

DEVELOPER
AMOCO OIL CO.
1 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
ATTN: MR. M.B. STUMBROSKI
PHONE: (717) 993-9431

PROJECT NO.	95284 (CADD)
	98106 (ACCT)
DISC. NO.	SEEX1ST.DGN
DWG. NO.	01 OF 03

A circular professional engineer seal for the State of Maryland. The outer ring contains the text "STATE OF MARYLAND" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring, there is a central emblem featuring a shield with various symbols, flanked by two figures. Below the emblem, it says "REGISTERED PROFESSIONAL ENGINEER". A handwritten signature is scrawled across the seal, and the number "27198" is written below it.

OWNER/APPLICANT

 **AMOCO OIL COMPANY**
1 W. PENNSYLVANIA AVENUE
SUITE 900
TOWSON, MARYLAND 21204
PHONE: 1 (717) 993-9431
ATTN: MR. M.B. STUMBROSKI

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS • ARCHITECTS • SURVEYORS

P.O. BOX 727, 5 SOUTH MAIN STREET, BEL AIR, MARYLAND 21014
PHONE: (410) 879-2090 (410) 838-7900 FAX: (410) 893-1243

DATE	REVISIONS	BY	CHK

 AMOCO OIL COMPANY <i>Marketing Engineering</i>		EXISTING COND	
DATE: 05/26/98		FOR AN AMOCO STATION L	
DRAWN BY: KN/LF		REISTERSTOWN	
CHK. BY: GHR		BALTIMORE.	
SCALE: 1" = 20'			

LANDSCAPE PLANTING SCHEDULE				
SYMBOL	QTY.	BOTANICAL/COMMON NAME	SIZE	REMARKS
(+)	8	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	12-14' HT. 2" 2 1/2" CAL.	B & B FULL AS SHOWN
(*)	5	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN	8-10' HT. 1 1/2" 2" CAL.	B & B FULL 12" OC
(*)	24	ILEX X "NELLIE R. STEVENS" (FEMALE) NELLIE STEVENS HOLLY	5-6' HT.	B & B FULL 9" OC
(*)	40	PHOTINIA X FRASER RED TIP PHOTINIA	3-4' HT. 3-4" SPD.	B & B FULL 4" O.C.
(*)	127	BERBERIS THUNBERGII VAR. ATROPURPUREA RED JAPANESE BARBERRY	18-24" HT 18-24" SPD	CONT. FULL 3" OC
(*)	6	PENNISETUM ALOPECUROIDES FOUNTAIN GRASS	1 GAL	CONT 2" OC
(*)	100	IMPATIENS 'NEW GUINEA' NEW GUINEA IMPATIENS	4 1/2" PDT	CONT 8" OC

COMMERCIAL, OFFICE, INDUSTRIAL, HIGH RISE RESIDENTIAL, AND PUBLIC DEVELOPMENTS

1. N/A. LINEAR FEET OF INTERIOR ROAD $\times 20 = 0$ P.U.'S
NO. MAJOR (75%), MINOR, EVERGREEN,
SHRUBS, GROUND COVER

2. 201.23 LINEAR FEET OF ADJACENT ROAD $\times 20 = 10.1$ P.U.'S
NO. MAJOR (75%), MINOR, EVERGREEN,
SHRUBS, GROUND COVER = 14.9 P.U.'S

3. N/A. PARKING SPACES $\times 12 = 0$ P.U.'S
NO. MAJOR (75%), MINOR, EVERGREEN,
SHRUBS, GROUND COVER

4. 132.04 LINEAR FEET OF COMMERCIAL ADJACENT TO NON-RESIDENTIAL
 $\times 15 = 12.8$ P.U.'S
NO. MAJOR (75%), MINOR, EVERGREEN,
SHRUBS, GROUND COVER = 16.1 P.U.'S

