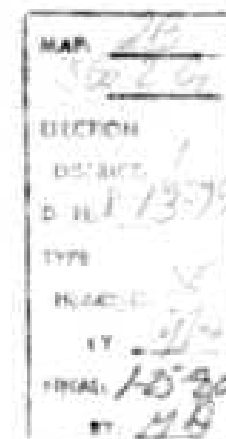


PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Sun Oil Co. of Pa., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an [unclear] to [unclear] zone, for the following reasons:



and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Food Store in combination with Service Station including sales of convenience items.

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

Sun Oil Co., of Pa.
Contract purchaser: Louis J. Isaacsohn, Legal Owner, Division Area Manager, 6900 Knighthood Lane, Columbia, Md., 21045.
Petitioner's Attorney: [unclear]
Protestant's Attorney: [unclear]

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of October, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of November, 1979, at 1:30 o'clock P.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE November 20, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Louis J. Isaacsohn
6900 Knighthood Lane
Columbia, Maryland 21045

RE: Item No. 47
Petitioners - Sun Oil Company
Special Exception Petition

Dear Mr. Isaacsohn:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the north side of Baltimore National Pike approximately 575 feet west of Rolling Road in the 1st Election District, the subject of this petition is presently improved with the facilities of a gasoline station. Adjacent properties are zoned B.R., as is the subject property and are improved with commercial uses.

This Special Exception is required as a result of your proposal to convert the existing building to a food store and at the same time continue dispensing gas. At the time of field inspection a number of signs were located within the right-of-way of Baltimore National Pike. It should be noted that these signs must be removed, and the submitted site plan should indicate the location and square footage of signs that will be situated on the property.

Particular attention should be afforded to the comments of the Department of Health, Fire and Permits and Licenses.

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
N/S of Baltimore National Pike, 575' : OF BALTIMORE COUNTY
W of Rolling Rd., 1st District
SUN OIL CO. OF PA., Petitioner : Case No. 80-120-X

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

I HEREBY CERTIFY that on this 7th day of November, 1979, a copy of the foregoing Order was mailed to Mr. Louis J. Isaacsohn, Division Area Manager, 6900 Knighthood Lane, Columbia, Maryland 21045, for Sun Oil Co. of Pa., Petitioner.

John W. Hession, III

MICROFILMED

Item No. 47
Special Exception Petition
November 20, 1979

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

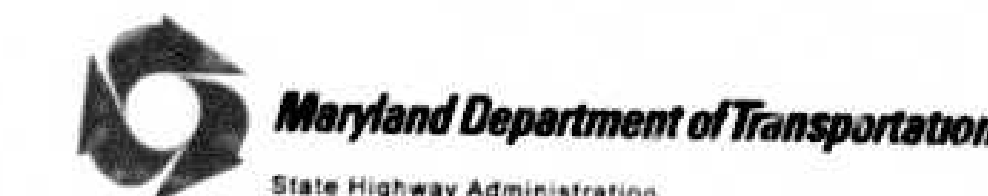
Very truly yours,
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Charles A. Logan
612 E. 34th St.
Baltimore, Md. 21218

MICROFILMED



James J. C. Donnell
Secretary
M. S. Caltrider
Administrator

August 27, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attention: Mr. N. Commodari

Dear Mr. Hammond:

The existing entrance channelization is acceptable to the State Highway Administration. The proposed food store should not cause any particular traffic problems.

Re: Z.A.C. Meeting, Aug. 21, 1979
ITEM: 47.
Property Owner: Sun Oil Co. of Penna.
Location: N/S Baltimore National Pike (Route 40) 575' W Rolling Rd.
Existing Zoning: B.R.-C.S.A.
Proposed Zoning: Special Exception for a food store in combination with a service station including sales of convenience items.
Acres: 0.6162
District: 1st

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

CL:JEM:vrd

MICROFILMED

My telephone number is (301) 383-4320
P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



THORNTON M. MOURING
DIRECTOR

October 25, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #47 (1979-1980)
Property Owner: Sun Oil Co. of Penna.
N/S Balto. National Pike 575' W. Rolling Rd.
Existing Zoning: B.R.-C.S.A.
Proposed Zoning: Special Exception for a food store in combination with a service station including sales of convenience items.
Acres: 0.6162 District: 1st

Dear Mr. Hammond:

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

General:

Baltimore County highway and utility improvements are not directly involved. The submitted plan does not indicate any provision of water supply or means of sewage disposal for this property, nor the location of any fire hydrants.

There are public 8, 16 and 30-inch water mains and 8-inch public sanitary sewerage in Baltimore National Pike.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #47 (1979-1980).

Very truly yours,
Ellsworth M. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: W. Munchel

N-NE Key Sheet
5 SW 27 Pos. Sheet
SW 2 G Topo
94 Tax Map

MICROFILMED



October 16, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #47, Zoning Advisory Committee Meeting, August 21, 1979, are as follows:

Property Owner: Sun Oil Co. of Penna.
Location: N/S Balto. National Pike 575' W. Rolling Road
Existing Zoning: B.R.C.S.A.
Proposed Zoning: Special Exception for a food store in combination with a service station including sales of convenience items
Acres: 0.6162
District: 1st

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

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

Very truly yours,

John L. Wimbley, III
Planner III
Current Planning and Zoning

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the Special Exception for a permitted ancillary use, to wit, a convenience store, in conjunction with the service station located on the subject property, such ancillary use being limited by the site plan prepared by Charles A. Logan, Registered Professional Engineer and Land Surveyor, dated August 9, 1979, and revised November 29, 1979, should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of December, 1979, that the herein Petition for Special Exception for a convenience store, in conjunction with the service station located on the subject property and as limited by the site plan dated August 9, 1979, and revised November 29, 1979, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the requirements of Section 405.4 of the Baltimore County Zoning Regulations.
2. Ownership and/or operation of the service station and ancillary use (convenience store) by one owner and/or operator.
3. Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

[Signature]
Zoning Commissioner of
Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 17, 1979

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

Z.A.C. Meeting of: August 21, 1979

RE: Item No: 28, 42, 43, 44, 45, 46, 47, 48
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

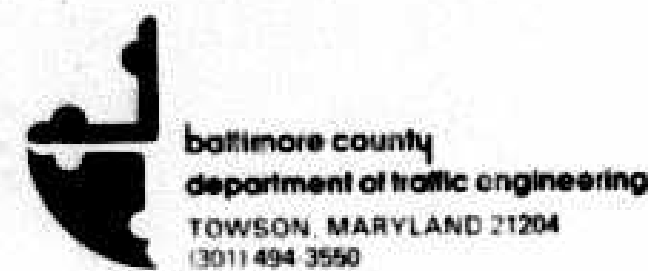
District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
W. Nick Petrovich,
Field Representative



STEPHEN E. COLLINS
DIRECTOR

September 24, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 47 - ZAC - Meeting of August 21, 1979
Property Owner: Sun Oil Co. of Penna.
Location: N/S Balto. National Pike 575' W. Rolling Rd.
Existing Zoning: B.R.-C.S.A.
Proposed Zoning: Special Exception for a food store in combination with a service station including sales of convenience items.

Acres: 0.6162
District: 1st

Dear Mr. Hammond:

No traffic problems are anticipated by the requested special exception for a food store in combination with a service station.

Very truly yours,
[Signature]
Michael S. Flanigan
Engineering Associate II

MSF/mjm



Paul H. Feincke
CHIEF

August 28, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Sun Oil Co. of Penna.

Location: N/S Balto. National Pike 575' W. Rolling Rd.

Item No. 47 Zoning Agenda: Meeting of 8/21/79

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 of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ 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" 1976 Edition prior to occupancy. NOTE: Station shall have 2 employees, according to NFPA Standard #30, Section 7-7.4.3.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division



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

October 8, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #47, Zoning Advisory Committee Meeting of August 21, 1979, are as follows:

Property Owner: Sun Oil Co. of Penna.
Location: N/S Balto. National Pike 575' W. Rolling Rd.
Existing Zoning: B.R.-C.S.A.
Proposed Zoning: Special Exception for a food store in combination with a service station including sales of convenience items.

Acres: 0.6162
District: 1st

Metropolitan water and sewer exist.

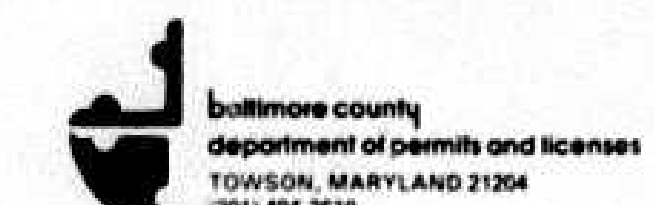
Prior to converting the existing building from a service station to convenience store; all waste oil tanks inside the building structure must be properly abandoned and backfilled. The existing structure must also be made rodent-proof.

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

Very truly yours,
[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LTF/JRF/tuh

cc: J. A. Butcher



Ted Zaleski
DIRECTOR

September 5, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #47 Zoning Advisory Committee Meeting, August 21, 1979 are as follows:

Property Owner: Sun Oil Company of Penna.
Location: N/S Baltimore National Pike 575' W. Rolling Road
Existing Zoning: B.R.-C.S.A.
Proposed Zoning: Special Exception for a food store in combination with a service station including sales of convenience items.

Acres: 0.6162
District: 1st

The items checked below are applicable:

- A. Main structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement State of Maryland Code for the Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
- X.C. Additional miscellaneous permits shall be required.
- X.D. Building shall be upgraded to new use - require alteration permit, and change of occupancy permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X.F. 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.
- G. 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.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____
- I. No Comment.
- X.J. Comments: Kiosk shall have State seal of approval. Plan does not indicate compliance to the Handicapped Code. It appears an additional exit from the building. These comments reflect only on the information provided by the building will be to be construed as the full extent of any permit.

Very truly yours,

[Signature]
Charles E. Barnham, Chief
Plans Review

CEB/rjt

TELEPHONE 235-6004

Charles A. Logan

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
612 EAST 34TH STREET - BALTIMORE, MARYLAND 21218

August 8, 1979.

The following is the legal description of the property of the Sun Oil Co., of Pa., located on Baltimore National Pike (U.S. Route 40), West of Rolling Road, Catonsville, Md., 21228:-

Beginning for the same at an iron pipe now set on the northernmost right of way line of the Baltimore National Pike (U.S. Route 40) at a distance of 272.18 feet easterly measured along said northernmost right of way line from the southwestern-most corner of the whole tract of land of which this parcel now being described is a part; which point of beginning is located approximately 575 feet northwesterly from the center line of Rolling Road; and running thence for lines of division now drawn the following three courses and distances, viz: North 22 degrees 00 minutes 00 seconds East 130.00 feet to an iron pipe, South 63 degrees 00 minutes 00 seconds East 205.00 feet to an iron pipe, and South 22 degrees 00 minutes 00 seconds West to an iron pipe on the aforesaid northernmost right of way line of the Baltimore National Pike, thence binding thereon 205.04 feet in a northwesterly direction along an arc of a curve to the right having a radius of 3744.72 feet, the chord of said arc bearing North 68 degrees 00 minutes 00 seconds West 205.00 feet to the place of beginning. Containing 26,842 square feet or 0.6162 of an acre of land, more or less.

[Signature]
Charles A. Logan, Reg. P.E. & L.S.
ENGINEER & LAND SURVEYOR

Mr. Louis J. Isaacsohn
Division Area Manager
Sun Oil Company of Pa.
6980 Knighthe Lane
Columbia, Maryland 21045

RE: Petition for Special Exception
N/S of Baltimore National Pike,
575' W of Rolling Road - 1st
Election District
Sun Oil Company of Pa. -
Petitioner
NO. 80-120-X (Item No. 47)

Dear Mr. Isaacsohn:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/ari

Attachments

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

INTER-OFFICE CORRESPONDENCE

Date November 5, 1979

1st District

John D. Seffert, Director
Office of Planning and Zoning

MICROFILMED

TOWSON, MD., November 8 _____, 1979.

THE JEFFERSONIAN
L. Frank Sirota
Manager

MICROFILMED

VALIDATION OR SIGNATURE OF CASHIER



Dear Mr. Isaacsohn:

Submitted by:

JWW/ld

PETITIONER'S
EXHIBIT 2

MICROFILMED

1620 YORK ROAD / LUTHERVILLE, MARYLAND 21093 / PHONE 321-7300

1-SIGN

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										
Petition number added to outline										
Denied										
Granted by 7C, BA, CC, CA										
Reviewed by: <u>GVF</u>		Revised Plans: Change in outline or description <u> </u> Yes <u> </u> No <u> </u>								
Previous case: <u>2497</u>		Map # <u> </u>								

BRICKWORK



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

Your Petition has been received and accepted for filing this 16th day of October, 1979.

