

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ an automotive service station

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

By Stuart A. Bain Summers Fuel, Inc.
Contract purchaser BY William M. Clements, Legal Owner
President

Address P.O. Box 1288, Balto. MD 21204 Address 48 Allegheny Avenue
The Penthouse - Suite 1201
Towson, Maryland 21204

F. Vernon Boozar Petitioner's Attorney Protestant's Attorney

Address 614 Bosley Ave., Towson, MD 21204
825-5441

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of April, 1982, 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 20th day of May, 1982, at 1:30 o'clock P.M.

(over)

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Sections 502.1 and 405.3 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 an automotive service station should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Special Exception for an automotive service station, under and pursuant to Section 405.2.B.3 of the aforementioned regulations, in accordance with the site plan prepared by Bernhard H. Baake, III, dated May 16, 1980, and revised May 19, 1980, and marked Petitioner's Exhibit 1, 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 terms and provisions of Sections 405.4 through 405.4.b.6 of said regulations.
2. Upon completion of construction of the automotive service station, the Exxon service station operating to the south of the subject site (Case No. 65-142-RX) shall be considered abandoned and the special exception therefor terminated.
3. Approval of the above referred to site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

William E. Hammond
Zoning Commissioner of
Baltimore County

October 18, 1982

Mr. Richard D. Quay
Exxon Company, U.S.A.
P.O. Box 1288
Baltimore, Maryland 21203

RE: Summers Fuel, Inc.
(Exxon Company, U.S.A.)
Case No. 80-237-X

Dear Mr. Quay:

In response to your letter of October 8, 1982 regarding the Order in the above entitled matter, this is to advise that Restriction 2 was intended to preclude the operation of both service station locations at the same time and, therefore, the old location must cease operating upon the opening of the new location. Additionally, please note that a review of this file indicates that the appeal filed to my Order was dismissed on November 6, 1980. In accordance with Section 502.3 of the Baltimore County Zoning Regulations, a copy of which is attached, a special exception, which has not been utilized within a period of two years from the date of the final order shall thereafter be void.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl
Attachment

EXXON COMPANY, U.S.A.
POST OFFICE BOX 1288 BALTIMORE, MARYLAND 21203

EASTERN REGION
RICHARD D. QUAY
ATTORNEY

October 8, 1982

Mr. William E. Hammond
Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue, Room 109
Towson, Maryland 21204

Re: Exxon Location #8077
Jarrettsville Pike and Paper Mill Road
Jacksonville, Maryland
RE: Summers Fuel, Inc.
(Exxon Company, U.S.A.)
Case No. 80-237-X

Dear Mr. Hammond:

Pursuant to your telephone conversation of October 7, 1982 with Stewart Bain of our Real Estate Department, we are hereby requesting from your office a letter clarifying some of the language in the Special Exception granted by you on July 24, 1980 with respect to the above property. A copy of the Special Exception is enclosed for your ready reference.

As Stu Bain indicated in your telephone conversation, Paragraph 2 on Page 2 of the Special Exception states that "[u]pon completion of construction of the automotive service station, the Exxon service station operating to the south of the subject site (Case No. 65-142-RX) shall be considered abandoned and the special exception therefor terminated." (Emphasis added.)

Our concern with respect to this language is that it may be literally interpreted to require us to close down operations at the Exxon station at 14222 Jarrettsville Pike as soon as we complete a new station on the above property regardless of whether we begin to operate the new station at that time. Our deed for the above property contains a restriction which forbids us from operating a service station at the site until October 5, 1983. We certainly would not want to construct the new station in the coming months, be required to close down the existing Exxon station upon completion of such construction, and be without an operating Exxon service station in the area until October of 1983.

A DIVISION OF EXXON CORPORATION

Mr. William E. Hammond

2.

October 8, 1982

We believe that the clear intent of the language of the Special Exception quoted above was simply to require Exxon to close down the existing Exxon station upon commencement of operations at a new station at the corner property. Therefore, if you agree, we would appreciate obtaining from you as soon as possible a letter confirming this interpretation of the Special Exception language. Without such a letter, we would be extremely hesitant to proceed with the construction of the new station.

If you have any questions with respect to this matter, please call me.

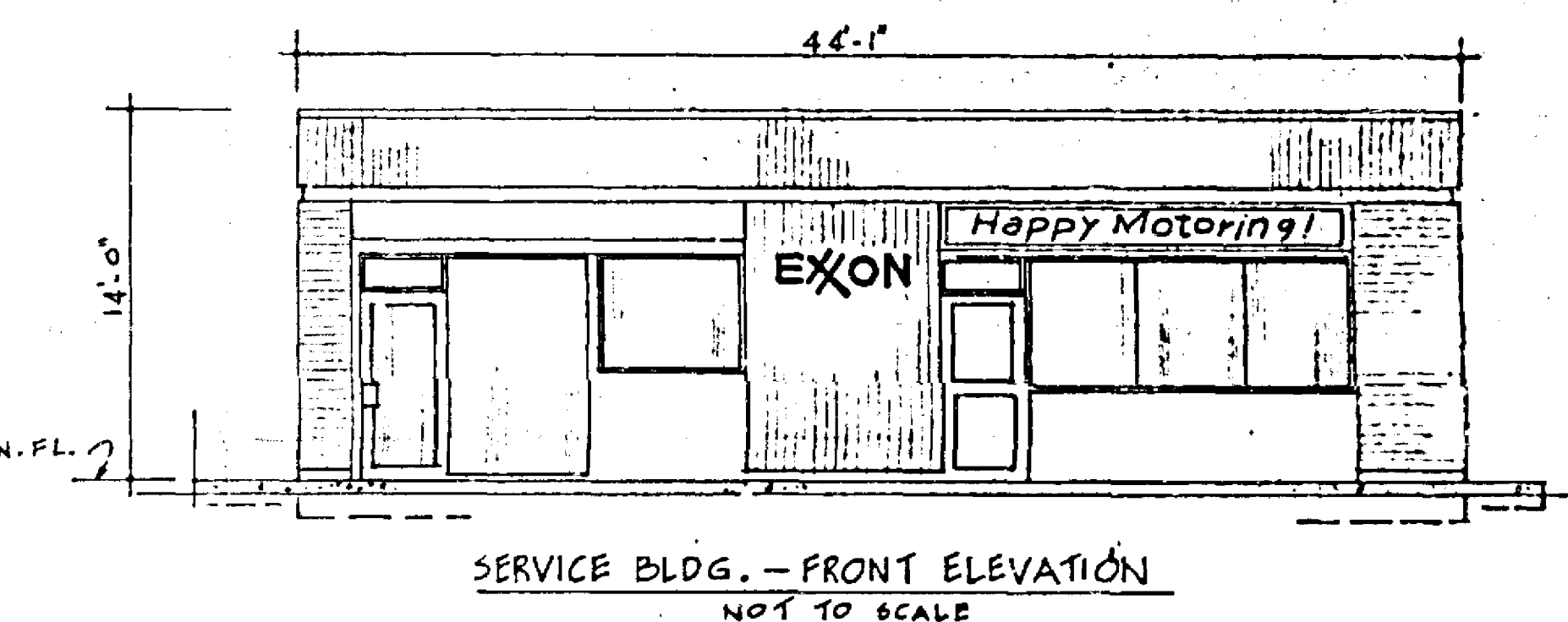
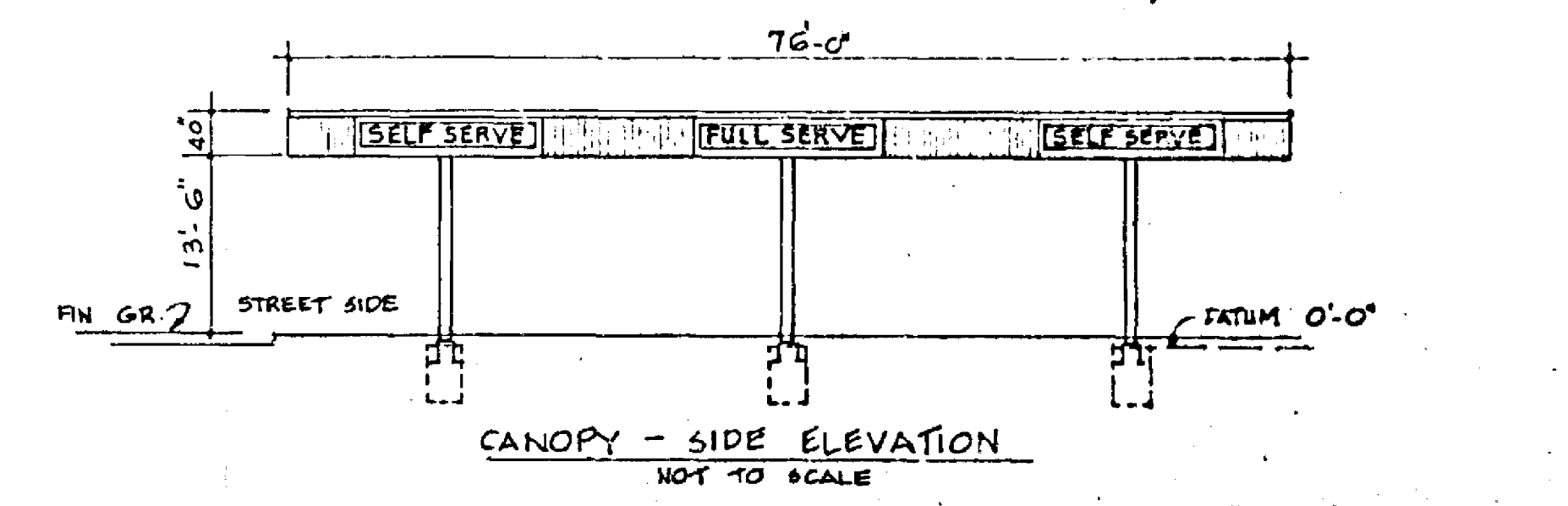
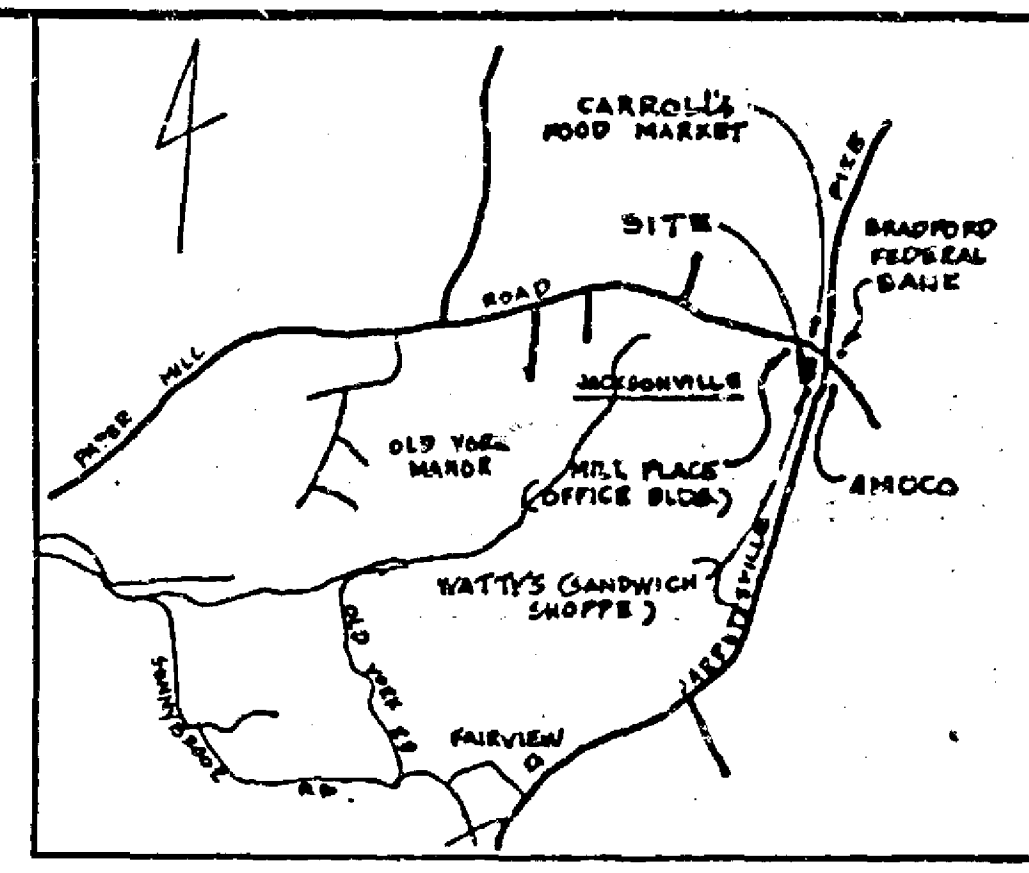
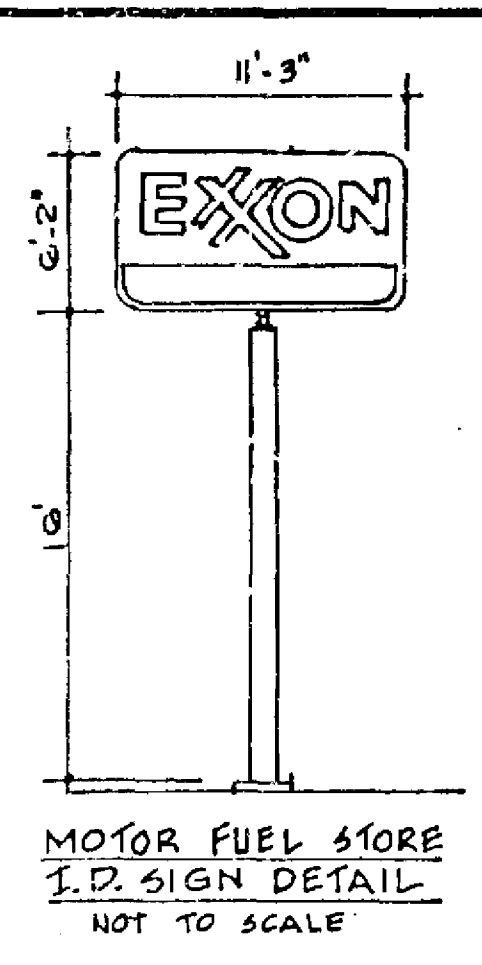
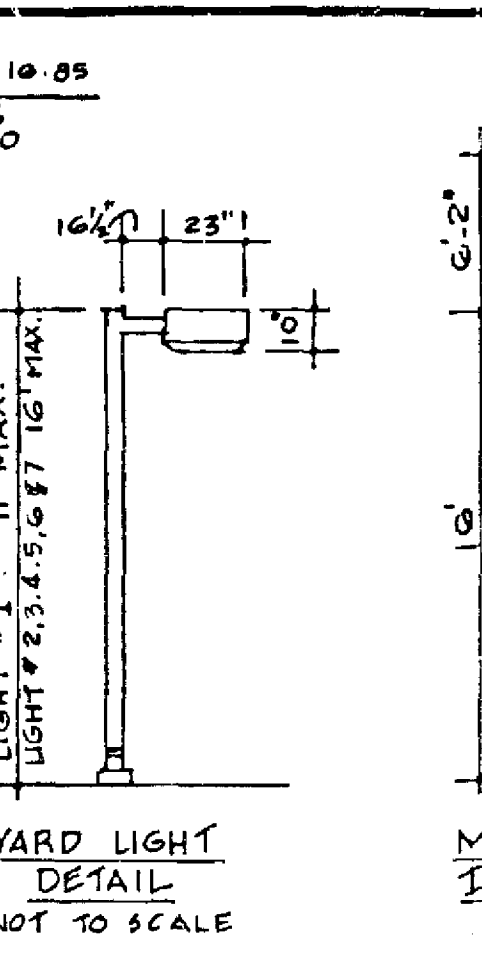
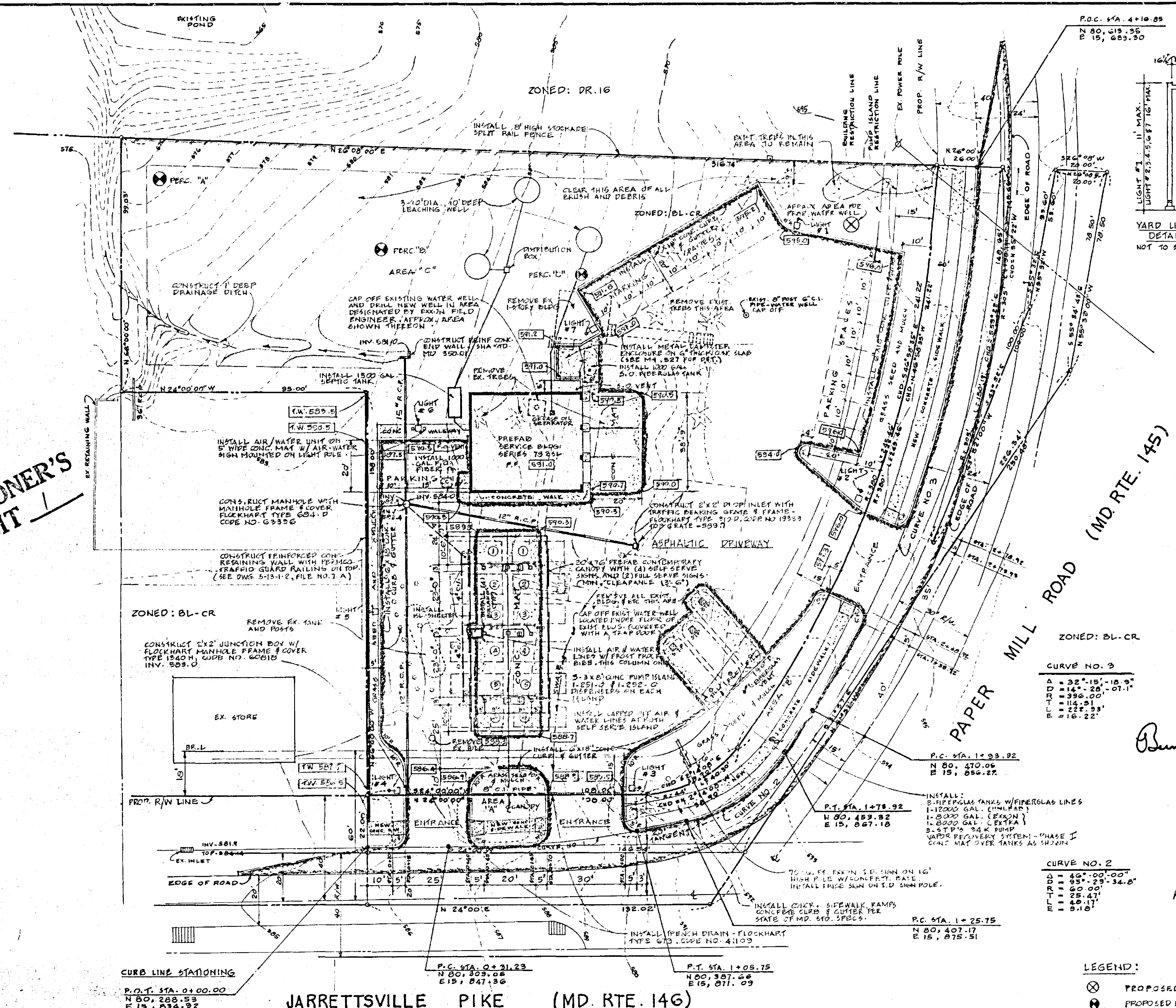
Thank you for your consideration of this matter.

Very truly yours,

Richard D. Quay
Richard D. Quay
pdr

cc: Mr. D. L. Thibodeau
Mr. R. P. Delaney
Mr. S. A. Bain
Mr. A. N. Coles

**PETITIONER'S
EXHIBIT 1**



ZONING NOTES

ZONING STATUS:

EXISTING ZONING: <u>BL</u>	PROPOSED ZONING: <u>NO CHANGE</u>
EXISTING DISTRICT: <u>CA</u>	PROPOSED DISTRICT: <u>NO CHANGE</u>

AREA REQUIREMENTS:

2 DISPENSER ISLANDS WITH (1) DUAL DISPENSER UNITS
SERVING 6 CARS AT ONE TIME

TOTAL SERVICING SPACES = 6 → (C)

TOTAL WAITING SPACES = 6 → (C)

SITE AREA REQUIRES = $9 \times 1500 = 13,500$ SQ. FT.

SERVICE BAYS (BLDG) - 3

TOTAL AREA REQUIRES 1500 SQ. FT. PER BAY = $3 \times 1500 = 4500$ SQ. FT.

ANCILLARY USES = 400 SQ. FT.

ADDITIONAL AREA REQ'D = NONE

PROPOSED COMBINATION USES = NONE

TOTAL AREA REQ'D = 10,000 SQ. FT.

TOTAL AREA OF TRACT = 87,157 SQ. FT.

ACCESS POINTS:

(2) DRIVEWAYS ON JARRETTVILLE PIKE 1-25' WIDE 4-1-30' WIDE
(1) DRIVEWAYS ON PAPER MILL ROAD, 1-30' WIDE

LANDSCAPING: (SEE SPECIAL LANDSCAPING PLAN)

CONSISTS OF GRASS, SMALL SHRUBS AND TREES

AREA "A" = 476 SQ. FT.

AREA "B" = 1968 SQ. FT.

AREA "C" = 29,177 SQ. FT.

TOTAL = 31,621 SQ. FT.

PARKING: MIN. REQ'D = 5% OF TRACT = 2057 SQ. FT.

