

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 reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for (Section 40C.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 for Baltimore County.

Contract purchaser Atlantic Richfield Company Legal Owner
Address 1500 Market Street
Philadelphia, PA 19107
W. Lee Harrison Protestant's Attorney
Suite 503
Address 401 Washington Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____ 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 through-out 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 _____ day of _____ 1976, at 10:30'clock

Zoning Commissioner of Baltimore County.

(over)

Maryland Department of Transportation
State Highway Administration

October 21, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. N. Commodari

Re: Z.A.C. Meeting 10-12-76
ITEM: 65.
Property Owner: Atlantic Richfield Co.
Location: SW/C Liberty Rd.
(Route 28) & Sedgewood Rd.
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Special Exception for food and sundries in combination with service station.
Acres: 0.516
District: 2nd

Dear Mr. DiNenna:

The existing entrances from Liberty Road are acceptable to the State Highway Administration. The proposed store should have no adverse effects on the State highway.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Meyers

CL:JEM:rvd

Very truly yours,

Chief, Bureau of Engineering

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
101 N. Calverton Ave.
Towson, Maryland 21204
Nicholas B. Commodari
Acting Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STREET BOARD COMMISSIONER
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
SPECIAL DEVELOPMENT

November 29, 1976

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

RE: Special Exception Petition
Item 65
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.

This site, currently improved with an Arco self-service gas station, is located on the southwest corner of Liberty and Sedgewood Roads in the 2nd Election District. Adjacent property to the west and south are zoned commercial and improved with the Woodmoor Shopping Center.

The existing one-story building, formerly utilized as service bays and offices, and now used for the storage of soft drinks, is proposed to be converted to a mini-market in combination with the present use, and

W. Lee Harrison, Esq.
November 29, 1976
Re: Item 65
Page 2

hence the Special Exception request.

The site plans must be revised prior to the hearing date in order to reflect the comments of the Office of Project & Development Planning concerning the access between the shopping center and this site.

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

NBC:VD

Enclosure

cc: Maryland Surveying and Engr. Co., Inc.
Subsidiary of Lyon Associates, Inc.
6727 White Stone Road
Baltimore, Maryland 21207

baltimore county
Department of public works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

October 26, 1976

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

Re: Item #65 (1976-1977)
Property Owner: Atlantic Richfield Co.
S/W cor. Liberty Rd. & Sedgewood Rd.
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Special Exception for food and sundries in combination with service station
Acres: 0.516 District: 2nd

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan 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 right 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 a 10-foot utility easement, (Drawing #55-1291, File 1). No encroachment by construction of any structure, including footings, is permitted within County right-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 appears required in the vicinity, west of Liberty Road.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #65 (1976-1977).

Very truly yours,

Chief, Bureau of Engineering

END:EAR:PMH:rs

cc: J. Warfield
W. Munchel

baltimore county
Department of public works
TOWSON, MARYLAND 21204
Paul H. Heincke
CHIEF

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

Attention: Mr. Tank Rogers
Zoning Advisory Committee

Re: Property Owner: Atlantic Richfield Co.

Location: W/C Liberty Rd. & Sedgewood Road

Item No. 65

Zoning Agenda October 12, 1976

Gentlemen:

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

NOTE: The Fire Prevention Bureau has no comments, at this time.

REVIEWED: Charles Lee Noted and approved: George M. Hagan
Planning Group Special Inspection Division Battalion Chief Fire Prevention Bureau

baltimore county
Department of health
TOWSON, MARYLAND 21204
DONALD J. ROOF, 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 #65, Zoning Advisory Committee Meeting, October 12, 1976, are as follows:

Property Owner: Atlantic Richfield Co.
Location: SW/C Liberty Rd. & Sedgewood Rd.
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Special Exception for food and sundries in combination with service station.
Acres: 0.516
District: 2nd

Ogden Falls Drainage Area: A storm drain was placed on new sewer connections in the Ogden Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 14, 1974; therefore approval may be withheld for this connection.