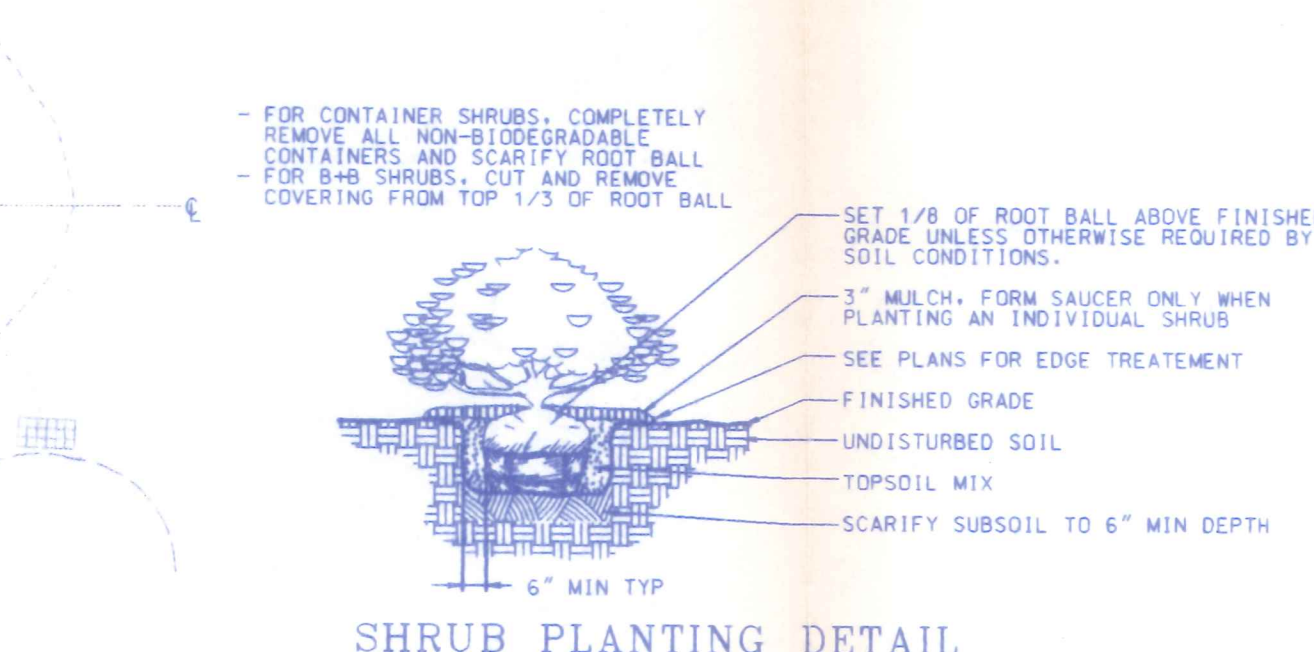
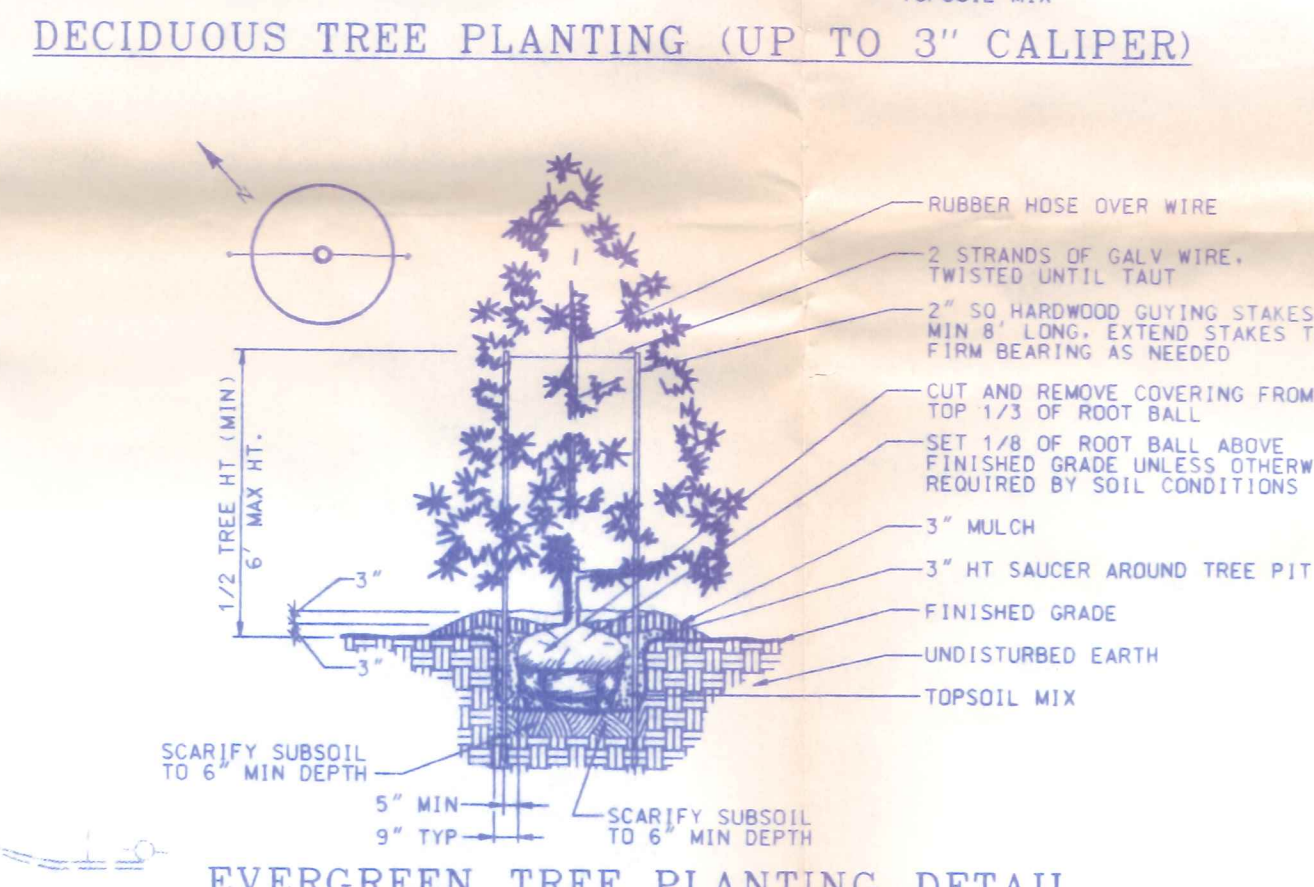
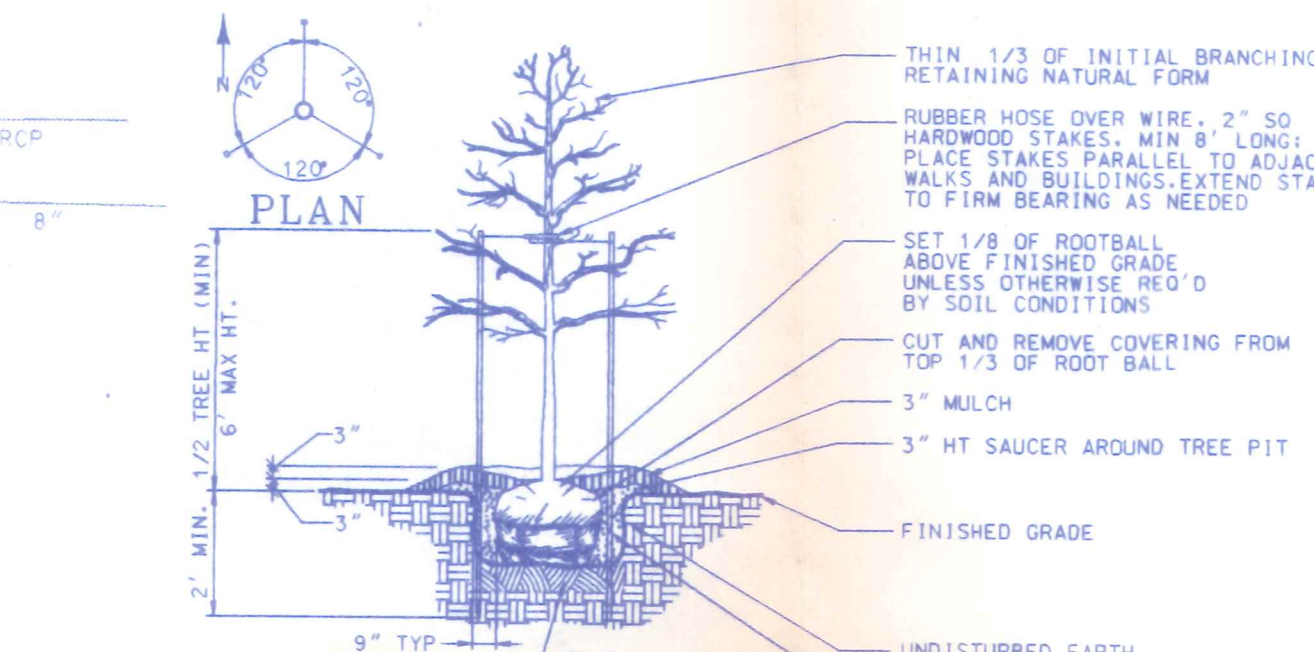
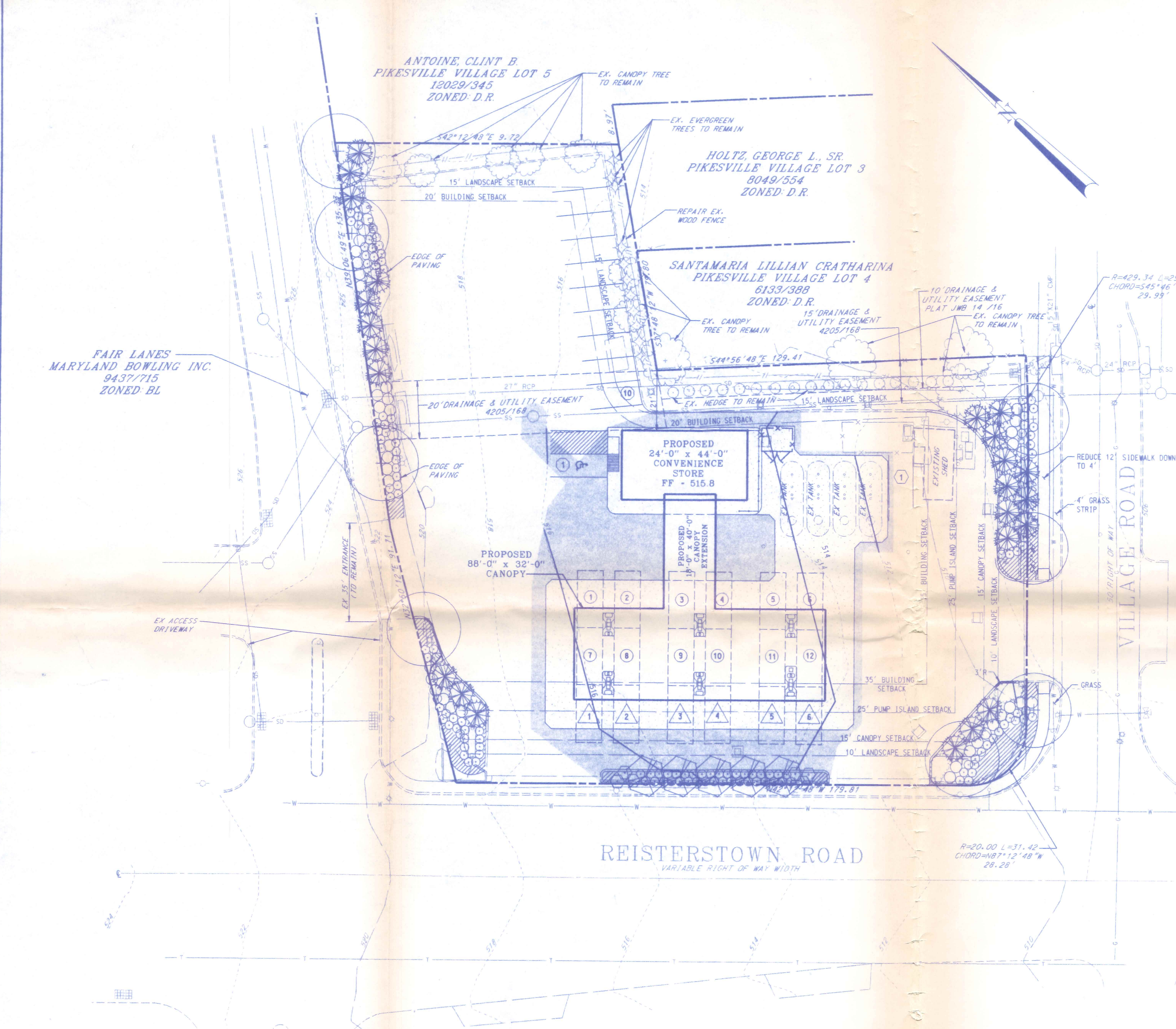
5. 306.41 LINEAR FEET OF ADJACENT RESIDENTIAL $\times 10 = 30.6$ P.U.'S
NO. MAJOR (75%), MINOR, EVERGREEN,
SHRUBS, GROUND COVER = 29.6 P.U.'S

6. 30 LINEAR FEET OF DUMPSTER (S) $\times 15 = 2$ P.U.'S
NO. MAJOR (75%), MINOR, EVERGREEN,
SHRUBS, GROUND COVER = 3.5 P.U.'S

TOTAL PLANTING UNITS REQUIRED: 55.6

TOTAL PLANTING UNITS PROVIDED:

19(11 EX-1) MAJOR, 5 MINOR, 52(28 EX-1) EVERGREEN, 167 SHRUBS,
0 GROUND COVER = 64.2



- GENERAL PLANTING NOTES
- ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "USA STANDARD FOR NURSERY STOCK," LATEST EDITION.
 - ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.
 - CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL VERIFY THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
 - PLANT MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - ALL PLANT BEDS AND PLANTING AREAS TO BE MULCHED TO A DEPTH OF 3" SHREDDED HARDWOOD BARK UNLESS OTHERWISE NOTED ON DRAWINGS OR SPECIFICATIONS.
 - ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE FINE GRADED AND SEEDED.
 - OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE BEFORE MAKING ANY SUBSTITUTIONS OR CHANGES.
 - ALL PLANT BEDS SHALL BE CONTAINED WITH A SPADED EDGE UNLESS OTHERWISE NOTED ON DRAWINGS.
 - QUANTITIES SHOWN ON PLANT LIST ARE FOR THE CONTRACTORS 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 PLAN SHALL APPLY.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE AND THE LANDSCAPE MANUAL.
 - GENERAL CONTRACTOR IS TO PROVIDE ALL MATERIALS AND LABOR, INCLUDING PLANTS, PLANTER FILL MATERIALS, MULCHES, SOIL PREPARATION, DECORATIVE ITEMS, INSPECTION, TRANSPORTATION, WARRANTY, ETC.
 - TOPSOIL TO A DEPTH OF 4" IN ALL AREAS TO BE SEEDED OR SODDED.
 - EACH PLANTING BED AREA IS TO RECEIVE A MINIMUM OF 6" OF PREPARED SOIL CULTIVATED TO A 12" DEPTH. PREPARED SOIL SHALL BE MIXED AS FOLLOWS: 2/3 SANDY LOAM TOPSOIL FREE OF ROOTS, ROCKS, WEEDS, AND OTHER DEBRIS AND 1/3 PEAT MOSS OR APPROVED ORGANIC MULCH.
 - SOIL ADDITIVES TO BE GRANULAR FERTILIZER OF 1:2:1 RATIO. SOIL OUTSIDE RANGE OF 5.0 - 7.0 pH SHALL BE TREATED APPROPRIATELY TO CORRECT FOR HIGH ALKALINITY OR ACIDITY.
 - THE USE OF ON-SITE TOPSOIL MUST BE APPROVED IN ADVANCE BY LANDSCAPE ARCHITECT.
 - ALL BEDS TO BE TREATED WITH GRANULAR PREEMERGENT WEED CONTROL PER MANUFACTURER'S SPECIFICATIONS. USE TREFLAN OR EQUAL AS APPROVED BY LANDSCAPE ARCHITECT.
 - SODDED AND SEEDED AREAS SHALL BE PROPERLY PREPARED, FINISH GRADED AND HAND ROLLED PRIOR TO SOD PLACEMENT OR SEEDING. SEEDED AREAS SHALL BE RE-SEEDED AS NECESSARY TO PROVIDE AN EVEN STAND OF GRASS.
 - PROVIDE A WARRANTY ON ALL WORK FOR A MINIMUM OF ONE YEAR INCLUDING ONE CONTINUOUS GROWING SEASON. COMMENCE WARRANTY ON THE DATE IDENTIFIED IN THE CERTIFICATE OF SUBSTANTIAL COMPLETION. WARRANTY TO INCLUDE COVERAGE OF PLANTS FROM DEATH OR UNHEALTHY CONDITIONS. REPLACEMENT PLANTS SHALL BE THE SAME SIZE AND SPECIES AS SPECIFIED, PLANTED IN THE NEXT GROWING SEASON WITH A NEW WARRANTY COMMENCING WITH THE DATE OF THE REPLACEMENT.
 - MAINTAIN PLANT LIFE IMMEDIATELY AFTER PLACEMENT AND CONTINUE MAINTENANCE UNTIL TERMINATION OF WARRANTY. MAINTENANCE TO INCLUDE WEEDING, APPLICATIONS OF PESTICIDES, WATERING, TRIMMING AND PRUNING, DISEASE CONTROL, AND MAINTENANCE OF PLANT BRACING EQUIPMENT.

RELEASED FOR

☐ PRELIMINARY ONLY

☐ BIDDING

☐ PERMIT

☐ CONSTRUCTION

DATE: May 26, 1998

ENGINEER'S SEAL

STATE OF MARYLAND

7/5/98

OWNER/APPLICANT

AMOCO OIL COMPANY

1 W. PENNSYLVANIA AVENUE
SUITE 900
TOWSON, MARYLAND 21204
PHONE: 1 (717) 993-9431
ATTN: MR. M.B. STUMBROSKI

FREDERICK WARD ASSOCIATES, INC.

ENGINEERS • ARCHITECTS • SURVEYORS

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PHONE: (410) 879-2090 (410) 838-7900 FAX: (410) 893-1243

DATE

REVISIONS

BY

CHK.

AMOCO OIL COMPANY

Marketing Engineering

DATE: 05/26/98

DRAWN BY: LCF

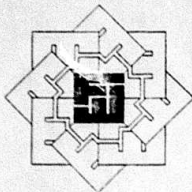
CHK. BY: GHR

SCALE: 1" = 20'

PROJECT NO. 95284 (CADD) 98106 (ACCT)

DISC. NO. SELAND.DGN

DWG. NO. 03 OF 03



FREDERICK WARD ASSOCIATES, INC.
ENGINEERS • ARCHITECTS • SURVEYORS

May 26, 1998

**Zoning
Case
#5847 RA**

Mr. John Lewis
Department of Permits & Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: More in Keeping Plan
Reistertown Amoco
1717 Reistertown Road
FWA Project 98105.00

Dear Mr. Lewis:

Amoco Oil Company, by and through its representative Frederick Ward Associates, Inc. hereby request an administrative ruling under the "More in Keeping" criteria for gasoline stations as set forth in Section 405.6 BCZR for the proposed changes to the above referenced site.

Amoco proposes to replace the existing canopy and pump islands and add a convenience store to the site. Landscaping is proposed as part of the project but otherwise no other site changes are part of the renovations. Amoco respectfully request that a determination is made that the proposed renovation constitute a minor change and the plan is more in keeping with the Baltimore County Zoning regulations and Landscape Manual.

Three sets of the site plans have been enclosed for your review and comment. The plans have also been submitted to the Office of Planning and the Department of Public Works.

If you have any questions, do not hesitate to call me.

**Speed
Letter**

In the interest of speed and accuracy, we are relying on your office with integrated review. If you need more information, do not hesitate to call. Thank you for your interest.

Sincerely,

FREDERICK WARD ASSOCIATES, INC.

Timothy F. Whittle, P.E.
Associate/Project Manager

3rd Election District
June 10, 1998

The plans are approved for zoning per Section 405.6, BCZR.
Document this response on all future plans.

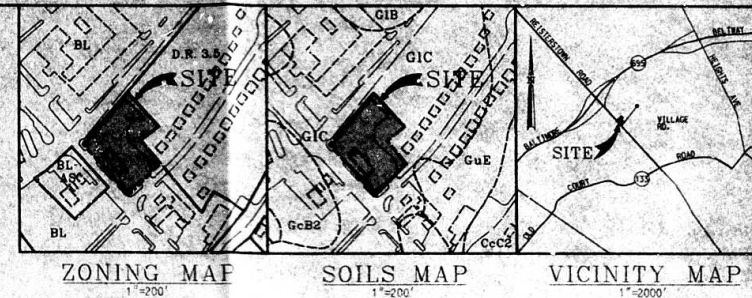


ANTOINE CLINT B.
PIKESVILLE VILLAGE LOT 5
12009/546
ZONED D.R.

HOLTZ GEORGE L. SR.
PIKESVILLE VILLAGE LOT 3
8049/554
ZONED D.R.

SANTAMARIA LILLIAN CRATHARINA
PIKESVILLE VILLAGE LOT 4
6133/388
ZONED D.R.

FAIR LANES
MARYLAND BOWLING INC
9437/715
ZONED BL



SITE INFORMATION

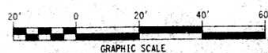
1. GROSS SITE AREA: 39,530 SF or 0.91 AC.
2. NET LOT SIZE: 39,530 SF or 0.91 AC.
3. FLOOR AREA: CONVENIENCE STORE - 960 SF
4. FLOOR AREA: HANDICAP SPACE - 39,530 SF or 0.91 AC. ALLOWED - UP TO 2.0
5. TAX ACCOUNT NUMBER: 0501050200
6. ELECTION DISTRICT: 03
7. EXISTING USE: FUEL SERVICE STATION
8. PROPOSED USE: FUEL SERVICE STATION USE IN COMBINATION WITH A CONVENIENCE STORE
9. EXISTING IMPROVEMENTS AREA: 33,538 SF or 0.77 AC.
10. PROPOSED IMPROVEMENTS AREA: 32,483 SF or 0.75 AC.
11. TOTAL DISTURBED AREA: 39,530 SF or 0.91 AC.
12. THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
13. THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARIES.
14. THE SITE IS NOT A DESIGNATED AREA OF CRITICAL STATE AND NOT IN CHESTERBAY CRITICAL AREA.
15. THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN 1 MILE OF THE SITE.
16. THE SITE IS EXEMPT FROM OPEN SPACE REQUIREMENTS.
17. HEATING, WATER, AND COMPRESSED AIR WILL BE PROVIDED FOR CUSTOMERS PER SECTION 405.4-B OF THE BALTIMORE COUNTY ZONING REGULATION.
18. SITE ADDRESS: AMOCO STATION
1717 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21208
19. OWNER: AMERICAN OIL CO.
C/O AMOCO OIL CO.
200 E. RANDOLPH
CHICAGO, ILLINOIS 60601-7125