LEGEND:

⊗ PROPOSED WATER WELL

⊙ PROPOSED PERCOLATION TEST

534.53 EXISTING ELEVATION

[595.0] PROPOSED ELEVATION

-- --596-- -- EXISTING CONTOUR

[596] PROPOSED CONTOUR

REVISIONS: COMPLETELY REDRAWN	L.L. 5-16-
CURB LINE STATION & CURB DATA ADDED	L.L. 5-19-8
LIGHTS & MISC. NOTES	L.L. 5-19-8

REVISIONS:

MICROFILMED

EXXON COMPANY, U.S.A.
(A DIVISION OF EXXON CORPORATION)
POST OFFICE BOX 1288
BALTIMORE, MARYLAND 21203

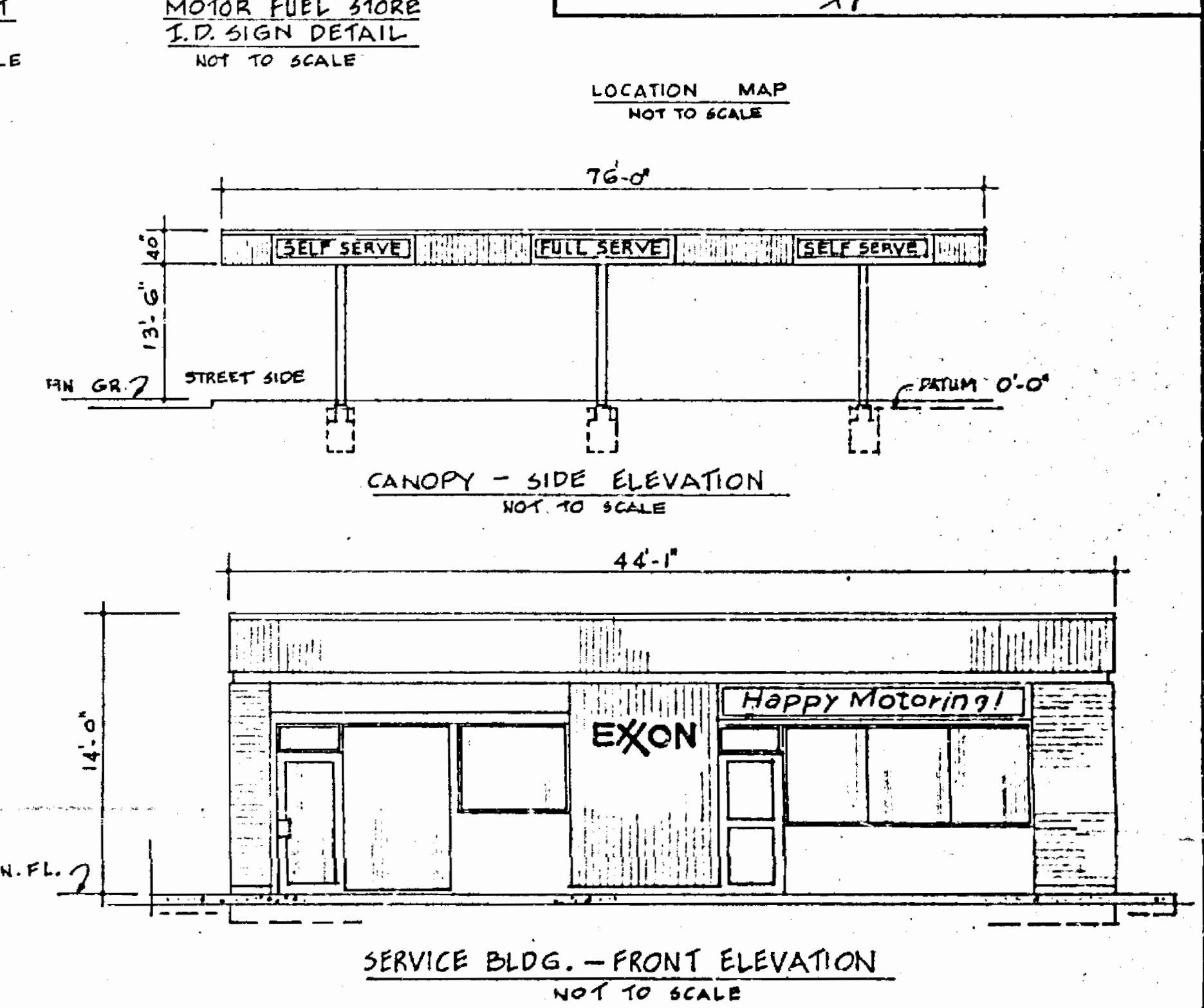
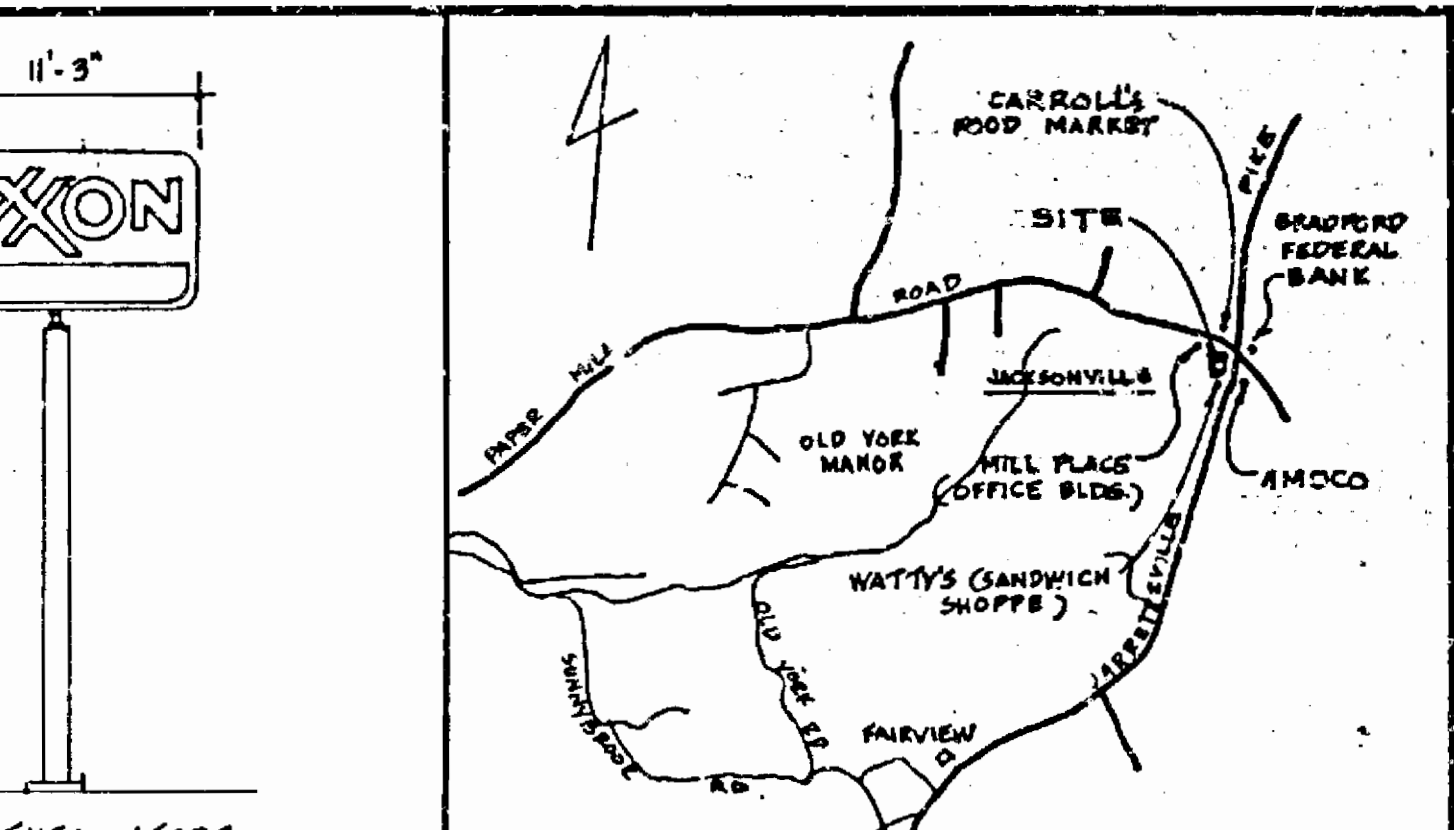
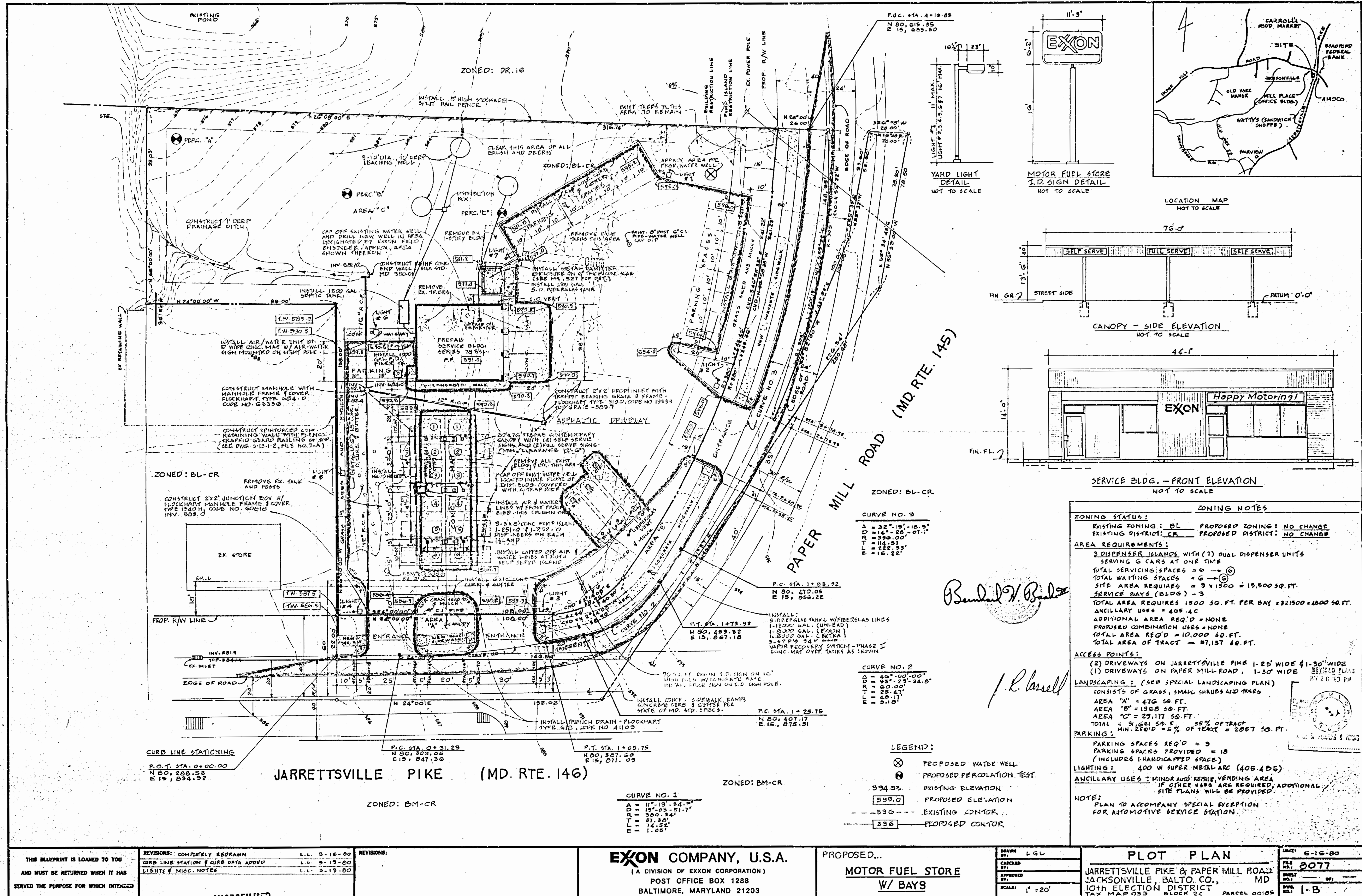
PROPOSED...

MOTOR FUEL STORE
W/ BAYS

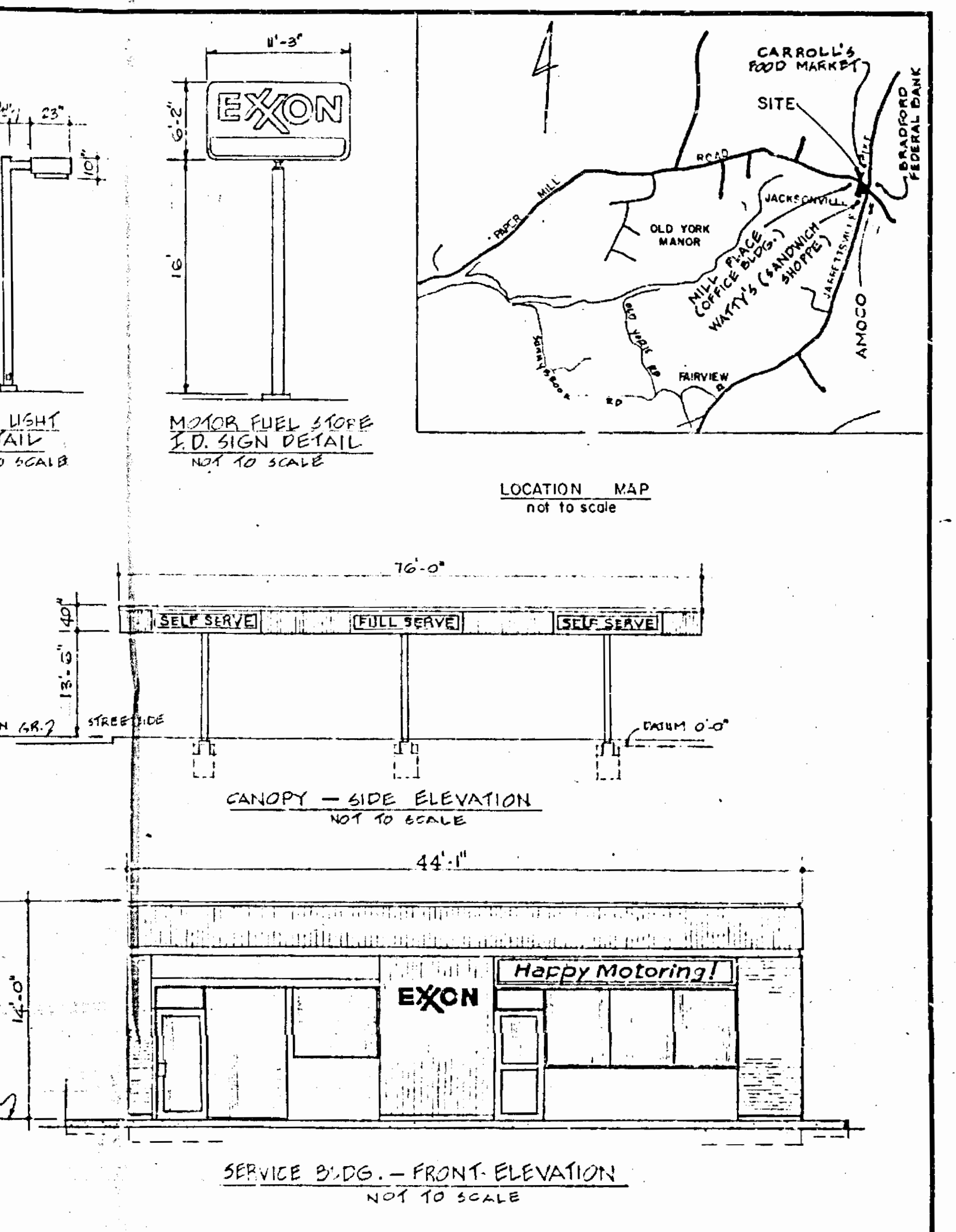
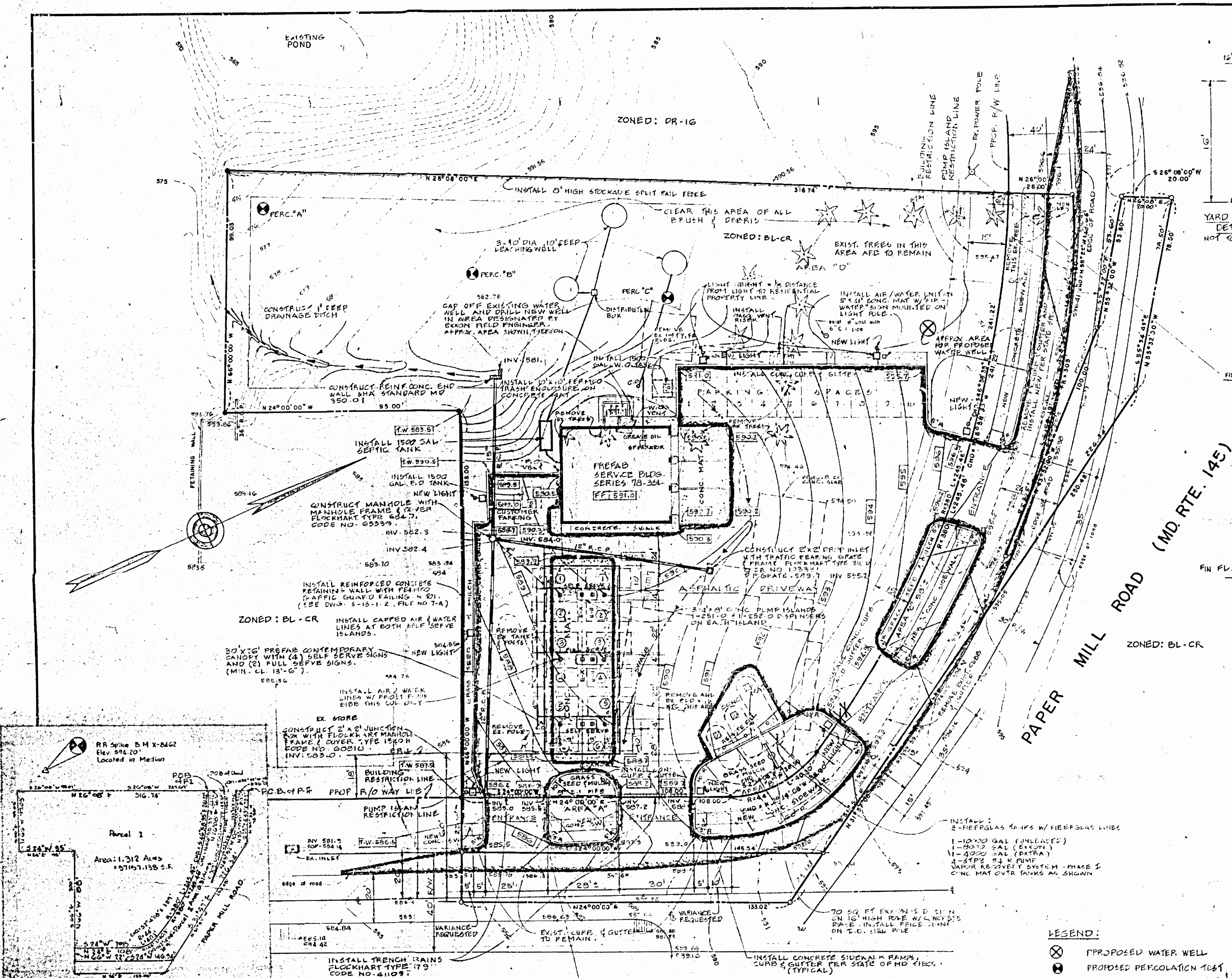
DRAWN BY: LGL
CHECKED BY:
APPROVED BY:
SCALE: 1" = 20'

PLOT PLAN		RATE:
JARRETTSVILLE PIKE & PAPER MILL ROAD.		FILE NO.
JACKSONVILLE, BALTO. CO., MD		SUBMIT NO.
10th ELECTION DISTRICT		PPG NO.
TAX MAP 035 BLOCK 24	PARCEL 00185	

5-16-89
0077
— —
1-B



ZONING NOTES	
EXISTING ZONING: BL	PROPOSED ZONING: NO CHANGE
EXISTING DISTRICT: CR	PROPOSED DISTRICT: NO CHANGE
AREA REQUIREMENTS:	
2 DISPENSER ISLANDS WITH (1) DUAL DISPENSER UNITS	
SERVING 6 CARS AT ONE TIME	
TOTAL SERVICING SPACES = 6	
TOTAL WAITING SPACES = 6	
SITE AREA REQUIRED = 9 x 1500 = 13,500 SQ. FT.	
SERVICE BAYS (BLDG) - 3	
TOTAL AREA REQUIRED 1500 SQ. FT. PER BAY = 3 x 1500 = 4500 SQ. FT.	
ANCILLARY USES = 405.40	
ADDITIONAL AREA REQ'D = NONE	
PROPOSED COMBINATION USES = NONE	
TOTAL AREA REQ'D = 10,000 SQ. FT.	
TOTAL AREA OF TRACT = 97,157 SQ. FT.	
ACCESS POINTS:	
(2) DRIVEWAYS ON JARRETTSVILLE PIKE 1-25' WIDE 11-30' WIDE	
(1) DRIVEWAYS ON PAPER MILL ROAD, 1-30' WIDE	
LANDSCAPING: (SEE SPECIAL LANDSCAPING PLAN)	
CONSISTS OF GRASS, SMALL SHRUBS AND TREES	
AREA "A" = 476 SQ. FT.	
AREA "B" = 1968 SQ. FT.	
AREA "C" = 29,177 SQ. FT.	
TOTAL = 31,621 SQ. FT. 55% OF TRACT	
MIN. REQ'D = 5% OF TRACT = 2057 SQ. FT.	
PARKING:	
PARKING SPACES REQ'D = 9	
PARKING SPACES PROVIDED = 10	
(INCLUDES HANDICAPPED SPACE)	
LIGHTING: 400 W SUPER METAL ARC (405.405)	
ANCILLARY USES: MINOR AUTO REPAIR, VENDING AREA	
IF OTHER USES ARE REQUIRED, ADDITIONAL	
SITE PLANS WILL BE PROVIDED.	
NOTE: PLAN TO ACCOMPANY SPECIAL EXCEPTION	
FOR AUTOMOTIVE SERVICE STATION.	



ZONING STATUS:	
EXISTING ZONING: P.L.	PROPOSED ZONING: N7 CHANGE
EXISTING DISTRICT: CE	PROPOSED DISTRICT: N7 CHANGE
AREA REQUIREMENTS:	
2 DISPENSER ISLANDS WITH (7) DUAL DISPENSER UNITS	
SERVING 6 CARS AT ONE TIME	
REAL SERVING SPACES = 6	
TOTAL WAITING SPACES = 6	
SITE AREA REQUIRES = 9 x 1500 = 13,500 SQ. FT.	
SERVICE PAYS (BLDG) = 3	
TOTAL AREA REQUIRES 1300 SQ. FT. PER PAY = 3 x 1500 = 4,500 SQ. FT.	
ANCILLARY USES = 405.40	
ADDITIONAL AREA REQ'D = NONE	
PROPOSED MINIMUM USES = NONE	
TOTAL AREA REQ'D = 10,900 SQ. FT.	
TOTAL AREA OF TRACT = 57,157 SQ. FT.	
ACCESS POINTS:	
(2) DRIVEWAYS ON JARRETTSVILLE PIKE, 1-20' WIDE & 1-30' WIDE	
(2) DRIVEWAYS ON PAPER MILL ROAD, 2-35' WIDE	
LANDSCAPING: (SEE SPECIAL LANDSCAPING PLAN)	
CONSIST OF GRASS, SMALL SHRUBS AND TREES	
AREA "A" = 470 SQ. FT.	AREA "C" = 548 SQ. FT.
AREA "B" = 1420 SQ. FT.	AREA "D" = 29,177 SQ. FT.
TOTAL = 31,038 SQ. FT.	55 % OF TRACT
MIN. REQ'D - 5% OF TRACT = 2857 SQ. FT.	
PARKING:	
PARKING SPACES REQ'D = 9	
PARKING SPACES PROVIDED = 12	
(INCLUDES HANDICAPPED SPACE)	
LIGHTING: (B) 400 W SUPER METAL ARC (405.485)	
ANCILLARY USES: AUTO REPAIR, VENDING AREA, ETC.	
NOTE:	
PLAN TO ACCOMPANY SPECIAL EXCEPTION AND VARIANCE FOR AUTOMOTIVE SERVICE STATION.	

JARRETTSVILLE PIKE (MD. RTE. 146)

PAPER MILL ROAD (MD. RTE. 145)

ZONED: BL-CR

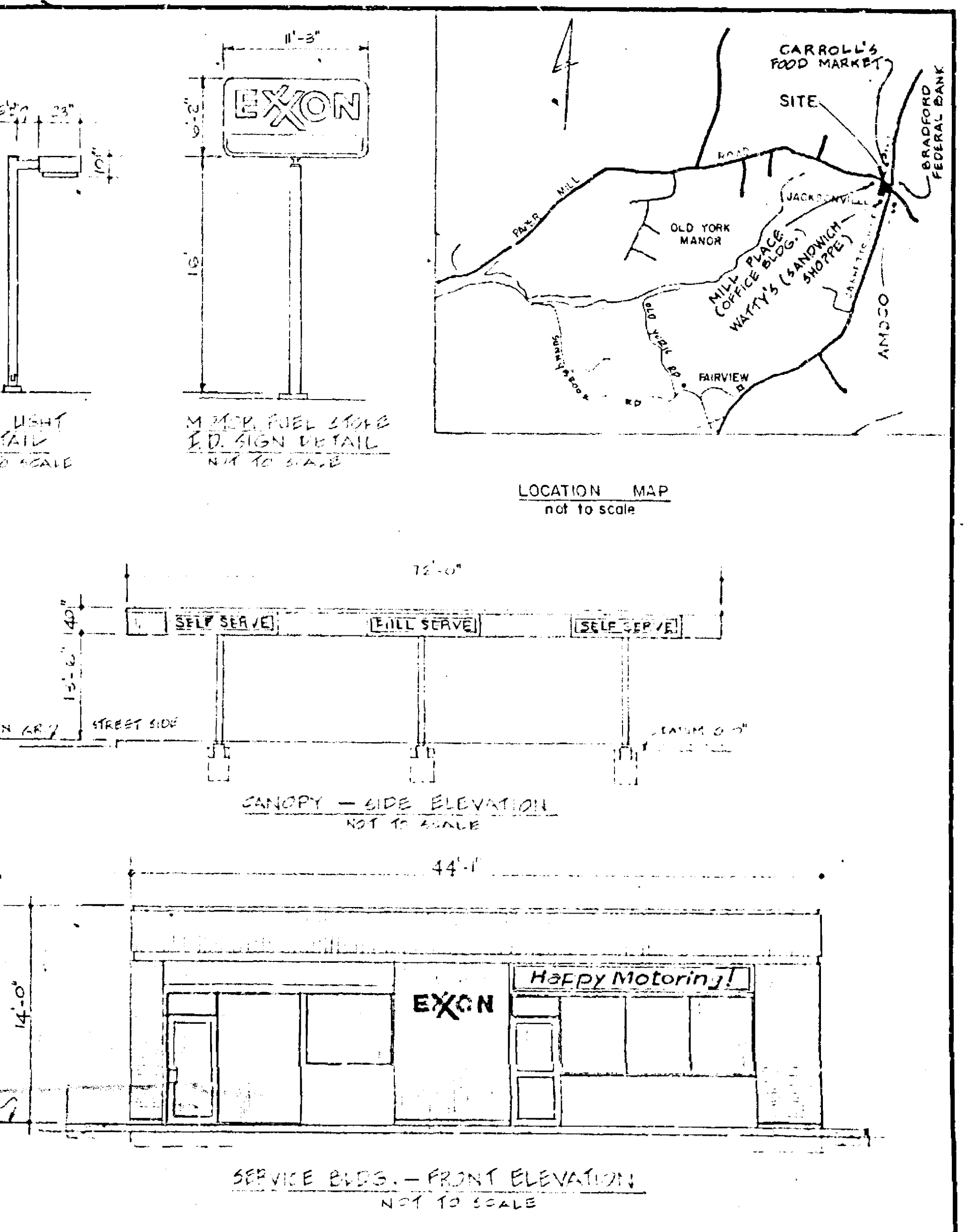
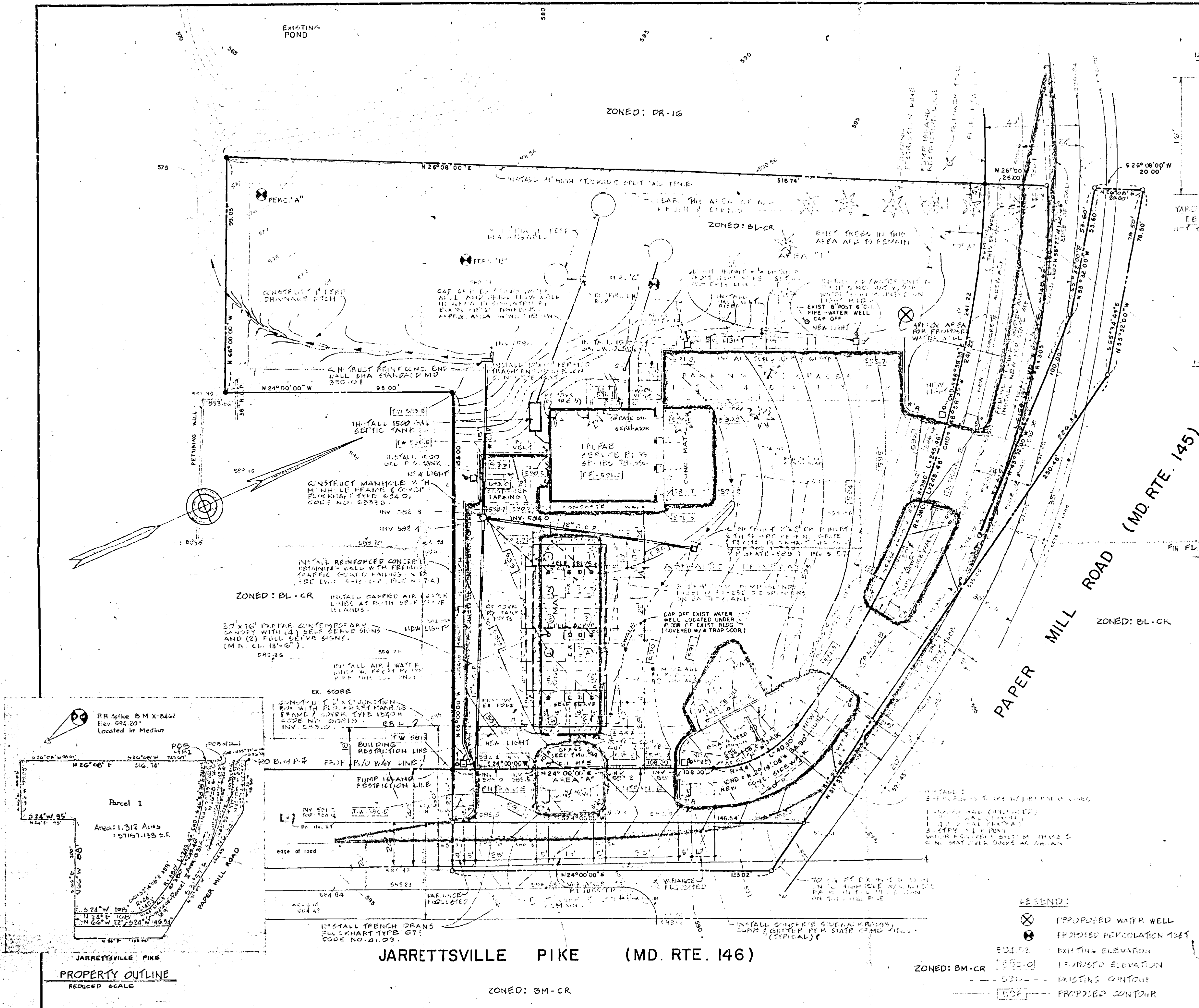
ZONED: PR-1G

