PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

78-247-XA #172

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: and Louis C. Lauman, attorney in fact for Hannah Lauman, Owner

I, or we, Crown Central Petroleum Corporation (leasehold) 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 419.2 to permit on-side waiting for seventeen (17) vehicles instead of the required on-site waiting of forty (40) vehicles.

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

~~For permission on-site waiting for xxxx

Maryland Department of Transportation
State Highway Administration

Hassan R. Sakmann
Secretary
M.S. Caltrider
Administrator

March 16, 1978

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 14, 1978
Item: 172
Property Owner: Crown Central Petroleum Corp.
Location: NW/S Belair Road (Rte. 1) 165' NE Link Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a service garage and car wash and variance to permit on-side waiting for 17 vehicles in lieu of the required 40 spaces.

Acres: 0.588
District: 11th

Dear Mr. DiNenna:

The proposed right of way for Belair Road is 80' (40' from centerline).

The entrance radius returns must be 10' and not 8' as indicated.

The plan indicates that an existing storm drain inlet is to be removed. The inlet is at or near a low spot along the gutter, therefore, it cannot be removed. It may be possible to move the inlet somewhat. However, it appears that the entrance may also have to be moved. This situation must be checked by the petitioner's engineer and the plan must be revised accordingly.

Very truly yours,

CL:JEM:dj

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21.03

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baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

April 25, 1978

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

Dear Mr. DiNenna:

Comments on Item #172, Zoning Advisory Committee Meeting, March 14, 1978, are as follows:

Property Owner: Crown Central Petroleum Corp.
Location: NW/S Belair Road 165' NE Link Avenue
Existing Zoning: B.L.-C.N.S
Proposed Zoning: Special Exception for a service garage and car wash and Variance to permit on-side waiting for 17 vehicles in lieu of the required 40 spaces
Acres: 0.588
District: 11th

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.

The site plan should be revised to show details of landscaping, or submit a landscape plan as per the verbal comments from the meeting of April 25th.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

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baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

March 17, 1978

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

Item No. 172 - ZAC - March 14, 1978
Property Owner: Crown Central Petroleum Corp.
Location: NW/S Belair Rd. 165' NE Link Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a service garage and car wash and Variance to permit on-side waiting for 17 vehicles in lieu of the required 40 spaces.
Acres: 0.588
District: 11th

Dear Mr. DiNenna:

The requested special for a service garage and car wash is not expected to cause any major traffic problems. The requested variance to the standing spaces for the car wash . be expected to cause traffic problems.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF/hmm

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baltimore county
department of health
TOWSON, MARYLAND 21204

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

March 28, 1978

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

Dear Mr. DiNenna:

Comments on Item #172, Zoning Advisory Committee Meeting, March 14, 1978, are as follows:

Property Owner: Crown Central Petroleum Corp.
Location: NW/S Belair Rd. 165' NE Link Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a service garage and car wash and Variance to permit on-side waiting for 17 vehicles in lieu of the required 40 spaces.
Acres: 0.588
District: 11th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

A Permit to construct will be required for such items as paint spray processes, underground gas-line storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/KS/fthc

cc: Division of Air Pollution

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baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Crown Central Petroleum Corp.

Location: NW/S Belair Rd. 165' NE Link Ave.

Item No. 172 Zoning Agenda Meeting of 3/14/78

Gentlemen:

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.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 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 _____ 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.

(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.

REVIEWER: H. Pelk
Planning Group
Special Inspection Division

Noted and Approved: George M. Kegarott
Fire Prevention Bureau

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baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

March 14, 1978

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

Dear Mr. DiNenna:

Comments on Item #172 Zoning Advisory Committee Meeting, March 14, 1978 are as follows:

Property Owner: Crown Central Petroleum Corporation
Location: N/S Belair Road 165' NE Link Ave.
Existing Zoning: B.L. - C.N.S.
Proposed Zoning: Special Exception for a service garage and car wash and Variance to permit on side waiting for 17 vehicles in lieu of the required 40 spaces.

Acres: 0.588
District: 11th

The items checked below are applicable:

(X) A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes, including Maryland State Code for the handicapped and aged.

(X) B. A building permit shall be required before construction can begin. Separate permits required for retaining walls, tanks, fences, raising, etc.

( ) C. Three sets of construction drawings will be required to file an application for a building permit.

(X) 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 3'0" 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 E. Burnham
Plans Review Chief
CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 13, 1978

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

Z.A.C. Meeting of: March 14, 1978

RE: Item No: 172
Property Owner: Crown Central Petroleum Corp.
Location: NW/S Belair Road 165' NE Link Ave.
Present Zoning: B.L.-C.N.S.
Proposed Zoning: Special Exception for a service garage and car wash and Variance to permit on-side waiting for 17 vehicles in lieu of the required 40 spaces.

District: 11th
No. Acres: 0.588

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH N. McGOWAN, PRESIDENT
T. AYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTSARIS
THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN
ROBERT Y. DUBEL, SUPERINTENDENT
ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, ESQ.

James H. Cook, Esquire
409 Washington Avenue
Towson, MD 21204

ITEM # 172

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

Your Petition has been received and accepted for filing this 14th day of March, 1978.

S. ERIC DINENNA
Zoning Commissioner

Petitioner Crown Central Petroleum Corp.
Petitioner's Attorney James Cook Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

cc: Associated Engineers & Surveyors, Inc.
26 South Main St.
Bel Air, Maryland 21014

JUN 0 8 1979

ORDER RECEIVED FOR FILING
DATE June 19, 1978
BY [illegible]

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
NW/S of Belair Road, 175' NE of Link Avenue - 11th Election District
Hannah Lauman - Petitioner
NO. 78-247-XA (Item No. 172)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

::: ::: :::

This matter comes before the Deputy Zoning Commissioner as a result of Petitions for a Special Exception for an automobile service station and car wash and for a Variance to permit on site waiting for 17 vehicles in lieu of the required 40 spaces, at the referenced location, in a B.L. Zone. Section 419.2 of the Baltimore County Zoning Regulations states, in part, that, where equipment for a car wash is "of an assembly line nature with labor supplied by the car wash operator, there shall be a minimum of 40 on-site storage spaces." Comments by the Zoning Plans Advisory Committee, which are a part of the herein case, raised the question of whether or not the described operation falls within this context. This Committee took the position that the Petition for Special Exception should be advertised as failing within the 40 space requirement, rather than the alternative, based on the number of cars which could be processed in a half hour, plus 10.

Testimony at the hearing indicated that the car wash would be customer operated (emphasis added) and that approximately 8 cars per half hour period could be processed. This would require 18 spaces under Section 419.2. The peak hours of the car wash operation were described as being in the evening and at midday.

Counsel for the Greater Washington-Maryland Service Stations, Inc., in protest, testified that there has been a decline in the amount of gasoline sold in the service area of the subject operation over the past several years, that there exists a sufficient number of service stations within a reasonable distance, and that there is no public demand for the proposed services.

ORDER RECEIVED FOR FILING
DATE June 19, 1978
BY [illegible]

Without reviewing the evidence further in detail but based upon all of the evidence presented at the hearing and in accordance with Sections 419.2 and 502.1 of the Baltimore County Zoning Regulations, it is the opinion of the Deputy Zoning Commissioner that all appropriate prerequisites of the Regulations have been met and that the Special Exception and Variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 19th day of June, 1978, that the requested Special Exception and Variance should be and the same are hereby GRANTED from and after the date of this Order, subject to the following:

1. No painting or body work shall be permitted on the premises.
2. Approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, to include landscaping approved by the Division of Current Planning and Development.
3. Appropriate maintenance of all plantings.

Deputy Zoning Commissioner of
Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION for Automobile Service Station and Car Wash, and VARIANCE from Section 419.2 of the Baltimore County Zoning Regulations
NW/S of Belair Road 175 ft. NE of Link Avenue
11th District
Hannah Lauman, Petitioner
Crown Central Petroleum Corporation Leasehold Owner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

File No. 78-247-XA

: : : : : : : :

OPINION

This case comes before the Board on an appeal from an Order of the Deputy Zoning Commissioner, dated June 19, 1978, granting the requested special exception and variance, subject to certain restrictions.

The subject property contains slightly in excess of one-half acre, and presently enjoys B.L. zoning in a C.N.S. District, and is situated on the west side of Belair Road (U.S. Route 1) just to the south of the intersection of Silver Spring Road and north of Link Avenue, in the 11th Election District of Baltimore County.

The special exception requested is for a self-serve type gas station, containing fourteen (14) pumps and an additional car wash for the benefit of its customers. Said car wash is to be an automated operation operated by the automobile owner, and has the capacity to wash one vehicle at a time. The variance was requested on the basis that the stacking or storage requirement would be for that of an assembly line car wash operation, i.e. for forty (40) stacking spaces for vehicles waiting for the use of said car wash. However, it is the opinion of this Board that the car wash in question is not of an "assembly line" operation and would, therefore, fall under the other requirements; namely, to have parking spaces for ten (10) vehicles in addition to the one-half hour's capacity. According to the testimony, the maximum cars able to be washed within one-half hour would be eight (8); this added to the other ten would require a total of eighteen (18) spaces. The Petitioner's plat provides for seventeen spaces in addition

to the space for the car being washed, making a total of eighteen (18)spaces.

The Petitioner adduced ample testimony that all the requirements of Section 502.1 of the Baltimore County Zoning Regulations would be amply satisfied in that there would be no detriment to the general public safety, health or welfare, and consequently the special exception requested should be granted.

In opposition to this proposal appeared a neighboring property owner, a representative and President of Perry Hall Improvement Association, an additional property owner who lives some distance away, and the owner of two service stations in the general area of the subject property. It was their position that the area does not need additional gas stations. However, it is to be noted that this is not a reclassification case, and need is not necessarily a criteria for the issuance of a special exception. In addition, it is our feeling that a variance should be granted due to the physical impossibility of storing that many vehicles on the subject property. As is indicated, supra, it is our opinion that the Petitioner's proposal is not such that it would require the above aforementioned parking or storage spaces, but rather would only require the amount contained in the petition.

We are granting the requested variance, but it is the opinion of the Board that the required spaces would be eighteen rather than the forty alluded to previously, and consequently the variance is for one less stacking space as shown on Petitioner's Exhibit No. 1. Under this premise, the one car space shown in the car wash itself might be classified as the eighteenth parking space, and therefore would not require a variance.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 31st day of January, 1979, by the County Board of Appeals ORDERED, that the petition for a special exception and variance to provide seventeen (17) stacking spaces is hereby GRANTED, subject to the following conditions:

(1) That the development of the subject property should be in conformance with that shown on Petitioner's Exhibit No. 1, and that automobile repair, painting and body work shall be permitted on the premises;

(2) That the subject property shall be properly screened as shown on Petitioner's Exhibit No. 1; and

(3) Approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, to include landscaping approval by the Division of Current Planning and Development.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Robert L. Gilland

Herbert A. Davis

William T. Hackett

RE: PETITION FOR SPECIAL EXCEPTION for an Automobile Service Station and Car Wash, and a VARIANCE from Section 419.2 of the Baltimore County Zoning Regulations
NW/S of Belair Road 175' NE of Link Avenue
11th District
Hannah Lauman, Petitioner
Crown Central Petroleum Corporation Leasehold Owner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 78-247-XA

: : : : : : :

78-2054

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
NW/S of Belair Rd., 175'
NE of Lake Avenue, 11th District
HANNAH LAUMAN, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 78-247-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.

Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 3rd day of May, 1978, a copy of the aforegoing Order was mailed to James H. Cook, Esquire, 409 Washington Avenue, Towson, Maryland 21204; and Louis C. Lauman, Esquire, Attorney in fact for Hannah Lauman, Legal Owner.

John W. Hessian, III

MAY 4 '78 AM
ZONING
By

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
A PROFESSIONAL ASSOCIATION
210 ALLEGHENY AVENUE
P. O. BOX 5517
TOWSON, MARYLAND 21204

JAMES D. C. DOWNES
JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O'C. TRACY, JR.
JOHN H. ZINK, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
DAVID C. SHAHAN
HERBERT R. O'CONOR, III
THOMAS J. O'BRIEN

823-4111
AREA CODE 301

October 27, 1978

Robert L. Gillard, Esq.
County Board of Appeals
Court House
Towson, Maryland 21204

Re: Petition for Special Exception of Hannah Lauman
Case 78-247-XA

Dear Mr. Gillard:

I am enclosing herewith a photostatic copy of form of Lease and Dealer Agreement of Crown Central which I promised to get to you following the hearing on the above case.

I am sorry for the delay but it just got backed up on my desk.

With kind regards.

Very truly yours,

James H. Cook

JHC:rm
Enc.
c.c.: Peter Max Zimmerman, Esq.
Deputy People's Counsel

Rec'd 10/30/78
1 pm

Form No. 4142 (Rev. 5-78)

BRANDED SERVICE STATION
LEASE AND DEALER AGREEMENT

THIS AGREEMENT, made and entered into as of the _____ day of _____, 19____, by and between CROWN CENTRAL PETROLEUM CORPORATION, a Maryland Corporation, (hereinafter referred to as "Crown"), and _____ (hereinafter referred to as "Dealer").

WITNESSETH:

WHEREAS, Crown has established a method of operating high volume retail drive-in gasoline service stations under the brand name of "CROWN", whereby through uniformity of operation "CROWN" stations have acquired a reputation for fast, efficient service by courteous, neatly groomed, uniformed attendants at spotlessly maintained stations, which reputation Crown desires to perpetuate; and,

WHEREAS, Crown is the owner or lessee of the drive-in gasoline service station located at _____ (hereinafter referred to as the "Station"), which, by the initial or Renewal Applications attached hereto as Exhibit "A", Dealer desires to lease and operate as a branded Crown Station, in keeping with Crown's standards of operation as hereinafter prescribed or as may be from time to time agreed to in writing and in accordance with all the terms, conditions and covenants of this Agreement and all of the Exhibits attached hereto, which are herein incorporated and made a part hereof;

NOW, THEREFORE, for and in consideration of the mutual agreements herein contained, the parties hereto covenant and agree as follows:

1. PURPOSE: Crown shall install the Dealer in the Station as of _____ for the sole purpose of operating the Station as a high volume retail branded "CROWN" drive-in gasoline service station in accordance with Crown's method of operation as herein described; the party named as Dealer in the preamble is a corporation or a partner hip, firm, or joint venture and any and all individuals named in an Initial or Renewal Application as active participants in the operation of the Station shall be jointly and severally liable for the performance of all of the covenants and agreements contained in this Agreement to be performed by the Dealer, and for all purposes of this Agreement regarding the performance of services which can only be performed by an individual shall be deemed to require performance by each such active participant.

2. STANDARDS OF OPERATION: Dealer is in agreement with Crown's marketing policies as herein defined and agrees to take all necessary, reasonable steps to protect and promote the good name and good will of Crown's brands and trademarks and agrees to comply with and be governed by Crown's standards of operation, namely that:

(a) Dealer shall devote substantially his full time exclusively to the operation of the Station. "Substantially full time" shall mean both (i) personal attendance at the Station not less than forty (40) hours per week exclusive of absence during periods of illness or for reasonable vacation periods plus (ii) in the event the Dealer has any direct or indirect interest, either as a proprietor, partner, employee, officer, director, stockholder, creditor or otherwise in any business enterprise other than the Station, performance of services in the management and operation of the Station for not less than ninety percent (90%) of the aggregate time spent by the Dealer in performance of services of any type (whether with or without compensation) for all business enterprises, including the Station, in which the Dealer has such an interest. Any time during which the Dealer is personally present at a place of business of any such business enterprise other than the Station shall be conclusively presumed to have been spent solely in the performance of services for such other business enterprise.

(b) Dealer shall keep the Station open and operate it continuously without interruption, otherwise than because of fire or other casualty, affecting the Stations premises or by reason of applicable requirements of Federal, State or Local governments, 24 hours per day, 7 days per week.

(c) Dealer shall hire, train and maintain sufficient personnel, including substitute personnel in case of vacations, illness or other absence of regular personnel, to render fast, efficient service to the public at all times. Personnel shall be neatly groomed and attired in a uniform as prescribed by Crown. Dealer shall provide each attendant a sufficient number of uniforms to insure that each attendant when on duty shall be attired in a clean uniform.

(d) Dealer shall provide all supplies necessary for the efficient operation of the Station and agrees that each customer shall be given standard driveway service as prescribed by Crown from time to time.

(e) Dealer agrees to keep the Station fully illuminated with all trade-mark signs, driveways, island areas, canopy and facade lights burning during the hours from dusk to dawn, and, except when the closing of an island area is required by reasonable necessity for mechanical repairs, cleaning or painting, to keep all pump islands open for service on a 24 hour per day, 7 day per week basis, unless such operation is prevented by fire or other casualty affecting the Station premises or by applicable requirements of Federal, State or Local governments.

(f) Except where prohibited by law or regulation, Dealer shall at all times display his current selling prices for Crown Regular, Crown Leaded Fuel and Crown Diesel on the illuminated price sign boards provided by Crown for that purpose. When using the price sign boards so provided by Crown are designed in such manner that only two prices can be displayed, Dealer shall display his prices for Crown Regular and Crown Leaded fuel gasoline.

(g) Dealer agrees to maintain the building, driveways, dispensing equipment, rest rooms and grounds in a clean condition and attractive in appearance, with grass and shrubs neatly trimmed and watered, curbs and interior of building freshly painted, and entire driveway area maintained free and clear of snow, water and other foreign matter; arrange for periodic trash removal service. Parking of vehicles of the Dealer and his employees shall be limited to such areas and number of vehicles as may be approved by Crown as not interfering with the efficient operation of the Station.

(h) Dealer shall not sell, offer for sale, or permit the drinking or consumption of alcoholic beverages or narcotics at the Station, nor shall Dealer permit loitering or any use of gambling or illegal activity to be conducted or tolerated at the Station.

(i) Dealer agrees that the only products to be sold or offered for sale at the Station shall be (i) Crown motor fuel, (ii) Packaged motor and automotive lubricants, oils and marginal fluid quality, including, but not limited to, Crown motor and automatic transmission oils, but excluding re-refined and reclaimed oils, (iii) Firestone and Zerex anti-freeze in 1 liter packaged containers, and (iv) such other merchandise as may hereafter be authorized by Crown. Dealer shall be required to sell such other for sale products described in categories (ii) and (iii), but shall not be required to sell products coming within category (iv). If Crown authorizes the sale of products for promotional purposes and Dealer elects to participate in such promotion, then Dealer agrees to comply with all terms of the promotion.

(j) Dealer shall not sell or offer for sale any motor fuel or other automotive product under Crown's trademark and trade name other than those purchased from Crown. Dealer agrees that no other branded, blended, adulterated or any other product shall be sold under any such sign, trademark or other advertising products other than Crown branded products shall be displayed at the Station without the prior written consent of Crown.

(k) An adequate inventory of products shall be maintained at the Station at all times. To this end Dealer hereby agrees (i) to accept and pay for motor fuel delivered to the Station to the extent of available storage capacity and at such times and in such lease amounts as Crown may from time to time, (ii) to operate any automatic delivery system in effect from time to time, (iii) to give Crown a minimum of 48 hours advance notice of his requirements for motor oil and other package goods deliveries being specifically agreed to by Crown and (iii) to arrange the delivery of products being purchased from other vendors sufficiently in advance to avoid exhaustion of supplies.

(l) Dealer agrees not to perform, nor permit anyone else to perform, any automotive repairs, motor oil changes or lubrication on automotive vehicles, draining of cooling systems, car washing (other than by car wash equipment, if any, with which the station is equipped), or the performance of any other service at the Station other than standard driveway services as prescribed by Crown.

3. TERMS: This Agreement shall be for a term of _____ and shall not be subject to renewal or extension except by specific written agreement. In the event that it this Agreement were renewed or extended full enforceability of any of the provisions of this Agreement would be obviated, prevented or prohibited after renewal or extension by reason of the requirement subsequent to the execution of this Agreement of Federal, State or Local laws, ordinances, covenants, restrictions, conditions or regulations relating to Dealer's operation, use or possession of the Station, this Agreement shall not be subject to renewal or extension, it being expressly understood and agreed that the provisions of this Agreement constitute those terms and conditions on which Crown is willing to lease its Station to Dealer and grant a license to Dealer to use its trademark and operate the Station as a Crown branded dealer and that Crown is unwilling to renew or extend such lease and/or to renew or extend the grant of such license in the event such terms and conditions are hereafter rendered unenforceable to any extent.

The terms of this Agreement is subject to earlier termination under the provisions of Paragraphs 23, 24 and 25.

Form No. 4142 (Rev. 5-78)

4. PROPERTY: Crown hereby demises and leases unto the Dealer the Station, together with all the buildings, improvements and equipment thereon for the lease of this Agreement or provided in Paragraph 3 hereof, free and clear of all liens and encumbrances, except as herein noted, and subject, however, to the right of modification or termination as hereinafter provided.

Dealer covenants that he will not dispose of or encumber the said building, improvements or equipment or any part thereof, or cause or allow the same to be done or represent or cause or permit himself to be represented as the owner of the same or any part thereof, or do anything whereby the title of Crown or the right of Crown to exclusive possession of such buildings, improvements or equipment shall be lost or prejudiced.

In the event of the condemnation or the whole or any part of the Station premises, Dealer shall not be entitled to any part of any amount which may be awarded as damages for the taking of the property.

5. VENDING MACHINES: Crown shall have the sole and exclusive right to install, operate and maintain vending machines at the Station and reserves unto itself a portion of the Station premises as specified by Crown but not to exceed 100 square feet in area for the location of said machines.

In furtherance of the foregoing, Crown may enter into a Contract covering the installation, operation, and maintenance of vending machines and the merchandise to be sold therefrom the terms of which Contract shall be no less favorable to Crown than those contained in Exhibit E attached hereto. Dealer agrees to perform all services required on Crown's part to be performed under such Contract and shall be entitled to a credit against rent for all commissions or other remuneration derived from vending machine sales at the Station to which Crown is entitled under the Contract.

Within ten (10) days following receipt by Crown of amounts due under the aforesaid Contract, Crown shall apply against Dealer's rent all such commissions or other remuneration applicable to vending machine sales at the Station.

6. CAR WASH: In the event the Station is now equipped, or in the event that at any future date Crown shall equip the Station, with car wash and/or vacuum equipment, Dealer agrees to operate and maintain said car wash and/or vacuum equipment for Crown under the following terms and conditions:

(a) All receipts from the use of said equipment shall be paid by Dealer to Crown.

(b) By the 10th of the month following the month from which collections are made, Crown shall pay to the Dealer, or credit Dealer's account, a commission of:

25% of the receipts from the use of wand car wash and vacuum equipment,

30% of the receipts from the use of automatic roll over car wash equipment,

35% of the receipts from the use of automatic conveyor car wash equipment.

(c) Dealer agrees to perform all of the maintenance functions enumerated in Exhibit F and to supply all tools, lubricants, and materials incident thereto.

(d) Dealer shall not, nor permit anyone else, (other than Crown's authorized service representative), to change, alter, modify, reset or in any way tamper with the car wash or vacuum cycle counters.

(e) Dealer agrees to immediately report to Crown any malfunction or breakdown of the equipment which requires replacement of parts or which is beyond the capability of the Dealer to repair.

