

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts:

the above Special Hearing for
by reason of:

should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this
day of August, 1966, that the herein Petition for
Special Hearing should be and the same is granted, from and after the
date of this order.

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the health, safety, and general welfare of the locality involved being adversely affected,

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this
day of August, 1966, that the above Special Hearing be
and the same is hereby DENIED.

Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE August 26, 1966

BY [Signature]

ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 21, 1976

Austin W. Brizendine, Esq.
607 Bosley Avenue
Towson, Maryland 21204

RE: Special Hearing Petition
Item 260
Exxon, Corp. - Petitioner

Dear Mr. Brizendine:

The Zoning Plans 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.

These 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 with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southwest corner of York Road and Seminary Avenue, and is currently a strip of land abutting the west side of an existing Exxon car care center. The petitioner is requesting (again) to permit off street parking on part of their property to enlarge the parking space for what is shown as customer parking. Evergreen screening currently exists within this parcel and would have to be removed or relocated to expand the parking lot.

The site plan must be revised prior to the hearing to reflect the comments of the State Highway Administration, and an area for the storage of damaged or disabled vehicles must be shown on the plan.

Field inspection revealed several inoperable automobiles on the site.

Austin W. Brizendine, Esq.
Item 260
July 21, 1976
Page 2

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,

Franklin T. Rogans, Jr.
FRANKLIN T. ROGANS, JR.
Chairman, Zoning Plans
Advisory Committee

Enclosure

CCI Maryland Surveying and
Engineering Co., Inc.
6707 White Stone Road
Baltimore, Maryland 21207



DONALD J. ROOP, M.D., M.P.H.
DEPUTY HEALTH AND COUNTY HEALTH OFFICER

August 26, 1976

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # 260, Zoning Advisory Committee Meeting, June 29, 1976, are as follows:

Property Owner: Exxon, Corp.
Location: SW/C York Rd. & Seminary Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve off-street parking in a residential zone.
Acre: 7802.7 sq. ft.
District: 9th

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HER:HLG



Harry R. Hughes
Secretary
Department of Transportation

July 9, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
Att. Mr. Franklin Rogans

Re: Z.A.C. Meeting, June 29, 1976
Item: 260
Property Owner: Exxon, Corp.
Location: SW/C York Rd. & Seminary Ave. (Route 131)
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve off-street parking in a residential zone.
Acre: 7,802.7 sq. ft.
District: 9th

Dear Mr. DiNenna:

A standard concrete curb must be constructed from the westerly entrance, or Seminary Avenue to the west property line, along a line located at some point between the parking spaces and the Right of Way line. The plan must be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: J. J. Myers

CLJ:MDJ

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 1, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: June 29, 1976

Re: Item 260
Property Owner: Exxon Corporation
Location: SW/C York Road & Seminary Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Special hearing to approve off-street parking in a residential zone.

District: 9th
No. Acres: 7,802.7 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrowski
W. Nick Petrowski
Field Representative

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Frank Higgins, Chairman
Zoning Advisory Committee

Re: Property Owner: Exxon, Corp.

Location: SW/C York Rd. & Seminary Ave.

Item No. 260

Zoning Agenda June 29, 1976

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "a" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ ~~EXCEEDS~~ the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *John L. Wimbley* Noted and Approved
Planning Group
Special Inspection Division

George M. Hagood
Battalion Chief
Fire Prevention Bureau

August 3, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #260 (1975-1976)
Property Owner: Exxon Corp.
a/c cor. York Rd. & Seminary Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Special Hearing to approve off-street parking in a residential zone.
Acres: 7802.7 sq. ft. District: 9th

Dear Mr. DiNenna:

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

General:

The comments supplied in connection with the Zoning Advisory Committee review of this site for Items #14 and #118 (1970-1971) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review of this item #260 (1975-1976).

Very truly yours,

Edmund M. Dwyer
Edmund M. Dwyer, P.E.
Chief, Bureau of Engineering

ENCLOSURE

S-SE Key Sheet
45 SW 21 Topo Sheet
NW 12 A Topo
61 Tax Map

July 22, 1976

Mr. Eric S. DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #260 - EAC - June 28, 1976
Property Owner: Exxon Corp.
Location: SW/C York Rd. & Seminary Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Special hearing to approve off-street parking in a residential zone
Acres: 7802.7 sq. ft.
District: 9th

Dear Mr. DiNenna:

No major traffic engineering problems are anticipated by the requested off street parking in a residential zone.