Petitioner, Sun Oil Company
Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

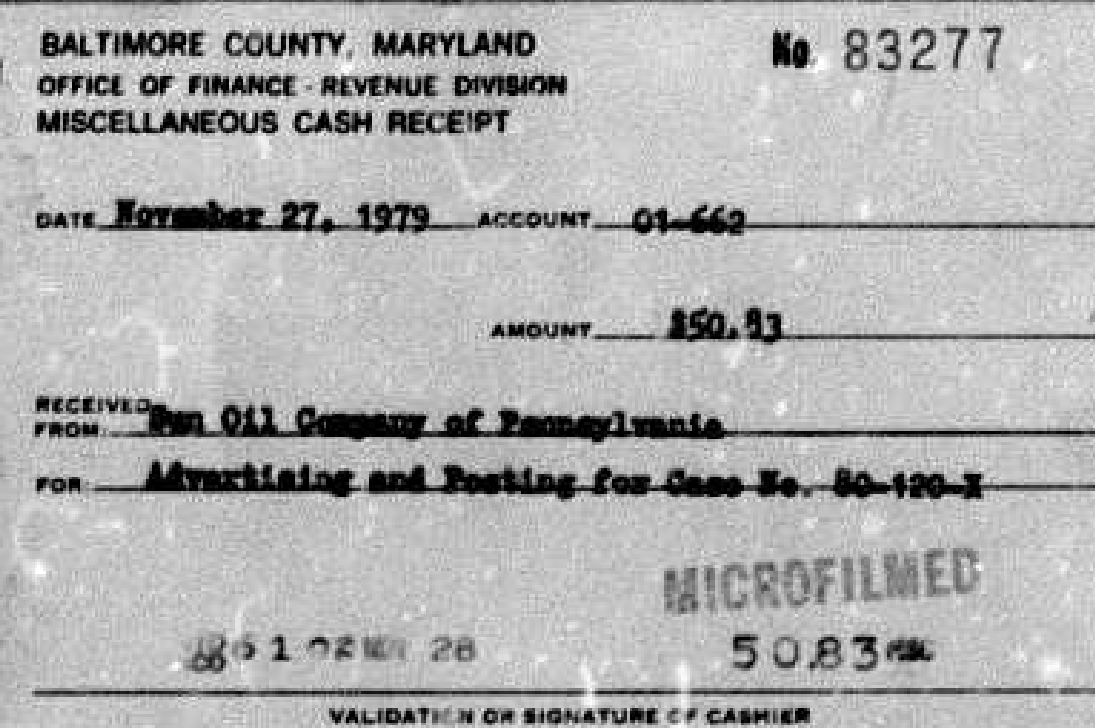
Your Petition has been received this 10th day of August, 1977.

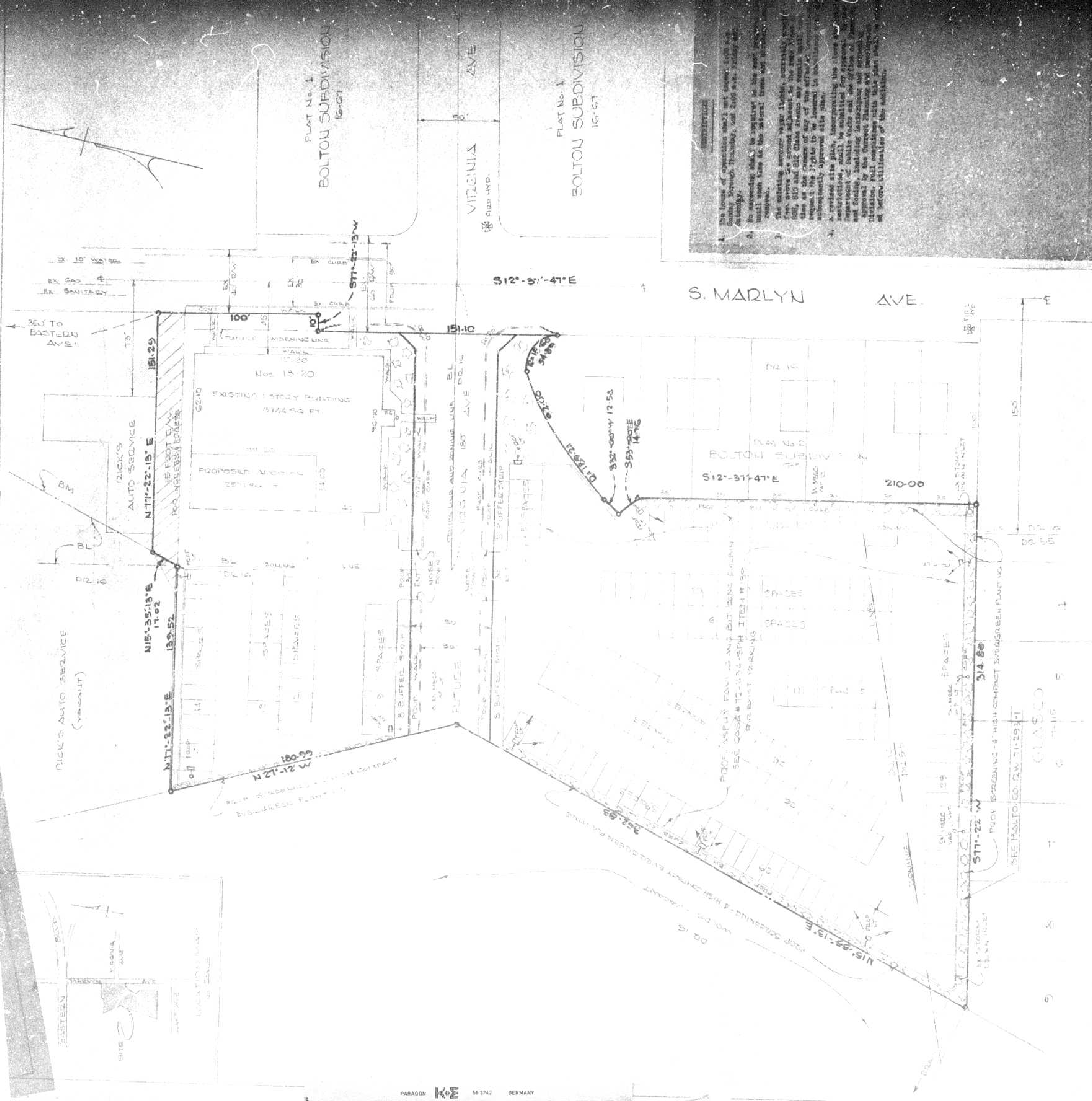
Filing Fee \$ 50.00 Received: ☒ Check
☐ Cash
☒ Other

MICROFILMED

Petitioner Sun Oil Co. of Pa Submitted by Charles Logan
Petitioner's Attorney none Reviewed by GWF

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





PLAT FOR SPECIAL EXCEPTION FOR
 ESSEX AMERICAN LEGION POST 148
 15TH DISTRICT BALTIMORE CO., MARYLAND
 SCALE: 1" = 20'

NOTE: PROPERTY IS NOW OWNED BY AMERICAN LEGION

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 6/24/81
 PLANNING COMMISSIONER
 DATE: 6/25/81
 81-120
 C-541-81

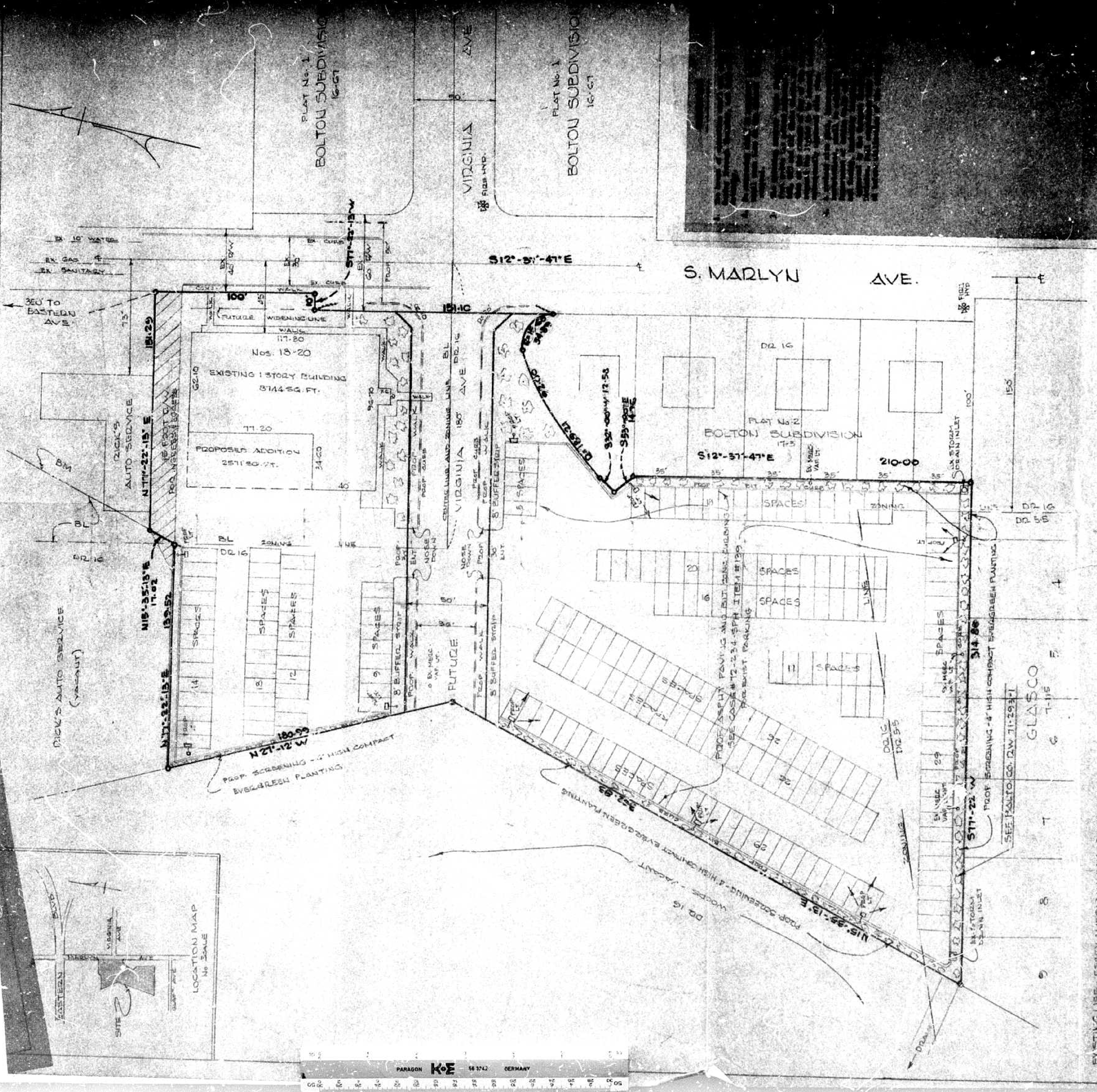


NOTES APPLICABLE TO AREA OF PROPERTY COVERED BY THESE PLANS:
 (A) THE PROPERTY IS ZONED RESIDENTIAL MEDIUM DENSITY (RMD) AND IS CURRENTLY USED FOR COMMERCIAL PURPOSES.
 (B) THE PROPERTY IS CURRENTLY USED FOR COMMERCIAL PURPOSES AND IS ZONED RESIDENTIAL MEDIUM DENSITY (RMD).
 (C) THE PROPERTY IS CURRENTLY USED FOR COMMERCIAL PURPOSES AND IS ZONED RESIDENTIAL MEDIUM DENSITY (RMD).
 (D) THE PROPERTY IS CURRENTLY USED FOR COMMERCIAL PURPOSES AND IS ZONED RESIDENTIAL MEDIUM DENSITY (RMD).
 (E) THE PROPERTY IS CURRENTLY USED FOR COMMERCIAL PURPOSES AND IS ZONED RESIDENTIAL MEDIUM DENSITY (RMD).
 (F) THE PROPERTY IS CURRENTLY USED FOR COMMERCIAL PURPOSES AND IS ZONED RESIDENTIAL MEDIUM DENSITY (RMD).
 (G) THE PROPERTY IS CURRENTLY USED FOR COMMERCIAL PURPOSES AND IS ZONED RESIDENTIAL MEDIUM DENSITY (RMD).
 (H) THE PROPERTY IS CURRENTLY USED FOR COMMERCIAL PURPOSES AND IS ZONED RESIDENTIAL MEDIUM DENSITY (RMD).
 (I) THE PROPERTY IS CURRENTLY USED FOR COMMERCIAL PURPOSES AND IS ZONED RESIDENTIAL MEDIUM DENSITY (RMD).
 (J) THE PROPERTY IS CURRENTLY USED FOR COMMERCIAL PURPOSES AND IS ZONED RESIDENTIAL MEDIUM DENSITY (RMD).

