: (410) 281-0033

FAX: (410) 289-0604

PLAT TO ACCOMPANY SPECIAL HEARING
FOR

CARROL INDEPENDENT FUEL CO

CIFCO @ JOHNNYCAKE ROAD

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'

ELECTION DISTRICT - 1

COUNCILMATIC DISTRICT C1

DATE: JUNE, 11 1997

Petitioners

PLEASE PRINT CLEARLY

PROTEST(S) SIGN-IN SHEET

NAME

ADDRESS

Rebecca Betzko % Carroll Independent Fuel 2700 Loch Raven Rd
Balt. MD 21218

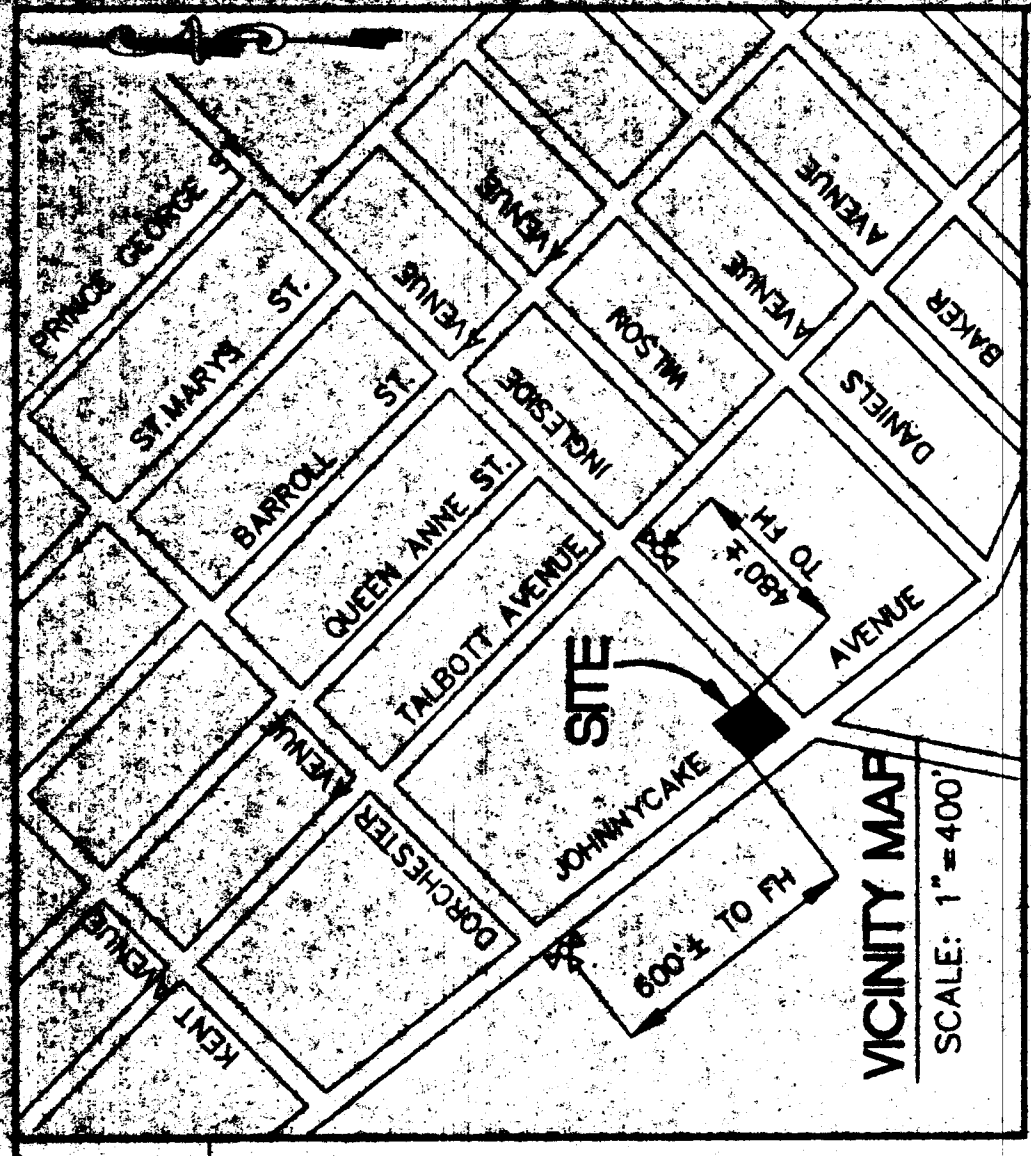
Thomas Meachum Reese and Carney 10715 Charter Dr. Columbia
Ste 200 Md 21045

EDWIN S. HOWE KEN COASTAL TRADING INC. 3104 TIMOTHY'S CRT 10#

GARY Dickson 7112 Dogwood Rd Balt MD 21244



RECEIVED
BALTIMORE CITY PLANNING DEPARTMENT
JULY 19 1997
ONLY SITE & PLANNING DEPT.
RECEIVES & STAMPS CASE NO.