Very truly yours,

Michael S. Fleming
Michael S. Fleming
Traffic Engineer Associate

WSP:nc

July 27, 1976

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 260, Zoning Advisory Committee Meeting, June 29, 1976, are as follows:

Property Owner: Exxon, Corp.
Location: SW/C York Road and Seminary Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to approve off-street parking in a residential zone
Acres: 7802.7 sq. ft.
District: 9th

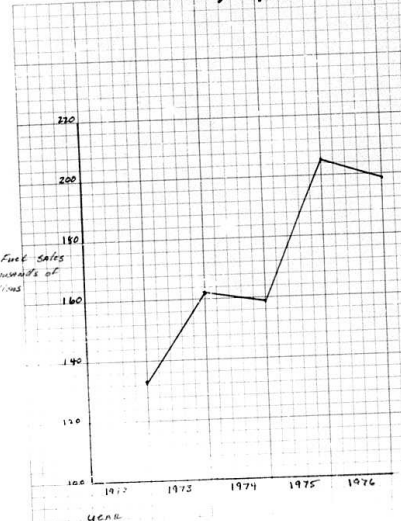
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

CALCULATION SHEET
Motor Fuel Trend Loc # 5075
L.R. Bailey



PETTONER'S
EXHIBIT

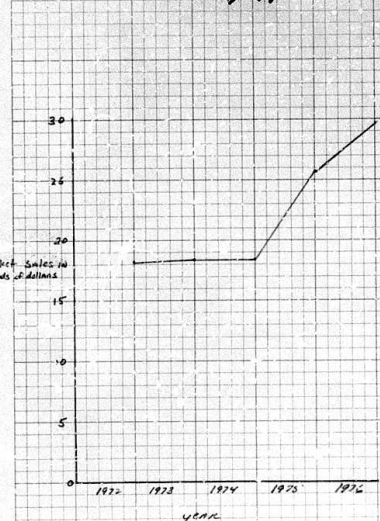
Sales Trends Loc # 5075 Summary etc

Annual Monthly Sales

Year	1972	1973	1974	1975	1976
Motor Fuel Sales	130,000	160,000	160,000	220,000	210,000
Gasoline	130,000	160,000	160,000	220,000	210,000
Other	130,000	160,000	160,000	220,000	210,000

Motor Fuel Sales are sales of all products and services except motor fuel

CALCULATION SHEET
Motor Fuel Trend Loc # 5075
L.R. Bailey



OFFICE OF
THE TIMES
 NEWSPAPERS

TOWSON, MD. 21204 July 28, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
 Petition for a Special Hearing-- Exxon Corp.
 was inserted in the following:

- | | |
|--|--|
| ☐ Catonsville Times | ☒ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland,
 once a week for _____ successive weeks before the
 181st day of _____ A.D. 1976, that is to say, the same
 was inserted in the issues of July 28, 1976.

STROMBERG PUBLICATIONS, INC.
 BY [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 22, 1976

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 a week
 on _____ day of _____ 1976, the _____
 day of _____ 1976, the _____
 appearing on the _____ day of _____
 is 76.

THE JEFFERSONIAN,
[Signature]
 Manager.

Cost of Advertisement, \$ _____

1-516N 77-36-SPH

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 9th Date of Posting July 31, 1976

Posted for: Petition For Special Hearing

Petitioner: EXXON CORP.

Location of property: 915 E. SEMINARY AVE. 194.29 W. OF YORK RD.

Location of Sign: 915 E. SEMINARY AVE. 195 +/- W. OF YORK RD.

Remarks: _____

Posted by: [Signature] Date of return: August 6, 1976

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received * this 11 day of
June 1976, Filing Fee \$ 25 Received check
 _____ Cash
 _____ Other

[Signature]
 E. Eric Dilsdorf,
 Zoning Commissioner

Petitioner Exxon Corporation Submitted by [Signature]
 Petitioner's Attorney [Signature] Reviewed by [Signature]

* This is not to be interpreted as acceptance of the Petition for
 assignment of a hearing date.