1. The hours of operation shall not exceed 10:00 p.m. Sunday through Thursday, and 2:00 a.m. Friday and Saturday.
 2. No alcoholic beverages shall be sold or consumed on the premises.
 3. The existing structure shall be altered, expanded, or demolished in accordance with the provisions of the zoning ordinance.
 4. The existing structure shall be altered, expanded, or demolished in accordance with the provisions of the zoning ordinance.

MICROFILM

PLANNING & ZONING
 1237 NICHOLS AVE.
 BALTIMORE, MD. 21201

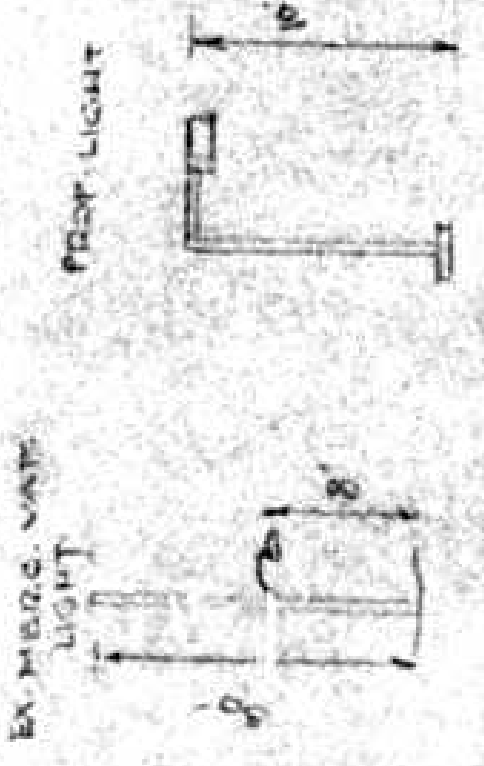


PLAT FOR SPECIAL EXCEPTION FOR
ESSEX AMERICAN LEGION POST 148
15TH DISTRICT BALTIMORE CO, MARYLAND
SCALE: 1" = 20'
DATE: 10-18-80
2-18-81

NOTE: 1" BED OF VIRGINIA AVE NOW OWNED BY AMERICAN LEGION

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 6/28/81
PLANNING
COMMISSIONER
DATE: 6/28/81

81-120
C-542-81



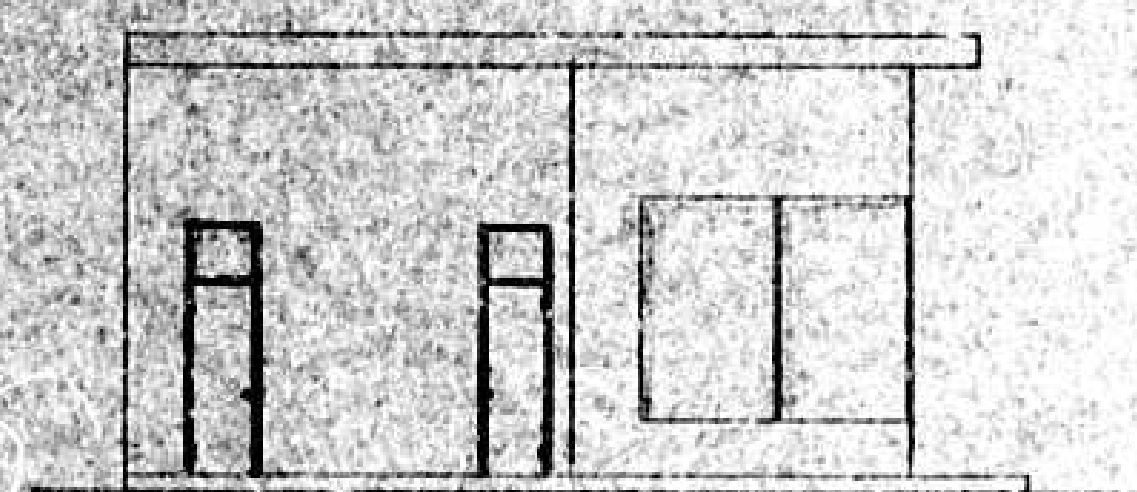
EXISTING USE - ESSEX AMERICAN LEGION POST #148
PROPOSED USE - SAME
EXISTING ZONING - RL - D2.5 - D2.10
PROPOSED ZONING - SAME WITH A SPECIAL EXCEPTION FOR A COMMERCIAL CLUB AND OTHER SIMILAR
SOCIAL, RECREATIONAL AND EDUCATIONAL USES (ESSEX AMERICAN LEGION POST #148)
AREA OF LOT - 2.50 AC. ±
AREA OF EXISTING BUILDING - 3744 SQ. FT.
AREA OF PROPOSED ADDITION - 2571 SQ. FT.
TOTAL: 11315 SQ. FT.

1. OF SPACES REQ. (1/50') (BUILDING: 11315 SQ. FT.) : 227 SPACES
2. OF SPACES PROVIDED : 228 SPACES
THE ENTIRE PARKING LOT TO BE ASPHALT PAV. WITH 1" CONC. CURBING

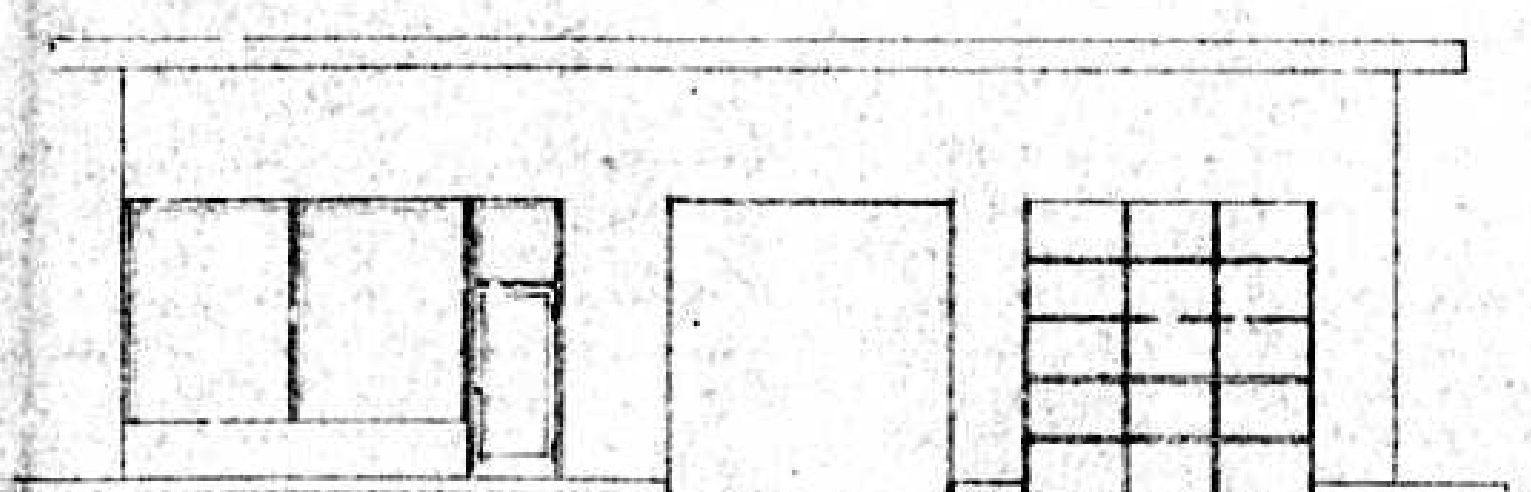
NOTES APPLICABLE TO AREA OF PROPERTY COVERED BY CASE #72-284-514
SECTION 209.1

- (A) THE PARKING AREAS ARE ADJOINING AND ACROSS THE STREET.
- (B) ONLY PASSENGER VEHICLES EXCEPT BUSES MAY USE THE PARKING AREA.
- (C) NO LOADING OR UNLOADING OF PASSENGERS OR OTHER THAN PASSENGER SHALL BE PERMITTED.
- (D) LIGHTING SHALL BE AS ABOVE, EXCEPT VAC. SIGN AND PROOF LIGHTING - SEE DETAIL.
- (E) SCREENING - SHOWN ABOVE.
- (F) THE ENTIRE PARKING AREA SHALL BE ASPHALT PAVING WITH 1" CONC. CURBING AND PROOF LIGHTING.
- (G) THE ENTIRE ADJACENT LOT - SHOWN ABOVE.
- (H) HANDS OF OPERATION - 5 PM TO 2 AM.

