

RE: PETITION FOR REDISTRICTING
from Undistricted to C.N.S.
District, SPECIAL EXCEPTION
for an Automotive Service Station,
and VARIANCES from Sections
405.4B5 and 259.2B of the
Zoning Regulations
NE/S Reisterstown Road and
SE/S of Hooks Lane,
3rd District
George J. Schwesinger and
Albert L. McGuire, Petitioners
Humble Oil & Refining Co.,
Contract Purchaser

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 72-141-RXA

OPINION

This case comes before the Board on an appeal by the petitioner from an Order of the Zoning Commissioner which denied the requested petition. The subject property is located in the Third Election District of Baltimore County, on the northeast side of Reisterstown Road and the southeast side of Hooks Lane, at the corner of these two streets. Some is northwest of the Pikesville community and a few hundred feet northwest of the Reisterstown Road-Baltimore interchange. The petitioner seeks redistricting from an undistricted area to a C.N.S. District, and a special exception for an Automotive Service Station. At the commencement of this hearing, the petitioner's Motion withdrawing previously petitioned variances was granted by the Board. The site is now zoned B.L. and B.R.

There were no protests. The petitioner presented evidence and testimony through three witnesses: Smith N. Stothem, a real estate department executive of the petitioner, Humble Oil and Refining Company; Raymond A. Waterworth, a construction engineer for Humble Oil and William E. Corgill, an independent expert traffic engineer. The petitioner's proposal may be examined as detailed on the plat plan which has been admitted into evidence as Petitioner's Exhibit #1. The written report of the traffic engineer was submitted into evidence as Petitioner's Exhibit #2.

Concerning the petitioner's request for a C.N.S. District, the Zoning Regulations at Section 259.2B define as follows:

"C.N.S. District - Commercial, Neighborhood Shopping. C.N.S. Districts may be applied only to certain existing or proposed centers of business activity which are on land zoned B.L., B.M., B.R., or B.U., any one of which centers must be intended for, include at least one supermarket or grocery store; have less than 15 retail stores; in total, have no department store, junior department store, variety store, variety (dime) store, and serve a resident neighborhood population of approximately 10,000 persons or less. A planned shopping center having such characteristics may lie wholly or partially within a C.N.S. District."

Schwesinger-McGuire - #72-141-RXA

Considering and reflecting upon said Section, and the evidence and testimony presented in this case, it would seem to this Board that the petitioner's proposal would fulfill the elements of this definition.

Concerning the request for a special exception for an Automotive Service Station, the prime question to be decided is whether or not the petition could satisfy Section 502.1B, which deals with traffic congestion. The testimony and evidence of Mr. Corgill satisfies the Board in this instance. It may also be noted that the file in this case contains comments from the County's Department of Traffic Engineering which seems to affirm the report of Mr. Corgill when same states: "This special exception will not create any major traffic problems". The comments of the State Highway Administration, also found in the case file, seem to be adequately answered in Mr. Corgill's report, especially considering the fact that any building permit for this site would be subject to approval by this agency.

Considering the above, and other evidence and testimony heard in this case, the Board is satisfied that the elements of Section 502.1 will not be violated by this petition. Hence, without further detailing the testimony and evidence, the Board shall grant the requested district and special exception.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 11th day of July, 1972, by the County Board of Appeals, ORDERED that the redistricting from Undistricted to C.N.S. District petitioned for, be and the same is hereby GRANTED; and IT IS FURTHER ORDERED that the special exception for an Automotive Service Station petitioned for, be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Acting Chairman

John A. Miller

William H. Gaffney

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, Albert L. McGuire, 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 redistricted, pursuant to the Zoning Law of Baltimore County, from Non-District to a CNS district; for the following reasons:

Section 405.4 B5 to permit a landscape light 10'9" in height in lieu of the required 8' and double M.V. Floodlight 30' in height in lieu of the required 8'.

Section 259.2 B CNS District to permit a CNS District without a supermarket or grocery store in lieu of the required supermarket or grocery store.

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 automotive service station.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, Albert L. McGuire, agree to pay expenses of above redistricting 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 for Baltimore County.

HUMBLE OIL & REFINING COMPANY

Contract purchaser

Address: 3601 Easton Street, Baltimore, Maryland 21224

Melvin A. Rosenberg

Address: 202 Loyola School Building, Towson, Maryland 21204 821-5315

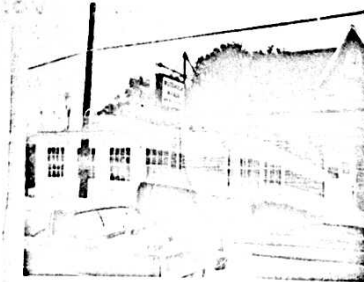
ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of October, 1972, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of December, 1972 at 2:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

NORTHWEST STAR • OCTOBER 18, 1972

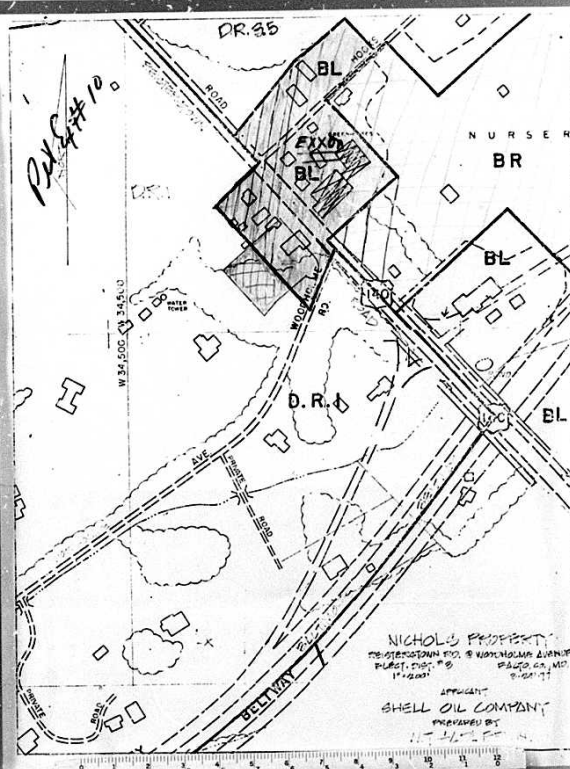
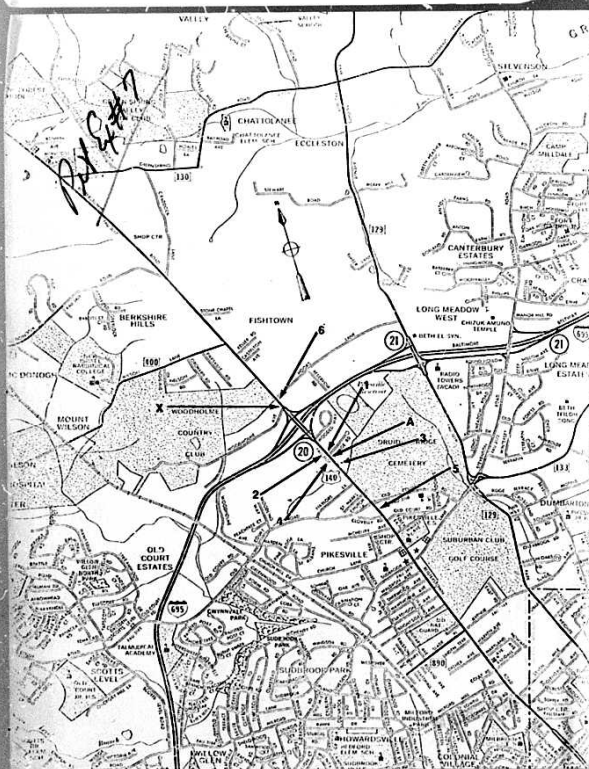


Woodhouse Manor, first right of way to be bought up by the state for widening Reisterstown Road.

Does Manor purchase hasten road's widening?

Is the state's recent interest in Woodhouse Manor a preliminary step toward widening the overgrown and often congested Reisterstown Road? Woodhouse Manor is a restaurant located just outside Reisterstown Road. The owner is an older gentleman who has closed the restaurant, disconnected the phone and placed a "gone fashion" sign in the side window. According to Harry Blinn, chief of right of way for the district, the state should officially take over the Woodhouse Manor land by December and start putting in a second southbound turn-off lane for the highway shortly thereafter. "This is one of the first steps in widening Reisterstown Road. Ultimately it will be like York or Liberty Road," said State Senator Robert Stroble.

Blinn said that he felt the road would "probably" be widened within the next five years. While admitting that widening Reisterstown Road is in the Five-Year Plan, Harry Blinn, district engineer for the State, said he did not know if this one particular right-of-way purchase is applicable to a general widening of the road. "Anything you do anywhere is going to have an effect on something else. Otherwise, we don't have the money," said Mr. Blinn. "We often do business way in advance and we really don't expect to be negotiating any other contracts for a while," Mr. Blinn said. He spoke about his concern with the state transportation program showing financial assistance.



GENERAL NOTES

- Existing Data Herein Called Out With Vertical Lettering. Proposed Data Herein Called Out With Slanted Lettering.
- Lighting (When Times 100) Shall Be Regulated As To Location, Direction, Hours of Illumination, Area & Intensity As Required.
- Signage Shall Be Provided By Eight (8) Foot High Wall or Fence.
- All Fenced Area Of Site Shall Be Maintained, Except As Otherwise Noted.
- Site Drainage Shall Be Provided In Accordance With Approved Site Plan And In Accordance With All Requirements Of Baltimore County Department Of Public Works And/Or Maryland State Highway Administration (A.H.B.).
- Landscape Shall Be Provided And Shall Be In Accordance With The Architectural Site Plan.
- Lotting Areas:
 - Existing BL (Service Station Site) — 22,000 sq ft
 - Required BL (Grocery Store Site) & 4 x 100 ft — 2,000 sq ft
 - Proposed BL (Grocery Store Site) — 8,000 sq ft
- Site Dimensions & Slope (Service Station):
 - Minimum Area Required — 18,000 sq ft
 - Area Of Proposed Site — 20,000 sq ft
 - Minimum Width Required Along U.S. 140 — 120'
 - 2 Driveway Turns 90°
 - Width Of Proposed Site Along U.S. 140 — 167'
- Total Area Of Site — 30,000 sq ft (370 x 120)
- Landscape:
 - Minimum Landscaping Area Required — 2,700 sq ft
 - 5% Times 57,000 sq ft
 - Total Area Of Proposed Landscaping — 4,500 sq ft
- Driveway Uses — None

PARKING DATA

SERVICE STATION	
Required Vehicle Resident Capacity:	12 Fuel Servicing Spaces Req.
1 Fuel Servicing Space Per Fuel Dispenser:	12 Waiting Spaces Required
1 Waiting Space Per Fuel Servicing Space:	12 Fuel Servicing Spaces Prop.
Proposed Vehicle Resident Capacity:	12 Waiting Spaces Proposed
Required Parking:	3 Spaces Required
Proposed Parking:	3 Spaces Proposed
GROCERY STORE	
Total Proposed Building Area:	4,000 sq ft
Required Parking: 1 Space Per 400 sq ft:	10 Spaces Required
Proposed Parking:	10 Spaces Proposed
Typical Space (Fuel Servicing, Waiting, Parking):	10' x 20'

NOTES: GROCERY STORE ONLY:

- Proposed Parking Adjacent Proposed Grocery Store.
- Only Passenger Vehicles Shall Use The Parking Lot (No Buses).
- No Loading, Service Or Any Use Other Than Parking Shall Be Permitted.

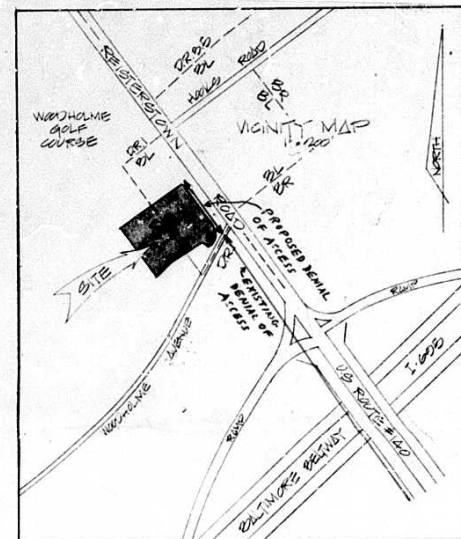
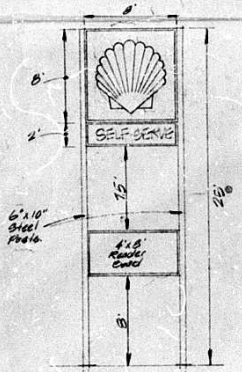


EXHIBIT #1
PETITIONERS
BOARD OF APPEALS

LIGHTING TABULATION

Number	Object	Height in Feet	Minimum Height in Feet	Remarks
1	1'	8'	8'	Mounted on Building
2	1'	8'	8'	Mounted on Building
3	1'	8'	8'	
4	1'	8'	8'	
5	1'	8'	8'	
6	1'	8'	8'	
7	1'	8'	8'	Max. Height Proposed
8	1'	8'	8'	Max. Height Proposed
9	1'	8'	8'	
10	1'	8'	8'	

* One Eighth (1/8) Distance To Nearest Residential Zoning Line Or Eight (8) Feet, Whichever Is Greater. See Baltimore County Council Bill #40, Section 16 - Chapter 101, 1980, A.B.S.

