

77-109-48 #75 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Atlantic Richfield Co., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reason:

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... (Section 405.4D 7 & 8) food and sundries in combination with service station. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser
W. Lee Harrison
Address: 1500 Market Street
Philadelphia, PA 19107
M. Lee Harrison
Suite 503
401 Washington Avenue
Towson, Maryland 21204
Petitioner's Attorney
M. Lee Harrison
Suite 503
401 Washington Avenue
Towson, Maryland 21204
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this... 15th... day of October... 1976, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... 15th... day of... December... 1976, at 10:00 o'clock.

Charles Lee
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 1, 1976

COUNTY OFFICE BLDG.
111 N. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204
Nicholas B. Commodari
Acting Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF APPLIC. ENGINEERING
STATE ROAD COMMISSION
BUREAU OF FIRE PROTECTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING COMMISSIONER
INDUSTRIAL DEVELOPMENT

... Lee Harrison, Esq.
Suite 503
401 Washington Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 73
Atlantic Richfield Co. - Petitioner

Dear Mr. Harrison:

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.

Located on the northeast corner of Belair and Ebenezzer Roads in the 11th Election District, this site is presently improved with an Arco self-service gas station. Adjacent properties to the east and west are improved with a bank building and shopping center, respectively, while the Perry Hall Elementary School exists to the north.

The existing one-story building, formerly utilized as service bays and office and now used for the storage of soft drinks, is proposed to be converted to a mini-market in combination with the existing operation, and hence the Special Exception request. In addition, a Variance is necessitated by the inadequate area of this site.

77-109-48 #75 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Atlantic Richfield Co., 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 for a Variance from Section 405.4 D 8 Lot Site Area - to permit a lot size of 20,807 square feet in lieu of 21,384 square feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reason: (indicate hardship or practical difficulty)

for use of property as a combined use as food and sundries in combination with service station (Section 405.4D 748)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser
W. Lee Harrison
Address: 1500 Market Street
Philadelphia, PA 19107
M. Lee Harrison
Suite 503
401 Washington Avenue
Towson, Maryland 21204
Petitioner's Attorney
M. Lee Harrison
Suite 503
401 Washington Avenue
Towson, Maryland 21204
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this... 15th... day of October... 1976, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... 15th... day of... December... 1976, at 10:00 o'clock.

Charles Lee
Zoning Commissioner of Baltimore County.

(over)

W. Lee Harrison, Esq.
Re: Item 73
December 1, 1976
Page 2

The petitioner should note the comments of the Health Department and Bureau of Engineering concerning this request.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Acting Chairman, Zoning
Plans Advisory Committee

ENCLOSURE

cc: Maryland Surveying and
Engineering Co., Inc.
6707 Whitestone Road
Baltimore, Md. 21207

PETITION AND SITE PLAN EVALUATION COMMENTS

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

November 17, 1976

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

Re: Item #73 (1976-1977)
Property Owner: Atlantic Richfield Co.
W/C Belair Rd. & Ebenezzer Rd.
Existing Zoning: BL - CBA
Proposed Zoning: Special Exception for food and sundries in combination with a service station and a variance to permit a lot size of 20,807 sq. feet in lieu of the required 21,384 sq. feet.
Acre: 0.4777 District: 14th

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:

Baltimore County highway and utility improvements are not directly involved.

Highway right-of-way widening consisting of a fill area for sight distance at the intersection will be required in connection with any grading or building permit application.

The Petitioner is cautioned in regard to the indicated existing Baltimore County 8-inch sanitary sewerage within the 10-foot utility easement. (Drawing #55-1766, File 11). No encroachment by construction of any structure, including footings, is permitted within County rights-of-way or utility easements. During the course of construction on this site protection must be afforded by the contractor to protect the public sanitary sewer. Any damage sustained would be the full responsibility of the petitioner.

Additional fire hydrant protection is required in the vicinity, east of Belair Road.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #73 (1976-1977).

Very truly yours,

Thornton M. Mouring
THORNTON M. MOURING, P.E.
Chief, Bureau of Engineering

ENCLOSURE
cc: J. Warfield, W. Munchel

S. Eric DiNenna, Esq.
Suite 503
401 Washington Avenue
Towson, Md. 21204

Item 73

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

Your Petition has been received and accepted for filing this 15th day of October 1976.