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

No. 38950

DATE: Aug. 18, 1976 ACCOUNT: 01-662

AMOUNT: \$42.50

RECEIVED FROM: Hessers, Briandine & Briandine, 607 Nealey Ave., Towson, Md. 21204

FOR: Advertising and posting of property for Exxon Corp. #77-36-SPH

21 PAID 18 4250 HSE

VALIDATION OR SIGNATURE OF CARRIER

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

No. 38919

DATE: July 26, 1976 ACCOUNT: 01-662

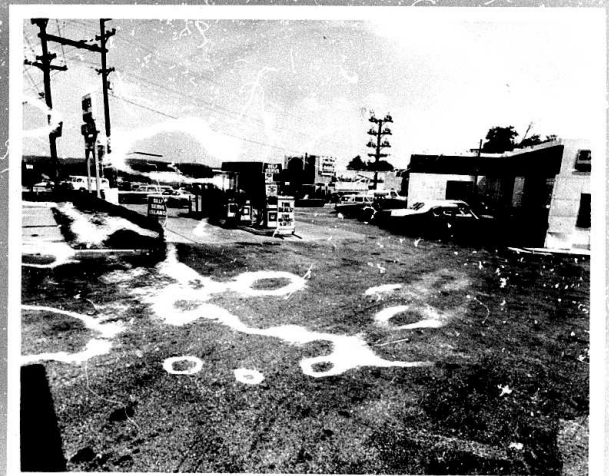
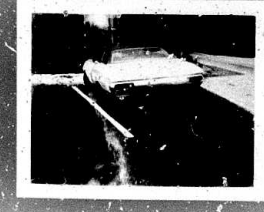
AMOUNT: \$25.00

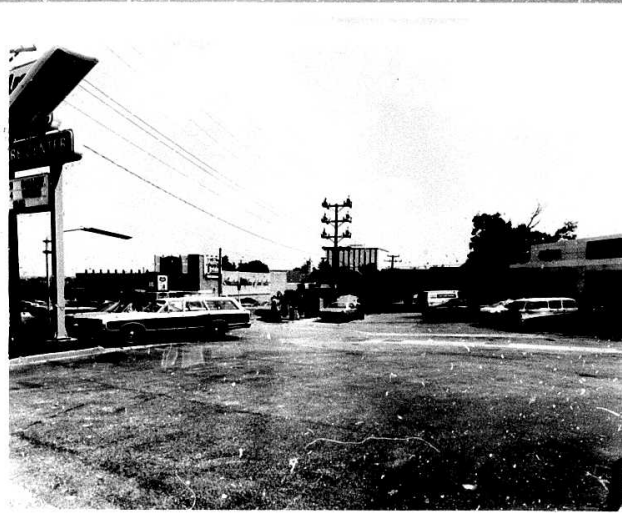
RECEIVED FROM: Hessers, Briandine & Briandine, 607 Nealey Ave., Towson, Md. 21204

