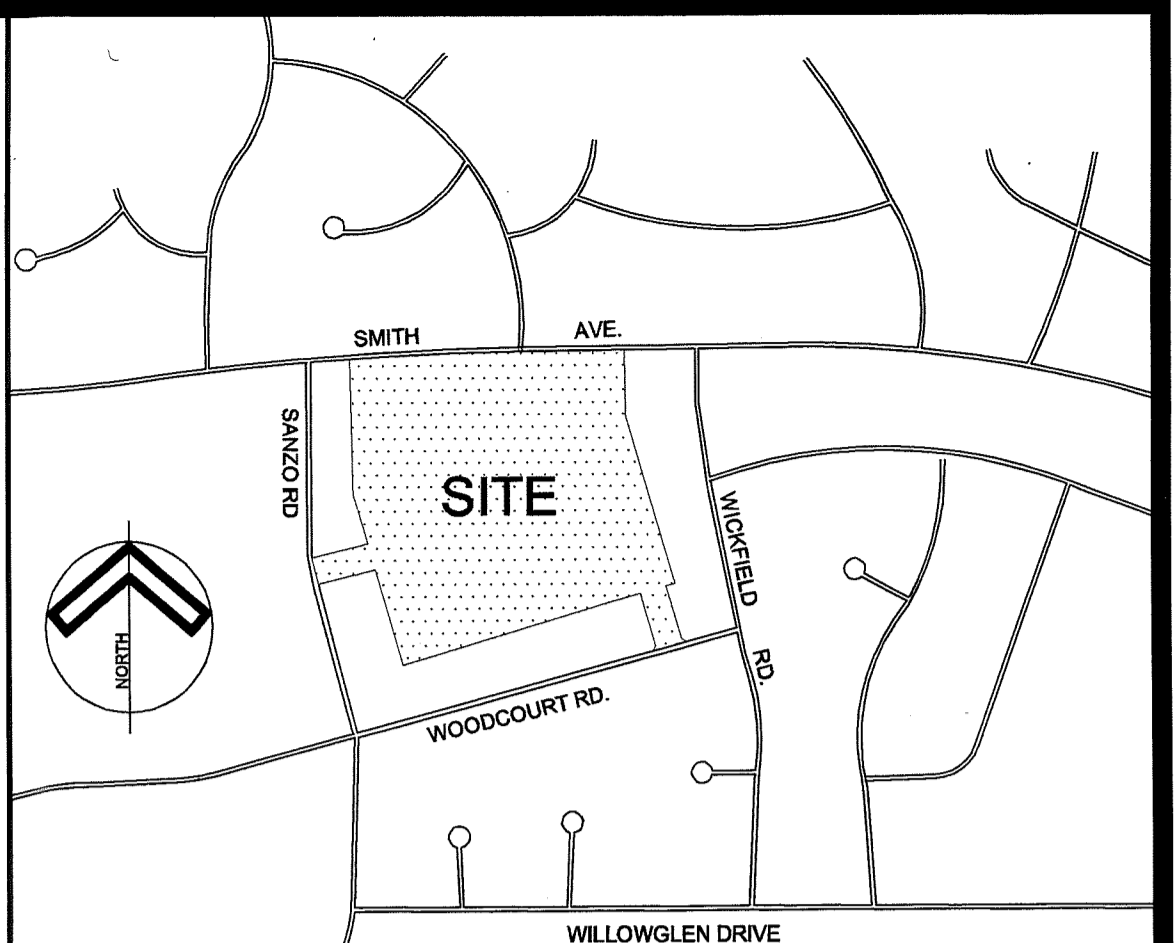


PREVIOUS COMMERCIAL PERMITS OF RECORD:
 321-65, 202-66, 331-69, 458-70, 794-70, 1237-75, 27-77, 539-78, 645-79,
 1043-79, 1492-79, 1891-81, 312-82, 1191-83, 1336-83, 958-84, 1394-84,
 1383-84, 1521-84, 1853-84, 117-85, 1188-85, 386-86, 721-87, 1724-87,
 1894-87, 490-88.

ZONING HISTORY:
 CASE NO. 5484-SPH: TO PERMIT OFF-STREET PARKING WITHIN A RESIDENTIAL ZONE. GRANTED AND DENIED ON APPEAL.
 CASE NO. 5652-SPH: TO PERMIT OFF STREET PARKING WITHIN A RESIDENTIAL ZONE. GRANTED AND UPHOLD ON APPEAL.
 CASE NO. 84-325-X: SPECIAL EXCEPTION TO PERMIT A MOVIE THEATER WITHIN THE PERIMETER OF AN EXISTING SHOPPING CENTER. GRANTED.
 CASE NO. 66-36-X: SPECIAL EXCEPTION TO PERMIT A GASOLINE STATION WITHIN AN EXISTING SHOPPING CENTER. GRANTED WITH RESTRICTIONS. UPHOLD ON APPEAL.
 CASE NO. 2009-0154-A: 30 PARKING SPACES WERE LICENSED TO CONGREGATION OHEL MOSHE.



VICINITY MAP
 SCALE: 1" = 1000'

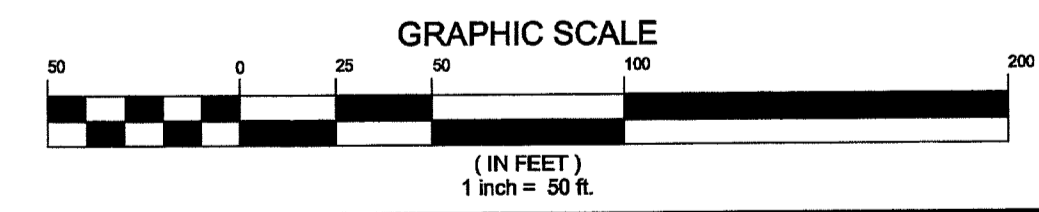
GENERAL NOTES

- OWNER: GREENSPRING MALL ASSOC. P.O. BOX 32591 BALTIMORE, MD. 21282-2591
- APPLICANT: CONVENIENCE RETAILING, LLC c/o RICK LEVITAN 10704 CLOVERBROOKE DRIVE POTOMAC, MD 20884 (301) 370-0555
- SITE DATA: TAX MAP: 0078 GRID: 06 PARCEL: 0568 DEED REF: TAX ACCT. NO.: 030702180 NET AREA= 535,152 SQ. FT. OR 12.285 AC± GROSS AREA= 556,802 SQ. FT. OR 12.778 AC± LEASE AREA= 17,506 SQ. FT. OR 0.401 AC±
- COUNCILMANIC DISTRICT: 2ND ELECTION DISTRICT: 3RD 2010 CENSUS TRACT: 403500 WATERSHED: JONES FALLS
- ZONING OF SHOPPING CENTER: DR 16, BL-AS & DR 5.5 (0781 ZONING MAP) ZONING OF SERVICE STATION: SITE BL-AS
- EXISTING USE: GAS STATION PROPOSED USE: GAS STATION
- SETBACKS:

FRONT	REQUIRED	PROPOSED
FRONT	10'	N/A
SIDE	10'	126.5'
REAR	20'	54.3'
- FLOOR AREA RATIO: GROSS AREA OF BUILDING: 126,050 SQ. FT. (INCL. 1475 SQ. FT. ADDITION) PROPOSED: 128,050 / 556,802 = 0.23, O.K.
- SITE IS NOT IN THE CRITICAL AREA, HAS NO HISTORIC BUILDINGS AND IS NOT IN A 100-YEAR FLOOD PLAIN. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS LOCATED ON-SITE.
- ALL NEW SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF SECTION 450. OF THE BCZR.
- OFF-STREET PARKING TABULATION: TOTAL GROSS LEASABLE AREA = 108,048 SQ. FT. REQUIRED PARKING @ 3 SPACES/1000 SQ. FT. G.L.A. = 545 SPACES
 REQUIRED PARKING FOR SERVICE STATION:
 7 SERVICE BAYS @ 3 SPACES/ BAY = 21 SPACES
 5 EMPLOYEES @ 1 SPACES/ EMPLOYEE = 5 SPACES
 2 AIR PUMP STATIONS & 2 VACUUM STATIONS @ 1 SPACE/ STATION = 4 SPACES
 TOTAL REQUIRED PARKING: 575 SPACES
 TOTAL PARKING PROVIDED: 727 SPACES (30 SPACES LICENSED TO OHEL MOSHE IN CASE NO. 2009-0154-SPHA. NET PARKING PROVIDED: 727 SPACES
 SITE PARKING IS FOR GENERAL USE OF ALL TENANTS.
- ALL PARKING AND DRIVEWAY AREAS WILL BE PAVED WITH A DURABLE AND DUSTLESS SURFACE.
- ALL PARKING SPACES WILL BE PERMANENTLY STRIPED.
- AVERAGE DAILY TRIPS (ADTS): 17,506/1000 x 47 = 823 ADTS
- ANY NEW LIGHTING ON SITE SHALL NOT EXCEED A HEIGHT OF 18 FEET AND SHALL BE DIRECTED AWAY FROM ANY RESIDENTIALLY ZONED PROPERTIES.
- ALL BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PREPARED BY COLBERT MATZ ROSENFELT, INC. DATED JUNE 28, 2011. ADDITIONAL INFORMATION BASED ON AVAILABLE BALTIMORE COUNTY RECORDS.

EXPANSION TO EXISTING FUEL SERVICE STATION

GREENSPRING SHOPPING CENTER RECEIVED
 2635 Smith Avenue MAY 24 2012
 TAX MAP 78 - GRID 6 - PARCEL 568 OFFICE OF PLANNING
 BALTIMORE COUNTY, MD.



Colbert Matz Rosenfelt, Inc.
 Engineers * Surveyors * Planners
 2835 Smith Avenue, Suite G
 Baltimore, Maryland 21209
 Telephone: (410) 653-3838
 Facsimile: (410) 653-7953

Professional Certification
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 9752 Expiration Date: 2-28-14

SCALE:	1" = 50'
DATE:	04/16/2012
JOB NO.:	91059.4
DESIGNED:	CMR
DRAWN:	TNW/AKC
CHECKED:	KJC
FILE:	91059 DRC ZONING.dwg
DRAWING NUMBER:	MIK-1