ZONING NOTES

1. ZONING: BL
2. AREA REQUIREMENTS
3. 12 FUELING SPACES: 1,500 SF PER SPACE = 18,000 SF
4. CONVENIENCE STORE: 960 SF x 4 = 3,840 SF
5. TOTAL SITE AREA: 21,840 SF
6. REQUIRED: 21,840 SF
7. PROVIDED: 39,530 SF
8. ACCESS POINTS
9. ONE (1) EXISTING 35' AND ONE (1) EXISTING 40' ENTRANCE ONTO REISTERSTOWN ROAD; ONE (1) EXISTING 55' ENTRANCE FROM VILLAGE ROAD; AND ONE (1) 35' EXISTING ENTRANCE FROM EXISTING HOTEL DRIVEWAY.
10. PARKING
11. REQUIRED: 1 PER EMPLOYEE x 2 = 2 SPACES
12. 1 PER AIR/WATER UNIT x 1 = 1 SPACE
13. 3 PER 1,000 SF OF C-STORE x 960 = 4.8
14. TOTAL: 8 SPACES
15. PROVIDED: 13 (INCLUDING ONE HANDICAP SPACE)
16. SITE ADDRESS: 1717 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21208
17. REQUIRED SETBACKS: BUILDING: RIGHT-OF-WAY: 35 FEET
CANOPY: 15 FEET
PUMP ISLAND: 25 FEET
18. LANDSCAPE TRANSITION AREAS: RIGHT-OF-WAY: 10 FEET
NEAR: 15 FEET (ABUTTING RESIDENTIAL)
SIDE: 15 FEET (ABUTTING RESIDENTIAL)
19. ZONING HISTORY: 1. 5847-RMA - RECLASSIFICATION OF PROPERTY FROM R-10 ZONE TO A B-L ZONE AND SPECIAL EXCEPTION FOR GASOLINE STATION.
2. 3390 - RECLASSIFIED SITE FOR COMMERCIAL USE WITH PARKING REQUIREMENT THAT OFF - SHEET PARKING BE PROVIDED 3 SO. FT. OF PARKING LOT FOR 1 SO. FT. STREET OF BLOC.
3. 5082 - REQUEST FOR RECLASSIFICATION ZONING FROM R-10 TO BL ERECTION OF OFFICE BUILDING.
4. 5230R - NO INFO

LEGEND

- 10 DENOTES PROP. PARKING SPACES
- ← DENOTES PROP. TRAFFIC FLOW (NOT PAINT STRIPPING)
- △ DENOTES PROP. INFO STACKING
- ① DENOTES PROP. INFO SERVICING



RELEASED FOR

ENGINEER'S SEAL

OWNER/APPLICANT

AMOCO OIL COMPANY

1 W. PENNSYLVANIA AVENUE
SUITE 900
TOWSON, MARYLAND 21204
PHONE: 1-(717) 993-2433
ATTN: MR. M.B. STUMBROSKI

DATE: MAY 28, 1998

STATE OF MARYLAND

FREDERICK WARD ASSOCIATES, INC.

ENGINEERS ARCHITECTS SURVEYORS

P.O. BOX 177, 5 SOUTH MAIN STREET, BEL AIR, MARYLAND 21014
PHONE: (410) 873-2090 (410) 838-7900 FAX: (410) 893-1243

DATE

REVISIONS

BY

CHK.

DATE: 05/26/98

DRAWN BY: LFJ/JJ

CHK. BY: GJM

SCALE: 1"=20'

PROJECT NO. 0501050200

DISC. NO. 88106 (ACCT)

RESISTOR

DWG. NO. 02 OF 03

AMOCO OIL COMPANY

Mortgage Engineering

SITE LAYOUT

FOR AN AMOCO STATION LOCATED AT
REISTERSTOWN ROAD
BALTIMORE, MD

PLAN APPROVED FOR ZONING
PER SECT. 405.6 B.C.Z.R.
J. J. J. 6/8/98

FAIR LANES
MARYLAND BOWLING INC
9437/715
ZONED BL

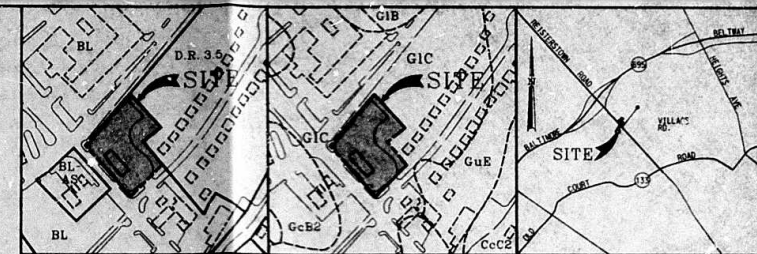
ANTONIO, CLINT R.
PIKESVILLE VILLAGE LOT 5
12089/345
ZONED D.R.

HOLTZ, GEORGE L. SR
PIKESVILLE VILLAGE LOT 3
8049/354
ZONED D.R.

SANTAMARIA, LILLIAN CRATHARINA
PIKESVILLE VILLAGE LOT 4
6183/368
ZONED D.R.

REISTERSTOWN ROAD
VARIABLE RIGHT-OF-WAY WIDTH

VILLAGE ROAD



ZONING MAP
1"=200'

SOILS MAP
1"=200'

VICINITY MAP
1"=200'

SITE SOILS
GIC - CLEVELAND URBAN LAND COMPLEX
BALTIMORE COUNTY SOIL SURVEY MAP 33

A PLAN PREPARED BY:
FREDERICK WARD ASSOCIATES, INC.
6 SOUTH MAIN STREET
BEL AIR, MARYLAND 21014
ATTN: MR. TIM WATTS
PHONE: (410) 878-2700

DEVELOPER
AMOCO OIL CO.
10000 WOODBURN AVENUE
TOWSON, MARYLAND 21284
ATTN: MR. M.B. STUMBRSKI
PHONE: (717) 993-9431

OWNER
AMERICAN OIL CO.
AMOCO OIL
100 EAST RANDOLPH
CHICAGO, ILLINOIS 60601-7125

LEGEND

- GUY WIRE
- SIGN
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- MONITOR WELL
- WATER VALVE
- GAS VALVE
- UNDERGROUND GAS
- OVERHEAD LINES
- SANITARY SEWER
- TRAVELER POINT
- TRAFFIC CONTROL DEVICE
- SANITARY CLEAN OUT
- WELL
- MAILBOX
- DECIDUOUS TREE
- EVERGREEN TREE
- STORM DRAIN
- UNDERGROUND ELECTRIC
- EXISTING TO REMAIN
- TO BE REMOVED

B ENVIRONMENTAL INFORMATION

EXISTING	NOT EXISTING	FIELD DELINEATED	FIELD VERIFIED	REMARKS
X		X		TOPOGRAPHY AND STREET GRADES (MIN. 5 FT. CONTIGUOUS)
	X		X	SLOPES GREATER THAN 25%
	X		X	100 YEAR FLOOD PLAIN
X				SOILS MAPPED ACCORDING TO SOIL SURVEY, BALTIMORE COUNTY, MARYLAND
	X			STREAMS, SEEPS, PONDS OR OTHER WATER BODIES SHOWN ON SITE AND WITHIN 100 FT. OF SITE
	X			WETLAND
	X			FIREST BUTTER LIMITS INCLUDING ADJUSTMENTS FOR STEEP SLOPES AND/OR FLOODABLE SOILS
X				LAND COVER ON AND WITHIN 200 FT. OF SITE
	X			STATIONARY REGULATED PLANT OR WILDLIFE COMMUNITIES
	X			WELLS ON SITE AND WITHIN 100 FT. OF SITE
X		X		SEPTIC ON SITE AND WITHIN 100 FT. OF SITE
	X			UNDERGROUND FUEL TANKS ON SITE AND WITHIN 100 FT. OF SITE
	X			SOIL EVALUATION TESTS (PER. TESTS) PERFORMED
				NO

C EXISTING BUILT CONDITIONS

EXISTING	NOT EXISTING	REMARKS
X		LOCATIONS OF EXISTING BUILDINGS WITHIN 200 FT. OF SITE BOUNDARIES
X		LOCATION OF EXISTING ROADS WITHIN 200 FT. OF SITE BOUNDARIES
	X	DESIGNATED HISTORIC SITES
	X	DESIGNATED ARCHAEOLOGICAL SITES
	X	SIGNIFICANT VIEWS
	X	SIGNIFICANT FEATURES (TREETOP TREES, BUILDINGS, STREETSCAPE, ETC.)
X		LAND USES ON AND WITHIN 200 FT. OF SITE
X		ROAD RIGHT-OF-WAY AND EASEMENTS

D COUNTY ADOPTED PLANS

EXISTING	NOT EXISTING	CONFORMANCE	REMARKS
X			BALTIMORE COUNTY MASTER PLAN 1989-2000
	X		COMMUNITY OR REVITALIZATION PLAN(S)
	X		RECREATION AND PARKS PLAN
	X		STREETSCAPE AND PARKS PLAN
	X		STREETSCAPE PLAN
	X		GREENWAYS PLAN
			OTHER:

DEPT OF PERMITS AND DEVELOPMENT MANAGEMENT DATE: 05/26/98

OFFICE OF PLANNING DATE: 05/26/98

Robert Bowling 6/1/98 Development Plans Review

AMOCO OIL COMPANY Marketing Engineering

DATE: 05/26/98

DRAWN BY: KML/F

CHEK. BY: GHR

SCALE: 1"=20'

EXISTING CONDITIONS

FOR AN AMOCO STATION LOCATED AT REISTERSTOWN ROAD BALTIMORE, MD

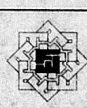
PROJECT NO. 95004 (CADD) SERIES (ACCT) DISC. NO. SEEXIST.COR.