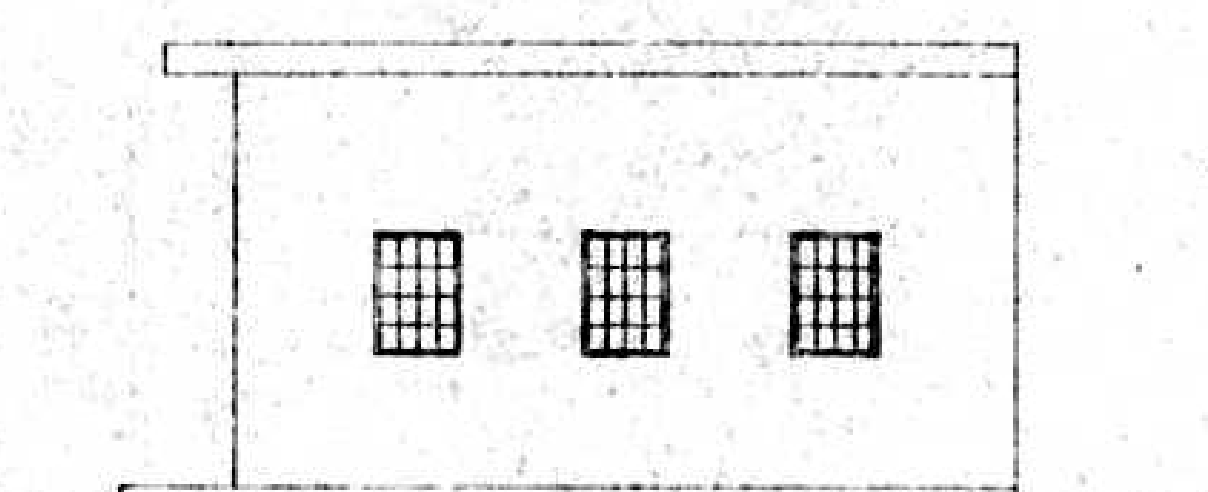
RECORDED



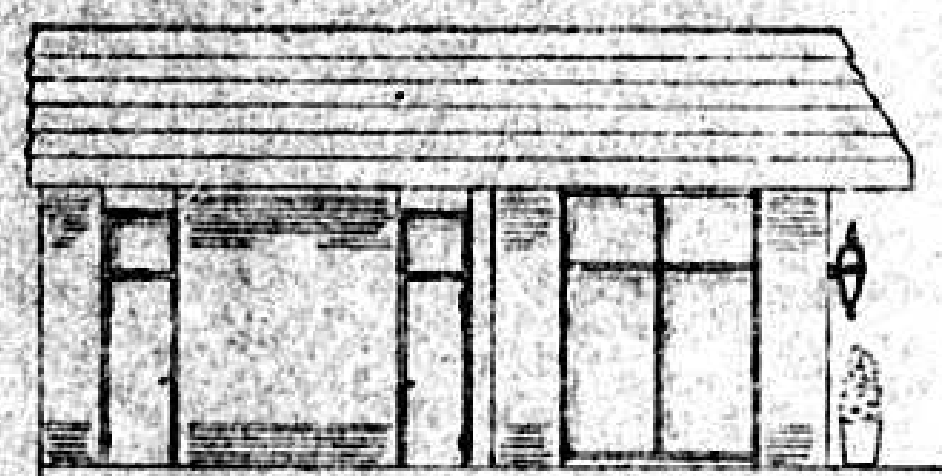
EXISTING



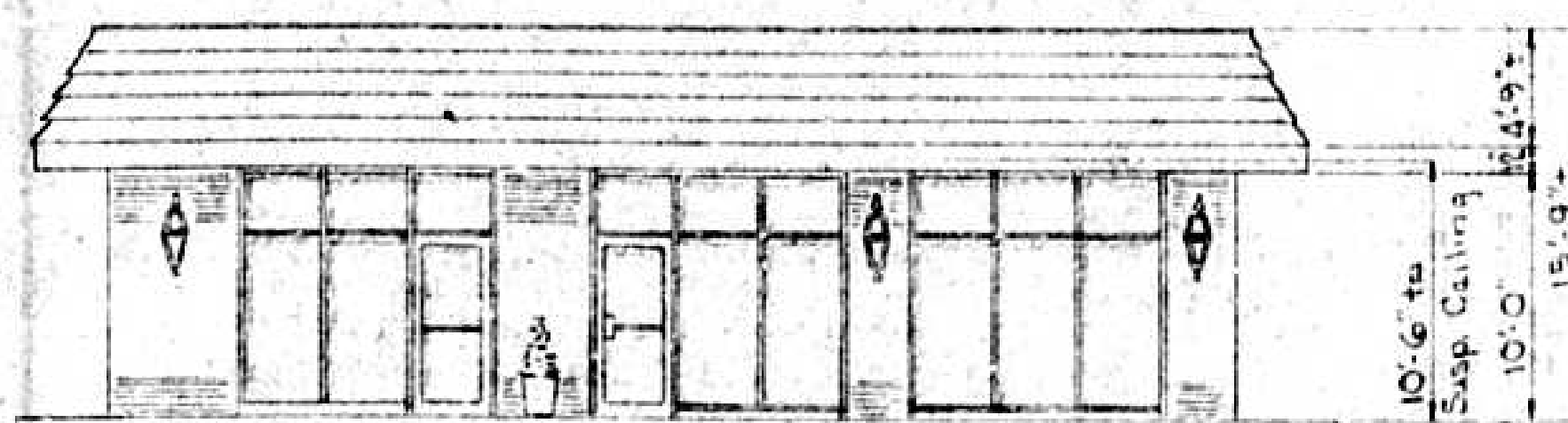
EXISTING



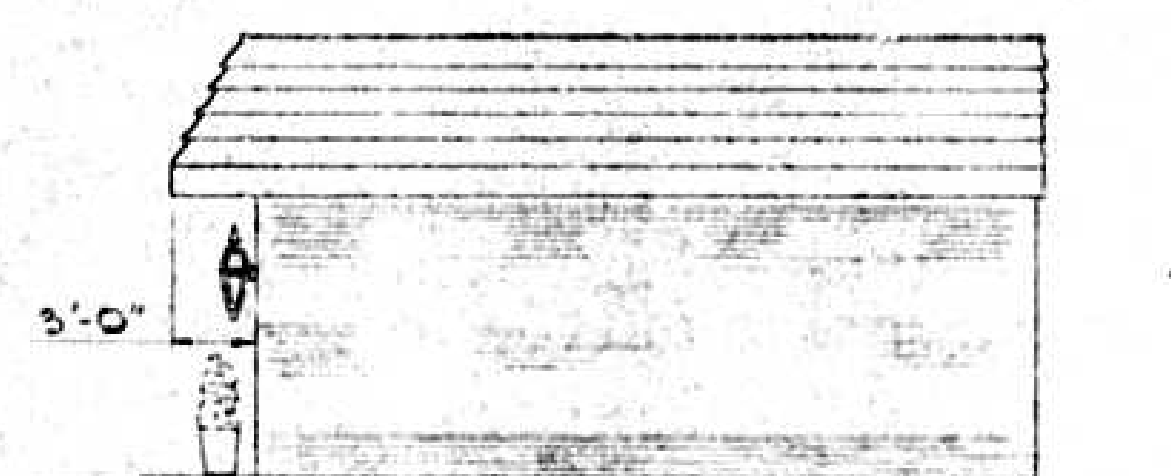
† MUSTINE



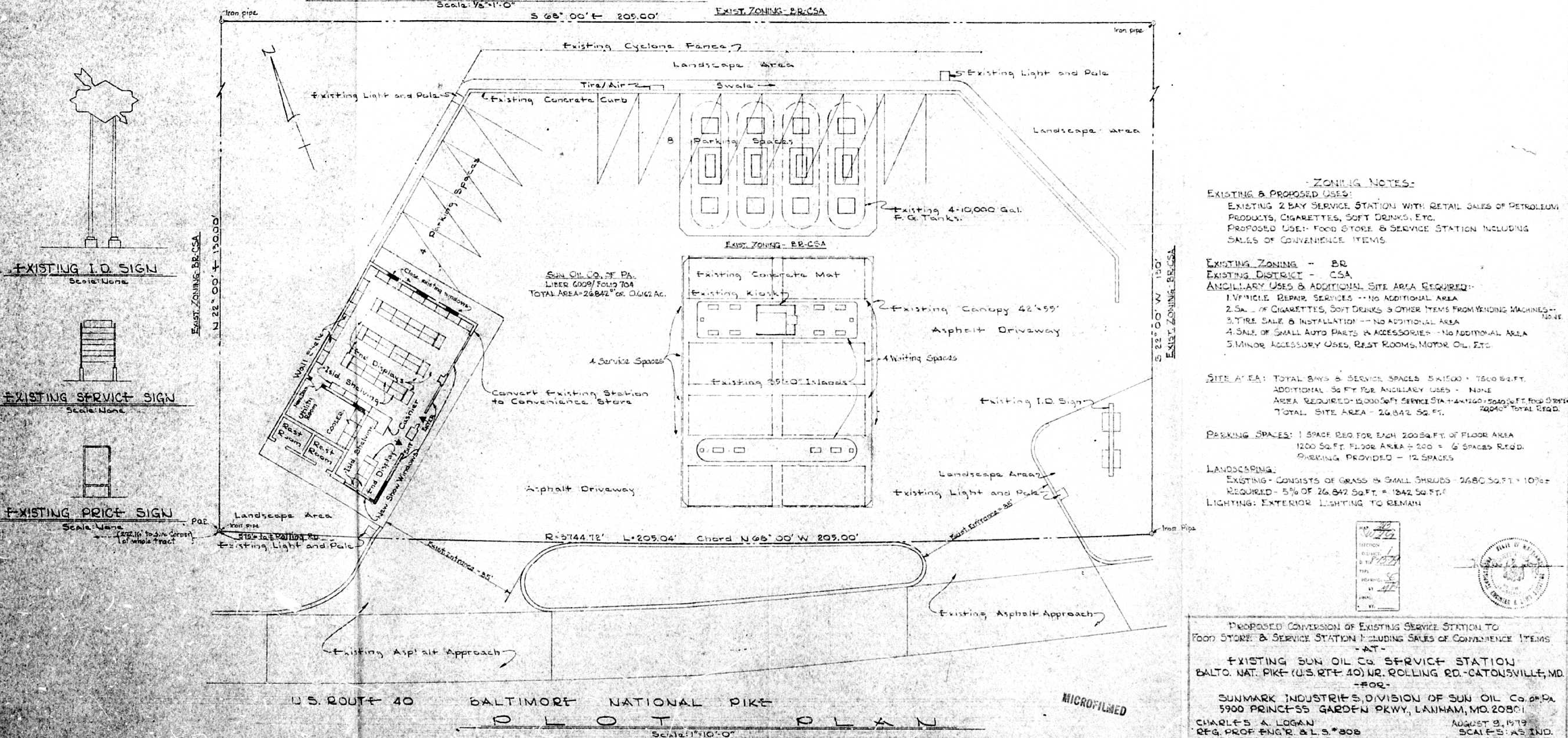
PROPOSED
LEFT SIDE ELEVATION



PROPOSED
FRONT ELEVATION
CONVENIENCE STORE



PROPOSED
RIGHT SIDE ELEVATION



- ZONING NOTES:
EXISTING & PROPOSED USES:
EXISTING 2 BAY SERVICE STATION WITH RETAIL SALES OF PETROLEUM PRODUCTS, CIGARETTES, SOFT DRINKS, ETC.
PROPOSED USE: FOOD STORE & SERVICE STATION INCLUDING SALES OF CONVENIENCE ITEMS.

EXISTING ZONING - BR
EXISTING DISTRICT - CSA
ANCILLARY USES & ADDITIONAL SITE AREA REQUIRED:-
1. VEHICLE REPAIR SERVICES -- NO ADDITIONAL AREA
2. SALE OF CIGARETTES, SOFT DRINKS & OTHER ITEMS FROM VENDING MACHINES -- NO ADDITIONAL AREA
3. TIRE SALE & INSTALLATION -- NO ADDITIONAL AREA
4. SALE OF SMALL AUTO PARTS & ACCESSORIES -- NO ADDITIONAL AREA
5. MINOR ACCESSORY USES, REST ROOMS, MOTOR OIL, ETC.

SITE AREA: TOTAL BAYS & SERVICE SPACES 5X1500 + 7500 SQ. FT.
ADDITIONAL SQ. FT. FOR OFFICE USES - NONE
AREA REQUIRED FOR 15,000 SQ. FT. SERVICE STATION - 4X1140 + 5040 SQ. FT. FOOD STATION
TOTAL SITE AREA - 26,840 SQ. FT. 20,040 TOTAL REQ.

PARKING SPACES: 1 SPACE REQ. FOR EACH 200 SQ.FT. OF FLOOR AREA
1200 SQ.FT. FLOOR AREA ÷ 200 = 6 SPACES REQD.
PARKING PROVIDED - 12 SPACES

LANDSCAPING:
EXISTING - CONSISTS OF GRASS & SMALL SHRUBS - 26,800 SQ.FT. = 100%
REQUIRED - 5% OF 26,842 SQ.FT. = 1342 SQ.FT.
LIGHTING - EXTERIOR LIGHTING TO REMAIN