NO.	DATE	REVISIONS:	BY	SHEET	1 OF 2
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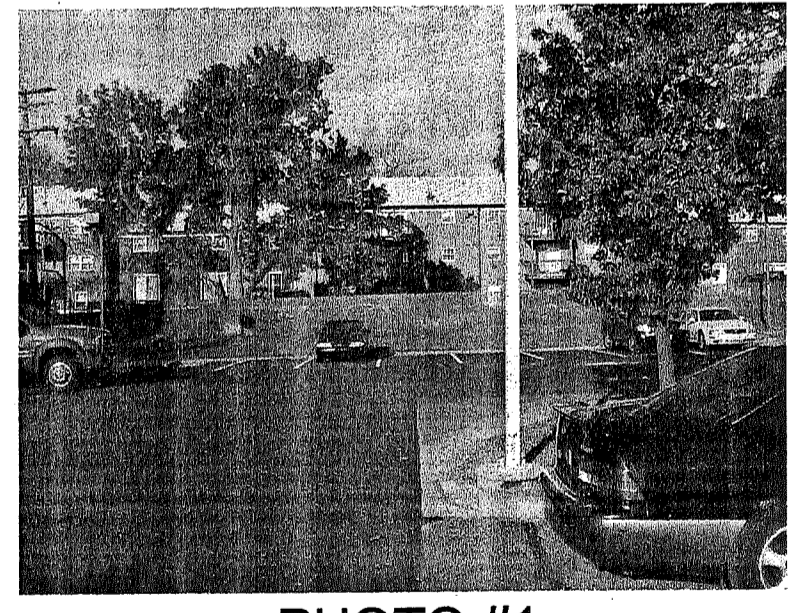
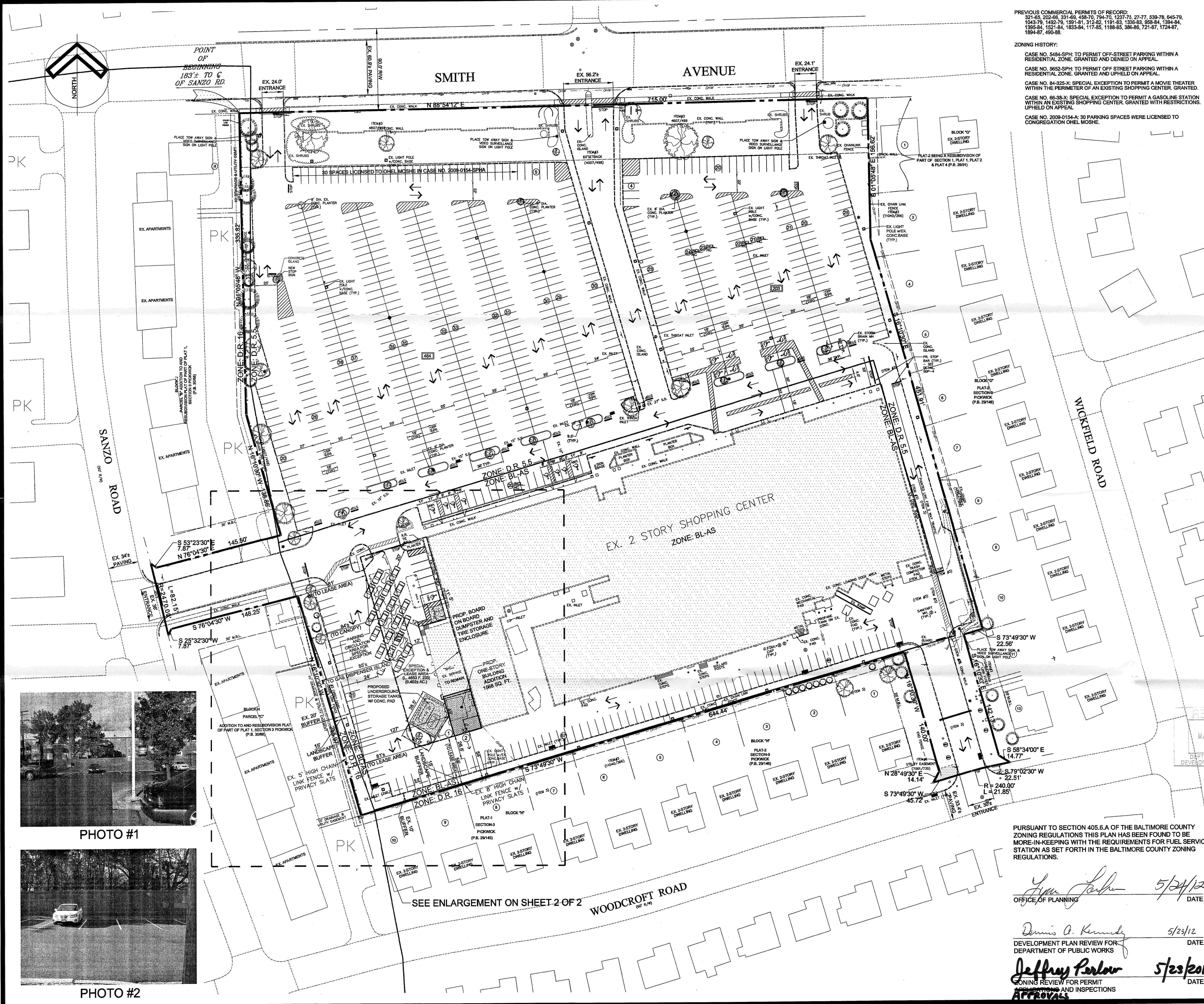


PHOTO #1

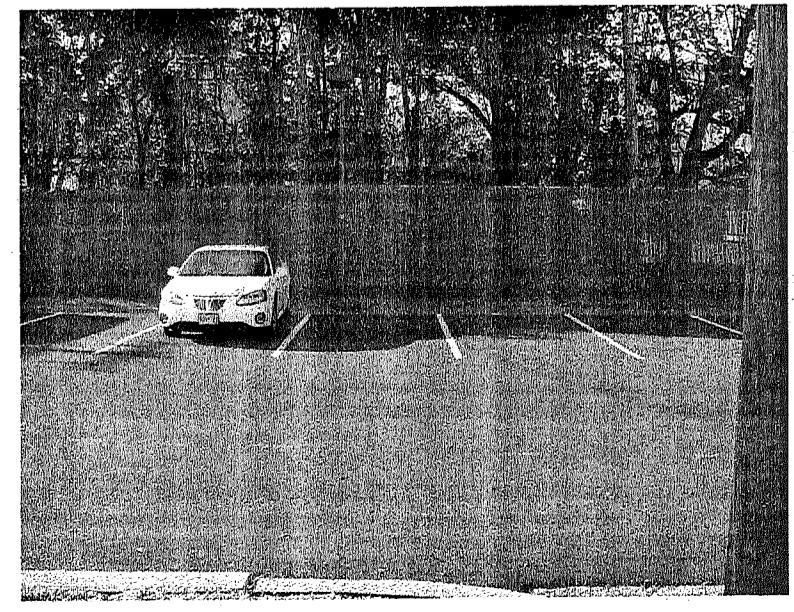


PHOTO #2

PURSUANT TO SECTION 405.8.A OF THE BALTIMORE COUNTY ZONING REGULATIONS THIS PLAN HAS BEEN FOUND TO BE MORE-IN-KEEPING WITH THE REQUIREMENTS FOR FUEL SERVICE STATION AS SET FORTH IN THE BALTIMORE COUNTY ZONING REGULATIONS.