ZONED: BM-CR

LEGEND:

- ⊗ PROPOSED WATER WELL
- ⊙ PROPOSED PERCOLATION TEST
- 534.53 EXISTING ELEVATION
- 535.01 PROPOSED ELEVATION
- 536.00 EXISTING CONTOUR
- 536.00 PROPOSED CONTOUR

THIS BLUEPRINT IS LOANED TO YOU AND MUST BE RETURNED WHEN IT HAS SERVED THE PURPOSE FOR WHICH INTENDED		REVISIONS: GEN. REVISION - PER CO. COMMENTS L.L. 2-4-80		REVISIONS:		EXXON COMPANY, U.S.A. (A DIVISION OF EXXON CORPORATION) POST OFFICE BOX 1288 BALTIMORE, MARYLAND 21203		PROPOSED... MOTOR FUEL STORE W/ BAYS		DRAWN BY: LORI LIM CHECKED BY: APPROVED BY: SCALE: 1"=20'		PLOT PLAN JARRETTSVILLE PIKE & PAPER MILL ROAD JACKSONVILLE, BALTO. CO., MD 10th ELECTION DISTRICT TAX MAP 035 BLOCK 24 PARCEL 00185		DATE: JAN. 7, 1980 FILE NO.: 8077 SHEET NO.: 1 OF 1 SCALE: 1"=20'	
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ZONING NOTES

EXISTING ZONING: PL. PROPOSED ZONING: N-7 CHANGE BY TIME OF PERM. (SEE PERMITS DIVISION FOR DETAILS)

AREA REQUIREMENTS:

- MIN. LOT AREA: 10,000 SQ. FT. (SEE PERMITS DIVISION FOR DETAILS)
- MIN. LOT WIDTH: 100 FT. (SEE PERMITS DIVISION FOR DETAILS)
- MIN. LOT DEPTH: 100 FT. (SEE PERMITS DIVISION FOR DETAILS)
- MIN. LOT AREA: 10,000 SQ. FT. (SEE PERMITS DIVISION FOR DETAILS)
- MIN. LOT WIDTH: 100 FT. (SEE PERMITS DIVISION FOR DETAILS)
- MIN. LOT DEPTH: 100 FT. (SEE PERMITS DIVISION FOR DETAILS)

LANDSCAPING: (SEE SPECIAL LANDSCAPING PLAN)

- CONSTITUTE OF GRASS, SMALL SHRUBS AND TREES
- AREA "A" = 470 SQ. FT. AREA "B" = 549 SQ. FT.
- AREA "C" = 1420 SQ. FT. AREA "D" = 23,177 SQ. FT.
- TOTAL = 25,116 SQ. FT.
- MIN. TREES = 5% OF TRACT = 1,256 TREES

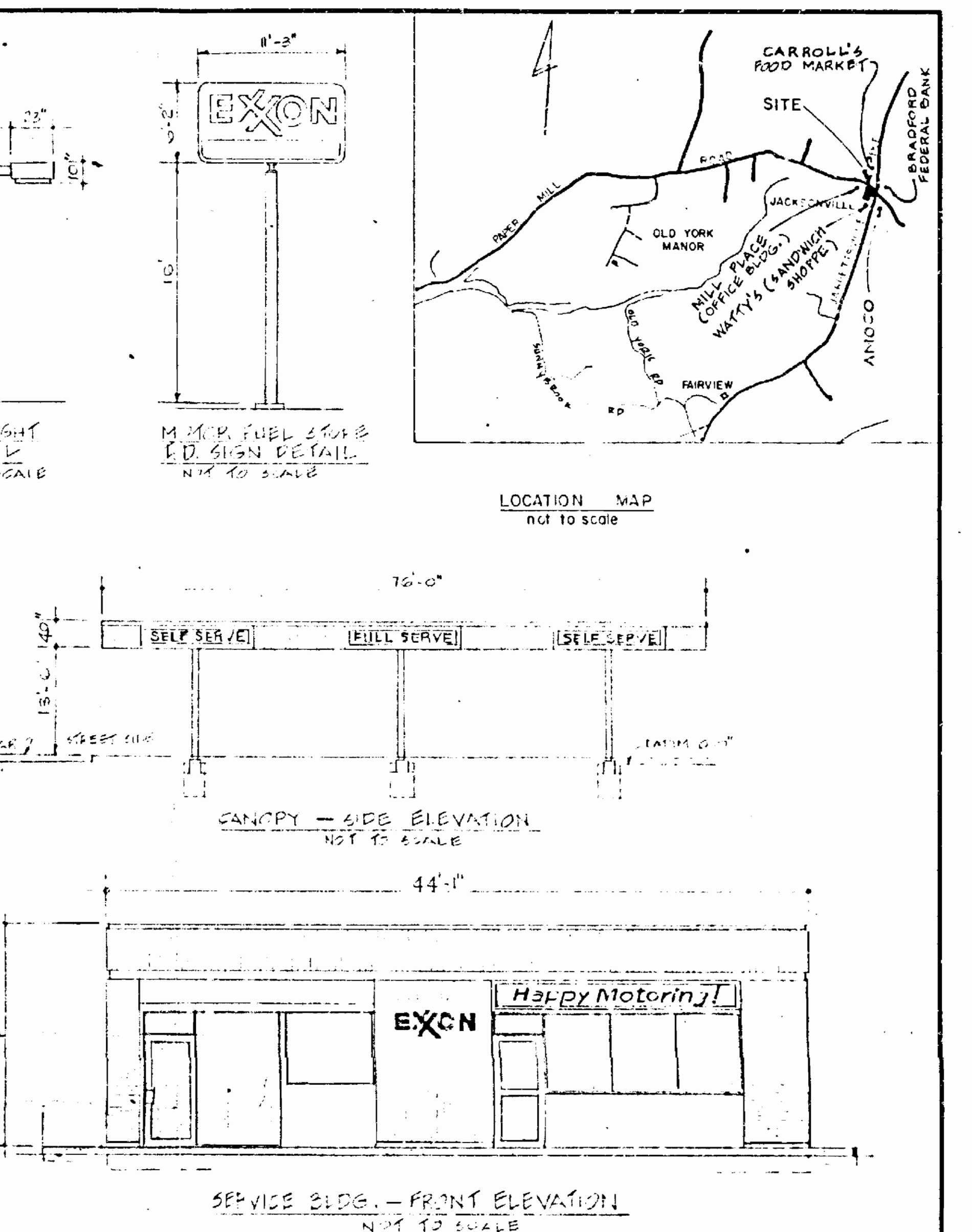
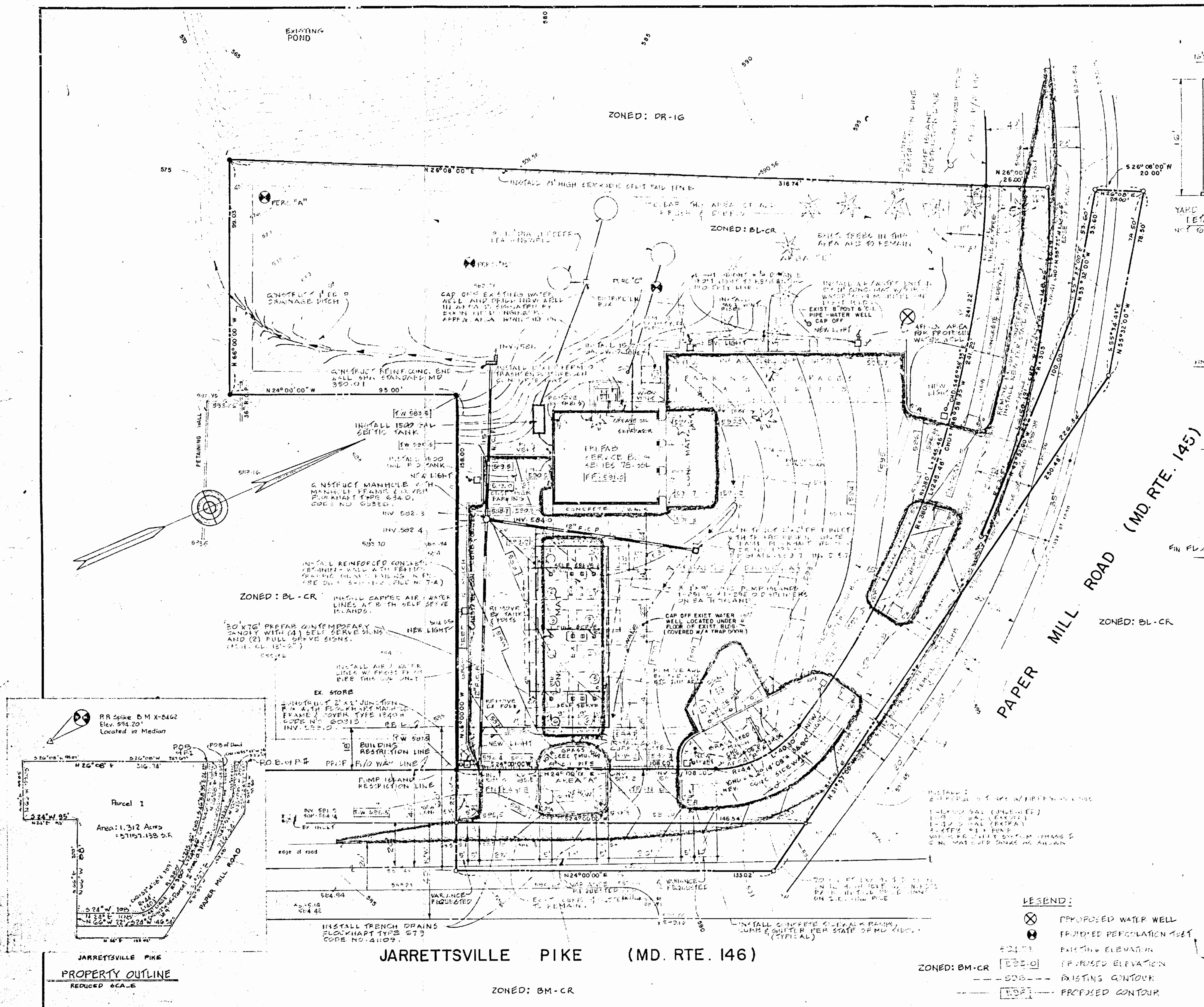
PARKING:

- PARKING SPACES REQUIRED = 12
- (INCLUDES HANDICAPPED SPACES)

LIGHTING: (B) 400 W SUPER METAL ARC (105-485)

ANCILLARY USES: AUTO REPAIR, VEHICLE AREA IF OTHER USES ARE REQUIRED, AND OTHER USES WILL BE PERMITTED.

NOTE: PLAN TO ACCOMPANY SPECIAL EXCEPTION AND VARIANCE FOR AUTOMOTIVE SERVICE STATION.



ZONING NOTES:

AREA REQUIREMENTS:

- 2.00 ACRES MINIMUM WITH (7) DUAL ENTRANCES ON TS
- SEEVING 2 CARS AT ANY TIME
- MINIMUM SPACING = 6' - 0"
- MINIMUM SPACING = 6' - 0"
- SITE AREA REQUIRED = 13,500 SQ. FT.
- SEVING RATE (PER HOUR) = 3
- TOTAL AREA REQUIRED 1800 SQ. FT. PER HOUR = 1800 X 3 = 5400 SQ. FT.
- MINIMUM AREA = 4' - 0"
- ADDITIONAL AREA REQUIRED = 1800 SQ. FT. PER HOUR = 1800 X 3 = 5400 SQ. FT.
- TOTAL AREA REQUIRED = 10800 SQ. FT.
- MINIMUM AREA OF TRACT = 10800 SQ. FT.

LANDSCAPING: (SEE SPECIAL LANDSCAPING PLAN)

PARKING:

- PARKING SPACES REQUIRED = 12
- PARKING SPACES PROVIDED = 12
- (INCLUDES MANICURED DRIVE)

LIGHTING: (B) 400 W SLOTTED METAL ARC (100-SEE)

ANGLING: 1.50' MIN. VENTING AREA

NOTES: PLAN TO ACCOMPANY SPECIAL EXCEPTION AND VARIANCE FOR AUTOMOTIVE SERVICE STATION.

R.C.2

R.C.5.

**PETITIONER'S
EXHIBIT** 6

RC 5

DR 16

BL Phoenix Post Office

R.C.5.

R.C. 4

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
CCT 7, 1976 & OCT. 8, 1976
BILL NOS. 103-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

SUBJECT	PROPERTY
1.710	acres by De beds
1.312	acres (57,1 with widen
245.46	feet on Pa.
108.00	feet on Ja

TAX MAP 35

SCALE

LOCATION

SHEET

JACKSONVILLE

20-C

R.C.5.

R.C.4

R.C.5

MAY 1 1980

CARL HEINMULLER, JR.
Realtor • Appraiser • Consultant
117 CHURCH LANE
COCKEYSVILLE, MARYLAND 21030
PHONE (301) 628-6030

R.C.4.

R.C. 4

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY, MARYLAND
OFFICIAL ZONING MAP

REVISIONS		SCALE	LOCATION	N: 75 200
BY	DATE	1" = 200'		SHEET
		DATE OF PHOTOGRAPHY APRIL 1958	SOUTH OF	N.E.
			JACKSONVILLE	20-C
Compiled By Photogrammetric Methods, MAPS UNCORROBORATED, BALTIMORE 22 MARYLAND				

7 60-251-12 170 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ an automotive service station

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

BY William N. Clements, Jr. Summers Fuel, Inc.
Contract purchaser Legal Owner
Address P.O. Box 1248, Balto. MD 21203
The Penthouse - Suite 1201
Towson, Maryland 21204
F. Vernon Booser Petitioner's Attorney
Address 614 Bosley Ave., Towson, MD 21204
828-9121
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of April, 1980, 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 20th day of May, 1980, at 1:30 o'clock P.M.

(over)

60-251-12 170 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Summers Fuel, Inc., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 405.2.B.3 of the Zoning Regulations of Baltimore County, to permit the curv tangent length between an access driveway and the corner of a street intersection to be 10' in lieu of the required 20' and to permit the curv tangent length between an access driveway and a property line to be 5' in lieu of the required 10'.

1. Hardship
2. Practical difficulty.

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

BY William N. Clements, Jr. Summers Fuel, Inc.
Contract purchaser Legal Owner Pres.
Address 3401 Boston St., Balto. MD 21203
F. Vernon Booser Petitioner's Attorney
Address 614 Bosley Ave., Towson, MD 21204
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of April, 1980, 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 20th day of May, 1980, at 1:30 o'clock P.M.

(over)

Pursuant to the advertisement, posting of property, and public hearing on the Petition, testimony indicated that the redesign of the improvements negated the necessity for the requested variances.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Variances to permit the curv tangent length between an access driveway and the corner of a street intersection of ten feet in lieu of the required twenty feet, the curv tangent length between access driveways of eighteen feet in lieu of the required twenty feet, and the curv tangent length between an access driveway and a property line of five feet in lieu of the required ten feet be and the same is hereby DISMISSED with prejudice.

William N. Clements, Jr.
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Sections 502.1 and 405.3 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 an automotive service station should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Special Exception for an automotive service station, under and pursuant to Section 405.2.B.3 of the aforementioned regulations, in accordance with the site plan prepared by Bernhard H. Baake, III, dated May 16, 1980, and revised May 19, 1980, and marked Petitioner's Exhibit 1, 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 terms and provisions of Sections 405.4 through 405.4.b.6 of said regulations.
2. Upon completion of construction of the automotive service station, the Exxon service station operating to the south of the subject site (Case No. 65-142-RX) shall be considered abandoned and the special exception therefor terminated.
3. Approval of the above referred to site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

William N. Clements, Jr.
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition, testimony indicated that the redesign of the improvements negated the necessity for the requested variances.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Variances to permit the curv tangent length between an access driveway and the corner of a street intersection of ten feet in lieu of the required twenty feet, the curv tangent length between access driveways of eighteen feet in lieu of the required twenty feet, and the curv tangent length between an access driveway and a property line of five feet in lieu of the required ten feet be and the same is hereby DISMISSED with prejudice.

William N. Clements, Jr.
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Sections 502.1 and 405.3 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 an automotive service station should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Special Exception for an automotive service station, under and pursuant to Section 405.2.B.3 of the aforementioned regulations, in accordance with the site plan prepared by Bernhard H. Baake, III, dated May 16, 1980, and revised May 19, 1980, and marked Petitioner's Exhibit 1, 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 terms and provisions of Sections 405.4 through 405.4.b.6 of said regulations.
2. Upon completion of construction of the automotive service station, the Exxon service station operating to the south of the subject site (Case No. 65-142-RX) shall be considered abandoned and the special exception therefor terminated.
3. Approval of the above referred to site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

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Zoning Commissioner of Baltimore County

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William N. Clements, Jr.
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE July 24, 1980
BY John P. [Signature]
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING

DATE July 24, 1980
BY John P. [Signature]
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition, testimony indicated that the redesign of the improvements negated the necessity for the requested variances.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Variance to permit the curb tangent length between an access driveway and the corner of a street intersection of ten feet in lieu of the required twenty feet, the curb tangent length between access driveways of eighteen feet in lieu of the required twenty feet, and the curb tangent length between an access driveway and a property line of five feet in lieu of the required ten feet be and the same is hereby DISMISSED with prejudice.

[Signature]
Zoning Commissioner of
Baltimore County

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Zoning Commissioner of Baltimore County

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[Signature]
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 9, 1980

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

cc: 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

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 170
Petitioner-Summers Fuel, Inc.
Special Exception and
Variance Petitions

Dear Mr. Boozer:

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.

The subject of this petition is located on the southwest corner of Jarrettsville Pike and Paper Mill Road in the 10th Election District and is presently improved with a vacant building. Surrounding properties to the north, east and south are zoned commercial and are improved with commercial uses, while an office building (Case No. 77-182-XSPH) exists to the west.

The Special Exception is required as a result of your client's proposal to construct an automotive service station on this site, while the Variances are included because of the problems encountered with the proposed access driveways along Jarrettsville Pike.

In writing my comments, I noticed that the proposed zoning in the reference of the comments from the various members of this Committee indicated a "Special Exception for an automotive service garage". This was due to a typographical error in the preparation of the agenda, and I can assure you that all comments included herein are based on a proposed service station, as indicated on the petition forms.

Item No. 170
Special Exception and
Variance Petitions
May 9, 1980

On April 16, 1980, Mr. John B. Howard, attorney for the property owner, Mr. Stuart Bain and Mr. Don Ready met with the Committee, and we discussed changes to the proposed access points. Since the revisions discussed were unacceptable to Mr. Bain, it was his request that the hearing be held on the site plan as submitted.

At the time of this writing, the comments from the State Highway Administration were not available. I suggest that you contact Mr. John Meyers at 383-4321 to discuss this matter.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: John B. Howard, Esquire
409 Washington Ave.
Towson, Md. 21204

Exxon Company, U.S.A.
Post Office Box 1288
Baltimore, Md. 21203

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 27, 1980

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

Re: Item #170 (1979-1980)
Property Owner: Summers Fuel, Inc.
S/W cor. Jarrettsville Pike and Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312 District: 10th

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.

Highways:

Paper Mill Road (Md. 145) and Jarrettsville Pike (Md. 146) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect the roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The entrance locations are also subject to the approval of the Baltimore County Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Item #170 (1979-1980)
Property Owner: Summers Fuel, Inc.
Page 2
March 27, 1980

Storm Drains: (Cont'd)

Any storm drains required in connection with further development of this property, are to be designed and constructed in accordance with Baltimore County and State Highway Administration Standards and Specifications, as applicable.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which proposes to utilize private onsite facilities.

This property, which is tributary to Loch Raven Reservoir, is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-11A, respectively, indicate "No Planned Service" in the area.

Very truly yours,

[Signature]
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

ES-SE Key Sheet
81 NE 11 Pos. Sheet
NE 21 C Topo
35 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
294-3211

JOHN D. SEYFFERT
DIRECTOR

April 28, 1980

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 #170, Zoning Advisory Committee Meeting, February 26, 1980, are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike and Paper Mill Road
Existing Zoning: B.L.-C.R.

Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.

Acres: 1.312
District: 10th

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 as submitted indicates: two (2) driveways on Jarrettsville Pike and two (2) driveways on Paper Mill Road and the building along with the service islands located in the southeast corner of the property.

It is the opinion of this office that the two driveways on Jarrettsville Pike along with the service islands being located in this area, traffic problems can be anticipated.

Therefore, the site plan should be revised to provide on driveway on Jarrettsville Pike move the service islands to the north, and move the two (2) driveways on Paper Mill Road to the west.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

cc: Mr. John E. Meyers

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES
SW/corner of Jarrettsville Pike : OF BALTIMORE COUNTY
and Paper Mill Road
10th District :

SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

MOTION FOR DISMISSAL

To the Honorable, Members of Said Board:

The Motion of the People's Counsel for Baltimore County respectfully represents, viz:

1. That the Movant was the sole Appellant from the decision of the Zoning Commissioner in this case, which involves a Special Exception for the operation and maintenance of a gasoline service station and certain variances, as in the Petition more fully appears.
2. That said appeal was filed in order to seek a resolution of the contradictory reports with regard to said Petition filed by several County and State agencies in the case.
3. That your Movant has caused an independent review of the case to be made and as a result thereof feels and therefore avers that the public interest no longer requires the prosecution of said appeal.

WHEREFORE, Movant respectfully prays that the appeal be dismissed.