(f) Dealer shall at all times maintain detergent levels as prescribed by the manufacturer. All waxes and detergents used in the car wash equipment shall either be purchased by the Dealer from Crown at the prices and on such terms and conditions as established from time to time by Crown or shall be waxes and detergents which have been approved by Crown for use in said car wash equipment.

(g) Dealer shall account to Crown for every complete car wash and vacuum cycle, including free cycles for promotional purposes, tests made by maintenance personnel, and paid cycles.

(h) Dealer shall be responsible for any and all damages to vehicles resulting from the car wash operation, whether attributable to malfunction of car wash equipment or otherwise. Dealer shall report monthly to Crown, on such forms furnished by Crown, every claimed instance of such vehicle damage and claims settled. Dealer will have release forms, as provided by Crown, signed for each settled claim over $75.00 and attach the release form to the monthly report.

7. RENT: Dealer shall pay Crown as rental for the Station during the term of this Agreement _____ percent (_____%) of the amounts stipulated below on each gallon of motor fuel delivered to the Station for resale, which shall be payable at the time of delivery:

One Cent (1¢) per gallon on the first 100,000 gallons delivered per month;

One and one-quarter cents (1¼¢) per gallon on each gallon in excess of 100,000 gallons up to 150,000 gallons delivered per month; and

One and one-half cents (1½¢) per gallon on each gallon in excess of 150,000 gallons delivered per month.

8. GALLONAGE REQUIREMENTS: Dealer shall use Dealer's best efforts to sell at retail the maximum possible quantity of motor fuel and, subject to the provisions hereinafter set forth with respect to the month of February, Dealer agrees in any event to sell in addition to all other sales not less than _____ gallons of motor fuel at retail during each month.

In the event Dealer has failed to sell the above minimum quantity of motor fuel during any month, for reason other than those beyond reasonable control of Dealer as provided in Paragraph 10, Crown may in its absolute discretion, immediately terminate this Agreement without further notice or demand upon Dealer, and Crown may thereupon take possession of the Station. If the lease thus is required by applicable state law, if any, if Crown does not exercise such right of termination and Dealer's failure to sell such minimum quantity of motor fuel continues for three (3) consecutive months, without termination by Crown, then the minimum quantity of motor fuel required to be sold hereunder shall be automatically reduced to an amount, per month, equal to the lowest quantity sold during any of the three (3) applicable months.

In the event Dealer's sales have exceeded the then applicable minimum quantity of motor fuel for a period of six (6) consecutive months (whether or not overlapping another period of six (6) consecutive months), then the minimum quantity of motor fuel required to be sold hereunder shall be automatically increased to an amount, per month, equal to the lowest quantity sold during any of the six (6) applicable months.

For the purposes of ascertaining Dealer's compliance with the minimum sales obligation for the month of February, and any automatic adjustment in such minimum sales obligation, the quantity of motor fuel sold during the month of February in any year, shall be deemed to be the quantity actually sold in such month multiplied by twenty-eight (1/28th) thereof, if it falls in a leap year, and otherwise one-fourteenth (1/14th) thereof.

Sale at retail shall exclude sales for resale, but shall include all sales for delivery at the Station to commercial consumers.

9. REFUNDS: Crown shall sell and deliver to Dealer, and Dealer shall purchase and receive from Crown (a) such quantities of motor fuel as may be required for resale at the Station, and (b) such quantities of motor and automatic transmission fluids as Dealer may order from time to time for resale at the Station.

10. FORCE MAJEURE: In the event that the operation of the Station, as contemplated by this Agreement, is interrupted or hindered beyond the reasonable control of Dealer as the result of strikes, lockouts, civil commotion, war or other hostilities, insurrection or riots, changes in traffic pattern or cover, increase in the number of competing service stations, acts of God, fire or other casualty affecting the Station premises, or as a result of any other cause which shall prevent the operation of the Station then Crown shall have the right to give to Dealer written notice specifying the interruption or hindrance and the cause thereof, and if such interruption or hindrance continues for three (3) consecutive months, Dealer shall have the right to request a reduction in the minimum gallonage. Any such request shall be in writing and shall specify both the particular condition which is the Dealer's sole and exclusive remedy. Dealer's request for a reduction in the minimum gallonage which shall apply during the period of such interruption or hindrance shall be deemed to be a request. Crown shall promptly consider the same and give the Dealer written notice of its decision as to whether or not Crown accepts Dealer's request. Crown shall promptly consider the same and give the Dealer written notice of its decision as to whether or not Crown accepts Dealer's request. Crown shall promptly consider the same and give the Dealer written notice of its decision as to whether or not Crown will grant the reduction specified in such request in excess of the minimum gallonage which shall apply during the period of such interruption or hindrance. In the event that Crown shall decide that the operation of the station has been hindered or interrupted by a condition beyond the reasonable control of the Dealer, then Crown shall promptly notify the Dealer as to the minimum gallonage which shall apply during the period of such hindrance or interruption and, which may be more or less than the revised minimum gallonage requested by the Dealer.

In the event that the Dealer shall, in good faith, request a revision in the minimum gallonage Crown has right to give notice terminating this Agreement by reason of Dealer's failure to sell the minimum quantity required to be sold pursuant to Paragraph 8 shall be suspended during the period from the time of receipt by Crown of such request until Crown shall give Dealer written notice of its decision, and any month ending on a beginning during such period shall be excluded for the purpose of determining whether the Dealer has failed to sell the required minimum quantity for three (3) consecutive months. If such decision shall be that the operation of the Station has not been hindered or interrupted as a condition beyond the Dealer's reasonable control, then Crown's right to give written notice of termination shall again become effective.

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in the event that Crown shall establish a reduced minimum gallonage either voluntarily or pursuant to a request by the Dealer, then:

(a) Crown shall have the right by giving written notice to the Dealer to require such increase in the minimum gallonage which is not in excess of the minimum gallonage in effect immediately before such reduction. Such minimum gallonage was established;

(b) During the period commencing with the first month in which Crown shall give the Dealer written notice establishing such reduced minimum and continuing until the month, if any, for which Crown shall establish a minimum quantity which is in excess of such reduction, the minimum quantity so specified by Crown, or the same may be changed from time to time by Crown, shall be substituted for the minimum quantity stated in the first grammatical paragraph of Paragraph 8 and all other provisions of Paragraph 8 and all other provisions of Paragraph 8 shall be substituted, except that if Crown shall have established a minimum quantity which is in excess of the reduced minimum quantity requested by the Dealer or shall increase the minimum quantity after establishing a reduced minimum quantity, Crown shall not have the right to terminate the Agreement because of a failure to sell such increased minimum quantity in any month unless the Dealer shall have also failed to sell such increased minimum quantity during the thirty (30) days commencing with the date on which such increased minimum quantity shall be established; and

(c) If after establishing a reduced minimum quantity Crown shall establish a minimum quantity equal to the minimum quantity in effect prior to such reduction, then the provisions of Paragraph 8 shall again be applied in the same manner as though such reduction had not occurred except that for the purpose of increasing or decreasing the minimum quantity specified in Paragraph 8, Crown shall take into account sales during the period commencing with the month for which such reduction was effective and ending with the month in which such reduction shall cease to be effective and the months immediately preceding and following such period shall be deemed to be consecutive months.

Crown agrees to make deliveries of products hereunder with reasonable promptness, but Crown shall not be liable for losses resulting directly or indirectly from any delay or failure to deliver due to acts of God, fire, accidents, floods, strikes, war declared or undeclared, interruptions or delay in transportation or supplies, orders, regulations, rules, recommendations, requests, suggestions, or interference of any governmental agency whether legal or de facto and whether or not purporting to act pursuant to some regulation, rule or statute, inability to produce or purchase products or crude petroleum from normal sources, other supplies or materials or any other cause beyond the reasonable control of Crown, whether of not of the same class or kind and whether now or existence or hereafter arising.

If by reason of any cause coming within this paragraph at any time during the continuance of this Agreement Crown's available supply of any product covered by this Agreement shall be curtailed or cut off or in Crown's judgment is insufficient to meet the demands of Crown's business, Crown may at its option reduce the deliveries hereunder to the extent necessary in Crown's judgment to apportion fairly among its customers, whether under contract or not, the products then in storage and such quantities as may be received in the ordinary course of business from any remaining sources of supply then being used by Crown for its business at such place of delivery. Crown shall not be required to increase its takings from such other sources of supply or to purchase products or crude petroleum or other supplies or materials so cut off or curtailed or to make use of other than Crown's normal transportation facilities.

Crown shall not be required to make up deliveries omitted on account of any causes of this paragraph.

In the event Crown exercises its option to reduce deliveries as above provided, then, in that event the minimum gallonage as specified in Paragraph 8 hereof shall be proportionately adjusted for as long as such condition exists.

11. PRICES: Prices for respective products shall be:

(a) Motor Oils and Automotive Products: Crown's established dealer price in effect at the time and place of each delivery.

(b) Motor Fuels: The price for each of the respective grades of motor fuel as specified from time to time by Crown at or before the delivery of such motor fuel to the Dealer, provided however, that in no event shall the price to the Dealer for any grade of motor fuel at any time be (i) higher than the highest applicable price to any of the competing Crown dealers, as hereinafter defined, nor (ii) more than one cent (1¢) per gallon higher than the average of the then applicable prices to such competing Crown dealers.

It is expressly agreed by Dealer that the service stations, if any, listed in Exhibit "B" hereto are the only service stations selling Crown motor fuels which are in competition with Dealer, that price reductions to some dealers selling Crown motor fuels may be required from time to time to meet competition from dealers selling other brands of motor fuels and that Dealer's ability to compete will not be materially affected if the minimum price to Dealer is not higher than the highest applicable minimum price to any such competing Crown dealers and is not more than one cent (1¢) per gallon higher than the average of the then applicable minimum prices to all of such competing Crown dealers.

12. PAYMENTS: Dealer agrees to pay for all products delivered hereunder in cash at the time of delivery. If Crown shall at any time extend credit to Dealer, Crown reserves the right to withdraw such credit at any time and to demand cash payment or advance security satisfactory to Crown.

13. REPORTS: Dealer shall report to Crown all such information as to the operations of the Station as Crown may reasonably request, such as, but not limited to, the selling price and quantities of motor fuels and motor and automatic transmission oils sold, any and all damages to equipment, facilities and buildings on the Station premises, and any significant occurrence in connection with the operation of the Station. Such reports shall be submitted at such intervals as specified by Crown.

14. CREDIT CARDS: Crown agrees to purchase from Dealer, at discounts as from time to time determined by Crown, sales slips for the sale of automotive petroleum products not in excess of $25.00 for any one sale, made on Crown Credit Cards, or such bank or other credit card as may be adopted from time to time by Crown.

Dealer agrees to honor all such credit cards as authorized by Crown and agrees that he will conform to and comply with all rules, regulations and credit limits as may from time to time be prescribed by Crown or such other credit card charge plan, provided that Dealer may elect not to honor any credit card if the sales slips made therefor are not purchased by Crown at face value. Dealer further agrees (i) that he will deliver all such sales slips to Crown within seven (7) days of the date of the sale, (ii) that he has received a kit of rules on such bank or other credit card charge plans as currently authorized by Crown, and (iii) that he agrees to accept charge backs for any violations of the rules and regulations of the various charge plans and will promptly reimburse Crown therefor.

Crown reserves the right at any time to withdraw the credit card charge plan privileges herein granted and its liability shall be limited to the purchase of such sales slips emanating from sales prior to the withdrawal of such charge privileges.

15. CONDITION OF STATION AND EQUIPMENT: Dealer represents that (i) he has examined and is familiar with the condition of the Station, the buildings and improvements thereon, including the equipment presently installed as enumerated in Exhibit "C" and that all are received in good and safe condition and repair, or (ii) in the event the premises and/or equipment are not presently completed or installed, or if Dealer has not examined and become familiar with the condition of the Station, and the buildings, improvements and equipment, he will inspect the same before occupancy of the premises and such occupancy shall conclusively establish that the condition of the Station, the buildings and improvements, including the equipment enumerated in Exhibit "C" have all been received in good order and safe condition and repair, unless otherwise stipulated by the parties in writing.

Crown agrees (i) to lend to Dealer such additional equipment and (ii) to replace such existing equipment as Crown may from time to time deem necessary or desirable for the economical operation of the Station or for the furtherance of Crown's brand image.

Crown and Dealer agree to assume the responsibilities as allocated on Exhibits "D" and "F" with respect to the care and maintenance of the Station, the buildings, improvements and equipment thereon.

Subject only to the modifications of Exhibit "D" Dealer at his own expense shall (i) keep and maintain any and all trademarks, brand names, advertising signs and marks of ownership and identification placed by Crown at the Station or upon any buildings and equipment and (ii) maintain the Station, the buildings, improvements and equipment in a neat, clean and safe condition and upon termination of this Agreement to surrender same to Crown in good operating order and condition, reasonable wear and tear excepted.

Dealer assumes the risk, regardless of fault, of damage to or destruction of any buildings, improvements or equipment at the Station otherwise than by ordinary wear and tear or mechanical failure.

Crown reserves the right, at all times, to visit and inspect the Station and to cause any replacement or repairs to be made, at Dealer's expense, which are Dealer's responsibilities under Exhibit "D", or which may be necessitated by (i) Dealer having failed to fulfill his responsibilities thereunder or (ii) damage to or destruction of the leased sales office or any equipment regardless of Dealer's fault, and Dealer shall reimburse Crown for the cost of such repair or replacement immediately upon presentation of invoice.

Crown reserves the right to repair or replace, at Crown's expense, any building or improvement for which Crown hereinabove assumed the risk of damage or destruction, provided, however, that if Crown elects not to repair or replace any such building or improvement, the term of this Agreement and the lease created hereunder shall cease.

Dealer shall not change, modify, alter or construct, nor make or cause to be altered or made, any change, modification, addition or improvement in or to the Station. Crown may change, the layout and/or add to or modify and replace the existing buildings, improvements and other facilities at the Station, and in such event Dealer does release and discharge Crown from any and all losses, damages and claims of any nature which Dealer may sustain by reason of any interruption, decrease or diversion of business at the Station during such activity by Crown, provided, however, that such addition, modification and/or replacement shall be effected with reasonable diligence.

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16. COMPLIANCE WITH LAW: Dealer agrees to observe and comply with all Federal, State, County and Municipal laws, ordinances, covenants, restrictions, conditions or regulations covering Dealer's operation of Dealer's business and possession and use of the Station.

17. HOLD HARMLESS: Dealer shall protect, indemnify and save Crown harmless from any and all losses, damages, claims, suits or costs which shall arise or grow out of any injury to or death of any person or persons, or any damage to property, including the person or property of Dealer or Dealer's employees) caused by or resulting in any way from the operation of Dealer's business at the Station, the condition of the Station, including the driveways, sidewalks, buildings, or equipment now or hereafter erected or installed thereon, or the use of the equipment and facilities supplied by Crown, whether due to imperfections or defect of the equipment and facilities, or any part thereof, latent or patent, or by any fault in the installation thereof, whether the same arises from negligence or otherwise.

18. INSURANCE: Dealer shall procure and maintain a fire and extended coverage, vandalism and malicious mischief insurance policy in an amount of not less than 80% of the full insurable value of all of the above ground Station equipment, which is presently installed and future additions thereto or replacement thereof.

Dealer shall procure and maintain public liability and property damage insurance from an insurance company approved by Crown in amounts of not less than One Hundred Thousand Dollars ($100,000.00) for injury or death of any person, Three Hundred Thousand Dollars ($300,000.00) for injury or death of any two or more persons and Fifty Thousand Dollars ($50,000.00) for damage to property, sustained or occurring on or in connection with the use and occupancy of the Station.

Dealer shall provide and maintain Workmen's Compensation Insurance covering all persons (regardless of number) employed at the Station, which insurance shall embody all coverages required by applicable State Law.

Dealer shall name Crown as an additional assured under all of the foregoing insurance coverages, excepting Workmen's Compensation.

Upon the signing of this Agreement, Dealer shall furnish Crown's Insurance Department, P. O. Box 1168, Baltimore, Maryland 21203 certificates issued by insurers satisfactory to Crown evidencing that the settlement of any claim under the policy or policies will not be cancelled unless not less than ten (10) days prior written notice of such cancellation shall be given to Crown's Insurance Department.

Dealer covenants that he shall not do, or knowingly suffer to be done, any act, matter or thing whereby any policy of insurance on the Station shall become void, suspended or voidable, or whereby the premium on any such insurance premium shall be increased.

19. TRADEMARKS: Dealer hereby acknowledges that the name "CROWN" is a registered trademark and covenants that (i) he will not at any time claim any right, title or interest in or to any of Crown's trade names, trademarks, brand names or advertising matter of any nature or kind (including, but not limited to, the various signs, signboards and marks of ownership and identification placed by Crown at the Station) and (ii) he will not directly or indirectly destroy or projudice Crown's good will and exclusive ownership thereof and (iii) he will not at any time alter or change any advertising signs, devices, or matter supplied by Crown or permit their use by any other person or firm or use any of Crown's trade names, trademarks, brand names, advertising signs, devices or matter contrary to the instructions of Crown.

All signs and other advertising material furnished by Crown to Dealer shall remain Crown's property and shall be removable at any time by Crown.

20. PUBLIC CHARGES: Dealer agrees to assume and pay to Crown any and all taxes or assessments or charges on the products sold hereunder and on the sale, manufacture, distribution, transportation or use thereof, or any other taxes or assessments on the products which Crown may be required to pay or collect under any Federal, State, County, or Municipal law now in effect or hereafter passed. All such taxes and charges shall be paid by Dealer to Crown at the time of payment for the products delivered hereunder.

Dealer further covenants to pay as and when due any and all license and permit fees, taxes (other than real and personal property taxes assessed on the Station premises) and other charges whatsoever incident to any equipment and accessories installed or used on the Station premises, as well as all charges for water, sewer rent or service, gas, electricity and other utilities.

Any and all licenses, taxes, duties, charges or fees now or hereafter levied (including taxes measured by the compensation of Dealer's employees) on the business or the operations conducted by the Dealer hereunder, or on the Dealer, shall be reported, borne and paid directly by the Dealer.

21. SECURITY DEPOSIT: As general and continuing security for the payment in whole or in part of any past, present or future obligation, indebtedness or liability of Dealer to Crown under the terms of this Agreement, Dealer has deposited with Crown the sum of _____ Dollars (_____) receipt of which is hereby acknowledged. Subject to and except as provided by applicable law, (i) Dealer hereby authorizes Crown to apply all or any part of the Security Deposit to the payment or discharge of any obligation, indebtedness or liability of Dealer to Crown and (ii) upon termination of this Agreement and upon discharge of all obligations and indebtedness of Dealer to Crown including satisfactory evidence of compliance with Paragraph 20, Crown agrees to return the Security Deposit or any unapplied balance thereof to the Dealer, together with simple interest accrued thereon at the rate of 3% per year.

Dealer agrees that Crown's right to the application of the Security Deposit as hereinbefore provided shall be an addition to any other remedy Crown may have by law.

22. SUPERIOR LEASE: If Crown is not the owner of the Station herein demised, then the lease herein created shall be subject to all of the terms, provisions and conditions of the lease or other arrangement under which Crown holds the said Station, and if such lease or other arrangement shall be cancelled and terminated, this Agreement and the interest of the Dealer herein shall be automatically terminated and cancelled without further act of the parties hereto and without any liability on the part of Crown.

23. TERMINATION FOR CAUSE—IMMEDIATE: Crown may immediately terminate this Agreement without further demand, upon giving Dealer written notice of such termination (which notice shall not be less than is required by applicable State Law, if any) in the event Dealer:

(a) Fails to keep the Station open and operating continuously 24 hours per day, 7 days per week (otherwise than because of fire or other casualty affecting the Station premises or by reason of applicable requirements of Federal, State or Local governments);

(b) Sells, offers for sale or permits the serving or consumption of alcoholic beverages or narcotics, or permits gambling or illegal activity at the Station, or engages in any improper act or conduct detrimental to Crown or to Crown's brand image;

(c) Sells, or offers for sale, at the Station any motor fuel obtained from any source other than Crown;

(d) Misuse, loses or permits the misuse of Crown's credit card;

(e) Fails to accept and pay for motor fuel delivery as provided in Paragraphs 2(k) and 12 hereof;

(f) Performs or permits to be performed any automotive repairs, motor oil changes, lubrication, draining of cooling systems or car washing (except by installed car wash equipment) at the Station;

(g) Violates the covenant against disposal, encumbrances or prejudicing; Crown's title as contained in Paragraph 4 hereof;

(h) Fails to sell the minimum gallons of motor fuel required to be sold pursuant to Paragraph 8 hereof or any lesser quantity to which the minimum may be reduced pursuant to Paragraph 10;

(i) Fails to honor credit cards as required by Paragraph 14 hereof, or engages or participates in any fraudulent or improper use of any credit card issued by Crown for the purpose or effect of defrauding Crown or the authorized holder of such card;

(j) Changes, modifies or alters the Station in violation of Paragraph 15 hereof;

(k) Violates Federal, State or Local laws, ordinances, covenants, restrictions, conditions or regulations in connection with the operation of Dealer's business or the operation, use or possession of the Station;

(l) Causes insurance on the Station to become voided, suspended or uncollectible;

(m) Fails to pay to Crown, or its designee, the receipts from car wash, vacuum or vending equipment furnished by Crown, as required by paragraph 6;

(n) Fails to pay public charges as provided in Paragraph 20 hereof;

(o) Makes a material misstatement of fact in Exhibit "A" Dealer's Initial or Renewal Application or if there is a material misstatement of fact in any Disclosure of Interest Statement attached thereto, or any material failure to state facts therein, or any failure to provide requisite certifications of any subsequent change relating to the representations contained therein;

(p) Files a petition in bankruptcy, becomes adjudicated a bankrupt, makes an assignment for the benefit of creditors or takes advantage of any insolvency act;

(q) Abandons the Station; or

(r) is convicted of an offense involving moral turpitude or pertaining to the operation of the Station.

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24. TERMINATION FOR CAUSE—AFTER NOTICE: Where termination is not otherwise specifically provided for in this Agreement and Dealer defaults in the performance of a failure to perform or violation of any provision, covenant or condition of this Agreement and fails to cure the default within such reasonable period of time as may be specified by Crown for the correction of such default, Crown may terminate this Agreement without further demand, upon giving Dealer such written notice of termination as may be required by applicable State law, if any.

25. RELIEF FOR DEALER'S INABILITY TO PERFORM: If the Dealer, in the case of a Dealer who is an individual, or any person named in the Initial or Renewal Application as an active participant in the operation of a Dealership in the case of a Dealership, is a corporation or partnership, shall die, or any such person shall be determined to be incompetent by a court of competent jurisdiction, or shall be adjudicated a bankrupt, or shall be unable to operate the Station for a period in excess of thirty (30) consecutive days Dealer or any such active participant, as the case may be, shall be entitled to terminate this Agreement by giving to Crown written notice of such inability to operate the Station and the date of the termination for the convenience of the Dealer written notice specifying the termination shall be effective not less than ten (10) days after receipt of such notice, or such other period of time as may be required by applicable minimum gallonage. Any such request shall be in writing and shall specify both the particular condition which is the Dealer's sole and exclusive remedy. Dealer's request for a reduction in the minimum gallonage which shall apply during the period of such interruption or hindrance shall be deemed to be a request. Crown shall promptly consider the same and give the Dealer written notice of its decision as to whether or not Crown accepts Dealer's request. Crown shall promptly consider the same and give the Dealer written notice of its decision as to whether or not Crown will grant the reduction specified in such request in excess of the minimum gallonage which shall apply during the period of such interruption or hindrance. In the event that Crown shall decide that the operation of the station has been hindered or interrupted by a condition beyond the reasonable control of the Dealer, then Crown shall promptly notify the Dealer as to the minimum gallonage which shall apply during the period of such hindrance or interruption and, which may be more or less than the revised minimum gallonage requested by the Dealer.