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Atlantic Richfield Co.

Petitioner's Attorney: M. Lee Harrison
at: Maryland Surveying and Engineering Co., Inc.
6707 Whitestone Road
Baltimore, Md. 21207

Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari,
Planning & Zoning
Associate III

Maryland Department of Transportation
State Highway Administration

Harry B. Magid
Director
Richard M. Evans
Assistant Director

October 22, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Re: L.A.C. Meeting, 10-19-76
ITEM: 73.
Property Owner: Atlantic Richfield Co.
Location: NE/C Belair Rd. (Route 1) & Ebenezzer Road
Existing Zoning: M.L.-C.S.A.
Proposed Zoning: Special Exception for food and sundries in combination with a service station and a variance to permit a lot size of 20,807 sq. ft. in lieu of the required of 21,384 sq. ft.
Acre: 0.4777 District: 14th

Dear Mr. DiNenna:

The existing access from Belair Road is acceptable to the State Highway Administration. The proposed retail operation should have no adverse effects on the State Highway.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:JEM:lrvd

By: John E. Meyers

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

A Special Exception for a food and sundries in combination with a service station should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of December, 1976, that a Special Exception for food and sundries in combination with service station, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works, State Highway Administration, and the Office of Planning and Zoning.

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 above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of December, 1976, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a _____, and/or the Special Exception for _____ be and the same is hereby DENIED.

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 following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community.

to permit a lot size of 20,807 square feet instead of the required 21,384 square feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of December, 1976, that the above Petition for the aforementioned Variance should be and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works, State Highway Administration, and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of December, 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 664-2300

STEPHEN L. COLLINS
DIRECTOR

November 15, 1976

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 73 - SAC - October 19, 1976
Property Owner: Atlantic Richfield Co.
Location: NE/C Belair Road & Ebenezzer Rd.
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Special Exception for food and sundries in combination with a service station and a variance to permit a lot size of 20,807 sq. ft. in lieu of req. 21,384 sq. ft.

Acres: 0.4777
District: 14th

Dear Mr. DiNenna:

No major traffic engineering problems are anticipated by the requested special exception for food and sundries in combination with a service station.

Very truly yours,

Michael D. Planigan
Traffic Engineer Associate

NSP:nc

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

October 20, 1976

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

Dear Mr. DiNenna:

Comments on Item #73, Zoning Advisory Committee Meeting, October 19, 1976, are as follows:

Property Owner: Atlantic Richfield Co.
Location: NE/C Belair Rd. & Ebenezzer Rd.
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Special Exception for food and sundries in combination with a service station and a variance to permit a lot size of 20,807 sq. ft. in lieu of the required 21,384 sq. ft.
Acres: 0.4777
District: 14th

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Plans Review Section, Baltimore County Department of Health, for review and approval prior to construction.

Public water and sewer are existing.

Very truly yours,

Thomas E. Davis, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED:BJV:nc

CC: Mr. L. A. Schuppert

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3010
JOHN D. D'AMICO
DIRECTOR

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

October 25, 1976

Dear Mr. DiNenna:

Comments on Item #73, Zoning Advisory Committee Meeting, October 19, 1976, are as follows:

Property Owner: Atlantic Richfield Co.
Location: NE/C Belair Road & Ebenezzer Rd.
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Special Exception for food and sundries in combination with a service station and a variance to permit a lot size of 20,807 sq. ft. in lieu of the required 21,384 sq. ft.

Acres: 0.4777
District: 14th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings may be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 1'0" of a property line. Contact building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles A. Burdon
Plans Review Chief

December 9, 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 #73, Zoning Advisory Committee Meeting, October 19, 1976, are as follows:

Property Owner: Atlantic Richfield Co.
Location: NE/C Belair Road & Ebenezzer Rd.
Existing Zoning: B.L.-C.S.A.
Proposed Zoning: Special Exception for food and sundries in combination with a service station and a variance to permit a lot size of 20,807 sq. ft. in lieu of the required 21,384 sq. ft.
Acres: 0.4777
District: 14th

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
Planner III
Project and Development Planning

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3010
PAUL H. REINCKE
Chief

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

Attention: Nick Comodori, Chairman
Zoning Advisory Committee

Re: Property Owner: Atlantic Richfield Co.