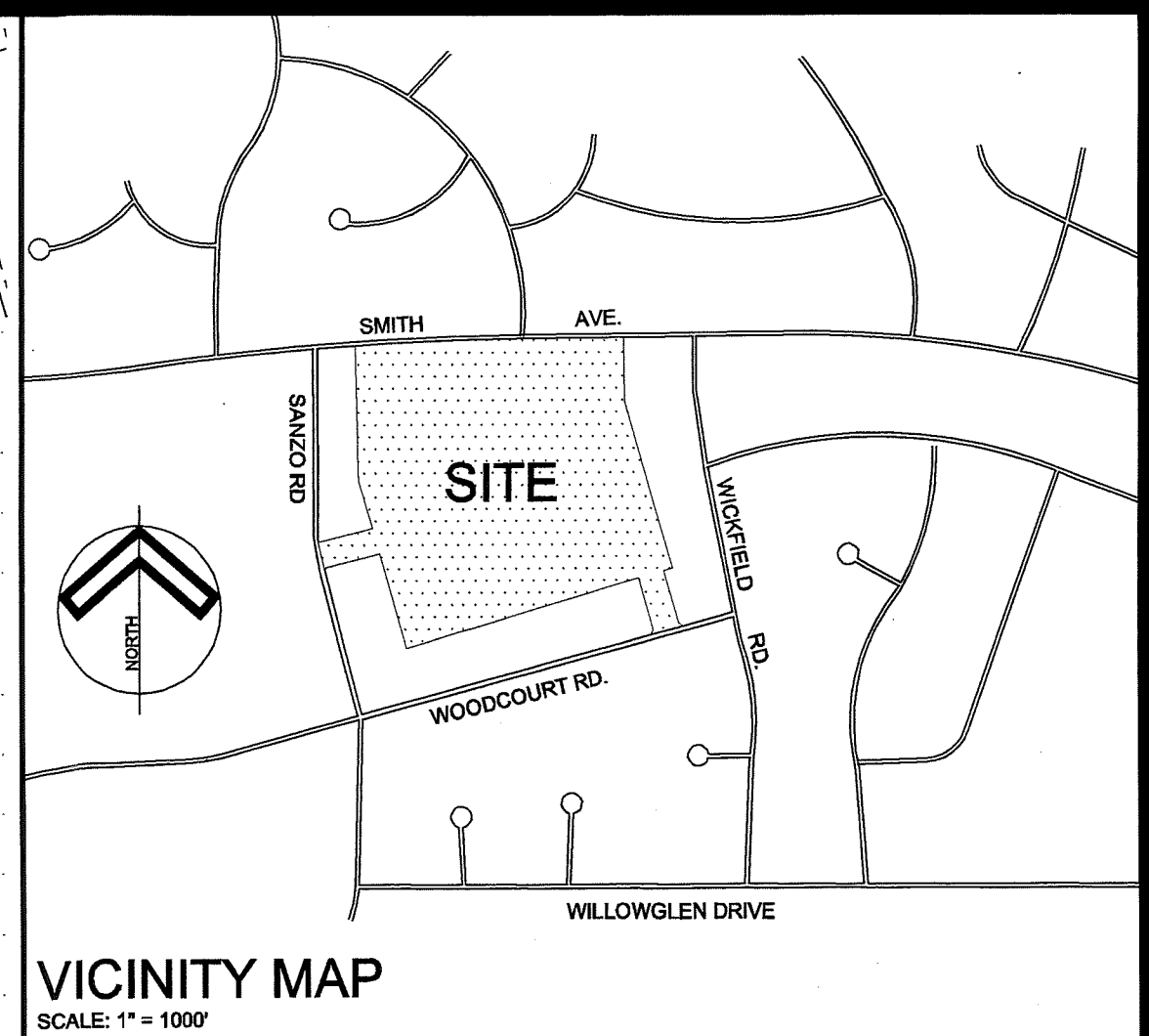
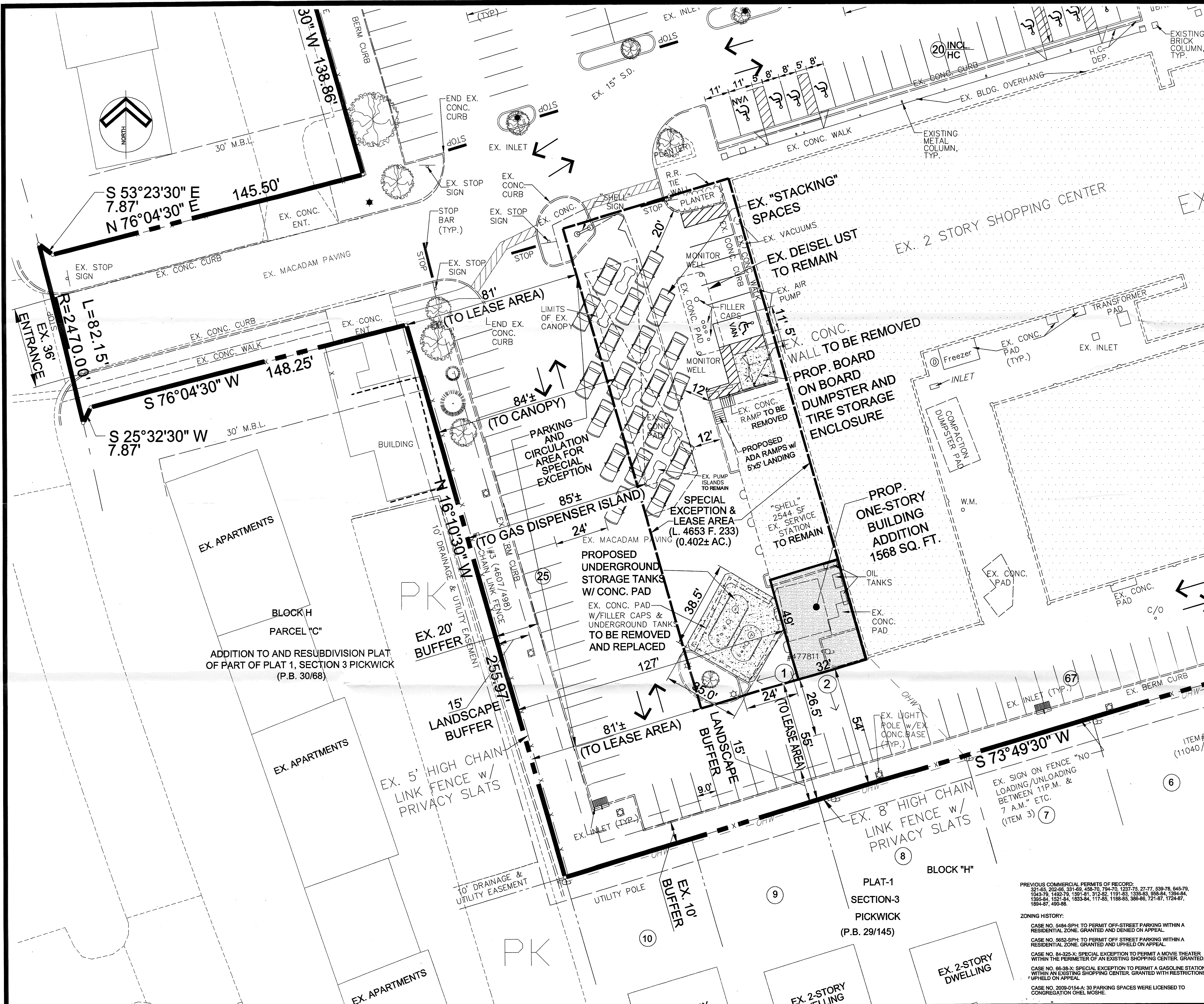
John Lark 5/24/12
 OFFICE OF PLANNING DATE