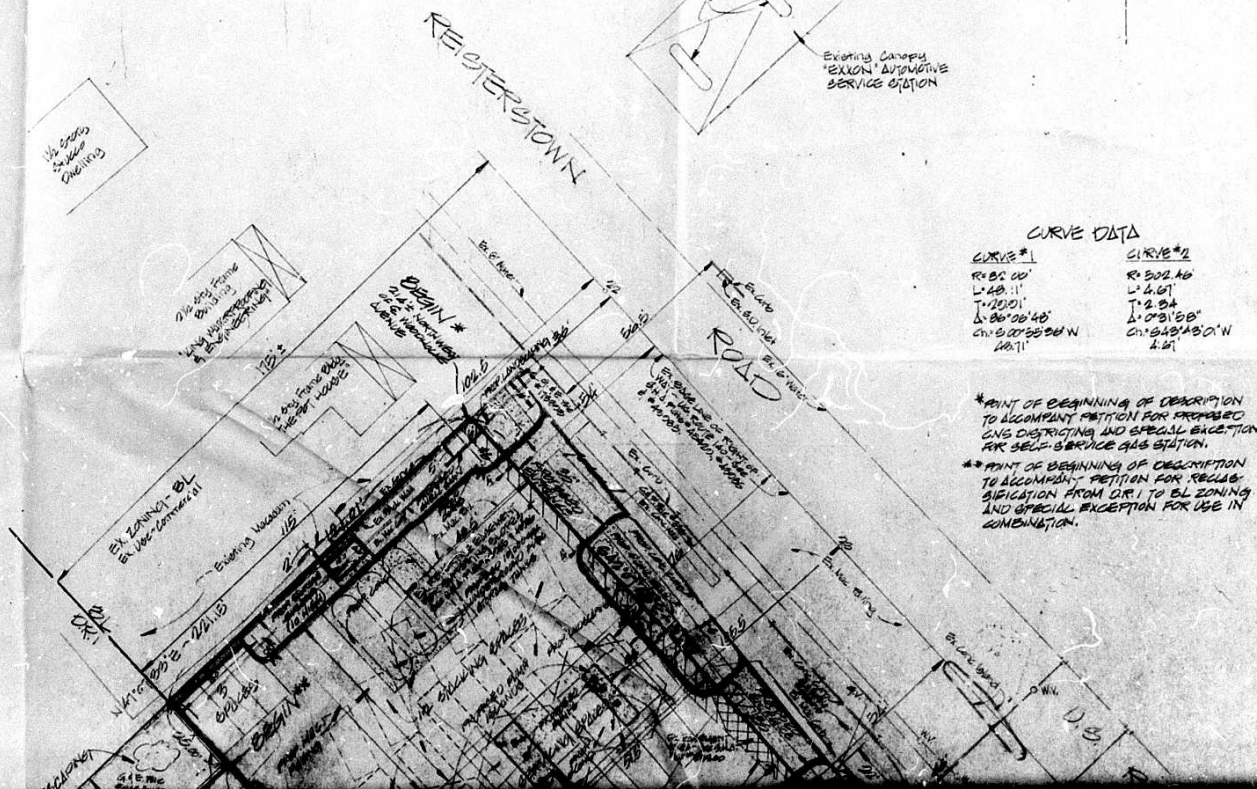


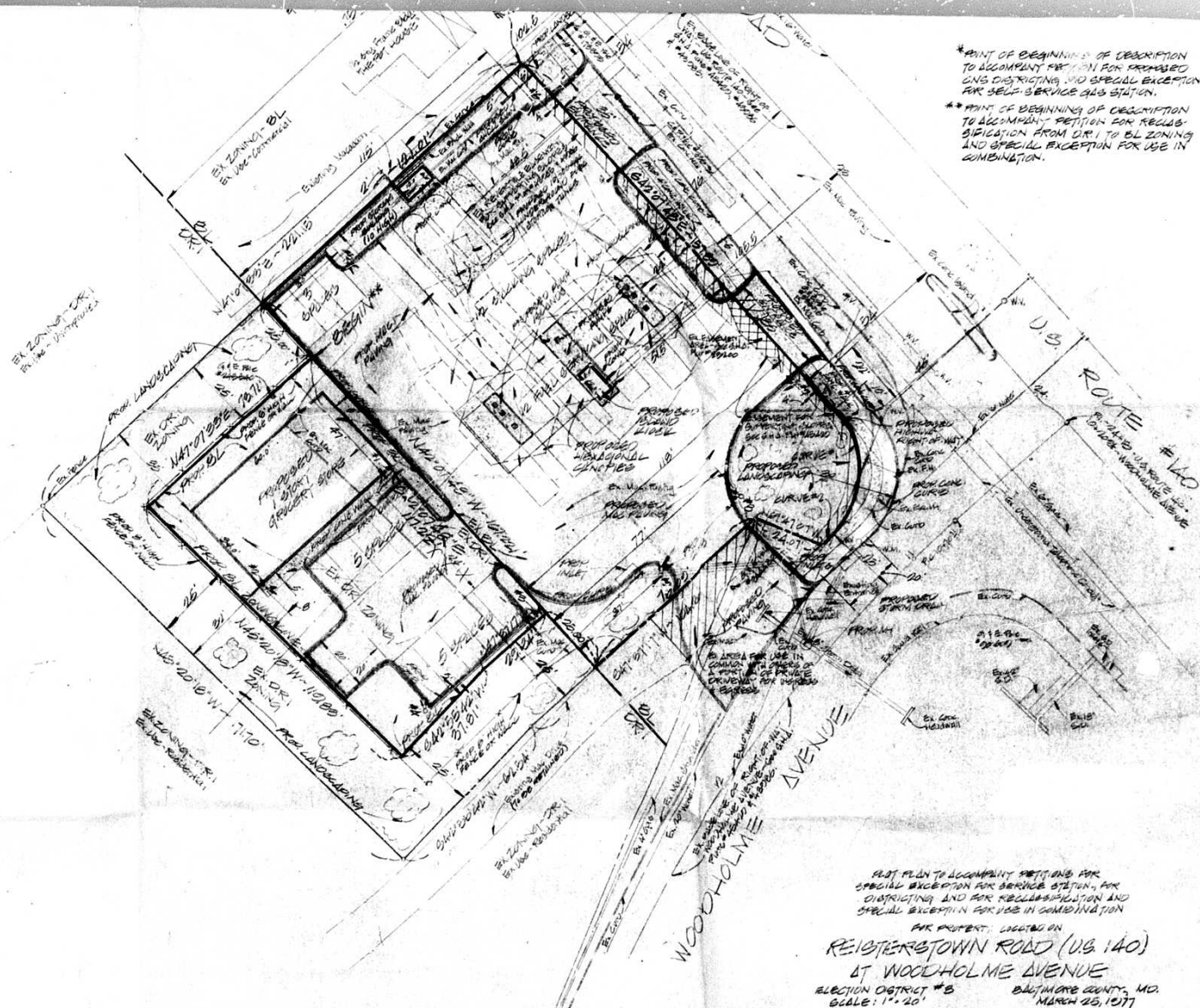
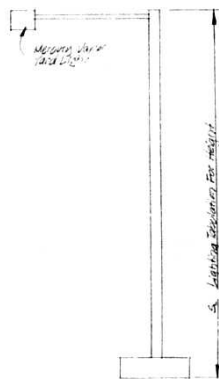
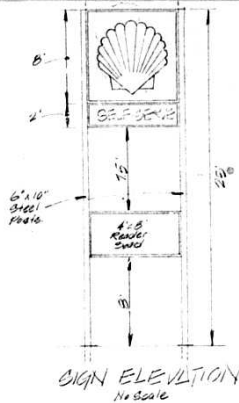
SIGN ELEVATION
No Scale

CURVE DATA

CURVE #1	CURVE #2
R: 82.00'	R: 302.40'
L: 40.11'	L: 4.61'
T: 120.01'	T: 2.84'
Δ: 80° 00' 48"	Δ: 0° 01' 08"
Ch: 60.0000' W	Ch: 6.0000' N
Sta: 11	Sta: 1

- * POINT OF BEGINNING OF DESCRIPTION TO ACCOMPANY PETITION FOR PROPOSED CURVE DISTRICTING AND SPECIAL EXCEPTION FOR SELF-SERVICE GAS STATION.
- * POINT OF BEGINNING OF DESCRIPTION TO ACCOMPANY PETITION FOR REGULAR ADJUDICATION FROM CURVE TO BL ZONING AND SPECIAL EXCEPTION FOR USE IN COMBINATION.





* POINT OF BEGINNING OF DESCRIPTION
TO ACCOMPANY PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION FOR SELF-SERVICE GAS STATION.

* POINT OF BEGINNING OF DESCRIPTION
TO ACCOMPANY PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION FOR USE IN
COMBINATION.

PLAT PLAN TO ACCOMPANY PETITIONS FOR
SPECIAL EXCEPTION FOR SERVICE STATION, FOR
DISTRICTING AND FOR RECLASSIFICATION AND
SPECIAL EXCEPTION FOR USE IN COMBINATION

FOR PROJECT, LOCATED ON
REISTERSTOWN ROAD (U.S. 140)
AT WOODHOLME AVENUE
ELECTION DISTRICT #8 BALTIMORE COUNTY, MD.
SCALE: 1" = 20' MARCH 25, 1977

APPLICANT
SHELL OIL COMPANY
3800 STENNET PLACE
COLUMBIA, MARYLAND 21044

OWNER
JAMES A. NICHOLS
LILLIAN R. NICHOLS

W. T. S. S.
W. T. S. S.
REISTERSTOWN, MD.
W. T. S. S.
REISTERSTOWN, MD.

W. T. S. S., INC.
SURVEYORS
1111 PENNSYLVANIA AVE
TOWSON, MARYLAND 21204



STERLING

PROPOSED ROAD

EXISTING ROAD

PROPOSED DRIVE

EXISTING DRIVE

PROPOSED SIDEWALK

EXISTING SIDEWALK

PROPOSED CURB

EXISTING CURB

PROPOSED GUTTER

EXISTING GUTTER

PROPOSED DRAINAGE

EXISTING DRAINAGE

PROPOSED LIGHTING

EXISTING LIGHTING

PROPOSED SIGNAGE

EXISTING SIGNAGE

PROPOSED FENCE

EXISTING FENCE

PROPOSED UTILITY

EXISTING UTILITY

PROPOSED LANDSCAPE

EXISTING LANDSCAPE

PROPOSED PAVING

EXISTING PAVING

PROPOSED GRADE

EXISTING GRADE

PROPOSED EROSION CONTROL

EXISTING EROSION CONTROL

PROPOSED TRAILER COURT

EXISTING TRAILER COURT

PROPOSED GARAGE

EXISTING GARAGE

PROPOSED DRIVEWAY

EXISTING DRIVEWAY

PROPOSED WALKWAY

EXISTING WALKWAY

PROPOSED BIKEWAY

EXISTING BIKEWAY

PROPOSED PLAYGROUND

EXISTING PLAYGROUND

PROPOSED PARKING LOT

EXISTING PARKING LOT

CURVE DATA

CURVE #1	CURVE #2
R=50.00'	R=50.00'
L=40.11'	L=40.11'
T=10.00'	T=10.00'
Δ=90°00'40"	Δ=90°00'40"
Ch=50.00'±N	Ch=50.00'±N
4.61'	4.61'

* POINT OF BEGINNING OF DESCRIPTION TO ACCOMPANY PETITION FOR PROPOSED CNG DISTRICTING AND SPECIAL EXCEPTION FOR SELF-SERVICE GAS STATION.

* POINT OF BEGINNING OF DESCRIPTION TO ACCOMPANY PETITION FOR REGULATION FROM DRI TO BL ZONING AND SPECIAL EXCEPTION FOR USE IN COMBINATION.

7234-7 1517

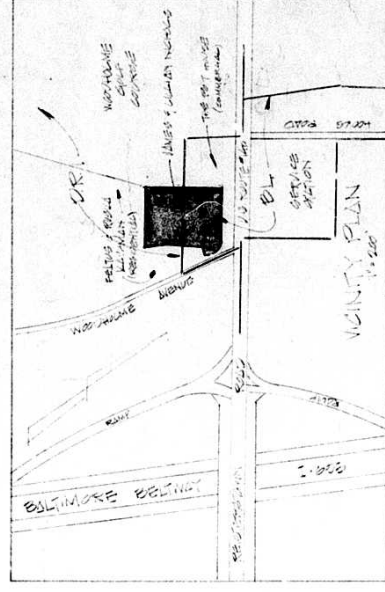
15/06/2021

IN & REVUE
LIVRE 24/12/1987

[illegible][illegible]

→ PRODUCTION OF VERTICILLIUM DRECHSLER
COMMERCIAL, MEDICINAL & BIOLOGICAL PURPOSES ON THE BASIS
OF THE FOLLOWING FACTORS:
1. IN THE CASE OF THE PRODUCTION OF COMMERCIAL AND MEDICINAL
MATERIALS, THE CULTURE OF V. DRECHSLER MUST BE DONE
UNDER STRICTLY CONTROLLED CONDITIONS.
2. IN THE CASE OF THE PRODUCTION OF BIOLOGICAL
MATERIALS, THE CULTURE OF V. DRECHSLER MUST
BE DONE UNDER STRICTLY CONTROLLED CONDITIONS.

PROTESTANT'S
EXHIBIT A



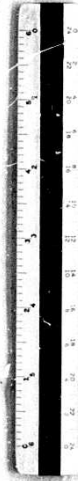
JAMES H. WILLIAM NICHOLS
RECEPTION ROOM AT NO. 70 JAMES AVENUE
BOSTON, MASS.
DATE: 1-19-68

CITE & REFERENCE:
JAMES H. WILLIAM NICHOLS

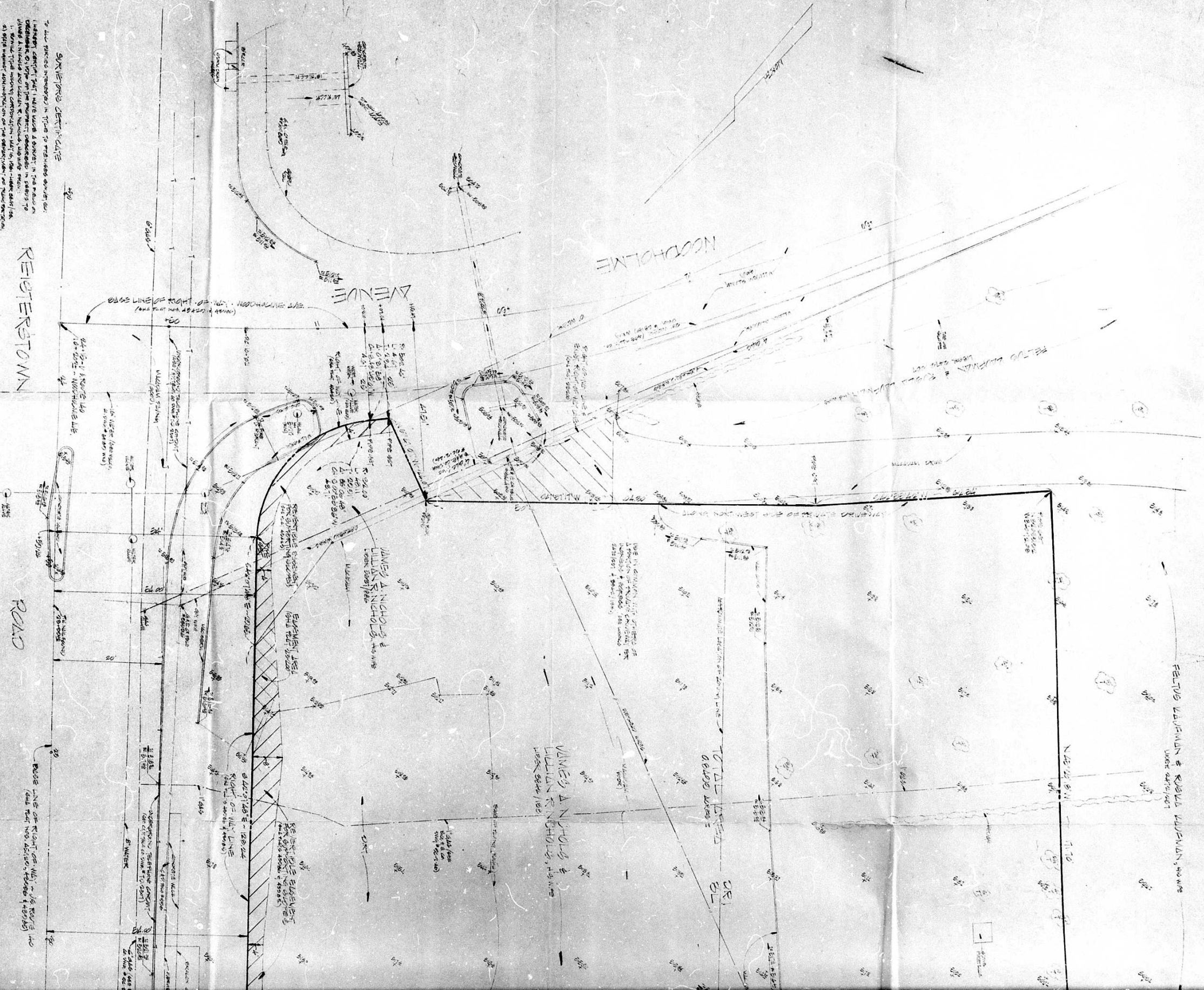
U.S. ROUTE # 40

LINE OF RIGHT OF WAY - N 61° 20' E 1/4 Sec. 36, T. 140 N., R. 100 W., S. 10 E. (containing 40.00 acres)

Ko' NUTZK / CBS Radio Co. Div. # 60-721-004



Week 24712/1257



SURVEYOR'S CERTIFICATE

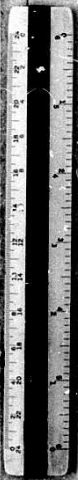
RESTORE

ROAD

Reg. No. 7730

SURVIVORS

W.T. SADLER, INC.
11 WEST PENNSYLVANIA AVENUE
JANSON, MARYLAND ~ 21204



[illegible]

SERVICES STATION

Required Service: Reception Capacity

- 1 Fuel Servicing Space For Fuel Dispensing
- 1 Waiting Space For Fuel Servicing Space
- Proposed Service: Reception Capacity

Required Parking

Proposed Parking

PROPOSED STONE

Total Proposed Building Area

Required Parking: 1 Space Per 4000 sq ft

Proposed Parking

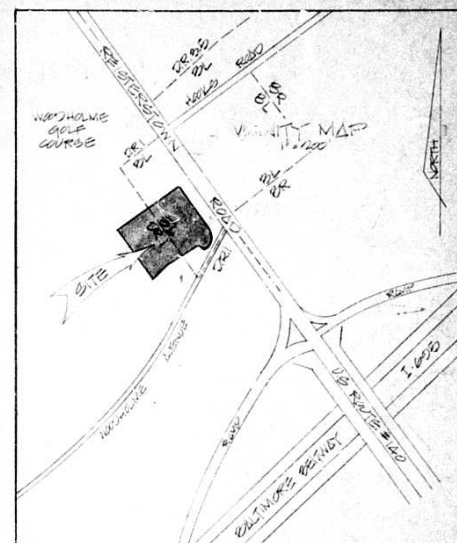
Time and Space: Fuel/Servicing, Waiting, Parking

1 Fuel Servicing Space Req
12 Waiting Spaces Proposed
12 Fuel Servicing Spaces Prop
12 Waiting Spaces Proposed
5 Spaces For
5 Spaces Proposed

4000 sq ft
10 Spaces Required
10 Spaces Proposed

5 x 400

- 1) Proposed Parking adjoins Proposed Grocery Store.
- 2) Only Passenger Vehicles Shall Use The Parking Lot (No Buses.)
- 3) No Loading, Service Or Any Use Other Than Parking Shall Be Permitted.



