

11/19/96
8
J. NEIL LANZI, P.A.
ATTORNEY AT LAW
300 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

(410) 337-4039
FAX: (410) 337-4932

December 17, 1996

J. Neil Lanzi
OF COUNSEL
Fred L. Coover

*Also Admitted in District of Columbia

John Lewis
Office of Zoning Administration
and Development Management
111 Allegheny Avenue
Towson, MD 21204

Re: Shell Oil Company Service Station
1699 Forest Park Avenue, DRC. No. 10286C, Dist. 1C1

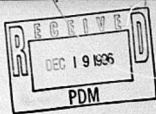
Dear Mr. Lewis:

On behalf of Shell Oil Company ("Shell"), I am enclosing two (2) partially-approved Site Plans containing proposed improvements to the Shell Station located at 1699 Forest Park Avenue, Baltimore County Maryland.

On or about November 7, 1996, the Development Review Committee, after review of the submitted re-lined Site Plans, determined my client's proposed improvements to warrant a limited exemption under 26-171(A)(7) of the Baltimore County Development Regulations.

The improvements Shell proposes to the site include installation of a new 23' x 28' canopy over one of the existing fuel dispensing areas. My client also proposes to utilize approximately 500 sq. ft. of the existing service station building for food sales. Finally, Shell proposes to install six (6) shielded lights and extensive new landscaping on site. All of the proposed improvements are shown on the enclosed Plans, which were approved by the Office of Planning and Zoning on November 25, 1996 and by the Office of Permits and Development Management on December 5, 1996.

The purpose of this letter is to request the review and approval of this Plan by your office pursuant to Section 405.6 of the Baltimore County Zoning Regulations. Under this Section, any fuel station which legally existed on the effective date of Bill 172-93 may be expanded or reconstructed and any ancillary use listed in Section 405.4(d) may be added, providing the improvements conform with the Plan as reviewed by the Directors of Planning and Zoning, Permits and Development Management, and Zoning



COLUMBIA
Suite 700, Parkside Building
10500 Little Patuxent Parkway
Columbia, Maryland 21044

Reply to Towson

John Lewis
December 17, 1996
Page Two

Administration and Development Management. The property must also be located in a B.L., B.M. or B.R. zone, and the improvements must either meet the requirements of Section 405.4 or be done in such a manner that the station would be improved to be "more in keeping" with the purposes of this Section. The property in question is zoned B.L.

Atlantic Refining Company obtained special exception approval for the gasoline service station in 1956 and subsequently, Shell purchased the property. Shell has operated the Station continuously through the present date. The proposed improvements including the new canopy, lights and extensive landscaping will provide not only an added convenience to customers but will also result in a more attractive and modern service station at this busy intersection.

Accordingly, on behalf of Shell Oil Company, I respectfully request the approval of the enclosed Plan. If your office does approve the Plan, I would request you sign both of the enclosed copies and return one for my file. A check in the amount of \$40.00 is enclosed for your filing fee.

Should you have any questions or find it necessary to meet with my client, please let me know.

Thank you very much for your consideration of this request.

Very truly yours,

J. Neil Lanzi

Enclosures

cc: Steve Schultz, Shell Oil Company
Greg Reed, P.E.

enclosure fee:

John Lewis
December 17, 1996
Page Two

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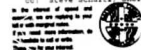
Very truly yours,

J. Neil Lanzi

Enclosures

cc: Steve Schultz, Shell Oil Company

Speed
Letter



January 9, 1997

1st Election District

Dear Mr. Lanzi:

The provided plans are approved for zoning pursuant to Section 405.6 of the Baltimore County Zoning Regulations. A signed plan is being returned to you and a signed plan is being retained by this office for our records.

Please document the zoning case number and this response on all future plans.