PROPOSED CONVERSION OF EXISTING SERVICE STATION TO
FOOD STORE & SERVICE STATION INCLUDING SALES OF CONVENIENCE ITEMS

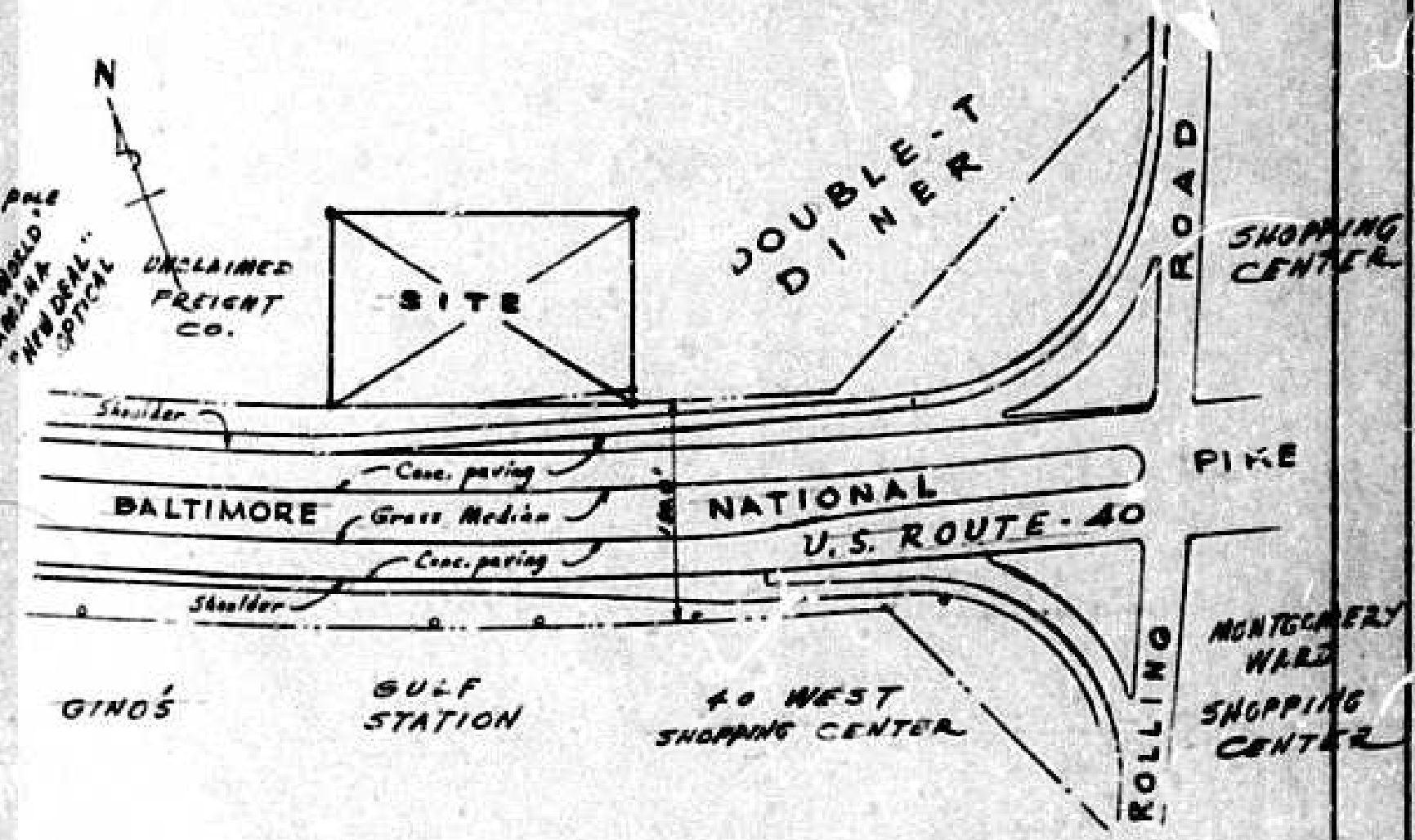
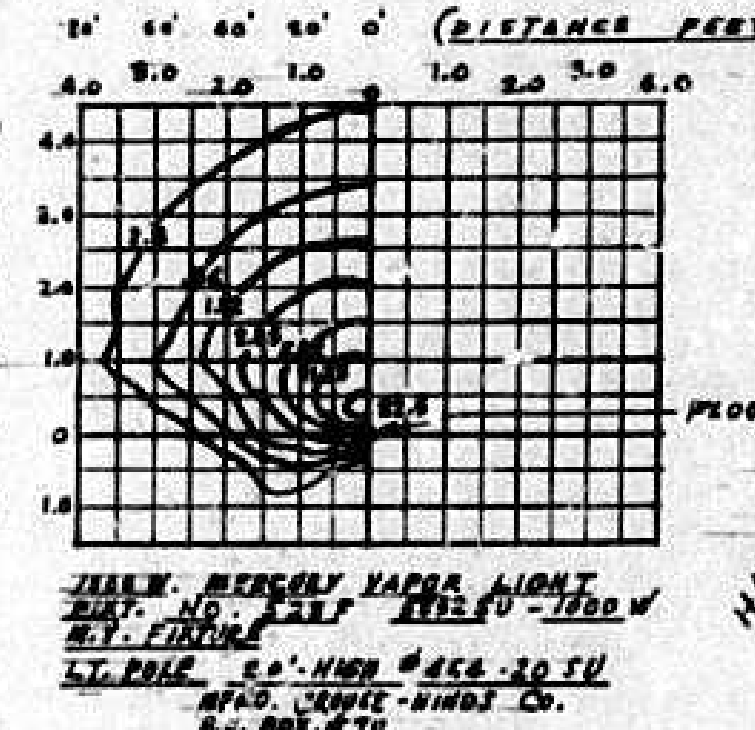
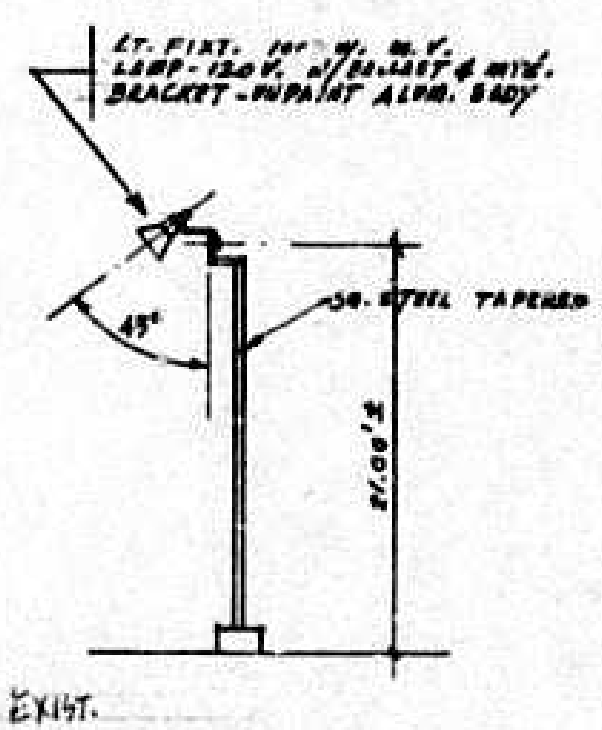
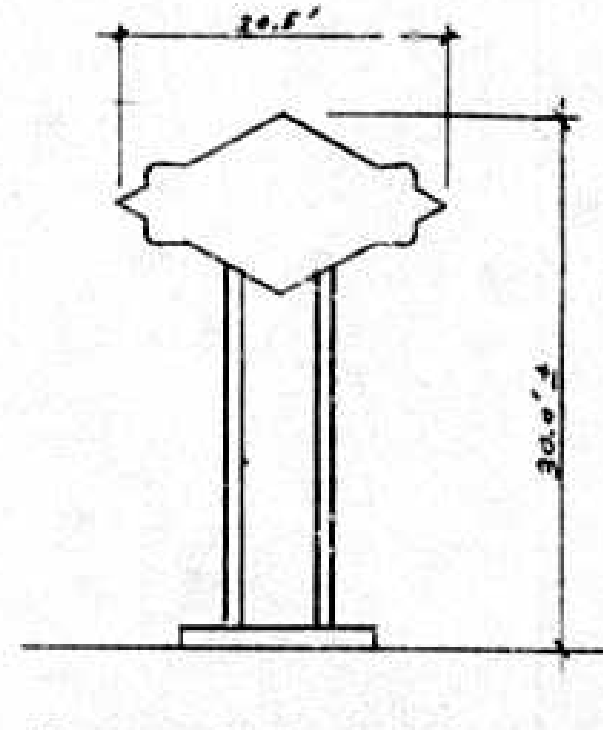
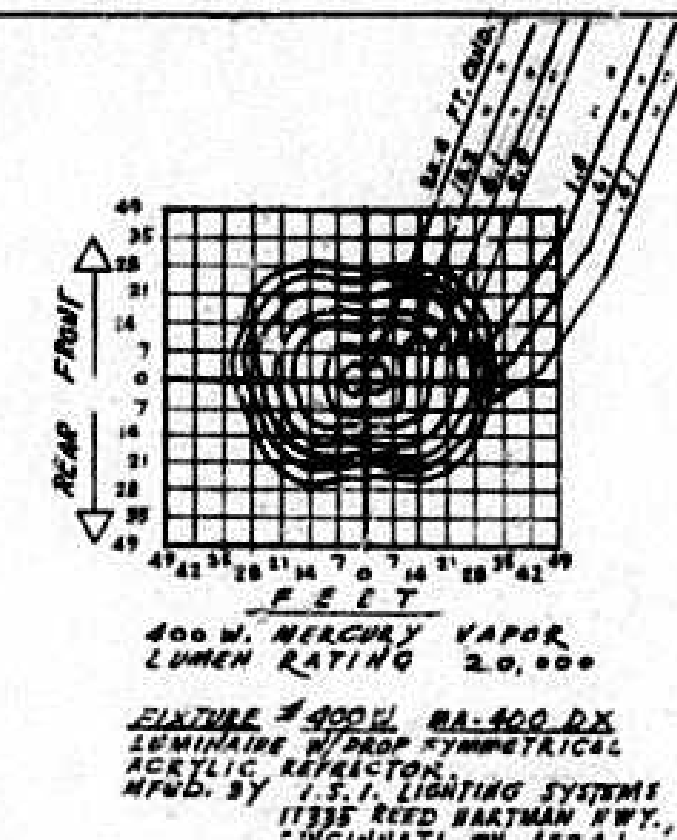
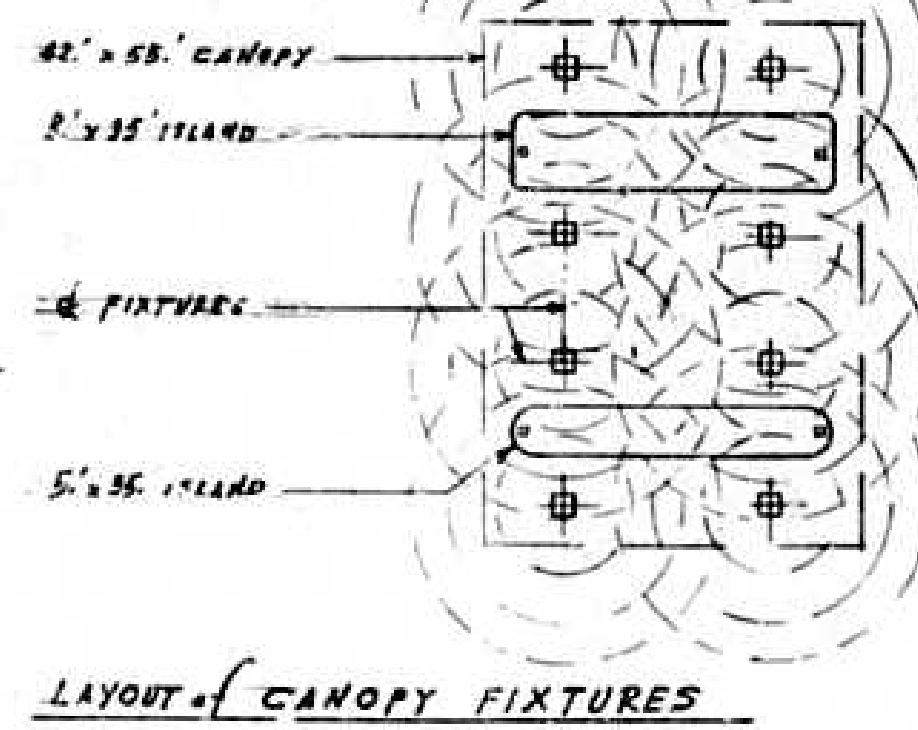
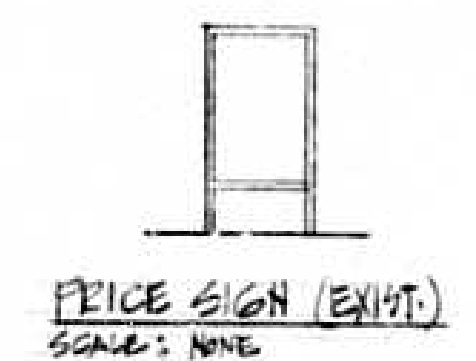
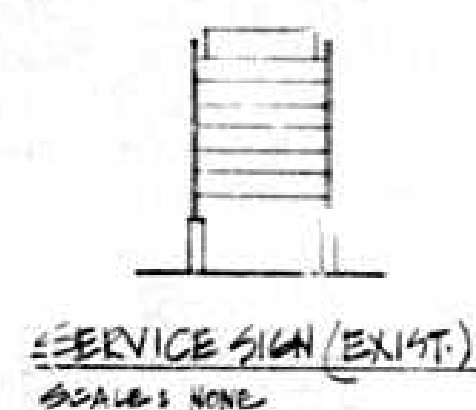
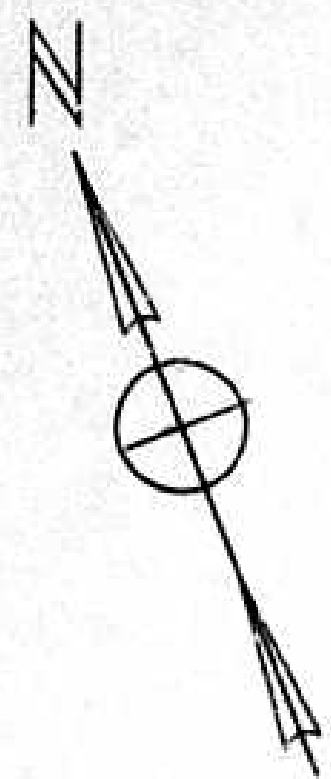
EXISTING SUN OIL CO. SERVICE STATION
BALTO. NAT. PIKE (U.S. RT# 40) NR. ROLLING RD. - CATONSVILLE, MD
-500-