DWG. NO. 01 OF 03

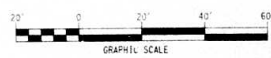
RELEASED FOR
☐ PRELIMINARY ONLY
☐ BIDDING
☐ PERMIT
☐ CONSTRUCTION
 DATE: MAY 26, 1998



OWNER/APPLICANT
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 1 W. PENNSYLVANIA AVENUE
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FAIR LANES
MARYLAND ROWLING INC.
9437/715
ZONED BL

ANTOINET CLINT B.
PIKESVILLE VILLAGE LOT 6
12023-346
ZONED D.R.

HOLTZ GEORGE L. SR.
PIKESVILLE VILLAGE LOT 3
8048/354
ZONED D.R.

SANTAMARIA LILLIAN GRATHARINA
PIKESVILLE VILLAGE LOT 4
8133/388
ZONED D.R.

REISTERSTOWN ROAD
VARIABLE WIDTH OF WAY WIDTH

VILLAGE ROAD
EXTENSION OF R4

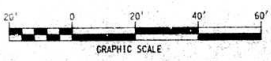
LANDSCAPE PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL/COMMON NAME	SIZE	REMARKS
1	5	ACER RUBIGIN 'OCTOBER GLORY'	12-14" HT. 2" - 3" CAL.	8.6 B FULL 35.0 CC
2	10	COBRELESTRIA PANTICULATA GOLDENRAIN TREE	8-10" HT. 2" - 2 1/2" CAL.	8.6 B FULL 20.0 CC
3	4	CRATAEGUS VIRIDIS 'WINTER KING'	8-10" HT. 1/2" - 2" CAL.	8.6 B FULL 12.0 CC
4	1	PRINUS STROBUS WHITE PINE	7' - 8' HT.	8.6 B FULL 10.0 CC
5	15	ILEX 'MELISSA R. STEVENS' (SMALL)	3' - 4" HT. 3" - 4" SPD	8.6 B FULL 9.0 CC
6	43	PHOTINIA X FRASERI RED TOP PHOTINIA	3-4" HT. 3-4" SPD.	8.6 B FULL 3.0 CC
7	80	ILEX ALBA 'COMPACTA' COMPACT INEBERT	18" - 24" HT. 18" - 24" SPD	8.6 B FULL 2.0 CC
8	100	IMPATIENS 'NEW OUTLINE' NEW OUTLINE IMPATIENS	4" - 6" POT.	CONT 8" CC
9	100	PACHYSTANDRA TERMINALIS JAPANESE PACHYSTANDRA	1 YR. 2 1/2" PP.	CONT FILL 3" CC

COMMERCIAL, OFFICE, INDUSTRIAL, HIGH RISE RESIDENTIAL, AND PUBLIC DEVELOPMENTS

1. ALL LINEAR FEET OF INTERIOR ROAD - 20 - 20 P.U.'S
2. MAJOR STREET - 20 - 20 P.U.'S
3. MINOR - 10 - 10 P.U.'S
4. DRIVEWAY - 10 - 10 P.U.'S
2. ALL LINEAR FEET OF ADJACENT ROAD - 20 - 10 P.U.'S
3. MAJOR STREET - 20 - 20 P.U.'S
4. MINOR - 10 - 10 P.U.'S
5. DRIVEWAY - 10 - 10 P.U.'S
3. ALL PARKING SPACES - 12 - 12 P.U.'S
4. MAJOR STREET - 20 - 20 P.U.'S
5. MINOR - 10 - 10 P.U.'S
6. DRIVEWAY - 10 - 10 P.U.'S
4. ALL LINEAR FEET OF COMMERCIAL ADJACENT TO NON-RESIDENTIAL - 20 - 20 P.U.'S
5. MAJOR STREET - 20 - 20 P.U.'S
6. MINOR - 10 - 10 P.U.'S
7. DRIVEWAY - 10 - 10 P.U.'S
5. ALL LINEAR FEET OF ADJACENT RESIDENTIAL - 10 - 20 P.U.'S
6. MAJOR STREET - 20 - 20 P.U.'S
7. MINOR - 10 - 10 P.U.'S
8. DRIVEWAY - 10 - 10 P.U.'S
6. ALL LINEAR FEET - DUMPSTER IS - 15 - 2 P.U.'S
7. MAJOR STREET - 20 - 20 P.U.'S
8. MINOR - 10 - 10 P.U.'S
9. DRIVEWAY - 10 - 10 P.U.'S

TOTAL PLANTING UNITS PROVIDED: 15.6
TOTAL PLANTING UNITS PROVIDED:
24.11 EX. MAJOR - 4 MINOR - 22.6 EX. EVERGREEN - 135 SHRUBS -
4 GROUND COVER - 64.5



RELEASED FOR
[] PRELIMINARY ONLY
[] DESIGN
[] PERMIT
[] CONSTRUCTION
DATE: MAY 22, 1991



OWNER/APPLICANT
AMOCO OIL COMPANY
1 W. PENNSYLVANIA AVENUE
SUITE 900
TOWSON, MARYLAND 21204
PHONE: (410) 955-9431
ATTN: MR. M.B. STUMBOSKI



FREDERICK WARD ASSOCIATES, INC.
ENGINEERS • ARCHITECTS • SURVEYORS
P.O. BOX 227, 5 SOUTH MAIN STREET, BEL AIR, MARYLAND 21014
PHONE: (410) 879-2090 (410) 838-7500 FAX: (410) 891-1243

DATE	REVISIONS	BY	CHK.

AMOCO OIL COMPANY
Marketing Engineering
DATE: 05/26/90
DRAWN BY: LCF
CHK. BY: CHR
SCALE: 1" = 20'
LANDSCAPE LAYOUT
FOR AN AMOCO STATION LOCATED AT
REISTERSTOWN ROAD
BALTIMORE, MD

PROJECT NO.
55284 (CADD)
55105 (ACCT)
DISC. NO.
SELANO, DON
DWG. NO.
03 OF 03

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Partnership
1721 Reisterstown Road, legal owner 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an **B-1** zone; for the following reasons:
Substantial changes in the immediate neighborhood since the adoption of the 3rd district map.
See Attached description

This petition is hereby extended for sixty (60) days from this date (April 1, 1963,) without prejudice.
1721 Reisterstown Road Partnership
John G. Rose, Zoning Commissioner
(2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a gasoline service station

Proper is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

THE AMERICAN OIL COMPANY 1721 REISTERSTOWN ROAD PARTNERSHIP
By: *G. G. Crawford* Irvin S. Keyser, Legal Owner
Custodian Address: 6602 Reisterstown Road, P.O. 8 1770
W. Lee Harrison
Petitioner's Attorney

Address: The Jefferson Building, Towson 4, Maryland
ORDERED BY The Zoning Commissioner of Baltimore County, this 16th day of January, 1963, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of May, 1963, at 11:00 o'clock A.M.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 3, 1963
FROM: Mr. George E. Gavrellis, Deputy Director
SUBJECT: #5847-RX, R-10 to B-1 and Special Exception for Gas Station, Northeast side of Reisterstown Road and Northwest side of Village Avenue. Being property of 1721 Reisterstown Road Partnership.

3rd District
HEARING: Monday, May 13, 1963 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to B-1 zoning together with a special exception for a gasoline service station on yet additional property. It has the following advisory comments to make with respect to pertinent planning factors:

I. - The Reclassification

a. It appears that the petitioner seeks reclassification on possibly two portions of his property. The first may be simply a minor rounding out of commercial zoning at the northeastern corner of his property. The Planning staff offers no objection to the possible reclassification here. The second reclassification would deal with that portion of the property at the northeastern corner of Reisterstown and Village Roads. Here, the Planning staff makes specific note of the fact that Village Road is a dead-end street which provides, via Reisterstown Road, the only means of access for the 30-odd houses fronting on it. Even though changes from residential to commercial zoning have occurred along this portion of Reisterstown Road, the Planning staff is of the very definite opinion that these changes do not justify the creation of commercial zoning on either corner of Village Road.

From a planning viewpoint, extension of commercial zoning to embrace the corner of Village Road would be detrimental to the residential character of the properties on that street. Zoning relief may be required for the corner properties. The relief should not be in a commercial zoning context; rather, a transition or buffer is needed here. The Planning staff maintains that the only appropriate reclassification here which would be consistent with the character of both the commercial and residential potentials of the vicinity area is apartment zoning. With special exception offices could be placed with suitable controls here.