Public water and sewer are existing.

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

Very truly yours,

Donald J. Roof, Director
DEPARTMENT OF ENVIRONMENTAL SERVICES

TH:R/V:R-S

cc: Mr. L. A. Schuppert

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 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 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 and to remain a zone, and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND

Date: October 19, 1976

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

2.A.C. Meeting of: October 12, 1976

Re: Item 65
Property Owner: Atlantic Richfield Co.
Location: SW/C Liberty Rd. & Sedgemoor Rd.
Present Zoning: B.L.-C.C.C.
Proposed Zoning: Special Exception for food and sundries in combination with service station.

District: 2nd
No. Acres: 0.516

Dear Mr. DiNenna:
No hearing on student population.

Very truly yours,
W. Nick Petrovich,
Field Representative.

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 494-3600

STEPHENE COLLINS
DIRECTOR

November 15, 1976

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

Re: Item 65 - EAC - October 12, 1976
Property Owner: Atlantic Richfield Co.
Location: SW/C Liberty Rd. & Sedgemoor Rd.
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Special Exception for food and sundries in combination with service station
Acres: 0.516
District: 2nd

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.

The plan must be revised to show access to the front of the site from the adjacent shopping center.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

KSF/mc

John Harrison, Esquire
Baltimore County Office of Planning & Zoning
401 Washington Avenue
Towson, MD. 21204

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

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

19th October

Petitioner

Petitioner's Attorney

Reviewed by
Nicholas B. Comodori,
Planning & Zoning
Associate III

Atlantic Richfield Co.

W. Lee Harrison

cc: Mr. Harrison & Son, Co., Inc.
Baltimore, MD. 21207

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

November 10, 1976

Mr. 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 #65, Zoning Advisory Committee Meeting, October 12, 1976, are as follows:

Property Owner: Atlantic Richfield Co.
Location: SW/C Liberty Road and Sedgemoor Road
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Special Exception for food and sundries in combination with service station
Acres: 0.516
District: 2nd

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.

At the present time there is an existing drive-through connection between two shopping center and the service station; the site plan presented proposes parking in this area, this plan must be revised to show a driveway to remain in the front part of the site to the shopping center.

All signs must be clearly shown on the site plan as to height, location with dimensions and area.

Very truly yours,

John L. Winkley
Planner III
Project and Development Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric DiNenna, Zoning Commissioner Date: December 8, 1976
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition 77-110-X. Petition for Special Exception for Food and Sundries in combination with service station
Southwest corner of Liberty and Sedgemoor Roads
Petitioner - Atlantic Richfield Company

2nd District

HEARING: Wednesday, December 15, 1976 (10:30 A.M.)

The proposed use would not be inappropriate at this location.

NEG:JGM/rw

Norman E. Gerber
Acting Director of Planning

MARYLAND SURVEYING AND ENGINEERING CO., INC.

Subsidiary of LYON ASSOCIATES, INC.
6707 WHITESTONE ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 301/644-9291
ENGINEERING • SURVEYING • PLANNING

DESCRIPTION - SPECIAL EXCEPTION
ATLANTIC RICHFIELD COMPANY
7001 LIBERTY ROAD
AT SEDGEMOOR ROAD

Beginning for the same at a point formed by the intersection of the Southerly Right-of-Way Line of Liberty Road (Maryland Route 26), 50 feet wide and the Westerly Right-of-Way Line of Sedgemoor Road, 50 feet wide; thence leaving said point of beginning and binding on the aforementioned Westerly Right-of-Way Line of Sedgemoor Road S 25° 45' 20" W, 150.07 feet; thence leaving said Right-of-Way Line for the following two courses and distances: (1) N 64° 10' 20" W, 149.38 feet; thence (2) N 25° 45' 20" E, 150.07 feet to the aforesaid Southerly Right-of-Way Line of Liberty Road; thence binding on said Right-of-Way Line S 64° 10' 20" E, 149.38 feet to the place of beginning.