Location: NE/C Belair Rd. & Ebenezzer Rd.

Item No. 73

Zoning Issues October 19, 1976

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" 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 _____

violates the minimum allowed by the Fire Department.

(x) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 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.

() 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: *George M. Kaganoff*
Station Chief
Fire Prevention Bureau

(CWS)

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 18, 1976

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

I.A.C. Meeting of: October 19, 1976

Re: Item 73

Property Owner: Atlantic Richfield Co.
Location: NE/C Belair Rd. & Ebenezzer Rd.
Present Zoning: B.L.-C.S.A.
Proposed Zoning: Special Exception for food and sundries in combination with a service station and a variance to permit a lot size of 20,807 sq. ft. in lieu of the required 21,384 sq. ft.

District: 14th
No. Acres: 0.4777

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Stok Peterson
Field Representative

NSP/ml

The attendant for the gasoline dispensing monitor station shall remain at this function at all times when the dispensing operations are open for retail business. The attendant shall not leave his position at the monitor to wait on customers in the Mini-Market.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 9, 1976
 FROM: Norman E. Gerber, Acting Director of Planning
 SUBJECT: Petition #77-109-XA. Petition for Special Exception for Food and Sundries in combination with service station. Northeast corner of Belair and Ebenezer Roads. Petitioner - Atlantic Richfield Company

11th District

HEARING: Wednesday, December 15, 1976 (10:00 A.M.)

The proposed use would not be inappropriate at this location.

Norman E. Gerber
 Norman E. Gerber
 Acting Director of Planning

NEG:JGR:rw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 9, 1976
 FROM: Norman E. Gerber, Acting Director of Planning
 SUBJECT: Petition #77-109-XA. Petition for Special Exception for Food and Sundries in combination with service station. Northeast corner of Belair and Ebenezer Roads. Petitioner - Atlantic Richfield Company

11th District

HEARING: Wednesday, December 15, 1976 (10:00 A.M.)

The proposed use would not be inappropriate at this location.

Norman E. Gerber
 Norman E. Gerber
 Acting Director of Planning

NEG:JGR:rw

baltimore county
 office of planning and zoning
 TOWSON, MARYLAND 21204
 (410) 496-2311

December 9, 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 #73, Zoning Advisory Committee Meeting, October 19, 1976, are as follows:

Property Owner: Atlantic Richfield Co.
 Location: NE/C Belair Road and Ebenezer Rd
 Existing Zoning: B.L.-C.S.A.
 Proposed Zoning: Special Exception for food and sundries in combination with a service station and a variance to permit an area of 20,807 sq. ft. in lieu of the required 21,384 sq. ft.
 Acres: 0.4777
 District: 14th

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

MARYLAND SURVEYING AND ENGINEERING CO., INC.

Subsidiary of LYON ASSOCIATES, INC.
 6707 WHITESTONE ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 301-944-9271
 ENGINEERING • SURVEYING • PLANNING

SPECIAL EXCEPTION - DESCRIPTION ATLANTIC RICHFIELD COMPANY 9005 BELAIR ROAD AT EBENEZER ROAD

Beginning for the same at a point formed by the intersection of the Easterly Right-of-Way Line of Belair Road (U.S. Route 1), 65 feet wide and the Northerly Right-of-Way Line of Ebenezer Road, 70 feet wide; thence leaving said Point of Beginning and binding on the aforementioned Easterly Right-of-Way Line of Belair Road with a curve to the right having a radius of 57,035.00 feet, an arc distance of 151.29 feet with a chord of N 45° 31' 02" E, 151.29 feet; thence leaving said Easterly Right-of-Way Line of Belair Road for the following two courses and distances: (1) S 69° 45' 55" E, 169.37 feet; thence (2) S 43° 00' 35" W, 151.83 feet to the Northerly Right-of-Way Line of Ebenezer Road; thence binding on said Right-of-Way Line N 69° 45' 55" W, 167.96 feet to the place of beginning. Containing in all 20,807 square feet more or less.