II. - The Special Exception

a. The Planning staff has made comment to the effect that extension of commercial zoning along Reisterstown Road is not appropriate. It seems difficult then to make comment on the special exception which in itself can not be judged until decision is made on the reclassification. The Planning staff points out however, that even though the commercial zoning were to be granted, that the plans of the petitioner for the gasoline service station are not in accordance with the current plans of the

RE: PETITION FOR RECLASSIFICATION
From "R-10" Zone to "B-1" Zone -
N.E. Cor. Reisterstown Road and Village Ave., Special Exception for Gasoline Service Station -
1721 Reisterstown Road Partnership,
Petitioner
RESPONSE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5847-RX

Upon hearing on the above petition (1) for reclassification of property at the northeast corner of Reisterstown Road and Village Avenue, from an "R-10" Zone to a "B-1" Zone, and (2) for a special exception for a gasoline service station, the petitioner requested a reclassification for a very small portion of its property which still remains "R-10" to be classified "B-1".

The "R-10" zoning is a logical use as now constituted and the "B-1" zoning should be granted.

The special exception should also be granted, provided the petitioner complies with Section 502.1 of the Zoning Regulations of Baltimore County.

It is this 16th day of May, 1963, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from an "R-10" Zone to a "B-1" Zone, and a special exception for a gasoline service station should be and the same is granted, from and after the date of this Order, subject, however, to approval of the site plan for the development of said property by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Sealed
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 3, 1963
FROM: Mr. George E. Gavrellis, Deputy Director
SUBJECT: #5847-RX

3rd District
HEARING: Monday, May 13, 1963 (11:00 A.M.)

County for Reisterstown Road. Therefore, adequate provision has not been made for public conveniences and improvements.

OB:rbm

MAZ, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
209 N. Charles St., Baltimore 10, Maryland
(8) phone 7-5350

DESCRIPTION
NOS. 1713, 1717, 1719 and 1721 REISTERSTOWN ROAD
THIRD ELECTION DISTRICT BALTIMORE COUNTY, MD.

Beginning for the same at a point in the fourth line of the parcel of land which by deed dated October 27, 1930 and recorded among the Land Records of Baltimore County in Liber 1, McL. M. 858, Folio 303 was conveyed by Sydney Whitelall and wife to Palmer F. C. Williams and wife, said beginning point being located 726.74 feet measured southwesterly along said fourth line from the beginning thereof, thence binding along part of said fourth line S. 39° 09' 30" W., 135.32 feet, thence leaving said fourth line S. 32° 51' 00" W., 91.71 feet to the northeast side of Reisterstown Road, as laid out 66 feet wide, thence binding thereon and running to and along part of the southern outline of the plat of "Pikesville Village" recorded among the aforesaid Land Records in Plat Book J. W. B. No. 14, Folio 16, in all S. 42° 12' 00" E., 179.81 feet to the west end of a fillet curve connecting the said northeast side of Reisterstown Road and the northwest side of Village Road, as laid out 50 feet wide and shown on said plat, thence binding thereon by a line curving to the left with a radius of 20 feet to a distance of 31.42 feet to the said northwest side of Village Road, thence binding thereon the two following courses and distances (1) N. 47° 48' 00" E., 190.00 feet and (2) northerly by a line curving to the left with a radius of 429.35 feet the distance of 29.98 feet to the dividing line between lots No. 2 and 3, as

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TO: American Oil Company
Baltimore Region
American Building
Baltimore 2, Md.

BILLED Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622
QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for 1721 Reisterstown Road Partnership

62.61

62.61

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TO: Messrs. Smith & Harrison
Jefferson Building
Towson 4, Md.

BILLED Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622
QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification & Special Exception for 1721 Reisterstown Rd. Partnership

50.00

50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

MAZ, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
209 N. Charles St., Baltimore 10, Maryland
Page Two

shown on said plat, thence binding thereon N. 44° 56' 00" W., 129.41 feet to intersect the outline of said plat, thence binding on a part thereof the two following courses and distances (1) N. 37° 49' 00" E., 79.80 feet and (2) N. 42° 12' 00" W., 99.65 feet to the place of beginning.
Containing 0.9075 Acres of land.
Subject to a 20 foot Drainage and Utility Easement hereinafter described,
beginning for the same at a point in the first line of the above described parcel, said beginning point being located 84.37 feet measured southwesterly along said first line from the beginning thereof, thence leaving said first line and running S. 44° 56' 00" E., 100.93 feet to the beginning of the eighth line of the above described parcel and also the outline of the plat of "Pikesville Village" as recorded among the Land Records of Baltimore County in Plat Book J. W. B. No. 14, Folio 16, thence binding on part of said outline S. 37° 49' 00" W., 80.16 feet, thence leaving said outline N. 44° 56' 00" W., 101.40 feet to intersect the first line of the above described parcel, heretofore mentioned, thence binding reversely on part thereof N. 39° 09' 30" E., 20.11 feet to the place of beginning.
Also subject to a 15 foot easement for utilities across the rear of lots Nos. 1 and 2 on the Plat of "Pikesville Village" recorded among the Land Records of Baltimore County in Plat Book J. W. B. No. 14, Folio 16.

ENCLOSURE 12/10/62 J. O. #62262

SEAL OF BALTIMORE COUNTY, MARYLAND
JUN 10 1963
CLERK OF BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 304 Date of Posting: 5/14/63
Posted for: Reclamation from R-10 to B-1
Petitioner: 1721 Reisterstown Rd. Partnership
Location of property: N.E. Cor. of Reisterstown Rd. & West side of Village Rd.
Location of Signs: @ (Reisterstown Rd.) Three vacuums of property @ (Vacuum sign) Reisterstown Rd.
Remarks: 1721 Reisterstown Rd. Partnership
Posted by: [Signature] Date of return: May 13, 1963

PETITION FOR ZONING RECLASSIFICATION AND A SPECIAL EXCEPTION
FROM ANNUAL SPECIAL EXCEPTION
3RD DISTRICT

ZONING: From R-10 to B-L Zone, Special Exception for Gas Station
LOCATION: Northeast side of Reisterstown Road & Northwest side of Village Avenue
DATE & TIME: Monday, May 13, 1963 at 1:00 A.M.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Third District of Baltimore County.

Beginning for the same at a point in the fourth line of the parcel of land which by deed dated October 27, 1930 and recorded among the Land Records of Baltimore County in Liber L. Md. 458, Folio 303 was conveyed by Sydney Whitehill and wife to Palmer F. C. Williams and wife, said beginning point being located 738.74 feet measured southwesterly along said fourth line from the beginning thereof, thence binding along part of said fourth line S. 39° 09' 30" W., 135.32 feet, thence leaving said fourth line S. 32° 51' 00" W., 91.71 feet to the northeast side of Reisterstown Road, as laid out 66 feet wide, thence binding thereon and running along part of the southern outline of the plat of "Pikesville Village" recorded among the Land Records of Baltimore County in Liber L. Md. 458, Folio 16, in all S. 42° 12' 00" E., 179.81 feet to the west end of a fillet curve connecting the said northeast side of Reisterstown Road and the northwest side of Village Road, as laid out 50 feet wide and shown on said plat, thence binding thereon by a line curving to the left with a radius of 20 feet the distance of 31.42 feet to the said northwest side of Village Road, thence binding thereon the two following courses and distances (1) N. 47° 48' 00" E., 100.00 feet and (2) northeasterly by a line curving to the left with a radius of 429.35 feet the distance of 29.98 feet to the dividing line between lots No. 2 and 3, as shown on said plat, thence binding thereon N. 44° 56' 00" W., 129.41 feet to intersect the outline of said plat, thence binding on a part thereof the two following courses and distances (1) N. 37° 49' 00" E., 79.80 feet and (2) N. 42° 12' 00" W., 99.65 feet to the place of beginning. Containing 0.9075 Acres of land.

Subject to a 20 foot Drainage and Utility Easement hereinafter described, beginning for the same at a point in the first line of the above described parcel, said beginning point being located 84.37 feet measured southwesterly along said first line from the beginning thereof, thence leaving said first line and running S. 44° 56' 00" E., 100.93 feet to the beginning of the eighth line of the above described parcel and also the outline of the plat of "Pikesville Village" as recorded among the Land Records of Baltimore County in Plat Book J.W.B. No. 14, Folio 16, thence binding on part of said outline S. 37° 49' 00" W., 20.16 feet, thence leaving said outline N. 44° 56' 00" W., 101.40 feet to intersect the first line of the above described parcel, heretofore mentioned, thence binding reversely on part thereof N. 39° 09' 30" E., 79.11 feet to the place of beginning.

Also subject to a 15 foot easement for utilities across the rear of lots Nos. 1 and 2 on the Plat of "Pikesville Village" recorded among the Land Records of Baltimore County in Plat Book J.W.B. No. 14, Folio 16.

Being the property of 1721 Reisterstown Road Partnership, as shown on plat plan filed with the Zoning Department.

By order of
JOHN G. ROSE,
Zoning Commissioner of Baltimore County.

Apr. 26.

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 26, 1963

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~successive~~ ^{consecutive} ~~times~~ ^{weeks} before the 13th day of May, 1963, the first publication appearing on the 26th day of April 1963.