In the event that the Dealer shall, in good faith, request a revision in the minimum gallonage Crown has right to give notice terminating this Agreement by reason of Dealer's failure to sell the minimum quantity required to be sold pursuant to Paragraph 8 shall be suspended during the period from the time of receipt by Crown of such request until Crown shall give Dealer written notice of its decision, and any month ending on a beginning during such period shall be excluded for the purpose of determining whether the Dealer has failed to sell the required minimum quantity for three (3) consecutive months. If such decision shall be that the operation of the Station has not been hindered or interrupted as a condition beyond the Dealer's reasonable control, then Crown's right to give written notice of termination shall again become effective.

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26. OPTIONS: Dealer hereby delivers and leases unto the Dealer the Station, together with all the buildings, improvements and equipment thereon for the lease of this Agreement or provided in Paragraph 3 hereof, free and clear of all liens and encumbrances, except as herein noted, and subject, however, to the right of modification or termination as hereinafter provided.

Dealer covenants that he will not dispose of or encumber the said building, improvements or equipment or any part thereof, or cause or allow the same to be done or represent or cause or permit himself to be represented as the owner of the same or any part thereof, or do anything whereby the title of Crown or the right of Crown to exclusive possession of such buildings, improvements or equipment shall be lost or prejudiced.

In the event of the condemnation or the whole or any part of the Station premises, Dealer shall not be entitled to any part of any amount which may be awarded as damages for the taking of

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EXHIBIT "A"

BRANDED SERVICE STATION

LEASE AND DEALER AGREEMENT

CROWN CENTRAL PETROLEUM CORPORATION
SERVICE STATION DEALER RENEWAL APPLICATION

Date_____ 19____

A. (To be completed by Crown)
The undersigned Dealer (hereinafter called the "Dealer") hereby applies to Crown Central Petroleum Corporation, (hereinafter called "Crown") for (Complete (1) or (2) and strike through the other):

1. A new Branded Service Station Lease and Dealer Agreement for the term and otherwise on the terms and conditions stated in Crown's offer dated_____ 19____
2. Renewal of the existing Branded Service Station Lease and Dealer Agreement for the additional term and otherwise on the terms and conditions stated in Crown's offer dated_____ 19____

covering the Station presently leased by Crown to Dealer by a Branded Service Station Lease and Dealer Agreement dated_____ 19____

B. (To be completed by Dealer)
In order to induce Crown to accept this Application, Dealer represents and warrants to Crown as follows:

1. Dealer is (Complete (a), (b) or (c) as appropriate and strike through the others):

(a) an individual and no other person, firm or corporation other than Crown has any financial interest, as hereinafter defined, in the Station except_____

(b) Dealer is a corporation duly incorporated under the laws of the State of_____
The Directors of which are_____
the officers of which are
President_____
Vice President (if any)_____
Secretary_____
Treasurer_____
the stockholders of which, and the number of shares held by each are

Name of Stockholder	Number of Shares Held

and in which no other person, firm or corporation has any financial interest, as hereinafter defined except_____

No person, firm or corporation, other than Crown, the Dealer and any officer, director or stockholder named above, has any financial interest, as hereinafter defined, in the Station except_____

The persons who will be active participants in the operation of the Station are (there must here be named the individual or individuals who is or are the President or a Vice President of the Dealer and the individual or individuals who hold, or whose spouses who are not active participants hold, a majority of the stock of the Dealer) _____

(c) the Dealer is a partnership, all of the partners of which and their respective interests in the capital and profits are:

Name of Partner	Capital Interest	Profits Interest

and in which no other person, firm or corporation has any financial interest, as hereinafter defined except_____

No person, firm or corporation, other than Crown, the Dealer and the above-named partners, has any financial interest, as hereinafter defined, in the Station except_____

Each of the partners will be an active participant in the operation of the Station except (there may be excepted here only a partner who is the spouse of a partner who is an active participant)_____

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A financial interest in the Station means (i) indebtedness owing for money borrowed for use in the operation of the Station other than indebtedness to banks or other lending institutions; (ii) any indebtedness which is secured by a lien on inventory or accounts receivable; and (iii) any right to receive payments measured in whole or in part by the profits from the operation of the Station or the amount of business done at the Station otherwise than as compensation for services rendered at the Station as an employee of the Dealer.

A financial interest in a Dealer which is a corporation or a partnership means (i) an interest as a creditor otherwise than for services rendered as an employee, for goods or services sold in the ordinary course of business and money loaned by a bank or other lending institution; (ii) any interest as a creditor which is secured by a lien on the assets of the Dealer; and (iii) any right to receive payments measured in whole or in part by the profits of the Dealer or the amount of business done by the Dealer otherwise than as compensation for services rendered as an employee of the Dealer.

2. Neither the Dealer nor any person having a financial interest in the Station, as above defined, nor, if the Dealer is a corporation or partnership, any officer, director, stockholder, or partner of the Dealer or any person having a financial interest in the Dealer, as above defined, nor the spouse of any of them, has any interest, as a creditor, stockholder (otherwise than as a holder of stock listed on a National Securities Exchange), partner, profit sharer, guarantor, employee or otherwise in any service station (other than a station marketing Crown branded motor fuel which is located within ten miles of the Station on a highway on which the Station is located or which, if it is not so located on a highway on which the Station is located, is located within five miles of the Station.

3. There are attached hereto Disclosure of Interest Statements which have been executed by the Dealer, all persons who have a financial interest in the Station, as above defined, and, if the Dealer is a corporation or a partnership, all of its officers, directors, stockholders and partners and persons having a financial interest in the Dealer, as above defined. All statements of fact made in such Disclosure of Interest Statements are true and correct and may be relied upon by Crown in determining whether or not to accept this Application.

4. (a.) Each statement of fact contained in this Application and in the attached Disclosure of Interest Statement will be true and correct at the commencement of the Branded Service Station Lease and Dealer Agreement and will thereafter continue to be true and correct during its term and any renewal thereof with the same force and effect as though repeated at such commencement and thereafter repeated from time to time except for changes in facts as to which Dealer shall give Crown written notice within not more than ten (10) days after the occurrence of such change; and (b) there will be no such change in facts which would cause the Statement made in Paragraph 2 above to be untrue if then repeated.

The Dealer hereby certifies that the statements contained in this Application and in the attached Disclosure of Interest Statements are true and correct and that any statement contained in any notice of Change will be true and correct and agrees that any material misstatement of fact herein or therein and any material failure to state facts herein or therein and any failure to furnish requisite notification of any subsequent change relating to the representations therein contained shall be cause for the termination of the Branded Service Station Lease and Dealer Agreement.

_____ Witness

_____ Dealer

CONSENT OF STOCKHOLDER

For the purpose of inducing Crown Central Petroleum Corporation a Maryland corporation, (hereinafter called "Crown") to enter into a Branded Service Station Lease and Dealer Agreement with_____ (Name of Dealer Corporation) a_____ corporation, capital stock of which is owned by the undersigned, (hereinafter called the "Dealer"), covering Station No._____ located at_____ the undersigned consents and agrees:

1. Except for a transfer as the result of the death of the undersigned, if an individual, the undersigned will not, without the written consent of Crown first had and obtained:

(a) Sell, assign, transfer or pledge or otherwise encumber the capital stock of the Dealer owned by the undersigned, or

(b) Vote for, consent to or otherwise approve the issuance of additional capital stock by the Dealer otherwise than pro rata to existing stockholders.

2. The undersigned authorizes and approves the execution by the Dealer of a Branded Service Station Lease and Dealer Agreement covering the above described Station in such form and with such Exhibits as may be approved by the officer of Dealer executing the same, such approval to be conclusively evidenced by his execution thereof.

3. Such Branded Service Station Lease and Dealer Agreement and all other agreements between Crown and the Dealer may be modified, amended, changed, terminated or extended at any time and from time to time by agreement, whether written or verbal and whether express or implied, between Crown and the Dealer, without the necessity of notice to or any further authorization, consent or approval by the undersigned or any other holder of stock issued by the Dealer.

4. The undersigned will not vote for, consent to or otherwise approve any violation by the Dealer of such Branded Service Station Lease and Dealer Agreement or any other agreement between Crown and the Dealer.

IN WITNESS WHEREOF, the undersigned, if an individual, has signed this consent or, if the undersigned is not an individual, has caused this consent to be executed on its behalf, this_____ day of_____ 19____

Witness:

_____ Stockholder
_____ Stockholder
_____ Stockholder
_____ Stockholder
_____ Stockholder

Form No. 4-142 (Rev. 5-78)

EXHIBIT "A"

BRANDED SERVICE STATION

LEASE AND DEALER AGREEMENT

DISCLOSURE OF INTEREST STATEMENT

(Corporate Form)

In order to induce Crown Central Petroleum Corporation (hereinafter called "Crown") to enter into or renew a Branded Service Station Lease and Dealer Agreement pursuant to the Service Station Dealer Initial or Renewal Application executed by_____

(Insert "the undersigned" or the name of the applicant), the undersigned hereby represents and warrants to Crown that:

1. A representative of the undersigned has read the Application and to the best of its knowledge, information and belief all of the statements of fact contained therein are true and correct.

2. If the undersigned is not the Dealer named in the Application, (a) it now has or will have the following financial interest in the Dealer or the Station_____

(b) the undersigned is a corporation duly incorporated under the laws of the State of_____ and (c) no person, firm or corporation owns more than ten percent (10%) of the capital stock of any class of the undersigned except_____

3. Neither the undersigned, nor, if the undersigned is not the Dealer named in the Application, any person, firm or corporation which owns more than ten percent (10%) of the capital stock of any class of the undersigned, nor the spouse of any such person nor any relative of any such person living in the same residence with such person has any interest, direct or indirect, as a proprietor, employee, creditor, guarantor, profit sharer, stockholder, partner or otherwise, in any business other than the business to be conducted pursuant to such Branded Service Station Lease and Dealer Agreement except:

(a) Interest as a stockholder, bond holder or debenture holder in any corporation the stock of which is listed on any National Securities Exchange or is actively traded in the over-the-counter market or which is a mutual investment company and in which the undersigned does not own more than 1% of the stock, bonds or debentures;

(b) Interest as a depositor in any bank or other financial institution;

(c) Interest as a holder of an insurance or annuity policy;

(d) Interest as a creditor for goods or services sold in the ordinary course of business;

(e) In the case of a stockholder in the undersigned, the interest of such a stockholder in the undersigned and businesses in which the undersigned has a disclosed interest, and any interest disclosed in a Disclosure of Interest Statement executed by such stockholder; and

(f) (Here list all other interests, describing each particular interest and the business, as, for example, "The undersigned owns and operates a drive-in restaurant at_____" or "_____ who owns more than 10% of the capital stock of the undersigned, is a stockholder in and employee of_____ which is a tire distributor." Attach additional sheets if necessary)_____

IN WITNESS WHEREOF, the undersigned has caused this Disclosure of Interest Statement to be executed on its behalf by its President or a Vice President this_____ day of_____ 19____

ATTEST:

_____ (Correct name of corporation)

_____ By_____ President

Form No. 4-142 (Rev. 5-78)

EXHIBIT "A"

BRANDED SERVICE STATION

LEASE AND DEALER AGREEMENT

DISCLOSURE OF INTEREST STATEMENT

(Partnership Form)

In order to induce Crown Central Petroleum Corporation (hereinafter called "Crown") to enter into or renew a Branded Service Station Lease and Dealer Agreement pursuant to the Service Station Dealer Initial or Renewal Application executed by_____

(Insert "the undersigned" or the name of the applicant), the undersigned hereby represents and warrants to Crown that:

1. A partner of the undersigned has read the Application and to the best of its knowledge, information and belief all of the statements of fact contained therein are true and correct.

2. If the undersigned is not the Dealer named in the Application, (a) it now has or will have the following financial interest in the Dealer or the Station_____

and (b) the partners of the undersigned are_____

3. Neither the undersigned, nor, if the undersigned is not the Dealer named in the Application, any partner of the undersigned nor the spouse of any partner nor any relative of a partner living in the same residence with such partner has any interest direct or indirect, as a proprietor, employee, creditor, guarantor, profit sharer, stockholder, partner or otherwise, in any business other than the business to be conducted pursuant to such Branded Service Station Lease and Dealer Agreement except:

(a) Interest as a stockholder, bond holder or debenture holder in any corporation the stock of which is listed on any National Securities Exchange or is actively traded in the over-the-counter market or which is a mutual investment company and in which the undersigned does not own more than 1% of the stock, bonds or debentures;

(b) Interest as a depositor in any bank or other financial institution;

(c) Interest as a holder of an insurance or annuity policy;

(d) Interest as a creditor for goods or services sold in the ordinary course of business;

(e) In the case of a partner in the undersigned, the interest as such a partner in the undersigned and businesses in which the undersigned has a disclosed interest, and any interest disclosed in a Disclosure of Interest Statement executed by such partner; and

(f) (Here list all other interests, describing each particular interest and the business, as, for example, "The undersigned owns and operates a drive-in restaurant at_____" or "_____ who is a partner in the undersigned, is a stockholder in and employee of_____ which is a tire distributor." Attach additional sheets if necessary)_____

IN WITNESS WHEREOF, the undersigned has caused this Disclosure of Interest Statement to be executed on its behalf by one of its partners this_____ day of_____ 19____

WITNESS:

_____ (Correct name of partnership)

_____ By_____

Form No. 4-142 (Rev. 5-78)

EXHIBIT "A"

BRANDED SERVICE STATION

LEASE AND DEALER AGREEMENT

DISCLOSURE OF INTEREST STATEMENT

(Individual Form)

In order to induce Crown Central Petroleum Corporation (hereinafter called "Crown") to enter into or renew a Branded Service Station Lease and Dealer Agreement pursuant to the Service Station Dealer Initial or Renewal Application executed by_____

(Insert "me" or the name of the applicant), I hereby represent and warrant to Crown that:

1. I have read the Application and to the best of my knowledge, information and belief all of the statements of facts contained therein are true and correct.

2. If I am not the Dealer named in the Application, I now have or will have the following financial interest in the Dealer or the Station:

3. Neither I nor my spouse nor any relative living in the same residence with me has any interest, direct or indirect, as a proprietor, employee, creditor, guarantor, profit sharer, stockholder, partner or otherwise, in any business other than the business to be conducted pursuant to such Branded Service Station Lease and Dealer Agreement except:

(a) Interest as a stockholder, bond holder or debenture holder in any corporation the stock of which is listed on any National Securities Exchange or is actively traded in the over-the-counter market or which is a mutual investment company and in which I do not own more than 1% of the stock, bonds or debentures;

(b) Interest as a depositor in any bank or other financial institution;

(c) Interest as a holder of an insurance or annuity policy;

(d) Interest as a creditor for goods or services sold in the ordinary course of business;

(e) Any interest in any business which has been disclosed in an Application or Disclosure of Interest Statement executed by a corporation or partnership in which I do or an interest as disclosed therein; and

(f) (Here list all other interests, describing each particular interest and the business, as, for example, "I am a partner in_____ which operates a drive-in restaurant at_____" or "My spouse is employed by the_____ Company." Attach additional sheets if necessary)_____

4. I certify that each statement contained herein will be true and correct at the commencement of the Branded Service Station Lease and Dealer Agreement and will thereafter continue to be true and correct during its term and any renewal thereof with the same force and effect as though repeated at such commencement and thereafter repeated from time to time, except for changes in facts as to which I shall give Crown written notice within not more than ten (10) days after the occurrence of such change.

5. Crown is hereby authorized to obtain such credit reports on me as it shall deem desirable from time to time.

IN WITNESS WHEREOF, I have signed this Disclosure of Interest Statement this_____ day of_____ 19____

WITNESS:

_____

Form No. 4-142 (B)

EXHIBIT "B"

BRANDED SERVICE STATION

LEASE AND DEALER AGREEMENT

SCHEDULE OF COMPETING CROWN DEALERS

Form No. 4-142 (C)

EXHIBIT "C"

BRANDED SERVICE STATION

LEASE AND DEALER AGREEMENT

LIST OF EQUIPMENT INSTALLED AT THE STATION AS OF DATE OF THIS AGREEMENT

Form No. 4-142 (Rev. 5-78)

EXHIBIT "D"

BRANDED SERVICE STATION

LEASE AND DEALER AGREEMENT

In accordance with Paragraph 18 of the referenced Agreement, it is understood and agreed that maintenance responsibility shall be as follows:

	Responsibility: Dealer	Responsibility: Crown
A. Lighting:		
1. Bulbs and tubes		
a. Materials	X	
b. Labor		
2. Ballasts and repair fixtures		X
B. Painting		
1. Interior of building	X	
2. Exterior—doors and trim	X	
3. All other exterior building painting		X
4. I.D. Sign Pole and life poles		X
5. Curbs, islands, fences, etc.	X	
6. Material for all of the above		X
C. Maintenance		
1. Signal alarm bell and brain replacements	X	
2. Air hose, fittings, check, etc., replacements	X	
3. Pump nozzles, hose swivels, replacements	X	
4. Inspection, recharging or replacement of fire extinguishers by Crown approved service company	X	
5. All glass replacements	X	
6. Snow removal from property of station	X	
7. Compressor—drain water, maintain proper oil level	X	
8. Door and lock sets, keys, knobs, tumblers and replacements		
a. Materials	X	
b. Labor		X
9. Soap dispensers, water closet float and valve assembly, toilet seats assembly, replacements		X
10. All faucet connections, clogged toilet lines		X
11. Fuel Oil or gas furnace—replacement and repairs		X
12. Desk and chair, including replacements	X	
13. Refuse disposal service	X	
14. Tank stick replacement		X
15. Checking tanks for water daily	X	
16. Gasoline hoses		X
17. Compressor including replacement		X
18. All electric wiring systems		X
19. Paving and concrete repairs		X
20. Electric hot water heater		X
21. Pump and tank repairs as required		X
22. Air—hose, head only		X
23. Dispensers, pumps and pumping units		X
24. Water fountains		X
25. Oil cabinets		X
26. Towel cabinets	X	
27. Restroom signs		X
28. Impact check valves and replacements		X
29. Ticket imprinters	X	
30. Structural defects		X
31. Roof, gutter, downspout repairs		X
32. Refractor cabinets, clamps		X

Cost of repairs or maintenance of items classified as Crown's responsibility under Paragraph 15 shall be limited to ordinary wear and tear or mechanical failure only and shall not relieve Dealer of Responsibility to repair or replace promptly any building, improvement, equipment and facilities, which may be lost, damaged or destroyed otherwise than by ordinary wear and tear or mechanical failure.

Form No. 4142 (Rev. 5-78)

EXHIBIT "F"
BRANDED SERVICE STATION
LEASE AND DEALER AGREEMENT

VENDING MACHINE AGREEMENT

THIS AGREEMENT, entered into this _____ day of _____ 19..., by and between

(hereinafter referred to as the OPERATOR) and CROWN CENTRAL PETROLEUM CORPORATION, a Maryland corporation (hereinafter referred to as CROWN.)

For and in consideration of the mutual covenants set forth, and of the sum of ONE DOLLAR ($1.00) to each the other in hand paid, the parties hereto agree as follows:

1. The Operator will furnish and install upon the premises of Crown's Service Stations delivered from Crown's Terminal Vending Machines of such type, number and color as may from time to time be mutually agreed upon and Crown does hereby grant unto the Operator the sole exclusive right to place, maintain and operate said machines on or about said premises at such location as designated by Crown, for the period or periods hereinafter set forth.

2. The Operator will maintain and service the said machines as often as from necessary to keep them stocked with standard brands of cigarettes, and in proper operating condition for the duration of this agreement.

3. The Operator agrees to pay to Crown for the exclusive right to sell, at prices specified by Crown, such vending machine products upon the above described premises, a commission of ONE CENT (1¢) per package (unless otherwise specified in this agreement).

4. In the event Federal, State or Local taxes on merchandise sold from said machines are increased or decreased or should there be a change in the manufacturer's price in said merchandise, the schedule of commissions above shall be adjusted and such adjustment shall not affect any of the other provisions of this agreement.

5. The Operator will sell to Crown, or, when authorized by Crown, to the Dealer operating the service station, Pepsi Coca Cola, or such other soft drink product as may from time to time be mutually agreed upon. The price of such product shall be:

Coca Cola _____

_____

_____

_____

subject to increase or decrease resulting from changes in manufacturer's selling prices to Operator or resulting from increases or decreases in Operator's distributing costs. Any such price changes shall be mutually agreed upon by Operator and Crown before becoming effective. In the event Operator and Crown are unable to agree upon any such price changes within ten (10) days of the date of such proposed change the obligation of the Operator to sell soft drinks hereunder shall be immediately terminated.

Crown for any service station dealer purchasing soft drinks from Operator shall stock the soft drink vending machines, establish the resale prices of all soft drinks and shall retain the profits from the sale thereof.

6. Crown agrees that said machines shall remain the property of the Operator and that they will not permit any one other than the authorized agent of the Operator to remove or tamper with said machines.

7. Crown further agrees that it will report promptly to the Operator any failure of the machines to function properly or any other conditions which might affect the profitable operation of the machines.

8. The term of this agreement shall be for a period of one (1) year beginning from _____ and shall thereafter renew itself automatically for periods of one (1) year each, subject however, to the right of either party to cancel this agreement at any time during the original or any renewal term by giving thirty (30) days prior written notice.

9. This contract will inure to and be binding on the personal representatives, successors and assigns of the parties hereto.

WITNESS, the hands and seals of the parties hereto the day and year first above written.

WITNESS

_____ BY _____ (SEAL)

ATTEST: CROWN CENTRAL PETROLEUM CORPORATION

_____ BY _____

Form No. 4142 (Rev. 5-78)

EXHIBIT "F"
BRANDED SERVICE STATION
LEASE AND DEALER AGREEMENT

INSPECTION AND MAINTENANCE TO BE PERFORMED BY DEALER

CAR WASH EQUIPMENT

DAILY INSPECTION

Check level of detergent tank
Check level of wax tank
Check level of cylinder storage tank (@10 Non detergent oil)
Check spray nozzles, clean if necessary
Check wax level (Optional super wax arch)
Check oil level of cylinder lubricator bowl
Fill conveyor oiler tank (@30 Non detergent motor oil)
Drain condensation from water sediment bowl
Check oil level (Optional hydraulic conveyor storage tank)
Check pump oil level (Operational HP Power Pak)

WEEKLY INSPECTION

Check conveyor chain tension
Drain Condensation from air compressor
Grease all fittings (Multi-purpose water proof grease)
Visually check condition of conveyor pushers
Check belt tension (Optional hi pressure power pak)
Check all fittings, nuts, and bolts for tightness

MONTHLY INSPECTION

Service and clean air brushes
Check gear box oil level
Check chain tension and oil lightly
Check belts tension on air compressor
Drain and refill cylinder lubricator bowl
Change pump oil (Optional hi pressure power pak)

EVERY THREE MONTHS

Drain and refill all gear boxes

EVERY SIX MONTHS

Change plunger packing (Optional hi pressure power pak)
Drain and refill air compressor pump oil (Non detergent SA. 30)

YEARLY SERVICE

Clean water softener salt tanks
Grease pump motor
Lubricate water heater circulator pump

July 13/78

RE: Petitions for Special Exception and Variance
NW/S of Belair Road 175' NE of Link Avenue - 11th Election District
Hannah Lauman - Petitioner
No. 78-247-XA - (Item No. 172)

Dear Mr. S. Eric Dinenna

I wish to appeal the above petitions.