GENERAL NOTES:

- OWNER: MARY V. COLE C/O MICH F. COLE JR.
9835 - P COLUMBIA 100 PKWY
COLUMBIA MD 21045
TEL: (410) 730-0810
APPLICANT: CARROLL INDEPENDENT FUEL CO.
2700 LOCH RAVEN ROAD
BALTIMORE, MD 21218
TEL: (410) 235-1066
- PROPERTY ADDRESS: 5900 JOHNNYCAKE ROAD
BALTIMORE, MARYLAND 21207
- GROSS AREA: 8109 SQ.FT. (11329)
0.18 AC.
- ZONING: BL-AS
- SIGNS: ANY SIGNS SHALL COMPLY WITH BALTIMORE CITY ZONING REGULATIONS SECTION 413 AND ALL ZONING POLICIES FOR MFR ZONING.
- ENTRANCES: ALL DELIVERIES OF PARTS OR OTHER SUPPLIES AND EQUIPMENT SHALL BE THROUGH THE EXISTING ENTRANCES.
- ELECTION DISTRICT: COUNCILMATIC DISTRICT: C1
CENSUS TRACT: 4011.02
REGIONAL PLANNING DISTRICT: 323B
WATERSHED: DEAD RUN
- EXISTING LAND USE: SERVICE STATION
- PROPOSED LAND USE: SERVICE STATION
- HOURS OF OPERATION: MONDAY-FRIDAY 8 A.M. TO 6 P.M.
SATURDAY 8 A.M. TO 5 P.M.
- NUMBER OF EMPLOYEES: 60
LIGHTING SHALL CONFORM WITH SECTION 405.6
- PARKING REQUIRED: 6 (3 P.S. PER BAY x 2 BAYS, BC2R 405.4 A-9)
- EXISTING PARKING: 6
- PREVIOUS COMMERCIAL PERMIT: 14
- PREVIOUS ZONING HEARING: 15
- FLOOR AREA RATIO: 1250 SQ.FT. / 8109 SQ.FT. = 0.15

98-73-A

PRINT DATE
AUG 06 1997
KCM CONSULTANTS INC.

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VARIANCE REQUEST
VARIANCE FROM B.C.Z.A. SECTION 405.4 A-9
RIGHT-OF-WAY TO PROPOSED CANOPY IN LOT
OF REQUIRED SETBACK OF 15'

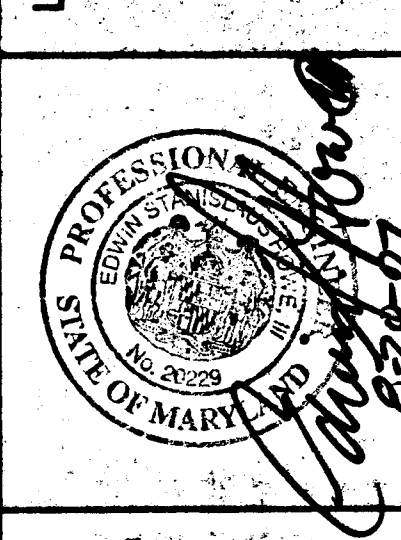
PLAT TO ACCOMPANY SPECIAL HEARING
FOR ZONING VARIANCE

CARROLL INDEPENDENT FUEL CO.
CIFCO @ JOHNNY CAKE
5900 JOHNNY CAKE ROAD
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT - 1
COUNCILMATIC DISTRICT C1
SCALE: 1" = 20'