FOR: Posting the Special Hearing for Exxon Corp. #77-36-SPH

249 PAID 26 2500 HSE

VALIDATION OR SIGNATURE OF CARRIER



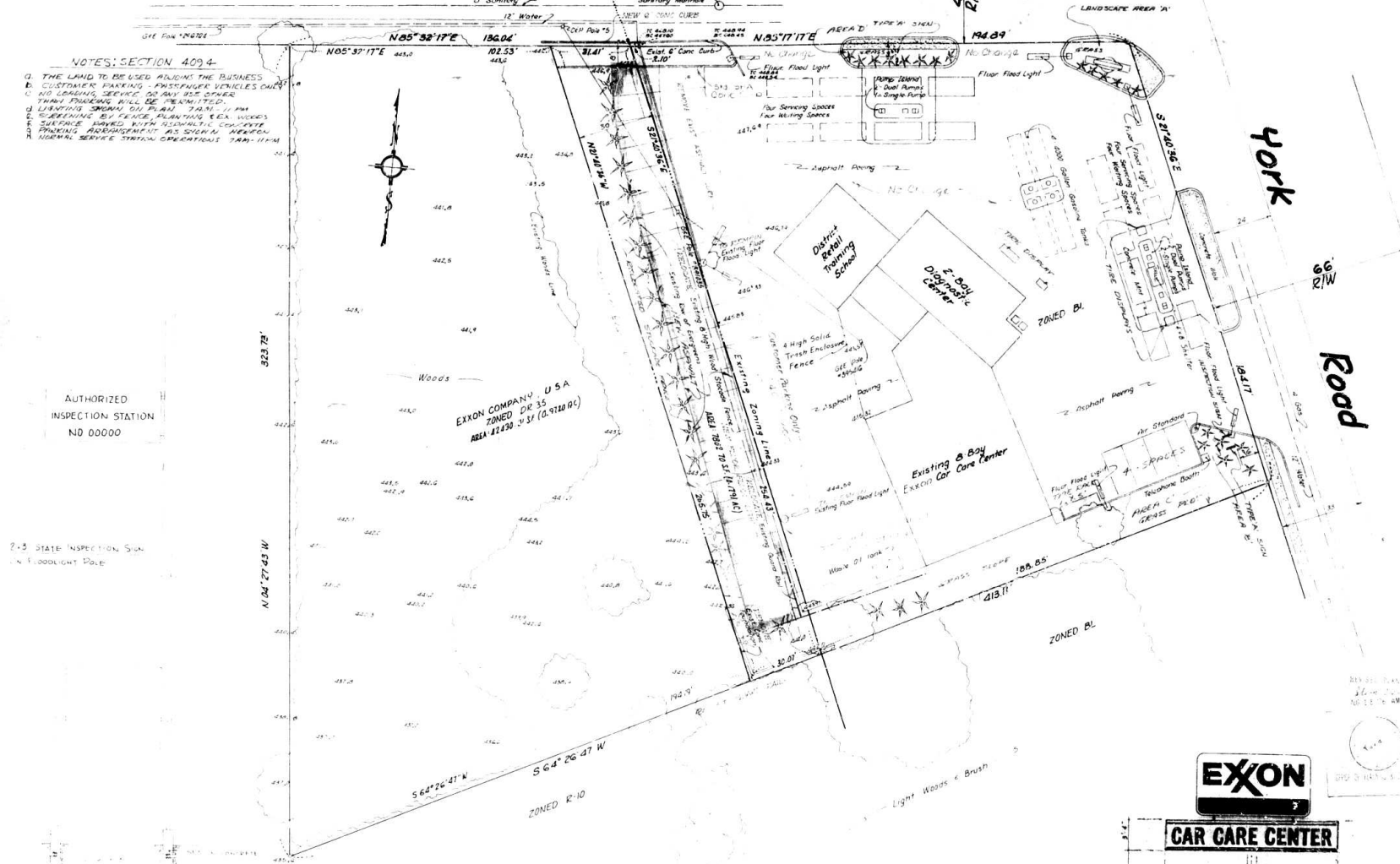


NOTES: SECTION 409.4
 A. THE LAND TO BE USED ALONG THE BUSINESS
 B. CUSTOMER PARKING - PASSENGER VEHICLES ONLY
 C. NO LOADING, SERVICE OR ANY OTHER
 THAN PARKING WILL BE PERMITTED.
 D. LIGHTING SHOWN ON PLAN - 11 PM
 E. SURROUNDING BY PLANT, PLANTING E.G. WOODS
 SURFACE COVERED WITH PERMEABLE CONCRETE
 F. PARKING PAVING/CONCRETE AS SHOWN - HEAVEN
 NORMAL SERVICE STATION OPERATIONS 7 AM - 11 PM

AUTHORIZED
 INSPECTION STATION
 NO 00000

2-3 STATE INSPECTION SIGN
 IN FLOODLIGHT POLE

Seminary Avenue



Location Map

EXISTING DISTRICT C.S.S.

AREA REQUIREMENTS

One pump island with two dual pumps and two single pumps capable of serving four cars at one time, and
 One pump island with one single pump and one dual pump capable of serving four cars at one time.
 Total Servicing Spaces = 8
 Total Servicing Bays = 10
 Total Space and Store = 18
 Site Area Required = 18 x 150' S.F. = 27,000 S.F.
 Total Waiting Spaces = 4

Auxiliary Uses:

Vehicle Repair, w/ wiring, tire patch and installation, sale of small auto parts, Add 0 S.F.
 Automobile Detail (Wash, stock & care) Add 3500 S.F.
 Auto diagnostic center, 1275 S.F. x 2 Add 2550 S.F.
 Historic World's Training School 36,41' x 40' Add 1456 S.F.
 Area Area Required for Auxiliary Uses = 7914 S.F.