Very truly yours,

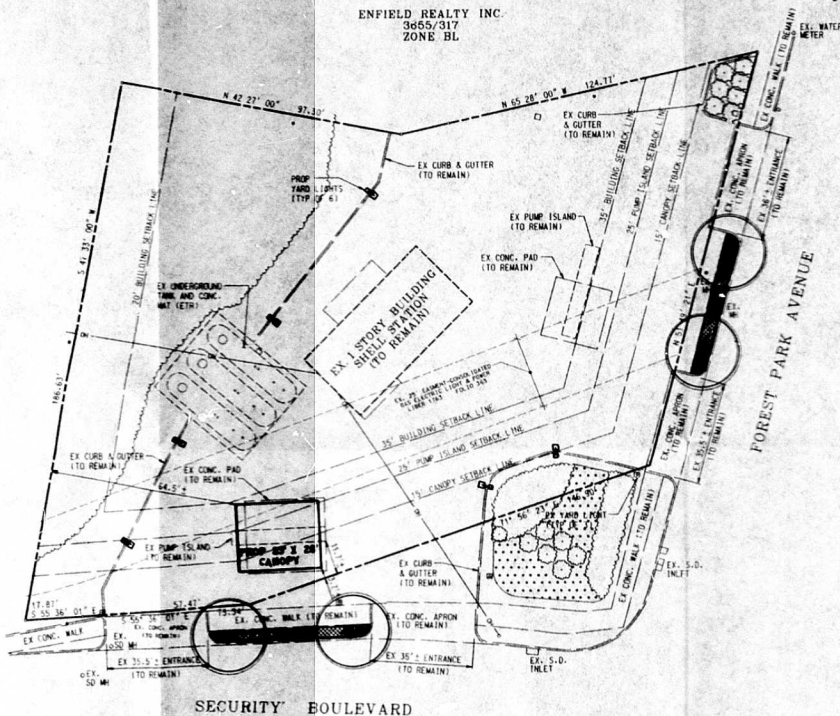
John L. Lewis
Planner II
Zoning Review

JLL:rye

cc: zoning case 37524

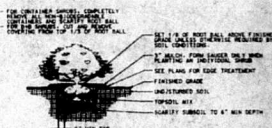
THE EDMONDALE BUILDING
AND THE WEDGEWOOD
BUILDING CO
2119/270
ZONE DROS

ENFIELD REALTY INC.
3655/317
ZONE BL

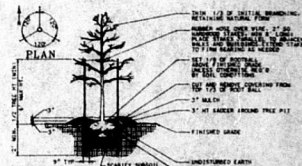


SECURITY BOULEVARD

FOREST PARK AVENUE



SHRUB PLANTING DETAIL



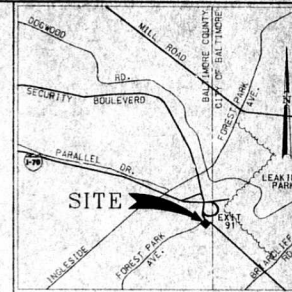
DECIDUOUS TREE PLANTING (UP TO 3" CALIPER)

SITE INFORMATION

1. ZONE: BL
2. SITE AREA: 0762 AC. OR 33,177.6 AC.
3. DEED REFERENCE: 7029/35
4. OWNER: SHELL OIL CO.
P.O. BOX 2099
HOUSTON, TX. 77001
5. SITE ADDRESS: SHELL OIL COMPANY
1699 FOREST PARK AVENUE
BALTIMORE, MD. 21207
6. TAX ACCOUNT #0101890051
7. TAX MAP: 95 GRID 16, PARCEL 29
8. 1ST COUNCILMANIC DISTRICT
1ST ELECTION DISTRICT
9. ALL EXISTING FEATURES SHALL REMAIN
10. PROPOSED MODIFICATIONS INCLUDE THE INSTALLATION
OF A 23 X 28 CANOPY OVER EXISTING PUMP ISLAND,
FOOD SALES AND LANDSCAPING AS SHOWN ON PLAN.
11. EXISTING FEATURES TAKEN FROM A SURVEY BY
MICROFILM DATED: 8/23/95
12. ZONING HISTORY:
CASE NO. 116, PETITION FOR ZONING RECLASSIFICATION
FROM RESIDENTIAL TO COMMERCIAL, GRANTED 2/24/62.
CASE NO. 1793A, PETITION FOR SPECIAL EXCEPTION TO
ALLOW A GASOLINE SERVICE STATION IN A BL ZONE,
GRANTED ON 5/16/56.