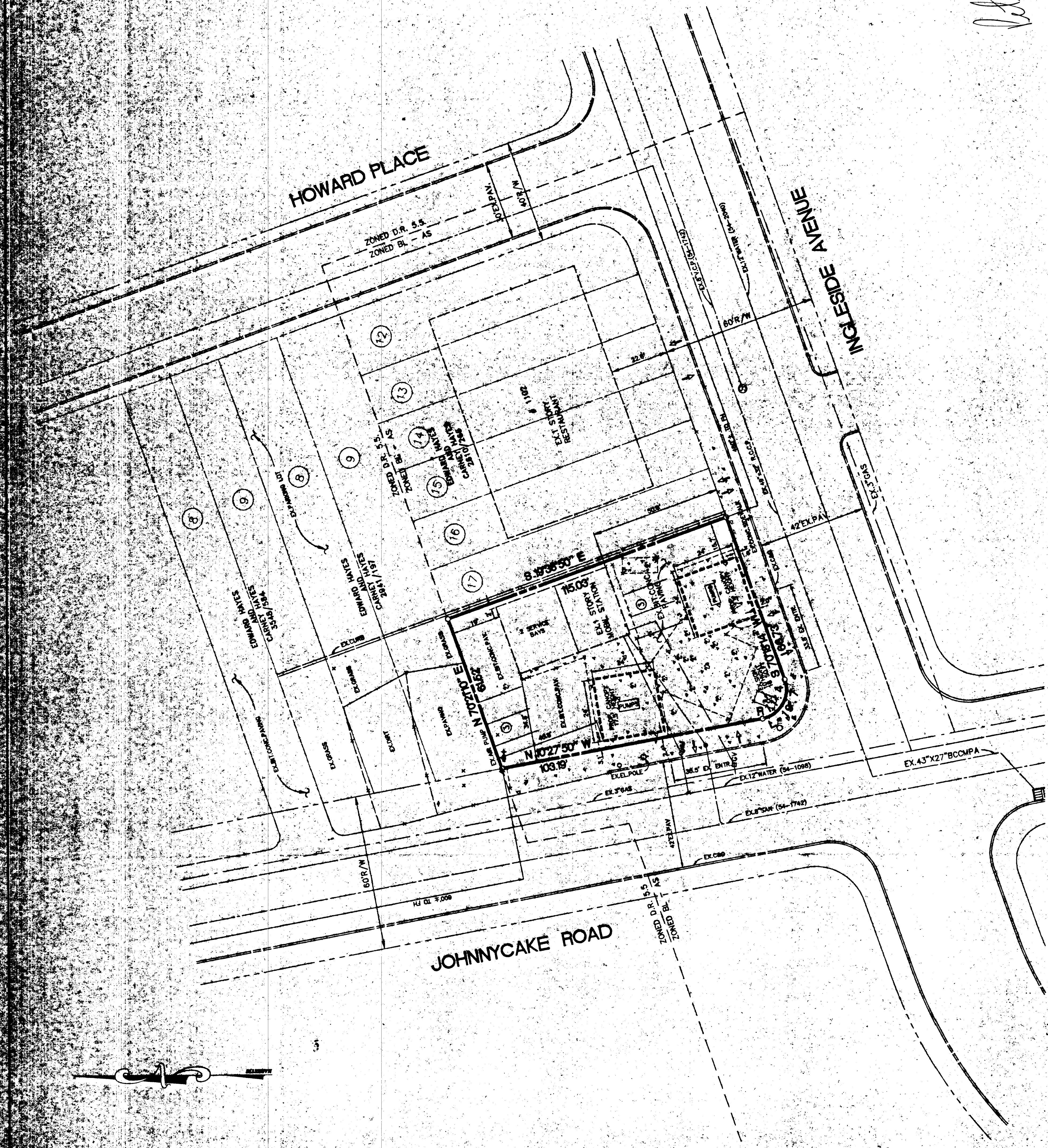
REVISIONS	
DATE	DESCRIPTION
KCM J.O.: 97438	SCALE 1" = 20'
DESIGNED: Z.M.F.	
DRAWN: Z.M.F.	
CHECKED:	
DATE: JULY 19 1997	

DEVELOPER
CARROLL INDEPENDENT FUEL CO.
2700 Loch Raven Road
Baltimore, Maryland 21218
Attn: C. Howard Phelps, Jr.
Tele: (410) 235-1066

LIST OF DRAWINGS



KCW Consultants, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS
3104 TIMMUS LANE, SUITE 101
BALTIMORE, MARYLAND 21244
TELE: (410) 281-0033
FAX: (410) 289-0604



Handwritten signature/initials