

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, the Variance to permit a side yard setback of five feet in lieu of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of October, 1977, that the herein Petition for the aforementioned Variance 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 State Highways Administration, the Department of Public Works, 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 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 NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of October, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



September 20, 1976

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

Re: Item #31 (1976-1977)
Property Owner: Exxon Company, USA
S/W Cor. U.S. 40 East & Middle River Rd.
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 30'.
Acres: 0.3104 District: 15th

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 Petitioner's proposed subdivision of the overall site is subject to Baltimore County Subdivision Regulations.

Comments were supplied in connection with the Zoning Advisory Committee review of the overall site for Item #31 (1976-1977).

Highways:

Pulaski Highway (U.S. 40) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Middle River Road, an existing County road, is improved in this vicinity as a 44-foot closed section roadway on a 60-foot right-of-way. Further highway improvements are not required.

The proposed driveway connection to Middle River Road will require a private assessment agreement or fee simple ownership for the roadway. However, the entrance shall be constructed in accordance with Baltimore County Standards.

The construction of sidewalks, curb and gutter, entrances, aprons, etc., will be the full responsibility of the Petitioner.



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

August 25, 1976

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

Dear Mr. DiNenna:

Comments on Item #31, Zoning Advisory Committee Meeting, August 24, 1976, are as follows:

Property Owner: Exxon Company, USA
Location: SW/C U.S. 40 East & Middle River Road
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 30'.
Acres: 0.3104
District: 15th

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Davis, Director
BUREAU OF ENVIRONMENTAL SERVICES

HER:man



Paul H. Reincke
CHIEF

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

Attention: Frank Rogers, Chairman
Zoning Advisory Committee

Re: Property Owner: Exxon Company, USA

Location: SW/C U.S. 40 East & Middle River Road

Item No. 31 Zoning Agenda August 26, 1976

Gentlemen:

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

- (1) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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 _____

EXCEEDED the maximum allowed by the Fire Department.

- (4) 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) 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: *[Signature]*
Planning Group Special Inspection Division Battalion Chief Fire Prevention Bureau



Harry R. Hughes
Secretary
Baltimore, Maryland

August 26, 1976

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

Re: Z.A.C. Meeting, 8-24-76
ITEM: 31
Property Owner: Exxon Co., USA
Location: SW/C U.S. 40 East & Middle River Road
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 30'.
Acres: 0.3104 District: 15th

Dear Mr. DiNenna:

The proposed entrance is acceptable to the State Highway Administration.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John F. Meyers

CLJ:JMD:vd

P.O. Box 117, 300 West Preston Street, Baltimore, Maryland 21203

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: August 17, 1976

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

Z.A.C. Meeting of: August 24, 1976

Re: Item 31
Property Owner: Exxon Company, U.S.A.
Location: SW/C U.S. 40 East & Middle River Road
Present Zoning: M.L.
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 30'.

District: 15th
No. Acres: 0.3104

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,
[Signature]
W. Nick Petrovich,
Field Representative.

WNP/wl

THOMAS H. DAVIS, Director
BUREAU OF ENVIRONMENTAL SERVICES
PAUL H. REINCKE, Chief
FIRE PREVENTION BUREAU
CHARLES LEE, Chief
BUREAU OF ENGINEERING ACCESS PERMITS
JOHN F. MEYERS
BUREAU OF ENGINEERING ACCESS PERMITS

MARYLAND SURVEYING AND ENGINEERING CO., INC.

Subsidiary of LYON ASSOCIATES, INC.
407 WHITEHOUSE ROAD BALTIMORE, MARYLAND 21207 TELEPHONE: 381-0400
ENGINEERING SURVEYING PLANNING

DESCRIPTION TO ACCOMPANY
PETITION FOR VARIANCE
SOUTHWEST CORNER U.S. ROUTE 40 & MIDDLE RIVER ROAD

BEGINNING FOR THE SAME at a point on the Southeastly Right-of-Way line of U.S. Route 40, known as Pulaski Highway, 150.00 feet wide, said point being situated South 40° 56' 40" West 225.40 feet from the intersection formed by the Southeast side of U.S. Route 40 with the Southwest side of Middle River Road; thence hind- ing along said Southeastly Right-of-Way of U.S. Route 40, South 40° 56' 40" East 151.55 feet to a pipe thence; thence North 58° 55' 27" East 344.20 feet to the Southwestly side of Middle River Road; thence along the Southwestly side of Middle River Road with a curve to the left having a radius of 1170.00 feet for a distance of 39.00 feet subtended by a chord bearing North 43° 06' 09" West 39.00 feet; thence running for 3 "Box Lines of Division" now created South 45° 56' 37" West 58.53 feet, South 58° 55' 27" West 212.82 feet, North 45° 22' 54" West 145.70 feet to the Point of Beginning.

Containing in all 20,706.56 square feet or 0.475 acres of land more or less.