SITE NOTES

1. THE EXISTING SERVICE BUILDING CONTAINS
APPROXIMATELY 500 SQ. FT. OF FOOD SALES.
2. THE EXISTING STATION IS A FUEL SERVICE STATION.
3. PROPOSED IMPROVEMENTS APPROVED BY DRC NO.
10286C-01C, 117, LIMITED EXEMPTION GRANTED
ON NOVEMBER 7, 1996.



VICINITY MAP

SCALE: 1"= 200'

LANDSCAPE PLANTINGS

SYMBOL	QUANTITY	BOTANICAL/COMMON NAME	SIZE	REMARKS
	4	ZELKOVA SERRATA JAPANESE ZELKOVA	2"- 2 1/2" CAL. B & B HEAVY 12" - 14" HT.	
	34	JUNIPERUS CHINENSIS SARIENTIS JUNIPER	15"- 18" HT. B & B FILL 2"- 2 1/2" SPD. 30" O.C.	

General Planting Notes:

- a. All plant material shall conform to the sizes given in the plant list and shall be nursery grown in accordance with the "USA Standards for Nursery Stock" (latest edition).
- b. All planting shall be in accordance with standard American Association of Nurserymen procedures and specifications.
- c. Contractor and Owner's Representative shall verify the correct location of all underground utilities in the field prior to installation of any plant material.
- d. Plant material location to be shown in the field and approved by the Landscape Architect prior to planting.
- e. All plant beds and planting areas shall be graded to a depth of 2" unless otherwise noted on drawings or specifications.
- f. All grades disturbed by planting operations shall be fine graded and seeded.
- g. Contractor shall approve final Architect's Representative before making any substitutions or changes.
- h. All plant beds shall be contained with a spaced edge unless otherwise noted on drawings.
- i. Quantities shown on plant list are for the Contractor's convenience only and are not guaranteed to be accurate. In the event of a discrepancy between quantities shown on the plan and quantities shown on the plant list, the quantities on the plant list shall apply.

MICROFILM AND INCLUDE CARDS
IN MICROFILMS FOR CASE NO. 7/23-X
THREATS (PREFILED) TO LETTERFILE
FOR 1ST ELECTION DISTRICT

APPROVED BY:
DIRECTOR OF ZONING AND
DEVELOPMENT MANAGEMENT (FDM)
[Signature] DATE *11/26*

APPROVED BY PUBLIC WORKS
DIRECTOR OF PERMITS AND
DEVELOPMENT MANAGEMENT
[Signature] DATE *11/25/96*

APPROVED BY:
OFFICE OF PLANNING
[Signature] DATE *11/25-96*



SHELL OIL PRODUCTS COMPANY

SITE PLAN
FOR AN SHELL AVIATION LOCATED AT
1699 FOREST PARK AVENUE
BALTIMORE COUNTY, MARYLAND
SCALE: 1"= 20'

PROJECT NO.
30148.00
DPSITE: DGN
RWS. NO.
DWC. NO.
1 OF 4

OWNER/DEVELOPER/APPLICANT
SHELL OIL PRODUCTS COMPANY
TWO FOUNTAIN SQUARE
11921 FREEDOM DRIVE
SUITE 800
RESTON, VIRGINIA 22090
PHONE: 1 (703) 707-3600
ATTN: MR. STEVE SCHULZ

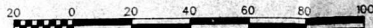


FREDERICK WARD ASSOCIATES INC.
ENGINEERS ARCHITECTS SURVEYORS
5 SOUTH MAIN STREET
1480 838-7900
1480 879-2090

DATE	REVISIONS	BY	CHK.



DATE: 08/08/96
DRAWN BY: MAM/AN
CHK: BTJ GHR
SCALE: 1"= 20'



GRAPHIC SCALE

PETITION FOR SPECIAL EXCEPTION

IN THE MATTER OF

Edward L. Martin

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

For a Special Exception

To The Zoning Commissioner of Baltimore County

Edward L. Martin

Legal Owner

Atlantic Refining Company

Contract Purchaser

heretby petition for a Special Exception, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Exception to use the land (and improvements now or be erected thereon) hereinafter described for a gasoline service station

All that parcel of land in the First District of Baltimore County on the Southeast corner of Cooke Lane and St. Agnes Lane; thence Easterly and binding on the South side of Cooke Lane 291 feet; thence Southerly 200 feet; thence Westerly 130 feet to the East side of St. Agnes Lane; thence Northerly and binding on the East side of St. Agnes Lane 293 feet to the place of beginning.