Containing in all 22,492.49 square feet.

December 27, 1976

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

RE: Petition for Special Exception
SW/corner of Liberty and Sedgemoor
Roads - 2nd Election District
Atlantic Richfield Company -
Petitioner
DO. 77-110-X (Item No. 65)

Dear Mr. Harrison:

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

Very truly yours,

George J. Martin
Deputy Zoning Commissioner

GJM/mc

Attachments

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



Signed This 11th day of Sept 1976
Robert A. ...

SCALE: 1/4" = 1 inch

File No. _____

RE: PETITION FOR SPECIAL EXCEPTION
SW/C of Liberty & Sedgemoor Roads,
2nd District
ATLANTIC RICHFIELD COMPANY,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-110-X

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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.
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 30th day of November, 1976, a copy of the foregoing Order was mailed to W. Lee Harrison, Esquire, Suite 503, 401 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III



THE BALTIMORE COUNTY TIMES
CATONSVILLE
CATONSVILLE, MD.
Nov. 25, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Special Exception- Atlantic Richfield
was inserted in THE BALTIMORE COUNTY TIMES, a weekly newspaper
printed and published in Baltimore County, 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 Smik

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 40481

DATE Nov. 22, 1976 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED Messrs. Weinberg and Green, 601 Equitable
Towson, Md. 21204
FOR Petition for Special Exception for Atlantic
Richfield Co. 77-110-X

89 8 22 22 50.00 USD
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

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., on the
day of December 1976, the 15th publication
appearing on the 25th day of November
1976.

THE JEFFERSONIAN
By Pat Smik Manager

Cost of advertisement, \$.....

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 42815

DATE Dec. 15, 1976 ACCOUNT 01-662

AMOUNT \$14.00

RECEIVED Messrs. Weinberg and Green, 601 Equitable
Towson, Md. 21204
FOR Advertising and posting of property for Atlantic
Richfield Co. 77-110-X

88 5 12 16 44.00 USD
VALIDATION OR SIGNATURE OF CASHIER

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

Your Petition has been received * this 1 day of
Oct 1976. Filing Fee \$ 50. Received ☒ Check
☐ Cash
☐ Other

S. Eric DiNenna,
Zoning Commissioner

Petitioner Atlantic Richfield Co. Submitted by Pat Smik
Petitioner's Attorney W. Lee Harrison Reviewed by Pat Smik

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

1-Sign 77-110-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting Nov. 27, 1976

Filed for: PETITION FOR SPECIAL EXCEPTION

Petitioner: ATLANTIC RICHFIELD CO.

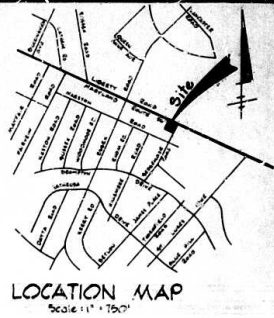
Location of property: SW/COR. OF LIBERTY & SEDGEMOOR RDS.

Location of Signs: FRONT, 1001 1/2 LIBERTY RD.