Signed This 14th day of April 1977
S. Eric DiNenna

SCALE: 1" = 1 inch
File No.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 481-3881
S. ERIC DINENNA
ZONING COMMISSIONER

October 13, 1977

Mr. Stewart Bain
Exxon Company, U.S.A.
3601 Boston Street
Baltimore, Maryland 21224

RE: Petition for Variance
S/S of Pulaski Highway, 225.40' W
of Middle River Road - 15th
Election District
Exxon Company, U.S.A. - Petitioner
NO. 77-213-A (Item No. 51)

Dear Mr. Bain:

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/af

Attachment

cc: Mr. John B. Crowley
Covans Development Co.
1900 N. Charles Street
Apartment 1417
Baltimore, Maryland 21218
John W. Hession, III, Esquire
People's Counsel

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 March 31, 19 77

THIS IS TO CERTIFY, that the annexed advertisement of
petition for a Variance-- Exxon
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 208 successive weeks before the
1812 day of April 1977, that is to say, the same
was inserted in the issues of March 31, 1977.

STROMBERG PUBLICATIONS, INC.

BY: [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 31, 1977

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 March
28, one day before the 1812 day of April 1977 the publication
appearing on the 31st day of March 1977.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 14 day of
April 1977 Filing Fee \$25 Received [initials]
[initials] S. ERIC DINENNA, Zoning Commissioner
Petitioner [initials] Submitted by [initials]
Petitioner's Attorney [initials] Reviewed by [initials]

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

CERTIFICATE OF POSTING

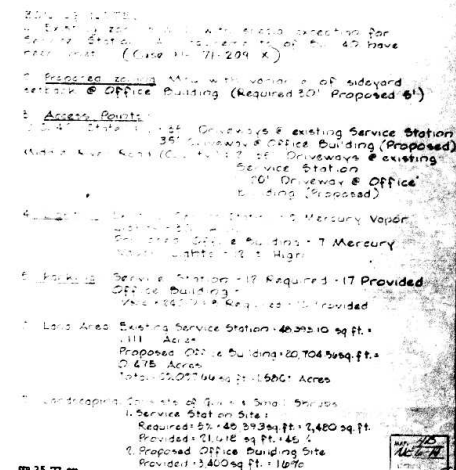
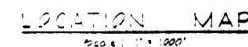
SENIOR DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13 Date of Posting: 3-21-77
Posted for: Harry Windy, Jr. 127.6 2.66 600
Petitioner: [initials]
Location of property: 365 of Beltsville Highway 222.84 ft. of Middle River
Location of Sign: 1 sign posted on front of Beltsville Highway
Owner: [initials]
Number: [initials]
Posted by: [initials] Date of return: 4-7-77

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
MISCELLANEOUS CASH RECEIPT
DATE: March 29, 1977 ACCOUNT: 45-468
AMOUNT: \$55.00
RECEIVED BY: [initials]
FOR: [initials]
VALIDATION OR SIGNATURE OF CASHIER: [initials]



BALTIMORE COUNTY MARYLAND
OFFICE OF FINANCE & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: April 25, 1977 ACCOUNT: 45-468
AMOUNT: \$53.75
RECEIVED BY: [initials]
FOR: [initials]
VALIDATION OR SIGNATURE OF CASHIER: [initials]



..... Prev. 2 2-10-77 (Added to Right-of-Way)

Revised 10-5-76 | Zoning Comments

ZONING PLAT TO
ACCOMPANY
VARIANCE PETITION

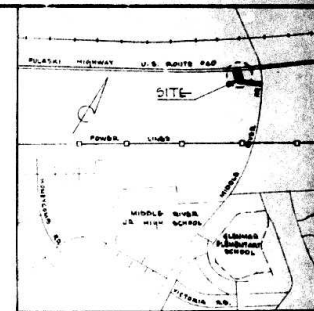
15 DISK

PRELIMINARY PLOT PLAN

DRAWING BY FE SCALE 1" = 20' MAPLE NO. RECORD NO. 224 SHEET NO.	PREPARED BY MARYLAND SURVEYING AND ENGINEERING INC. SUBSIDIARY OF LYON ASSOCIATES INC. 6000 WHITE STONE ROAD GAITHERSBURG, MARYLAND 20878 TELEPHONE 301/944-0000
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Robert Cassell
2-17-



LOCATION MAP

Scale: 1" = 100'

NOTES

1. Existing zoning is M-1 with special exception for Service Station & gas, necessity of Bul 40 have been met (Case No. 71-209-K)
2. Proposed zoning M-1 with variance of sidewalk setback & Office Building (Required 50' Proposed 51')
3. Access Points:
 - a. 35' Driveways & existing Service Station
 - b. 35' Driveways & Office Building (Proposed)
 - c. 35' Driveways & existing Service Station
 - d. 20' Driveways & Office Building (Proposed)
4. Lighting: Existing Service Station & Mercury Vapor Lights - 30' High
Proposed Office Building - 7 Mercury Vapor Lights - 12' High
5. Parking: Service Station - 12 Required - 17 Provided
Office Building - 12 Required - 10 Provided
Vice - 2400 sq ft Required - 10 Provided
6. Land Area: Existing Service Station - 40,351.10 sq ft - 1.111 Acres
Proposed Office Building - 20,704.55 sq ft - 0.478 Acres
Total - 61,055.65 sq ft - 1.589 Acres
7. Landscaping: Consists of 10' x 4' Small Shrubs
1. Service Station Site
Required - 5' x 40' 50' sq ft - 2,400 sq ft
Provided - 21,116 sq ft - 145 %
2. Proposed Office Building Site
Required - 3,400 sq ft - 107%