AND AS IN DUTY BOUND, etc.,

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

RECEIVED
BALTIMORE COUNTY
Nov 16 11:11 AM '80
COUNTY BOARD
OF APPEALS
BY: C

- 2 -

I HEREBY CERTIFY that on this 6th day of November, 1980, a copy of the foregoing Motion and proposed Order was mailed to F. Vernon Boozer, Esquire, 614 Bosley Avenue, Towson, Maryland 21204.

John W. Hession, III
John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES
SW/corner of Jarrettsville Pike : OF BALTIMORE COUNTY
and Paper Mill Road
10th District :

SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the Board having noted that there are no other Appellants of record in said case, it is, this 6th day of November, 1980, by the County Board of Appeals of Baltimore County,

ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr.
Walter A. Reiter, Jr., Chairman

William T. Hackett
William T. Hackett

Patricia Millhouser
Patricia Millhouser

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES
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John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

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BY: C

- 2 -

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John W. Hession, III
John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
SW corner of Jarrettsville Pike and : OF BALTIMORE COUNTY
Paper Mill Rd., 10th District :

SUMMERS FUEL, INC., Petitioner : Case No. 80-237-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
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1980, a copy of the foregoing Order was mailed to F. Vernon Boozer, Esquire, 614 Bosley Avenue, Towson, Maryland 21204, and EXXON Co., U.S.A., P. O. Box 1288, Baltimore, Maryland 21203, ATTN: Stuart A. Bain, Contract Purchaser.

John W. Hession, III
John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES
SW/corner of Jarrettsville Pike : OF BALTIMORE COUNTY
and Paper Mill Road
10th District :

SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

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John W. Hession, III
People's Counsel for Baltimore County

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Deputy People's Counsel
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PETITION FOR VARIANCES :
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and Paper Mill Road :
10th District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the Board having noted that there are no other Appellants of record in said case, it is, this 6th day of November, 1980, by the County Board of Appeals of Baltimore County,

ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

William T. Hackett

Patricia Millhouser

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES :
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3. That your Movant has caused an independent review of the case to be made and as a result thereof feels and therefore avers that the public interest no longer requires the prosecution of said appeal.

WHEREFORE, Movant respectfully prays that the appeal be dismissed.

AND AS IN DUTY BOUND, etc.,

RECEIVED
BALTIMORE COUNTY
Nov 10 11:11 AM '80
COUNTY BOARD
OF APPEALS
BY: 2

John W. Hession, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

- 2 -

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John W. Hession, III

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SW/corner of Jarrettsville Pike : OF BALTIMORE COUNTY
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SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

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OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

William T. Hackett

Patricia Millhouser

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SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

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WHEREFORE, Movant respectfully prays that the appeal be dismissed.

AND AS IN DUTY BOUND, etc.,

RECEIVED
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Nov 10 11:11 AM '80
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OF APPEALS
BY: 2

John W. Hession, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

- 2 -

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John W. Hession, III

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PETITION FOR VARIANCES :
SW/corner of Jarrettsville Pike : OF BALTIMORE COUNTY
and Paper Mill Road :
10th District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

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COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

William T. Hackett

Patricia Millhouser

EXCERPTS FROM THE MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE MANOR CENTER MERCHANTS' ASSOCIATION, INC.

At a Special Meeting of the Board of Directors of the Manor Center Merchants' Association, Inc., held on May 19, 1980 at 12:00 Noon, which was attended by a quorum of the Board of Directors, it was "RESOLVED that the Board of Directors of the Corporation be and they do hereby authorize and direct Donald H. Ready to appear before the Zoning Commissioner and advise said Commissioner that the members of the Manor Center Merchants' Association, Inc., express their favorable interest in having the Commissioner grant a Special Exception to the Exxon Corporation to open a gasoline service station at the Southwest Corner of Paper Mill Road and Jarrettsville Pike."

I HEREBY CERTIFY that the above is an Excerpt from the Formal Minutes of the Meeting of the Board of Directors of the Manor Center Merchants' Association, Inc., as aforesaid.

MANOR CENTER MERCHANTS' ASSOCIATION, INC.

By: Judith Niedenthal, President and Director

ATTEST - SECRETARY

Lewis Stengel, Secretary

PETITIONER'S
EXHIBIT 7

PETITIONER'S EXHIBIT

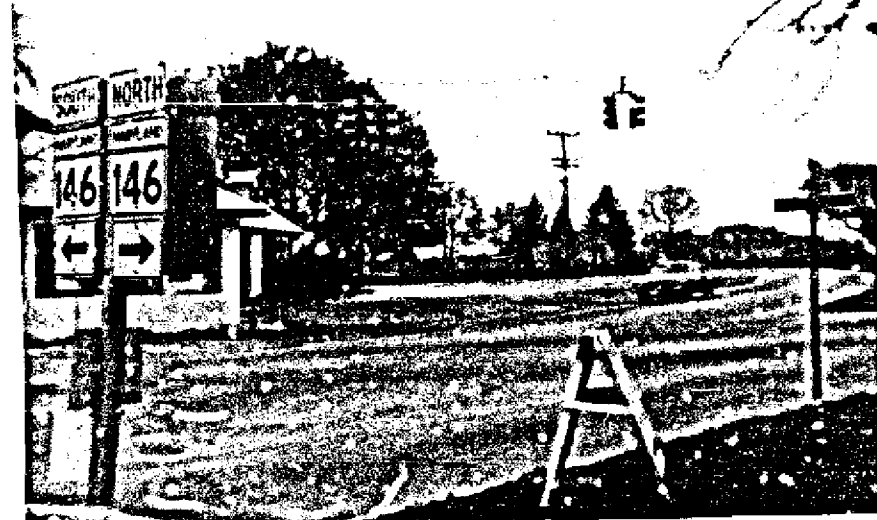
CARL HEINMULLER, JR.



1)- Taken Saturday morning, April 26, 1980. The subject property seen from diagonally opposite (building across parking lot).



2)- Taken the same time. Looking south along Jarrettsville Pike



3)- Taken the same time. Looking westerly along Paper Mill Road

August 25, 1980

CASE NO. 80-237-XA
Item No. 170

SW/C of Jarrettsville Pike and
Paper Mill Road

Summers Fuel, Inc.

- ✓ 1. Copy of Petition
- ✓ 2. Copy of Description of Property
- ✓ 3. Copy of Certificate of Posting 1 sign
- ✓ 4. Copy of Certificates of Publication
- ✓ 5. Copy of Zoning Advisory Committee Comments
- ✓ 6. Copy of Comments from the Director of Planning
- ✓ 7. Planning Board Comments and Accompanying Map
- ✓ 8. Copy of Order to Enter Appearance
- ✓ 9. Copy of Order - ~~Zoning~~ Zoning Commissioner
- ✓ 10. Copy of Plat of Property
11. 200' Scale Location Plan
12. 1000' Scale Location Plan
13. Memorandum in Support of Petition
14. Letter(s) from Protestant(s)
15. Letter(s) from Petitioner(s)
16. Protestants' Exhibits to Plats, Photos, Minutes, Letter
- ✓ 17. Petitioners' Exhibits 1 to 8
- ✓ 18. Letter of Appeal, John W. Hessian, III, Esquire

Summers Fuel, Inc.
William N. Clements, President
28 Allegheny Avenue
The Penthouse - Suite 1201
Towson, Maryland 21204

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

Exxon Company, U.S.A.
c/o Stuart A. Bain
P.O. Box 1288
Baltimore, Maryland 21203

Mr. Donald H. Ready
210 Allegheny Avenue
Towson, Maryland 21204

John W. Hessian, III, Esquire
James E. Dyer

Petitioner
Attorney for Petitioner
Contract Purchaser
Realtor
People's Counsel
Request Notification

RE: PETITION FOR SPECIAL EXCEPTION
for an automotive service station
PETITION FOR VARIANCES
SW/corner of Jarrettsville Pike
and Paper Mill Road
10th Election District

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

SUMMERS FUEL, INC., Petitioner
Case No. 80-237-XA

ORDER FOR APPEAL

Mr. Commissioner:

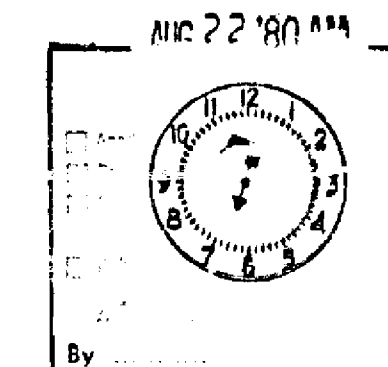
Please note an appeal from your decision granting the Petition for Special Exception in the above-entitled matter, under date of July 24, 1980, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of August, 1980, a copy of the foregoing Order for Appeal was mailed to F. Vernon Booser, Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioner; Mr. Stuart A. Bain, EXXON Company, U.S.A., P. O. Box 1288, Baltimore, Maryland 21203, Contract Purchaser; and Mr. Donald H. Ready, 210 Allegheny Avenue, Towson, Maryland 21204, Realtor.

Peter Max Zimmerman
Deputy People's Counsel



August 25, 1980

CASE NO. 80-237-XA
Item No. 170
SE-Automotive Service Station,
VAR. - from Section 405.4A.3a to
permit curb tangent lengths (10' and
18' in lieu of 20')

SW/C of Jarrettsville Pike and
Paper Mill Road

Summers Fuel, Inc.
10th District
EXXON Co., C.P.

- ✓ 1. Copy of Petition
- ✓ 2. Copy of Description of Property
- ✓ 3. Copy of Certificate of Posting 1 sign
- ✓ 4. Copy of Certificates of Publication
- ✓ 5. Copy of Zoning Advisory Committee Comments
- ✓ 6. Copy of Comments from the Director of Planning
7. Planning Board Comments and Accompanying Map
- ✓ 8. Copy of Order to Enter Appearance
- ✓ 9. Copy of Order - ~~Zoning~~ Zoning Commissioner 7-24-80
- ✓ 10. Copy of Plat of Property
11. 200' Scale Location Plan
12. 1000' Scale Location Plan
13. Memorandum in Support of Petition
14. Letter(s) from Protestant(s)
15. Letter(s) from Petitioner(s)
16. Protestants' Exhibits to Plats, Photos, Minutes, Letter
- ✓ 17. Petitioners' Exhibits 1 to 8
- ✓ 18. Letter of Appeal, John W. Hessian, III, Esquire 8-22-80

Summers Fuel, Inc.
William N. Clements, President
28 Allegheny Avenue
The Penthouse - Suite 1201
Towson, Maryland 21204

Petitioner

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

Attorney for Petitioner

Exxon Company, U.S.A.
c/o Stuart A. Bain
P.O. Box 1288
Baltimore, Maryland 21203

Contract Purchaser

Mr. Donald H. Ready
210 Allegheny Avenue
Towson, Maryland 21204

Realtor

John W. Hessian, III, Esquire

People's Counsel

James E. Dyer

Request Notification

William Hammond

Zoning Office

RECEIVED
BALTIMORE COUNTY
AUG 25 11 50 AM '80

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 10th
Posted for: 10 days
Petitioner: Summers Fuel, Inc.
Location of property: SW corner of Jarrettsville Pike and Paper Mill Road
Location of Signs: 10th District
Remarks: 10th District
Posted by: 10th District
Date of Posting: 8/22/80
Date of return: 8/28/80

LEGAL NOTICE

PETITION FOR SPECIAL
EXCEPTION AND VARIANCE

10th District

ZONING: Petition for Special Ex-

ception for automotive service

station and Variance for permit

curb tangent lengths

LOCATION: Southwest corner of

Jarrettsville Pike and Paper

Mill Road

LATE & TIME: Tuesday, May 20,

1980 at 1:30 P.M.

PUBLIC HEARING: Room 106,

County Office Building, 111 W.

Chesapeake Avenue,

Towson, Maryland

The Zoning Commissioner of Bal-

timore County, in authority of the

Zoning Act and Regulations of Bal-

timore County, will hold a public

hearing.

Petition for Special Exception

for an automotive service sta-

tion and Variance to permit

the curb tangent length be-

tween an access driveway

and the corner at a street in-

tersection to be 10 feet or less

of the required 20 feet and to

permit the curb tangent

length between access drive-

ways to be 18 feet in lieu of

the required 20 feet and to

permit the curb tangent

length between an access

driveway and a property line

to be 5 feet in lieu of the re-

quired 10 feet

The Zoning Regulation to be ex-

cepted as follows:

Section 405.4A.3A - Access and

street improvements

All that parcel of land in the Tenth

District of Baltimore County

beginning at a point on the

proposed westerly right of

CERTIFICATE OF PUBLICATION

A 1320 Reg # 111649

Pikesville, Md., May 1, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 20th day of May, 1980.

the first publication appearing on the 1st day of May, 1980
the second publication appearing on the 1st day of May, 1980
the third publication appearing on the 1st day of May, 1980

THE NORTHWEST STAR

Manager

Cost of Advertisement 60.00

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 9, 1980

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

ooc
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

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 170
Petitioner-Summers Fuel, Inc.
Special Exception and
Variance Petitions

Dear Mr. Booser:

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.

The subject of this petition is located on the southwest corner of Jarrettsville Pike and Paper Mill Road in the 10th Election District and is presently improved with a vacant building. Surrounding properties to the north, east and south are zoned commercial and are improved with commercial uses, while an office building (Case No. 77-182-XSPH) exists to the west.

The Special Exception is required as a result of your client's proposal to construct an automotive service station on this site, while the Variances are included because of the problems encountered with the proposed access driveways along Jarrettsville Pike.

In writing my comments, I noticed that the 'proposed zoning' in the reference of the comments from the various members of this Committee indicated a "Special Exception for an automotive service garage". This was due to a typographical error in the preparation of the agenda, and I can assure you that all comments included herein are based on a proposed service station, as indicated on the petition forms.

Item No. 170
Special Exception and
Variance Petitions
May 9, 1980

On April 16, 1980, Mr. John B. Howard, attorney for the property owner, Mr. Stuart Bain and Mr. Don Ready met with the Committee, and we discussed changes to the proposed access points. Since the revisions discussed were unacceptable to Mr. Bain, it was his request that the hearing be held on the site plan as submitted.

At the time of this writing, the comments from the State Highway Administration were not available. I suggest that you contact Mr. John Meyers at 383-4321 to discuss this matter.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: John B. Howard, Esquire
409 Washington Ave.
Towson, Md. 21204

Exxon Company, U.S.A.
Post Office Box 1288
Balto., Md. 21203

Pursuant to the advertisement, posting of property, and public hearing on the Petition, testimony indicated that the redesign of the improvements negated the necessity for the requested variances.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Variance to permit the curb tangent length between an access driveway and the corner of a street intersection of ten feet in lieu of the required twenty feet, the curb tangent length between access driveways of eighteen feet in lieu of the required twenty feet, and the curb tangent length between an access driveway and a property line of five feet in lieu of the required ten feet be and the same is hereby DISMISSED with prejudice.

[Signature]
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

MICROFILMED

Item No. 170
Special Exception and
Variance Petitions
May 9, 1980

On April 16, 1980, Mr. John B. Howard, attorney for the property owner, Mr. Stuart Bain and Mr. Don Ready met with the Committee, and we discussed changes to the proposed access points. Since the revisions discussed were unacceptable to Mr. Bain, it was his request that the hearing be held on the site plan as submitted.

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Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: John B. Howard, Esquire
409 Washington Ave.
Towson, Md. 21204

Exxon Company, U.S.A.
Post Office Box 1288
Baltimore, Md. 21203

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Sections 502.1 and 405.3 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 an automotive service station should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Special Exception for an automotive service station, under and pursuant to Section 405.2.B.3 of the aforementioned regulations, in accordance with the site plan prepared by Bernhard H. Baake, III, dated May 16, 1980, and revised May 19, 1980, and marked Petitioner's Exhibit 1, 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 terms and provisions of Sections 405.4 through 405.4.b.6 of said regulations.
2. Upon completion of construction of the automotive service station, the Exxon service station operating to the south of the subject site (Case No. 65-142-RX) shall be considered abandoned and the special exception therefor terminated.
3. Approval of the above referred to site plan by the Maryland Department of Transportation, 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

MICROFILMED

 BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 27, 1980

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

Re: Item #170 (1979-1980)
Property Owner: Summers Fuel, Inc.
S/W cor. Jarrettsville Pike and Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312 District: 10th

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.

Highways:

Paper Mill Road (Md. 145) and Jarrettsville Pike (Md. 146) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect the roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The entrance locations are also subject to the approval of the Baltimore County Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

MICROFILMED

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item #170 (1979-1980)
Property Owner: Summers Fuel, Inc.
Page 2
March 27, 1980

Storm Drains: (Cont'd)

Any storm drains required in connection with further development of this property, are to be designed and constructed in accordance with Baltimore County and State Highway Administration Standards and Specifications, as applicable.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are not available to serve this property, which proposes to utilize private onsite facilities.

This property, which is tributary to Loch Raven Reservoir, is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-11A, respectively, indicate "No Planned Service" in the area.

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

EE-SE Key Sheet
81 NE 11 Pos. Sheet
NE 21 C Topo
35 Tax Map

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 9, 1980

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

cc: Nicholas B. Commodari
Chairman

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

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

RE: Item No. 170
Petitioner-Summers Fuel, Inc.
Special Exception and
Variance Petitions

Dear Mr. Boozer:

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.

The subject of this petition is located on the southwest corner of Jarrettsville Pike and Paper Mill Road in the 10th Election District and is presently improved with a vacant building. Surrounding properties to the north, east and south are zoned commercial and are improved with commercial uses, while an office building (Case No. 77-182-XSPH) exists to the west.

The Special Exception is required as a result of your client's proposal to construct an automotive service station on this site, while the Variances are included because of the problems encountered with the proposed access driveways along Jarrettsville Pike.

In writing my comments, I noticed that the "proposed zoning" in the reference of the comments from the various members of this Committee indicated a "Special Exception for an automotive service garage". This was due to a typographical error in the preparation of the agenda, and I can assure you that all comments included herein are based on a proposed service station, as indicated on the petition forms.

MICROFILMED



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

April 28, 1980

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 #170, Zoning Advisory Committee Meeting, February 26, 1980, are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike and Paper Mill Road
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

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 as submitted indicates two (2) driveways on Jarrettsville Pike and two (2) driveways on Paper Mill Road and the building along with the service islands located in the southeast corner of the property.

It is the opinion of this office that the two driveways on Jarrettsville Pike along with the service islands being located in this area, traffic problems can be anticipated.

Therefore, the site plan should be revised to provide an driveway on Jarrettsville Pike move the service islands to the north, and move the two (2) driveways on Paper Mill Road to the west.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

cc: Mr. John E. Meyers

MICROFILMED

HARRY I. PISTEL, P.E.
DIRECTOR

March 27, 1980

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

Re: Item #170 (1979-1980)
Property Owner: Summers Fuel, Inc.
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The entrance locations are also subject to the approval of the Baltimore County Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Item #170 (1979-1980)
Property Owner: Summers Fuel, Inc.
Page 2
March 27, 1980

Storm Drains: (Cont'd)

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Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which proposes to utilize private onsite facilities.

This property, which is tributary to Loch Raven Reservoir, is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-11A, respectively, indicate "No Planned Service" in the area.

Very truly yours,

Edmund N. Diver, P.E.
EDMUND N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:PWR:SS

EE-SE Key Sheet
81 NE 11 Pos. Sheet
NE 21 C Topo
35 Tax Map

JOHN D. SEYFFERT
DIRECTOR

April 28, 1980

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 #170, Zoning Advisory Committee Meeting, February 26, 1980, are as follows:

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Acres: 1.312
District: 10th

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Therefore, the site plan should be revised to provide on driveway on Jarrettsville Pike move the service islands to the north, and move the two (2) driveways on Paper Mill Road to the west.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

cc: Mr. John E. Meyers

STEPHEN E. COLLINS
DIRECTOR

April 21, 1980

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

Item No. 170 - ZAC - Meeting of April 21, 1980
Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike & Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special exception for an automotive service garage and variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

Dear Mr. Hammond:

The requested special exception for a service garage will cause traffic problems. It is the opinion of the department that the lack of stacking spaces at the pumps, the smallness of the entrances and the nearness of the entrances to the intersection will cause traffic problems within the intersection of Jarrettsville Pike, Paper Mill Road and Sweet Air Road.

Should this special exception be granted, we recommend this site be restricted to one entrance on Jarrettsville Pike and one entrance on Paper Mill Road; both entrances to be located as far away from the intersection as possible. The pump islands should be located midway between the entrances.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

MSF/mjm

April 11, 1980

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

Dear Mr. Hammond:

Comments on Item #170, Zoning Advisory Committee Meeting of February 26, 1980, are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike & Paper Mill Rd.
Existing Zoning: B.L.-C.R.
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Acres: 1.312
District: 10th

A private water well and sewage disposal system are proposed. Prior to approval of a building permit for the proposed facility, a water well must be drilled; meeting all requirements as set forth by State of Maryland, Department of Mental Health and Hygiene and Baltimore County Department of Health. Soil percolation tests must also be conducted prior to application for a building permit.

Presently existing on site are three drilled wells and a private sewage disposal system. The sewage disposal system must be located and backfilled in an approved manner. The three wells must be backfilled in an approved manner and verified by this department prior to approval of a building permit for the site.

Mr. William E. Hammond

2

April 11, 1980

The proposed underground fuel tanks must be located a minimum distance of 50 ft. from any abandoned water well and a minimum distance of 100 ft. from any water well used as a source of potable water.

Prior to final occupancy approval, the potability of the water supply must be verified by collection of a bacteriological sample.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Very truly yours,

John J. Forester
John J. Forester, Director
BUREAU OF ENVIRONMENTAL SERVICES

JJF/eth

cc: Air Pollution

PAUL H. REINCKE
CHIEF

February 29, 1980

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Summers Fuel, Inc.

Location: SW/C Jarrettsville Pike & Paper Mill Rd.
Item No: 170 Zoning Agenda: 2-26-80

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ 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.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *City of Baltimore* Noted and Approved: *George M. Haganoff*
Planning Group Fire Prevention Bureau
Special Inspection Division

TED ZALUSKI, JR.
DIRECTOR

February 26, 1980

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

Dear Mr. Hammond:

Comments on Item #170, Zoning Advisory Committee Meeting, February 26, 1980, are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike and Paper Mill Road
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Acres: 1.312
District: 10th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X I. Comments: If building is prefabricated construction it shall be approved by the State and bear a State Seal of approval. Any questions call me at 494-3987.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

EXXON U.S.A. COMPANY
SOUTHWESTERLY CORNER LT
JARRETTSVILLE PIKE AND PAPER MILL ROAD

Beginning at a point on the proposed westerly right of way line of Jarrettsville Pike (Proposed right of way width of 60 feet) at the intersection of right of way line of Paper Mill Road, thence with the proposed right of way line of Jarrettsville Pike (1) S 24° 00' 00" W, 108.00 feet thence leaving said right of way and running (2) N 66° 00' 00" W 158.00 feet (3) S 24° 00' 00" E, 95.00 feet (4) N 66° 00' 00" W, 99.03 feet (5) N 26° 08' 00" E, 316.74 feet to a point on the proposed right of way line of Paper Mill Road (Proposed right of way width 80 feet) thence with the south proposed right of way line of Paper Mill Road (6) by a curve to the right having a radius of 380 feet for an arc distance of 245.46 feet, thence (7) by a curve to the right having a radius of 44 feet for an arc distance of 40.30 feet to the point of beginning.

Containing 1.3 acres more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
Office of Planning and Zoning
FROM: Petition No. 80-237-XA Item 170
SUBJECT:

Petition for Special Exception for automotive service station and Variance for curb tangent lengths
Southwest corner of Jarrettsville Pike and Paper Mill Road
Petitioner - Summers Fuel, Inc.

Tenth District

HEARING: Tuesday, May 20, 1980 (1:30 P.M.)

In view of the traffic problems that would be expected from the establishment of the proposed use, and particularly in view of the adverse comments by members of the Zoning Advisory Committee, this office is opposed to the granting of the subject petition.

JDS:JGH:ab

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

November 6, 1980

John W. Hessian, III, Esq.
People's Counsel for Baltimore County
Court House
Towson, Md. 21204

Re: Summers Fuel, Inc.
No. 80-237-XA

Dear Mr. Hessian:

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

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Summers Fuel, Inc.
F. Vernon Booser, Esq.
Exxon Company, U.S.A.
Mr. Donald H. Ready
Mr. J. E. Dyer
Mr. William Hammond

10/21/80 - Notified the following of scheduled hearing set for TUES., FEB. 3, 1981, at 10 a.m.:

Summers Fuel, Inc.
F. V. Booser, Esq.
Exxon Co.
Donald H. Ready
J. Hessian
J. E. Dyer
W. Hammond

Petitioner
Atty. for petitioner
Contract purchaser
Realtor
People's counsel
Zoning

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

October 21, 1980

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 80-237-XA

SUMMERS FUEL, INC.

Variance-to permit curb tangent length
Special Exception-for automotive service station

SW/C of Jarrettsville Pike and Paper Mill Road

10th District

7/24/80 - Special exception, GRANTED w/restrictions,
and Variance was DISMISSED

TUESDAY, FEBRUARY 3, 1981, at 10 a.m.