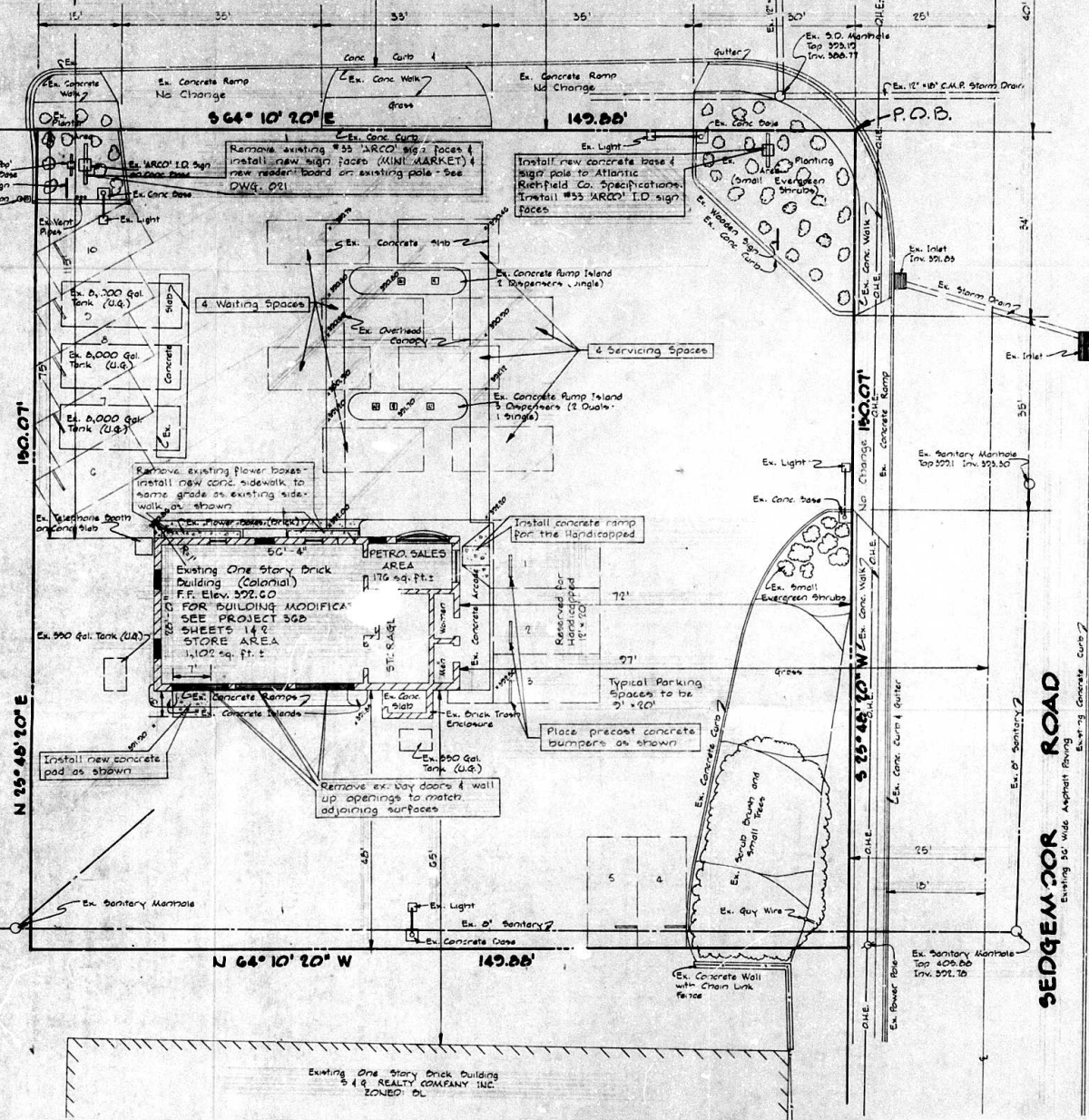
Remarks:
Posted by John W. Hession, III Signature Date of return: Dec. 3, 1976

LIBERTY ROAD MARYLAND ROUTE 26 (60' R/W)