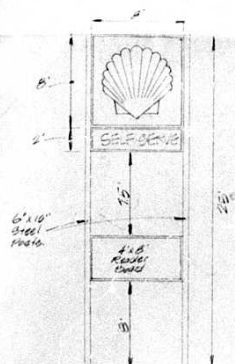
2040

40000

Put E # 9

Number	Distance to Nearest Building	Distance to Nearest Tree	Remarks
1	4'	8'	Harvest on Building
2	8'	9'	Harvest on Building
3	5'	8'	
4	5'	8'	
5	30'	8'	
6	12'	14'	Max height observed
7	10'	14'	Max height observed
8	77'	8'	
9	37'	8'	

* One Eighth (1/8) Distance To Nearest Residential Zoning Line Or Eight (8) Feet, Whichever Is Greater. See Baltimore County Council Bill #40, Section 10, Subsection 402.4 B2.



SIGN ELEVATION
No scale

CURVE #1	CURVE #2
R=52.00'	R=502.16'
L=28.11'	L=4.67'
T=25.01'	T=2.94'
$\Delta=86^{\circ}06'48''$	$\Delta=93^{\circ}15'08''$
CN=5.00' S 00' 56" W	CN=5.42' S 42' 43" W
4.71'	4.60'

- * POINT OF BEGINNING OF DESCRIPTION TO ACCOMPANY PETITION FOR REDESIGNING DISTRICTING AND SPECIAL EXCEPTION FOR SELF-SERVICE GAS STATION.
- ** POINT OF BEGINNING OF DESCRIPTION TO ACCOMPANY PETITION FOR REDESIGNIFICATION FROM D.R.1 TO BL ZONING AND SPECIAL EXCEPTION FOR USE IN COMBINATION.

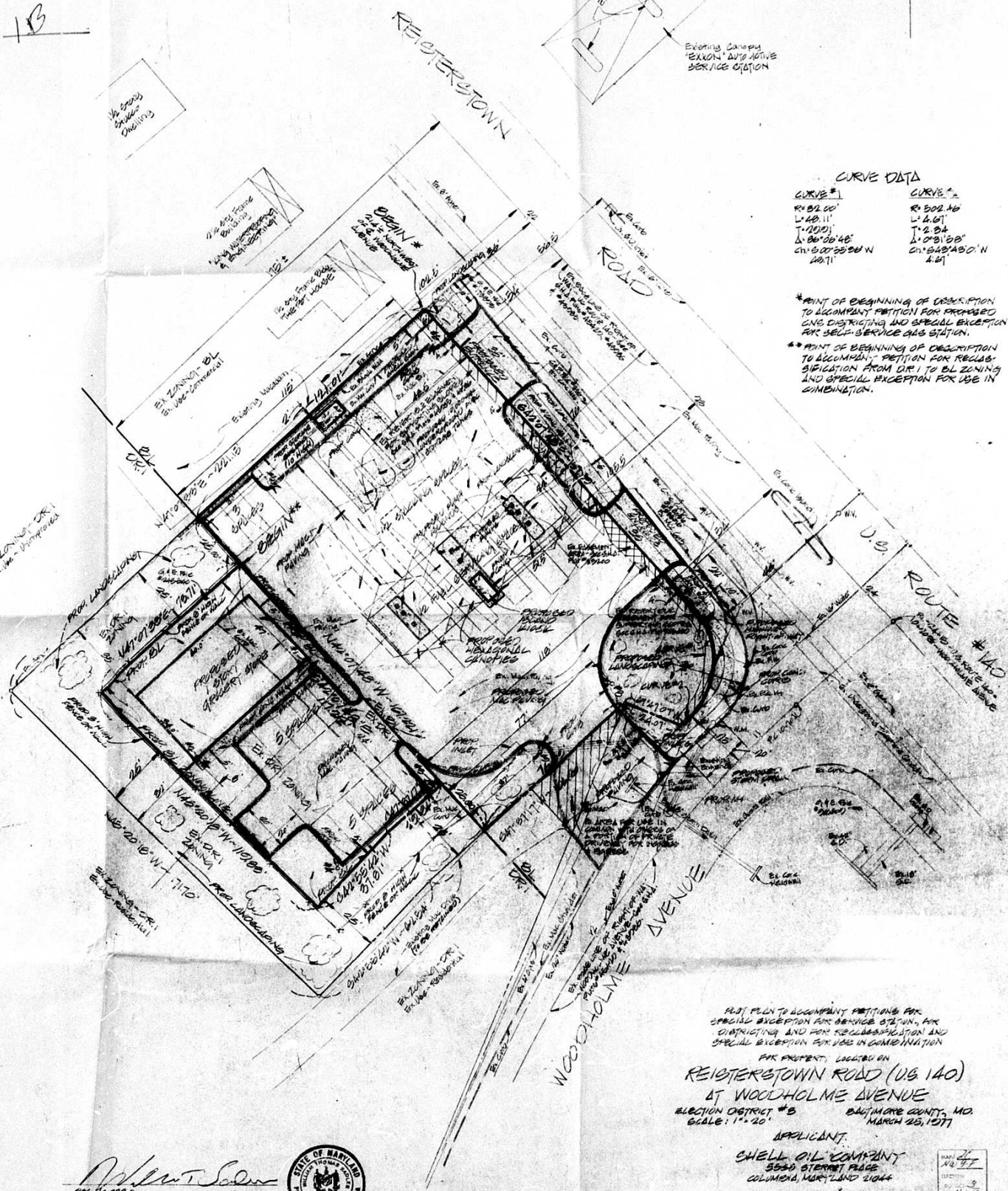
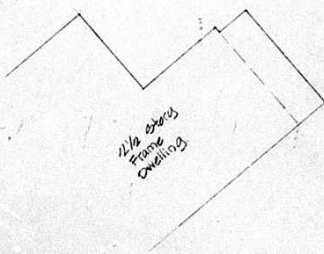
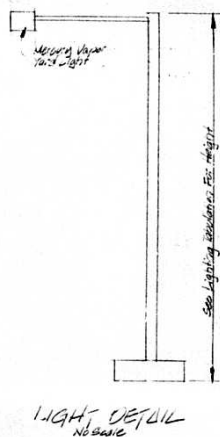
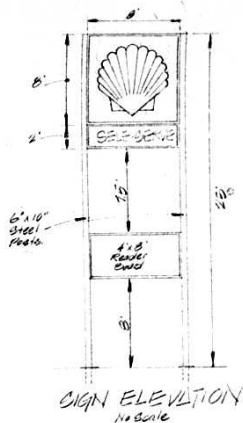
AREA OF RIGHT-OF-WAY
TAKING FOR STATE HIGHWAY

OF APPEALS
TIONER'S
EXHIBIT 13

LIGHTING TABULATION

Number	Distance to Nearest Residential Zoning Line or Right of Way	Maximum Height	Remarks
1	41'	8'	Mounted on Building
2	8'	8'	Mounted on Building
3	5'	8'	
4	5'	8'	
5	30'	8'	
6	116'	14'	Max height proposed
7	118'	14'	Max height proposed
8	77'	8'	
9	37'	8'	

* See Eighth (18) Distances to Nearest Residential Zoning Line or Right of Way. Width of 10 feet. See Baltimore County Council Bill No. 10, Section 10, Chapter 10, 1952, A.B.S.



NOT PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR SERVICE STATION, FOR DISTRICTING AND FOR RECLASSIFICATION AND SPECIAL EXCEPTION FOR USE IN COMBINATION
 FOR PROPERTY LOCATED ON
REISTERSTOWN ROAD (U.S. 140)
AT WOODHOLME AVENUE
 ELECTION DISTRICT #8 BALTIMORE COUNTY, MD.
 SCALE: 1" = 20' MARCH 25, 1977

APPLICANT
SHELL OIL COMPANY
 5500 STEWART BLVD.
 COLUMBIA, MARYLAND 21044
 OWNER
WIMES & NICHOLS
LILLIAN R. NICHOLS



W. T. SOULIER, INC.
 SURVEYORS
 11 W. PENNSYLVANIA AVE.
 TOWSON, MARYLAND 21204

DATE	4/8/77
DRAWN BY	3
CHECKED BY	11-14-77
APPROVED BY	KL
TITLE	11-14-77
BY	



SIGN ELEVATION
No scale

LIGHT DETAIL
NOBWA



W. H. T. Adams
Reg. No. 7180

W.T. BOOLER, INC.
SURVEYORS
11 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204

- * POINT OF BEGINNING OF DESCRIPTION TO ACCOMPANY PETITION FOR PROPOSED CUS EXISTING AND SPECIAL EXCEPTION FOR SELF-SERVICE GAS STATION.
- * POINT OF BEGINNING OF DESCRIPTION TO ACCOMPANY PETITION FOR REGULARIFICATION FROM DRI TO BL ZONING AND SPECIAL EXCEPTION FOR USE IN COMBINATION.

AREA OF RIGHT OF WAY
TAKING FOR STATE HIGHWAY

R/W TAKING
PLT. PLAN TO ACCOMPANY PETITIONS FOR
SPECIAL EXCEPTION FOR SERVICE STATION, FOR
DISTRICTING AND FOR RECLASSIFICATION AND
SPECIAL EXCEPTION FOR USE IN COMBINATION
FOR PROTECT. LOGS/BOON

REISTERSTOWN ROAD (U.S. 140)

AT WOODHOLME AVENUE

ELECTION DISTRICT #3
SCALE: 1" = 20'

BALTIMORE COUNTY, MD.
MARCH 25, 1977

APPLICANT

CHELL OIL COMPANY
5560 STERRET PLACE
COLUMBIA, MARYLAND 21044

OWNER
JAMES A. NICHOLS
LILLIAN R. NICHOLS



GENERAL NOTES

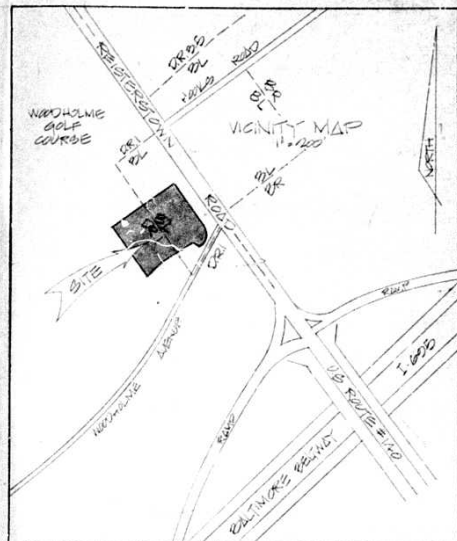
- Existing Center Line Grade Out With Vertical Curvature. Proposed Center Line Grade Out With Vertical Curvature.
- Lighting (Column, Type, etc.) Shall Be Regulated As To Location, Direction, Hours of Illumination, and Intensity As Required.
- Signage Shall Be Provided By Eight (8) Foot High Wall or Fence.
- All Paved Areas of Site Shall Be Unobstructed. Except As Otherwise Noted.
- Site Drainage Shall Be Provided In Accordance With Approved Site Plan and In Accordance With All Requirements of Baltimore County Department of Public Works and/or Maryland State Highway Administration (S.H.A.).
- Landscaping Shall Be Provided and Shall Be in Accordance With The Architectural Site Plan.
- Zoning Data:
 - Existing B.L. (Service Station Site) 40'00" x 100'00"
 - Proposed B.L. (Grocery Store Site) 40'00" x 100'00"
 - Proposed B.L. (Grocery Store Site) 40'00" x 100'00"
- Site Dimensions & Slope (Service Station):
 - Minimum Area Required 16,000 sq. ft.
 - Area of Proposed Site 23,000 sq. ft.
 - Minimum Width Required Along U.S. 140 120'
 - Width of Proposed Site Along U.S. 140 127'
 - Total Area of Site 23,000 sq. ft. (210' x 100')
- Landscaping:
 - Minimum Landscaping Area Required 5% Times 23,000 sq. ft. 1,150 sq. ft.
 - Total Area of Proposed Landscaping 1,150 sq. ft.
 - Existing Trees 1,150

PARKING DATA

SERVICE STATION	
Required Vehicle Reserve Capacity	12 Fuel Servicing Spaces Req.
1 Fuel Servicing Space Per Fuel Dispenser	12 Waiting Spaces Required
1 Waiting Space Per Fuel Servicing Space	12 Fuel Servicing Spaces Prop.
Proposed Vehicle Reserve Capacity	12 Waiting Spaces Proposed
Required Parking	3 Spaces Required
Proposed Parking	3 Spaces Proposed
GROCERY STORE	
Total Proposed Building Area	2,000 sq. ft.
Required Parking: 1 Space Per 1,000 sq. ft.	10 Spaces Required
Proposed Parking	10 Spaces Proposed
Typical Space (Fuel Servicing, Waiting, Parking)	9' x 20'

NOTES: GROCERY STORE ONLY

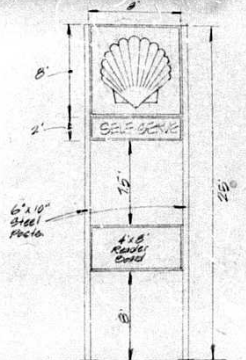
- Proposed Parking Adjacent Proposed Grocery Store.
- Only Passenger Vehicles Shall Use The Parking Lot (No Buses).
- No Loading, Service Or Any Use Other Than Parking Shall Be Permitted.



LIGHTING TOLERANCE

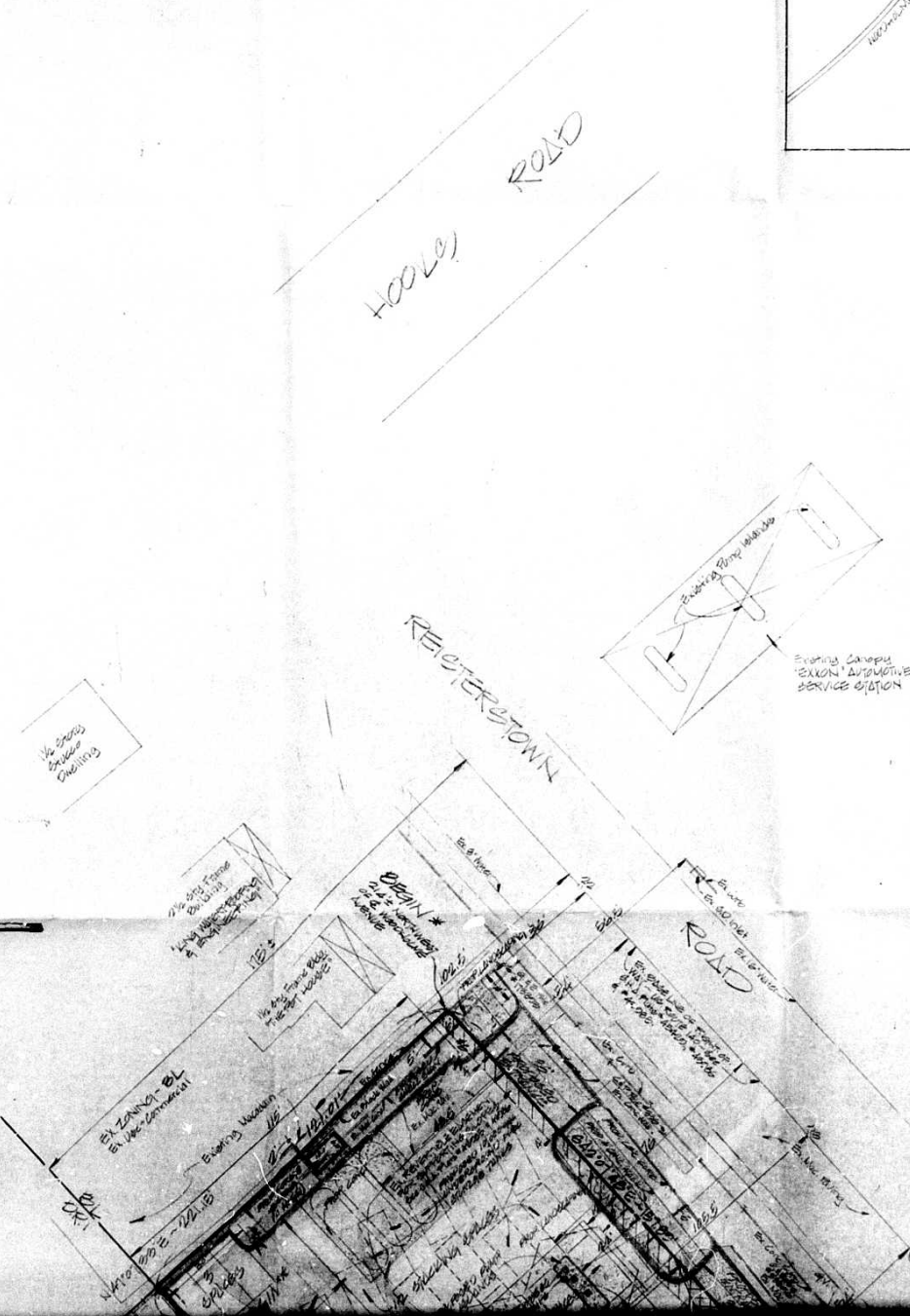
Number	Distance	Height	Notes
1	47'	5'	Mounted on Building
2	8'	5'	Mounted on Building
3	5'	5'	Mounted on Building
4	5'	5'	Mounted on Building
5	30'	5'	Mounted on Building
6	118'	14'	Mounted on Building
7	118'	14'	Mounted on Building
8	77'	5'	Mounted on Building
9	37'	5'	Mounted on Building

* See Eight (8) Distance To Nearest Residential Zoning Line Or Eight (8) Feet, whichever is Greater. See Baltimore County Council Bill No. 10-10, Chapter 10, 405.4 B.5.