ASSIGNED FOR:

cc: Summers Fuel, Inc.

F. Vernon Booser, Esq.

Exxon Company, U.S.A.

Mr. Donald H. Ready

J. W. Hessian, III, Esq.

J. E. Dyer

W. Hammond

Petitioner

Attorney for Petitioner

Contract Purchaser

Realtor

People's Counsel

Zoning Office

June Holmen, Secretary

COVAHEY & BOOZER

ATTORNEYS AT LAW

614 ROSLEY AVE
TOWSON, MARYLAND 21204

October 15, 1980

AREA CODE 301
828-0441

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK S. DEVAN
DOUGLAS W. BISER

Baltimore County Board of Appeals
Court House
Towson, MD 21204

RE: Petition for Special Exception
Petition for Variances
Petitioner Summers Fuel, Inc.
Case No. 30-237-XA *appealed 7/24/80*

Gentlemen:

Please set the above-captioned case in for hearing
at your earliest convenience.

Very truly yours,

F. Vernon Booser
F. Vernon Booser

FVB/pa

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

RECEIVED
BALTIMORE COUNTY
OCT 16 2 1 PM '80
COUNTY BOARD
OF APPEALS
BY

LEGAL NOTICE

PETITION FOR SPECIAL
EXCEPTION

10th District

ZONING: Petition for Special Ex-
ception for automotive service
station and Variance for
curb tangent lengths

LOCATION: Southwest corner of
Jarrettsville Pike and Paper
Mill Road

DATE & TIME: Tuesday, May 20,
1980 at 1:30 P.M.

PUBLIC HEARING: Room 108,
County Office Building, 111
W. Chesapeake Avenue.

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing.

Petition for Special Exception
for an automotive service sta-
tion and Variance to permit
the curb tangent length be-
tween an access driveway
and the corner at a street
intersection to be 10 feet in lieu
of the required 20 feet and to
permit the curb tangent
length between access drive-
ways to be 10 feet in lieu of
the required 20 feet and to
permit the curb tangent
length between an access
driveway and a property line
to be 5 feet in lieu of the re-
quired 10 feet.

The Zoning Regulation to be ex-
cepted as follows:

Section 405.4A.3A - Access and
Street Improvements

All that parcel of land in the Tenth
District of Baltimore County,
beginning at a point on the
proposed westerly right of
way line of Jarrettsville Pike
(proposed right of way width
of 80 feet) at the intersection
of right of way line of Paper
Mill Road, thence with the
proposed right of way line of
Jarrettsville Pike (1) S 24°
00' 00" W, 108.00 feet thence
leaving said right of way and
running (2) N 66° 00' 00" W,
158.00 feet (3) S 24° 00' 00" W,
99.03 feet (4) N 66° 00' 00" W,
307.18 feet to a point on the
proposed right of way line of
Paper Mill Road (Proposed
right of way width 80 feet)
thence with the "south
west" corner of right of way line
of Paper Mill Road (6) by a curve
to the right having a radius of
380 feet for an arc distance of
245.46 feet, thence (7) by a
curve to the right having a ra-
dius of 44 feet for an arc dis-
tance of 40.30 feet to the
point of beginning.

Containing 1.3 acres more or
less.

Being the property of Summers Fuel,
Inc. as shown on old plan filed with
the Zoning Department.

Hearing Date: Tuesday, May 20,
1980 at 1:30 P.M.

Public Hearing: Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

A 1380 Rec # L11649

Pikesville, Md., May 1, 1980

THIS IS TO CERTIFY, that the annexed advertisement
was published in the NORTHWEST STAR, a weekly
newspaper published in Pikesville, Baltimore
County, Maryland before the 20th day of

May 1980

the first publication appearing on the
1st day of May, 1980

the second publication appearing on the
day of , 19

the third publication appearing on the
day of , 19

THE NORTHWEST STAR

Phil H. Hedges
Manager

Cost of Advertisement 60.00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
Office of Planning and Zoning
FROM: Petition No. 80-237-XA Item 170
SUBJECT:

Petition for Special Exception for automotive service station and Variance
for curb tangent lengths
Southwest corner of Jarrettsville Pike and Paper Mill Road
Petitioner - Summers Fuel, Inc.

Tenth District

HEARING: Tuesday, May 20, 1980 (1:30 P.M.)

In view of the traffic problems that would be expected from the establishment
of the proposed use, and particularly in view of the adverse comments by
members of the Zoning Advisory Committee, this office is opposed to the
granting of the subject petition.

JDS:JGH:ab

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
A PROFESSIONAL ASSOCIATION
210 ALLEGHENY AVENUE
P.O. BOX 557
TOWSON, MARYLAND 21204

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O. TRACY, JR.
JOHN H. ZINN, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONNOR, III
THOMAS L. HUDSON
THOMAS W. EARLY
FRANK A. LAVACE, JR.
C. CAREY DEELEY, JR.

JAMES D. C. DOWNES
(1906-1979)
823-4111
AREA CODE 301

April 25, 1980

HAND DELIVERED

Mr. Nicholas B. Commodari
Zoning Plans Advisory Committee
111 West Chesapeake Avenue
Baltimore County Office Building
Towson, Maryland 21204

Re: Summers Fuel, Inc. - Exxon
Jacksonville, Maryland

Dear Nick:

I hand-deliver herewith three executed Variance Petitions setting forth the revised variance request.

I understand from our last discussion that at this matter is being assigned for hearing around May 20; and, upon reflection, it would be appreciated if you would note your file so that I might receive copies of all notices pertaining to this matter as counsel for the property owner.

Thank you for your assistance.

Very truly yours,

John B. Howard
John B. Howard

JBH:ecd
Enclosures

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception and Variance - SW/C Jarrettsville Pike and Paper Mill Road - Summers Fuel, Inc. - Case No. 80-237-XA

TIME: 1:30 P.M.

DATE: Tuesday, May 20, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Exxon Company, U.S.A.
c/o Mr. Stuart A. Bain
3601 Boston Street
Baltimore, Maryland 21224

Mr. Donald H. Ready
210 Allegheny Avenue
Towson, Maryland 21204

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 12, 1980

F. Vernon Booser
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Variance - SW/C Jarrettsville Pike and Paper Mill Road - Summers Fuel, Inc. - Case No. 80-237-XA

Dear Mr. Booser:

This is to advise you that \$98.00 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

10th District

ZONING: Petition for Special Exception for automotive service station and Variance for curb tangent lengths
LOCATION: Southwest corner of Jarrettsville Pike and Paper Mill Road
DATE & TIME: Tuesday, May 20, 1980 at 1:30 P.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 Special Exception for an automotive service station and Variance to permit the curb tangent length between an access driveway and the corner at a street intersection to be 10 feet in lieu of the required 20 feet and to permit the curb tangent length between access driveways to be 18 feet in lieu of the required 20 feet and to permit the curb tangent length between an access driveway and a property line to be 5 feet in lieu of the required 10 feet

The Zoning Regulation to be excepted as follows:

Section 405.1A.3a - Access and Street Improvements

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

Being the property of Summers Fuel, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, May 20, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

10th District

ZONING: Petition for Special Exception for automotive service station and Variance for curb tangent lengths
LOCATION: Southwest corner of Jarrettsville Pike and Paper Mill Road
DATE & TIME: Tuesday, May 20, 1980 at 1:30 P.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 Special Exception for an automotive service station and Variance to permit the curb tangent length between an access driveway and the corner at a street intersection to be 10 feet in lieu of the required 20 feet and to permit the curb tangent length between access driveways to be 18 feet in lieu of the required 20 feet and to permit the curb tangent length between an access driveway and a property line to be 5 feet in lieu of the required 10 feet

The Zoning Regulation to be excepted as follows:

Section 405.1A.3a - Access and Street Improvements

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

Being the property of Summers Fuel, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, May 20, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

November 6, 1980

John W. Hession, III, Esq.
People's Counsel for Baltimore County
Court House
Towson, Md. 21204

Dear Mr. Hession:

Re: Summers Fuel, Inc.
No. 80-237-XA

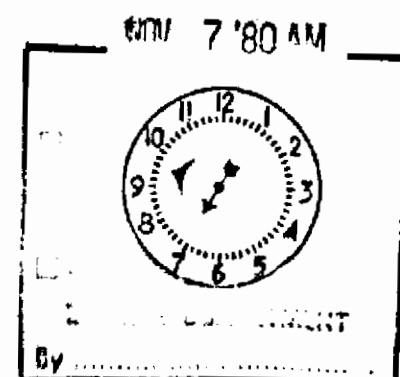
Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Summers Fuel, Inc.
F. Vernon Booser, Esq.
Exxon Company, U.S.A.
Mr. Donald H. Ready
Mr. J. E. Dyer
Mr. William Hammond



494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

November 6, 1980

John W. Hession, III, Esq.
People's Counsel for Baltimore County
Court House
Towson, Md. 21204

Dear Mr. Hession:

Re: Summers Fuel, Inc.
No. 80-237-XA

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

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Summers Fuel, Inc.
F. Vernon Booser, Esq.
Exxon Company, U.S.A.
Mr. Donald H. Ready
Mr. J. E. Dyer
Mr. William Hammond

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 2, 1980

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

cc: Nicholas B. Commodari
Chairman

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 170
Summers Fuel, Inc.
Special Exception and Variance
Petitions

Dear Mr. Booser:

Enclosed is a comment from the State Highway Administration on the revised site plan for the above referenced matter.

I have reviewed this plan with the members of this Committee, and they all indicated that their original comments remain as submitted.

In view of the fact that the revised site plans indicate the required distances between access drives and between access drives and property lines and street corners, the requested Variances are not required.

If you have any questions on the above, please contact me.

Very truly yours,

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

NBC/sf
Enclosure

cc: John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

Mr. Stuart Bain
c/o Exxon Company
P.O. Box 1288
Baltimore, Maryland 21203



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

June 16, 1980

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

Re: Z.A.C. Meeting, Feb. 26, 1980
ITEM: 170.
Summers Fuel Inc.
SW/C Jarrettsville Pike
(Route 146) & Paper Mill
Rd. (Route 145)
Revised Plan

Attention: Mr. N. Commodari

Dear Mr. Hammond:

The subject plan, revised 5-19-80, indicates several minimal dimensions previously approved by the State Highway Administration, plus tangent distances that appear to meet Baltimore County regulations. In reviewing the plan, it was noted that the 20' tangent along Jarrettsville Pike at the corner, is at a considerable angle to the centerline of the highway. This is not a standard procedure and the result is the appearance of one large radius around the corner to the entrance from Jarrettsville Pike.

It was further noted that vehicles entering and leaving pump location no. 6 would have extreme difficulty in negotiating the entrances from Jarrettsville Pike. Some movements, even by passenger cars, may be impossible to make. The situation would be more serious with vans and trucks.

The matter was brought to the attention of the developer who revised and submitted a new plan. The plan indicates a modification of the interior curb at the south property line on Md. 146 and indicates the access along Md. 146 as a pair of one-way access points. Due to the limited frontage on Md. 146 we would prefer one two-way access but the plan meets minimum S.H.A. standards. For your records, enclosed is a copy of the most current plan.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:vrd
Enclosure
cc: Mr. J. Wimbly
Mr. C. Moore

My telephone number is (301)383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 13, 1980

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

cc: 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

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 170
Petitioner-Summers Fuel, Inc.
Special Exception and
Variance Petitions

Dear Mr. Boozer:

Enclosed are the comments from the State Highway Administration that I received subsequent to my comments of May 9, 1980. As of this writing, I still have not received the revised plans.

If you have any questions, please feel free to contact me at 494-3391.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: John B. Howard, Esquire
409 Washington Ave.
Towson, Md. 21204

Exxon Company, U.S.A.
Post Office Box 1288
Baltimore, Md. 21203



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

May 8, 1980

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

Re: Z.A.C. Meeting, Feb. 26, 1980
ITEM: 170.
Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike (Route 146) & Paper Mill Rd. (Route 145)
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

Attention: Mr. N. Commodari

Dear Mr. Hammond:

We have been advised by the prospective developer that minor revisions will be made to the plan. Upon our review of the revised plan, we will submit our comments. We suggest that some of the Zoning Advisory Committee members meet to discuss the revised plan when it is available.

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

By: John E. Meyers

CL:JEM:vrd
cc: Mr. J.L. Wimbly
Mr. M. Flanagan
Mr. F. Ringger My telephone number is (301)383-4320
Mr. G. Wittman

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

EXXON U.S.A. COMPANY
SOUTHWESTERLY CORNER OF
JARRETTSVILLE PIKE AND PAPER MILL ROAD

Beginning at a point on the proposed westerly right of way line of Jarrettsville Pike (Proposed right of way width of 80 feet) at the intersection of right of way line of Paper Mill Road, thence with the proposed right of way line of Jarrettsville Pike (1) S 24° 00' 00" W, 108.00 feet thence leaving said right of way and running (2) N 66° 00' 00" W, 158.00 feet (3) S 24° 00' 00" E, 95.00 feet (4) N 66° 00' 00" W, 99.03 feet (5) N 26° 08' 00" E, 316.74 feet to a point on the proposed right of way line of Paper Mill Road (Proposed right of way width 80 feet) thence with the south proposed right of way line of Paper Mill Road (6) by a curve to the right having a radius of 380 feet for an arc distance of 245.46 feet, thence (7) by a curve to the right having a radius of 44 feet for an arc distance of 40.30 feet to the point of beginning.

Containing 1.3 acres more or less.

Robert Landell

Business Association of Jacksonville, Inc.

P.O. Box 218
Phoenix, Maryland 21131

Zoning Commissioner of Baltimore County
Baltimore County Office Building
Towson, Maryland # 21204

May 20, 1980

Dear Sir:

The Business Association of Jacksonville, Inc. held a special Board of Directors Meeting at 7:30 P.M. on May 17, 1980 to discuss the proposed changes in Zoning Case Proposed to allow an Exxon Service Station at the SW corner of Jarrettsville Pike and Paper Mill Road, 10th Election District of Baltimore County, Plot Plan # 8077.

A quorum was present and after hearing the proposal from Mr. Stewart Balnes from Exxon, discussion was heard and a vote was taken on a motion from Ben Apicella, seconded by Tom Carroll to support the proposed changes and that a letter be sent to the Zoning Commissioner of Baltimore County and that the association President or another officer of the association be present at the Zoning Hearing to speak on behalf of the association. The motion was passed unanimously.

Immediately following the Board of Directors Meeting, a General Membership Meeting of The Business Association was held. A quorum was present and the Board of Directors presented their recommendations from the prior meeting held at 7:30 P.M. Mr. Balnes fielded questions from the members. Mr. Howard Weidley moved and Ben Apicella seconded a motion to support the proposed changes in zoning; a letter be sent to the Zoning Commissioner of Baltimore County; and that the association President or another officer be present at the Zoning Hearing to speak on behalf of the association. The motion was passed unanimously.

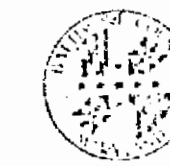
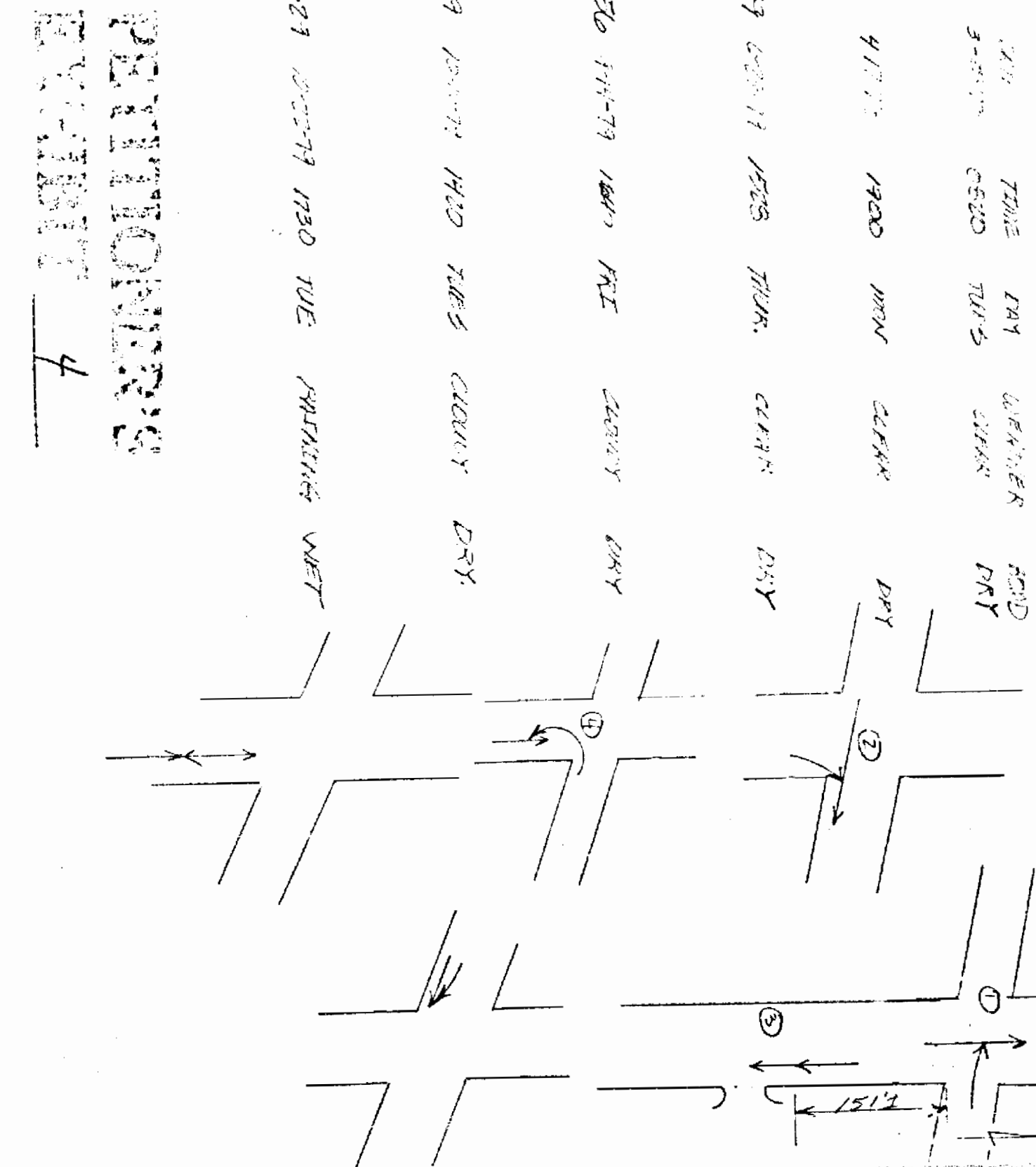
Sincerely,
Joseph W. Hancock Jr.
President

CC: File

PETITIONER'S
EXHIBIT

EWELL, BOMHARDT & ASSOCIATES
SANDERS & THOMAS, INC.
CONSULTING ENGINEERS
1800 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21202

1-89-1-395, DESIGN SECTION M
SUBJECT: SHEET No. 1 OF 1
MADE BY: DATE: FILE NO.
CHECKED BY: DATE:



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
424-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 24, 1980

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception
and Variances
SW/corner of Jarrettsville Pike
and Paper Mill Road - 10th
Election District
Summers Fuel, Inc. - Petitioner
NO. 80-237-XA (Item No. 170)

Dear Mr. Boozer:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. Donald H. Ready
210 Allegheny Avenue
Towson, Maryland 21204

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



Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

May 8, 1980

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

Re: Z.A.C. Meeting, Feb. 26, 1980
ITEM: 170.
Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike (Route 146) & Paper Mill Rd. (Route 145)
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

Attention: Mr. N. Commodari

Dear Mr. Hammond:

We have been advised by the prospective developer that minor revisions will be made to the plan. Upon our review of the revised plan, we will submit our comments. We suggest that some of the Zoning Advisory Committee members meet to discuss the revised plan when it is available.

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

By: John E. Meyers

CL:JEM:vrd
cc: Mr. J.L. Wimbly
Mr. M. Flanagan
Mr. F. Ringger My telephone number is (301)383-4320
Mr. G. Wittman

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

EXXON U.S.A. COMPANY
SOUTHWESTERLY CORNER OF
JARRETTSVILLE PIKE AND PAPER MILL ROAD

Beginning at a point on the proposed westerly right of way line of Jarrettsville Pike (Proposed right of way width of 80 feet) at the intersection of right of way line of Paper Mill Road, thence with the proposed right of way line of Jarrettsville Pike (1) S 24° 00' 00" W, 102.00 feet; thence leaving said right of way and running (2) N 60° 00' 00" W 158.00 feet (3) S 24° 00' 00" E, 95.00 feet (4) N 60° 00' 00" W, 99.03 feet (5) S 24° 00' 00" E, 316.74 feet to a point on the proposed right of way line of Paper Mill Road (Proposed right of way width 80 feet) thence with the south proposed right of way line of Paper Mill Road (6) by a curve to the right having a radius of 380 feet for an arc distance of 245.46 feet, thence (7) by a curve to the right having a radius of 44 feet for an arc distance of 40.30 feet to the point of beginning.

Containing 1.3 acres more or less.

J. Robert Bassell

OFFICE COPY

PETITION FOR SPECIAL EXEMPTION AND VARIANCE
10th DISTRICT

NOTICE: Petition for Special Exemption for automotive service station and variance for curb tangent lengths.

LOCATION: Southwest corner of Jarrettsville Pike and Paper Mill Road.

DATE & TIME: Tuesday, May 20, 1980 at 1:30 P.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 Special Exemption for an automotive service station and variance to permit the curb tangent length between an across driveway and the corner at a street intersection to be 20 feet in line of the required 20 feet and to permit the curb tangent length between an across driveway and a property line to be 4 feet in line of the required 10 feet.

The Zoning Regulation to be accepted as follows:
Section 60-6A-3a-Across a street improvements.

All that parcel of land in the 10th District of Baltimore County, beginning at a point on the proposed westerly right of way line of Jarrettsville Pike (Proposed right of way width of 80 feet) at the intersection of right of way line of Paper Mill Road, thence with the proposed right of way line of Jarrettsville Pike (1) S 24° 00' 00" W, 102.00 feet; thence leaving said right of way and running (2) N 60° 00' 00" W 158.00 feet (3) S 24° 00' 00" E, 95.00 feet (4) N 60° 00' 00" W, 99.03 feet (5) S 24° 00' 00" E, 316.74 feet to a point on the proposed right of way line of Paper Mill Road (Proposed right of way width 80 feet) thence with the south proposed right of way line of Paper Mill Road (6) by a curve to the right having a radius of 380 feet for an arc distance of 245.46 feet, thence (7) by a curve to the right having a radius of 44 feet for an arc distance of 40.30 feet to the point of beginning.

Containing 1.3 acres more or less.

Being the property of Summers Fuel, Inc., as shown on plat plan filed with the Zoning Department.

Public Hearing: Tuesday, May 20, 1980 at 1:30 P.M.

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

By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
May 17, 1980

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., _____, 1980.

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 _____ successive weeks before the _____ day of _____, 1980, the first publication appearing on the _____ day of _____, 1980.

THE JEFFERSONIAN,
L. Frank Smith
Manager.

Cost of Advertisement, \$ 78.00

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 1, 1980.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., _____ of one line _____ before the _____ 20th _____ day of _____, 1980, the first publication appearing on the _____ 1st _____ day of _____ May _____, 1980.

THE JEFFERSONIAN,
L. Frank Smith
Manager.

Cost of Advertisement, \$ _____

PETITION FOR SPECIAL EXEMPTION AND VARIANCE
10th DISTRICT

NOTICE: Petition for Special Exemption for automotive service station and variance for curb tangent lengths.

LOCATION: Southwest corner of Jarrettsville Pike and Paper Mill Road.

DATE & TIME: Tuesday, May 20, 1980 at 1:30 P.M.

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Containing 1.3 acres more or less.

Being the property of Summers Fuel, Inc., as shown on plat plan filed with the Zoning Department.

Public Hearing: Tuesday, May 20, 1980 at 1:30 P.M.

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

By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
May 17, 1980

RECEIVED
F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

DATE: April 24, 1980
AMOUNT: \$20.00
ACCOUNT: 01-662

VALUATION OF SIGNATURE OF CLERK

7500000

RECEIVED
John N. Hession, III, Esquire
111 W. Chesapeake Avenue
Towson, Maryland 21204

DATE: August 22, 1980
AMOUNT: \$75.00
ACCOUNT: 01-662

VALUATION OF SIGNATURE OF CLERK

7500000

RECEIVED
SUMMERS FUEL, INC.
JARRETTSVILLE PIKE
AND PAPER MILL RD.
TOWSON, MD. 21204

DATE: May 1, 1980
AMOUNT: \$1.00
ACCOUNT: 01-662

VALUATION OF SIGNATURE OF CLERK

7500000

RECEIVED
F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

DATE: May 22, 1980
AMOUNT: \$28.00
ACCOUNT: 01-662

VALUATION OF SIGNATURE OF CLERK

7500000

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

cc: John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 16th day of April, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Summers Fuel, Inc.
Petitioner's Attorney F. Vernon Booser, Esq.
cc: Exxon Company, U.S.A.
Post Office Box 1288
Baltimore, Maryland 21203

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 10 Date of Posting: 5/17/80

Posted for: Board of Appeals

Petitioner: Summers Fuel, Inc.