Dennis A. Kennedy 5/23/12
 DEVELOPMENT PLAN REVIEW FOR DEPARTMENT OF PUBLIC WORKS DATE

Jeffrey Parlow 5/23/2012
 ZONING REVIEW FOR PERMIT APPROVALS DATE

SEE ENLARGEMENT ON SHEET 2-OF-2

N:\2012\proj\1059-4\Project\Drawings\CMR\DRG_ZONING\91059 DRC ZONING (CURRENT).dwg, 8/17/2012 8:32:08 AM, A:cawford



GENERAL NOTES

- OWNER: GREENSPRING MALL ASSOC. P.O. BOX 52591 BALTIMORE, MD. 21282-2591
- APPLICANT: CONVENIENCE RETAILING, LLC 90 ROCK LEXTON 10704 CLOVERBROOKE DRIVE POTOMAC, MD 20854 (301) 370-4055
- SITE DATA: TAX MAP: 0078 GRID: 06 PARCEL: 0568 DEED REF: TAX ACCT. NO.: 0307052180 90 ROCK LEXTON NET AREA: 535,152 SQ. FT. OR 12.285 AC± GROSS AREA: 556,802 SQ. FT. OR 12.778 AC± LEASE AREA: 17,508 SQ. FT. OR 0.401 AC±
- COUNCILMANIC DISTRICT: 2ND ELECTION DISTRICT: 3RD 2010 CENSUS TRACT: 463550 WATERSHED: JONES FALLS
- ZONING OF SHOPPING CENTER: DR 16, BL-AS & DR 5.5 (07851 ZONING MAP) ZONING OF SERVICE STATION SITE: BL-AS
- EXISTING USE: GAS STATION PROPOSED USE: GAS STATION
- SETBACKS:

REQUIRED	PROPOSED
FRONT 10'	N/A
SIDE 10'	128.9'
REAR 20'	54.9'
- FLOOR AREA RATIO: GROSS AREA OF BUILDING: 126,000 SQ. FT. (INCL. 1475 SQ. FT. ADDITION) PROPOSED: 126,000 / 556,602 = 0.23, O.K.
- SITE IS NOT IN THE CRITICAL AREA, HAS NO HISTORIC BUILDINGS AND IS NOT IN A 100-YEAR FLOOD PLAIN. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS LOCATED ON-SITE.
- ALL NEW SIGNAGE WILL COMPLY WITH THE REQUIREMENTS OF SECTION 450, OF THE BCZR.
- OFF-STREET PARKING TABULATION:

TOTAL GROSS LEASABLE AREA:	100,049 SQ. FT.
REQUIRED PARKING @ 5 SPACES/1000 SQ. FT. G.L.A.:	545 SPACES

 REQUIRED PARKING FOR SERVICE STATION:
 7 SERVICE BAYS @ 3 SPACES/BAY = 21 SPACES
 5 EMPLOYEES @ 1 SPACES/EMPLOYEE = 5 SPACES
 2 AIR PUMP STATIONS & 2 VACUUM STATIONS @ 1 SPACE/STATION = 4 SPACES
- TOTAL REQUIRED PARKING: 575 SPACES
 TOTAL PARKING PROVIDED: 757 SPACES (80 SPACES LICENSED TO OHEL MOSHE IN CASE NO. 2009-0154-SPHA)
 NET PARKING PROVIDED: 727 SPACES
- SITE PARKING IS FOR GENERAL USE OF ALL TENANTS.
- ALL PARKING AND DRIVEWAY AREAS WILL BE PAVED WITH A DURABLE AND DUSTLESS SURFACE.
- ALL PARKING SPACES WILL BE PERMANENTLY STRIPED.
- AVERAGE DAILY TRIPS (ADTS): 17,500/1000 x 47 = 823 ADTS
- ANY NEW LIGHTING ON SITE SHALL NOT EXCEED A HEIGHT OF 18 FEET AND SHALL BE DIRECTED AWAY FROM ANY RESIDENTIALLY ZONED PROPERTIES.
- ALL BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PREPARED BY COLBERT MATZ ROSENFELT, INC., DATED JUNE 2011. ADDITIONAL INFORMATION BASED ON AVAILABLE BALTIMORE COUNTY RECORDS.

EXPANSION TO EXISTING FUEL SERVICE STATION

GREENSPRING SHOPPING CENTER RECEIVED MAY 24 2012

2635 Smith Avenue OFFICE OF PLANNING

TAX MAP 78 - GRID 6 - PARCEL 568 BALTIMORE COUNTY, MD.

GRAPHIC SCALE

Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners

2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Telephone: (410) 653-3838
Facsimile: (410) 653-7953

NO.	DATE	REVISIONS:	BY	SHEET	OF
				2	2

PREVIOUS COMMERCIAL PERMITS OF RECORD:
 321-85, 202-86, 331-89, 458-70, 794-70, 1237-75, 27-77, 539-78, 645-79, 1043-79, 1492-79, 1591-81, 312-82, 1191-83, 1339-83, 955-84, 1394-84, 1395-84, 1521-84, 1853-84, 117-85, 1188-85, 388-86, 721-87, 1724-87, 184-87, 493-88

ZONING HISTORY:
 CASE NO. 5484-SPH: TO PERMIT OFF-STREET PARKING WITHIN A RESIDENTIAL ZONE. GRANTED AND DENIED ON APPEAL.
 CASE NO. 9655-SPH: TO PERMIT OFF-STREET PARKING WITHIN A RESIDENTIAL ZONE. GRANTED AND UPHELD ON APPEAL.
 CASE NO. 84-325-X: SPECIAL EXCEPTION TO PERMIT A MOVIE THEATER WITHIN THE PERIMETER OF AN EXISTING SHOPPING CENTER. GRANTED.
 CASE NO. 86-38-X: SPECIAL EXCEPTION TO PERMIT A GASOLINE STATION WITHIN AN EXISTING SHOPPING CENTER. GRANTED WITH RESTRICTIONS. * APPEAL ON APPEAL.
 CASE NO. 2009-0154-A: 30 PARKING SPACES WERE LICENSED TO CONGREGATION OHEL MOSHE.