FILED

MAY 2 1956

The Atlantic Refining Co

Edward L. Martin
Contract Purchaser Agent

Edward L. Martin
Legal Owner

ORDERED BY the Zoning Commissioner of Baltimore

County this _____ day of _____, 19____, that the subject matter of this petition be ordered in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the _____ day of _____, 19____, at _____ o'clock _____ M.

Zoning Commissioner
of Baltimore County

Upon hearing on petition for a special exception to use the property described therein for a gasoline service station, this property being presently zoned "R-1" and lying at the intersection of Cooke Lane, St. Agnes Lane and the new Social Security Boulevard, it is apparent that a gasoline service station at this location would not be detrimental to the health, safety and the general welfare of the locality involved. There was a question of access and right-of-way involved, but the petitioner and Baltimore County have entered into agreements whereby the necessary right-of-way have been acquired and also the necessary land for ingress and egress from said property facing Cooke Lane. For the above reasons the petition should be granted, therefore:

It is this 16th day of May, 1956, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid petition for a special exception for a gasoline service station be and the same is hereby granted, subject, however, to compliance with the setbacks for the island for the gasoline pumps and the service buildings to be erected as shown on plot plan filed with the Zoning Department.

William H. Adams
Zoning Commissioner
of Baltimore County

DEPARTMENT OF PUBLIC WORKS OF BALTIMORE COUNTY
DIVISION OF LAND ACQUISITION
Inter-Office Correspondence

From Roland H. Wagner May 8, 1956
To William H. Adams
Subject Social Security Blvd. - L.O. 2570-D
Martin Property
Cooke and St. Agnes Lane

We have entered into an agreement with the Atlantic Refining Company whereby they have agreed to grant the County the necessary right-of-way as shown on the construction drawing of the proposed Forest Park Avenue and the above mentioned intersection, without cost to the County.

We have further agreed with the Atlantic Refining Company that we will grant them access or whatever ground is necessary for ingress or egress to their property facing on Cooke Lane.

Roland H. Wagner
Roland H. Wagner, Deputy
Bureau of Land Acquisition

RHW:mjb

April 3, 1956

\$35.00

RECEIVED of Edward J. Warren, for the petition of Edward Martin, the sum of Thirty-five (\$35.00) dollars, for Special Exception, advertising and posting property on the Southeast corner of Cooke Lane and St. Agnes Lane, 1st District of Baltimore County.

Zoning Commissioner
of Baltimore County

REMARKS:

Wednesday, April 25, 1956
at 2:00 P. M.

Room 108
County Office Building
111 N. Chesapeake Avenue
Towson 4, Maryland

RECEIVED
MAY 9 1956
COUNTY CLERK'S OFFICE
BY WV

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD-ARGUS
Catonsville, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of William H. Adams, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 14th day of April, 1956, that is to say the same was inserted in the issues of

April 6 and 13, 1956.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

ZONING ORDINANCE OF BALTIMORE COUNTY

SPECIAL EXCEPTION
To the effect that
1. Petitioner's petition filed with the Zoning Commissioner of Baltimore County for Special Exception to use the property hereinafter described for a gasoline service station, the Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 108, County Office Building, 111 N. Chesapeake Avenue, Towson 4, Maryland, on Wednesday, April 25, 1956 at 2:00 P. M.

to determine whether or not the Special Exception petitioned for as aforesaid should be granted, the property be and posting being posted as described in the petition. All that parcel of land in the First District of Baltimore County on the Southeast corner of Cooke Lane and St. Agnes Lane; thence Easterly and binding on the South side of Cooke Lane 291 feet; thence Southerly 200 feet; thence Westerly 130 feet to the East side of St. Agnes Lane; thence Northerly and binding on the East side of St. Agnes Lane 293 feet to the place of beginning, as shown on plot plan filed with the Zoning Department, being property of Edward J. Martin, Jr., by Order of
WILLIAM H. ADAMS,
Zoning Commissioner
of Baltimore County.