Location of property: SW corner Jarrettsville Pike and Paper Mill Rd.

Location of Signs: Facing Jarrettsville & Paper Mill

Remarks: See above

Posted by: William E. Hammond Date of return: 5/18/80

Number of Signs: 1

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										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>W</u>			Revised Plans: Change in outline or description <u>Yes</u> Map # _____							
Previous case:										

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

cc: John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 16th day of April, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Summers Fuel, Inc.
Petitioner's Attorney F. Vernon Booser, Esq.
cc: Exxon Company, U.S.A.
Post Office Box 1288
Baltimore, Md. 21203

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 15 day of April, 1980.

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

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Summers Fuel, Inc. Submitted by William E. Hammond

Petitioner's Attorney F. Vernon Booser Reviewed by Nicholas B. Commodari

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 10 Date of Posting: 5/17/80

Posted for: Petition for Variance & Special Exemption

Petitioner: Summers Fuel, Inc.

Location of property: SW corner Jarrettsville Pike & Paper Mill Rd.

Location of Signs: corner of property facing Jarrettsville Pike & Paper Mill Rd.

Remarks: See above

Posted by: William E. Hammond Date of return: 5/18/80



August 25, 1980

SW/C of Jarrettsville Pike and
Paper Mill Road
Summers Fuel, Inc.

- ✓ 1. Copy of Petition
- ✓ 2. Copy of Description of Property
- ✓ 3. Copy of Certificate of Posting 1 sign
- ✓ 4. Copy of Certificates of Publication
- ✓ 5. Copy of Zoning Advisory Committee Comments
- ✓ 6. Copy of Comments from the Director of Planning
- 7. Planning Board Comments and Accompanying Map
- ✓ 8. Copy of Order to Enter Appearance
- ✓ 9. Copy of Order - ~~XXXXXX~~ Zoning Commissioner
- ✓ 10. Copy of Plat of Property
- 11. 200' Scale Location Plan
- 12. 1000' Scale Location Plan
- 13. Memorandum in Support of Petition
- 14. Letter(s) from Protestant(s)
- 15. Letter(s) from Petitioner(s)
- 16. Protestants' Exhibits to Plats, Photos, Minutes, Letter
- ✓ 17. Petitioners' Exhibits 1 to 8
- ✓ 18. Letter of Appeal, John W. Hessian, III, Esquire

Summers Fuel, Inc.
William W. Clements, President
28 Allegheny Avenue
The Penthouse - Suite 1201
Towson, Maryland 21204

Petitioner

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

Attorney for Petitioner

Exxon Company, U.S.A.
c/o Stuart A. Bain
P.O. Box 1288
Baltimore, Maryland 21203

Contract Purchaser

Mr. Donald H. Ready
210 Allegheny Avenue
Towson, Maryland 21204

Realtor

John W. Hessian, III, Esquire
James E. Dyer

People's Counsel

Request Notification

NOTIFIED

- 2 -

I HEREBY CERTIFY that on this 6th day of November, 1980, a copy of the
aforegoing Motion and proposed Order was mailed to F. Vernon Boozer, Esquire, 614
Bosley Avenue, Towson, Maryland 21204.

John W. Hessian, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
on automotive service station
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/corner of Jarrettsville Pike
and Paper Mill Road
10th Election District
SUMMERS FUEL, INC., Petitioner : Case No. 30-237-XA
: : : : :
: : : : :

ORDER FOR APPEAL

Mr. Commissioners:

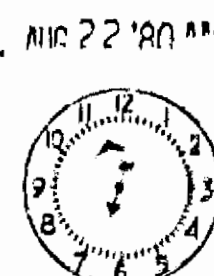
Please note an appeal from your decision granting the Petition for Special
Exception in the above-entitled matter, under date of July 24, 1980, to the County
Board of Appeals and forward all papers in connection therewith to said Board for
hearing.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of August, 1980, a copy of the
aforegoing Order for Appeal was mailed to F. Vernon Boozer, Esquire, 614 Bosley
Avenue, Towson, Maryland 21204, Attorney for Petitioner; Mr. Stuart A. Bain,
EXXON Company, U.S.A., P. O. Box 1288, Baltimore, Maryland 21203, Contract
Purchaser; and Mr. Donald H. Ready, 210 Allegheny Avenue, Towson, Maryland
21204, Realtor.

Peter Max Zimmerman
Peter Max Zimmerman



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/corner of Jarrettsville Pike
and Paper Mill Road
10th District
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA
: : : : :
: : : : :

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the
Board having noted that there are no other Appellants of record in said case, it is,
this 6th day of November, 1980, by the County Board of Appeals of Baltimore
County,

ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County
herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

William T. Hockett
William T. Hockett

Patricia Millhouser
Patricia Millhouser

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/corner of Jarrettsville Pike
and Paper Mill Road
10th District
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA
: : : : :
: : : : :

MOTION FOR DISMISSAL

Upon the foregoing Motion by the People's Counsel for Baltimore County, the
Board having noted that there are no other Appellants of record in said case, it is,
this 6th day of November, 1980, by the County Board of Appeals of Baltimore
County,

ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County
herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

William T. Hockett
William T. Hockett

Patricia Millhouser
Patricia Millhouser

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/corner of Jarrettsville Pike
and Paper Mill Road
10th District
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA
: : : : :
: : : : :

MOTION FOR DISMISSAL

To the Honorable, Members of Said Board:

The Motion of the People's Counsel for Baltimore County respectfully represents,
vizi:

1. That the Movant was the sole Appellant from the decision of the Zoning
Commissioner in this case, which involves a Special Exception for the operation and
maintenance of a gasoline service station and certain variances, as in the Petition more
fully appears.

2. That said appeal was filed in order to seek a resolution of the contradictory
reports with regard to said Petition filed by several County and State agencies in the
case.

3. That your Movant has caused an independent review of the case to be made
and as a result thereof feels and therefore avers that the public interest no longer requires
the prosecution of said appeal.

WHEREFORE, Movant respectfully prays that the appeal be dismissed.

AND AS IN DUTY BOUND, etc.,

RECEIVED
BALTIMORE COUNTY
NOV 11 1980
COUNTY BOARD
OF APPEALS
BY: 2

John W. Hessian, III
People's Counsel for Baltimore County
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/corner of Jarrettsville Pike
and Paper Mill Road
10th District
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA
: : : : :
: : : : :

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AND AS IN DUTY BOUND, etc.,

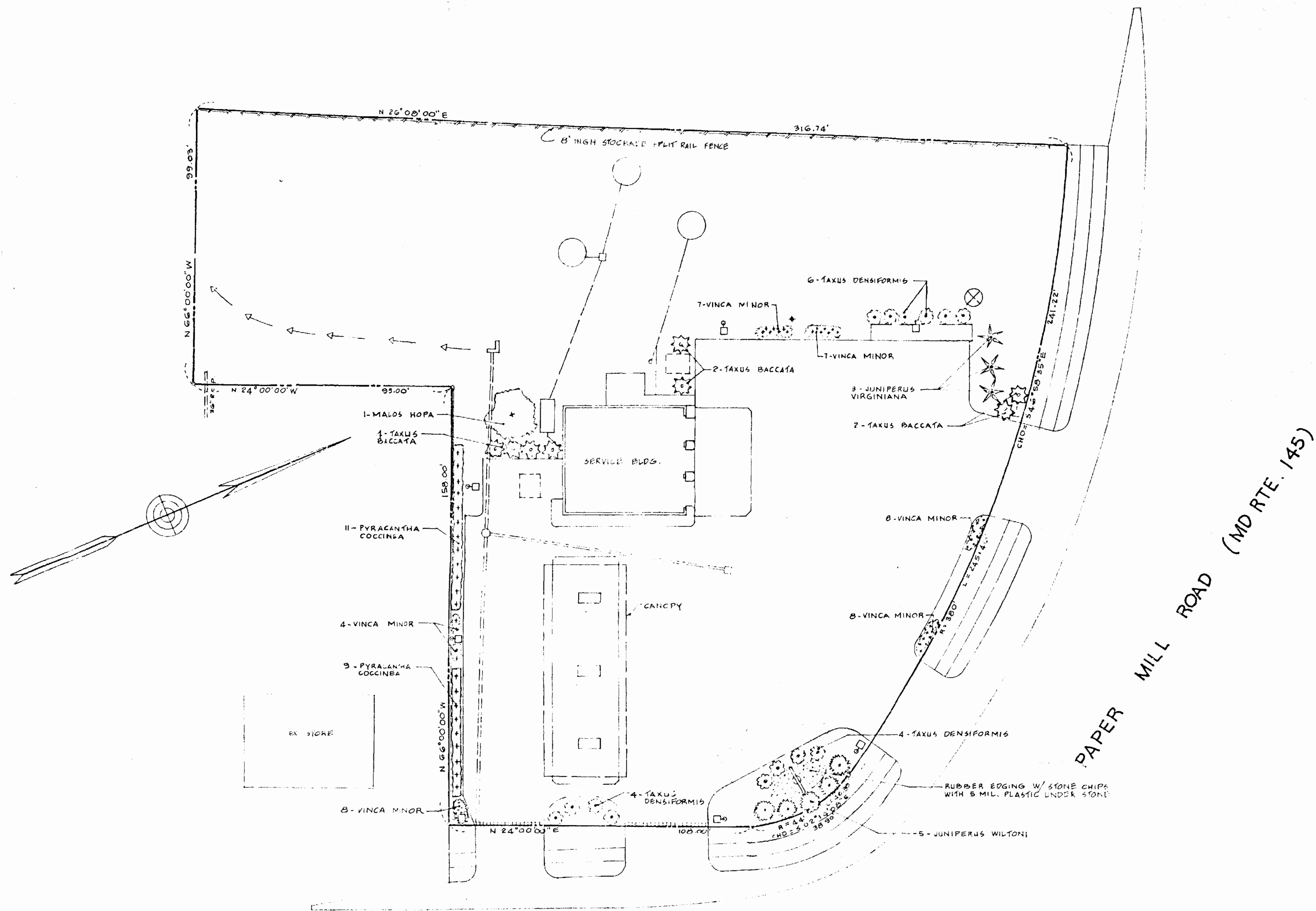
John W. Hessian, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

- 2 -

I HEREBY CERTIFY that on this 6th day of November, 1980, a copy of the
aforegoing Motion and proposed Order was mailed to F. Vernon Boozer, Esquire, 614
Bosley Avenue, Towson, Maryland 21204.

John W. Hessian, III



PLANT MATERIALS	SIZE	ROOTS	QTY
VINCA MINOR (PERIWINKLE)	2 YR.	3' POTS	42
TAXUS DENSIFORMIS (DENSE YEW)	3' SPR.	B & B	14
TAXUS BACCATA (SPREADING YEW)	2' SPR.	B & B	8
JUNIPERUS VIRGINIANA (AMER. RED CEDAR)	5'-6'	B & B	3
JUNIPERUS WILSONI (WILSON JUNIPER)	15"-18"	1 GAL.	5
PYRACANTHA COCCINEA (FIRETHORN)	4'-5'	1 GAL.	20
MALOS HOPA (HOPA CRAB)	6'-8'	B & B	1

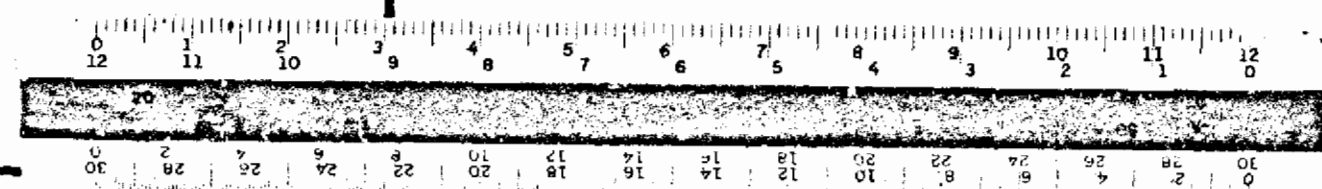
OTHER MATERIAL
RUBBER EDGING = 180 LIN. FT.

JARRETTSVILLE PIKE (MD. RTE. 146)

THIS BLUEPRINT IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED.

REVISIONS:

REVISIONS:



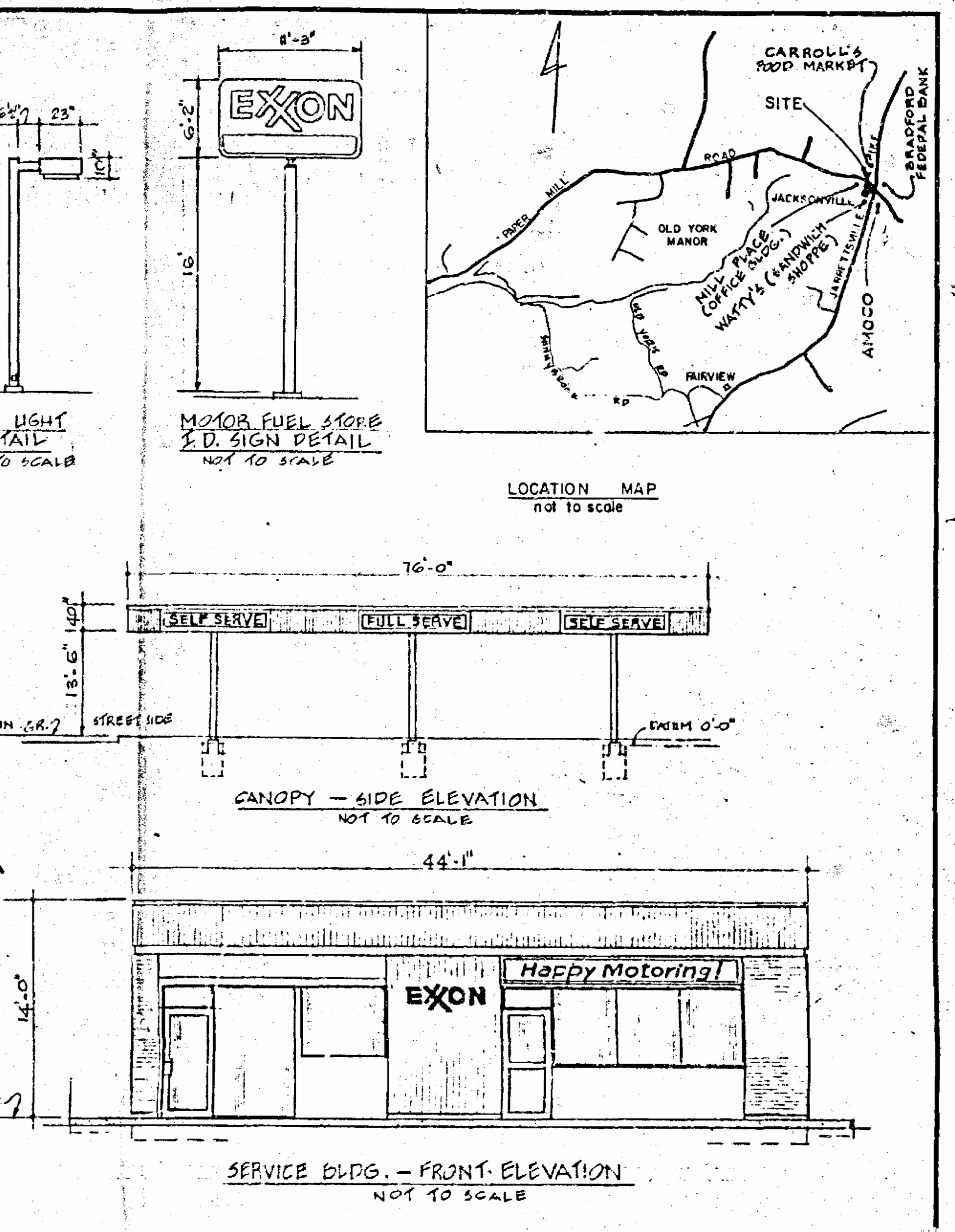
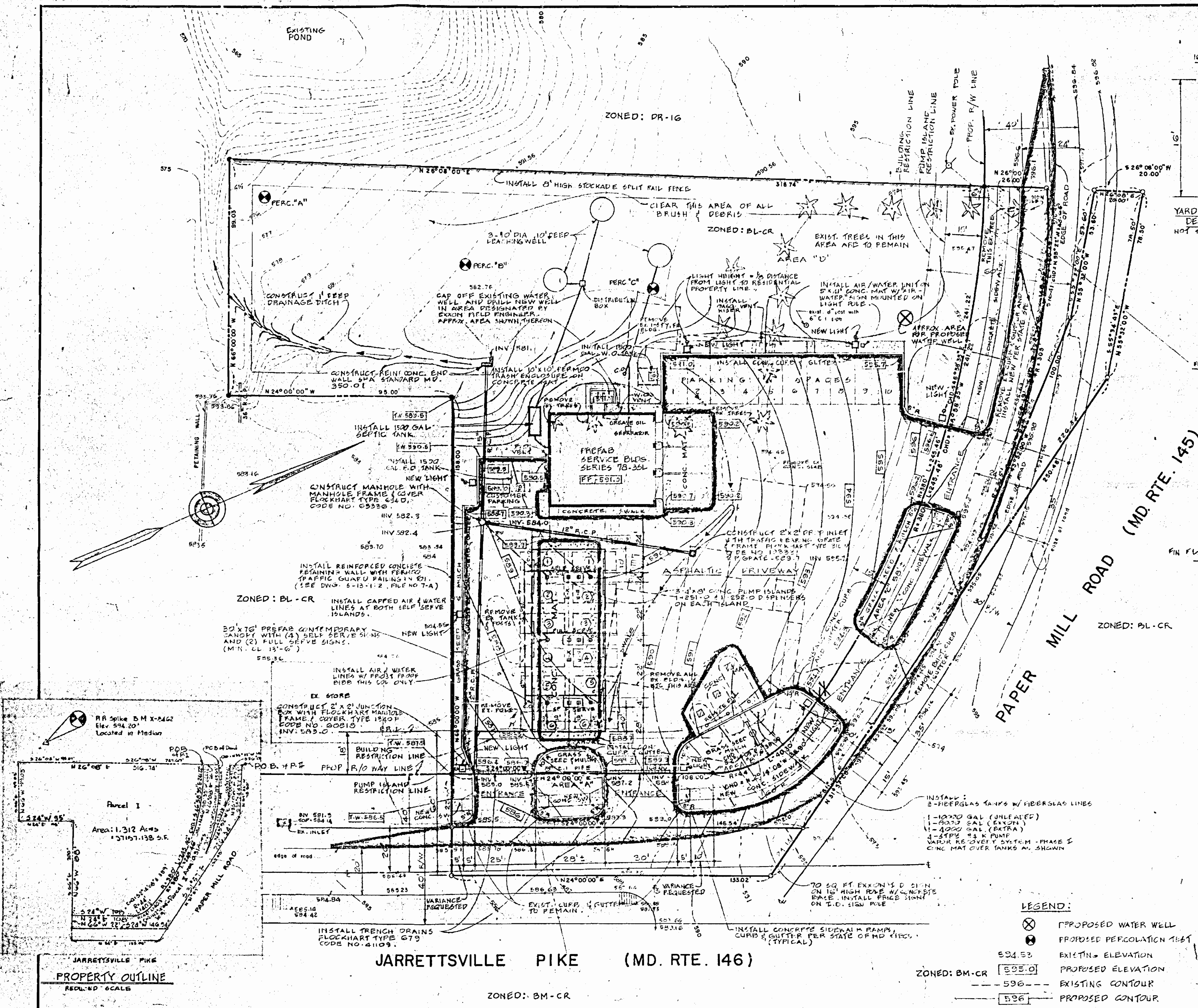
EXXON COMPANY, U.S.A.
(A DIVISION OF EXXON CORPORATION)
POST OFFICE BOX 1288
BALTIMORE, MARYLAND 21203

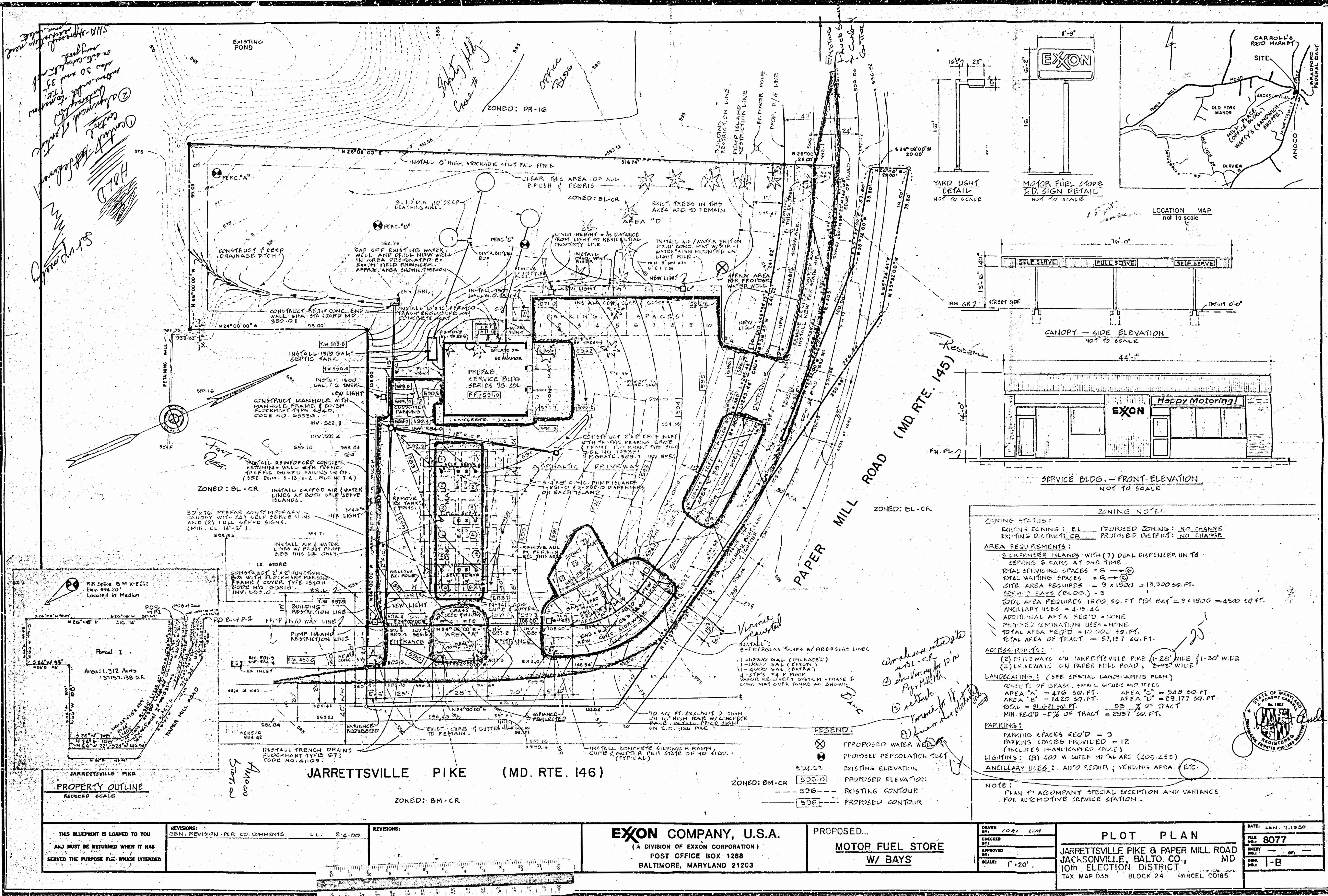
DRAWN BY: L. L.
CHECKED BY:
APPROVED BY:
SCALE: 1" = 20'

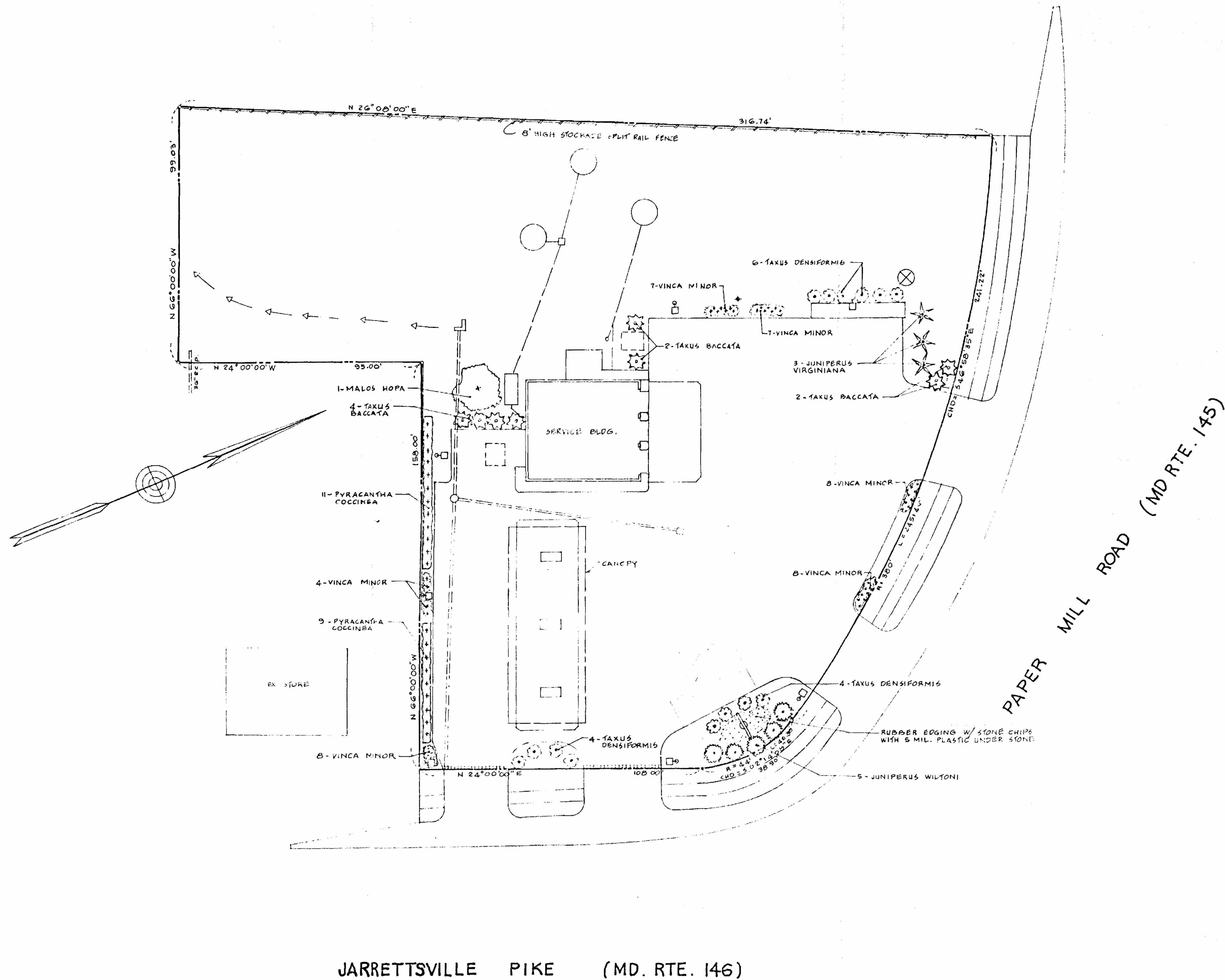
LANDSCAPING PLAN

JARRETTSVILLE PIKE & PAPER MILL ROAD
JACKSONVILLE, BALTO. CO., MD
10TH ELECTION DISTRICT

DATE: 2-7-80
FILE NO.: 8077
SHEET NO.: 1-D
DWG. NO.: 1-D







PLANT MATERIALS	SIZE	ROOTS	QTY
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MALOS HOPA (HOPA CRAB)	6'-8'	B & B	1

OTHER MATERIAL:
RUBBER EDGING = 180 LIN. FT.