REVISION PLANS
Item 31

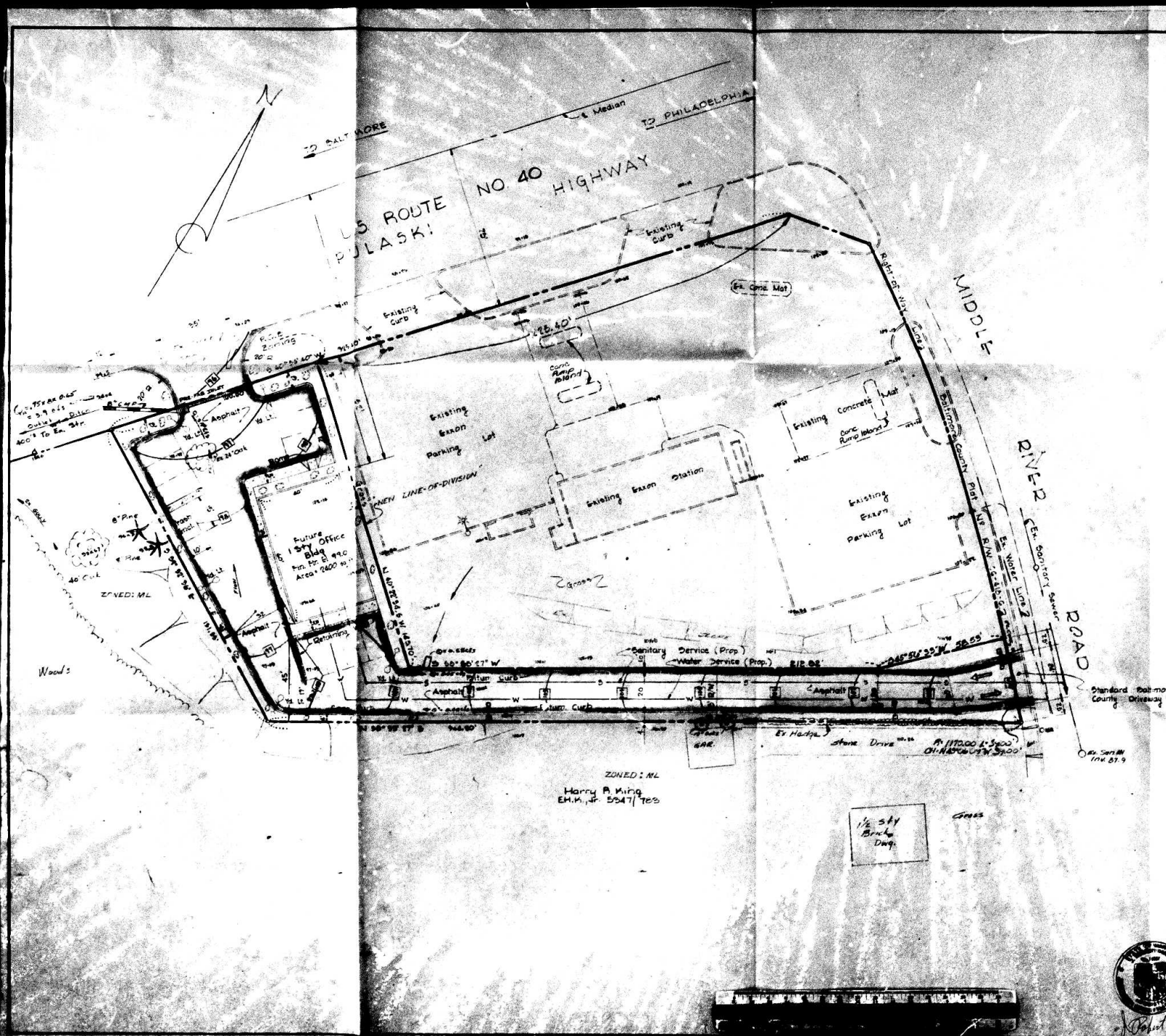
Revised 2-10-77 (Added to Right-of-Way)
Revised 10-5-76 (Zoning Commission)

ZONING PLAT TO
ACCOMPANY
VARIANCE PETITION

PRELIMINARY PLOT PLAN



2-12-77



ZONED: M-1
Harry A. King
E.H.M. # 5547/763

1/2" 3/4" 1/2" 3/4" 1/2" 3/4"

THE CITY OF BALTIMORE, MARYLAND
OFFICE OF THE CITY CLERK
BALTIMORE, MARYLAND