N:\2012\projects\08-059\0854\Project_Dir\Drawings\CDM\DRG_ZONING\081659.DWG (CURRENT) DWG, 8/17/2012 8:32:44 AM, A.Crowford

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



May 8, 2012

Mr. Arnold Jablon, Director
Department of Permits, Approvals and Inspections
111 W. Chesapeake Avenue
Towson, Maryland 21204

12-251
\$100⁰⁰

Subject: Shell Service Station
Greenspring Shopping Center
More-in-Keeping Request
CMR No. 91059.4

Dear Mr. Jablon;

We are writing on behalf of our Client, Convenience Retailing, LLC. They are the Operator and Lessee of the existing Shell Service Station located at the Greenspring Shopping Center located on Smith Avenue in Smith-Greenspring Community of Pikesville. The shopping center itself was the subject to Case 8484-SPH and Case 5652-SPH to permit Off-Street Parking within a Residential Zone. A Special Exception for Movie Theater within the shopping center was also approved in Case 84-325-X. The movie theater no longer exists.

The Site is current Zoned BL-AS. The Baltimore County Zoning Regulations (BCZR) permits a "Fuel Service Station" in a BL-As Zone by Special Exception. The Site was approved for a "Gasoline Service Station" in Case No. 66-38-X.

Over the years, the site has become a fixture in the community providing convenient availability of gasoline and automotive service. The Site has undergone cosmetic improvements since its inception, but no major improvements. Our Client has been the Operator and Lessee of the site for more than 10 years.

Our Client wishes to expand the number of service bays, at the site, from 4 service bays to 7 service bays. This expansion will lie entirely within the limits of the Special Exception area delineated in Case 66-38-X. As part of the overall expansion project, the Operator/Lessee will be upgrading the façade of the building and will be installing new, state of the art, underground fuel storage tanks.

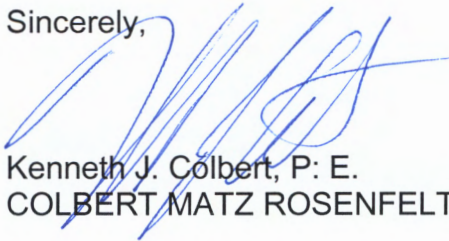
Section 405.6.A of the BCZR permits expansion of a Fuel Service Station that legally existed prior to Bill 172-1993. As noted above, this Service Station has legally existed since 1966.

Mr. Arnold Jablon
Shell Service Station
Greenspring Shopping Center
May 8, 2012
Page -2-

On behalf of our Client we submit that the proposed improvements are in keeping with the spirit and intent of the BCZR, and in particular with Section 405.6A and Case No. 66-38-X.

Thank you for your consideration of our request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Colbert', is written over a light gray rectangular background.

Kenneth J. Colbert, P: E.
COLBERT MATZ ROSENFELT, INC.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Green Spring Mall, Inc., 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 NW-7D to NW-BD for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Filling Station

Property 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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser: Green Spring Mall, Inc.
 Legal Owner: Green Spring Mall, Inc.
 Address: 5500 E. Woodlawn Ave. (11)
 Petitioner's Attorney: W. Giles Parker
 Protestants' Attorney: W. Giles Parker

Address: Green Spring Mall, Inc., 5500 E. Woodlawn Ave. (11)
 ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of July, 1965, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of August, 1965, at 11:00 o'clock A.M.



Zoning Commissioner of Baltimore County.

#66-38X
 N10P #3
 SEC 2-C
 NW-7D
 NW-BD
 "X"

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY No. 66-38X

This is a petition for Special Exception for a Gasoline Service Station, which will be incorporated into a major shopping center, located on East side of Sanso Road, 200 feet North of Woodcourt Road.

This same shopping center site was the subject of a hearing before the Zoning Commissioner several years ago for permission to use the adjacent residential properties for parking. The use permit petition finally would up in the Maryland Court of Appeals and is designated in their records as Jacobs vs. County Board of Appeals, 234 Maryland 242, 198 A-2nd 900. The appellate opinion sustained the action of the County Board of Appeals in granting the use permit.

The protestants contended at the original hearing several years ago as well as the hearing held on August 9, 1965, that commercial use of the property with offstreet parking facilities would result in a traffic hazard in the general neighborhood. The question of traffic impact has already been resolved by the Zoning Commissioner, County Board of Appeals, and the Maryland Court of Appeals. No new evidence has been offered which would lead to the conclusion that the construction of a gasoline station on the subject premises would in anyway contribute to a traffic hazard.

All other requirements of Section 502.1 of the Zoning Regulations of Baltimore County having been met, the Special Exception for a gasoline service station should be granted, subject, however, to the following restrictions:

- (1) Hours of operation shall be restricted from 6 a.m. to midnight.
 - (2) All lights and signs shall be so erected as to not reflect on neighboring residential properties.
 - (3) Parking of commercial vehicles on the premises is prohibited.
 - (4) No major mechanical or body work shall be permitted.
- IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County

#66-38X
 County, this 2 day of August, 1965, that a Special Exception for a Gasoline Service Station, subject to the aforementioned restrictions, should be and the same is granted, from and after the date of this order, and further subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hueston
 Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION FOR A FILLING STATION E/S Sanso Road 200' North of Woodcourt Road, 3rd District Green Spring Mall, Inc., Petitioners

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY No. 66-38-X

ORDER OF DISMISSAL

Petition of Green Spring Mall, Inc. for special exception for a Filling Station on property located on the east side of Sanso Road 200 feet north of Woodcourt Road in the Third District of Baltimore County.

Whereas the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed April 14, 1966 from the attorney representing the protestants-appellants in the above entitled matter.

Whereas the said attorney for the said protestants-appellants requests that the appeal filed on behalf of said protestants, be dismissed and withdrawn as of April 14, 1966.

It is hereby ORDERED this 14th day of April, 1966 that said appeal be and same is dismissed.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

R. Bruce Alderman

GREENSPRING MALL, INC., #66-38-X
 270 Sanso Road 200' N of Woodcourt Rd

#66-38-X
 270 Sanso Road 200' N of Woodcourt Rd

LEE H. KRAMER
 ATTORNEY AT LAW
 1412 HESTERTOWN ROAD
 BALTIMORE, MARYLAND 21208

TELEPHONE: OFFICE: 442-8488 HOME: 442-8478

Know all things that I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the Baltimore County Office of Planning and Zoning.