THE JEFFERSONIAN

Paul J. Morgan
Manager.

Cost of Advertisement, \$

PETITION FOR ZONING RECLASSIFICATION AND A SPECIAL EXCEPTION
3rd District
ZONING: From R-10 to B-L Zone, Special Exception for Gas Station.
LOCATION: Northeast side of Reisterstown Road & Northwest side of Village Avenue.
DATE & TIME: MONDAY, MAY 13, 1963 at 1:00 A.M.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Third District of Baltimore County.

Beginning for the same at a point in the fourth line of the parcel of land which by deed dated October 27, 1930 and recorded among the Land Records of Baltimore County in Liber L. Md. 458, Folio 303 was conveyed by Sydney Whitehill and wife, said beginning point being located 738.74 feet measured southwesterly along said fourth line from the beginning thereof, thence binding along part of said fourth line S. 39 degrees 09' 30" W., 135.32 feet, thence leaving said fourth line S. 32 degrees 51' 00" W., 91.71 feet to the northeast side of Reisterstown Road, as laid out 66 feet wide, thence binding thereon and running along part of the southern outline of the plat of "Pikesville Village" recorded among the Land Records of Baltimore County in Liber L. Md. 458, Folio 16, in all S. 42 degrees 12' 00" E., 179.81 feet to the west end of a fillet curve connecting the said northeast side of Reisterstown Road and the northwest side of Village Road, as laid out 50 feet wide and shown on said plat, thence binding thereon by a line curving to the left with a radius of 20 feet the distance of 31.42 feet to the said northwest side of Village Road, thence binding thereon the two following courses and distances (1) N. 47 degrees 48' 00" E., 100.00 feet and (2) northeasterly by a line curving to the left with a radius of 429.35 feet the distance of 29.98 feet to the dividing line between lots No. 2 and 3, as shown on said plat, thence binding on a part thereof the two following courses and distances (1) N. 37 degrees 49' 00" E., 79.80 feet and (2) N. 42 degrees 12' 00" W., 99.65 feet to the place of beginning. Containing 0.9075 Acres of land.

Subject to a 20 foot Drainage and Utility Easement hereinafter described, beginning for the same at a point in the first line of the above described parcel, said beginning point located 84.37 feet measured southwesterly along said first line from the beginning thereof, thence leaving said first line and running S. 44 degrees 56' 00" E., 100.93 feet to the beginning of the eighth line of the above described parcel and also the outline of the plat of "Pikesville Village" as recorded among the Land Records of Baltimore County in Plat Book J. W. B. No. 14, Folio 16, thence binding on part of said outline S. 37 degrees 49' 00" W., 20.16 feet, thence leaving said outline N. 44 degrees 56' 00" W., 101.40 feet to intersect the first line of the above described parcel, heretofore mentioned, thence binding reversely on part thereof N. 39 degrees 09' 30" E., 79.11 feet to the place of beginning.

Also subject to a 15 foot easement for utilities across the rear of lots Nos. 1 and 2 on the Plat of "Pikesville Village" recorded among the Land Records of Baltimore County in Plat Book J. W. B. No. 14, Folio 16.

Being the property of 1721 Reisterstown Road Partnership, as shown on plat plan filed with the Zoning Department.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER OF BALTIMORE COUNTY.
April 26.

OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

April 29, 1963.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, 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 One Week ~~successive~~ ^{consecutive} ~~times~~ ^{weeks} before the 29th day of April, 1963, that is to say the same was inserted in the issues of

April 26, 1963.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager

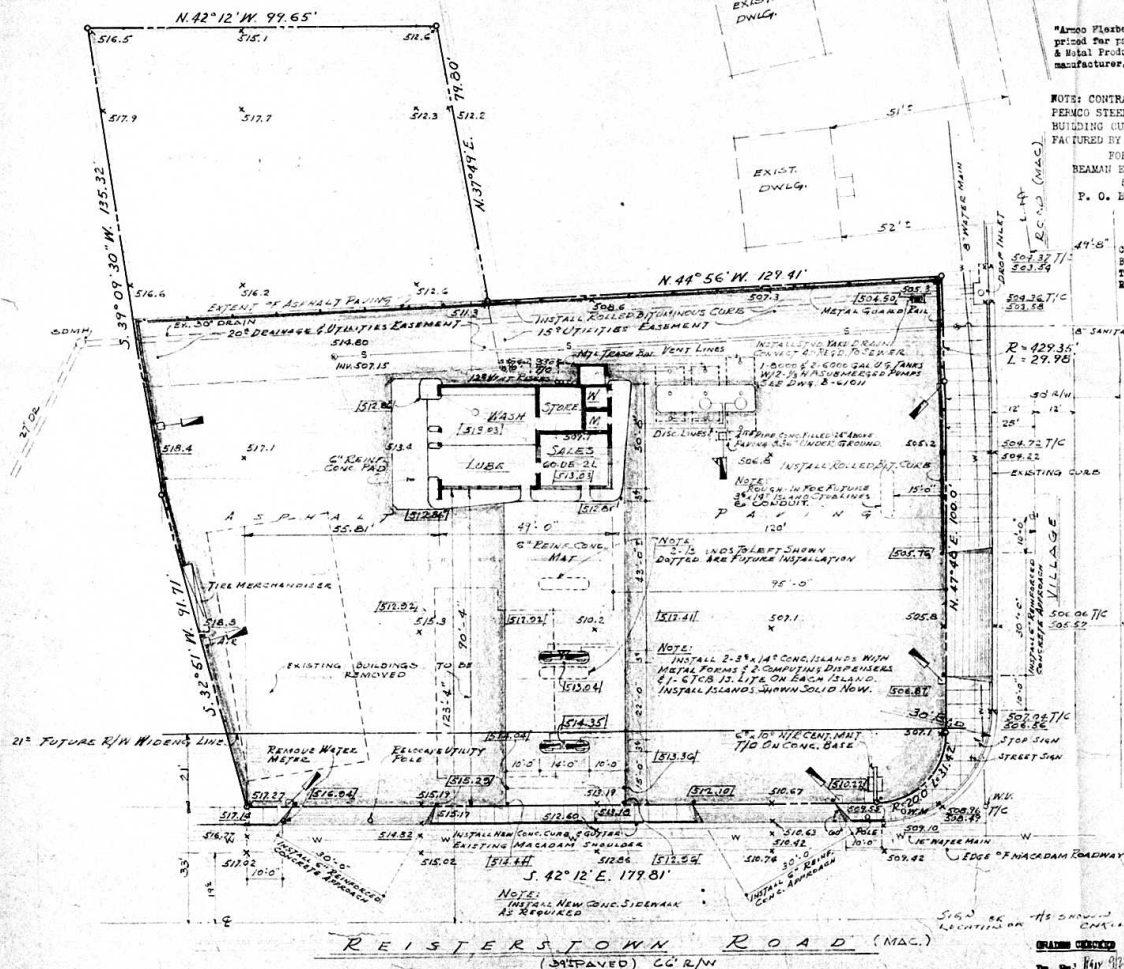
R-10

PIKESVILLE VILLAGE
J.W.B. 14-16

64 UNITS
MOTEL UNDER
CONSTRUCTION

B-L

MOTELS OF MARYLAND
(HOLIDAY HOUSE)



NOTES:
GRADES SHOWN THUS 00.00 ARE EXISTING & TO REMAIN
GRADES SHOWN THUS 000.01 ARE EXISTING
GRADES SHOWN THUS 000.01 ARE PROPOSED
GCB - 4PS FLOODING ON KIDSTONE 14 POLE
GTCB - 4PS FLOODING ON TSP-9 POLE
SLITTE TOP LIFE W/300W FLOODS (2-R&D.)
ABOVE LIGHTING AS MANUFACTURED BY

WHITEWAY MFG. CO.
1736 DREMAN AVE.
CINCINNATI 23, OHIO
Kirby 1-3485

PERWCO TRASH CLOSURE AS MANUFACTURED BY PRECISION
METAL FABRICATORS CO., P. O. BOX 9954, MEMPHIS 12,
TENN., MODEL #406-B-S, SIZE 8'x6'x4' HIGH. FLOOR
SHALL BE A 4" CONCRETE SLAB REINFORCED WITH 6"x6"x10/10
OUTER STEEL HOARWAY MESH. SLAB SHALL FINISH 4" ABOVE
FINISHED GRADE AND SLOPE AWAY FROM BUILDING 1/4" TO
1 FT. CLEARANCE BETWEEN SLAB AND CLOSURE SIDE PANEL
SHALL BE 1/2" MINIMUM AT THE CLOSEST POINT.

"Armo" Plaster Guard Rail, standard (12 gauge), Mill
primed per painting, as manufactured by Armo Drainage
& Metal Products, Inc. Install as recommended by
manufacturer.

NOTE: CONTRACTOR SHALL FURNISH AND INSTALL
PERWCO STEEL CURB FORMS AT PUMP ISLANDS.
BUILDING CURB WALKS, WHEEL GUARDS, MANU-
FACTURED BY PRECISION METAL FABRICATORS CO.