THIS BLUEPRINT IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED

REVISIONS:

REVISIONS:

EXXON COMPANY, U.S.A.
(A DIVISION OF EXXON CORPORATION)
POST OFFICE BOX 1288
BALTIMORE, MARYLAND 21203

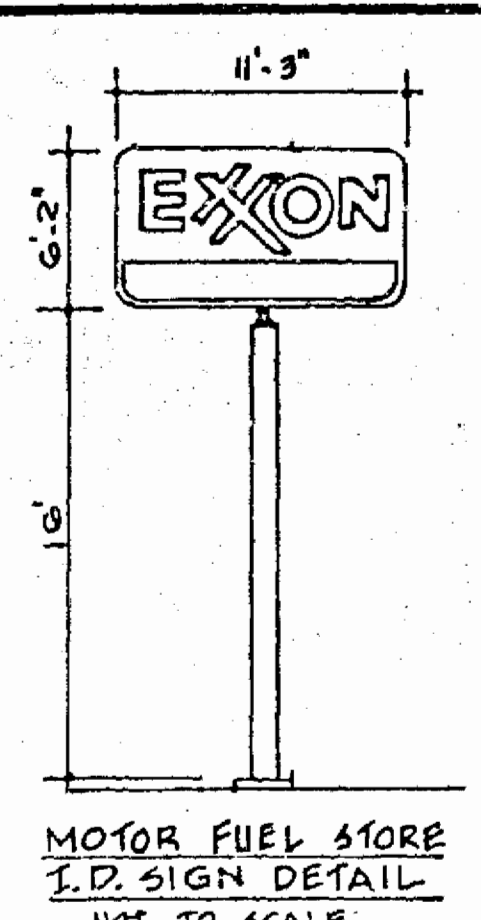
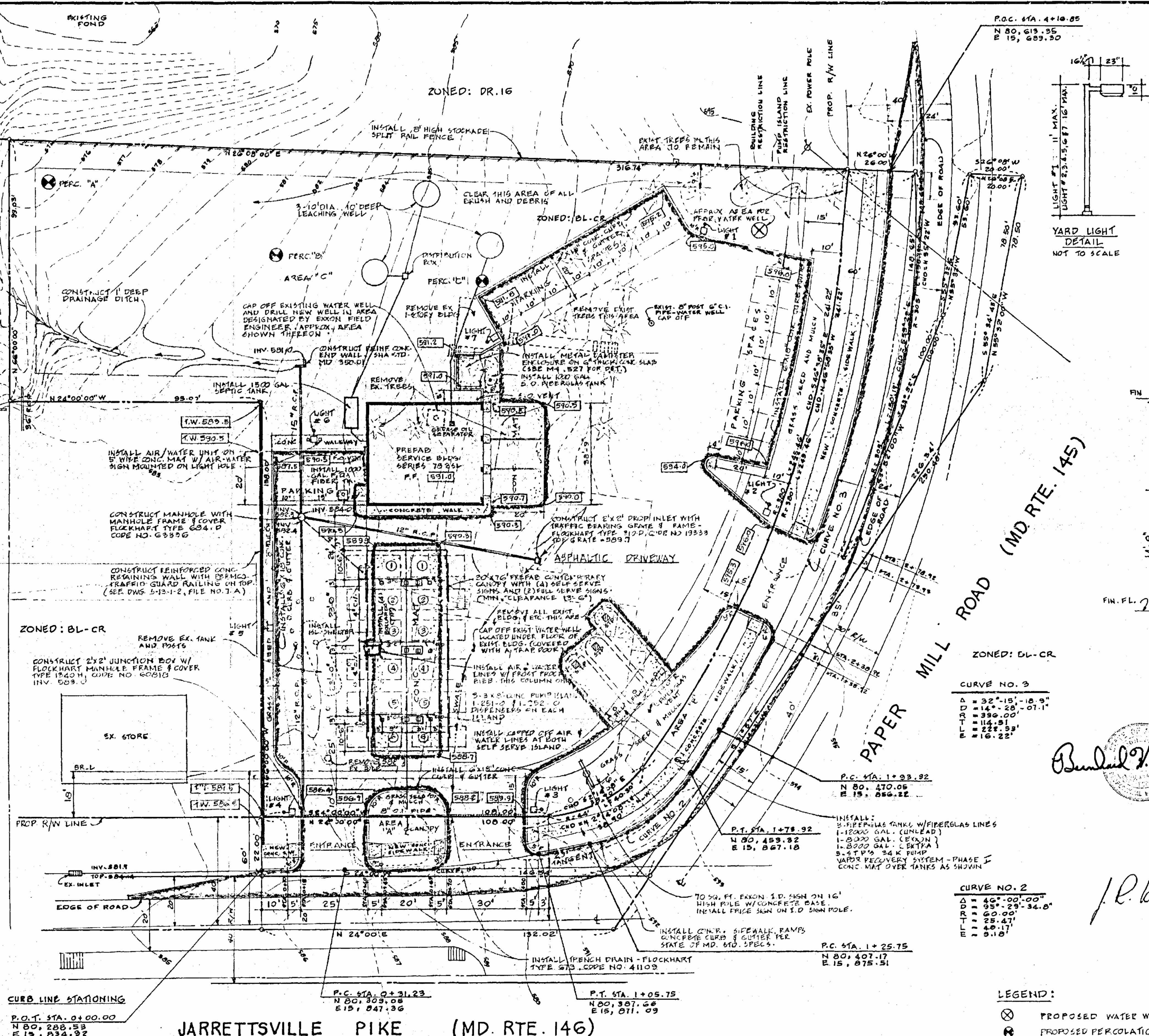
DRAWN BY: L.L.
CHECKED BY:
APPROVED BY:
SCALE: 1" = 20'

LANDSCAPING PLAN

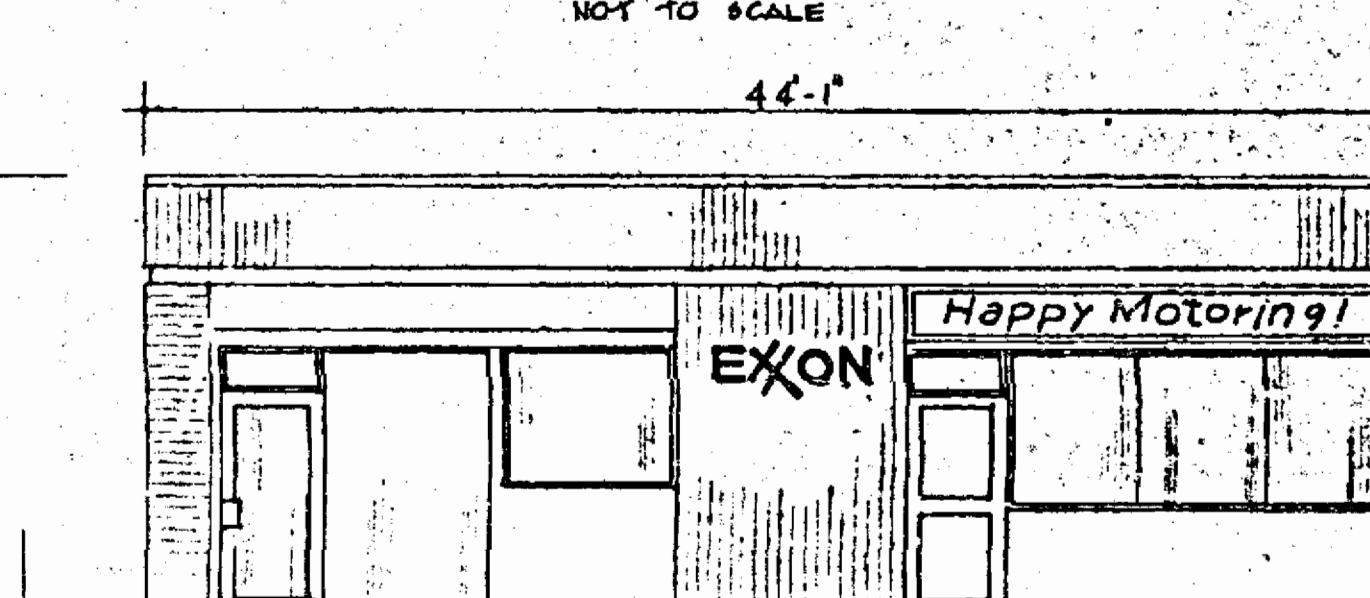
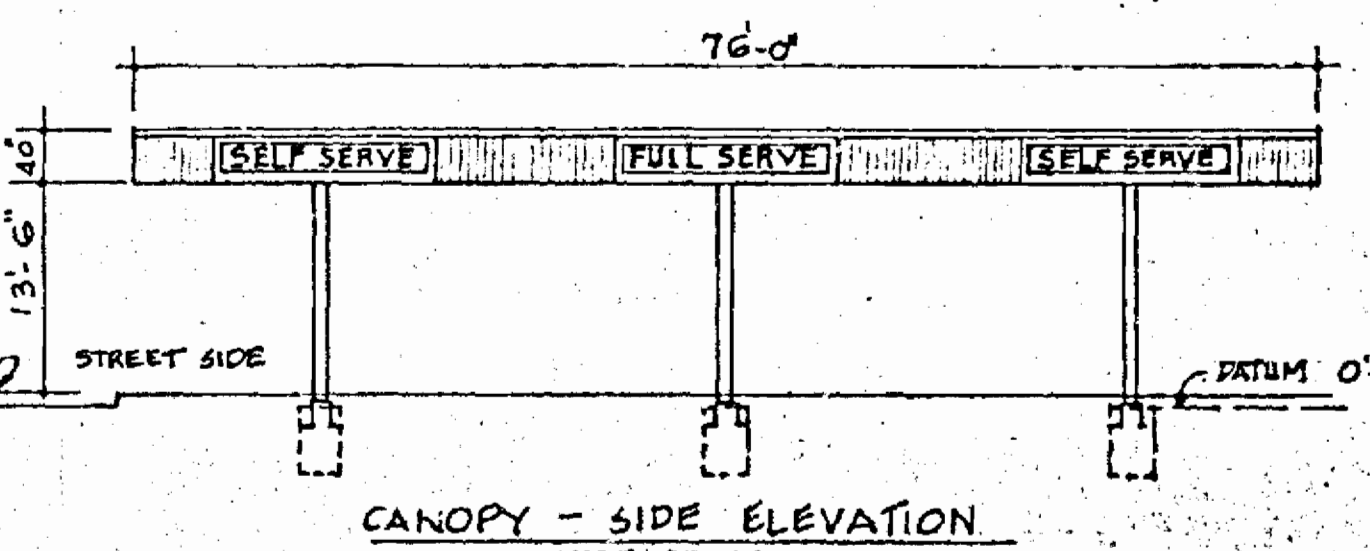
JARRETTSVILLE PIKE & PAPER MILL ROAD
JACKSONVILLE, BALTO. CO., MD
10TH ELECTION DISTRICT

DATE: 2-7-80
FILE NO.: 8077
SHEET NO.: 1-D
DWG. NO.: 1-D

PETITIONER'S
EXHIBIT 1



MOTOR FUEL STORE
I.D. SIGN DETAIL
NOT TO SCALE



SERVICE BLDG. - FRONT ELEVATION
NOT TO SCALE

ZONING STATUS:
EXISTING ZONING: BL
EXISTING DISTRICT: CR
PROPOSED ZONING: NO CHANGE
PROPOSED DISTRICT: NO CHANGE

AREA REQUIREMENTS:
2 DISPENSER ISLANDS WITH (1) DUAL DISPENSER UNITS
SERVING 6 CARS AT ONE TIME
TOTAL SERVICING SPACES = 6
TOTAL WAITING SPACES = 6
SITE AREA REQUIRED = 9 x 1500 = 13,500 SQ. FT.
SERVICE BAYS (BLDG) = 1
TOTAL AREA REQUIRES 1500 SQ. FT. PER BAY = 1500 x 1 = 1500 SQ. FT.
ANCILLARY USES = 405.40
ADDITIONAL AREA REQ'D = NONE
PROPOSED COMBINATION USES = NONE
TOTAL AREA REQ'D = 10,000 SQ. FT.
TOTAL AREA OF TRACT = 87,157 SQ. FT.

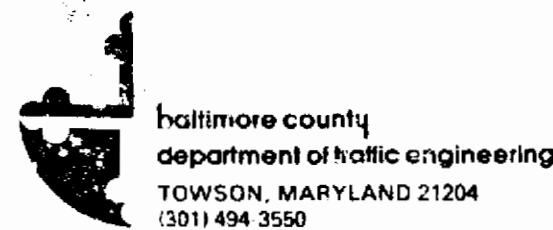
ACCESS POINTS:
(2) DRIVEWAYS ON JARRETTVILLE PIKE 1-25' WIDE & 1-30' WIDE
(1) DRIVEWAYS ON PAPER MILL ROAD, 1-30' WIDE

LANDSCAPING: (SEE SPECIAL LANDSCAPING PLAN)
CONSISTS OF GRASS, SMALL SHRUBS AND TREES
AREA "A" = 476 SQ. FT.
AREA "B" = 1968 SQ. FT.
AREA "C" = 29,177 SQ. FT.
TOTAL = 31,621 SQ. FT. 55% OF TRACT
MIN. REQ'D = 5% OF TRACT = 2087 SQ. FT.

PARKING:
PARKING SPACES REQ'D = 9
PARKING SPACES PROVIDED = 10
(INCLUDES HANDICAPPED SPACE)

LIGHTING: 400 W SUPER METAL ARC (405.405)
ANCILLARY USES: MINOR AUTO REPAIR, VENDING AREA
IF OTHER USES ARE REQUIRED, ADDITIONAL
SITE PLANS WILL BE PROVIDED.

NOTE:
PLAN TO ACCOMPANY SPECIAL EXCEPTION
FOR AUTOMOTIVE SERVICE STATION.



STEPHEN E. COLLINS
DIRECTOR

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

Item No. 170 - ZAC - Meeting of April 21, 1980
Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike & Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special exception for an automotive service garage and variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

Dear Mr. Hammond:

The requested special exception for a service garage will cause traffic problems. It is the opinion of the department that the lack of stacking spaces at the pumps, the smallness of the entrances and the nearness of the entrances to the intersection will cause traffic problems within the intersection of Jarrettsville Pike, Paper Mill Road and Sweet Air Road.

Should this special exception be granted, we recommend this site be restricted to one entrance on Jarrettsville Pike and one entrance on Paper Mill Road; both entrances to be located as far away from the intersection as possible. The pump islands should be located midway between the entrances.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/mjm

MICROFILMED



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD I. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

April 11, 1980

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

Dear Mr. Hammond:

Comments on Item #170, Zoning Advisory Committee Meeting of February 26, 1980, are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike & Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.

Acres: 1.312
District: 10th

A private water well and sewage disposal system are proposed. Prior to approval of a building permit for the proposed facility, a water well must be drilled; meeting all requirements as set forth by State of Maryland, Department of Mental Health and Hygiene and Baltimore County Department of Health. Soil percolation tests must also be conducted prior to application for a building permit.

Presently existing on site are three drilled wells and a private sewage disposal system. The sewage disposal system must be located and backfilled in an approved manner. The three wells must be backfilled in an approved manner and verified by this department prior to approval of a building permit for the site.

MICROFILMED

Mr. William E. Hammond

2

April 11, 1980

The proposed underground fuel tanks must be located a minimum distance of 50 ft. from any abandoned water well and a minimum distance of 100 ft. from any water well used as a source of potable water.

Prior to final occupancy approval, the potability of the water supply must be verified by collection of a bacteriological sample.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/eth

cc: Air Pollution

MICROFILMED



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REMCKE
CHIEF

February 29, 1980

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Summers Fuel, Inc.

Location: SW/C Jarrettsville Pike & Paper Mill Rd.

Item No: 170 Zoning Agenda: 2-26-80

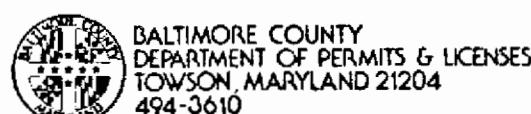
Gentlemen:

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ 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.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *George M. Hagan* Noted and
Planning Group Approved: Fire Prevention Bureau
Special Inspection Division

MICROFILMED



TED ZALESKI JR.
DIRECTOR

February 26, 1980

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

Dear Mr. Hammond:

Comments on Item #170 Zoning Advisory Committee Meeting, February 26, 1980 are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike and Paper Mill Road
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building/_____ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments: If building is prefabricated construction it shall be approved by the State and bear a State Seal of approval. Any questions call me at 894-3987.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

MICROFILMED

494-3180

98-2411

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

November 6, 1980

John W. Hession, III, Esq.
People's Counsel for Baltimore County
Court House
Towson, Md. 21204

Dear Mr. Hession:

Re: Summers Fuel, Inc.
No. 80-237-XA

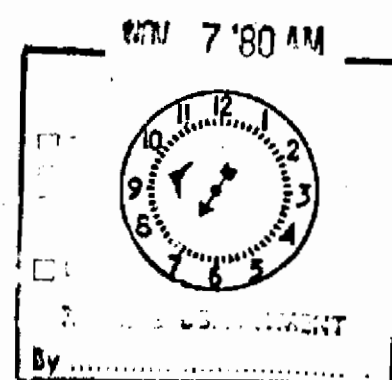
Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Summers Fuel, Inc.
F. Vernon Boozer, Esq.
Exxon Company, U.S.A.
Mr. Donald H. Ready
Mr. J. E. Dyer
Mr. William Hammond



MICROFILMED

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

November 6, 1980

John W. Hession, III, Esq.
People's Counsel for Baltimore County
Court House
Towson, Md. 21204

Dear Mr. Hession:

Re: Summers Fuel, Inc.
No. 80-237-XA

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

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Summers Fuel, Inc.
F. Vernon Boozer, Esq.
Exxon Company, U.S.A.
Mr. Donald H. Ready
Mr. J. E. Dyer
Mr. William Hammond

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 2, 1980

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

cc: 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

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 170
Summers Fuel, Inc.
Special Exception and Variance
Petitions

Dear Mr. Boozer:

Enclosed is a comment from the State Highway Administration on the revised site plan for the above referenced matter.

I have reviewed this plan with the members of this Committee, and they all indicated that their original comments remain as submitted.

In view of the fact that the revised site plans indicate the required distances between access drives and between access drives and property lines and street corners, the requested Variances are not required.

If you have any questions on the above, please contact me.