Existing 60' Wide Asphalt Paving



- ### ZONING NOTES
- Existing and Proposed Uses
 - Existing 5 Bay Service Station: Retail Sales of Petroleum Products, Cigarettes, & Soft Drinks - No Automotive Repair Services
 - Proposed Retail Sales of Petroleum Products and 'MINI MARKET' - No Automotive Repair Services
 - Zoning Status
 - Existing Zoning: RL
 - Existing District: CCG
 - Access Points
 - Existing Entrances To Remain
 - Landscaping
 - Existing: Consists of Grass and Small Shrubs
 - Total: 2,325 sq. ft. (10.5% of Tract (No Change To Be Made))
 - 5% of DL Tract = 1,162.5 sq. ft. Minimum Required
 - Area Requirements
 - 2 Dispenser Islands With a Total of 6 Pumps Servicing 4 Cars @ One Time
 - Minimum Area Required: 12,000 sq. ft. Plus Additional Area For 'Mini Market' = 20' x 60' = 1,200 sq. ft. of Floor Area = 4' x 3,264 sq. ft. = 13,000 + 1,200 = 14,200 sq. ft.
 - Area of Site = 22,470.47 sq. ft.
 - Lighting - Existing
 - 4 - 400 W. Col. Lant. 10' High
 - 2 - 400 W. Col. Lant. on Building
 - 1 - 400 W. Mercury Vapor on Sign Pole
 - No Changes To Be Made
 - Parking
 - Space Per 200 sq. ft. of Floor Space = 9 Required
 - Parking Provided = 10

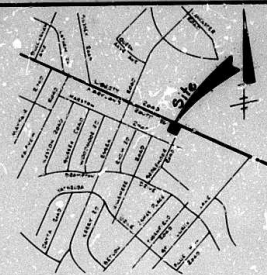


SERVICE STATION 7001 Liberty Road at Sedgemoor Road Election District 2 Baltimore County Maryland ATLANTIC RICHFIELD COMPANY, AGENT ENGINEERING AND CONSTRUCTION DEPT. 260 SOUTH BROAD STREET PHILADELPHIA, PENNSYLVANIA	
SITE PLAN CONVERSION	
APPROVED _____ DATE _____ CHECKED BY J.E.D. DIST. MGR. _____ PREP. MGR. _____ AUTH. NO. _____ PROP. NO. _____ R.R. CO.'S DRIVE NO. _____	PREPARED BY MARYLAND SURVEYING AND ENGINEERING CO., INC. SUBSIDIARY OF LYON ASSOCIATES, INC. 6707 WHITE STONE ROAD BALTIMORE COUNTY, MARYLAND 21207 TELEPHONE 301-844-8281
DATE: 7-14-76 FILE: 1764-151-02	