Please forward all papers in connection with said case to the County Board of Appeals for Baltimore County.

JUL 13 '78 AM
OFFICE OF PLANNING & ZONING

Mary J. Link
Charles J. Link
8642 Belair Rd
Baltimore Md 21236
Phone 256-8327

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baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3353

S. ERIC DINENNA
ZONING COMMISSIONER

June 19, 1978

James H. Cook, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance
NW/S of Belair Road, 175' NE of Link Avenue - 11th Election District
Hannah Lauman - Petitioner
NO. 78-247-XA (Item No. 172)

Dear Mr. Cook:

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

Very truly yours,

GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/jam

Attachments

cc: Jeffrey P. Hanes, Esquire
Suite 200, 15 Charles Plaza
Baltimore, Maryland 21201

Mr. Charles Christ
6425 Eastern Avenue
Baltimore, Maryland 21224

John W. Hessian, III, Esquire
People's Counsel

Mr. Charles J. Link
8642 Belair Road
Baltimore, Maryland 21236

January 31, 1979

Mr. and Mrs. Charles J. Link
8642 Belair Road
Baltimore, Md. 21236

Re: File No. 78-247-XA
Hannah Lauman (Crown Central Petroleum Corp.)

Dear Mr. and Mrs. Link:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Muriel E. Buddemeier

Encl.

cc: James H. Cook, Esq.
Louis C. Laumann, Esq.
Jeffrey P. Hanes, Esq.
Mr. Charles Christ
John W. Hessian, III, Esq.
Mr. S. E. DiNenna
Mr. George Martinak
Mr. James Dyer
Mr. Leslie Graef
Industrial Development
Mr. James Hoswell

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

February 22, 1979

Mr. and Mrs. Charles J. Link
8642 Belair Road
Baltimore, Md. 21236

Re: Case No. 78-247-XA
Hannah Lauman

Dear Mr. and Mrs. Link:

Enclosed herewith is a copy of the Amended Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: James H. Cook, Esquire
Louis C. Lauman, Esquire
Jeffrey P. Hanes, Esquire
Mr. Charles Christ
Mrs. Genevieve Buettner
John W. Hessian, III, Esquire
Mr. J. E. Dyer
Mr. S. E. DiNenna

Mr. L. H. Graef
Industrial Development
Mr. J. Hoswell

AREA CODE 301
DE AIR 638-3100
BALTO. 879-2600

ASSOCIATED ENGINEERS & SURVEYORS INC.
COMPLETE ENGINEERING SERVICE

26 SOUTH MAIN STREET — BEL AIR, MARYLAND 21014

February 23, 1978

PARTICULAR DESCRITPION

BEING two contiguous tracts or parcels of land; the first being a part of that tract or parcel of land conveyed by a deed to Louis C. Laumann and Hanrah Laumann, his wife, from Helen M. Alban dated November 15, 1943 and recorded among the Land Records of Baltimore County, Maryland in Liber 1300 Folio 599; the second being that tract or parcel of land conveyed by a deed to the above-named grantees from Louis C. Laumann, Jr., Trustee, dated September 30, 1965 and recorded among the aforesaid Land Records in Liber 4529 Folio 354; and more particularly described as follows:

BEGINNING FOR THE SAME at a x-mark in the sidewalk on the northwesterly right-of-way line of Belair Road, a 70 feet-wide state road, approximately 165 feet northeasterly from the center of Link Avenue, said point of beginning also being on the northeasternmost boundary of Lot 1 as shown on a plat titled "Fullerton Farms" recorded among the Plat Records of Baltimore County in Plat Book 7 Folio 52, and running thence, with and along the aforesaid northernmost boundary of Lot 1, North 39°-45'-00" West 135.00 feet to a pipe now set, thence, leaving the boundary of Lot 1 and running for lines of division across the land of the grantors hereto the three following courses and distances, viz:

-2-

1. North 49°-15'-00" East 127.64 feet to a pipem thence
2. North 40°-45'-00" West 2.00 feet to a pipe, thence
3. North 49°-15'-00" East 60.00 feet to a pipe now set on the southwesterly side of a 40 feet-wide private roadway, South 40°-45'-00" East 137.00 feet to a x-mark in the sidewalk on the aforesaid northwesterly right-of-way line of Belair Road, thence, running with and along the last said northwesterly right-of-way line, South 49°-15'-00" West 190.00 feet to the point of beginning; containing 25,611 square feet of 0.588 of an acre of land, more or less.

STATE OF MARYLAND — LEO G. DONNO — No. 4163 — LICENSED LAND SURVEYOR

Leo G. Donno

JUN 08 1979

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 18, 1978

FROM: Leslie H. Graef, Director of Planning

SUBJECT: Petition #78-247-XA, Item 172
Petition for Special Exception for automobile service station and car wash and Variance
Northwest side of Belair Road, 175 feet northeast of Link Avenue
Petitioner: Hannah Lauman

11th District

HEARING: Monday, May 22, 1978 (10:00 A.M.)

This office shares the concerns of the Department of Traffic Engineering with respect to the parking variance.

A landscaping plan for the site should be reviewed and approved by the Division of Current Planning and Development.

Leslie H. Graef
Director of Planning

LHG:JGH:rw

RENTALS
INSURANCE – MORTGAGES

ASTON REALTY
9526 BELAIR ROAD
BALTIMORE, MD. 21234

PHONE
Office – 256-5800

October 25, 1977

Crown Central Petroleum Corporation
7300 Ritchie Highway, Suite 817
Glen Burnie, MD 21061

Attention: Bernard Mannion

Gentlemen:

Enclosed please find three (3) copies of the lease for the properties with the address 8644 and 8646 Belair Road which Hannah Lauman is going to lease to you, and is more fully described in the enclosed leases.

Also enclosed please find a photostat copy of the Power of Attorney which she gave to her son, Louis C. Lauman, who has signed the lease agreement.

The enclosed leases have been redrafted eliminating "THE TIME IS OF THE ESSENCE" clause, and correcting the balance of page 3 as all parties have agreed upon.

Sincerely yours,

J. Wm. Aston
Realtor

JWA:mm

Enclosures 4

GENERAL POWER OF ATTORNEY

I, HANNAH LAUMAN, of Baltimore County, Maryland, hereby appoint my son, LOUIS C. LAUMAN, of Baltimore County, Maryland as my ATTORNEY-IN-FACT, (hereinafter called or "Attorney").

I hereby confer upon my Attorney full authority and discretion to act for me and to manage and conduct all of my affairs with the same force and effect as though I were personally present, acting in my own behalf and under no disability. The authority and discretion hereby conferred upon my Attorney may be exercised at any time and from time to time; and shall be applicable to all property and matters in which I now have any interest or in which I hereafter acquire any interest. Such authority and discretion shall include, but shall not be limited to the following:

1. To demand, collect and receive all rents, debts, choses in action, claims, and all other property of any kind, real or personal, tangible or intangible, to which I am entitled or which may be or become due, payable or distributable to me, or with respect to which I may have any right, title, claim or interest.

2. To compromise, settle or submit to arbitration any account, claim, cause of action, suit, debt, or other matter in which I may have any interest and to discharge and release any person and my real estate or personal property or any mortgage or other security interest with respect thereto.

3. To commence, prosecute, defend or discontinue any suit, action or other legal, equitable or administrative proceeding concerning any property, matter or issue in which I may have an interest.

4. To prepare, execute and file any income tax or other tax return, refund claim, or any form, application, recording, request of any nature required by any federal, state or local governmental agency or instrumentality.

5. To enter into and upon any real estate or leasehold property owned by me or in which I may have an interest and to let, manage, develop, improve, remodel or repair any part thereof or any building or structure thereon as my Attorney may think proper and to provide insurance with respect thereto.

6. To sell at public or private sale or to exchange all or any part or parts of my property of any kind, real or personal, tangible or intangible (including stocks, bonds, and other securities) or any interest therein, for such consideration and upon such terms as my Attorney shall deem advisable.

7. To invest and reinvest at any time and from time to time my money, and other property, including the proceeds of any sale or sales, in such stocks, bonds, securities, real estate, mortgages or other investments as my Attorney may select.

8. To borrow for my account for any purpose, any sum or sums of money, on such terms and with such security as my Attorney may think proper.

9. To have access to and to enter at any time and from

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time to time all safe deposit boxes that I may have at any bank, trust company or other depository wherever located, and to remove any property of any kind therefrom.

10. To vote at the meetings of stockholders or other meetings of any corporation, company or organization, or otherwise act as my Attorney or proxy in respect of any bonds, shares or other interests now or hereafter held by me.

11. To employ or dismiss on my behalf any lawyer, accountant, physician, nurse, agent, clerk, servant or any other person as my Attorney may deem advisable in the exercise of the powers herein granted.

12. To deposit money of mine in any bank, to draw and sign checks and to withdraw from any bank or building and loan association any or all money to which I am entitled (including money which is now on deposit, which I may deposit in the future or which my Attorney may deposit) and to use the same as my Attorney shall see fit for any purpose whatsoever, including, but not limited to, my maintenance, support, medical care or comfort.

13. To carry-on or wind-up and discontinue any business or endeavor in which I may be interested.

14. To enter into contracts and leases, subject to such terms and conditions and for such periods and rentals as my Attorney shall think proper, and to exercise all rights and enforce all remedies available with respect thereto; and to perform contracts and leases or to repudiate, cancel or otherwise terminate them on my behalf.

15. To establish a revocable living trust for my benefit and to transfer all or any part of my assets to the signature of trustee thereof; and such trust, if established by my Attorney, shall be revocable by my Attorney and shall be revocable by me, acting alone, in the same manner and subject to the same conditions and restrictions hereinafter required for revocation of this Power of Attorney.

16. In the exercise of the authority and discretion herein granted, to enter into and sign, seal, execute, acknowledge and deliver any contract, draft, check, note, deed, lease, mortgage, release, assignment, proxy or other instrument whatsoever, and to draw, accept, make, sign, endorse, discount or otherwise deal with any note, bill or exchange, check, promissory note, stock certificate, bond or other commercial, legal or negotiable instruments.

17. In general, to do all other acts, deeds, matters and things in or about my property and affairs, and to deal with in persons interested therein in doing all acts, deeds, matters and things herein either particularly or generally described, fully and effectually as I could do if personally present, acting on my own behalf and under no disability.

18. I request that no guardianship proceeding for my property be commenced in the event of my disability, but in the event any court appoints a guardian for my property, I direct that LOUIS C. LAUMAN shall serve as such guardian. I further direct that any guardian who shall at any time be appointed by

- 2 -

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any court shall be excused from giving bond.

This Power of Attorney shall not be revoked, impaired or otherwise affected by any disability of mine that may hereafter occur. I reserve the right to revoke this Power of Attorney by an instrument in writing, signed by me and acknowledged before a notary public and delivered to my Attorney; provided, however, that this Power of Attorney shall be irrevocable during any period that I may be under a disability.

I hereby ratify and confirm any and all acts that my Attorney shall do or cause to be done in the exercise of the authority and discretion herein granted including anything that may be done between the revocation of this Power of Attorney by my death or as above provided and actual notice of such revocation reaching my Attorney. I hereby declare that as against me and all persons claiming under me, that everything which my Attorney shall do or cause to be done in pursuance hereof after such revocation (but before he received actual notice thereof) shall be valid and effectual in favor of any person claiming the benefit thereof who before the doing thereof did not have actual notice of such revocation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of September 1977.

Witness HANNAH LAUMAN (SEAL)

STATE OF MARYLAND)
COUNTY OF Baltimore) to wit:

I HEREBY CERTIFY that on this 12th day of September 1977, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared HANNAH LAUMAN and acknowledged in due form of law that she executed the foregoing Power of Attorney and that it is her voluntary act and deed.

WITNESS my hand and Notarial Seal.

Notary Public

My commission expires:
July 1, 1978

72-3691

Baltimore County, Maryland

PEOPLE'S COUNSEL
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

JOHN W. HESSIAN, III
People's Counsel
PETER MAX ZIMMERMAN
Deputy People's Counsel

TEL. 494-2188

October 25, 1978

James H. Cook, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: HANNAH LAUMAN
Case No. 78-247-XA

Dear Mr. Cook:

A review with Nicholas Commodari, Chairman of the Zoning Plans Advisory Committee, indicates that the depth of the B.L. zoning on the subject property is approximately 175 feet from the centerline of Belair Road and 140 feet from the property line. If you have no objection, we may agree on this information as evidence to assist the Board of Appeals in its deliberation on the above case which was heard October 17, 1978.

Very truly yours,

Peter Max Zimmerman
Deputy People's Counsel

cc: Nicholas B. Commodari

PMZ:sh

OCT 26 '78 AM
ZONING DEPARTMENT
By

#4

PETITIONER'S EXHIBIT #4

JOHN W. ERDMAN
TRAFFIC ENGINEER

In November of 1968, Mr. Erdman was appointed an Assistant Commissioner in the Department of Transit and Traffic of the City of Baltimore. While functions related to the administration of the Department are a major responsibility, Mr. Erdman is primarily responsible for transportation planning and expressway operations within the City of Baltimore. Mr. Erdman also serves as the Chief of the Bureau of Traffic of the Interstate Division for Baltimore City.

Before joining the staff of the Department of Transit and Traffic, Mr. Erdman was employed by the consulting firm of Edwards and Kelcey, the Department of Transit and Traffic of the City of Baltimore, the Baltimore County Department of Traffic Engineering, and the consulting firm of J. E. Greiner and Company. Mr. Erdman undertook assignments as Project Engineer in the Minneapolis office and Newark headquarters office of Edwards and Kelcey.

Mr. Erdman graduated from Johns Hopkins University with a degree in Civil Engineering. He has also completed traffic engineering courses at Northwestern University and the University of Maryland. He is a member of the Institute of Traffic Engineers, the International Municipal Signal Association, the American Society of Civil Engineers, the National Society of Professional Engineers, the Maryland Society of Professional Engineers, the American Public Works Association, the American Road Builders Association, the Maryland Academy of Sciences, and is a registered Professional Engineer in the State of Maryland.

78-247-XA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 8-15-78
Posted for: Board of Appeals
Petitioner: Hannah Lauman (Consultant Rd.)
Location of property: NW/S Belair Road 175' NE of Link Ave
Location of Sign: Front of Property
Remarks:
Posted by: Gary Freund (Signature) Date of return: 8-15-78

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2 signs 78-247-XA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 5-4-78
Posted for: S/E for Sec. Sta. & Car Wash; Parking Variance
Petitioner: Hannah Lauman
Location of property: NW side Belair Rd. 175' NE of Link Avenue
Location of Sign: front of property
Remarks:
Posted by: G. Freund (Signature) Date of return: 5-4-78

JUN 08 1979

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					3-9	AK				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: [illegible]

Revised Plans: Change in outline or description ___Yes ___No

Previous case:

Map # NE 9-F

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 2 day of May 1975. Filing Fee $ 50. Received ___Check ___Cash ___Other

S. Eric DiNenna,
Zoning Commissioner

Petitioner [illegible] Submitted by [illegible]

Petitioner's Attorney [illegible] Reviewed by [illegible]

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

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
NE SIDE OF MAY AVE.

ZONING: Petition for Special Exception for automobile service station and car wash and Variance.
LOCATION: Northeast side of May Avenue, 175 feet northeast of Bellevue Avenue.
DATE & TIME: Monday, May 22, 1978 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for a Special Exception, for an automobile service station and car wash, and Variance to permit [illegible] parking for 77 vehicles instead of the required 6 vehicles.

The property is to be used as [illegible]

[illegible]

[illegible]

All that parcel of land in the Seventh District of Baltimore County

Being two additional strips or parcels of land, one from [illegible] part of that tract of land which by deed dated [illegible] and recorded among the Land Records of Baltimore County in Liber [illegible] Folio [illegible] from Helen A. Allen dated November 28, 1945 and recorded among the Land Records of Baltimore County in Liber [illegible] Folio [illegible] from Lucie C. Lamsman, et al, dated September 28, 1945 and recorded among the Land Records of Baltimore County in Liber [illegible] Folio [illegible] and [illegible]

Beginning for the same at a X-mark in the sidewalk on the northwesterly side of May Avenue, 50 feet wide, [illegible] feet northeasterly from the end of the fifth line of the land conveyed by Lucie C. Lamsman, et al, to Helen A. Allen by the deed mentioned in the parenthesis [illegible] and running thence and binding on the northwesterly side of May Avenue [illegible] feet to the end of the second line of Lot 1, North [illegible] West 100.00 feet to a X-mark on the sidewalk [illegible] feet to the end of the fifth line of the land conveyed by Lucie C. Lamsman, et al, to Helen A. Allen by the deed mentioned in the parenthesis [illegible] feet to the place of beginning.

Being the property of Joseph [illegible] as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, May 22, 1978 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of
S. ERIC DINENNA,
Zoning Commissioner of
Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 4, 1978.

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 in each of one time before the 22nd day of May, 19 78, the first publication appearing on the 4th day of May 19 78.

THE JEFFERSONIAN,
[illegible]
Manager.

Cost of Advertisement, $

OFFICE OF
THE TIMES NEWSPAPERS

TOWSON, MD. 21204 May 4 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION & VARIANCE - HANNAH LAUMAN was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 5th day of May 1978 that is to say, the same was inserted in the issues of May 4, 1978

STROMBERG PUBLICATIONS, INC.

BY Edith Burger

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

No. 73414

DATE July 26, 1978 ACCOUNT 01-662

AMOUNT $75.00

RECEIVED FROM Charles J. Link, 8642 Belair Rd., Balto. Md. 21236, Cost of Appeal for Case No. 78-247-XA

FOR

VALIDATION OR SIGNATURE OF CASHIER

75.00 MSC

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

No. 65584

DATE April 26, 1978 ACCOUNT 01-662

AMOUNT $50.00

RECEIVED FROM James E. Cook, Esquire 409 Washington Ave. Towson Md. 21204, Petition for Special Exception and Variance Case No. 78-247-XA (Item No. 172)

VALIDATION OR SIGNATURE OF CASHIER

50.00 MSC

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

No. 73315

DATE June 5, 1978 ACCOUNT 01-662

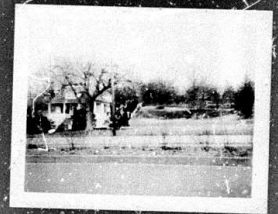
AMOUNT $85.53

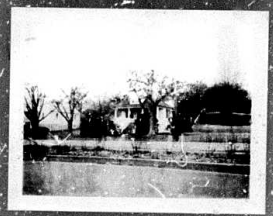
RECEIVED FROM James Cook, Esquire, Cost of Advertising and Posting for Case No. 78-247-XA