Signed This 14th day of Sept 1976
Robert A. Bissell

SCALE: 1/4" = 1' in
 File No. _____

December 27, 1976

W. Lee Harrison, Esquire
 Suite 503
 401 Washington Avenue
 Towson, Maryland 21204

RE: Petition for Variance and Special Exception
 NE/corner of Belair & Ebenezer Roads.
 11th Election District
 Atlantic Richfield Company - Petitioner
 NO. 77-109-XA (Item No. 73)

Dear Mr. Harrison:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Charles E. Kountz, Jr.
 Charles E. Kountz, Jr.
 Deputy Zoning Commissioner

GJM/mc

Attachments

cc: John W. Hesston, III, Esquire
 People's Counsel

RE: PETITION FOR SPECIAL EXCEPTION
 and
 PETITION FOR VARIANCE
 NE/C of Belair & Ebenezer Rds.,
 11th District
 ATLANTIC RICHFIELD COMPANY,
 Petitioners
 : BEFORE THE ZONING COMMISSIONER
 : OF BALTIMORE COUNTY
 : Case No. 77-109-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
 Charles E. Kountz, Jr.
 Deputy People's Counsel

John W. Hesston, III
 John W. Hesston, III
 People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 2nd day of December, 1976, a copy of the foregoing Order was mailed to W. Lee Harrison, Esquire, Suite 503, 401 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hesston, III
 John W. Hesston, III



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 11-27-76
 Posted to: Henry W. Harrison, Esq., 401 Washington Ave., Towson, Md.
 Petitioner: Atlantic Richfield Co.
 Location of property: NE/corner of Belair & Ebenezer Rds.
 Location of Sign: 2 signs posted on the property
 Remarks: 1 sign on the property
 Posted by: *Michael H. Jones*
 Date of return: 12-1-76

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 6th day of October 1976. Filing Fee \$ 50.00. Received ☒ Check ☐ Cash ☐ Other

Petitioner: *Atlantic Richfield* Submitted by: *W. Lee Harrison*
 Petitioner's Attorney: *W. Lee Harrison* Reviewed by: *James E. Jones*
 * This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

[illegible]

TOWSON, MD. November 25, 1976

TOWSON, MD. November 25, 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 one time} ~~successive weeks~~ before the 15th day of December, 1976, the first publication appearing on the 25th day of November 1976.

THE JEFFERSONIAN.

L. Frank Smith
Manager.

Cost of Advertisement, \$.....

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

No. 40480

DATE Nov. 22, 1976 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED Messrs. Weinberg and Green, 601 Equitable
FROM Bldg., Towson, Md. 21204
FOR Petition for Special Exception and Variance for
Atlantic Richfield Co. -----#77-109-XA

NO 987 MAY 22 50.00 PER

VALIDATION OR SIGNATURE OF CASHIER

[illegible]

OFFICE OF



Essex
ELICOTT CITY, MD..

Nov. 25, 19 26

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Special Exception and Variance--
^{Cox}
was inserted in THE ATLANTIC RICHFIELD
^{Cox}
and published in MORRISTOWN, N.J., Maryland, once a week for
one successive weeks before the 15th day of Dec. 1976, that
is to say the same was inserted in the issues of Nov. 25, 1976.

STROMBERG PUBLICATIONS, Inc.

By Pat Smink

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

No. 42814

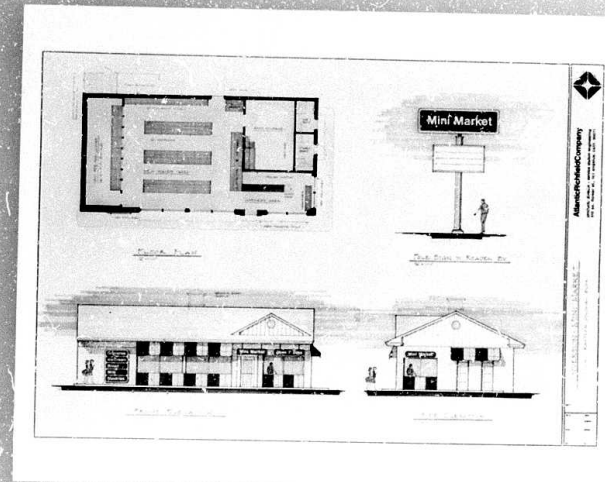
DATE Dec. 15, 1976 ACCOUNT 01-662

AMOUNT \$60.50

RECEIVED
FROM: Messrs. Weinberg and Green, 601 Weymouth Townson
Bldg., Townson, Md. 21204
FOR: Advertising and posting SS property for Atlantic
Richfield Co. — 877-109-7A

