

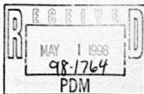
J. Neil Lanzi
OF COUNSEL
Fred L. Coover*

*Also Admitted in District of Columbia

J. NEIL LANZI, P.A.
ATTORNEY AT LAW
MERCANTILE BUILDING, SUITE 617
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(410) 296-0686
FAX: (410) 296-0689

May 1, 1998



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

Reply to Towson

Mr. John Lewis
May 1, 1998
Page Two

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 405.7(d) may be added, providing the improvements conform with the Plan as reviewed by the Directors of Planning and Zoning, Public Works and Permits 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.

This property is zoned BL-AS and has been operated as a service station continuously since the early 1960's. The addition of food sales and the proposed improvements, including the new pump islands, fuel dispensers, landscaping and new service station building will result in a more attractive, efficient and modern service station in keeping with Baltimore County's goal to revitalize existing businesses.

Accordingly, on behalf of Shell Oil Products Company, I respectfully request the approval of the enclosed Plans. The Departments of Planning and Public Works have signed the enclosed plans. If your office does approve the Plans, I would request you sign and date all three Plans and return one for my file.

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
J. Neil Lanzi

Enclosures

cc: Steve Schultz, Shell Oil Products Company
Adam Volanth, P.E.

(97151ew.12r)



Baltimore County
Department of Permits and
Development Management

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

May 6, 1998

J. Neil Lanzi, Esquire
Mercantile Building, Suite 617
409 Washington Avenue
Towson, MD 21204

RE: Shell Oil Products Company
9715 Belair Road
Zoning Case #4983-X
11th Election District

Dear Mr. Lanzi:

This letter responds to your correspondence and plans submitted for zoning approval per Section 405.6, Baltimore County Zoning Regulations, for the above referenced site.

Based on the provided plans and information, the plans, as submitted and signed by this office on May 4, 1998, are approved as being more in keeping with Section 405.4 BCZR, subject to the following condition: Document this approval 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,

John L. Lewis
John L. Lewis
Planner II
Zoning Review

JLL:scj

c: zoning case #4983-X



DECIDUOUS TREE PLANTING DETAIL

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOTES: THIS PLAN IS TO BE UTILIZED FOR LANDSCAPING PURPOSES ONLY.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
BOHLER ENGINEERING & SITE PLANNERS, INC. CITY & CONCRETE ENGINEERS • PRODUCT MANAGERS • ENVIRONMENTAL & SITE PLANNERS • MUNICIPAL ENGINEERS 776 MOUNTAIN BOULEVARD WATSON, NEW JERSEY 07082 PHONE (703) 964-8300 FAX (703) 964-8356										SHELL OIL CO. DEVELOPMENT PLAN										LANDSCAPE PLAN																																																																															
PROJECT: SHELL OIL COMPANY SECTION 27.02 2112 DELAND ROAD, PENN HILL DELAWARE COUNTY, MARYLAND										TITLE:										SCALE: 1" = 10'																																																																															
A.J. STEINELT										E.L. STEINFELDT										DATE: 12/2/98																																																																															
PROFESSIONAL ENGINEER STATE OF NEW JERSEY LICENSE NO. 24842 PENNSYLVANIA LICENSE NO. 004944 DELAWARE LICENSE NO. 1001 CONSULTING ENGINEER, FIDELITY										OWNED BY: PROJECT NO.										SHEET NO.																																																																															
DESIGNED BY: CHD 1.1										CHECKED BY: A.J.V. 080623										OF 2																																																																															
CONSTRUCTION DECK DATE										REV. NO.																																																																																									

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRESTON STREET
BALTIMORE 1, MD.

June 13, 1966

Re: Zoning Petition No. 4983-RX
R-6 Zone to a B-1 Zone and a
Special Exception. Southeast corner
Of Belair Rd. (Rte. 1) and Forge Rd.

Dear Mr. Adams

This office has reviewed the subject petition and has no objection to the change and Special Exception, however, if the Zoning Commissioner should see fit to grant the petition, it is requested that the plans for egress and ingress be made subject to the approval of the State Roads Commission.

Thank you for your cooperation.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John L. Duerr
By: John L. Duerr
Asst. Development Engineer

TOWSON, MD., June 3, 1960.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~on or before the~~ 23rd day of June, 1960, the first publication appearing on the 27th day of May 1960.