Subscribed and sworn to before me this 11th day of April, 1966.

W. Giles Parker
 Attorney for Protestants.

LEE MATZ, P.E.
 JOHN C. CHILDS, L.S.
 Associates
 Engineers - Surveyors - Site Planners
 1200 Conwell Bldg. Rd. - Baltimore, Maryland 21201
 823 - 0900

DESCRIPTION

0.4019 ACRE PARCEL, GREENSPRING SHOPPING CENTER, SMITH AVENUE, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Existing Zoning: B-L
 Proposed Zoning: "B-L" with Special Exception

Beginning for the same at a point located northerly 183 feet, more or less, measured approximately along the dividing line between No. 2722 and No. 2724 Woodcourt Road, being Lots 9 and 10, Block "H", respectively, as shown on "Plat 1, Section 3 of 'Pickwick'" recorded among the Land Records of Baltimore County in Plat Book R. R. G. 29, page 145, said dividing line being located easterly 200 feet, more or less, measured along said north side of Woodcourt Road from its intersection with the east side of Sanso Road, thence running for new lines of division the four following courses and distances: (1) N. 16° 10' 30" W., 223.00 feet, (2) N. 73° 49' 30" E., 78.50 feet, (3) S. 16° 10' 30" E., 223.00 feet, and (4) S. 73° 49' 30" W., 78.50 feet to the place of beginning.

Containing 0.4019 of an acre of land.

EHS:abr
 6/28/65
 J. O. #61120-C



PETITION FOR SPECIAL EXCEPTION 3rd DISTRICT

ZONING: Petition for Special Exception for a Filling Station.
 LOCATION: East side of Sanso Road 200 feet North of Woodcourt Road.
 DATE & TIME: MONDAY, AUGUST 9, 1965 at 11:00 A.M.
 PUBLIC HEARING: Room 106, 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: Petition for Special Exception for a Filling Station.

All that parcel of land in the Third District of Baltimore County

Being the property of Green Spring Mall, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Dates Monday, August 9, 1965 at 11:00 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF JOHN G. ROSE ZONING COMMISSIONER OF BALTIMORE COUNTY

Eugene G. Hahn, Engineer
 Masonic Building
 Towson, Maryland 21204

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
 SPECIAL OF PROVISIONS:
 Water - 10' water under construction in Sanso Road.
 Sewer - 10' sewer under construction in Sanso Road.
 Storm Drain - The storm drain system in Woodcourt Road appears to have been designed to accommodate the drainage from this site.

The following members had no comment to offer:
 Office of Planning and Zoning
 State Roads Commission
 Fire Bureau - Plans Review
 Health Department
 Buildings Department
 Industrial Development Commission
 Bureau of Traffic Engineering
 Board of Education

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

cc: Charles Brown - Bureau of Engineering
 Very truly yours,
James S. Pines
 Director of Planning and Zoning

Paid 4-14-66
 9:00 AM

66-38 X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: Oct 2, 1965

Posted for: Official

Petitioner: Green Spring Mall, Inc.

Location of property: 6th & Sanzo Rd. E. of Woodcrest Rd.

Location of Signs: 6th & Sanzo Rd. E. of Woodcrest Rd.

Remarks: As per

Posted by: J. Rose Signature Date of return: Oct 7, 1965

CERTIFICATE OF PUBLICATION

STATE OF MARYLAND
CITY OF BALTIMORE

On July 19, 1965

personally appeared before me, the undersigned, a Notary Public within and for said city and State.

R. Schnackenberg..... Chief Accountant of the News AMERICAN..... a newspaper published in the City of Baltimore, State of Maryland, who, being duly sworn, states on oath that the advertisement of

Baltimore County, office of Central Services

a true copy of which is hereto attached, was published in said newspaper in its issue dated July 19, 1965

Subscribed and sworn to before me on July 19, 1965

James A. Belmont
Notary Public.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: July 29, 1965

FROM: George E. Gavellet, Director of Planning

SUBJECT: Petition No. 66-38-X. "Special Exception for a filling station. East side of Sanzo Road 200 feet North of Woodcrest Road. Being the property of Greenspring Mall, Inc."

3rd District

HEARING: Monday, August 9, 1965 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comment:

The proposed filling station would appear to be properly integrated with a future shopping center, being physically attached to one of the shopping center buildings and having a workable circulation system. Access is coordinated with the overall commercial development. It would appear, also, that the filling station will be properly isolated from adjacent residential development. Two conditions should be attached to any grant of the special exception, however: the layout should be as shown on the petitioner's plat; and construction of the filling station should not begin until construction of the shopping center has begun.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21284

No. 33407
DATE 9/16/65

TO: Law H. Kramer, Esq.,
8419 Beltsford Road,
Potomac, Maryland 21128

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
	Cost of appeal - Green Spring Mall, Inc., No. 66-38-X	\$70.00	
	posting	5.00	\$75.00
			75.00

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.

66-38 X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: July 24, 1965

Posted for: John G. Rose, Zoning Commissioner

Petitioner: Green Spring Mall, Inc.

Location of property: East side of Sanzo Rd. E. of Woodcrest Rd.

Location of Signs: 6th & Sanzo Rd. E. of Woodcrest Rd.

Remarks: As per

Posted by: J. Rose Signature Date of return: July 29, 1965

CERTIFICATE OF PUBLICATION

STATE OF MARYLAND
CITY OF BALTIMORE

On July 19, 1965

personally appeared before me, the undersigned, a Notary Public within and for said city and State.

R. Schnackenberg..... Chief Accountant of the News AMERICAN..... a newspaper published in the City of Baltimore, State of Maryland, who, being duly sworn, states on oath that the advertisement of

Baltimore County, office of Central Services

a true copy of which is hereto attached, was published in said newspaper in its issue dated July 19, 1965

Subscribed and sworn to before me on July 19, 1965

James A. Belmont
Notary Public.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21284

No. 31966
DATE 7/14/65

TO: Eugene G. Ricks, Esq.,
Naconic Building
Towson, Md. 21284

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
	Petition for Special Exception for Greenspring Mall, Inc. #66-38-X	\$0.00	
			\$0.00

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.