FOR

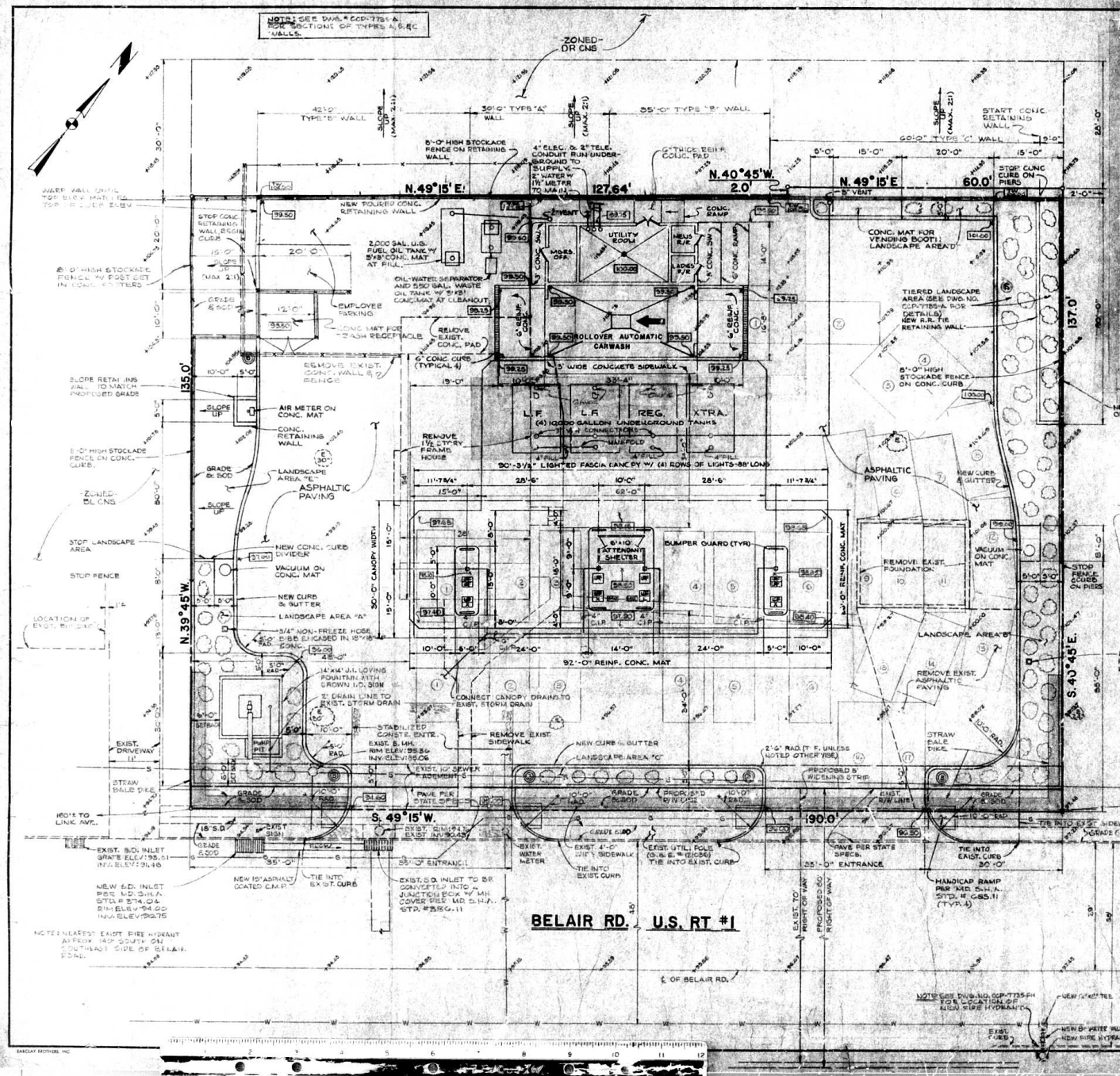
VALIDATION OR SIGNATURE OF CASHIER

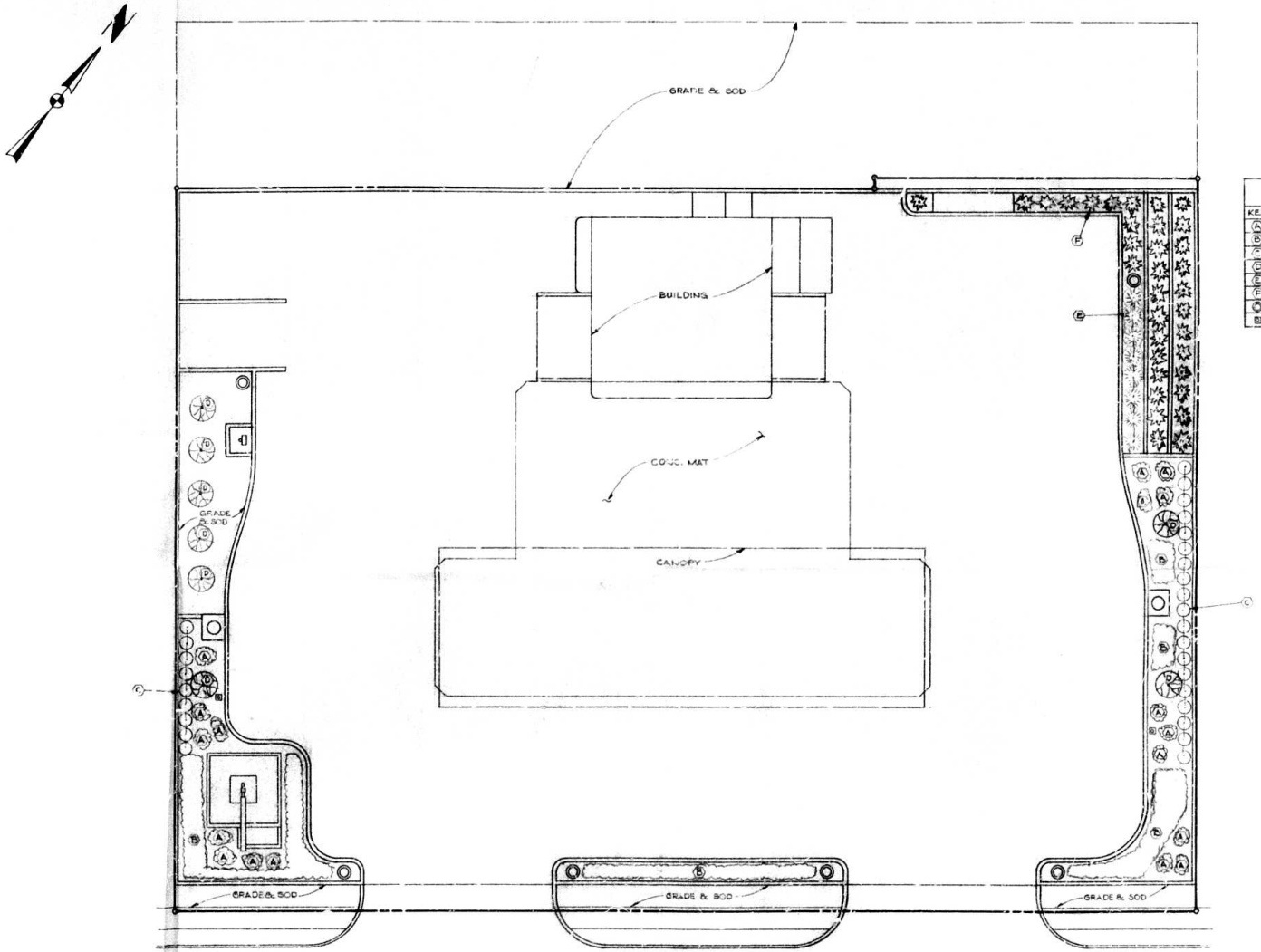
85.53 MSC





JUN 0 8 1978


NOTE: SEE DWG.# CCP-775S-A FOR SECTIONS OF TYPES A, B, & C WALLS.
ZONED-DR CNS
42'-0" TYPE "B" WALL
30'-0" TYPE "A" WALL
35'-0" TYPE "B" WALL
60'-0" TYPE "C" WALL
SLOPE UP (MAX. 2:1)
START CONC. RETAINING WALL
8'-0" HIGH STOCKADE FENCE ON RETAINING WALL
4" ELEC. & 2" TELE. CONDUIT RUN UNDERGROUND TO SUPPLY: 2" WATER W/ 1½" METER TO MA (1)
6" THICK REIN. CONC. PAD
N.49°15' E.
127.64'
N.40°45'W.
2.0'
N.49°15'E
60.0'
STOP CONC CURB ON PIERS
NEW POURED CONC. RETAINING WALL
STOP CONC. RETAINING WALL BEGIN CURB
2,000 GAL. U.G. FUEL OIL TANK W/ 5"x8" CONC. MAT AT FILL
8'-0" HIGH STOCKADE FENCE W/ POST SET IN CONC. FOOTERS
OIL-WATER SEPARATOR AND 550 GAL. WASTE OIL TANK W/ EXIST. CAGE MAT AT CLEANOUT
EMPLOYEE PARKING
CONC MAT FOR TRASH RECEPTACLE
REMOVE EXIST. CONC. PAD
REMOVE EXIST. CONC. WALL & FENCE
UTILITY ROOM
MENS O.P.
LADIES P.R.
CONC. SIDW.
CONC. RAMP
ROLLOVER AUTOMATIC CARWASH
6" CONC. CURB (TYPICAL 4)
5' WIDE CONCRETE SIDEWALK
CONC. MAT FOR VENDING BOOTH LANDSCAPE AREA "D"
TIERED LANDSCAPE AREA (SEE DWG. NO. CCP-775S-A FOR DETAILS) NEW R.R. TIE RETAINING WALL
8'-0" HIGH STOCKADE FENCE ON CONC. CURB
NEW CONC. CURB ON PIERS
SLOPE RETAINING WALL TO MATCH PROPOSED GRADE
AIR METER ON CONC. MAT
CONC. RETAINING WALL
8'-0" HIGH STOCKADE FENCE ON CONC. CURB
GRADE & SOD
LANDSCAPE AREA "E"
ASPHALTIC PAVING
ZONED-BL CNS
STOP LANDSCAPE AREA
STOP FENCE
NEW CONC. CURB DIVIDER
VACUUM ON CONC. MAT
NEW CURB & GUTTER
LANDSCAPE AREA "A"
3/4" NON-FREEZE HOSE BIB ENCASED IN 18"x18" CONC.
LOCATION OF EXIST. BUILDING
L.F.
L.F.
REG.
XTRA.
(4) 10,000 GALLON UNDERGROUND TANKS
MANIFOLD
REMOVE 1½ STORY FRAME HOUSE
90'-3½" LIGHTED FASCIA CANOPY W/ (4) ROWS OF LIGHTS-88' LONG
11'-7¾"
25'-6"
10'-0"
28'-6"
11'-7¾"
15'-0"
62'-0"
30'-0" CANOPY WIDTH
6'x10' ATTENDANT SHELTER
BUMPER GUARD (TYP.)
92'-0" REINF. CONC. MAT
REMOVE EXIST. FOUNDATION
VACUUM ON CONC. MAT
STOP FENCE ON PIERS
ASPHALTIC PAVING
NEW CURB & GUTTER
LANDSCAPE AREA "B"
REMOVE EXIST. ASPHALTIC PAVING
3/4" NON-FREEZE HOSE BIBS ENCASED IN 18"x18"x4" CONC.
14'x14' ULTRA LOVING FOUNTAIN WITH CROWN I.D. SIGN
2" DRAIN LINE TO EXIST. STORM DRAIN
CONNECT CANOPY DRAINS TO EXIST. STORM DRAIN
STABILIZED CONSTR. ENTR.
EXIST. S. MH. RIM ELEV: 95.86 INV. ELEV: 89.06
REMOVE EXIST. SIDEWALK
NEW CURB & GUTTER
LANDSCAPE AREA "C"
PROPOSED 5' WIDENING STRIP
STRAW BALE DIKE
EXIST. DRIVEWAY
EXIST. 10" SEWER EASEMENT
PAVE PER STATE SPEC.
GRADE & SOD
160'± TO LINK AVE.
S. 49°15'W.
190.0'
EXIST. S.D. INLET GRATE ELEV: 95.51 INV. ELEV: 91.48
NEW 6" D. INLET PER MD. S.H.A. STD. # 374.04 RIM ELEV: 94.00 INV. ELEV: 90.75
NEW 15" ASPHALT COATED C.M.P.
TIE INTO EXIST. CURB
EXIST. S.D. INLET TO BE CONVERTED INTO A JUNCTION BOX W/ MH COVER PER MD. S.H.A. STD. # 355.01
35'-0" ENTRANCE
EXIST. WATER METER
EXIST. 4'-0" WIDE SIDEWALK
TIE INTO EXIST. CURB
EXIST. UTIL. POLE
TIE INTO EXIST. CURB
PAVE PER STATE SPECS.
35'-0" ENTRANCE
HANDICAP RAMP PER MD. S.H.A. STD. # C.G.S.11 (TYP. 4)
TIE INTO EXIST. CURB
30'-0"
BELAIR RD.
U.S. RT #1
℄ OF BELAIR RD.
EXIST. TOP RIGHT-OF-WAY
PROPOSED TOP RIGHT-OF-WAY
NOTE: SEE DWG. NO. CCP-775S-A FOR NEW FIRE HYDRANT
NEW 8" WATER VALVE
NEW FIRE HYDRANT
EXIST. CURB
NOTE: NEAREST EXIST. FIRE HYDRANT APPROX. 140' SOUTH ON SOUTHEAST SIDE OF BELAIR ROAD.
LOCATION OF EXIST. BUILDING
B.M. ELEV. 100.00 (ASSUMED) 221.88 (FALTC. CO.)
EXIST. S. MH. RIM ELEV: 100.00 (ASSUMED) INV. ELEV: 91.5
EXIST. DRIVEWAY
250'± TO SILVER SPRING RD.
TIE INTO EXIST. SIDEWALK GRADE & SOD
EXIST. R/W LINE
PROPOSED R/W LINE
GRADE & SOD
10'-0" RAD.
2'-6" RAD. (T.F. UNLESS NOTED OTHERWISE)
ZONED-BL CNS
ZONING STATUS
ELECTION DISTRICT: 11 BALTO. CO., MD.
Existing Zoning: Parcel #: B
Existing District C-2
"AREA REQUIREMENTS"
8 # Dispenser Islands with 14 # single dispenser pumps capable of servicing 6 cars at any one time.
Total Servicing Spaces 6
Total Servicing Bays 6
Total Bays & Spaces 12
Site area required = Total bays & spaces 6 # x 1500 square feet # 9,000 Square feet
Proposed ancillary VENDING, MOTOR OIL, REST ROOMS, AND ALL ISO PRODUCTS
Additional area required NONE
Proposed combination uses CARWASH
Additional area required NONE
Total area required 9,000 SQ.FT.
Total area of tract 25,611 SQ.FT.
ACCESS POINTS
Number of driveways on front street 2 (Required 1-2 ft.) times (5) = 130
Actual site width 190.00 FT.
LANDSCAPING
AREA "A" 715 square feet AREA "D" = 2,100 SQ.FT.
AREA "B" 1,810 square feet AREA "E" = 625 SQ.FT.
AREA "C" 3,300 SQ.FT.
Total 5,850 sq. ft. ÷ 15 % of tract
% of tract 1,290 sq. ft.
Landscaping Areas (Description of Vegetation) AREA "A" - SHRUBBERY AND FOUNTAIN, AREA "B" & "C" - SHRUBBERY, AREA "D" - SHRUBBERY AND VENDING BOOTH, AREA "E" - GRASS
(4) Type #1 4'-0" Height: LOW-LEVEL (Description) Setback: LOW-LEVEL (Description)
(3) Type #2 8'-0" Height: LOW-LEVEL (Description) Setback: LOW-LEVEL (Description)
ZONING
Parking spaces required 0 Spaces for each bay NONE
Parking spaces provided 2
(All parking must be on back of front street property line)
VICINITY MAP
SCALE: 1" = 1000'
SITE
BELAIR RD.
(U.S. RTE. 1)
SILVER SPRING RD.
GENERAL NOTES
1) TOTAL ACREAGE OF SITE 25,611 ± SQ.FT.
2) INSTALL LIGHTED FASCIA ON 3 SIDES OF BUILDING.
3) ALL FLAT WORK CONCRETE TO BE 6" REINFORCED WITH 6"x6" W.W.M. EXCEPT WHERE NOTED.
4) ALL CURBS TO BE 8"x22" CONCRETE EXCEPT WHERE NOTED.
5) ALL CONCRETE MATS TO HAVE FISER BROOM FINISH.
6) ALL NON-CONCRETE DRIVEWAYS TO BE PAVED W/ ASPHALT AS PER SPECIFICATIONS.
7) ALL CONCRETE MATS TO BE COLORED CHARCOAL GRAY WITH MASTER BUILDERS CHARCOAL GRAY. (SEE DRAWING NO. CC-1088)
8) LANDSCAPE AREAS TO HAVE 6" MINIMUM TOPSOIL AND 3" MINIMUM PINE BARK MULCH.
9) CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRUCTURES, PAVING, TREES, ETC. IN ORDER TO OBTAIN CROWN'S FINISHED PRODUCT.
10) CONTRACTOR TO INSTALL ALL CURB AND GUTTER PER D.O.T. SPECIFICATIONS.
11) SERVICE STATION TO BE CONSTRUCTED IN COMPLIANCE WITH THE HANDICAPPED SECTION OF THE MARYLAND STATE BUILDING CODE.
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John L. Wimbley
DATE 5-22-79
78-247XA
C-357-79
LEGEND
EXISTING GRADE
PROPOSED GRADE
EXISTING TREE & SIZE
PROPOSED SHRUBBERY
LOW LEVEL AREA LIGHTS, NUMBER INDICATE POLE LENGTH
VACUUM
AIR METER
BRICK FENCE
STOCKADE FENCE - 6'-0" HIGH
ELECTRIC LINES
GAS LINES - 6"
SANITARY SEWER LINES - 8"
TELEPHONE LINES
WATER LINES - 12"
STORM DRAIN LINES - 4"x2' & 18"
SEDIMENT CONTROL NOTES
1. PROPOSED STRAW BALE DIKE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH S.C.S. STD. S.B.D.-1
2. PROPOSED STABILIZED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH S.C.S. STD. S.C.E.-1
(12) 4/26/79 RELOCATED CURB IN REAR OF FOUNTAIN, REPLACED REAR CURB W/ RETAINING WALL
(10) 4-2-79 RELOCATED PROPOSAL FIRE HYDRANT
(9) 4-3-79 APPLIED PROPOSED FIRE HYDRANT (STAGE 1 COMP.)
(8) 5-21-79 REV. LANDSCAPE AREA "A" & "E" TO BALL, REV. GRASS, REV. BORN BETWEEN, REMOVE RELOCATE PARKING & TREES
(11) 4-30-79 REV. TOP OF WALL SPACES
REVISIONS
(1) 5-29-79 APPLIED O.C. CABINETS & SEDIMENT CONTROL
(6) 11-17-78 REVISED ZONING AT BACK OF PLOT PLAN
(5) 9-18-78 ADD. WBS W & GTD. NOS. TO RAMPS (SEE R.STDS.)
(4) 6-27-78 REVISED ISLAND SIZES
(3) 4-28-78 RELOCATED BATH, FOUNTAIN, LANDSCAPE AREA, CANOPY & TRS. FILLS, ADD. ZONING CLASSIFICATION, ADD. BUILDING & W/ STALL SPACES
(2) 4-24-78 ADD. LEVINGS, INLET, SERVICING SPACES
(1) 3-20-78 CHANGED R.V.C. TO C.I.R.
CROWN CENTRAL PETROLEUM CORPORATION
BALTIMORE, MARYLAND
PROPOSED SERVICE STATION LOCATED ON BELAIR ROAD (U.S. RTE. #1) NEAR SILVER SPRING ROAD, BALTIMORE COUNTY, MD.
SCALE: 1" = 10' DATE: FEB. 9, 1976
DRAWN BY: T. BROWNE CHECKED BY: T.O.T.
DRAWING NUMBER: CCP-775S
BARCLAY BROTHERS, INC.



BELAIR RD.

PLANTING SCHEDULE		
KEY	QUAN	DESCRIPTION AND REMARKS
A	15	AZALEA - HERSHEY RED & DELL WHITE
B	100	JUNIPER HORIZONTALIS / GROUND COVER
C	25	GOLDEN VICARY - SCREEN PLANTING
D	7	JAPANESE BLACK PINE - ACCENT PLANTING - EVERGREEN
E	8	FORSYNTHIA SUSPENSA
F	84	HICKS YEW (TAXUS HICKSI)
G	—	INDICATES LOW-LEVEL LIGHTING
H	—	3/4" HOSE BIBB

PETITIONER'S EXHIBIT #2

REVISIONS	

CROWN CENTRAL PETROLEUM CORPORATION
BALTIMORE, MARYLAND

LANDSCAPING PLAN FOR PROPOSED SERVICE STATION - 26 BELAIR RD. (U.S. RTE. 1) NEAR SILVER SPRING RD., BALTIMORE CO., MD.

SCALE 1" = 20' DATE MAY 2, 1975

DRAWN BY B.R.W. CHECKED BY J.D.T. DRAWING NUMBER CB-7785-1B

BARCLAY BROTHERS, INC.

ZONING STATUS

ELECTION DISTRICT: 11 BALTO. CO., MD.
Existing Zoning: Parcel #: BL

Existing District CNS

"AREA REQUIREMENTS"

8 # Dispenser islands with 14 # single dispenser pumps capable of servicing 6 cars at any one time.

Total Servicing Spaces 6
Total Servicing Bays 6
Total Bays & Spaces 6

Site area required = Total bays & spaces 6 # x 1500 square feet # 9,000 square feet.

Proposed ancillary VENDING, MOTOR OIL, REST ROOMS, AND ALLIED PRODUCTS
Additional area required NONE

Proposed combination uses CARWASH
Additional area required NONE

Total area required 3,000 SQ.FT.
Total area of tract 25,611 SQ.FT.

ACCESS POINTS

Number of driveways on front street 2 times 65 = 130 (required width)
Actual site width 190.00 FT.

LANDSCAPING

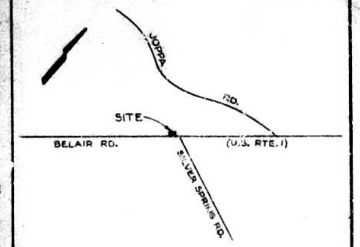
AREA "A" = 715 square feet AREA "D" = 200 SQ.FT.
AREA "B" = 1910 square feet AREA "E" = 2,250 SQ.FT.
AREA "C" = 800 SQ.FT.
Total 5,650 sq. ft. = 15 % of tract
50 % of front = 1,190 sq. ft.
Landscaping consists of (description) AREA "A" - SHRUBBERY AND FOUNTAIN, AREA "B", "C", "E" - SHRUBBERY, AREA "D" - SHRUBBERY AND VENDING BOOTH, AREA "E" - GRASS

LIGHTING

(A) Type #1 4½" height LOW-LEVEL (description)
(2) Type #2 5'-0" height LOW-LEVEL (description)

PARKING

Parking spaces required ● times for each bay NONE
Parking spaces provided 2
(All parking must be set back 5 feet from street prop. line)



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1) TOTAL ACREAGE OF SITE . 25,611 . . . SQ.FT.
2) INSTALL LIGHTED FASCIA ON 3 SIDES OF BUILDING.
3) ALL FLAT WORK CONCRETE TO BE 6" REINFORCED WITH 6"X6" #6 W.W.M EXCEPT WHERE NOTED.
4) ALL CURBS TO BE 8"X 22" CONCRETE EXCEPT WHERE NOTED.
5) ALL CONCRETE MATS TO HAVE FIBER BROOM FINISH.
6) ALL NON-CONCRETE DRIVEWAYS TO BE PAVED W/ ASPHALT AS PER SPECIFICATIONS.
7) ALL CONCRETE MATS TO BE COLORED CHARCOAL GRAY WITH MASTER BUILDERS CHARCOAL GRAY. (SEE DRAWING NO. CC-1068)
8) LANDSCAPE AREAS TO HAVE 6" MINIMUM TOPSOIL AND 3" MINIMUM PINE BARK MULCH.
9) CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRUCTURES, PAVING, TREES, ETC. IN ORDER TO OBTAIN CROWN'S FINISHED PRODUCT.
10) CONTRACTOR TO INSTALL ALL CURB AND GUTTER PER D.O.T. SPECIFICATIONS.
11) SERVICE STATION TO BE CONSTRUCTED IN COMPLIANCE WITH THE HANDICAPPED SECTION OF THE MARYLAND STATE BUILDING CODE.