THE JEFFERSONIAN
John H. Johnson
 Manager

Cost of Advertisement, \$.....

[illegible]

11th Dist
Belair & Forge Bds.

[illegible]

Property to be posted as prescribed by Zoning Regulations

I, or we, agree to pay expenses of the above reclassification and 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.

Jesse Lee H. H.

Joseph H. Sraff
Legal Owner
Mildred M. Kraft
Legal Owner

9715 Belair Road
Address

SMITH & NARRISOL

Zoning Commissioners
of Baltimore County

Upon hearing on the above petition for reclassification of the parcel of land firstly described in the petition from an "R-6" Zone to a "B-1" Zone and for a special exception to use the parcel of land secondly described for a gasoline service station, and it appearing that by reason of location, the safety, health and the general welfare of the locality involved not being detrimentally affected, the reclassification and special exemption should be granted, therefore:

It is this 26th day of July, 1960, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the reclassification of the parcel of land firstly described in the petition should be and the same is hereby reclassified, from and after the date of this Order, from an "R-6" Zone to a "B-L" Zone; and a special exception is granted to use the parcel of land secondly described for a gasoline service station.

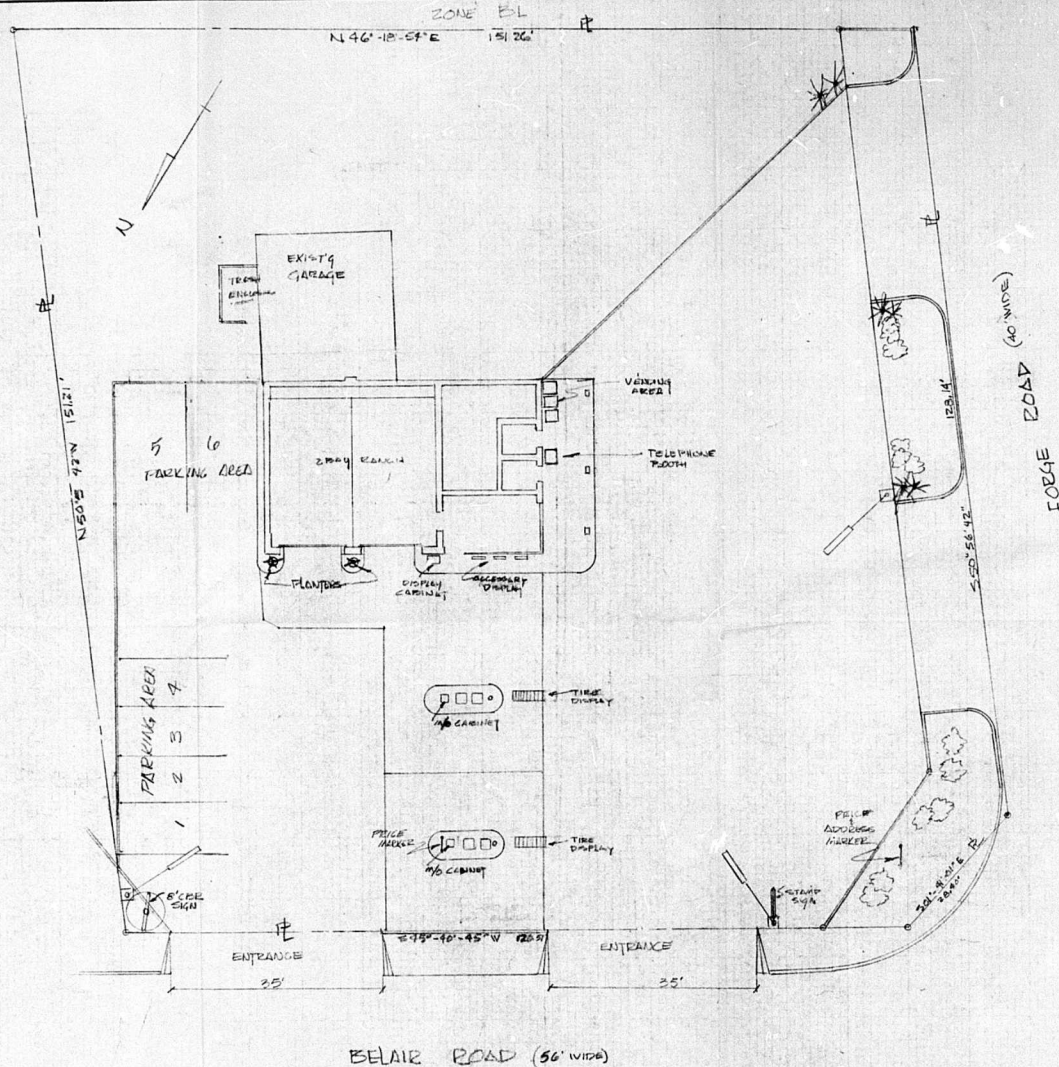
Deputy Zoning Commissioner
of Baltimore County