Commission Uses:

Indoor sales and installation 27' x 12' x 324 S.F.
 Site Area Required for Commission Uses = 324 S.F. = 1946 S.F.

Total Area Required = 36,852

Total Area of Tract = 41,370

ACCESS POINTS

Number of entrances on major street = 2
 Required width: 2 x 45' = 130'
 Actual Site Width = 185.09'

LANDSCAPING

Area "A" 360 S.F. Grass and overgreens.
 Area "B" 400 S.F. Planter with evergreens.
 Area "C" 2750 S.F. Grass plot and grass slope.
 Existing trees to remain.
 Area "D" 280 S.F. Grass and overgreens.
 Total 1800 S.F. = 9% of Tract.

PARKING

Parking spaces required = 30
 Parking spaces provided = 30
 Dr. 311

LIGHTING SCHEDULE

No proposed change in present lighting schedule.



ADDITIONAL PARKING AREA
EXXON SERVICE STATION
YORK ROAD AND SEMINARY AVENUE
BALTIMORE COUNTY, MARYLAND

ZONING PLAT

PREPARED BY: **MARYLAND SURVEYING AND ENGINEERING CO., INC.**
 SUBSIDIARY OF LYON ASSOCIATES, INC.
 8700 WHITE OAK ROAD
 BALTIMORE COUNTY, MARYLAND 2107
 TELEPHONE 301-844-9289