SECTION "A" - "A"
SCALE: HORZ. 1" = 5' VERT. 1" = 5'

LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- EXISTING TREE & SIZE.
- PROPOSED SHRUBBERY
- LOW LEVEL AREA LIGHTS, NUMBER INDICATE POLE LENGTH.
- VACUUM
- AIR METER
- BRICK FENCE
- STOCKADE FENCE - 8'-0" HIGH
- ELECTRIC LINES
- GAS LINES - 6"
- SANITARY SEWER LINES - 8"
- TELEPHONE LINES
- WATER LINES - 12"
- STORM DRAIN LINES - 4"X2" & 18"

NOV 3 '78 PM

REVISED PLANS

PETITIONER'S EXHIBIT #1

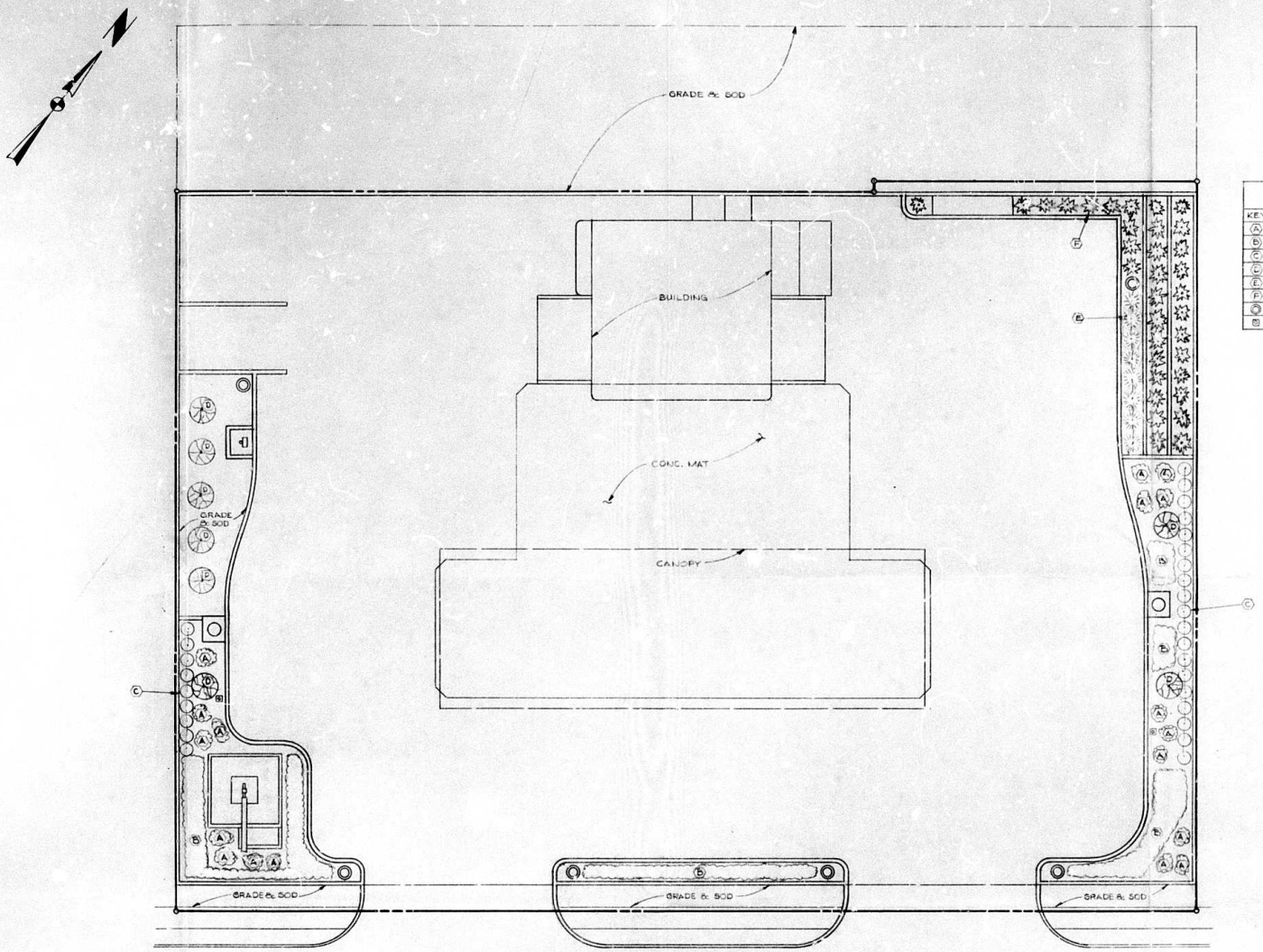
REVISIONS		
③	4-26-78	RELOCATED SNT., FOUNTAIN, LANDSCAPE AREA, CANOPY & TANK FILLS, ADJ ZONING CLASSIFICATION, ADJ. BUILDING & W/ STACK SPACES,
②	4-24-78	ADJ. SEWER INLET, SERVICE SPACES, CHANGED EXIT, TAPER, REV. ZONING STATUS
①	3-20-78	CHANGED R.V.C. TO C.T.R

CROWN CENTRAL PETROLEUM CORPORATION
BALTIMORE, MARYLAND

PROPOSED SERVICE STATION LOCATED ON BELAIR ROAD (U.S. RTS. #1) NEAR SILVER SPRING ROAD, BALTIMORE COUNTY, MD.

SCALE: 1" = 10' DATE: FEB. 9, 1978
DRAWN BY T. BROWNE CHECKED BY TOT
DRAWING NUMBER CCP-7789

JUN 03 1979



PLANTING SCHEDULE

KEY	QUAN	DESCRIPTION AND REMARKS
A	15	AZALEA - HERSHEY RED & [illegible] WHITE
B	100	JUNIPER HORIZONTALIS / GROUND COVER
C	25	GOLDEN VICARY / SPECIAL PLANTING
D	7	JAPANESE BLACK PINE - ACCENT PLANTING - EVERGREEN
E	3	PERSIMMONA SUPERBA
F	54	HICKS YEW TAXUS [illegible]
G	---	INDICATES LOW LEVEL LIGHTING
H	---	3/4" HOSE BIBB

BOARD OF APPEALS
PETITIONER'S
EXHIBIT 9

REVISIONS	

CROWN CENTRAL PETROLEUM CORPORATION
BALTIMORE, MARYLAND

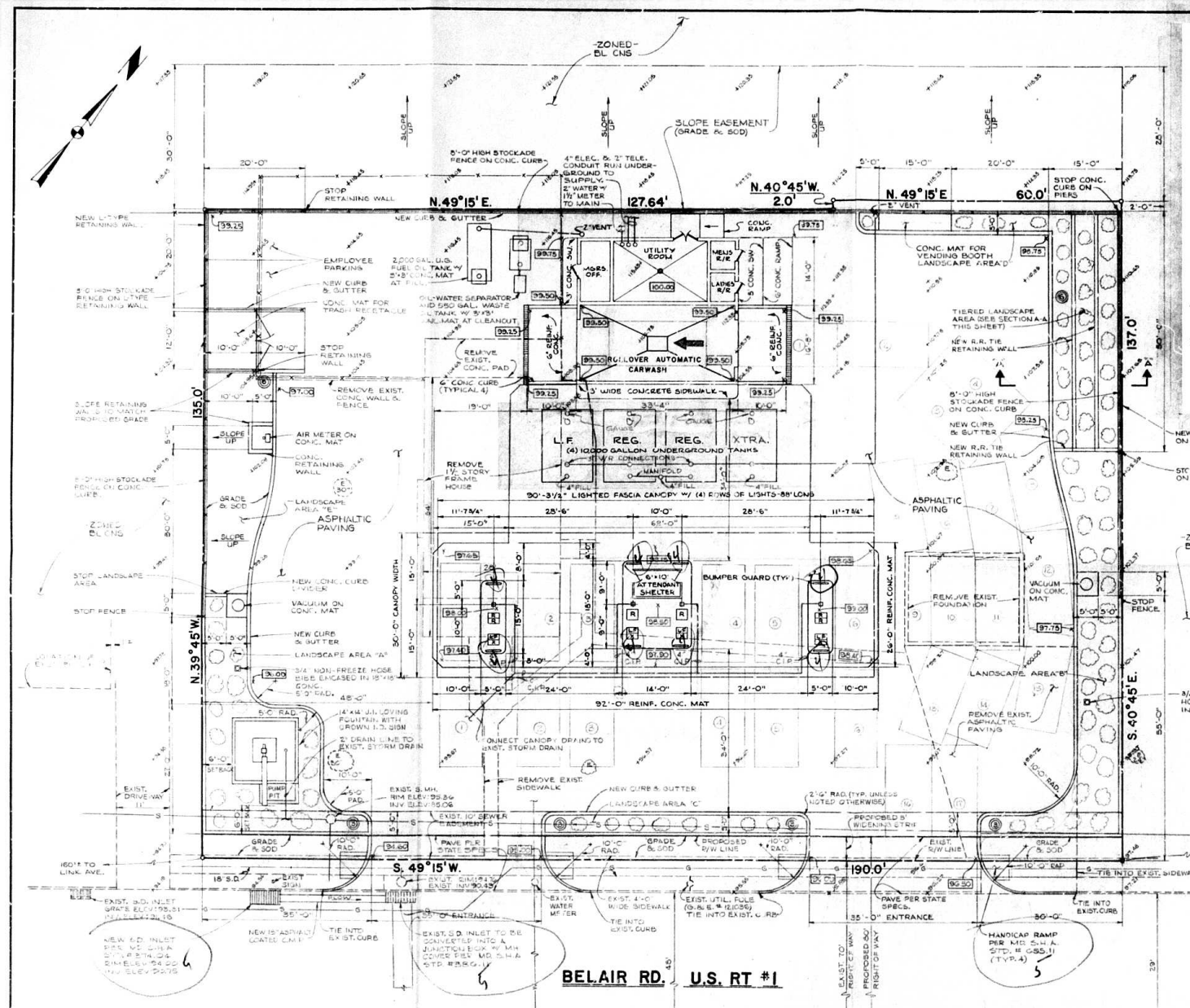
LANDSCAPING PLAN FOR PROPOSED SERVICE STATION ON BELAIR RD. (U.S. RTE. 1) NEAR SILVER SPRING RD., BALTIMORE CO., MD.

SCALE 1"=10' | DATE MAY 2, 1979

DRAWN BY T. BROWNER | CHECKED BY DOT | DRAWING NUMBER CCP-7788 LS

BARCLAY BROTHERS, INC.

JUN 08 1979



ZONING STATUS

ELECTION DISTRICT: 11 BALTO. CO., MD.
Existing Zoning: Parcel #1 BL
Existing District CNS

AREA REQUIREMENTS

3 # Dispenser islands with 14 # single dispenser islands capable of servicing 6 cars at any one time.
Total Service Islands
Total Servicing Area
Total Bays & Spaces

Site area required = Total bays & spaces (6) x 1,000 square feet # 1,000 square feet
Proposed auxiliary VENDING, MOTOR OIL, REST ROOMS, AND ALLIED PRODUCTS
Additional area required NONE
Proposed combination uses CARWASH
Additional area required NONE
Total area required 1,000 SQ. FT.
Total area of tract 25,611 SQ. FT.

ACCESS POINTS

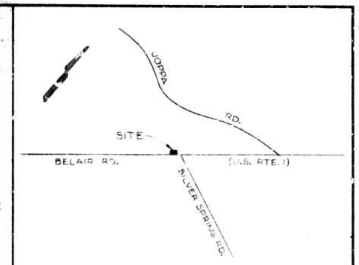
Number of driveways on front street 2 times 45 = 130 (result is width)
Actual site width 190.00 FT.

LANDSCAPING

AREA "A" - 715 square feet AREA "D" = 200 SQ. FT.
AREA "B" - 410 square feet AREA "E" = 625 SQ. FT.
AREA "C" = 200 SQ. FT.
Total 3,650 SQ. FT. 15 % of tract
15% of tract 1,290
Landscaping AREA "A" - SHRUBBERY AND FOUNTAIN; AREA "B" & "C" - SHRUBBERY; AREA "D" - SHRUBBERY AND VEGETATION; AREA "E" - GRASS
(4) Type #1 4'-0" height LOW-LEVEL
(2) Type #2 8'-0" height LOW-LEVEL

PARKING

Parking spaces required 6 times 2 equals 12 NONE
Parking spaces provided 2
(50% parking on the site)



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1) TOTAL ACREAGE OF SITE 25,611 SQ. FT.
2) INSTALL LIGHTED FASCIA ON 3 SIDES OF BUILDING.
3) ALL FLAT WORK CONCRETE TO BE 6" REINFORCED WITH 6"X6" W.W.M. EXCEPT WHERE NOTED.
4) ALL CURBS TO BE 8"X22" CONCRETE EXCEPT WHERE NOTED.
5) ALL CONCRETE MATS TO HAVE FIBER BROOM FINISH.
6) ALL NON-CONCRETE DRIVEWAYS TO BE PAVED W/ ASPHALT AS PER SPECIFICATIONS.
7) ALL CONCRETE MATS TO BE COLORED CHARCOAL GRAY WITH MASTER BUILDERS CHARCOAL GRAY. (SEE DRAWING NO. CC-1088)
8) LANDSCAPE AREAS TO HAVE 6" MINIMUM TOPSOIL AND 3" MINIMUM PINE BARK MULCH.
9) CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRUCTURES, PAVING, TREES, ETC. IN ORDER TO OBTAIN CROWN'S FINISHED PRODUCT.
10) CONTRACTOR TO INSTALL ALL CURB AND GUTTER PER D.O.T. SPECIFICATIONS.
11) SERVICE STATION TO BE CONSTRUCTED IN COMPLIANCE WITH THE HANDICAPPED SECTION OF THE MARYLAND STATE BUILDING CODE.

LEGEND

00.00	EXISTING GRADE
000	PROPOSED GRADE
18"	EXISTING TREE & SIZE
	PROPOSED SHRUBBERY
3	LOW LEVEL AREA LIGHTS, NUMBER INDICATE POLE LENGTH.
	VACUUM
	AIR METER
	BRICK FENCE
X X	STOCKADE FENCE - 8'-0" HIGH
E	ELECTRIC LINES
G	GAS LINES - 6"
S	SANITARY SEWER LINES - 8"
T	TELEPHONE LINES
W	WATER LINES - 12"
SD	STORM DRAIN LINES - 4' x 2' & 18"

BOARD OF APPEALS
EXHIBIT 7

		REVISIONS
5	3-16-78	ADDED LEGEND & STD. NOS. TO RAMPS AND SIGNS
4	6-29-76	REVISED ISLAND SIZES
3	4-28-76	RELOCATED ENT. FOUNTAIN LANDSCAPE AREA, CHANGED TANK FILL AND ZONING CLASSIFICATION, ADDED NUMBER OF STALL SPACES
2	4-24-76	ADDED SEWER INLET & REVISED GRADES
1	3-20-76	CHANGED PVC. TO C.I.P.

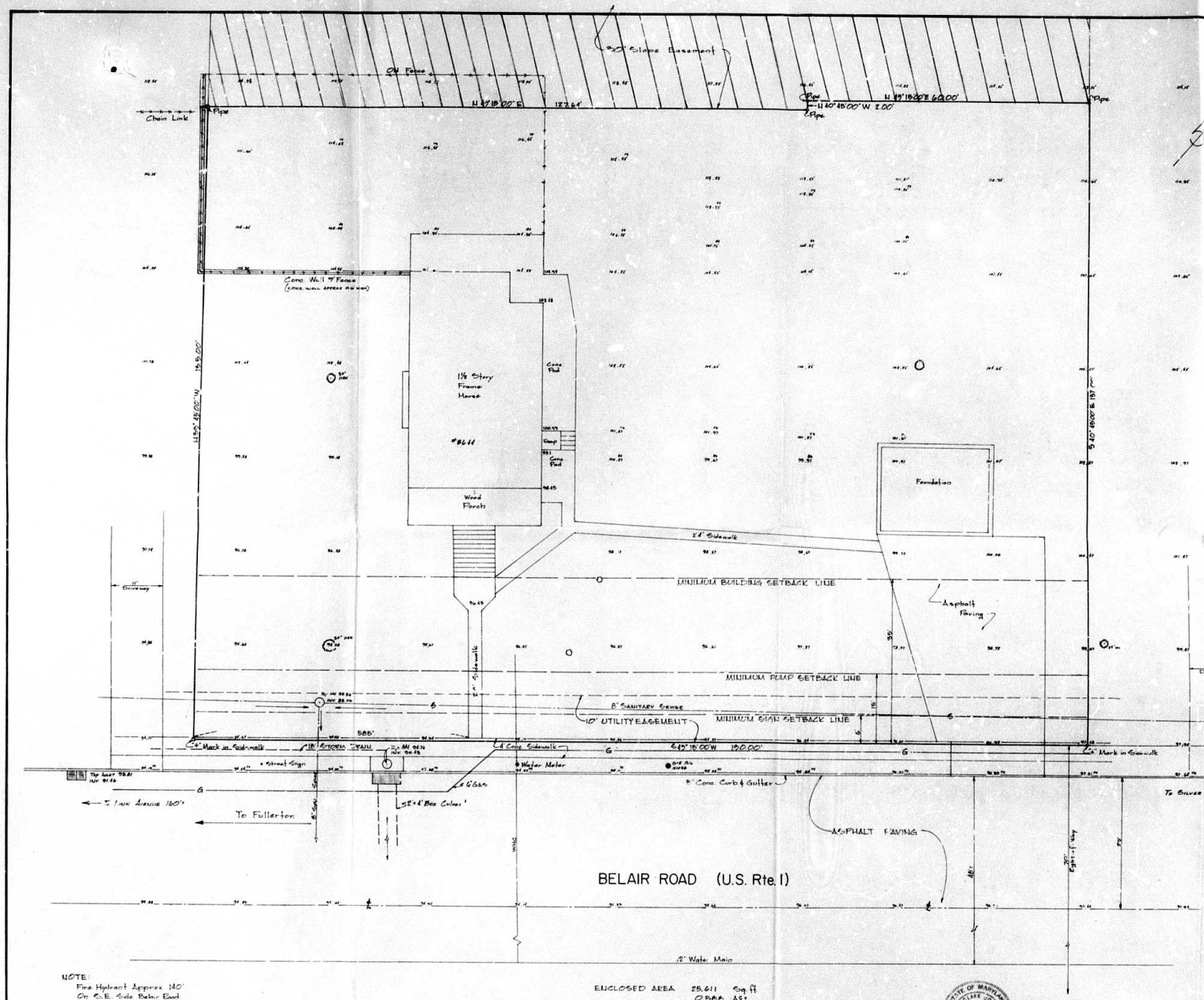
CROWN CENTRAL PETROLEUM CORPORATION
BALTIMORE, MARYLAND

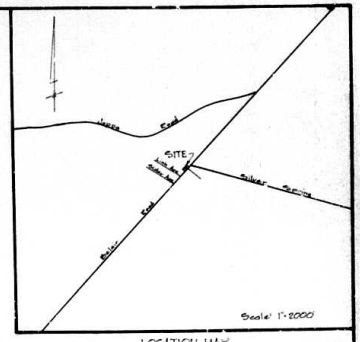
PROPOSED SERVICE STATION LOCATED ON BELAIR ROAD (U.S. RTE. #1) NEAR SILVER SPRING ROAD, BALTIMORE COUNTY, MD.

SCALE: 1" = 10' DATE: FEB. 9, 1976

DRAWN BY: T. BRANNIE CHECKED BY: J.P.T. DRAWING NUMBER: CCP/7783

BARCLAY BLUEPRINTS, INC.





LOCATION MAP

PARTICULAR DESCRIPTION

BEING two contiguous tracts of parcels of land: the first being a part of that tract or parcel of land conveyed by a deed to Louis C. Laumann and Hannah Laumann, his wife, from Helen M. Alban dated November 15, 1943 and recorded among the Land Records of Baltimore County, Maryland in Liber 1300 Folio 599; the second being that tract or parcel of land conveyed by a deed to the above-named grantees from Louis C. Laumann, Jr., Trustee, dated September 30, 1960 and recorded among the aforesaid Land Records in Liber 4529 Folio 354; and more particularly described as follows:

BEGINNING FOR THE SAME at a x-mark in the sidewalk on the northwesterly right-of-way line of Belair Road, a 70 feet-wide state road, said point of beginning also being on the northeasternmost boundary of Lot 1 as shown on a plat titled "Fullerton Farms" recorded among the Plat Records of Baltimore County in Plat Book 7 Folio 52, and running thence, with and along the aforesaid northeasternmost boundary of Lot 1, North 39° 45' 00" West 135.00 feet to a pipe now set, thence, leaving the boundary of Lot 1 and running for lines of division across the land of the grantors hereto the three following courses and distances, viz:

1. North 49° 15' 00" East 127.64 feet to a pipe, thence
2. North 40° 45' 00" West 2.00 feet to a pipe, thence
3. North 49° 15' 00" East 60.00 feet to a pipe now set on the southwesterly side of a 40 feet-wide private roadway, South 40° 45' 00" East 137.00 feet to a x-mark in the sidewalk on the aforesaid northwesterly right-of-way line of Belair Road, thence, running with and along the last said northwesterly right-of-way line, South 49° 15' 00" West 190.00 feet to the point of beginning; containing 25,611 square feet of 0.588 of an acre of land, more or less.

LINE & TOPO SURVEY

FOR

PROPOSED CROWN SERVICE STATION
8644, 8646 BELAIR ROAD
BALTIMORE, MARYLAND 21236

CROWN CENTRAL PETROLEUM CORPORATION

BALTIMORE, MARYLAND

ASSOCIATED
ENGINEERS & SURVEYORS, INC.
26 South Main Street
Bel Air, Maryland 21014

Contract No. 4418
Scale 1"=10'
Sheet 1 Of 1

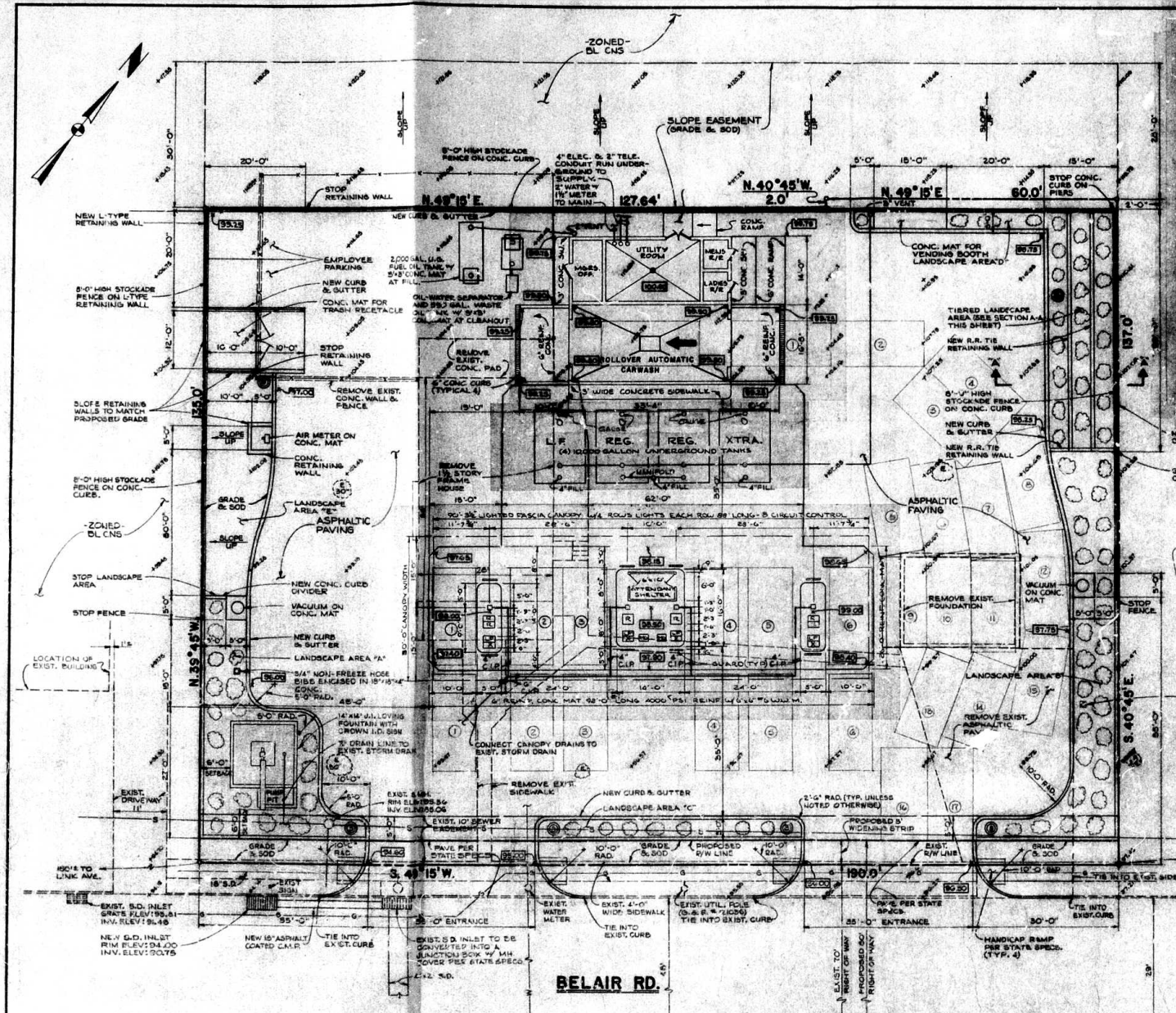
Drawn By:	Checked By:
DON CROOK	GERALD MARAGOS

REV. 2-15-78

STATE OF MARYLAND — LEO CLARK JENKS — No. 4198 — REGISTERED LAND SURVEYOR

Leo C. Jenks

JUN 08 1978



ZONING STATUS

ELECTION DISTRICT # 1 BALTO. CO., MD.
Existing Zoning: Parcel #1 B.L.
Existing District CNS

"AREA REQUIREMENTS"

8 # Dispenser islands with 14 # single dispenser pumps capable of serving 6 cars at any one time.