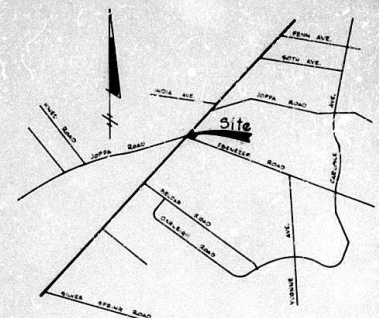
1885 DEC 16 6050 MSC

VALIDATION OR SIGNATURE OF CASHIER



DELAIR ROAD U.S. ROUTE 1
(65' R/W)

BALTIMORE COUNTY BOARD OF EDUCATION
Perry Hall Elementary School



LOCATION MAP
Scale 1"=1000'

ZONING NOTES

Existing and Proposed Uses
Existing: 5-Bay Service Station-Retail Sales of Petroleum Products, Cigarettes, and Soft Drinks-No Automotive Repair Services
Proposed: Retail Sales of Petroleum Products and "MINI MARKET"-No Automotive Repair Services
Zoning Status
Existing: Laming: EL
Existing District: C-5A
Area: 1.000 sq. ft.
Existing: Entrances To Remain
Landscaping
Existing: Consists of Grass & Small Shrubs
Total: 1.000 sq. ft. = 5.85% of Tract (No Change To Be Made)
5% of Tract = 1.024 sq. ft. Minimum Required
Area Requirements
2 Dispenser Islands With 5 Dispenser Pumps Servicing 4 Cars @ One Time
Total Servicing Spaces: 4
Minimum Area Required = 15,000 sq. ft. Plus Additional Area For Mini Market = 25,000 - 1,500 sq. ft. of Floor Area = 4 = 3,384 sq. ft. = 15,000 + 3,384 = 18,384 sq. ft.
Lighting-Existing
2 400W. Col. Lamt. 12 Ft. High
2 400W. Col. Lamt. Mounted on Building
2 400W. Mercury Vapor Floodlights Mounted on 15' High Pole
No Changes To Be Made To Existing Lighting
Parking
1 Space At 200 sq. ft. of Floor Space = 2 Required
Parking Provided = 10

TOTAL AREA OF TRACT = 90,807 sq. ft.
BLDG.-OUTSIDE GROSS AREA = 1529 S.F.
BLDG.-INSIDE NET AREA = 1424 S.F. (INCL. R.R.M.)
BLDG.-MARKET AREA = 1102 S.F.