SIGN ELEVATION

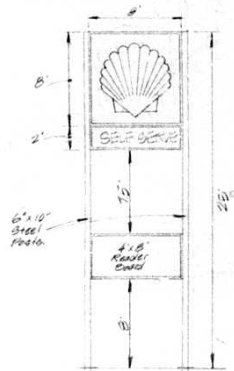
OWNER'S EXHIBIT



CURVE DATA

CURVE #1	CURVE #2
R=22.00'	R=22.00'
L=40.00'	L=40.00'
T=10.00'	T=10.00'
Δ=60°10'40"	Δ=60°10'40"
CH=6.00'55" W	CH=6.00'55" W
PT=10.00'	PT=10.00'

- * POINT OF BEGINNING OF DESCRIPTION TO ACCOMPANY PETITION FOR PROPOSED CNG DISTRICTING AND SPECIAL EXCEPTION FOR SELF-SERVICE GAS STATION.
- ** POINT OF BEGINNING OF DESCRIPTION TO ACCOMPANY PETITION FOR REGULAR DISPOSITION FROM OR 1 TO DL ZONING AND SPECIAL EXCEPTION FOR USE IN COMBINATION.



SIGN ELEVATION
No Scale

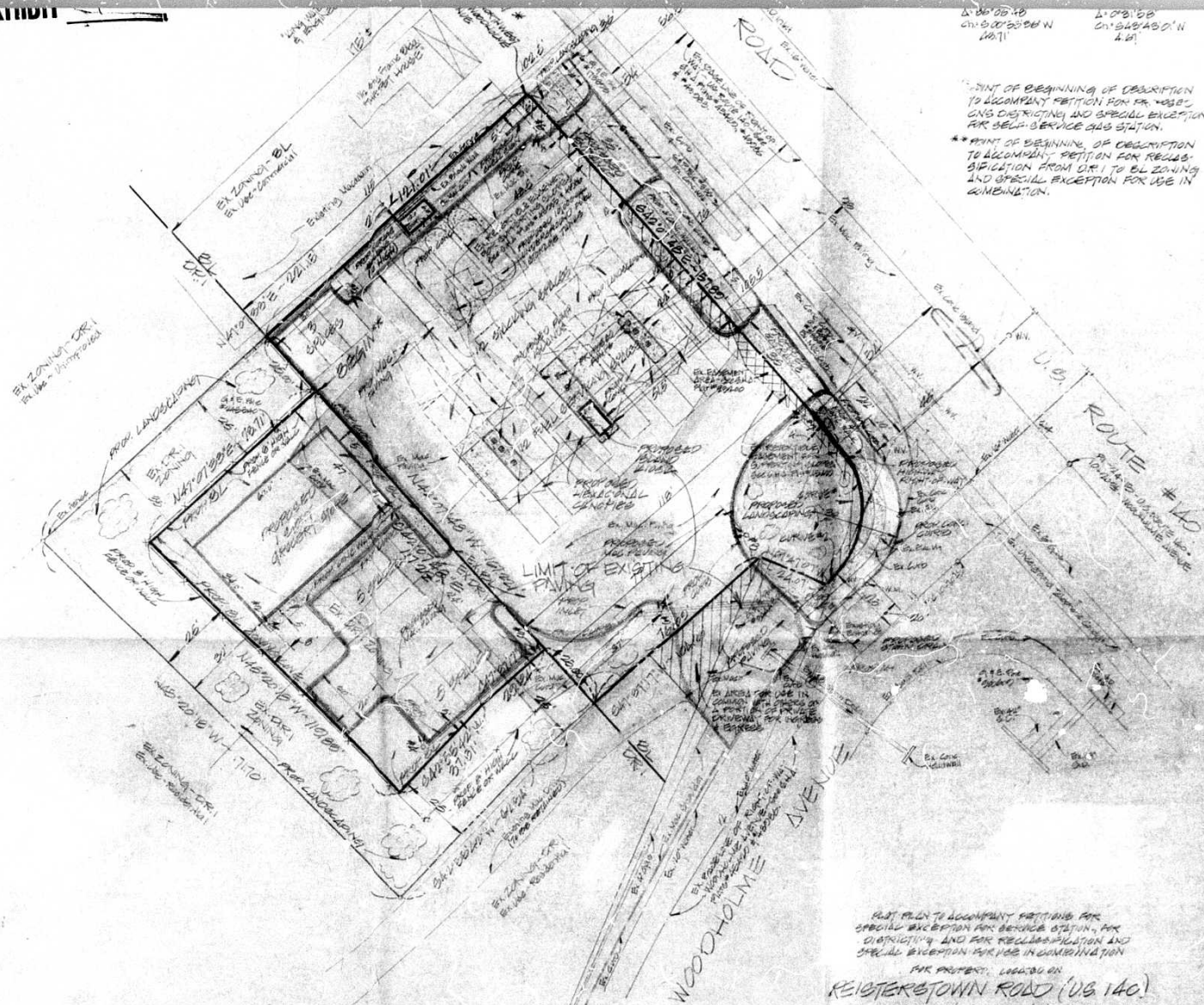


LIGHT DETAIL
No Scale



2 1/2' signs
Frame
Casting

LAND



1.00' 00" 40
01.00' 00" 00" N
100' 00" 00" 00" N
1.00' 00" 00" 00" N
01.00' 00" 00" 00" N
100' 00" 00" 00" N

POINT OF BEGINNING OF DESCRIPTION
TO ACCOMPANY PETITION FOR REG-
ISTRATION AND SPECIAL EXCEPTION
FOR SELF-SERVICE GAS STATION.
POINT OF BEGINNING OF DESCRIPTION
TO ACCOMPANY PETITION FOR REG-
ISTRATION FROM DISTRICT TO EL ZONE
AND SPECIAL EXCEPTION FOR USE IN
COMBINATION.

PLAT FILED TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR SERVICE STATION, FOR
DISTRICT AND FOR REGISTRATION AND
SPECIAL EXCEPTION FOR USE IN COMBINATION
FOR PROPERTY LOCATED ON
REGISTERSTOWN ROAD (US 140)
AT WOODHOLME AVENUE
ELECTION DISTRICT #8 BALTIMORE COUNTY, MD.
SCALE: 1" = 20' MARCH 25, 1977

APPLICANT
SHELL OIL COMPANY
5555 STERNET PLACE
COLUMBIA, MARYLAND 21044

OWNER
JAMES A. NICHOLS
LILLIAN R. NICHOLS

2c PET X 2

W. T. S. S. S.
KRS 10 1180
W. T. S. S. S., INC.
CHURCH
11 N. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204



GENERAL NOTES

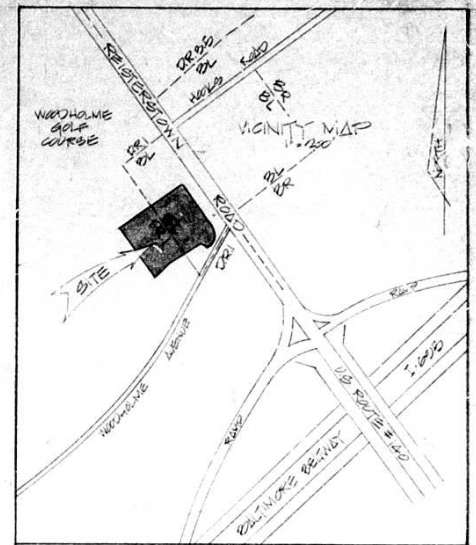
- 1) Existing Data Station Colored Out With Vertical Lettering. Proposed Data Station Colored Out With Vertical Lettering.
- 2) Lighting (When Times are) Shall be Required as to Location, Direction, Hours of Illumination, Area & Intensity as Required.
- 3) Screening Shall be Provided By Eight (8) Foot High Wall or Fence.
- 4) All Paved Areas of Site Shall be Maximum - Except as Otherwise Noted.
- 5) Site Drainage Shall be Provided in accordance With Approved Site Plan and in accordance With all Requirements of Baltimore County Department of Public Works and/or Maryland State Highway Administration (B.H.S.).
- 6) Landscaping Shall be Provided and shall be in accordance With the Architectural Site Plans.
- 7) Zoning Areas:
 - Existing B.L. (Service Station Site) 4-1000-1
 - Proposed B.L. (Service Station Site) 4-1000-1
 - Proposed B.L. (Grocery Store Site) 4-1000-1
- 8) Site Dimensions & Slope (Service Station):
 - Minimum Area Required 15,000 sq. ft.
 - Area of Proposed Site 20,000 sq. ft.
 - Minimum Width Required Along U.S. 40 120'
 - Width of Proposed Site Along U.S. 40 167'
 - Total Area of Site 20,000 sq. ft. (270' x 220')
- 9) Landscaping:
 - Minimum Landscaping Area Required 5% of Site Area 1,000 sq. ft.
 - Total Area of Proposed Landscaping 1,000 sq. ft.
 - Landscaping Area None

PARKING DATA

SERVICE STATION	
Required Vehicle Reservoir Capacity	12 Fuel Servicing Spaces Req.
1 Fuel Servicing Space Per Fuel Dispenser	12 Waiting Spaces Required
1 Waiting Space Per Fuel Servicing Space	12 Fuel Servicing Spaces Prop.
Proposed Vehicle Reservoir Capacity	12 Waiting Spaces Proposed
Required Parking	3 Spaces Required
Proposed Parking	3 Spaces Proposed
GROCERY STORE	
Total Proposed Building Area	4,000 sq. ft.
Required Parking: 1 Space Per 1,000 sq. ft.	10 Spaces Required
Proposed Parking	10 Spaces Proposed
Typical Space (Fuel Servicing, Waiting, Parking)	10' x 20'

NOTES: GROCERY STORE ONLY

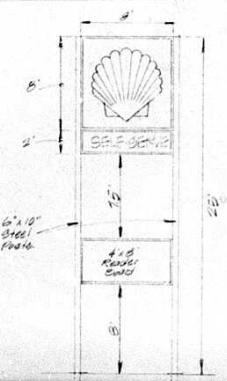
- 1) Proposed Parking Adjacent Proposed Grocery Store.
- 2) Only Passenger Vehicles Shall Use The Parking Lot (No Buses).
- 3) No Loading, Service Or Any Use Other Than Parking Shall Be Permitted.



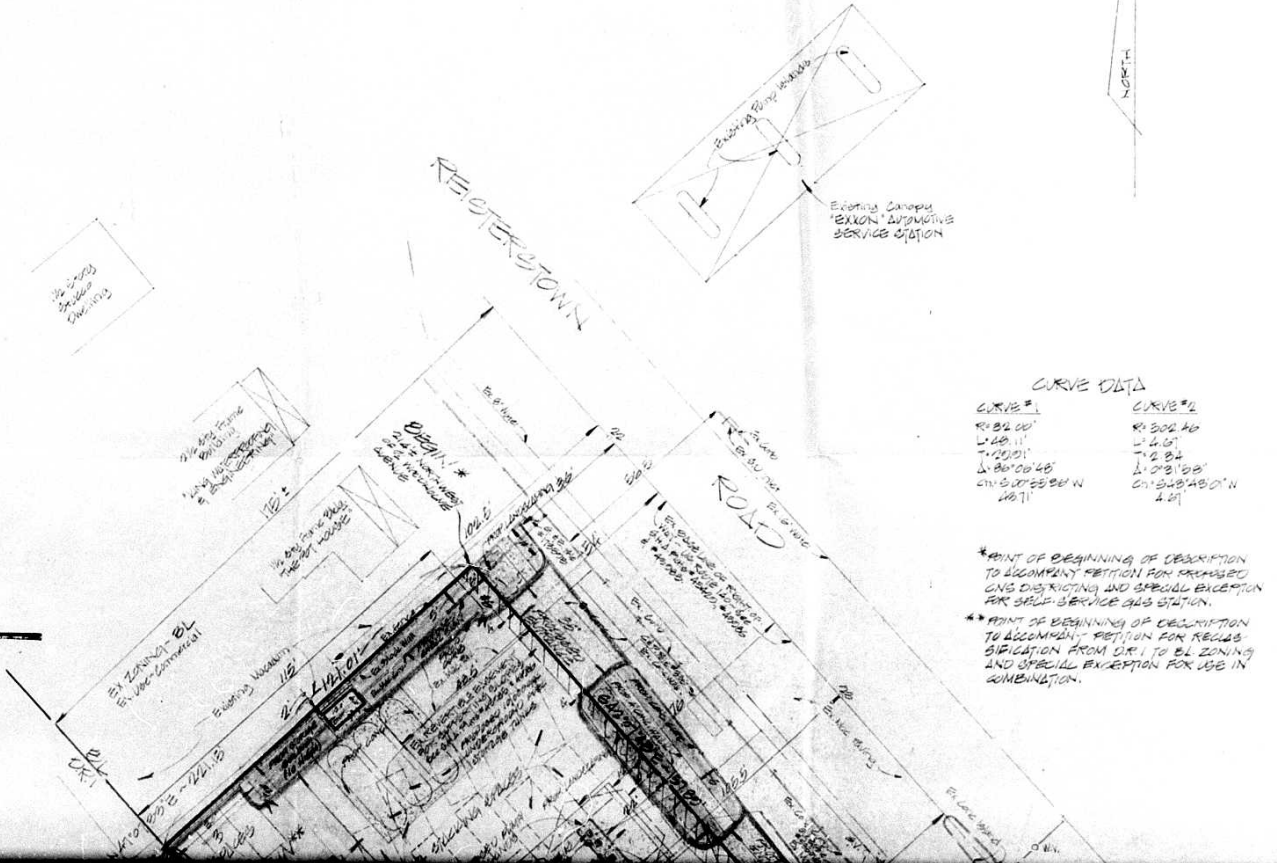
LIGHTING TABULATION

Fixture	Height	Beam Angle	Mounting	Remarks
1	4'	8'	B	Mounted on Building
2	8'	8'	B	Mounted on Building
3	8'	8'	B	
4	8'	8'	B	
5	8'	8'	B	
6	8'	8'	B	
7	11'	14'	A	Max. height Proposed
8	11'	14'	A	Max. height Proposed
9	11'	14'	A	
10	11'	14'	A	

* On Building (No) Distance To Light: Residential Zoning Line Or Eight (8) Feet, Whichever is Greater. See Baltimore County Zoning Ord. #40, Section 16-1, Subsection 400.4 B.S.