FOR INFORMATION CONTACT:
BEAMAN ENGINEERING CO. OF MD., INC.
632 ROSEHILL TERRACE
P. O. BOX 5848, BALTIMORE 10, MD.
PHONE HO 7-8900

CONTRACTOR SHALL INSURE SITE FOR STRUCTURES, POLLS,
BUILDINGS, TREES, ETC. BEFORE REMOVAL TO OBTAIN
THE BEST RESULTS. THE AMERICAN OIL CO. ASSUMES NO
RESPONSIBILITY FOR OMISSIONS.

NOTE: BALTIMORE COUNTY REQUIREMENT, CLOSED
STORAGE ROOM.

REVIEWED BY	DATE
D-1	1/2/49
D-4	
N	
O	

EXIST.
DWLG.
DO NOT SCALE, USE DIMENSIONS ONLY.
THIRD ELECTION DISTRICT
AREA OF PROPERTY 39,850.75 SQ. FT. (0.92 AC.)

DATE	NO.	REVISIONS	BY
8-24-40	1	FROM R/W LINE 3 CHAINED GLOBE TYPE	J.W.B.
8-24-40	2	CHANGING FROM 1/2" TYPE TO 1/4" TYPE	J.W.B.
8-24-40	3	CHANGING FROM 1/2" TYPE TO 1/4" TYPE	J.W.B.
8-24-40	4	REGRADING FOR PERMANENT NEW BLDG.	J.W.B.

AMERICAN OIL COMPANY

PROPOSED COSSA
SERVICE STATION
REISTERSTOWN & VILLAGE ROADS
BALTIMORE COUNTY
MARYLAND

SCALE	1" = 20'
DRAWN BY	J.W.B.
CHECKED BY	H.W.L.
APPROVED	
DATE	8/1/49
BY	

BALTIMORE REGION
BALTIMORE DISTRICT
NET USABLE FRONTAGE: 135.2 (13.5)
EST. GALLONS: 500,000
DATE: AUGUST 19, 1962
NO. 84-2315 55-716
39,530.72 SQ. FT.

FAIR LANES
MARYLAND BOWLING INC.
9437/715
ZONED BL

ANTOINET CLINT B.
PIKESVILLE VILLAGE LOT 5
13029/345
ZONED D.R.

HOLTZ GEORGE L. SR.
PIKESVILLE VILLAGE LOT 3
8049/554
ZONED D.R.

SANTAMARIA LILLIAN CRATHARINA
PIKESVILLE VILLAGE LOT 4
8130/388
ZONED D.R.

REISTERSTOWN ROAD

LEGEND

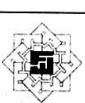
- (10) DENOTES PROP. PARKING SPACES
- (11) DENOTES PROP. TRAFFIC FLOW (NO. PAINT STOPPING)
- (12) DENOTES PROP. MD. STACKING
- (13) DENOTES PROP. MD. SERVICING



RELEASED FOR
☐ PRELIMINARY ONLY
☐ RECORD
☐ PERMIT
☐ CONSTRUCTION
DATE: MAY 26, 1998



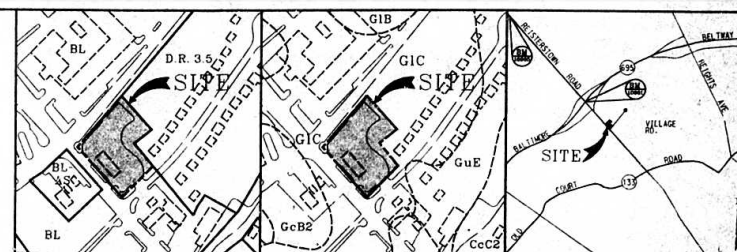
OWNER/APPLICANT
AMOCO OIL COMPANY
1 W. PENNSYLVANIA AVENUE
SUITE 900
TOWSON, MARYLAND 21204
PHONE: (410) 938-9431
ATTN: MR. M.B. STUMBROSKI



FREDERICK WARD ASSOCIATES, INC.
ENGINEERS • ARCHITECTS • SURVEYORS
P.O. BOX 127, 5 SOUTH MAIN STREET, BEL AIR, MARYLAND 21014
PHONE: (410) 879-1090 (410) 838-1900 FAX: (410) 893-1243

DATE	REVISIONS	BY	CHK.

AMOCO OIL COMPANY Marketing Engineering DATE: 05/26/98 DRAWN BY: LFAJ CHK. BY: DHR SCALE: 1"=20'		REISTERSTOWN ROAD FOR AN AMOCO STATION LOCATED AT REISTERSTOWN ROAD BALTIMORE, MD PROJECT NO.: 9808A (C-100) 98108 (ACCT) DISC. NO.: SESITE.DGN DWG. NO.: 02 OF 03	
--	--	--	--



ZONING MAP
1"=200'

SOILS MAP
1"=200'

VICINITY MAP
1"=2000'

SITE INFORMATION

- GROSS SITE AREA: 39,530 SF or 0.91 AC.
- NET LOT SIZE: 39,530 SF or 0.91 AC.
- FLOOR AREA: CONVENIENCE STORE - 1,056 SF
- 1:000 AREA RATIO: 1,056 SF / 39,530 SF = 0.03 ALLOWED = UP TO 2.0
- TAX ACCOUNT NUMBER: 0301050260
- ELECTION DISTRICT: C3
- EXISTING USE: FUEL SERVICE STATION
- PROPOSED USE: FUEL SERVICE STATION USE IN COMBINATION WITH A CONVENIENCE STORE
- EXISTING IMPERVIOUS AREA: 33,538 SF or 0.77 AC.
- PROPOSED IMPERVIOUS AREA: 32,483 SF or 0.75 AC.
- TOTAL DISTURBED AREA: 39,530 SF or 0.91 AC.
- THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARIES.
- THE SITE IS NOT A DESIGNATED AREA OF CRITICAL STATE AND NOT IN COWESPAKE BAY CRITICAL AREA.
- THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN 1 MILE OF THE SITE.
- THE SITE IS EXEMPT FROM OPEN SPACE REQUIREMENTS.
- RESTROOMS, WATER, AND COMPRESSED AIR WILL BE PROVIDED FOR CUSTOMERS PER SECTION 405-A-B OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- SITE ADDRESS: 1711 REISTERSTOWN ROAD, BALTIMORE, MARYLAND 21208
- OWNER: AMERICAN OIL CO., C/O AMOCO OIL CO., 200 E. WASHINGTON, CHICAGO, ILLINOIS 60601-1125

ZONING NOTES

- ZONING: BL
- AREA REQUIREMENTS:
 - 12 FUELING SPACES = 1,500 SF PER SPACE = 18,000 SF
 - CONVENIENCE STORES: 1,056 SF x 4 = 4,224 SF
- TOTAL SITE AREA:
 - REQUIRED = 22,224 SF
 - PROVIDED = 35,530 SF
- ACCESS POINTS:
 - ONE (1) EXISTING 35' AND ONE (1) EXISTING 40' ENTRANCE ONTO REISTERSTOWN ROAD, ONE (1) EXISTING 35' ENTRANCE FROM VILLAGE ROAD, AND ONE (1) 35' EXISTING ENTRANCE FROM EXISTING HOTEL DRIVEWAY.
- PARKING:
 - REQUIRED: 1 PER EMPLOYEE x 2 = 2 SPACES
 - 1 PER AIR-WATER UNIT x 1 = 1 SPACE
 - 5 PER 1,000 SF OF C-STORE x 1,056 = 5.3
 - TOTAL = 9 SPACES
 - PROVIDED: 13 (INCLUDING ONE HANDICAP SPACE)
- SITE ADDRESS: 1711 REISTERSTOWN ROAD, BALTIMORE, MARYLAND 21208
- REQUIRED SETBACKS:
 - BUILDING: RIGHT-OF-WAY: 35 FEET
 - CANOPY: 15 FEET
 - PUMP ISLAND: 25 FEET
- LANDSCAPE TRANSITION AREAS:
 - RIGHT-OF-WAY: 10 FEET
 - REAR: 10 FEET (ABUTTING RESIDENTIAL)
 - SIDE: 15 FEET (ABUTTING RESIDENTIAL)
- ZONING HISTORY:
 - 5847-44 - RECLASSIFICATION OF PROPERTY FROM R-10 ZONE TO A B-L ZONE AND SPECIAL EXCEPTION FOR GASOLINE STATION.
 - 3390 - RECLASSIFIED SITE FOR COMMERCIAL USE WITH PARKING REQUIREMENT THAT OFF - SHEET PARKING BE PROVIDED 3.50 FT. OF PARKING LOT FOR 1.50 FT. STREET OF BLDG.
 - 5062 - REQUEST FOR RECLASSIFICATION ZONING FROM R-10 TO BL ERECTION OF OFFICE BUILDING.
 - 52304 - NO INFO
 - MORE IN KEEPING APPROVAL DATED JUNE 6, 1998 TO REPLACE CANOPY AND ADD A CONVENIENCE STORE.
 - A LIMITED EXEMPTION PURSUANT TO B-C. CODE SECT 36-171D(19) WAS APPROVED ON JUNE 15, 1998.