Total servicing Spaces 0
Total servicing Lays 0
Total Lays & Spaces 0

Site area required = Total bay & spaces 6 # x 1100 square feet # 9,900 square feet.

Proposed ancillary VENDING, MOTOR OIL, REST ROOMS, AND ALLIED PRODUCTS
Additional area required NONE

Proposed combination uses CARWASH
Additional area required NONE

Total area required 9,900 SQ.FT.
Total area of tract 25,611 SQ.FT.

ACCESS POINTS

Number of driveways on front street 2 times 65 = 130 (required width)
Actual site width 180.00 FT.

LANDSCAPING

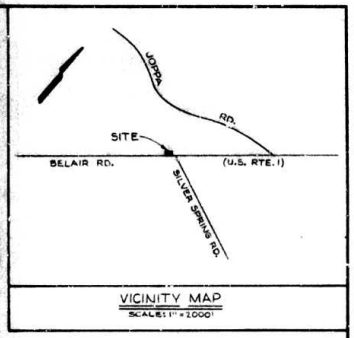
AREA "A" - 715 square feet AREA "D" - 200 SQ.FT.
AREA "B" - 810 square feet AREA "E" - 2,625 SQ.FT.
AREA "C" - 800 SQ.FT.
Total 5,150 sq. ft. - 15 % of tract
35 % of tract 12,850 sq. ft.
Landscaping consists of (description) AREA "A" - SHRUBBERY AND FOUNTAIN, AREA "B" - SHRUBBERY, AREA "C" - SHRUBBERY, AREA "D" - SHRUBBERY AND VENDING BOOTH, AREA "E" - GRASS

LIGHTING

(A) Type #1 4'x0" height LOW-LEVEL (description)
(C) Type #1 8'x0" height LOW-LEVEL (description)

PARKING

Parking spaces required 0 spaces for each bay NONE
Parking spaces provided 2
(All parking must be set back feet from street prop. line)



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1.) TOTAL ACREAGE OF SITE . 25,611 . . . SQ.FT.
2.) INSTALL LIGHTED FASCIA ON 3 SIDES OF BUILDING.
3.) ALL FLAT WORK CONCRETE TO BE 6" REINFORCED WITH 6"X6" #6 W.W.M EXCEPT WHERE NOTED.
4.) ALL CURBS TO BE 8"X 22" CONCRETE EXCEPT WHERE NOTED.
5.) ALL CONCRETE MATS TO HAVE FIBER BROOM FINISH.
6.) ALL NON-CONCRETE DRIVEWAYS TO BE PAVED W/ ASPHALT AS PER SPECIFICATIONS.
7.) ALL CONCRETE MATS TO BE COLORED CHARCOAL GRAY WITH MASTER BUILDERS CHARCOAL GRAY (SEE DRAWING NO. CC-1088)
8.) LANDSCAPE AREAS TO HAVE 6" MINIMUM TOPSOIL AND 3" MINIMUM PINE BARK MULCH.
9.) CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRUCTURES, PAVING, TREES, ETC. IN ORDER TO OBTAIN CROWN'S FINISHED PRODUCT.
10.) CONTRACTOR TO INSTALL ALL CURB AND GUTTER PER D.O.T. SPECIFICATIONS.
11.) SERVICE STATION TO BE CONSTRUCTED IN COMPLIANCE WITH THE HANDICAPPED SECTION OF THE MARYLAND STATE BUILDING CODE.

LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- EXISTING TREE & SIZE.
- PROPOSED SHRUBBERY
- LOW LEVEL AREA LIGHTS, NUMBER INDICATE POLE LENGTH.
- VACUUM
- AIR METER
- BRICK FENCE
- STOCKADE FENCE - 8'-0" HIGH
- ELECTRIC LINES
- G/S LINES - 6"
- SANITARY SEWER LINES - 8"
- TELEPHONE LINES
- WATER LINES - 12"
- STORM DRAIN LINES - 4'x2' & 18"

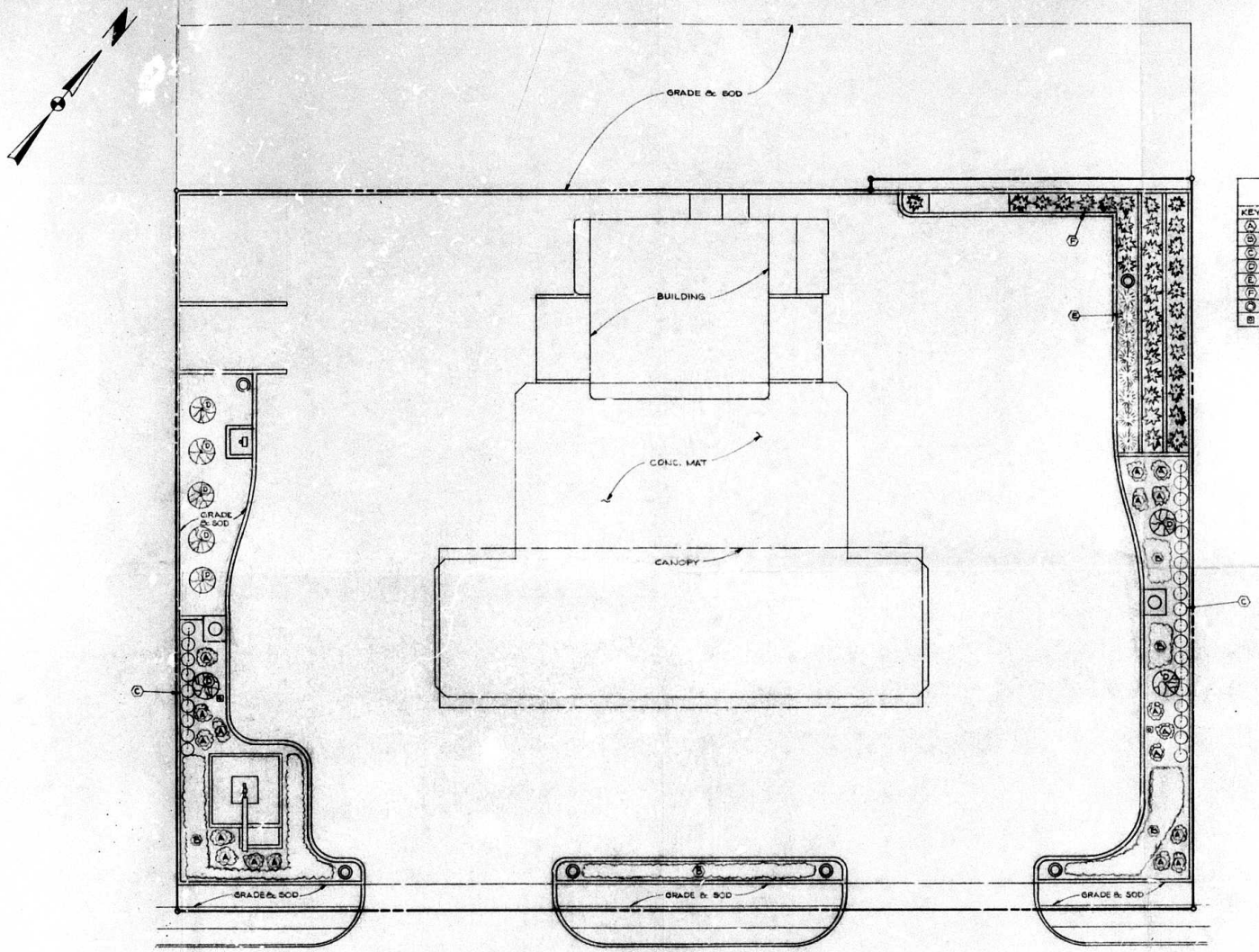
	REVISIONS
③ 4-26-76	RELOCATED ENT., FOUNTAIN, LANDSCAPE AREA, CANOPY & TANK FILL. (ZONING CLASSIFICATION, AND BUILDING W/W STYLE SPACES)
② 4-24-76	ADD USWOD INLET, SERVICE SPACES, CHANGED BLDG. RADIUS REV. 2 WHS STATUS
① 3-20-76	CHANGED P.V.C. TO C.I.P.

CROWN CENTRAL PETROLEUM CORPORATION
BALTIMORE, MARYLAND

PROPOSED SERVICE STATION LOCATED ON BELAIR ROAD (U.S. RTE. #1) NEAR SILVER SPRING ROAD, BALTIMORE COUNTY, MD.

SCALE: 1" = 10' DATE: FEB. 9, 1976
DRAWN BY T. BROWNIE CHECKED BY J.D.T. DRAWING NUMBER CCP-7735

BARCLAY BROTHERS, INC.



BELAIR RD.

PLANTING SCHEDULE

KEY	QUAN	DESCRIPTION AND REMARKS
A	15	AZALEA - HERSHEY RED & DEL. WHITE
B	100	JUNIPER HORIZONTALIS / GROUND COVER
C	25	GOLDEN VICARY - SCREEN PLANTING
D	7	JAPANESE BLACK PINE - ACCENT PLANTING - EVERGREEN
E	3	FORSYNTHIA SUSPENSA
F	84	HICKS YEW (TAXUS HICKS)
O	—	INDICATES LOW-LEVEL LIGHTING
B	—	3/4" HOSE BIBB

REVISED PLANS
MAY 3 '78 PM
OFFICE OF PLANNING & ZONING

REVISIONS	

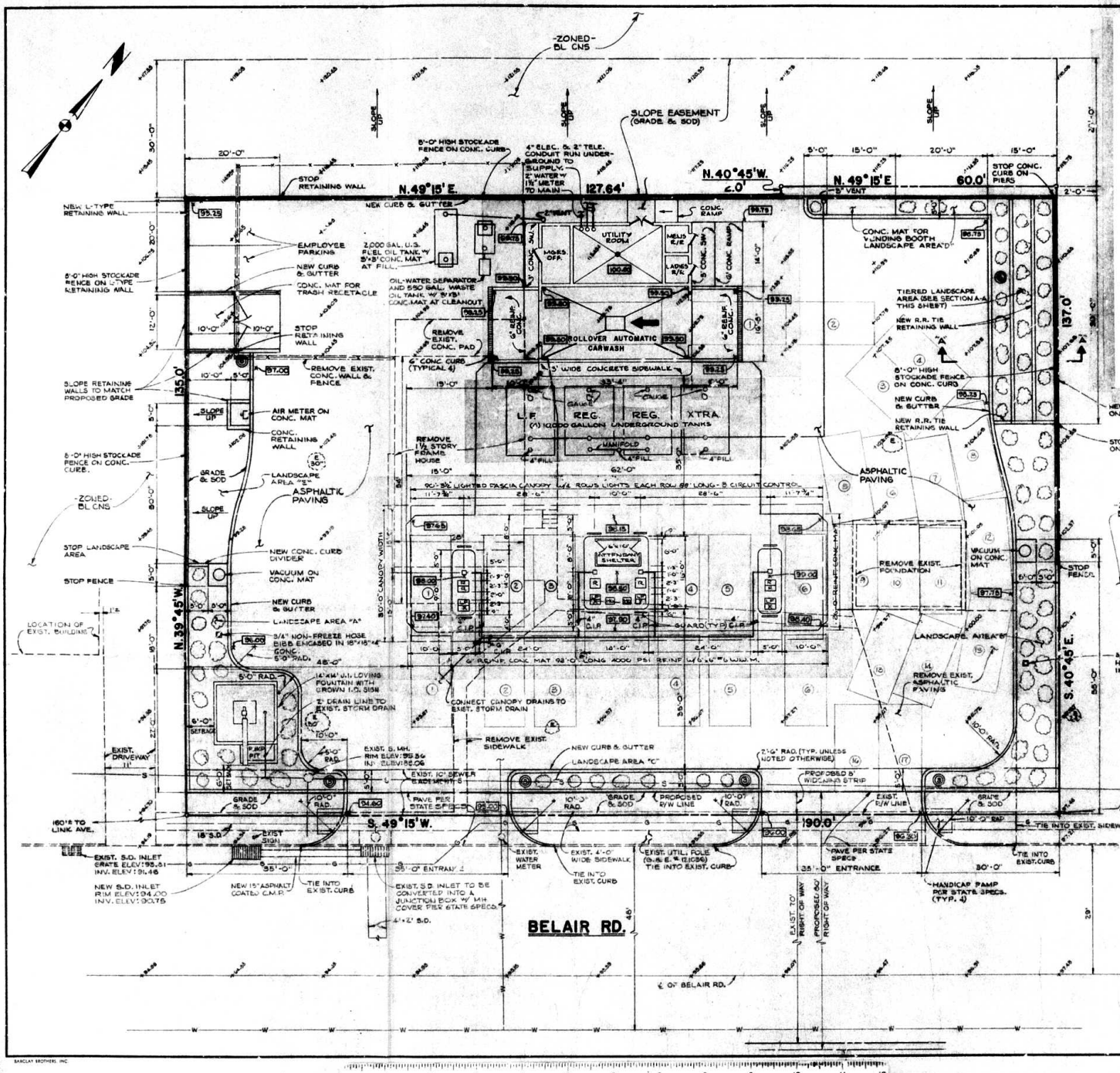
CROWN CENTRAL PETROLEUM CORPORATION
BALTIMORE, MARYLAND

LANDSCAPING PLAN FOR PROPOSED SERVICE STATION ON BELAIR RD. (U.S. RTE. 1) NEAR SILVER SPRING RD., BALTIMORE CO., MD.

SCALE: 1"=10' DATE: MAY 2, 1978
DRAWN BY: BROWNE CHECKED BY: D.C.T. DRAWING NUMBER: C.P.-77B3-E

BARCLAY BROTHERS, INC.

JUN 0 8 1979



ZONING STATUS

ELECTION DISTRICT: 11 BALTO. CO., MD.
Existing Zoning: Parcel #1 BL
Existing District C-2

"AREA REQUIREMENTS"

8 # Dispenser Islands with 14 # single dispensers capable of serving 6 cars at any one time.

Total Servicing Spaces 12
Total Servicing Bays 6
Total Bays & Spaces 6

Site area required = Total bays & spaces 6 x 1500 square feet = 9,000 square feet
Proposed ancillary VENDING, MOTOR OIL, REST ROOMS, AND ALLIED PRODUCTS
Additional area required NONE
Proposed combination uses CARWASH
Additional area required NONE
Total area required 1,000 SQ. FT.
Total area of tract 25,611 SQ. FT.

ACCESS POINTS

Number of driveways on front street 2 times 45 - 130 (required width)
Actual site width 190.00 FT.

LANDSCAPING

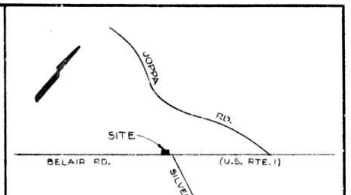
AREA "A" - 715 square feet AREA "D" = 200 SQ. FT.
AREA "B" - 180 square feet AREA "E" = 625 SQ. FT.
AREA "C" = 800 SQ. FT.
Total 3,650 sq. ft. = 15 % of tract
Landscaping consists of the following: AREA "A" - SHRUBBERY AND FOUNTAIN; AREA "B", "C", "D" - SHRUBBERY AND VENDING BOOTH; AREA - "E" - GRASS

LIGHTING

(A) Type #1 4.0" height LOW-LEVEL
(2) Type #1 5'-0" height LOW-LEVEL

PARKING

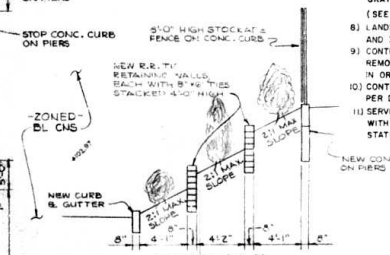
Parking spaces required 0 times for each bay NONE
Parking spaces provided 2
(All parking must be set back 15 feet from street property line)



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1) TOTAL ACREAGE OF SITE 25,611 SQ. FT.
2) INSTALL LIGHTED FASCIA ON 3 SIDES OF BUILDING.
3) ALL FLAT WORK CONCRETE TO BE 6" REINFORCED WITH 6"x6"#6 W.W.M EXCEPT WHERE NOTED.
4) ALL CURBS TO BE 8"x22" CONCRETE EXCEPT WHERE NOTED.
5) ALL CONCRETE MATS TO HAVE FIBER BROOM FINISH.
6) ALL NON-CONCRETE DRIVEWAYS TO BE PAVED W/ ASPHALT AS PER SPECIFICATIONS.
7) ALL CONCRETE MATS TO BE COLORED CHARCOAL GRAY WITH MASTER BUILDERS CHARCOAL GRAY. (SEE DRAWING NO. CC-1088)
8) LANDSCAPE AREAS TO HAVE 6" MINIMUM TOPSOIL AND 3" MINIMUM PINE BARK MULCH.
9) CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRUCTURES, PAVING, TREES, ETC. IN ORDER TO OBTAIN CROWN'S FINISHED PRODUCT.
10) CONTRACTOR TO INSTALL ALL CURB AND GUTTER PER D.O.T. SPECIFICATIONS.
11) SERVICE STATION TO BE CONSTRUCTED IN COMPLIANCE WITH THE HANDICAPPED SECTION OF THE MARYLAND STATE BUILDING CODE.



SECTION "A"-"A"
SCALE: HORZ. 1" = 5'
VERT. 1" = 5'

LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- EXISTING TREE & SIZE.
- PROPOSED SHRUBBERY
- LOW LEVEL AREA LIGHTS, NUMBER INDICATE POLE LENGTH.
- VACUUM
- AIR METER
- BRICK FENCE
- STOCKADE FENCE - 8'-0" HIGH
- ELECTRIC LINES
- GAS LINES - 6"
- SANITARY SEWER LINES - 8"
- TELEPHONE LINES
- WATER LINES - 12"
- STORM DRAIN LINES - 4'x2' & 18"

REVISED PLANS

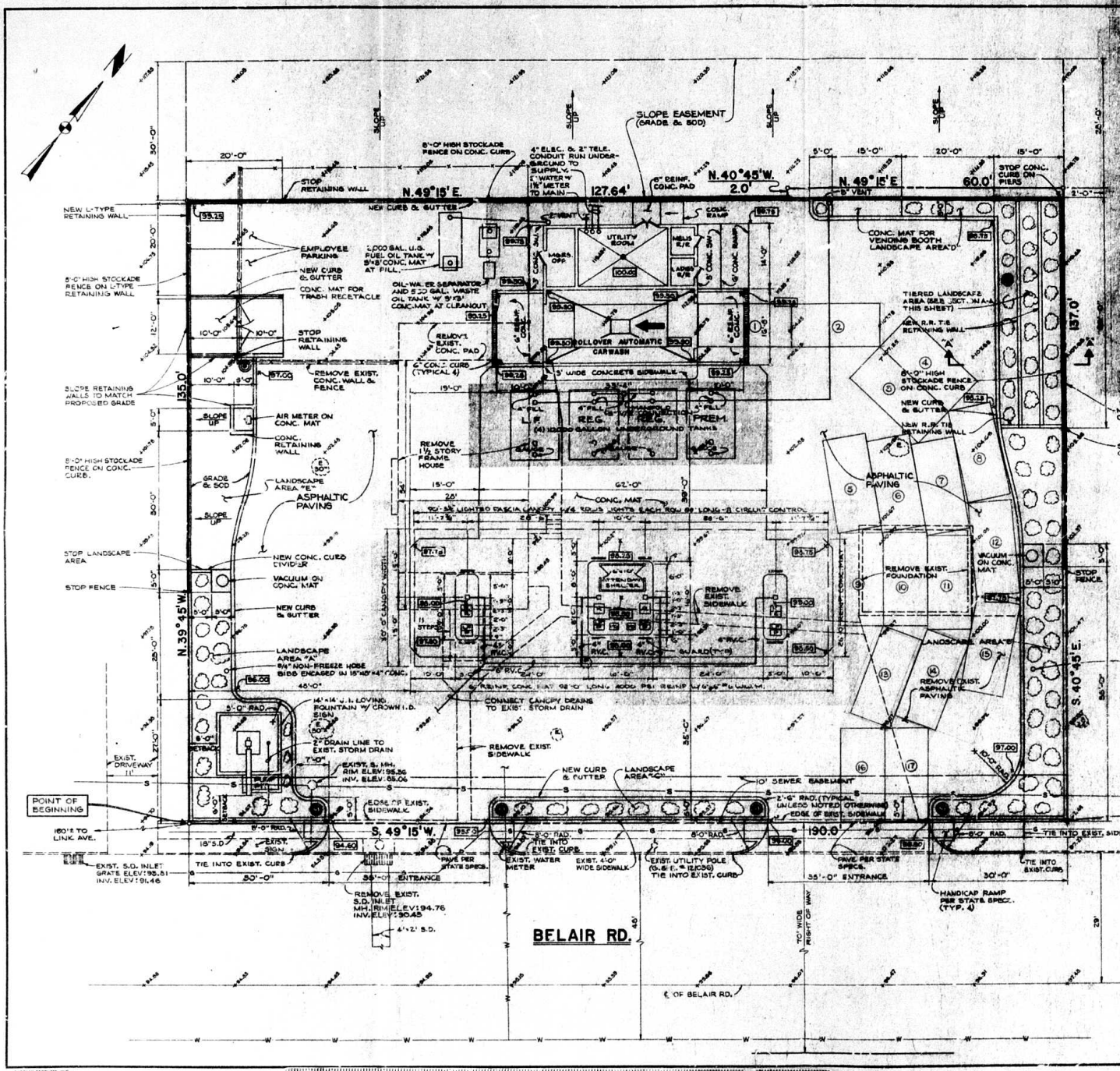
REVISIONS		
3	4-26-76	RELOCATED, ENT., FOUNTAIN, LANDSCAPE AREA, CANOPY & TANK FILLS, ADD ZONING CLASSIFICATION, ADD BUILDING, R/W STAKE, GRADES
2	4-24-76	ADD LEVEL INLET, SERVICE, CANOPY CHANGED BLT. BASKS, REV. ZONING STATUS
1	3-20-76	CHANGED P.V.C. TO C.I.P.

CROWN CENTRAL PETROLEUM CORPORATION
BALTIMORE, MARYLAND

PROPOSED SERVICE STATION LOCATED ON BELAIR ROAD (U.S. RTE. #1) NEAR SILVER SPRING ROAD, BALTIMORE COUNTY, MD.