It is this 17th day of July, 1961, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid special exception should be and the same is hereby extended for one (1) year beginning July 26, 1961 and ending July 26, 1962.

Zoning Commissioner
of Baltimore County

IMPROFILING TELEPHONE VALLEY 5-2000		INVOICE BALTIMORE COUNTY, MARYLAND COURT HOUSE <i>Division of Collection and Receipts</i> TOWSON, MARYLAND		No. 097 DATE 4/26/64
TO: Smith & Harrison 212 Washington Ave. Towson 4, Md.		BILLED NY Zoning		
DEPOSIT TO ACCOUNT NO. 0161		STAGH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL BALANCE \$3.00
QUANTITY	Application for Re-classification and Special Exception			COPIES \$3.00
FILED - Baltimore County, Md. - City of Towson 4-2864 3408 * * * TFL - 4-2864 3408 * * * TFL - \$3.00 \$3.00				
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND				

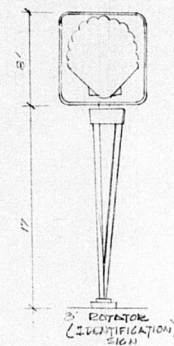
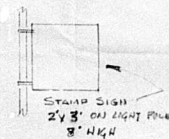
INVOICE		BALTIMORE COUNTY, MARYLAND		No. 288	
OFFICE OF FINANCE				DATE 4/24/46	
Division of Collection and Receipts					
COUNT HOUSE					
TOWSON 4 MARYLAND					
MICROFILMED		BILLED BY		Selling	
To: Smith & Harrison, Attorneys 212 Washington Ave. Towson 4, Md.					
REPORT TO ACCOUNT NO. 01262					
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL AMOUNT DUE		AMOUNT PAID
—	Advertising—Joseph H. Knut & Co. (85.00)		312.50		12.50
	Advertising—Baltimore (1.50)				
	PAID—Baltimore County, Md. — Office of Finance				
	6-5040 7444 • • • TIL —		1250		
	6-5046 7444 • • • TIL —		1250		
8					



AUXILIARY (SURF 405.910)
 1 VEHICLE REPAIR SERVICE
 2 SALE OF CIGARETTES, CANDY, SOFTDRINKS
 FROM VENDING MACHINE
 6 TIRE SALES & INSTALLATION
 8 SALE OF SMALL AUTO PARTS
 12 MINOR ACCESSORY USES

"D"
 NO COMBINATION AUXILIARY USES @ THIS TIME
 NOTE: ONLY 2 OF THE THREE ALLOWABLE SIGNS EXIST @ THIS TIME
 1 GREEN STAMP SIGN
 2 PEEL MARKER

EXISTING ZONE - BL
 EXISTING DISTRICT - CUS
 AREA OF TRACT - 22,701 #
 APPROX LANDSCAPE - 3,000 #
 5% OF TRACT - 1,135 #
 PARKING SPOTS - 6
 LANDSCAPE IS LAWN & LOW LEVEL SHRUBS