SUNMARK INDUSTRIES, DIVISION OF SUN OIL Co., OF PA.
5900 PRINCESS GARDEN PKWY., LANHAM, MD. 20801

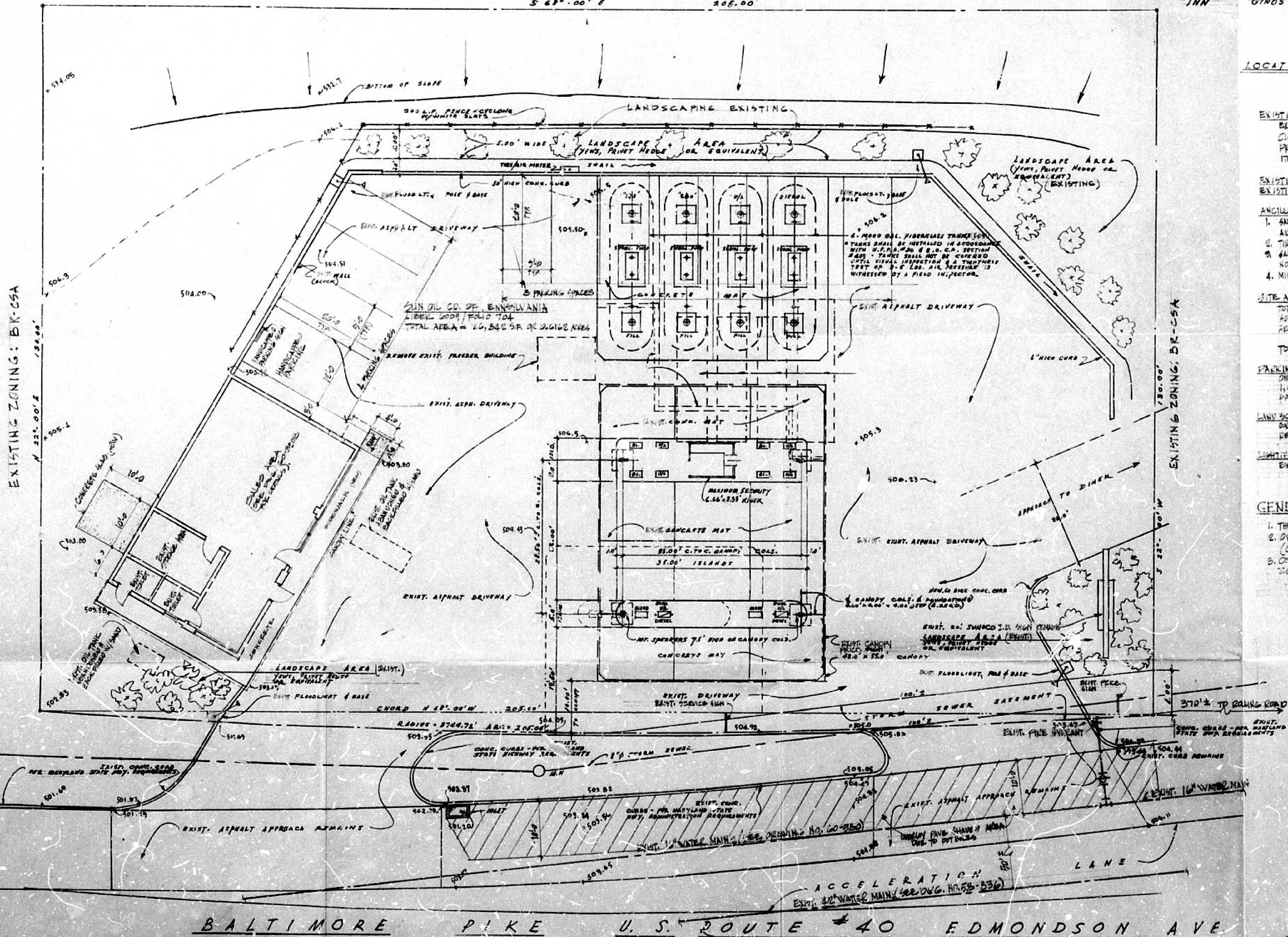
CHARLES A. LOGAN
REG. PROF. ENGR. & L.S.*808
BALTIMORE, MARYLAND

AUGUST 9, 1979
SCALE: AS IND.
SHEET NO. 1 OF 1

AUGUST 9, 1979
SCALE 5: AS IND.
SHEET NO. 1 OF 1



EXISTING ZONING: BR-CSA



EXISTING ZONING: BR-CSA

EXISTING ZONING: BR-CSA

ZONING NOTES

EXISTING & PROPOSED USES:
EXISTING 2-BAY SERVICE STATION WITH RETAIL SALES OF PETROLEUM PRODUCTS, CIGARETTES, SOFT DRINKS, ETC.
PROPOSED USE: FOOD STORE & SERVICE STATION INCLUDING SALES OF CONVENIENCE ITEMS TO BE OPERATED AS ONE OPERATION.

EXISTING ZONING - BR
EXISTING DISTRICT - CSA

ANCILLARY USES & ADDITIONAL SITE AREA REQUIRED:
1. SALE OF BEER, MILK, CIGARETTES, SOFT DRINKS & OTHER SUCH ITEMS - NO ADDITIONAL AREA.
2. TIRE SALES BY DRIVE ONLY - NO ADDITIONAL AREA.
3. SALE OF SMALL AUTO PARTS, MOTOR OIL & ACCESSORIES FROM CONVENIENCE STORE & KIOSK - NO ADDITIONAL AREA.
4. MINOR ACCESSORY USES SUCH AS POST BOXES, ETC. - NO ADDITIONAL AREA.

SITE AREA:
TOTAL BAY & SERVICE SPACES - 5X1500 = 7,500 SF.
ADDITIONAL SPACE FOR ANCILLARY USES - NONE
AREA REQUIRED - 15,000 SF. SERVICE STATION; 2X1,000 = 2,000 SF. FOOD STORE
TOTAL REQUIRED = 12,000 SF.
TOTAL SITE AREA = 16,842 SF.

PARKING SPACES:
ONE SPACE REQUIRED FOR EACH 200 SF. OF FLOOR AREA.
1,600 SF. FLOOR AREA = 200 = 8 SPACES REQUIRED.
PARKING PROVIDED = 12 SPACES.

LANDSCAPING:
SKYLITING - CONTENTS OF GRASS & SMALL SHRUBS - 1,250 SF. = 10%
REQUIRED - 7% OF 16,842 SF. = 1,179 SF.

LIGHTING:
EXTERIOR LIGHTING TO REMAIN.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE 11/9/80
BY [Signature]
PLANNING COMMISSIONER
DATE 11/19/80

GENERAL NOTES:

1. THERE SHALL BE TWO EMPLOYEES AT ALL TIMES.
2. OWNERSHIP AND/OR OPERATION OF THE SERVICE STATION AND ANCILLARY USE (CONVENIENCE STORE) BY ONE OWNER AND/OR OPERATOR.
3. CONVERSION OF 2 BAY SERVICE STATION TO RETAIL FOOD STORE APPROVED BY ZONING PETITION NO. 50-120-X ITEM 47. DATE 12/8/79.

Revised
12/1-80
11/14/80

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11/19/80	CONVERSION TO 5,000 SF. STORE	W. J. [Signature]
2	11/19/80	ADDITIONAL SPACE FOR ANCILLARY USES	W. J. [Signature]
3	11/19/80	ADDITIONAL SPACE FOR ANCILLARY USES	W. J. [Signature]

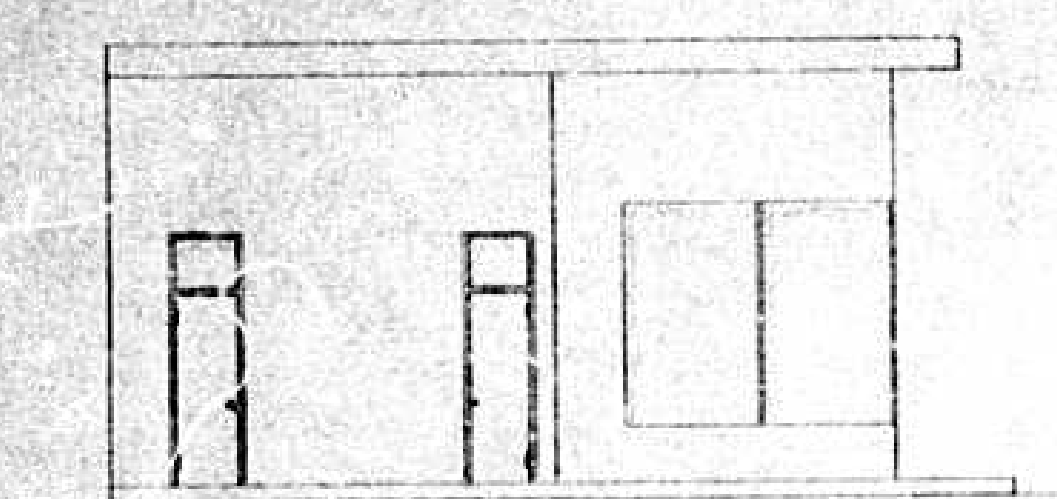
SUNMARK INDUSTRIES
DIVISION OF SUN CO. COMPANY OF PENNSYLVANIA
FACILITIES & DISTRIBUTION DEPARTMENT
PHILADELPHIA, PA.

PLOT PLAN - CONVERSION TO 5,000 SF. STORE
BALTIMORE, PA. (11/19/80) 40 WEST ROUTE 40, MT. AIRY, MD.

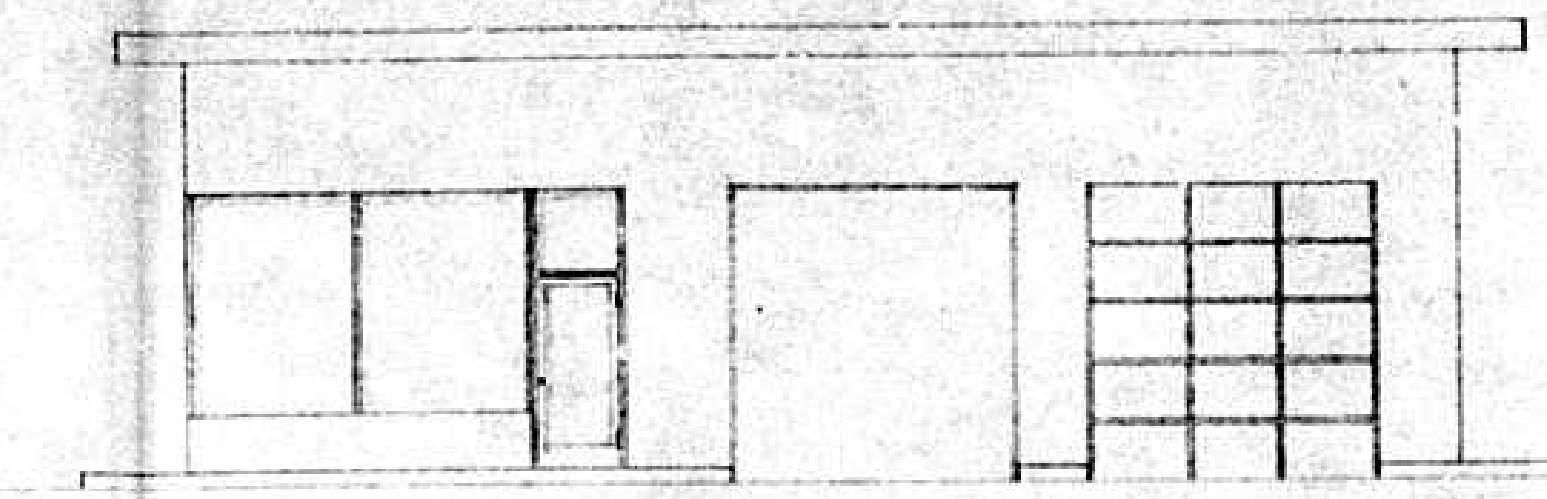
DATE 11/19/80
SCALE 1" = 100'