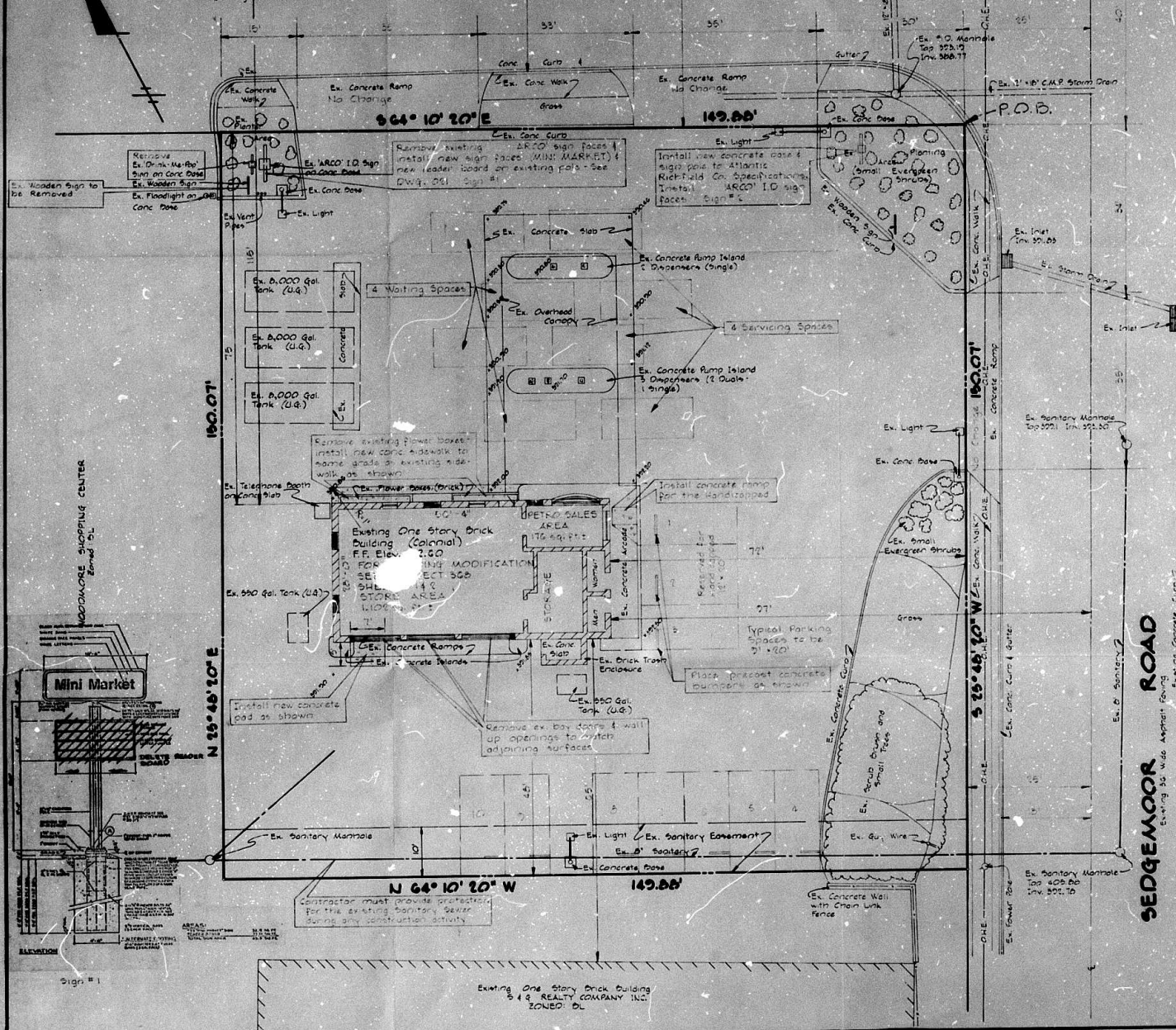


LIBERTY ROAD MARYLAND ROUTE 26 (30' R/W)

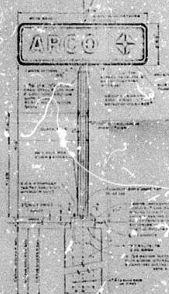
Existing 30' Wide Asphalt Paving



LOCATION MAP
Scale: 1" = 100'



201114 NOTES
Existing and Proposed Use:
Ex. Use: A. Fine, 26 Use: Station, Retail Sales of Petroleum Products, Gasoline, & Soft Drinks, No Automotive Repair Services
Proposed: Retail Sales of Petroleum Products and MINI MARKET, No Automotive Repair Services
Existing Zoning: B1
Existing District: CCG
Access Points:
Existing Entrances To Remain
Landscaping:
Existing Concrete of Gravel and Small Shrubs
Totals: 2,500 sq ft of Tract (No Change To Be Made)
6% of 2,500 sq ft = 150 sq ft Minimum Required
Area Requirements:
1. Dispenser Islands With A Total of 6 (4 for 2 Servicing & 2 for 1 One Time)
Minimum Area Required: 15,000 sq ft Plus Additional Area For Mini Market = 25,000 + 1,500 sq ft of Floor Area = 26,500 sq ft
Area of 26,500 sq ft = 26,500 + 1,500 sq ft
Lighting: Existing
4-400 W. Col. Light to High
2-400 W. Col. Light on Building
1-400 W. Mercury Vapor on Sign Pole
No Changes To Be Made
Parking:
1 Space Per 300 sq ft of Floor Space + 2 Required
Parking Provided: 10
Sign: 1-15' x 2' Sign # 1-15'



REVISED PLANS

SERVICE STATION
7001 Liberty Road at Sedgemoor Road
Electra District 2
Baltimore County
Maryland