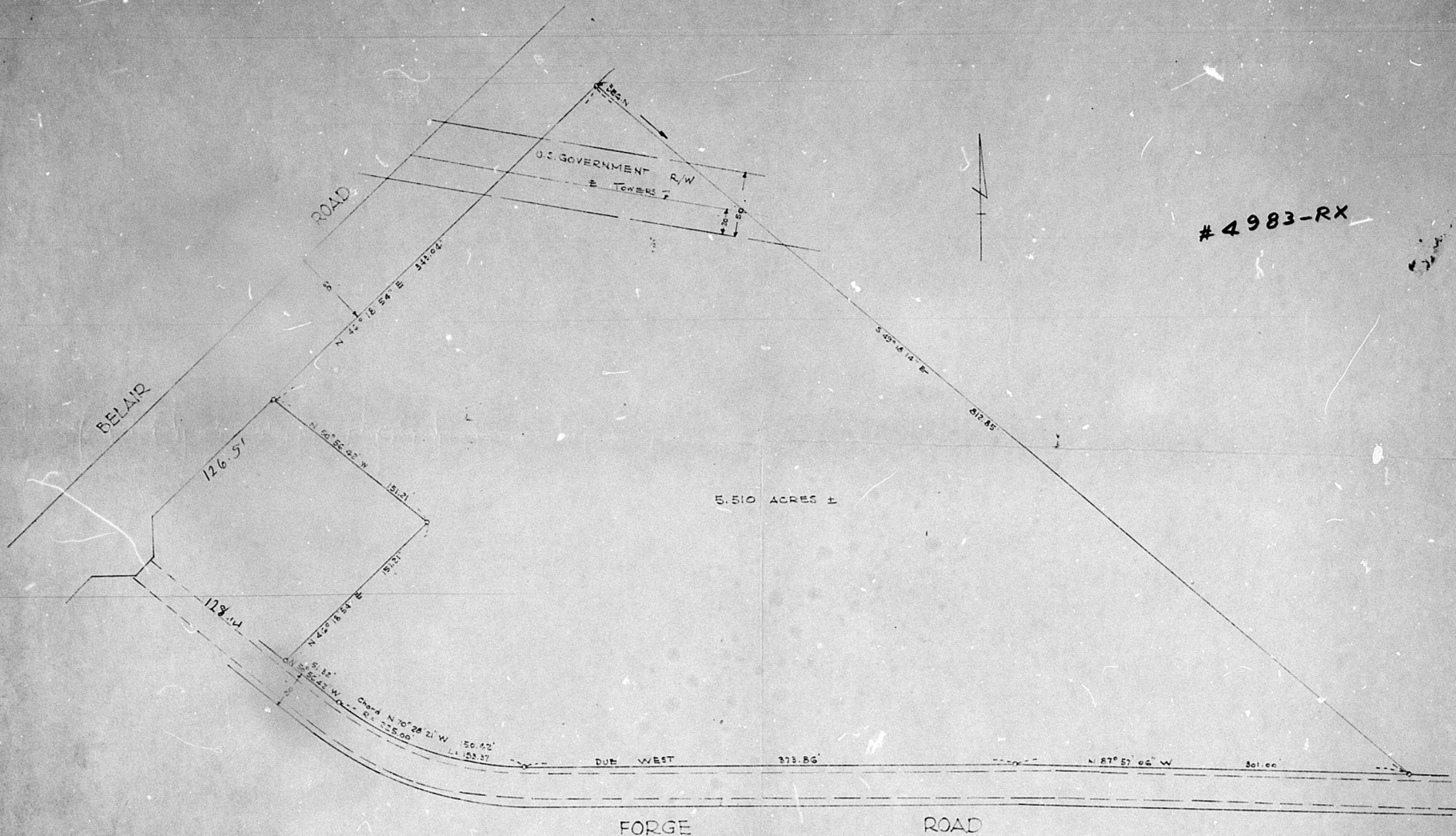
PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 1/22/76

NO.	DATE	BY	CD	DESCRIPTION	APPR.
SHELL OIL COMPANY					
EASTERN MARKETING REGION					
Proposed Plot (Bill-40)					
BLAIR & FORGE ROAD					
BALTIMORE COUNTY, MD					
SCALE	1" = 100'	DIST. MGR. APPR.	[Signature]		
DATE	1/11/76	REGIONAL APPR.	[Signature]		
DRAWN BY	W. S. [Signature]	CHECKED BY	D-62-60		

Zone-Shell 4953 RX



4983-RX



George William Stephens, Jr.,
and Associates, Inc.
Engineers
5 McCurdy Avenue,
Towson, 4, Maryland

PART OF PROPERTY
OF
JOSEPH H. KRAFT
TO BE REZONED FROM
R-6 TO BL
BALTO. COUNTY MD. ELECT. DIST. NO. 11
SCALE - 1" = 50' APRIL 22, 1960.

OK 220 4/2