GO-330A3

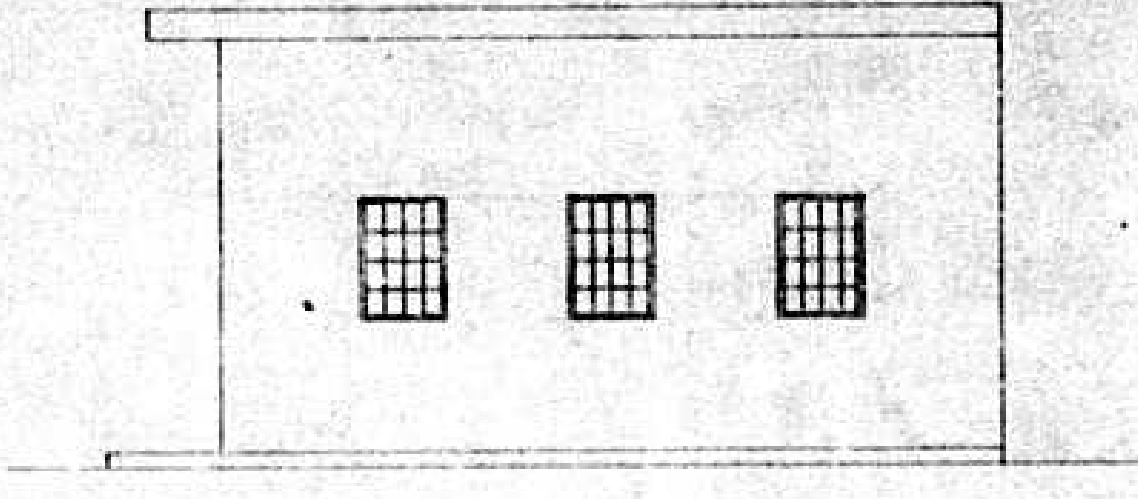
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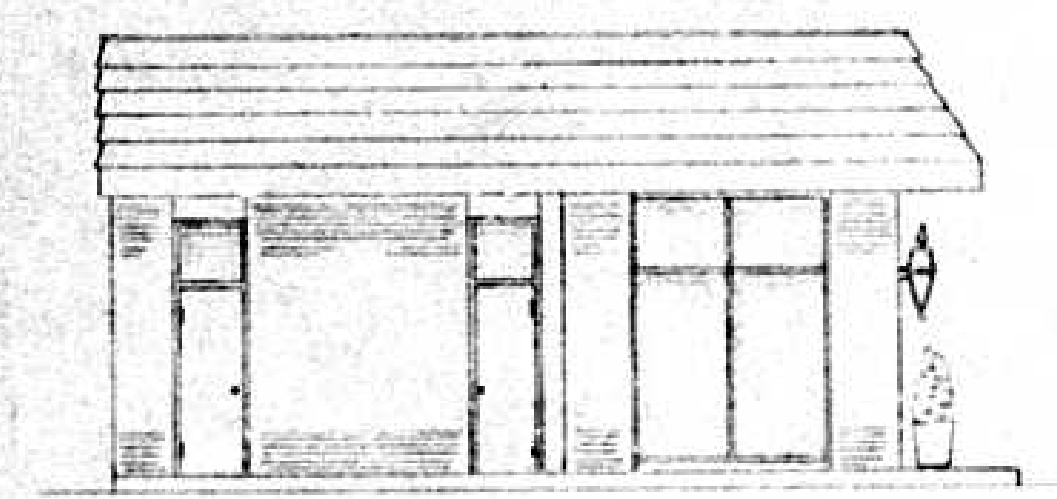
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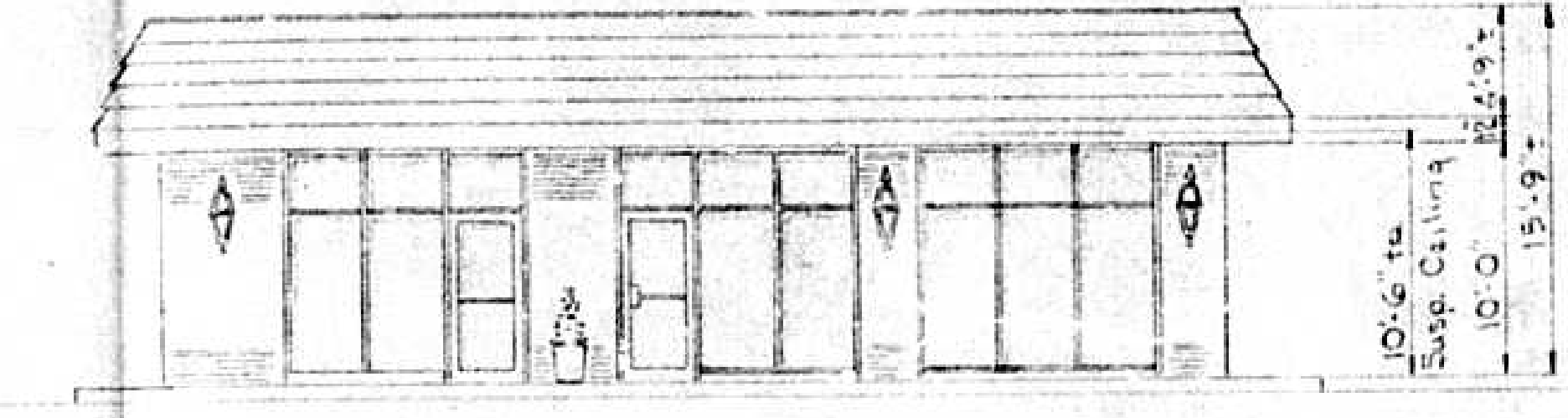
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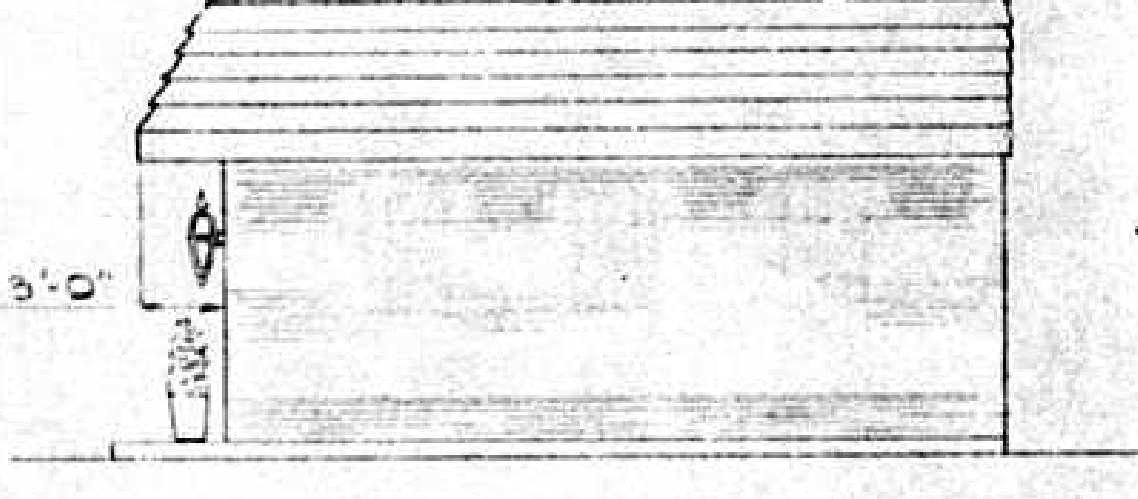
EXISTING



PROPOSED
LEFT SIDE ELEVATION



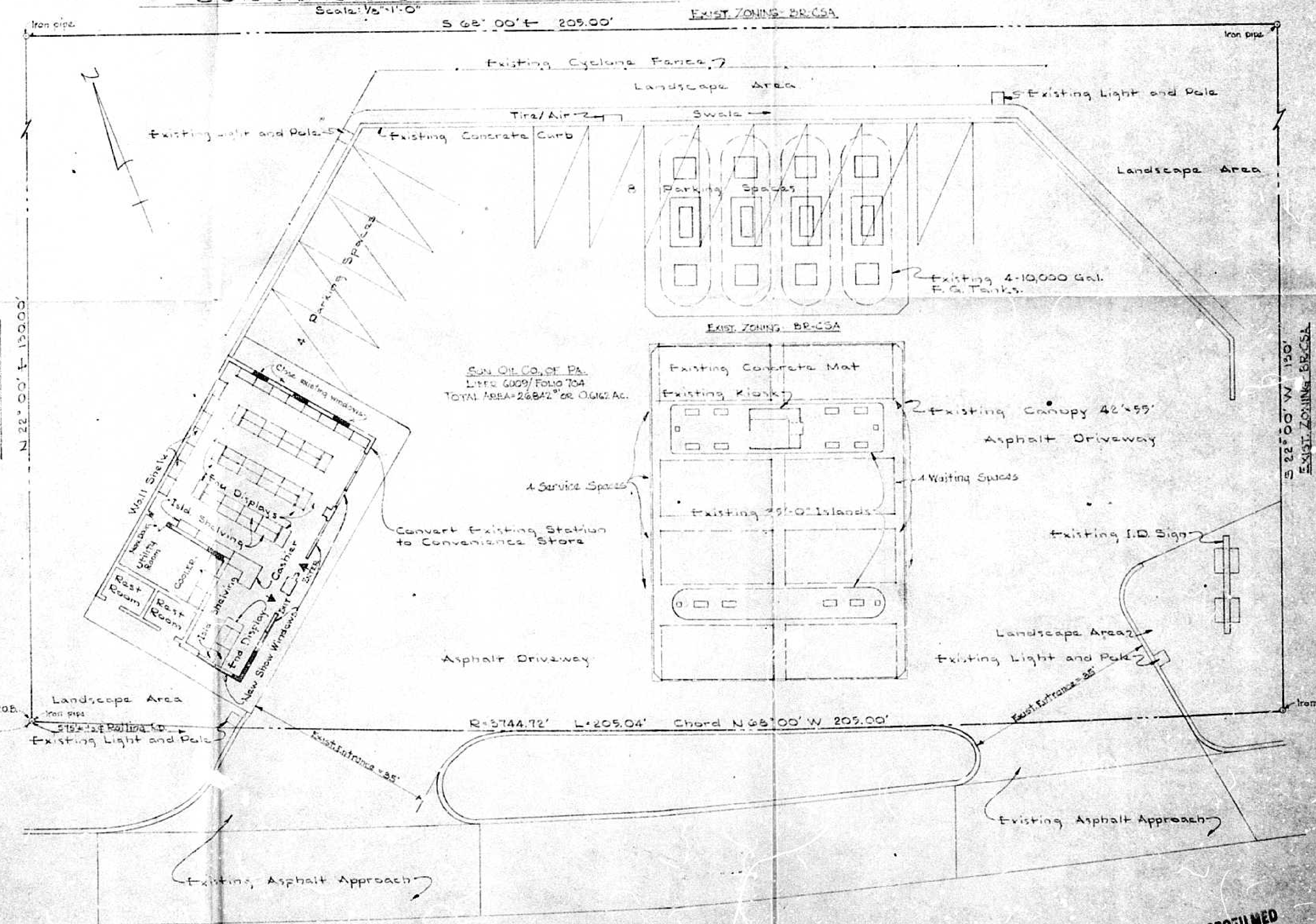
PROPOSED
FRONT ELEVATION
CONVENIENCE STORE



PROPOSED
RIGHT SIDE ELEVATION



VICINITY MAP
SCALE: 1"=2,000'



EXISTING I.D. SIGN
Scale: None

EXISTING SERVICE SIGN
Scale: None

EXISTING PRICE SIGN
Scale: None

ZONING NOTES:
EXISTING & PROPOSED USES:
 EXISTING 2 BAY SERVICE STATION WITH RETAIL SALES OF PETROLEUM PRODUCTS, CIGARETTES, SOFT DRINKS, ETC.
 PROPOSED USE: FOOD STORE & SERVICE STATION INCLUDING SALES OF CONVENIENCE ITEMS TO BE OPERATED AS ONE OPERATION.

EXISTING ZONING - BR
EXISTING DISTRICT - CSA
ANCILLARY USES & ADDITIONAL SITE AREA REQUIRED:
 1. SALE OF BREAD, MILK, CIGARETTES, SOFT DRINKS & OTHER SUCH ITEMS - NO ADDITIONAL AREA
 2. TIRE SALE BY ORDER ONLY - NO ADDITIONAL AREA
 3. SALE OF SMALL VTD PARTS, MOTOR OIL & ACCESSORIES FROM CONVENIENCE STORE & KIOSK ONLY - NO ADDITIONAL AREA
 4. MINOR ACCESSORY USES SUCH AS REST ROOMS, ETC. - NO ADD. AREA

SITE AREA: TOTAL BAY & SERVICE SPACES 5,415 SQ. FT. 7600 SQ. FT. ADDITIONAL 34 FT. FOR ANCILLARY USES - NONE
 AREA REQUIRED - 15,000 SQ. FT. SERVICE STA. 4,116 SQ. FT. FOOD STORE 2,000 SQ. FT. TOTAL SITE AREA 12,886 SQ. FT.