SHALL UP ATTEND
**PETITIONER'S
EXHIBIT**



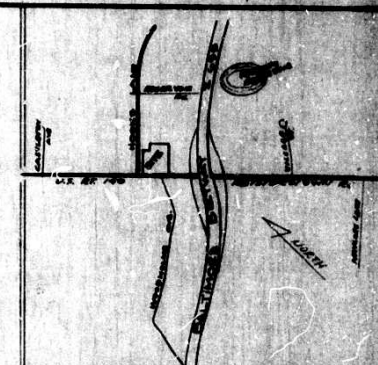
CURVE DATA

CURVE #1	CURVE #2
R=32.00'	R=302.40'
L=100.11'	L=100.11'
Δ=30°00'00"	Δ=30°00'00"
CH=50.00' BE N 40°11'	CH=50.00' BE N 40°11'

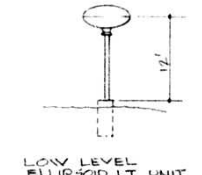
- * POINT OF BEGINNING OF DESCRIPTION TO ACCOMPANY PETITION FOR PROPOSED CURVE DESIGNING AND SPECIAL EXCEPTION FOR SELF-SERVICE GAS STATION.
- * POINT OF BEGINNING OF DESCRIPTION TO ACCOMPANY PETITION FOR REGULATION FROM DR. 1 TO BL ZONING AND SPECIAL EXCEPTION FOR USE IN COMBINATION.

- * POINT OF BEGINNING OF DECOMBUSTION TO ACCOMPANY PETITION FOR REMEDIATION OF DISTRICTING AND SPECIAL EXCEPTION FOR SEWER SERVICE AND STATION.
- * POINT OF BEGINNING OF DECOMBUSTION TO ACCOMPANY PETITION FOR REMEDIATION FROM DRI TO BLAZING AND SPECIAL EXCEPTION FOR USE IN COMBUSTION.

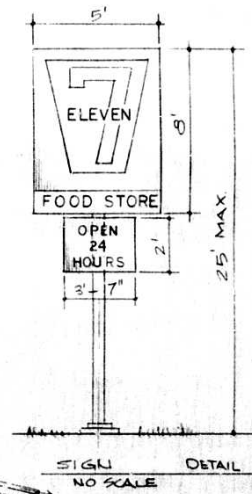
ZONED: BR



LOCATION MAP
SCALE: 1"=100'



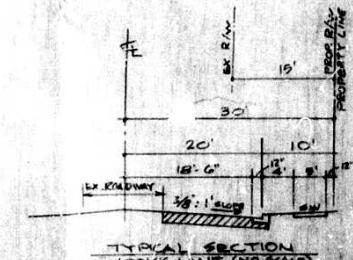
LOW LEVEL
ELLIPSOID LT. UNIT



SIGN
NO SCALE
DETAIL

NOTES:

- THIS DRAWING IS TO BE USED IN CONJUNCTION WITH DWS. 1-C
- CONTRACTOR IS TO ADHERE BY ALL MARYLAND STATE AND OR LOCAL SPEC'S
- WATER, GAS & ELEC. ARE AVAILABLE FOR THIS SITE.
- PAVING TO CONSIST OF 3" COMPACTED BITUMINOUS CONC. (6" BASE 3" SURFACE) FROM EDGE OF EX. ROAD TO PROPOSED CURB LINE PER MD. S.H.A. SPEC'S.
- EXISTING CONTOURS ARE SHOWN
- SEPTIC SYSTEM IS TO BE INSTALLED (SEE PLOT PLAN).



TYPICAL SECTION
HOOK'S LANE (NO SCALE)

ZONING NOTES:

ZONING STATUS
EXISTING ZONING: BL & BR
EXIST. USE: RES & GREENHOUSE NURSERY
EXIST. DIST. - C.N.S.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John F. Winkler*
DATE: 8-9-73

72-141-RXA

TOTAL AREA OF TRACT - 38,613 SQ. FT.

ACCESS POINTS
1. DRIVEWAY ON HOOK'S LANE 10' FROM PROPERTY LINE TO HOOK'S LANE AREA A - 1,520 SQ. FT. AREA B - 15,010 SQ. FT.
TOTAL 16,530 SQ. FT. OF TRACT
PAVING PARKING SPACES PER 1 PER 200' 2000' = 13.00 PERCENT IS TOTAL PARKING SPACES PROVIDED

RECORDATION FOR THIS PLOT PLAN IS TO BE
FROM A SURVEY PREPARED BY
LAND SURVEY & ENGINEERING
BALTO. CO. MD.



NOTE: PAVE BETWEEN THE EXIST. EDGE OF
ROADWAY (COURTESY) AND THE NEW CURB WITH
3" COMPACTED BITUMINOUS CONC.
(6" BASE - 3" SURFACE) PER MD. S.H.A. SPEC'S.

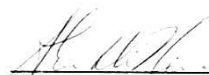
THIS PLOT PLAN IS LOANED TO YOU AND MUST BE RETURNED WHEN IT HAS SERVED THE PURPOSE FOR WHICH INTENDED	REVISIONS: REV. 1. SIGN LOCATIONS, ADDED FUTURE R/W LINE, MODIFIED SIGNS & ADDED STACKING AREA 7-13-73 ADDED LEASE LINE 3-6 7-25-73 ADDED U.G. DOWNSPOUT DRAINS FOR CANOPY 7-30-73	EXXON COMPANY, U.S.A. (A DIVISION OF EXXON CORPORATION) POST OFFICE BOX 1288 BALTIMORE, MARYLAND 21203	SOUTHLAND CORP. (7-11 STORES)	BY: <i>Joe Gott</i> DATE: 7-27-73 SCALE: 1"=20'	PLOT PLAN REISTERSTOWN BL (US RTE) & 1. CWS PIKESVILLE, BALTIMORE CO., MARYLAND	DATE: 8-9-73 BY: <i>John F. Winkler</i>
--	--	---	----------------------------------	---	---	--

RE: EXTENSION OF ORIGINAL PETITION FOR SPECIAL EXCEPTION : BEFORE THE
NE/S of Reisterstown Road and the : ZONING COMMISSIONER
SZ/S of Hooks Lane - 3rd District :
George J. Schwesinger, et al - : OF
Petitioners :
NO. 72-141-RXA (Item No. 65) : BALTIMORE COUNTY

... ..

EXTENSION ORDER

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19 day of March, 1974, that the Special Exception for an Automotive Service Station, granted July 11, 1972, should be and the same is hereby extended for a period of three (3) years, beginning July 11, 1974, and ending July 11, 1977.


Zoning Commissioner of
Baltimore County

March 19, 1974

Mr. Smith N. Statham, Jr.
Real Estate Representative
Exxon Company, U.S.A.
Dundalk Avenue near Eastern Avenue
Baltimore, Maryland 21224

RE: Case No. 72-141-RXA
Reisterstown Road and Hooks Lane -
3rd Election District

Dear Mr. Statham:

I am in receipt of your letter of February 5, 1974, in which you request an extension of the Special Exception granting in the above referenced case.

Section 502.3 of the Baltimore County Zoning Regulations empowers me to grant an extension of an Order for a Special Exception for a period of up to three (3) additional years beyond the original two (2) year period. Cognizant of the present energy situation, I am enclosing a copy of an Extension Order which extends the period for utilization until July 11, 1977.

If further explanation or additional information is required, please feel free to contact this office.

Very truly yours,


S. ERIC DI NENNA
Zoning Commissioner

SED/JBB,III/srl

Enclosure

cc: Mr. James E. Dyer, Deputy Zoning Commissioner
Mr. James E. Byrnes, III, Zoning Technician III

February 5, 1974

Re: Location #6796
Reisterstown Road & Hooks Lane
Pikesville, Md.

Mr. S. Eric Dinenna
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue,
Towson, Maryland 21204

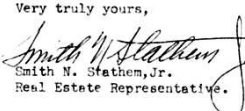
Dear Mr. Dinenna:

Exxon was granted a Special Exception permit which would allow us to construct a Service Station under the C.N.S. District as of the date of July 11, 1972.

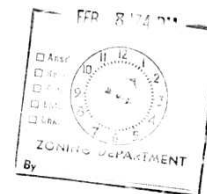
Because of the present energy problems, Exxon has decided to put off construction of this service station until a later date. Therefore, we are requesting you to grant to Exxon an extension of this permit for a period of five (5) years from the expiration date.

Please advise this office of your approval of this request.

Very truly yours,


Smith N. Statham, Jr.
Real Estate Representative.

cc: Mr. J.T. Ramsey - Hunt Valley



PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

George Jerome Schwesinger and
Xerox, Inc., legal owners of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
herby petition (1) that the zoning status of the herein described property be redistricted, pursuant
to the Zoning Law of Baltimore County, from _____ Non-District _____ to a
CNS _____ district; for the following reasons:

Section 405.4 B 5 to permit a landscape light 10'9" in height in lieu of the required 8' and double M.V. Floodlight 30' in height in lieu of the required 8'.

Section 259.28 to permit a CNS District without a supermarket or grocery store in lieu of the required supermarket or grocery store.

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 automotive service station.

Property is to be posted and advertised as prescribed by Zoning Regulations.

Xerox, Inc., agree to pay expenses of above redistricting 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 for Baltimore County.

HUMBLE OIL & REFINING COMPANY
3601 Boston Street
Baltimore, Maryland 21224
Contract purchaser

George Jerome Schwesinger
George Jerome Schwesinger
Geraldine A. Schwesinger Legal Owner
Address: Reisterstown Rd. & Hooks Lane
Pikesville, Maryland 21208

Melvin A. Steinberg
Petitioner's Attorney
Address: 202 Loyola Federal Building
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of October, 1972, 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 6th day of December, 1972, at 2:00 o'clock

Eric DiNenna
Zoning Commissioner of Baltimore County

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Xerox, 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 redistricted, pursuant to the Zoning Law of Baltimore County, from _____ Non-District _____ to a _____ CNS _____ district; for the following reasons:

Section 405.4 B 5 to permit a landscape light 10'9" in height in lieu of the required 8' and double M.V. Floodlight 30' in height in lieu of the required 8'.

Section 259.28 to permit a CNS District without a supermarket or grocery store in lieu of the required supermarket or grocery store.

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 automotive service station.

Property is to be posted and advertised as prescribed by Zoning Regulations. Xerox, Inc., agree to pay expenses of above redistricting 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 for Baltimore County.

HUMBLE OIL & REFINING COMPANY
Contract purchaser
Address: 3601 Boston Street
Baltimore, Maryland 21224

Melvin A. Steinberg
Petitioner's Attorney
Address: 202 Loyola Federal Building
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of October, 1972, 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 6th day of December, 1972, at 2:00 o'clock

(over)

RE: PETITION FOR REDISTRICTING
from Undistricted to C.N.S.
District, SPECIAL EXCEPTION
for an Automotive Service Station,
and VARIANCES from Sections
405.4B5 and 259.28 of the
Zoning Regulations
N.E. Side Reisterstown Road and
S.E. Side Hooks Lane,
3rd District
George J. Schwesinger and
Albert L. McGuire, Petitioners
Humble Oil & Refining Co.,
Contract Purchaser

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 72-141-RXA

OPINION

This case comes before the Board on an appeal by the petitioner from an Order of the Zoning Commissioner which denied the requested petition. The subject property is located in the Third Election District of Baltimore County, on the northeast side of Reisterstown Road and the southeast side of Hooks Lane, at the corner of these two streets. Same is northwest of the Pikesville community and a few hundred feet northwest of the Reisterstown Road-Beltway interchange. The petitioner seeks redistricting from an undistricted area to a C.N.S. District, and a special exception for an Automotive Service Station. At the commencement of this hearing, the petitioner's Motion withdrawing previously petitioned variances was granted by the Board. The site is now zoned B.L. and B.R.

There were no protestants. The petitioner presented evidence and testimony through three witnesses: Smith N. Stothem, a real estate department executive of the petitioner, Humble Oil and Refining Company; Raymond A. Waterworth, a construction engineer for Humble Oil and William E. Cargill, an independent expert traffic engineer. The petitioner's proposal may be examined as detailed on the plat plan which has been admitted into evidence as Petitioner's Exhibit #1. The written report of the traffic engineer was submitted into evidence as Petitioner's Exhibit #2.

Concerning the petitioner's request for a C.N.S. District, the Zoning Regulations of Section 259.28 defines some as follows:

"C.N.S. District - Commercial, Neighborhood Shopping. C.N.S. Districts may be applied only to certain existing or proposed centers of business activity which are on land zoned B.L., B.M., B.R., and/or M.L., any one of which centers must be intended to: include at least one supermarket or grocery store; have less than 15 retail stores in total; have no department store, junior department store, or, ordinarily, variety (dime) store; and serve a resident neighborhood population of approximately 10,000 persons or less. A planned shopping center having such characteristics may lie wholly or partially within a C.N.S. District."

Schwesinger-McGuire - 72-141-RXA

Considering and reflecting upon said Section, and the evidence and testimony presented in this case, it would seem to this Board that the petitioner's proposal would fulfill the elements of this definition.

Concerning the request for a special exception for an Automotive Service Station, the prime question to be decided is whether or not the petition could satisfy Section 502.1B, which deals with traffic congestion. The testimony and evidence of Mr. Cargill satisfies the Board in this instance. It may also be noted that the file in this case contains comments from the County's Department of Traffic Engineering which seems to affirm the report of Mr. Cargill when we states: "This special exception will not create any major traffic problems". The comments of the State Highway Administration, also found in the case file, seem to be adequately answered in Mr. Cargill's report, especially considering the fact that any building permit for this site would be subject to approval by this agency.

Considering the above, and other evidence and testimony heard in this case, the Board is satisfied that the elements of Section 502.1 will not be violated by this petition. Hence, without further detailing the testimony and evidence, the Board shall grant the requested district and special exception.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 11th day of July, 1972, by the County Board of Appeals, ORDERED that the redistricting from Undistricted to C.N.S. District petitioned for, be and the same is hereby GRANTED; and IT IS FURTHER ORDERED that the special exception for an Automotive Service Station petitioned for, be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Ritter, Jr., Acting Chairman

John A. Miller

William H. Gaffney

MARYLAND SURVEYING AND ENGINEERING CO., INC.

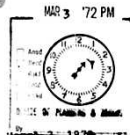
Subsidiary of LYON ASSOCIATES, INC.

6707 WHITESTONE ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 391-9442/2291
ENGINEERING • SURVEYING • PLANNING

DESCRIPTION - SPECIAL EXCEPTION
HUMBLE OIL & REFINING COMPANY
N.E. SIDE REISTERSTOWN RD. AT HOOKS LANE

Beginning for the same at a point on the northeasterly side of Reisterstown Road (US 140) 66 feet wide said point being formed by the intersection of said northeasterly side of Reisterstown Road and the southeasterly side of Hooks Lane (30 feet wide); thence binding on the said southeasterly side of Hooks Lane N 48° 06' 38" E, 167 feet to the present zone line dividing the B. Zone from the B.R. 3.5 zone; thence leaving Hooks Lane and binding on said present zone line S 42° 20' 22" E, 279 feet; thence leaving said zone line and running S 45° 54' 38" W, 139.19 feet to the right-of-way line of Reisterstown Road; thence N 67° 30' 47" W, 65.36 feet; thence binding on the northeasterly side of Reisterstown Road N 42° 30' 22" W, 225.58 feet to the place of beginning.

Melvin A. Steinberg
ATTORNEY AT LAW



The Honorable Eric DiNenna
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Redistricting
Special Exception and Variance
N/E Side Reisterstown Road
S/E Side Hooks Lane - 3rd Dist.
Case No. 72-141-RXA

Dear Mr. DiNenna:

On behalf of Humble Oil & Refining Company, please enter an appeal to the County Board of Appeals from the Order of the Zoning Commissioner, dated February 7, 1972.

My check in the amount of \$75.00 is herewith enclosed, representing payment of the fee for this appeal and the sign.

Very truly yours,

Melvin A. Steinberg

MAS:as
Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: December 6, 1971

FROM: George E. Gervell, Director of Planning

SUBJECT: Petition #72-141 RXA. N/E side of Reisterstown Road; S/E of Hooks Lane
Petition for Special Exception for Service Station
Petition for lights and supermarket or grocery store.
From Undistricted to a C.N.S. District.
Albert L. McGuire, et al - Petitioner

3rd District

HEARING: Monday, December 6, 1971 (2:00 P.M.)

This property and surrounding area is not shown on the proposed Guideplan or Northwest Sector Master Plan as being an appropriate location for a neighborhood center or future C.N.S. District.

The legislative intent for a C.N.S. District states in part that it must be intended to include at least one supermarket or grocery store, have less than 15 stores.... The existing uses of the adjacent frontages are more like roadside strip development. It is not of sufficient size to allow application of C.C. 1 or C.C. 2 District. It is highly unlikely that adjacent properties will develop in other uses of C.N.S. character.