15, 1965

Eugene G. Ricks, Esq.,
Naconic Building
Towson, Md. 21284

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing in this
on day of July, 1965

John G. Rose
Zoning Commissioner

Owners Name: Greenspring Mall, Inc.
Reviewed by: James E. Ryan

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21284

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the day of 1965, the first publication appearing on the day of 1965.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement: \$.....

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21284

No. 32035
DATE 8/10/65

TO: Soldman and Kicin
5500 Park Heights Ave.
Baltimore 15, Md.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
	Advertising and posting of property for Greenspring Mall, Inc. #66-38-X	\$3.05	
			\$3.05

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
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INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21284

No. 31966
DATE 7/14/65

TO: Eugene G. Ricks, Esq.,
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Towson, Md. 21284

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
	Petition for Special Exception for Greenspring Mall, Inc. #66-38-X	\$0.00	
			\$0.00

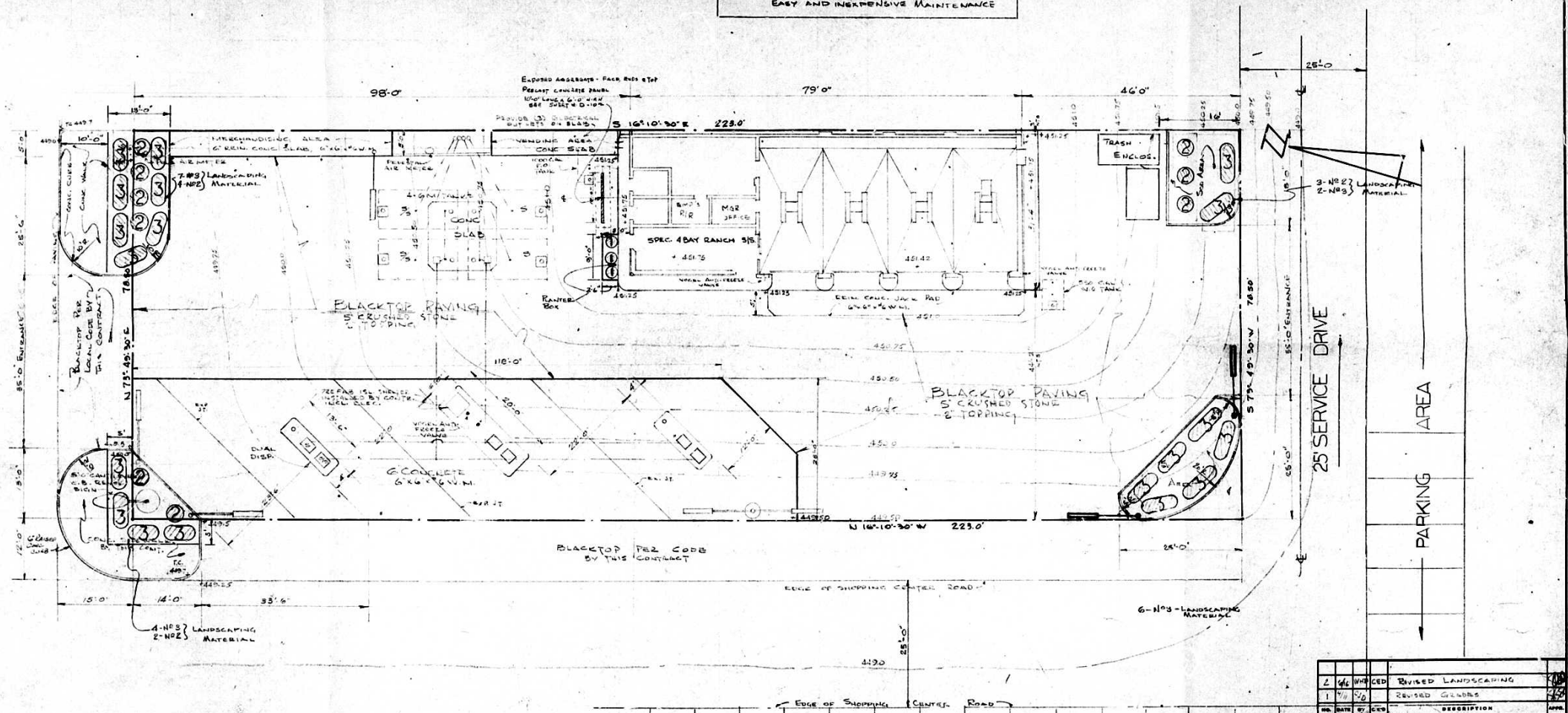
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LANDSCAPING PLAN

NO	BOTANICAL NAME	COMMON NAME	QUANTITY
1	ILEX CORNATA HATE	JAPANESE HOLLY	3
2	TAXUS MEDIA TRAYERI	UPRIGHT YEW	9
3	TAXUS CUSPIDATA	SPREADING YEW	19

NOTE: LANDSCAPED AREAS SHOULD BE MULCHED WITH TANBARK (3"-4" DEPTH) TO PROVIDE EASY AND INEXPENSIVE MAINTENANCE

- ### NOTES
- PROPERTY DESCRIPTION TAKEN FROM SURVEY BY MATZ, CHILDS & ASSOC. JOB # 61120-C 6/17/66
 - GRADES TAKEN FROM PLAT BY FISHBE, NED & COMPANY, SHEET A11, JOB # 253
 - PLANT MATERIALS TO BE ESTABLISHED PRIOR TO CONSTRUCTION
 - ALL UTILITIES AVAILABLE SEE DRAWING L-11
 - ALL STEEL FACIA FORMS TO BE FURNISH BY CONTRACTOR BUILDING, PUMP ISLAND YARD LIGHT BARRS, SIGN CASES AND (2) METAL TRUCK ENCLOSURES



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
6/17/66

NO	DATE	BY	DESCRIPTION	APP.
2	6/6	WAC	REVISED LANDSCAPING	
1	5/26	WAC	REVISED GRADES	

SHELL OIL COMPANY
EASTERN MARKETING REGION
BALTIMORE DISTRICT

PLOT PLAN
GREENSPRING MALL CENTER
SMITH AVE & SANZO RD
BALTIMORE, CAL MD

SCALE 1" = 10'-0"	DIST. MGR. APPROV.
DATE 7/1/66	REGIONAL OFFICE
DRAWN BY <i>[Signature]</i>	
CHECKED BY C. DANLEY	D-65313-1