SCALE 1" = 10' DATE FEB. 9, 1976
DRAWN BY T. BROWNE CHECKED BY R.D.T. DRAWING NUMBER CC-2-7785

BARCLAY BROTHERS, INC.



ZONING STATUS

ELECTION DISTRICT: 11 BALTO. CO., MD.
Existing Zoning: Parcel #1 BL
Existing District CRS

"AREA REQUIREMENTS"

8 # Dispenser islands with 14 # single dispenser pumps capable of serving 10 cars at any one time.

Total Servicing Spaces 10
Total Servicing Bays 8
Total Bays & Spaces 10

Site area required = Total bays & spaces 10 # x 1500 square feet # 15,000 square feet.

Proposed ancillary VENDING, MOTOR OIL, REST ROOMS, AND ALLIED PRODUCTS
Additional area required NONE

Proposed combination uses CARWASH
Additional area req. red NONE

Total area required 15,000 SQ.FT.
Total area of tract 25,611.50 SQ.FT.

ACCESS POINTS

Number of driveways on front street 2 times 65 = 130 (required width)
Actual site width 190.00 FT.

LANDSCAPING

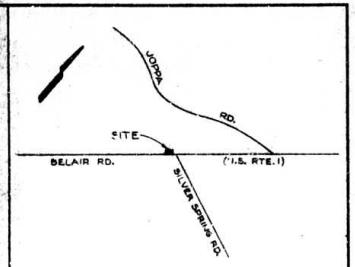
AREA "A" = 715 square feet AREA "D" = 200 SQ.FT.
AREA "B" = 1810 square ft AREA "E" = 824.5 SQ.FT.
AREA "C" = 800 SQ.FT.
Total 3,650 sq. ft. = 15 % of tract
15 % tract 3,842 sq. ft.
Landscapes consists of (description) AREA "A" - SHRUBBERY AND FOUNTAIN, AREA "B" & "C" - SHRUBBERY, AREA "E" - BLUE ISLES AND VENDING BOOTH, AREA "D" - GRASS

LIGHTING

(4) Type #1 4'-0" height LOW-LEVEL (description)
(2) Type #2 5'-0" height LOW-LEVEL (description)

PARKING

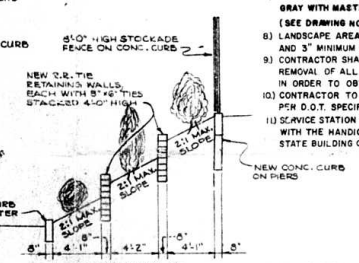
Parking spaces required 3 three for each bay NONE
Parking spaces provided 2
(All parking must be set back 8 ft. from street prop. line)



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1) TOTAL ACREAGE OF SITE 25,611 SQ.FT.
2) INSTALL LIGHTED FASCIA ON 3 SIDES OF BUILDING.
3) ALL FLAT WORK CONCRETE TO BE 6" REINFORCED WITH 6"x6" W 6 W.W.M EXCEPT WHERE NOTED.
4) ALL CURBS TO BE 8"x22" CONCRETE EXCEPT WHERE NOTED.
5) ALL CONCRETE MATS TO HAVE FIBER BROOM FINISH.
6) ALL NON-CONCRETE DRIVEWAYS TO BE PAVED W/ ASPHALT AS PER SPECIFICATIONS.
7) ALL CONCRETE MATS TO BE COLORED CHARCOAL GRAY WITH MASTER BUILDERS CHARCOAL GRAY. (SEE DRAWING NO. CC-1088)
8) LANDSCAPE AREAS TO HAVE 6" MINIMUM TOPSOIL AND 3" MINIMUM PINE BARK MULCH.
9) CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRUCTURES, PAVING, TREES, ETC. IN ORDER TO OBTAIN CROWN'S FINISHED PRODUCT.
10) CONTRACTOR TO INSTALL ALL CURB AND GUTTER PER O.O.T. SPECIFICATIONS.
11) SERVICE STATION TO BE CONSTRUCTED IN COMPLIANCE WITH THE HANDICAPPED SECTION OF THE MARYLAND STATE BUILDING CODE.



SECTION "A"-"A"
SCALE: HORZ. 1" = 5'
VERT. 1" = 5'

LEGEND

- 00.00 EXISTING GRADE
- 00.00 PROPOSED GRADE
- EXISTING TREE & SIZE
- PROPOSED SHRUBBERY
- LOW LEVEL AREA LIGHTS, NUMBER INDICATE POLE LENGTH.
- VACUUM
- AIR METER
- BRICK FENCE
- X X STOCKADE FENCE - 8'-0" HIGH
- E ELECTRIC LINES
- G GAS LINES - 6"
- S SANITARY SEWER LINES - 8"
- T TELEPHONE LINES
- W WATER LINES - 12"
- CSD STORM DRAIN LIN: 15-4'x2' & 18"

REVISIONS

CROWN CENTRAL PETROLEUM CORPORATION
BALTIMORE, MARYLAND

PLOT PLAN OF PROPOSED SERVICE STATION SHOWING CARWASH STACKING SPACES

SCALE: 1" = 10'		DATE: FEB. 5, 1975
DRAWN BY T. BROWNE	CHECKED BY	DRAWING NUMBER CCP-7785

BARCLAY BROTHERS, INC.

ZONING STATUS

ELECTION DISTRICT: 11 BALTO.CO., MD.
Existing Zoning: Parcel #: BL
Existing District CNS

"AREA REQUIREMENTS"

8 # Dispenser Islands with 14 # single dispenser pumps capable of serving 6 cars at any one time.

Total Servicing Spaces 6
Total Servicing Bays 3
Total Bays & Spaces 6

Site area required = Total bays & spaces 6 # x 1500 square feet # 9,000 square feet.

Proposed ancillary VENDING, MOTOR OIL, REST ROOMS, AND ALLIED PRODUCTS
Additional area required NONE

Proposed combination uses CARWASH
Additional area required NONE

Total area required 9,000 SQ.FT.
Total area of tract 25,611 SQ.FT.

ACCESS POINTS

Number of driv ways on front street 2 times 65 = 130 (required width)
Actual site width 190.00 FT.

LANDSCAPING

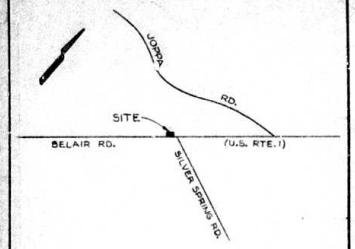
AREA "A" - 715 square feet AREA "D" = 200 SQ.FT.
AREA "B" - 1810 square feet AREA "E" = 625 SQ.FT.
AREA "C" = 200 SQ.FT.
Total 3,650 sq. ft. = 15 % of tract
Landscaping shrubs of (description) AREA "A" - SHRUBBERY AND FOUNTAIN, AREA "B", "C" - SHRUBBERY, AREA "E" - SHRUBBERY AND VENDING BOOTH, AREA - "D" - GRASS

LIGHTING

(A) Type #1 4'0" height LOW-LEVEL (description)
(2) Type #2 5'0" height LOW-LEVEL (description)

PARKING

Parking spaces required 6 three for each bay NONE
Parking spaces provided 2
(All parking must be set back 8 feet from street prop. line)



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1) TOTAL AREAGE OF SITE . 25,611 . . SQ.FT.
2) INSTALL LIGHTED FASCIA ON 3 SIDES OF BUILDING.
3) ALL FLAT WORK CONCRETE TO BE 6" REINFORCED WITH 6"X6" #6 W.W.M EXCEPT WHERE NOTED.
4) ALL CURBS TO BE 8"X22" CONCRETE EXCEPT WHERE NOTED.
5) ALL CONCRETE MATS TO HAVE FIBER BROOM FINISH.
6.) ALL NON-CONCRETE DRIVEWAYS TO BE PAVED W/ ASPHALT AS PER SPECIFICATIONS.
7.) ALL CONCRETE MATS TO BE COLORED CHARCOAL GRAY WITH MASTER BUILDERS CHARCOAL GRAY. (SEE DRAWING NO. CC-1088)
8) LANDSCAPE AREAS TO HAVE 6" MINIMUM TOPSOIL AND 3" MINIMUM PINE BARK MULCH.
9.) CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRUCTURES, PAVING, TREES, ETC. IN ORDER TO OBTAIN CROWN'S FINISHED PRODUCT.
10.) CONTRACTOR TO INSTALL ALL CURB AND GUTTER PER D.O.T. SPECIFICATIONS.
11) SERVICE STATION TO BE CONSTRUCTED IN COMPLIANCE WITH THE HANDICAPPED SECTION OF THE MARYLAND STATE BUILDING CODE.

Revised 357-79 4/9/79 Shower. Hyd

LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- EXISTING TREE & SIZE
- PROPOSED SHRUBBERY
- LOW LEVEL AREA LIGHTS, NUMBER INDICATE POLE LENGTH.
- VACUUM
- AIR METER
- BRICK FENCE
- STOCKADE FENCE - 8'-0" HIGH
- ELECTRIC LINES
- GAS LINES - 6"
- SANITARY SEWER LINES - 8"
- TELEPHONE LINES
- WATER LINES - 12"
- STORM DRAIN LINES - 4'x2' & 18"

SECTION "A"-"A"
SCALE: HORZ. 1" = 5' VERT. 1" = 5'

SEDIMENT CONTROL NOTES

1. PROPOSED STRAW BALE DIKE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH S.C.S. STD. & S.P.-11.
2. PROPOSED STABILIZED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH S.C.S. STD. SCE-1.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John J. Rodgers
DATE 4-19-79

78-247-XA
C-357-79

5	4-4-79	RELOCATED PROPOSED FIRE HYDRANT
4	4-3-79	ADDED PROPOSED FIRE HYDRANT/GRADE & SOD

REVISIONS

3	3-26-79	ADDED OIL CABINETS & SEDIMENT CONTROL
2	11-14-78	REVISED ZONING AT BACK OF PLOT PLAN
1	9-18-78	ADD. U.G. S.H. & STA. AND TO EXIST. P.S. & S.D. INLET
	6-29-78	REVISED ISLAND SIZES
	4-28-78	RELOCATED ENT., FOUNTAIN, LANDSCAPE AREA, CANOPY & TANK FILLS, ADD ZONING SUBDIVISION, ADD BUILDING W/ STALL DIMENSIONS
2	4-24-78	ADD LOWER INLET, SERVICE, STACKED, CHANGED BUT. RADIUS, REV. ZONING STATUS
1	3-20-78	CHANGED P.V.C. TO C.I.P.

CROWN CENTRAL PETROLEUM CORPORATION
BALTIMORE, MARYLAND

PROPOSED SERVICE STATION LOCATED ON BELAIR ROAD (U.S. RTE. #1) NEAR SILVER SPRING ROAD, BALTIMORE COUNTY, MD.

SCALE: 1" = 10' DATE: FEB. 0, 1978
DRAWN BY: T. BROWNE CHECKED BY: R.R.T. DRAWING NUMBER: CCP-1785

BELAIR RD. U.S. RT #1

JUN 26 1979

NOTE: SEE DWG. # CCP-7785-A FOR SECTIONS OF TYPES B & C WALLS.

-ZONED- DR CNS

42'-0" (N.T.S.) TYPE "B" WALL

25'-0" TYPE "B" WALL

50'-0" TYPE "B" WALL

55'-0" TYPE "C" WALL

SLOPE UP (MAX. 2:1)

8'-0" HIGH STOCKADE FENCE ON RETAINING WALL

4" ELEC. & 2" TELE. CONDUIT RUN UNDER GROUND TO SUPPLY

6" THICK REINF. CONC. PAD

STOP RETAINING WALL

N.49°15'E.

127.64'

N.40°45'W.

2.0'

N.49°15'E

60.0'

WARP WALL UNTIL TOP ELEV. MATCHES TOP OF CURB ELEV.

STOP CONC. RETAINING WALL, BEGIN CURB

NEW POURED CONC. RETAINING WALL

2000 GAL. UNL. FUEL OIL TANK W/ 3' K.B. COAL HAT @ FILL

OIL & WATER SEPARATOR

8'-0" HIGH STOCKADE FENCE W/ POST SET IN CONC. FOOTING

GRADE @ 100.0

EMPLOYEE PARKING

CONC. MAT FOR TRASH RECEPTACLE

REMOVE EXIST. CONC. PAD

UTILITY ROOM

MEN'S R/R

LADIES R/R

MACH. OFF.

CONC. RAMP

CONC. MAT FOR VENDING BOOTH LANDSCAPE AREA

ROLLOVER AUTOMATIC CARWASH

6" BEAM CONC.

6" CONC. CURB (TYPICAL 4)

REMOVE EXIST. CONC. WALL & FENCE

NEW R.R. TIE RETAINING WALL (SEE DWG. NO. CCP-7785-A)

20'-0" RAD.

137.0'

135.0'

SLOPE RETAINING WALL TO MATCH PROPOSED GRADE

AIR METER ON CONC. MAT

CONC. RETAINING WALL

2" COPPER WATER LINE W/ 1½" METER TO MAIN

NEW 6" PVC SAN.

REMOVE 1½ STY. FRAME HOUSE

(4) 10,000 GAL. UNDERGROUND TANKS

PREM. REG. L.F. L.F.

GAUGE

8'-0" HIGH STOCKADE FENCE ON CONC. CURB

NEW CONC. CURB ON PIERS

8'-0" HIGH STOCKADE FENCE ON CONC. CURB

GRADE & SOD

LANDSCAPE AREA "E"

ASPHALTIC PAVING

-ZONED- BL CNS

STOP LANDSCAPE AREA

STOP FENCE

NEW CONC. CURB DIVIDER

VACUUM ON CONC. MAT

NEW CURB & GUTTER

LANDSCAPE AREA "A"

3/4" NON-FREEZE HOSE BIBB ENCASED IN 18"x18"x4" CONC.

LOCATION OF EXIST. BUILDING

N.39°45'W.

50'-0" CANOPY WIDTH

AUTOMATIC SHELTER

BUMPER GUARD (TYP.)

26'-0" REINF. CONC. MAT

REMOVE EXIST. FOUNDATION

VACUUM ON CONC. MAT

STOP FENCE SCRIBE ON PIERS

S.40°45'E.

LANDSCAPE AREA "B"

REMOVE EXIST. ASPHALTIC PAVING

92'-0" REINF. CONC. MAT

30'-3¾" LIGHTED FASCIA CANOPY W/ 4 ROWS OF LIGHTS

CONNECT CANOPY DRAINS TO EXIST. STORM DRAIN

STABILIZED CONSTRUCTION ENTRANCE

REMOVE EXIST. SIDEWALK

1½" WATER METER W/ MANHOLE NEW CURB & GUTTER

TIE INTO EXIST. SAN. MAIN W/ CLEANOUT

2'-6" RAD. (TYP. UNLESS NOTED OTHERWISE)

LANDSCAPE AREA "C"

PROPOSED 8' WIDENING STRIP

STRAW BALE DIKE

EXIST. DRIVEWAY

STRAW BALE DIKE

P.M. ELEV. 100.00 (ASSUMED) 221.66 (BALTO. CO.)

EXIST. S. MH. RIM ELEV: 100.00 (ASSUMED) INV. ELEV: 91.5

EXIST. DRIVEWAY

LOCATION OF EXIST. BUILDING

3/4" NON-FREEZE HOSE BIBB ENCASED IN 18"x18"x4" CONC.

160'± TO LINK AVE.

EXIST. S.D. INLET GRATE ELEV. 195.51 INV. ELEV. 91.46

NEW S.D. INLET PER MD. SHA STD. # S.74.04 RIM ELEV. 94.00 INV. ELEV. 92.75

NEW 15" ASPHALT COATED C.M.P.

TIE INTO EX. ST. CURB

EXIST. S.D. INLET TO BE CONVERTED INTO A DROP CURB BOX W/ MH. SEWER PER MD. S.H.A. STD. # S.6.11

S.49°15'W.

EXIST. RIM = 94.25 EXIST. INV. 90.45

190.0'

GRADE 5.0:1

GRADE 6.0:1

PROPOSED G/W LINE

ELEV. = 82.3

PAVE PER STATE SPEC.

35'-0" ENTRANCE

EXIST. 4'-0" WIDE SIDEWALK

TIE INTO EXIST. CURB

EXIST. UTIL. POLE (O.A.E. # 11.0.5) TIE INTO EXIST. CURB

TIE INTO EXIST. CURB 30'-0"

HANDICAP RAMP PER MD. S.H.A. STD. # C.5.11 (TYP. 4)

EXIST. WATER METER

35'-0" ENTRANCE

NEW 15" ASPHALT COATED C.M.P.

TIE INTO EX. ST. CURB

EXIST. S.D. INLET TO BE CONVERTED INTO A DROP CURB BOX W/ MH. SEWER PER MD. S.H.A. STD. # S.6.11

73'-0"

NOTE: NEAREST EXIST. FIRE HYDRANT APPROX. 140' SOUTH ON SOUTHEAST SIDE OF BELAIR ROAD.

BELAIR RD. U.S. RT #1

℄ OF BELAIR RD.

TIE INTO EXIST. WATER MAIN

NOTE: SEE DWG. CCP-7785-PH FOR LOCATION OF NEW FIRE HYDRANT

NEW 2" x 45° TEE

NEW 6" x 6" x 6" SLVE. NEW FIRE HYDRANT

EXIST. CURB

EAST TO BALTIMORE

WEST TO BELAIR

PROPOSED S.D. INLET

EXIST. CURB

7-2-79 ADDED SANITARY & WATER HOUSE CONN.

ZONING STATUS

ELECTION DISTRICT: 11 BALTO. CO., MD.

Existing Zoning: Parcel #: BL

Existing District CNS

"AREA REQUIREMENT"

8 # Dispenser islands with 14 # single dispenser pumps capable of serv. 8 cars at any one time.

Total Servicing Spaces 6
Total Servicing Area 50
Total Bays & Spaces 56

Site # on required - Total bays & spaces @ # 1500 square feet # 1,000 square feet

Proposed ancillary VENDING, MOTOR OIL, REST ROOMS, AND ALLIED PRODUCTS

Additional area required NONE

Proposed combination uses CARWASH

Additional area required NONE

Total area required 1,000 SQ.FT.

Total area of tract 25,611 SQ.FT.

ACCESS POINTS

Number of driveways on front street 2 times 65 - 130 (required width)

Actual site width 190.00 FT.

LANDSCAPING

AREA "A" - 7.5 square feet AREA "D" = 200 SQ.FT.

AREA "B" - 810 square feet AREA "E" = 625 SQ.FT.

AREA "C" - 300 SQ.FT.

Total 3,650 SQ.FT. 15 % of (area)

No. of trees 1,290 sq. ft.

Area of shrubbery (description) AREA A - SHRUBBERY

AND GROUND COVER; AREA B - S.C. - SHRUBBERY, AREA C - SHRUBBERY, AREA D - PLANT VERNA, AREA E - GROUND COVER

(A) Type #1 4.0" width LOW-LEVEL area lighting

(B) Type #2 8.0" width LOW-LEVEL area lighting

PARKING

Parking spaces required @ 1 space for each 50 NONE

Parking spaces provided 2

(If parking must be [illegible] from front street show [illegible])

VICINITY MAP

SCALE: 1" = 2000'

SITE

BELAIR RD.

(U.S. RTE. 1)

SILVER SPRING RD.

NORTH

GENERAL NOTES

1) TOTAL ACREAGE OF SITE. 25,611...SQ.FT.
2) INSTALL LIGHTED FASCIA ON 3 SIDES OF BUILDING.
3) ALL FLAT WORK CONCRETE TO BE 6" REINFORCED WITH 6"x6" W 6 W.W.M EXCEPT WHERE NOTED.
4) ALL CURBS TO BE 8"x 22" CONCRETE EXCEPT WHERE NOTED.
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7) ALL CONCRETE MATS TO BE COLORED CHARCOAL GRAY WITH MASTER BUILDERS CHARCOAL GRAY. (SEE DRAWING NO. CC-1088)
8) LANDSCAPE AREAS TO HAVE 6" MINIMUM TOPSOIL AND 3" MINIMUM PINE BARK MULCH.
9) CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRUCTURES, PAVING, TREES, ETC. IN ORDER TO OBTAIN CROWN'S FINISHED PRODUCT.
10) CONTRACTOR TO INSTALL ALL CURB AND GUTTER PER D.O.T. SPECIFICATIONS.
11) SERVICE STATION TO BE CONSTRUCTED IN COMPLIANCE WITH THE HANDICAPPED SECTION OF THE MARYLAND STATE BUILDING CODE.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: John Selmi Boze
DATE: 7-27-79
78-247-XA
C-791-79

LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- EXISTING TREE & SIZE
- PROPOSED SHRUBBERY
- LOW LEVEL AREA LIGHTS, NUMBER INDICATE POLE LENGTH.
- VACUUM
- AIR METER
- BRICK FENCE
- STOCKADE FENCE - 8'-0" HIGH
- ELECTRIC LINES
- GAS LINES - 6"
- SANITARY SEWER LINES - 8"
- TELEPHONE LINES
- WATER LINES - 12"
- STORM DRAIN LINES - 4"x2" & 18"

SEDIMENT CONTROL NOTES

1. PROPOSED STRAW BALE DIKE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH D.N.R. STD. S.S.D.-1
2. PROPOSED STABILIZED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH S.C.S. STD. SWCE-1

15	7-24-79	REV. LANDSCAPING & ADD NO. OF LIGHTS - REV. ORDER OF DEPARTURES
14	5-21-79	REV. CANOPY & P.C. ELEV. & ADD TIE INTO EXIST. SIDEWALK & RELOCATE CONC. CURB & STRIPING
13	4-20-79	REV. TOP OF P.C.U. GRADES

REVISIONS

12	4/26/79	RELOCATED CURB IN REAR OF FOUNTAIN, REMOVED REAR CURB W/ RETAIN. WALL
11	4-5-79	RELOCATED PROPOSED FIRE HYDRANT
10	4-3-79	ADDED PROPOSED FIRE HYDRANT (BARE & SOD)
9	3-26-79	ADDED OIL CALVERTS & SEDIMENT CONT. NOTES
8	11-14-78	REVISED ZONING AT BACK OF PLOT PLAN
7	9-26-78	ADD LOCKS & SIDE NOS. TO RAMPS & STRIPING
6	1-29-78	REVISED ISLAND SIZES
5	4-28-78	RELOCATED ENT., FOUNTAIN, LANDSCAPE AREA, CANOPY & TANK FILL; ADD ZONING SUBMISSION; ADD SIDEWALK, VAC. & AIR METER
4	4-24-78	ADD & REVISE INLETS, SERVICE DRIVE, CURB, CANOPY, BLDG. PADS, REV. ZONING STATUS
3	3-20-78	CHANGED P.C. TO C.I.P.
2	7-2-79	ADDED SANITARY & WATER HOUSE CONN.
1		

CROWN CENTRAL PETROLEUM CORPORATION

BALTIMORE, MARYLAND

PROPOSED SERVICE STATION LOCATED ON BELAIR ROAD (U.S. RTE. #1) NEAR SILVER SPRING ROAD, BALTIMORE COUNTY, MD.

SCALE: 1" = 10' DATE: FEB. 9, 1978

DRAWN BY: T. P. BROWNING CHECKED BY: R.O.T. DRAWING NUMBER: CCP-7785