We believe that the request for a variance to the use requirements in a C.N.S. District is in itself evidence that the spirit of the intent of the C.N.S. District and of the Zoning Regulations are not complied with.

This location is particularly undesirable for roadside commercial uses such as service stations for the reasons identified by the State Roads Commission (poor sight stopping distance, high volumes of traffic on Reisterstown Road and proximity to the Beltway interchange).

GEG:msh

Melvin A. Steinberg
ATTORNEY AT LAW

October 7, 1971

Zoning Commissioner of Baltimore County
County Office Building
Chesapeake Avenue
Towson, Maryland 21204

Re: Location of Property - Reisterstown Road (U.S. 140)
& Interstate #95, Pikesville, Baltimore Co.
Owner: Albert L. McGuire

Dear Sir:

I am requesting that a District be created on the above captioned property for the following reasons:

- Site is presently surrounded by commercially zoned property;
- Vicinity to the Beltway;
- Lack of gasoline service station facilities from the Beltway to Owings Mills on the right hand side of Reisterstown Road;
- The vast amount of traffic using Reisterstown Road from the Beltway to points West dictate the urgent need for service station facilities;
- And for such other reasons which will be stated at the time of the hearing.

In addition to the above, we are requesting a variance from the requirement of containing one supermarket or grocery store. This request is based on the fact that several major food stores are presently located in the immediate vicinity; to require a supermarket or grocery store in the instant situation would not be economically feasible.

Very truly yours,

Melvin A. Steinberg

MAS:am

Oliver A. Steinberg, Esq.
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Page 2
November 15, 1971

Hooks Lane, an existing road, is proposed to ultimately be improved as a 40-foot closed type roadway cross section on a 60 foot right-of-way. Highway improvements, including highway right-of-way and widening, and any necessary reversible stop enclosures, will be required in connection with any grading or building permit application.

Any entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

Sediment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drain

Provisions for accommodating storm water or drainage have not been sufficiently indicated on the submitted plan.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Reisterstown Road (U.S. Rte. 140) is a State road. Therefore, drainage requirements as they affect the road cross under the jurisdiction of the Maryland State Highway Administration.

Water

Public water supply is available to serve this property.

Oliver A. Steinberg, Esq.
Item 65
Page 3
November 15, 1971

Sanitary Sewer

Public sanitary sewerage is not available to serve this property.

Right-of-way is required through this property for future, or (ultimate) construction and maintenance of public sanitary sewerage and drains. The petitioner is responsible for the establishment of the right-of-way, and the conveyance thereof, to Baltimore County at no cost to the County. At such time as public sanitary sewerage is available

1. The petitioner is cautioned as to the disposal of industrial wastes. Wastes detrimental to the public sewer system, or to the functioning of the sewage pumping stations and/or treatment plants, shall be treated or disposed of as found necessary and directed by the Administrative Authority or other authority having jurisdiction.
2. Further, it shall be unlawful for any person to deposit by any means into the building drainage system or sewer, any ashes, cinders or slag; flammable, poisonous, or explosive liquids - gases, oils, grease, or any other material which would or could obstruct, damage or overload such system or sewer.
3. The petitioner is responsible for the preparation and submittal of such analyses of his industrial wastes as may be required to determine either the method of disposal; or, the pretreatment to be employed by him if the industrial wastes are to be discharged into the public sanitary sewer system, prior to issuance of a building permit.

The petitioner must submit a plan indicating satisfactory means for the disposal of the wash-rack effluent or industrial waste, storm drainage and sanitary sewage, before an application for a building permit can be approved.

Discharge of effluents containing untreated detergents, Alkal, Benzene Sulfonate (BOS), into septic tanks and underground disposal fields will not be permitted. The petitioner may obtain permission to discharge effluent containing BOS into open water courses and/or storm drainage system by providing water treatment of such nature as to reduce the BOS concentration to 3.5 parts per million. Such treatment facilities require concurrent approval by the Board of Health and the Department of Public Works, Planning Division of Baltimore County and, where necessary, the Water Pollution Control Committee of the State of Maryland.

Baltimore County, Maryland OFFICE OF THE BUILDINGS ENGINEER DEPARTMENT OF PERMITS AND LICENSES TOWSON, MARYLAND 21204

December 16, 1971

Mr. Frank Seawfield
6610 Holbrook Avenue
Baltimore, Maryland 21224

RE: Permit 28266, 79630 and 2843
P-71-750-35

Dear Mr. Seawfield:

In a result on a complaint concerning substandard conditions at apartment buildings you own at Essex Avenue near Essex Avenue, an inspection was made by Mr. Joseph M. Nolan on December 14, 1971.

Mr. Nolan has informed me that one apartment has access to the exit only through a laundry room and that the entire room may be located too far in the ground. A check of the permit records indicates that the plans submitted for permits which were the basis of approval do not reflect actual field conditions and that various Zoning Code violations may exist.

A hearing will be held in Room 300 of the County Office Building on Wednesday, December 29, 1971 at 11:30 a.m., to discuss this matter.

Very truly yours,

George J. Mueller
County Director and Buildings Engineer

CC: Mr. Nolan

Mr. Chabugh
Mr. Thompson - Zoning
Mr. Thompson - Planning
Data File
County, File
Police
Micro-Film

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 15, 1971

COUNTY OFFICE Bldg.
1117 Cambridge Ave.
Towson, Maryland 21204

MEMBERS

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF

STATE ROADS COMMISSION

BUREAU OF THE PRESTIGE

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL

DEVELOPMENT

Mr. A. Steinberg, Esq.
202 Loyola Federal Building
Towson, Maryland 21204

RE: Type of Hearing: Special Exception
Location: Int. RE/S Reisterstown Road,
86/3 Hooks Lane
Petitioner: Albert M. McGuire, et al
Committee Meeting of October 26, 1971
2nd District
Item 65

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located on the northeast side of Reisterstown Road at the intersection of Hooks Lane. The property is currently improved with three very attractive residential homes, two of which front on Reisterstown Road, and on Hooks Lane. There also are several other residential, well maintained properties along Hooks Lane on both sides of the street. There is no curb and gutter existing along Hooks Lane at this location; however, it does exist along Reisterstown Road. Immediately to the southeast of the subject site is an old greenhouse and florist's business and then the Baltimore Railway.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plot submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Reisterstown Road (U.S. Rte. 140) is a State road; therefore all improvements, intersections, and entrances on this road will be subject to State Highway Administration requirements.

Oliver A. Steinberg, Esq.
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Page 4
November 15, 1971

FIRE DEPARTMENT

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

HEALTH DEPARTMENT

Hotpot water is available to the site.

Sanitary sewer must be extended to the building site prior to building permit approval.

Department of Water Resources Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

BOARD OF EDUCATION

No hearing on student population.

DEPT. OF TRAFFIC ENGINEERING

This special exception will not create any major traffic problems. But, it should be noted that people trying to enter or leave the station will experience some problems.

STATE ROADS COMMISSION

There is very poor stopping sight distance at the subject property due to the vertical alignment of Reisterstown Road to the north-west. The situation is compounded by the steep grade of the highway, the high volume of traffic and the close proximity of the Baltimore Railway interchange. To establish a completed facility as proposed at the subject location would be extremely hazardous.

Oliver A. Steinberg, Esq.
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Page 5
November 15, 1971

To further compound the situation, the State Highway Administration proposes to revise the highway interchange. A ramp is to be relocated within 38' of the proposed southeasterly entrance, therefore, the entrance should be located as far to the northwest as possible.

The plan should be revised to indicate distance from center line of Reisterstown Road to the proposed curb. The entrances are to be depressed curb type and should be so indicated on the plan. The entrance will be subject to State Highway Administration approval and permit.

ZONING ADMINISTRATION DIVISION

Although the subject petition is accepted for filing, we are requesting that revised plans be submitted to this office prior to the hearing, indicating the revisions requested by the State Highway Administration. Also, the plan will be subject to compliance of all phases of the service station regulations of Baltimore County.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
Chairman

OLM:JO

Enc.

ORIGINAL

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 Nov. 22, 1971

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dinenna, Zoning Commissioner of
Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for One ~~XXXXXX~~
week before the 22nd day of Nov., 1971 that is to say, the same
was inserted in the issue of November 18, 1971.

STROMBERG PUBLICATIONS, INC.

By: *Beth Morgan*

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 28, 1971

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~~ ~~the~~
of one time ~~XXXXXX~~ before the 5th
day of December, 1971, the said publication
appearing on the 13th day of November
1971.

THE JEFFERSONIAN
H. Paul Smith
Manager.

Cost of Advertisement, \$.....

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Desired										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>D.J.M.</i>										
Previous case:										
Revised Plans: Change in outline or description										
Map # <i>3-2C</i>										

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 293

DATE Nov. 15, 1971 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Humble & Co. Reel Co.
7720 York Road
Baltimore, Md. 21204

Petition for Redistricting and Special Except. & Variance
for Geo. J. Schwesinger, et al - #72-141-RXA-75.00 MC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 1432

DATE Dec. 7, 1971 ACCOUNT 01-662

AMOUNT \$76.50

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Melvin A. Steinberg, Esq.
202 Loyola Federal Building
Towson, Md. 21204

Advertising and posting of property for Geo. J. Schwesinger
#72-141-RXA-75.00 MC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 1571

DATE March 10, 1972 ACCOUNT 01-662

AMOUNT \$75.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
No. 72-141-RXA - Appeal costs a property of
Schwesinger and McGuire - N/E Side Reisterstown Road
S/E side Hooks Lane - Melvin A. Steinberg, Esq.
#72-141-RXA-75.00 MC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 2180

DATE May 2, 1972 ACCOUNT 01-662

AMOUNT \$5.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

No. 72-141 - property of Schwesinger - Maguire
Cost of posting
Melvin A. Steinberg, Esq.
#72-141-RXA-5.00 MC

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District *3A* Date of Posting *Nov. 20-1971*
Posted for *REDISTRICTING, A SPECIAL EXCEPT. & VARIANCE*
Petitioner *G. J. SCHWESINGER*
Location of property *N/E S. OF REISTERSTOWN RD. & S/E S. OF HOOKS LANE*
Location of Signs *1, 2, 3 E/S OF REISTERSTOWN RD. 125 FT. - 3 OF HOOKS LANE*
Remarks
Posted by *Charles M. Maguire* Date of return *Dec. 7-1971*

Melvin A. Steinberg, Esq.
202 Loyola Federal Bldg.
Towson, Maryland 21204

Item 65

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

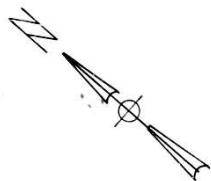
Your Petition has been received and accepted for filing

this 26th day of October 1971

Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

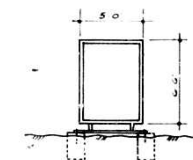
Petitioner: *Albert A. Maguire, et al*Petitioner's Attorney: *Melvin A. Steinberg*

Reviewed by *Charles M. Maguire*
Chairman of
Advisory Committee

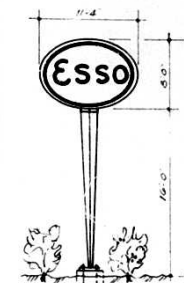


HOOK'S LANE

REISTERSTOWN ROAD - U.S. RTE. 140



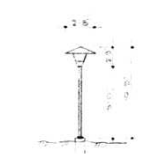
DETAIL - SIGN No. 2



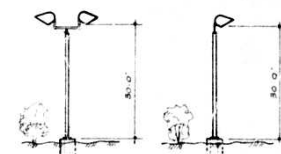
DETAIL - SIGN No. 1
NOT TO SCALE



LOCATION MAP
Scale 1"=100'



LANDSCAPE LIGHT



DOUBLE MV FLOODLIGHT
SINGLE MV FLOODLIGHT

LANDING STATUS
EXISTING BUILDING: BL. S.E. SERVICE STATION
EXIST. USE: RESIDENCE & GREENHOUSE NURSERY
PROP. USE: SERVICE STATION
PROP. DISTRICT: CND - WITH A VARIANCE FROM THE REQUIREMENT TO INCLUDE ONE (1) SUPER MARKET OR NEARBY STORE

AREA
TOTAL SERVICE STATION: 1
TOTAL SERVICE AREA: 1
TOTAL BAYS AND SPACES: 0
TOTAL AREA REQUIRED: 1,150 SQ. FT.
TOTAL AREA SITE: 1,150 SQ. FT. (1,150 AC.)

LANDSCAPING
CONSISTS OF GRASS & SMALL SHRUBS
AREA A = 1,150 SQ. FT.
AREA B = 1,600 SQ. FT.
AREA C = 6,700 SQ. FT.
AREA D = 6,800 SQ. FT.
AREA E = 200 SQ. FT.
TOTAL: 16,450 SQ. FT. = 232 OF TRACT
5% OF TRACT = 822 SQ. FT. MIN. REQ.

PARKING
PARKING SPACES REQUIRED: 12
PARKING SPACES PROVIDED: 12

LANDING
1. VENDING MACHINES
2. TIRE SALES & INSTALLATION
3. 24 H. AUTO PARTS & ACCESSORIES
4. WHEEL REPAIR SERVICE
5. MOTOR OIL SALES & RETAIL
6. 24 H. MOTOR SALES & RETAIL
TOTAL AREA REQUIRED: 1,150 SQ. FT.
TOTAL AREA SITE: 1,150 SQ. FT.

LANDING POINTS
1. DRIVEWAYS ON REISTERSTOWN RD., 35 FT. WIDE
2. DRIVEWAY ON HOOK'S LANE, 35 FT. WIDE

LANDSCAPING
CONSISTS OF GRASS & SMALL SHRUBS
AREA A = 1,150 SQ. FT.
AREA B = 1,600 SQ. FT.
AREA C = 6,700 SQ. FT.
AREA D = 6,800 SQ. FT.
AREA E = 200 SQ. FT.
TOTAL: 16,450 SQ. FT. = 232 OF TRACT
5% OF TRACT = 822 SQ. FT. MIN. REQ.

PARKING
PARKING SPACES REQUIRED: 12
PARKING SPACES PROVIDED: 12

LANDING
1. VENDING MACHINES
2. TIRE SALES & INSTALLATION
3. 24 H. AUTO PARTS & ACCESSORIES
4. WHEEL REPAIR SERVICE
5. MOTOR OIL SALES & RETAIL
6. 24 H. MOTOR SALES & RETAIL
TOTAL AREA REQUIRED: 1,150 SQ. FT.
TOTAL AREA SITE: 1,150 SQ. FT.

SECTION DISTRICT 25

12/1/70
OFFICE COPY
REVISED PLANS
DEC 3, 1970 AM

J. Robert Russell

THIS BLUEPRINT IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED

REVISIONS	
1. RETRACTION OF TRUCKS AND DISPENSERS	12/1/70
2. Zoning Notes	7/5/71
3. DELETED ENTE. HOLE LAY OUT PLAN	2/2/72

REVISIONS	
REVISED TO CONFORM TO	12/1/70
REVISIONS	12/1/70

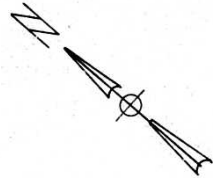
HUMBLE OIL & REFINING CO.
7720 YORK ROAD
TOWSON, MARYLAND 21204

SCALE: 1" = 20'

DRAWN BY: M.E.M.
CHECKED BY: J.C.T.
APPROVED BY: [Signature]
SCALE: 1" = 20'

PLOT PLAN
LOCATION: 6956
Reisterstown Rd (U.S. 140) & I-695
Pikesville, Baltimore Co., Maryland

DATE: 12-7-70
FILE NO.: 6956
SHEET NO.: 1 OF 1
DRAWN BY: M.E.M.