DATE: 3/10/70

NOTES: SECTION 409.4

1. THE LAND TO BE USED AROUND THE BUSINESS

2. CUSTOMER PARKING - PASSENGER VEHICLES ONLY

3. NO LOADING SERVICE TO ANY USE OTHER THAN FILLING WILL BE PERMITTED.

4. LAMPING SHALL BE PLANNED TO RUN 7 AM - 11 PM

5. SCREENING BY FENCE, PLANTING OR WORKS

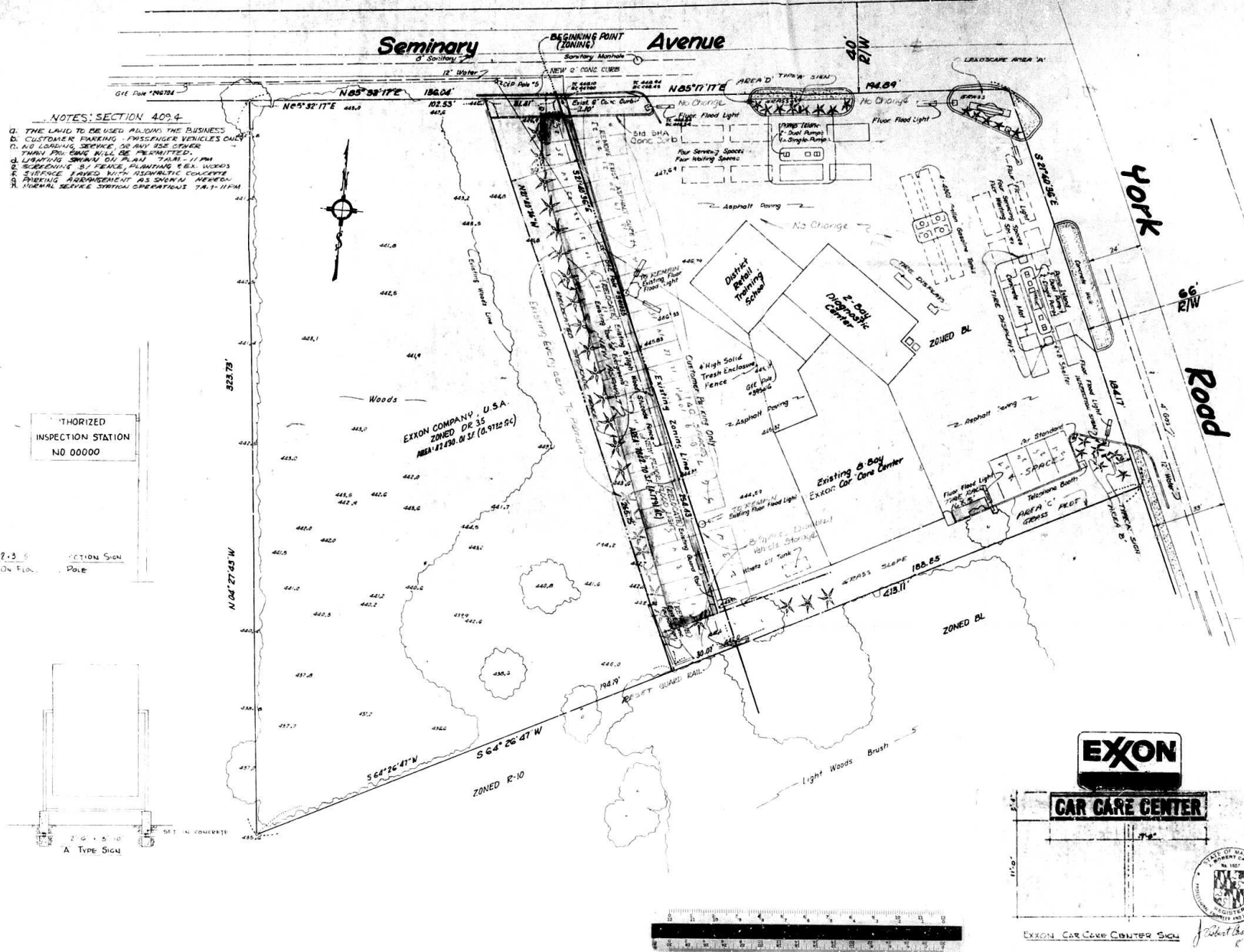
6. SURFACE PAVED WITH ASPHALT CONCRETE

7. PARKING ADJUSTMENT AS SHOWN HEREIN

8. FURNISH SERVICE STATION OPERATIONS 7 A.M. - 11 P.M.

AUTHORIZED
INSPECTION STATION
NO 00000

2.3 S
ON FLOOR



Location Map

EXISTING DISTRICT C.N.S.

AREA SERVICE STATION

One pump labeled with two dual pumps and one single pump capable of servicing four cars at one time, and

One pump labeled with one single pump and one dual pump capable of servicing four cars at one time.

Total Servicing Spaces	10
Total Servicing Bays	10
Site Area Required - 10 x 100' S.F. = 1,000 S.F.	
Total Building Space	0

Auxiliary Uses:

Vehicle repair, washing, tire sales and installation, sale of small auto parts. Add 8 S.F.

Home-made meals (hotels which is closed) Add 2000 S.F.

Auto diagnostic center. 1275 S.F. x 8 Add 2500 S.F.

Electric small training school 20' x 40' Add 800 S.F.

Site Area Required for this use = 750 S.F.

Construction Uses:

Officer sales and installation 11' x 21' = 231 S.F.

Site Area Required for Construction Uses = 306 S.F. x 1000 S.F. = 1306 S.F.

Total Area Required = 13,000

Plot Area = 10,000

ACCESS NOTES

Number of driveways on major street = 2

Required width: 2 x 85' = 170'

Actual Site Width = 180.00'

LANDSCAPE

Area "A" 150 S.F. Grass and coverings.

Area "B" 400 S.F. Planter with evergreens.

Area "C" 2750 S.F. Grass plot and grass slope. Existing trees to remain.

Area "D" 285 S.F. Grass and coverings.

Total 3885 S.F. = 91% of Tract.

PARKING

Parking spaces required = 10

Parking spaces provided = 10 (10 on parking lot, 10 on driveway)

LIGHTING SCHEDULE

No proposed change in present lighting schedule.



ADDITIONAL PARKING AREA
EXXON SERVICE STATION
YORK ROAD AND SEMINARY AVENUE
BALTIMORE COUNTY, MARYLAND

ZONING PLAT

CHECKED BY: _____ PREPARED BY: _____

SCALE: 1" = 20'

MARYLAND SURVEYING AND ENGINEERING CO., INC.
 SUBSIDIARY OF LYON ASSOCIATES, INC.
 6707 WHITE STONE ROAD
 BALTIMORE COUNTY, MARYLAND 21207
 TELEPHONE 301-844-9291

DATE: 3/10/70 FILE: 5076