ATLANTIC RICHFIELD COMPANY, AGENT
ENGINEERING AND CONSTRUCTION DEPT.
250 SOUTH BRAD STREET, PHILADELPHIA, PENNSYLVANIA

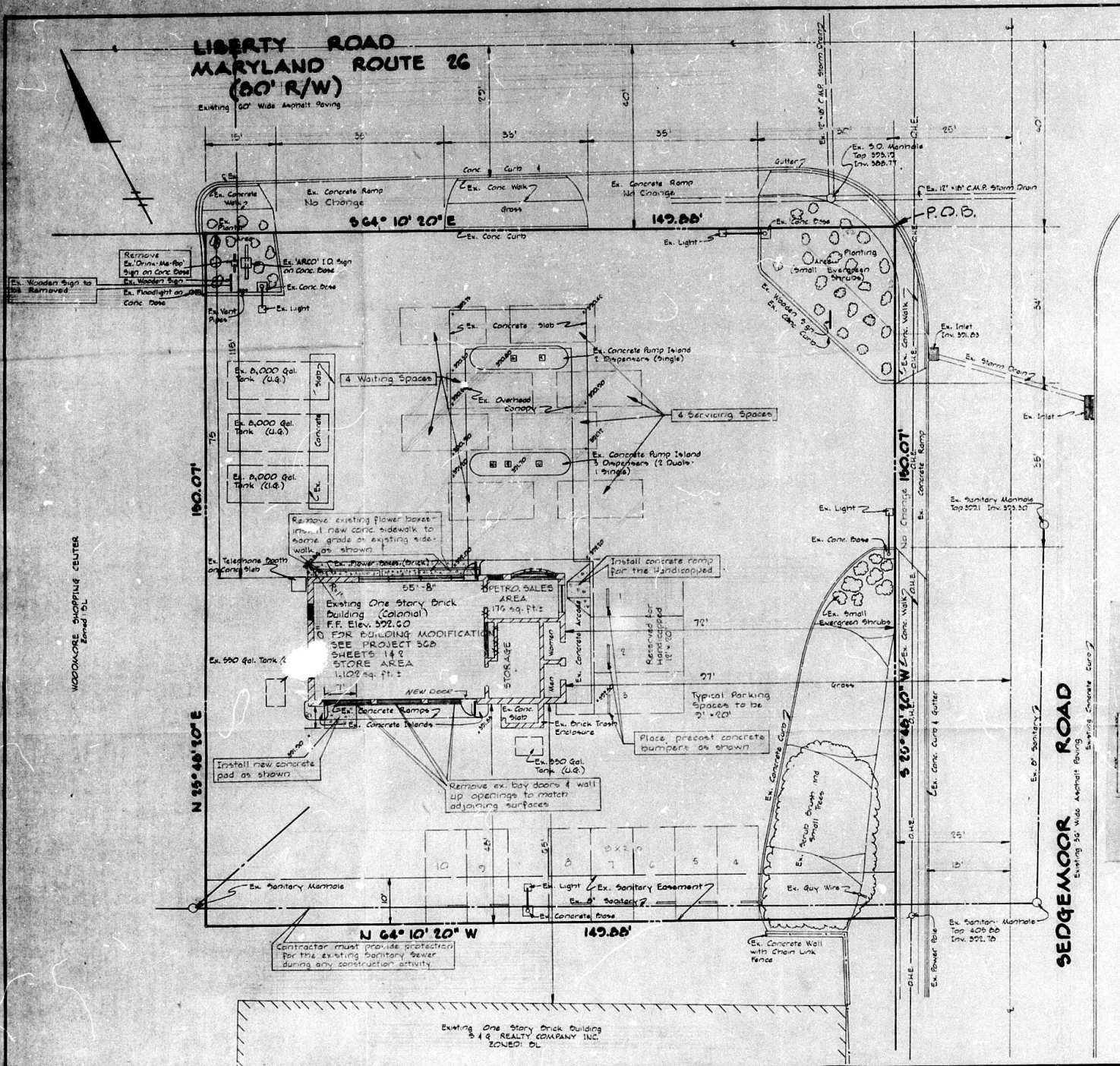
SITE PLAN CONVERSION

APPROVED	DATE	CHECKED BY	PREPARED BY
DIST. MGR.		J.E.B.	
REG. MGR.		SCALE	
		1" = 10'	
OWNER MGR.		AUTH. NO.	
		PROP. NO.	
EE. MGR.		AN. CO'S. DRWG. NO.	
		DATE	FILE
		7-14-76	1764-194-02

MARYLAND SURVEYING AND ENGINEERING CO., INC.
SUBSIDIARY OF LYON ASSOCIATES, INC.
6707 WHITE STONE ROAD
BALTIMORE COUNTY, MARYLAND 21207
TELEPHONE 301-944-9291

LIBERTY ROAD MARYLAND ROUTE 26 (80' R/W)

Existing 60' Wide Asphalt Paving



ZONING NOTES

Existing and Proposed Uses:
Existing: 3 Bay Service Station-Retail Sales of Petroleum Products, Cigarettes, & Soft Drinks-No Automotive Repair Services.
Proposed: Retail Sales of Petroleum Products and "MINI MARKET" No Automotive Repair Services.

Zoning Status:
Existing Zoning: BL
Existing District: CCC

Access Points:
Existing Entrances To Remain

Landscaping:
Existing: Consists of Grass and Small Shrubs.
Totals: 2,515 sq. ft. 10.3% of Tract (No Change To Be Made)
4% of BL Tract = 1,026.6 sq. ft. Minimum Required

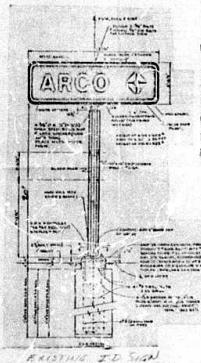
Area Requirements:
2 Dispenser Islands With a Total of 5 Pumps Servicing 4 Cars @ One Time.
Minimum Area Required = 15,000 sq. ft. Plus Additional Area For "Mini Market" = 27,566 + 1,400 sq. ft. of Floor Area = 4,564 sq. ft. = 15,000 + 2,564 + 1,400 sq. ft. Area of Site = 25,422.47 sq. ft.

Lighting-Existing:
4-400 W. Col. Lant. 16' High
2-400 W. Col. Lant. on Building
1-400 W. Mercury Vapor on Sign Pole
No Changes To Be Made

Parking:
1 Space Per 200 sq. ft. of Floor Space = 2 Required
Parking Provided = 10
Sign Face Area:
Sign #1 = 55' Sign #2 = 40'

BLDG OUTSIDE AREA = 1554 S.F.
BLDG INSIDE AREA = 1424 S.F.
BLDG MARKET AREA = 1102 S.F.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 2-7-77
17-10
[Signature]



SERVICE STATION 7001 Liberty Road at Sedgemoor Road Election District 2 Baltimore County Maryland ATLANTIC RICHFIELD COMPANY, AGENT ENGINEERING AND CONSTRUCTION DEPT. 200 SOUTH BROAD STREET, PHILADELPHIA, PENNSYLVANIA	
SITE PLAN CONVERSION	
APPROVED DIST. MGR. REG. MGR. OPEN. MGR. S.E. MGR.	DATE 2-14-76
CHECKED BY J.E.D. SCALE 1" = 10' AUTH. NO. PROJ. NO. S.E. CO'S DRAWING NO.	PREPARED BY MARYLAND SURVEYING AND ENGINEERING CO., INC. SUBSIDIARY OF LYON ASSOCIATES, INC. 6707 WHITE STONE ROAD BALTIMORE COUNTY, MARYLAND 21207 TELEPHONE 181-344-8181