LANE
HOOK'S

REISTERSTOWN ROAD - U.S. RTE. 140

HUMBLE OIL & REFINING CO.
7720 YORK ROAD
TOWSON, MARYLAND 21204

PLOT PLAN
LOCATION
Reisterstown Rd (U.S. 140) & I-695
Pikesville, Baltimore Co., Maryland

DATE: 10-7-70
FILE NO.: 6986
SHEET NO.: 1-2

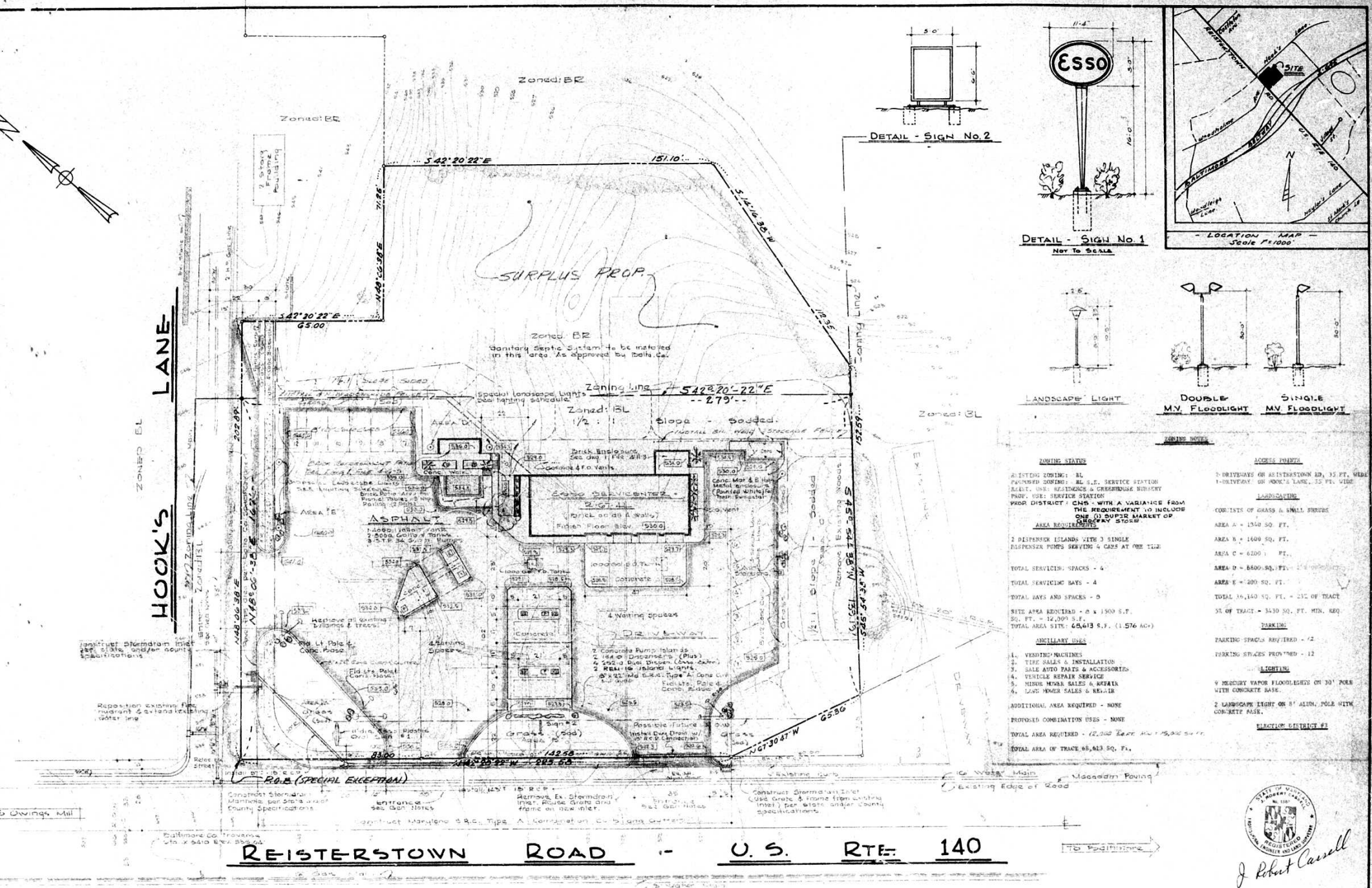
THIS BLUEPRINT IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED

REVISIONS:
1. Zoning Notes, Trash Area, Dispensers & Etc., Per District recommendations. 12/1/70
2. Zoning Notes 7/3/71
3. DELETED ENTR. HOOK'S LANE REV. 9/1/71

REVISIONS:
1. 12/1/70

DRAWN BY: M.L.M.
CHECKED BY: J.P.T.
APPROVED BY: [Signature]
SCALE: 1"=20'

1305-229

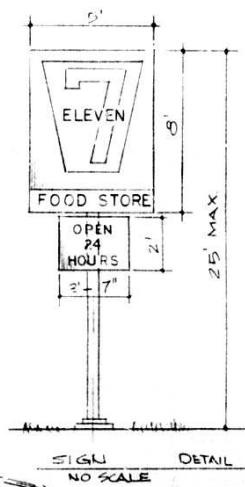
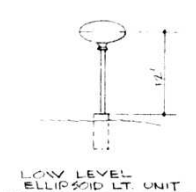
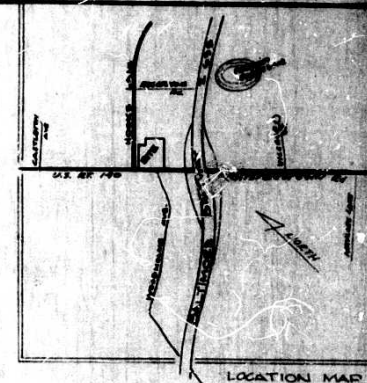
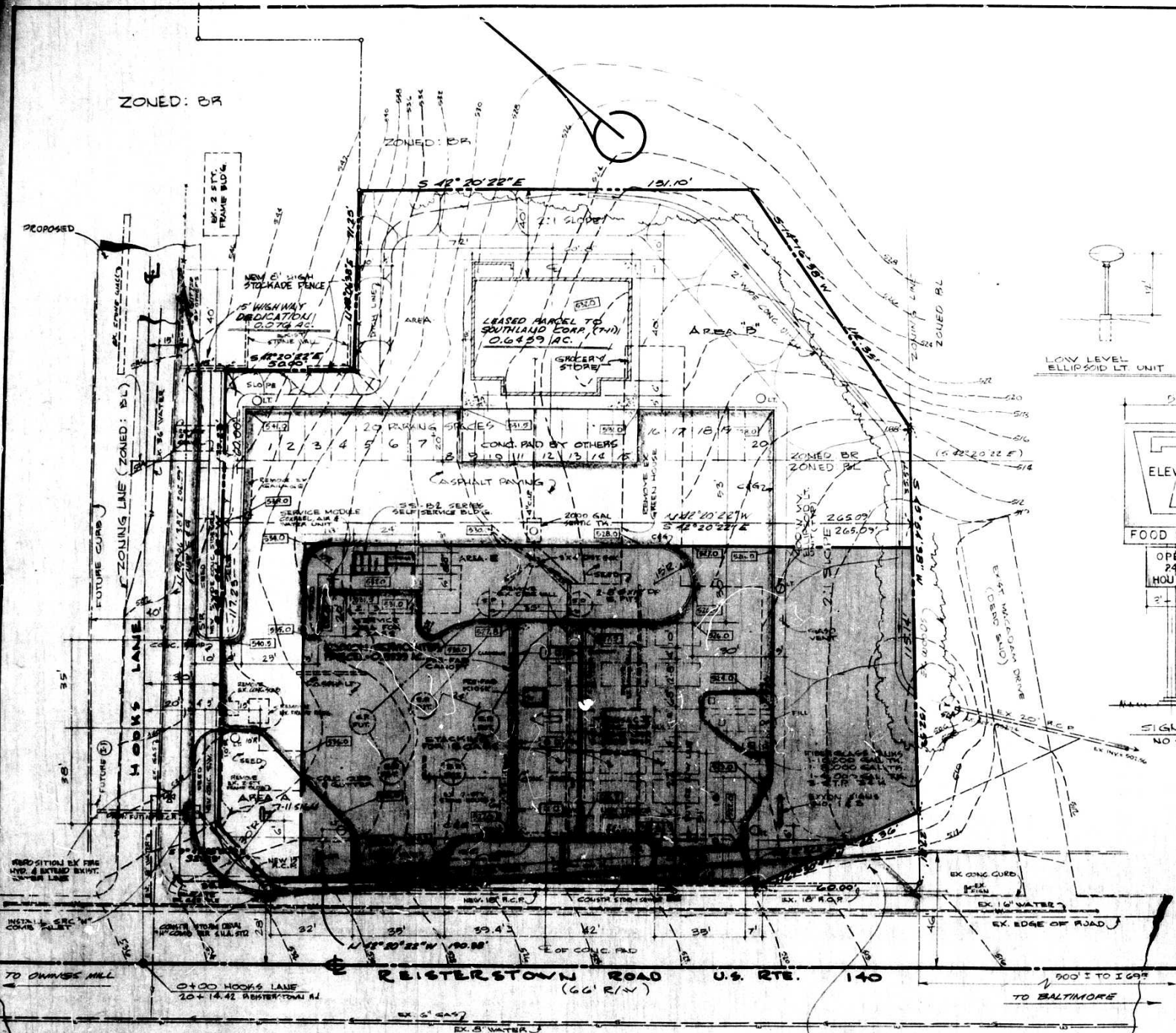


ZONING STATUS
EXISTING ZONING: BL
PLANNED ZONING: BL S.E. SERVICE STATION
PROF. USE: SERVICE STATION
VENDOR DISTRICT: CMS - WITH A VARIANCE FROM THE REQUIREMENT TO INCLUDE ONE (1) SUPER MARKET OR GROCERY STORE
AREA REQUIREMENTS
2 DISPENSER ISLANDS WITH 3 SINGLE DISPENSER PUMPS SERVING 4 CARS AT ONE TIME
TOTAL SERVICING SPACES - 4
TOTAL SERVICING BAYS - 4
TOTAL BAYS AND SPACES - 8
SITE AREA REQUIRED - 2 x 1500 S.F.
SQ. FT. - 12,000 S.F.
TOTAL AREA SITE: 65,613 S.F. (1.576 AC)
AUXILIARY USES
1. VENDING MACHINES
2. TIRE SALES & INSTALLATION
3. SALE AUTO PARTS & ACCESSORIES
4. VEHICLE REPAIR SERVICE
5. MINOR MECHANICAL SALES & REPAIR
6. LARG MECHANICAL SALES & REPAIR
ADDITIONAL AREA REQUIRED - NONE
PROPOSED COMBINATION USES - NONE
TOTAL AREA REQUIRED - 12,000 S.F. (0.275 AC)
TOTAL AREA OF TRACT 65,613 SQ. FT.

ADDRESS PREREQ
2-DRIVEWAYS ON REISTERSTOWN RD, 35 FT. WIDE
1-DRIVEWAY ON HOOK'S LANE, 32 FT. WIDE
LANDSCAPING
CONSISTS OF GRASS & SMALL SHRUBS
AREA A - 1500 SQ. FT.
AREA B - 1600 SQ. FT.
AREA C - 6200 SQ. FT.
AREA D - 8400 SQ. FT.
AREA E - 200 SQ. FT.
TOTAL 16,140 SQ. FT. = 37% OF TRACT
3% OF TRACT = 3430 SQ. FT. MIN. REQ
PARKING
PARKING SPACES REQUIRED - 12
PARKING SPACES PROVIDED - 12
LIGHTING
9 MERCURY VAPOR FLOODLIGHTS ON 30' POLE WITH CONCRETE BASE
2 LANDSCAPE LIGHT ON 8' ALUM. POLE WITH CONCRETE BASE
SECTION DISTRICT #1

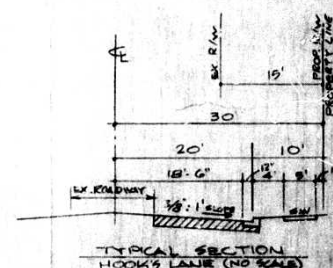
Seal of Baltimore County, Maryland
J. Robert Caswell

ZONED: BR



NOTES:

- THIS DRAWING IS TO BE USED IN CONJUNCTION WITH DWG. 1-C
- CONTRACTOR IS TO ABIDE BY ALL MARYLAND STATE AND OR LOCAL SPEC'S
- WATER, GAS & ELEC. ARE AVAILABLE FOR THIS SITE.
- PAVING TO CONSIST OF 3" COMPACTED BITUMINOUS CONC. (6" BASE 3" SURFACE) FROM EDGE OF EX. ROAD TO PROPOSED CURB LINE PER MD. S.H.A. SPEC'S.
- EXISTING CONTOURS ARE SHOWN
- SEPTIC SYSTEM IS TO BE INSTALLED (SEE PLOT PLAN).



ZONING NOTES:

ZONING STATUS
EXISTING ZONING: BL & BR.
EXIST. USE: RES & GREENHOUSE NUMBER
EXIST. DIST. — C.N.S.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John J. Winkley*
DATE 8-9-73

72-141-RXA

TOTAL AREA OF TRACT - 38,613 SQ. FT.

ACCESS POINTS
1. DRIVEWAY ON HOOKS LANE
2. DRIVEWAY ON REISTERSTOWN RD. & S. CHURCH
AREA A = 1,029 SQ. FT.
AREA B = 15,010 SQ. FT.
TOTAL 16,039 SQ. FT. OF TRACT
PARKING SPACES 20
TOTAL 16,039 SQ. FT. OF TRACT
PARKING SPACES 20
TOTAL 16,039 SQ. FT. OF TRACT
PARKING SPACES 20

NOTE: PAVE BETWEEN THE EXIST. EDGE OF ROADWAY (C/WW/HA) AND THE NEW CURB WITH 3" COMPACTED BITUMINOUS CONC. (6" BASE - 3" SURFACE) PER MD. S.H.A. SPEC'S.

THIS DRAWING IS LOANED TO YOU AND MUST BE RETURNED WHEN IT HAS SERVED THE PURPOSE FOR WHICH REQUESTED.

REVISIONS:
REV. 1: LOCATIONS, ADDED FUTURE R/V LINE, MODIFIED SIGNS & ADDED STACKING AREA 7-13-73
ADDED LEASE LINE J.G. 7-25-73
ADDED U.G. DOWN-SPOUT DRAINS FOR CANOPY 7-30-73