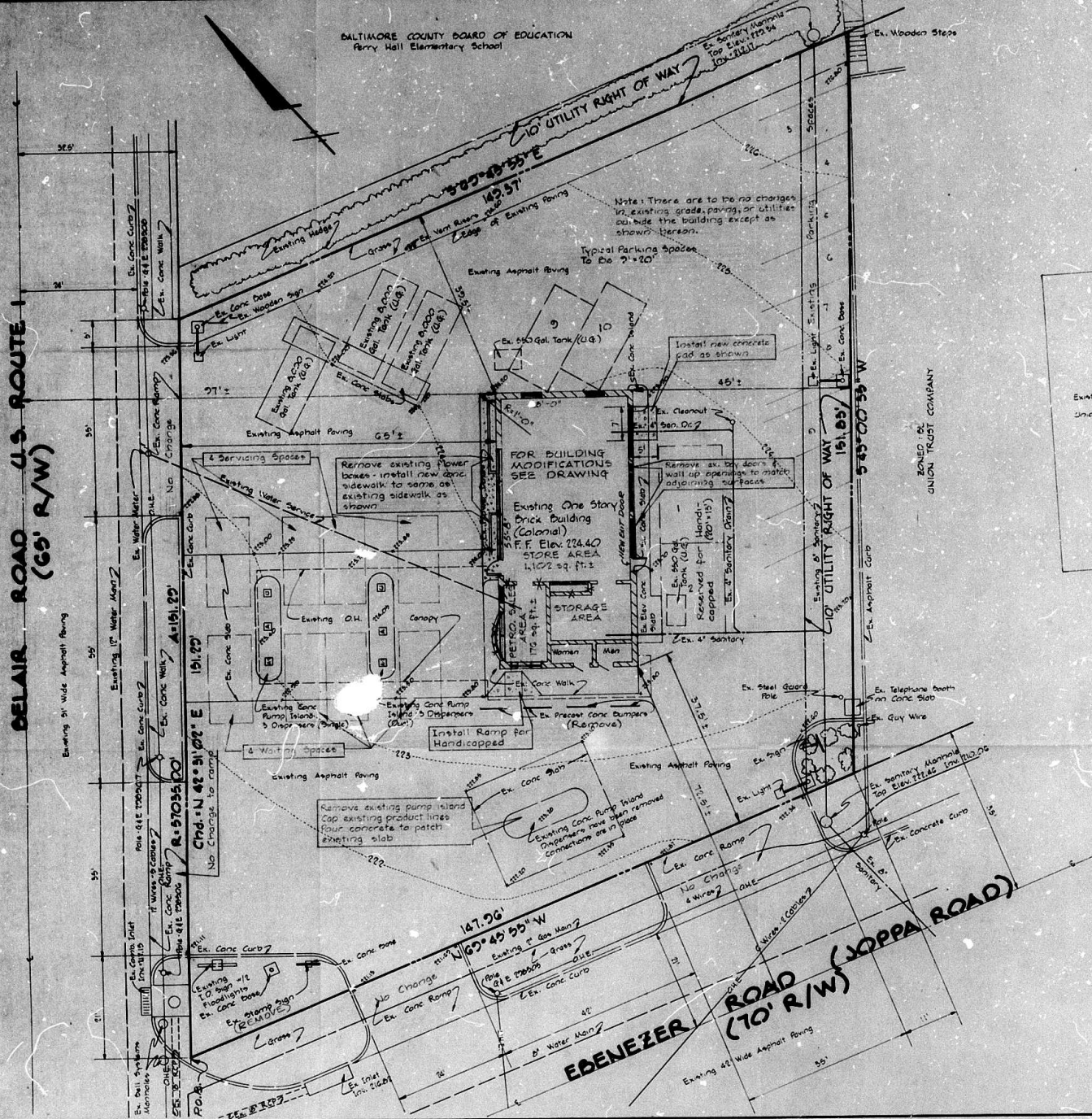
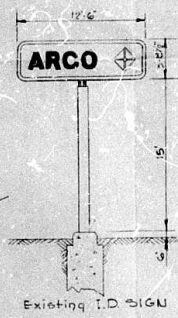
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 2-7-77
77-109



SERVICE STATION
2005 Delair Road, U.S. Rte. 1 & Ebenezer Rd.
Electron District 14 Perry Hall
Baltimore County
Maryland

ATLANTIC RICHFIELD COMPANY, AGENT
ENGINEERING AND CONSTRUCTION DEPT.
280 SOUTH BROAD STREET, PHILADELPHIA, PENNSYLVANIA

APPROVED		DATE		SITE PLAN CONVERSION	
APPROVED BY		CHECKED BY	J.E.D.	PREPARED BY	
DIST. MGR.		SCALE	1"=10'	MARYLAND SURVEYING AND ENGINEERING CO., INC.	
REG. MGR.		AUTH. NO.		SUBSIDIARY OF LYON ASSOCIATES, INC.	
OPER. MGR.		PROP. NO.		6707 WHITE STONE ROAD	
		AR. CO.'S DRAW. NO.		BALTIMORE COUNTY, MARYLAND 21207	
		DATE	2-15-76	TELEPHONE 301-944-9281	
		FILE	1764-142-02		



EXISTING ONE STORY BRICK BUILDING
UNION TRUST COMPANY BANK

ZONED: PL
UNION TRUST COMPANY