PARKING SPACES: 1 SPACE REQ. FOR EACH 200 SQ. FT. OF FLOOR AREA
 1200 SQ. FT. FLOOR AREA = 236 = 6 SPACES REQ.
 PARKING PROVIDED - 12 SPACES

LANDSCAPING:
 EXISTING - CONSISTS OF GRASS & SMALL SHRUBS 2280 SQ. FT. 10% REQUIRED - 5% OF 26,842 SQ. FT. = 1342 SQ. FT.
 LIGHTING: EXTERIOR LIGHTING TO REMAIN

REVISIONS
 ANCILLARY USES NOTES ALTERATIONS - WITH ONLY

PROPOSED CONVERSION OF EXISTING SERVICE STATION TO FOOD STORE & SERVICE STATION INCLUDING SALES OF CONVENIENCE ITEMS

EXISTING SUN OIL CO. SERVICE STATION
 BALTO. NAT. PIKE (U.S. RTE. 40) NE. ROLLING RD. CATONSVILLE, MD.

SUNMARK INDUSTRIES, DIVISION OF SUN OIL CO. INC.
 3920 PRINCE-SS GARDEN PKWY, LANNAM, MD. 20801

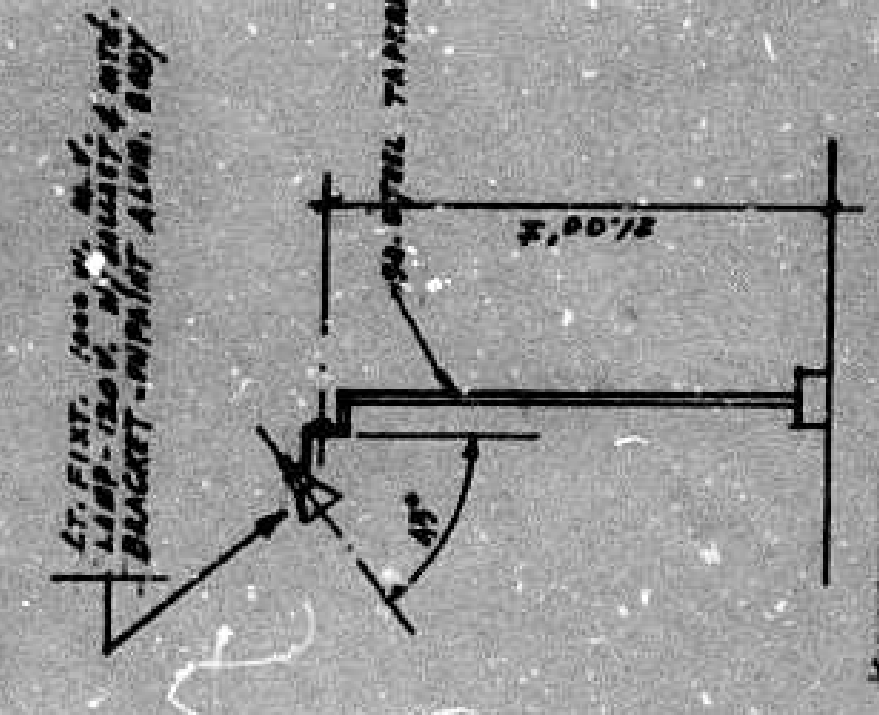
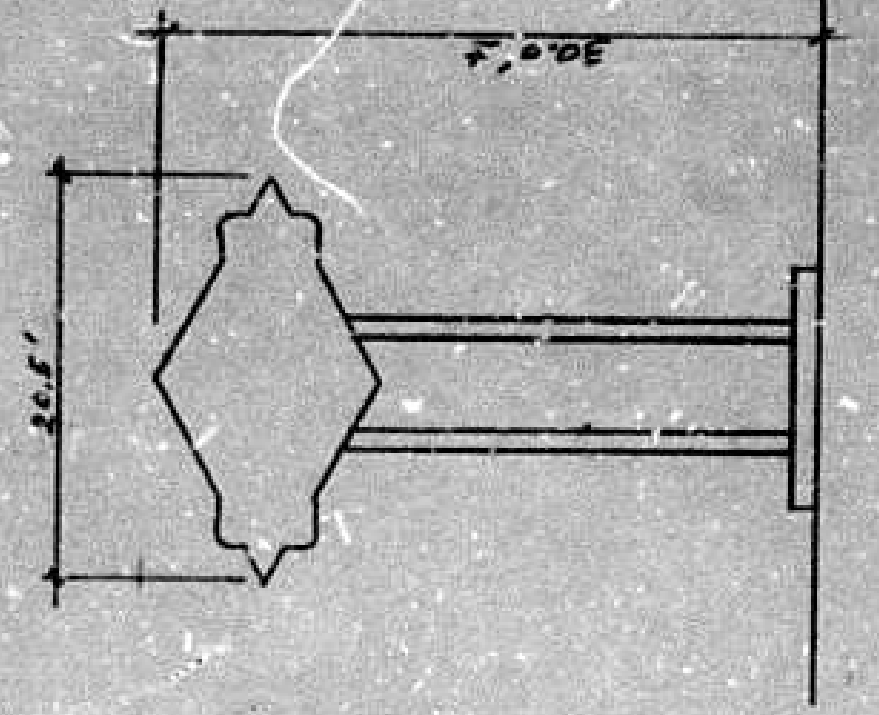
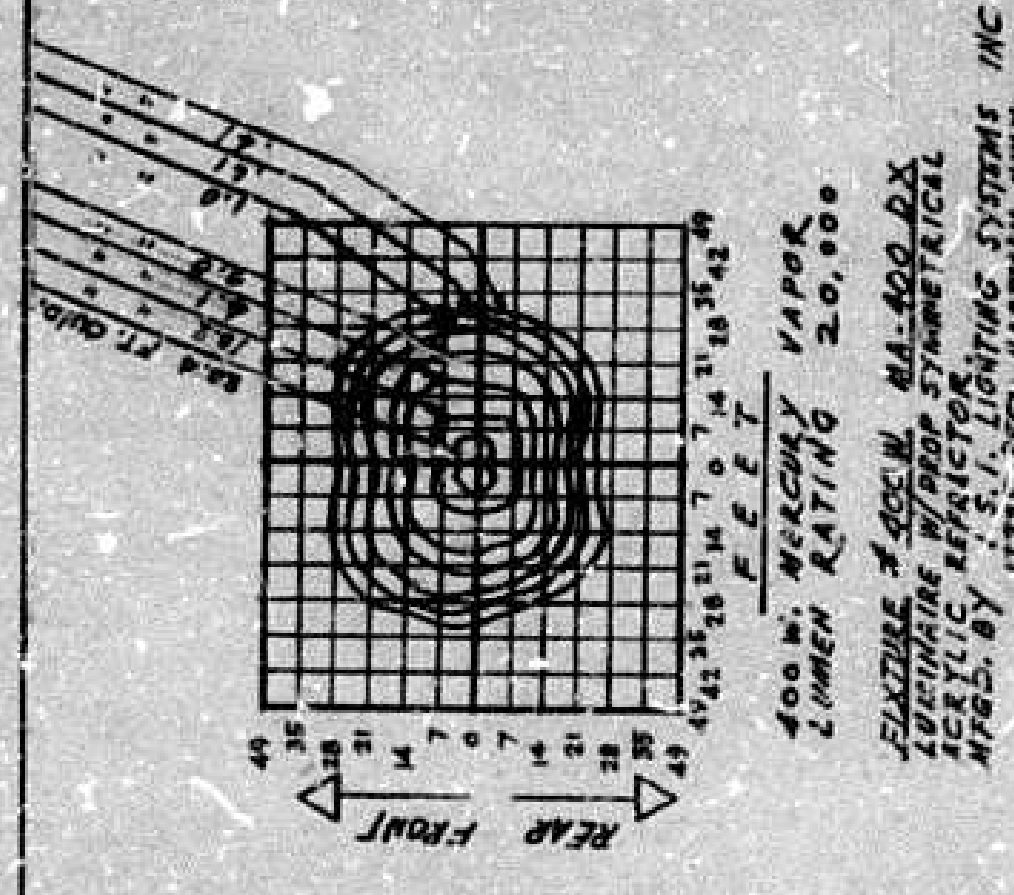
CHARLES A. LOGAN
 REG. PROF. ARCH. S.L.S. #008
 BALTIMORE, MARYLAND

AUGUST 8, 1987
 SCALE: 1"=10'-0"
 SHEET 1 OF 1

U.S. ROUTE 40 BALTIMORE NATIONAL PIKE
P L O T P L A N
Scale: 1"=10'-0"

MICROFILMED





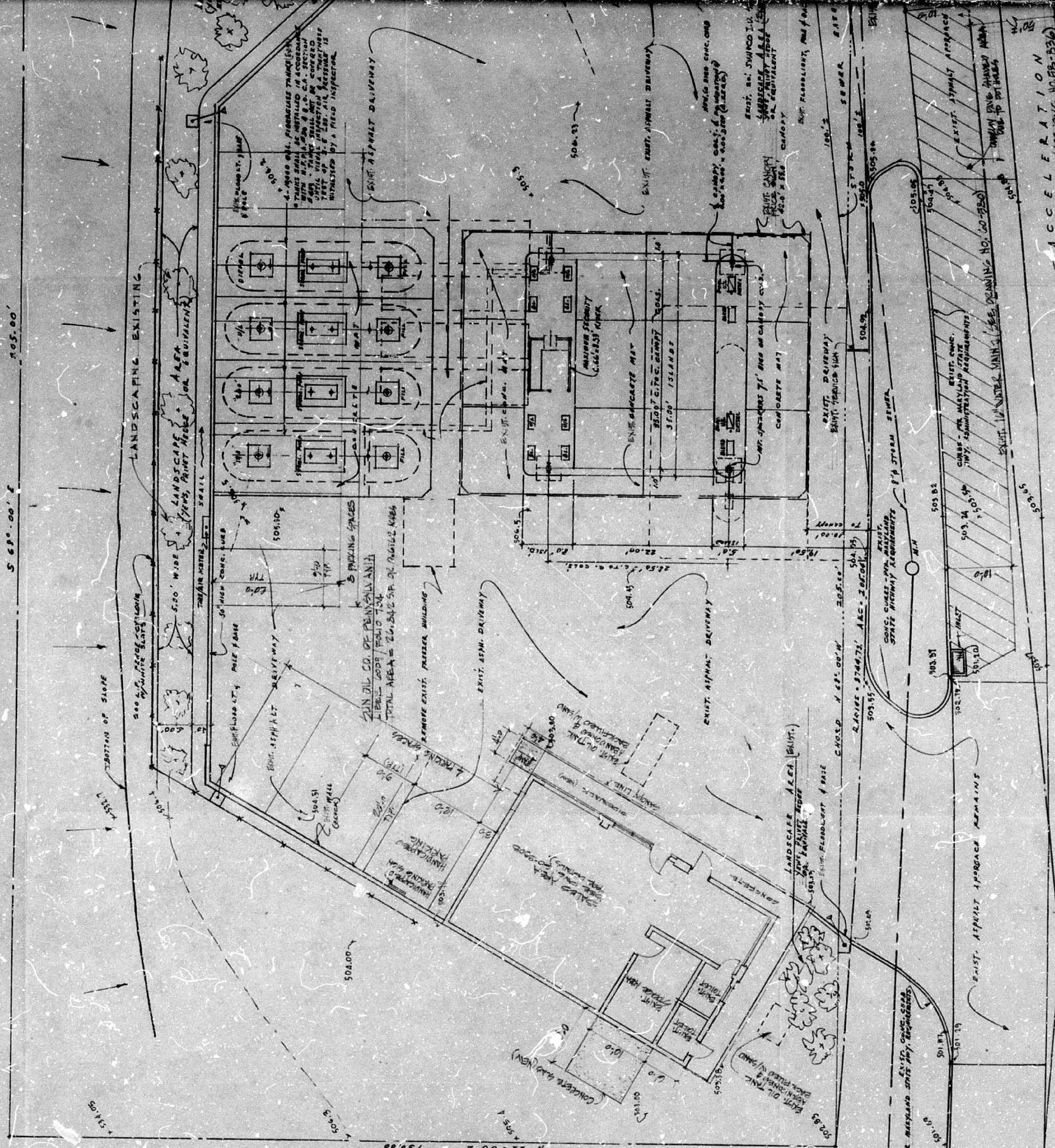
LAYOUT of CANOPY FIXTURES

PRICE SIGN (EXIST.)
SCALE: NONE

EXIST. I.P. SIGN

EXISTING ZONING: BR-CSA

EXISTING ZONING: BK-C5A



BALTIMORE PIKE U. S. ROUTE #40 EDMOND

ACCELERATION
EXIST. 42" WATER MAIN (SEE DWG. HO. 98-836)