EXXON COMPANY, U.S.A.
(A DIVISION OF EXXON CORPORATION)
POST OFFICE BOX 1288
BALTIMORE, MARYLAND 21203

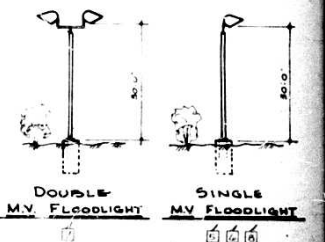
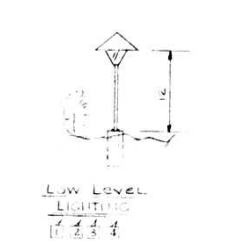
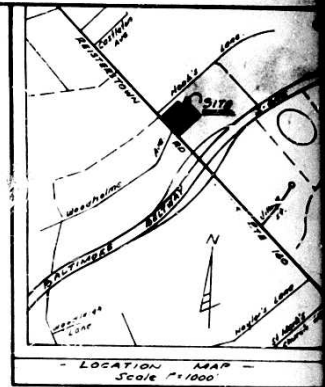
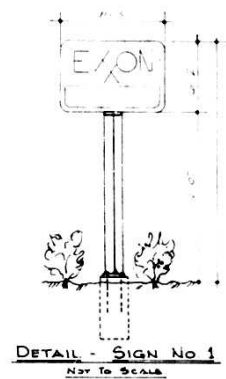
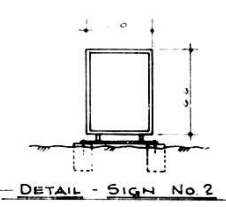
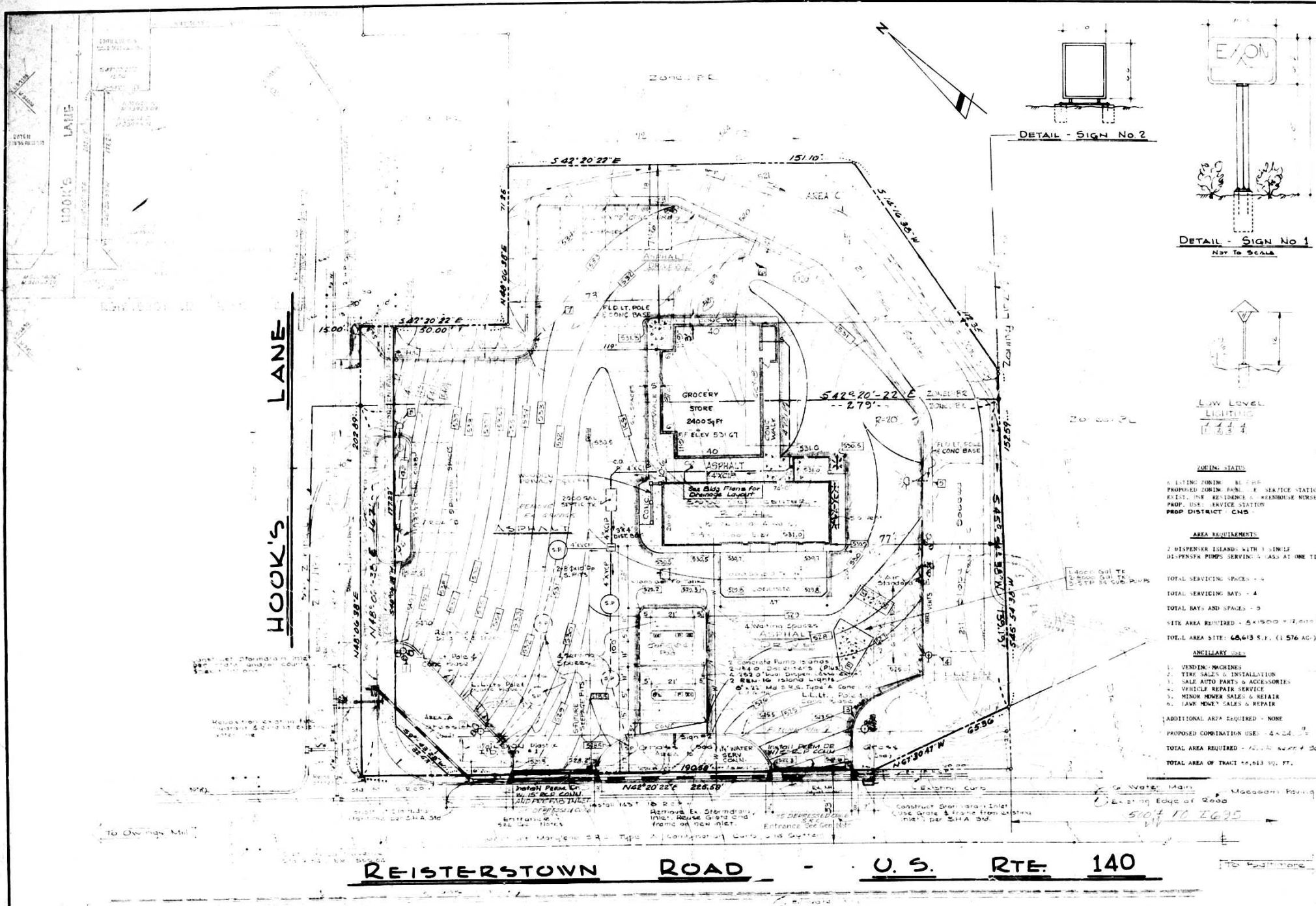
SOUTHLAND CORP.
(7-11 STORES)

Joe Gott
7-11-73
1"=20'

PLOT PLAN
REISTERSTOWN RD. (U.S. 140) & S. CHURCH
PIKEVILLE, BALTIMORE CO., MARYLAND

MICROFILMED

8/14/73 JWG/mj 7/10/73



NOTES:

1. EXISTING ZONING: RES. C-1
PROPOSED ZONING: COMM. C-1
EXIST. USE: RESIDENCE
PROPOSED USE: SERVICE STATION
PROP. DISTRICT: C-1

AREA REQUIREMENTS:

2 DISPENSER ISLANDS WITH 1 SINGLE DISPENSER PUMP SERVING 4 ISLANDS AT ONE TIME

TOTAL SERVICING SPACES - 4
TOTAL SERVICING BAYS - 4
TOTAL BAYS AND SPACES - 8
SITE AREA REQUIRED - 54,150 SQ. FT. (1.25 AC.)
TOTAL AREA SITE - 68,413 S.F. (1.57 AC.)

LANDSCAPING:

CONISTS OF GRASS & SMALL SHRUBS
AREA A - 1,100 SQ. FT.
AREA B - 1,600 SQ. FT.
AREA C - 15,300 SQ. FT.
AREA D - 145 SQ. FT.

TOTAL 18,445 SQ. FT. - 21% OF TRACT
5% OF TRACT = 3,423 SQ. FT. MIN. REQ.

PARKING:

PARKING SPACES REQUIRED - 116 SERVICE STATION
120 TOTAL
PARKING SPACES PROVIDED - 25

LIGHTING:

2 MERCURY VAPOR FLOODLIGHTS ON 10' POLE WITH GUINATTE BASE
2 1/2" DIA. 12' POLE
2 1/2" DIA. 12' POLE

ADDITIONAL AREA REQUIRED: NONE

PROPOSED COMBINATION USES - 4-24' x 24' x 24' x 24'

TOTAL AREA REQUIRED - 12,000 SQ. FT. + 3600 S.F. 21,600 S.F.

TOTAL AREA OF TRACT 58,413 SQ. FT.

REISTERSTOWN ROAD - U.S. RTE. 140

THIS BLUEPRINT IS LOANED TO YOU AND MUST BE RETURNED WHEN IT HAS SERVED THE PURPOSE FOR WHICH INTENDED	REVISIONS 1. Revisions to Area Drain Area Dispenser 3 2. Zoning Notes 7-8-71 3. DELETED ENTR. HOOK'S LANE RE. PARK 1/31/71	REVISIONS REVISED TO CONFORM TO 2014 SEC COMMENTS 12-2-71 TC SIGN, LIGHTING ETC CAN 11-22-72	HUMBLE OIL & REFINING CO. 7720 YORK ROAD TOWSON, MARYLAND 21204	DESIGNED: 12/15/72 CHECKED: 1/1/73 APPROVED: 1/1/73 SCALE: 1"=20'	PLOT PLAN LOCATION 6986 Reisterstown Rd (U.S. 140) & I-695 Pikesville, Baltimore Co., Maryland	DATE: 5-11-72 FILE NO: 6986 SHEET: 1 OF 1 DRAWN BY: M.M. CHECKED BY: L.C.T. APPROVED BY: [Signature] SCALE: 1"=20'
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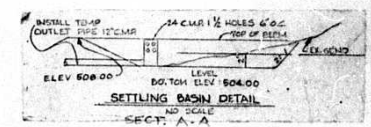
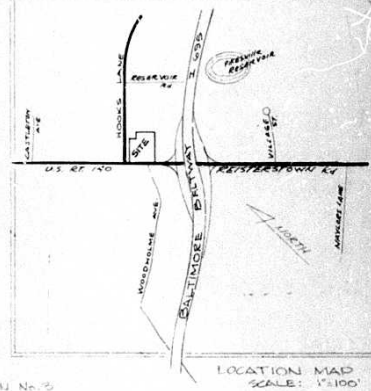
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 6/17/76

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 6/17/76

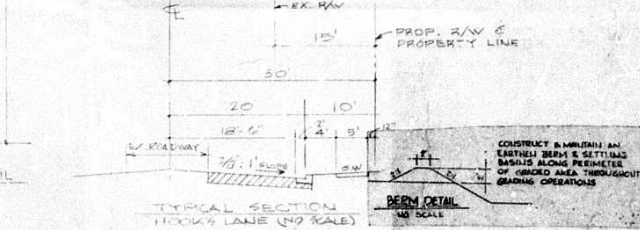
NOTE:
1. EXISTING SEDIMENT BERM
AND SETTLING BASIN AS
SHOWN HEREON
2. CONSTRUCT DRAINAGE DITCH
AT TOP OF SLOPE

SEDIMENT CONTROL NOTES
1. PERMANENT SEEDING SHALL BE
DONE BY 5/15/76
2. SED TO BE APPROVED CERTI-
FIED SEEDING MIXTURE
3. TOP 2" OF SEEDING BEDS TO BE
TREATED WITH LIME TO RAISE
PH TO 6.5
4. TEMPORARY SEEDING OF THE
BERM WOULD ONLY BE APPLICABLE
DURING THE SEEDING SEASON
5. TEMPORARY SEEDING SHALL
BE ADEQUATE DURING THE
WINTER MONTHS
6. TOTAL AREA STABILIZED: 27,450 S.F.
7. AFTER SEEDING, MULCH ENTIRE AREA
WITH UNDECOMPOSED SMALL GRASS
STRAW AT 10 TONS/ACRE, WHICH IS
RECOMMENDED WITH ANCHORING FOLLOWS
THE LENGTH OF ANCHOR, WHICH IS 10-12 FEET
8. AN APPROVED SEDIMENT CONTROL
PLAN WILL BE REQUIRED FOR DIS-
POSAL AND/OR GROWTH AREAS
9. NOTIFY COUNTY PRIOR TO CONSTRUCTION (DEPT. OF ENV. & PLANNING)

EXXON
SELF SERVE



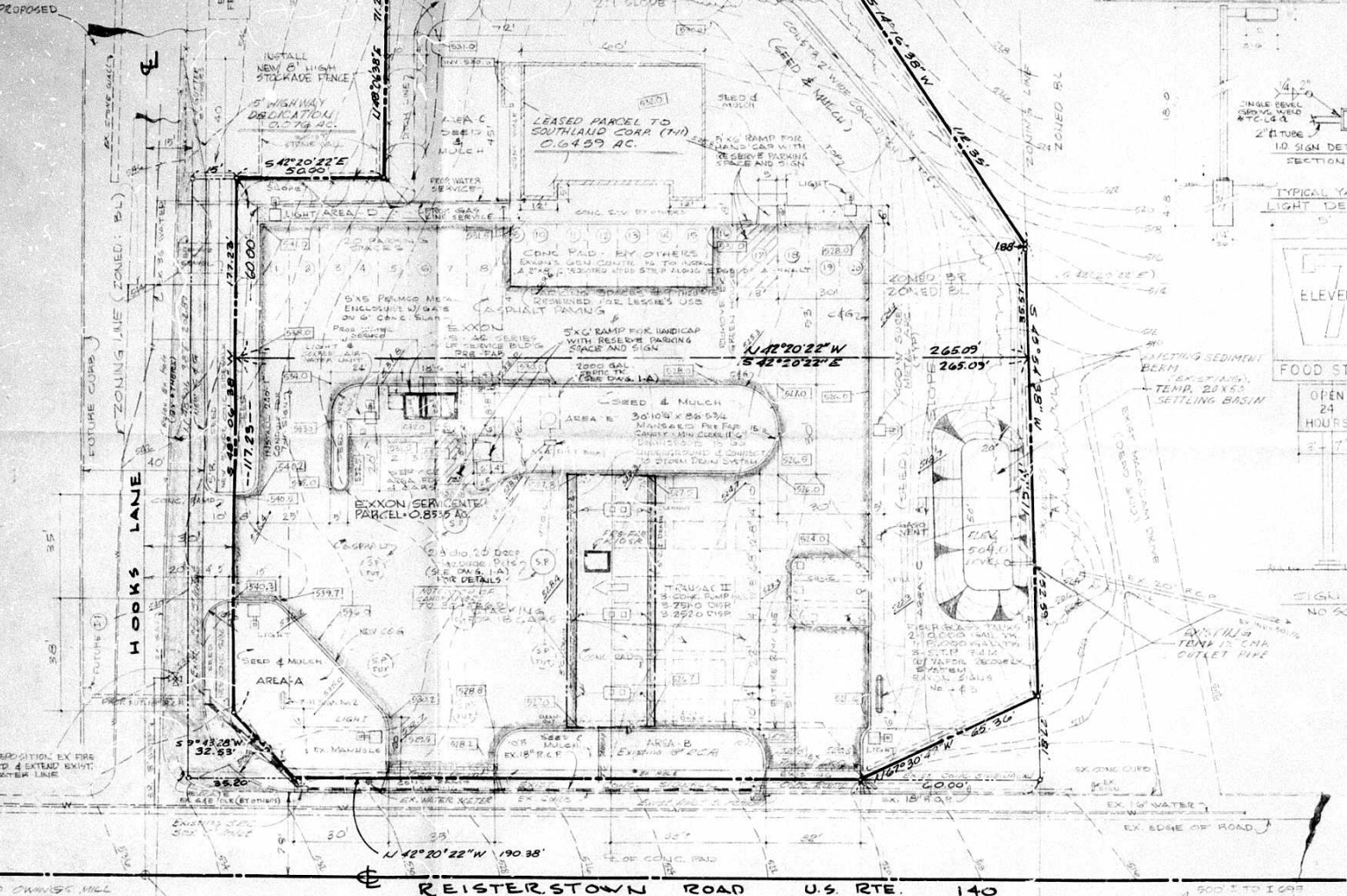
NOTES
THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE 1-C.
CONTRACTOR IS TO ABIDE BY ALL STATE AND/OR LOCAL SPECIFICATIONS.
WATER, GAS & ELECTRIC ARE AVAILABLE FOR THIS SITE.
PAVING TO CONSIST OF 8" COMPACTED BITUMINOUS CONCRETE (6" BASE 2" SURFACE) FROM EDGE OF EXISTING ROAD TO
PROPOSED CURB LINE PER MD. S.N.A. SPECIFICATIONS.
EXISTING CONTROLS ARE AS SHOWN
SEPTIC SYSTEM IS TO BE INSTALLED (SEE PLAN PLANS).
SPREAD 6" THICK LAY OF EXISTING STOCKPILE "SPILL" ON ALL PROPOSED GRASED AREAS & SLOPE. SEED AND MULCH ALL
AREAS (WIND-SEED AND MULCH ALL SLOPE AREAS).
PROPOSED SEPTIC SYSTEM BY OTHERS. GENERAL CONTRACTOR TO TERMINATE LINES 5' OUTSIDE OF THE PROPOSED BUILDING.
SIGN & POLE INSTALLED BY OTHERS. GENERAL CONTRACTOR TO INSTALL A 1" CONDUIT TO EACH SIGN LOCATION FROM
ITS RESPECTIVE BUILDING.



ZONING NOTES:
ZONING STATUS:
EXISTING ZONING: BL & EP
PROPOSED ZONING: BL/EP/SE/SEA STA
EXIST. USE: RES & GREENHOUSE NURSERY
EXIST. DIST. - CUG
ACCESS POINTS
2- DRIVEWAYS ON REISTERSTOWN RD 35' WIDE
1- DRIVEWAY ON HOOK'S LANE 35' WIDE
LANDSCAPING
CONSISTS OF GRASS & SMALL SHRUBS
AREA A = 1,569 SQ. FT.
AREA B = 593 SQ. FT.
AREA C = 21,025 SQ. FT.
AREA D = 824 SQ. FT.
AREA E = 3,439 SQ. FT.
TOTAL 27,430 SQ. FT. 40% OF TRACT
5% OF BL TRACT - 3,430 SQ. FT. MIN. REQ'D.
PARKING
PARKING SPACES REQ'D.
0 PER BAY 0 BAYS = 0
1 PER 200' 200' = 13.00 GROSS
13 TOTAL
PARKING SPACES PROVIDED - 24



REISTERSTOWN RD THIS PLOT PLAN HAS BEEN
FROM A SURVEY PREPARED BY
MARYLAND SURVEY & ENGR. CO. INC.
BALTO. CO. MD.



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AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED

REVISIONS:
REV. 1: SIGNAL LOCATIONS, ADDED FUTURE R/W LINE
MODIFIED SIGNING & ADDED STACKING AREA 7-13-73
ADDED LEAVE LINE 7-25-73
ADDED U/S DOWN-SLOPE DRAIN FOR LAVER 7-25-73
FINALIZED FOR BID REQUEST 9-26-73

REVISIONS:
REV. PER S.H.D. REV.
ADDED SIGNING FOR SEEDING & MULCH 7-13-73
ADDED HANDICAP PARKING SPACES, RAMPS,
SIGNS & REV. 7-11 STORE 7-13-73
FINALIZED FOR BID 9-26-73

EXXON COMPANY, U.S.A.
(A DIVISION OF EXXON CORPORATION)
POST OFFICE BOX 1288
BALTIMORE, MARYLAND 21203

DRAWN BY: Joe Gott
CHECKED BY: [Signature]
APPROVED BY: [Signature]
SCALE: 1"=20'

PLOT PLAN &
SEDIMENT CONTROL PLAN
REISTERSTOWN RD (US 140) & I-695
PIKESVILLE, BALTIMORE CO., MARYLAND
DATE: 5-30-73
FILE NO.: 6986
SHEET NO.: 1-B