Very truly yours,

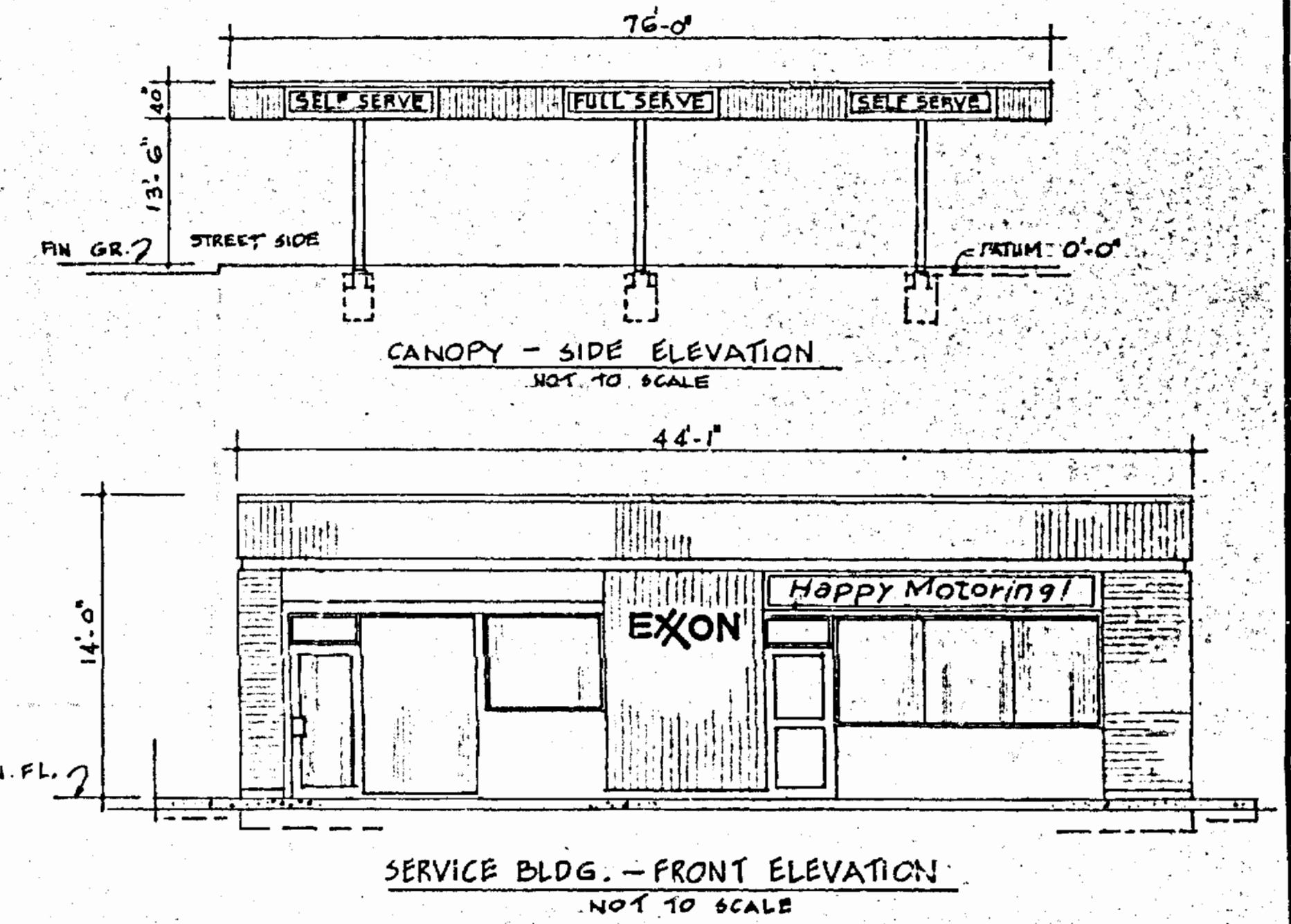
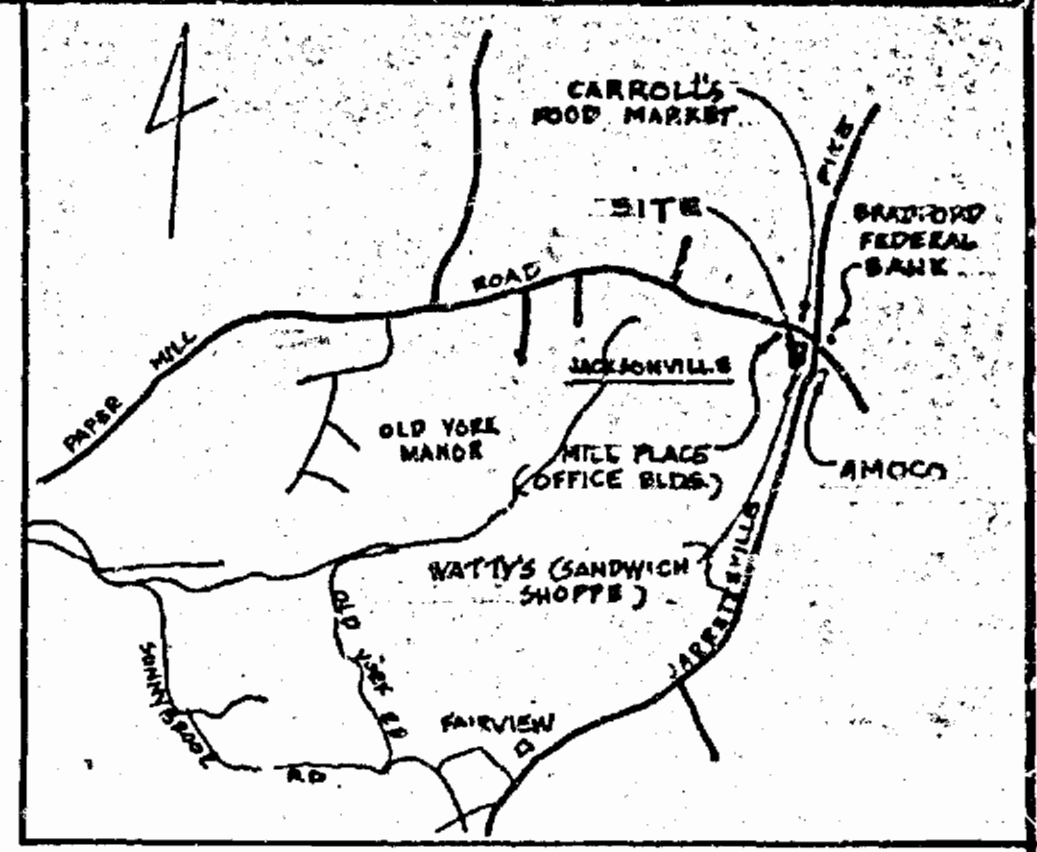
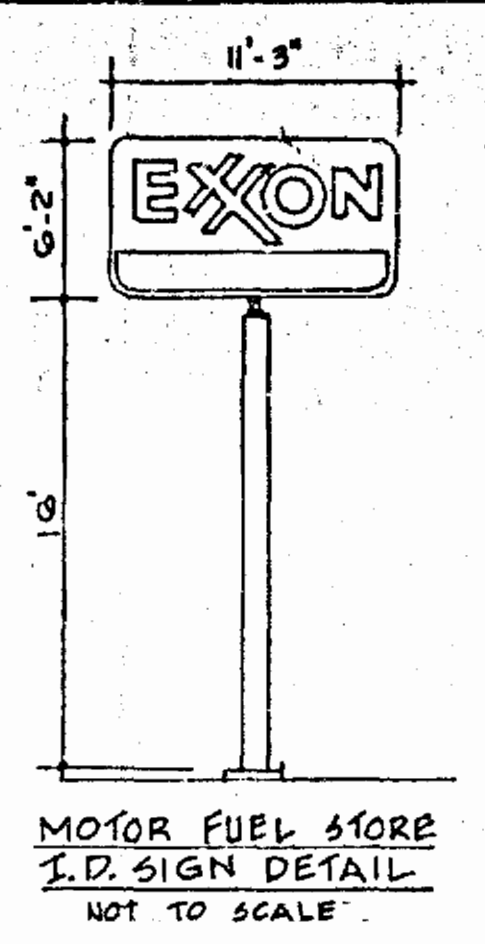
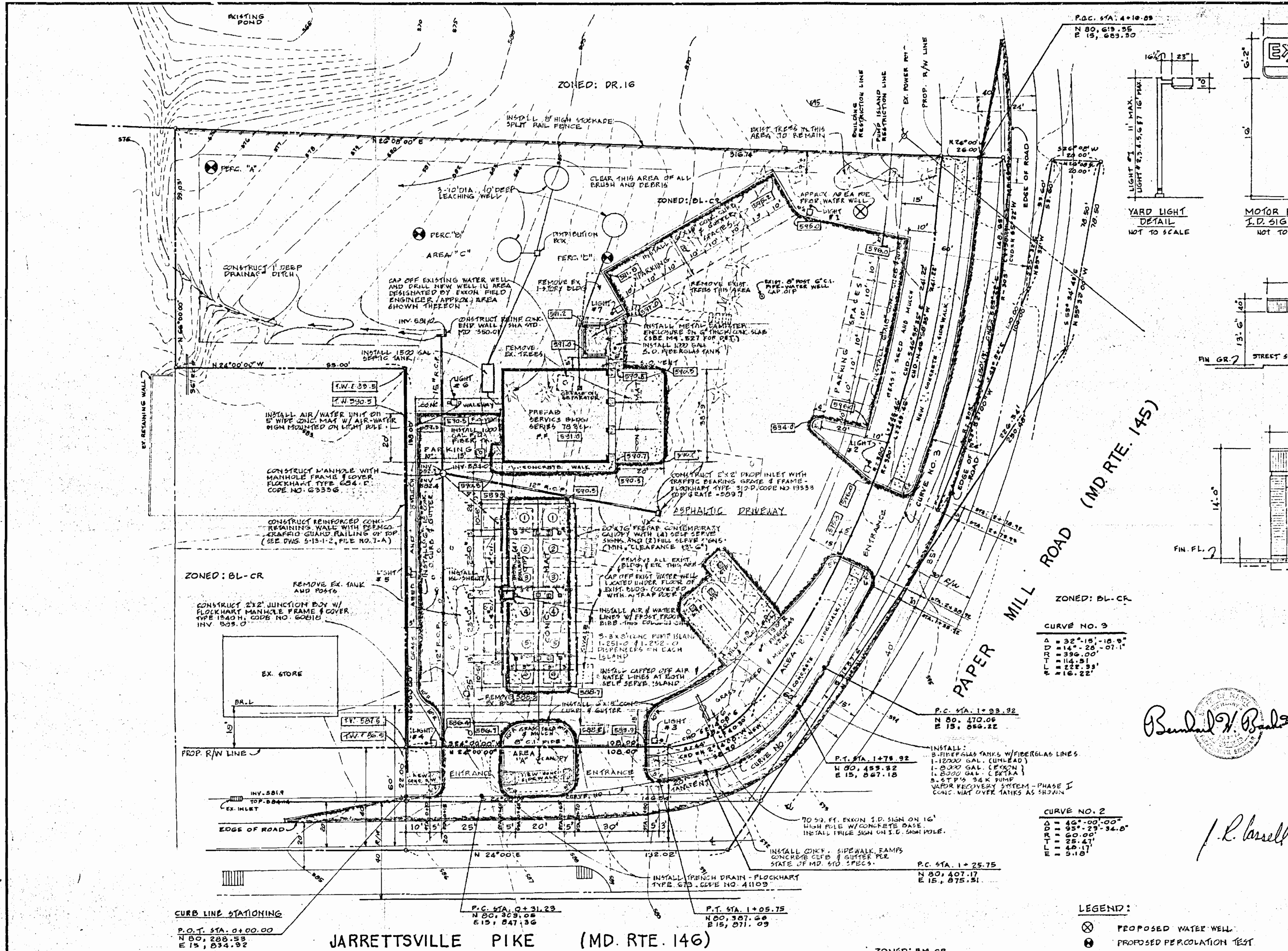
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

N3C/sf
Enclosure

cc: John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

Mr. Stuart Bain
c/o Exxon Company
P.O. Box 1288
Baltimore, Maryland 21203

MICROFILMED



ZONING STATUS:
 EXISTING ZONING: BL PROPOSED ZONING: NO CHANGE
 EXISTING DISTRICT: CR PROPOSED DISTRICT: NO CHANGE

AREA REQUIREMENTS:
 3 DISPENSER ISLANDS WITH (7) DUAL DISPENSER UNITS
 SERVING 6 CARS AT ONE TIME
 TOTAL SERVING SPACES = 9
 TOTAL WAITING SPACES = 6
 SITE AREA REQUIRED = 9 x 1500 = 13,500 SQ. FT.
 SERVICE BAYS (BLDG) - 3
 TOTAL AREA REQUIRED 1500 x 0.1 PER BAY = 31500 = 45000 SQ. FT.
 ANCILLARY USES = 405.4C
 ADDITIONAL AREA REQ'D = NONE
 PROPOSED COMBINATION USES = NONE
 TOTAL AREA REQ'D = 10,000 SQ. FT.
 TOTAL AREA OF TRACT = 57,157 SQ. FT.

ACCESS POINTS:
 (2) DRIVEWAYS ON JARRETTSVILLE PIKE 1-25' WIDE & 1-30' WIDE
 (1) DRIVEWAYS ON PAPER MILL ROAD, 1-30' WIDE

LANDSCAPING: (SEE SPECIAL LANDSCAPING PLAN)
 CONSISTS OF GRASS, SMALL SHRUBS AND TREES
 AREA "A" = 470 SQ. FT.
 AREA "B" = 1968 SQ. FT.
 AREA "C" = 29,177 SQ. FT.
 TOTAL = 31,621 SQ. FT. 55% OF TRACT
 MIN. REQ'D = 5% OF TRACT = 2857 SQ. FT.

PARKING:
 PARKING SPACES REQ'D = 9
 PARKING SPACES PROVIDED = 18
 (INCLUDES HANDICAPPED SPACE)

LIGHTING: 400 W SUPER METAL ARC (405.4DE)
 ANCILLARY USES: MINOR AUTO REPAIR, VENDING AREA
 IF OTHER USES ARE REQUIRED, ADDITIONAL
 SITE PLANS WILL BE PROVIDED.

NOTES:
 PLAN TO ACCOMPANY SPECIAL EXCEPTION
 FOR AUTOMOTIVE SERVICE STATION.

Benjamin W. Baskin
J. R. Russell

THIS BLUEPRINT IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED

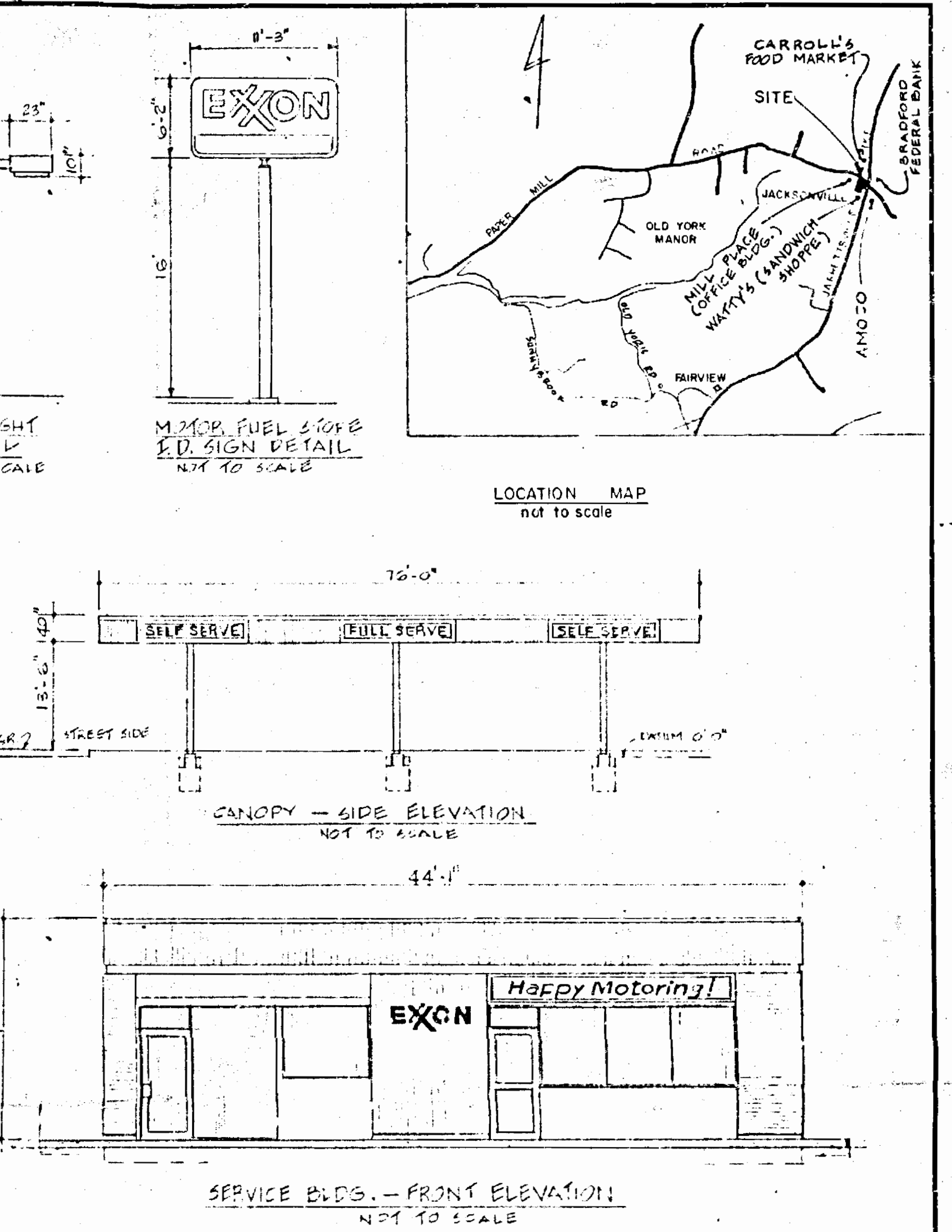
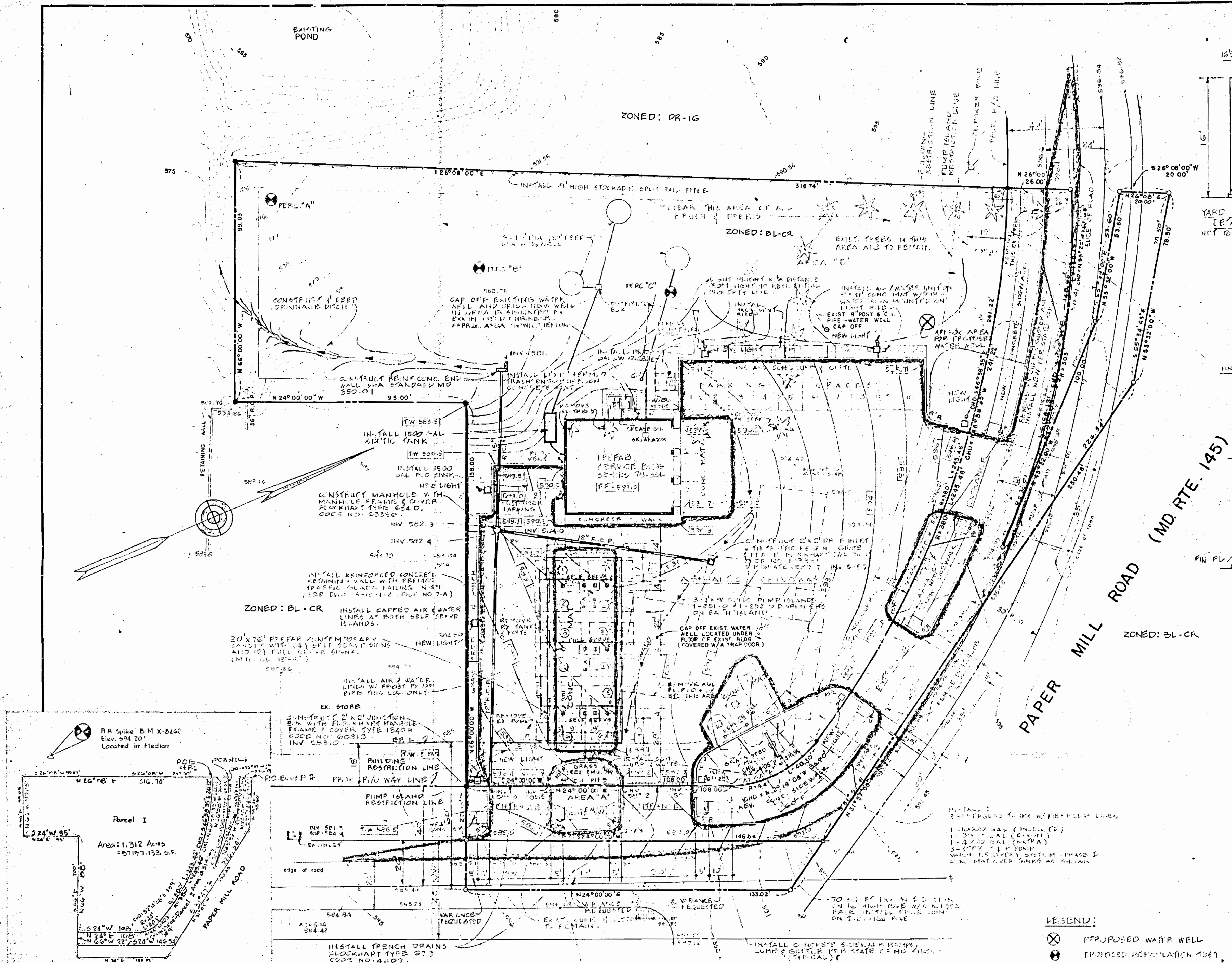
REVISIONS: COMPLETELY REDRAWN L.L. 5-16-80
 CURB LINE STATION & CURB DATA ADDED L.L. 5-19-80
 LIGHTS & MISC. NOTES L.L. 5-19-80

EXXON COMPANY, U.S.A.
 (A DIVISION OF EXXON CORPORATION)
 POST OFFICE BOX 1288
 BALTIMORE, MARYLAND 21203

PROPOSED...
 MOTOR FUEL STORE
 W/ BAYS

DATE: 5-16-80
 FILE NO.: 8077
 JARRETTSVILLE PIKE & PAPER MILL ROAD
 JACKSONVILLE, BALTO. CO., MD
 10th ELECTION DISTRICT
 TAX MAP 055 BLOCK 24 PARCEL 00105

SCALE: 1" = 20'
 DRAWN BY: LGL
 CHECKED BY:
 APPROVED BY:
 DATE: 5-16-80



ZONING NOTES

EXISTING STATUS:
EXISTING ZONING: PL - PROPOSED ZONING: BL-CR
EXISTING DISTRICT: PL - PROPOSED DISTRICT: BL-CR

AREA REQUIREMENTS:
2 DEFENSE ISLANDS WITH (1) DUAL DEFENSE UNITS
SERVING 6 CARS AT ONE TIME
TOTAL SERVING SPACES = 6 - 12
TOTAL WAITING SPACES = 6 - 12
SITE AREA REQUIRED = 3 X 1500 = 4500 SQ. FT.
SEAL & PAINT (PAVING) - 3
TOTAL AREA REQUIRED 1500 SQ. FT. PER CAR = 3 X 1500 = 4500 SQ. FT.
ADDITIONAL AREA REQUIRED - NONE
PROPOSED COMING IN USE - NONE
TOTAL AREA REQUIRED = 4500 SQ. FT.
TOTAL AREA OF TRACT = 57,157 SQ. FT.

ACCESS ROUTES:
(1) DRIVEWAYS IN JARRETTSVILLE PKE, 1-20' WIDE
(2) DRIVEWAYS IN PAPER MILL ROAD, 3-20' WIDE

LANDSCAPING: (SEE SPECIAL LANDSCAPING PLAN)
CONSIST OF GRASS, SMALL SHRUBS AND TREES
AREA "A" = 470 SQ. FT. AREA "B" = 548 SQ. FT.
AREA "C" = 1420 SQ. FT. AREA "D" = 23,177 SQ. FT.
TOTAL = 25,615 SQ. FT.
MIN FEED = 5% OF TRACT = 2858 SQ. FT.

PARKING:
PARKING SPACES REQ'D = 3
PARKING SPACES PROVIDED = 12
(INCLUDES LANDSCAPED AREA)

LIGHTING: (P) 400 W SUPER METAL ARC (4000 LUMENS)
AUXILIARY USES: AUTO REPAIR, VENDING AREA
IF OTHER USES ARE PROVIDED, ADDITIONAL
SITE PLANS WILL BE PROVIDED.

NOTE: PLAN TO ACCOMPANY SPECIAL EXCEPTION AND VARIANCE
FOR AUTOMOTIVE SERVICE STATION.

JARRETTSVILLE PIKE
PROPERTY OUTLINE
REDUCED SCALE

JARRETTSVILLE PIKE (MD. RTE. 146)
ZONED: BM-CR

EXXON COMPANY, U.S.A.
(A DIVISION OF EXXON CORPORATION)
POST OFFICE BOX 1288
BALTIMORE, MARYLAND 21203

PROPOSED...
**MOTOR FUEL STORE
W/ BAYS**

PLOT PLAN
JARRETTSVILLE PIKE & PAPER MILL ROAD
JACKSONVILLE, BALTO. CO., MD
10th ELECTION DISTRICT
TAX MAP 035 BLOCK 24 PARCEL 00185

DATE: JAN. 7, 1980
FILE NO.: 8077
SHEET NO.: 1-B

THIS BLUEPRINT IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED

REVISIONS:
GEN. DIVISION PER COMMENTS L.L. 2-4-80
ADDED WATER WELL NOTES L.L. 3-13-80
ENTRANCE NOTES L.L. 4-13-80

REVISIONS:
L.L. 2-4-80
L.L. 3-13-80
L.L. 4-13-80

R.C.2.

RC 5

5.

R.C. 4.

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

ast.

SCALE :

LOCATION

SHEE

JACKSONVILLE

1

R.C.5.

R.C.4.

R.C.4

R.C.4.

R.C.5

MAY 1 1980

CARL HEINMULLER, JR.
Realty • Appraiser • Consultant
 117 CHURCH LANE
 COCKEYSVILLE, MARYLAND 21030
 PHONE (301) 628-8030

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY, MARYLAND
OFFICIAL ZONING MAP

REVISIONS		SCALE	LOCATION	SHEET
	BY DATE	1" = 200'	SOUTH OF JACKSONVILLE	N.E.
		DATE OF PHOTOGRAPHY APRIL 1958		20-C
Compiled By Photogrammetric Methods, MAPS, INCORPORATED - BALTIMORE 22, MARYLAND				

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/corner of Jarrettsville Pike
and Paper Mill Road
10th District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the Board having noted that there are no other Appellants of record in said case, it is, this 6th day of November, 1980, by the County Board of Appeals of Baltimore County,

ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

William T. Hackett
William T. Hackett

Patricia Millhouser
Patricia Millhouser

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/corner of Jarrettsville Pike
and Paper Mill Road
10th District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

MOTION FOR DISMISSAL

To the Honorable, Members of Said Board:

The Motion of the People's Counsel for Baltimore County respectfully represents,

viz:

1. That the Movant was the sole Appellant from the decision of the Zoning Commissioner in this case, which involves a Special Exception for the operation and maintenance of a gasoline service station and certain variances, as in the Petition more fully appears.
2. That said appeal was filed in order to seek a resolution of the contradictory reports with regard to said Petition filed by several County and State agencies in the case.
3. That your Movant has caused an independent review of the case to be made and as a result thereof feels and therefore avers that the public interest no longer requires the prosecution of said appeal.

WHEREFORE, Movant respectfully prays that the appeal be dismissed.

AND AS IN DUTY BOUND, etc.,

John W. Hession, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/corner of Jarrettsville Pike and
Paper Mill Rd., 10th District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-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. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1980, a copy of the foregoing Order was mailed to F. Vernon Booser, Esquire, 614 Bosley Avenue, Towson, Maryland 21204, and EXXON Co., U.S.A., P. O. Box 1288, Baltimore, Maryland 21203, ATTN: Stuart A. Bain, Contract Purchaser.

John W. Hession, III
John W. Hession, III

- 2 -

I HEREBY CERTIFY that on this 6th day of November, 1980, a copy of the foregoing Motion and proposed Order was mailed to F. Vernon Booser, Esquire, 614 Bosley Avenue, Towson, Maryland 21204.

John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
for an automotive service station
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/corner of Jarrettsville Pike
and Paper Mill Road
10th Election District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

ORDER FOR APPEAL

Mr. Commissioner:

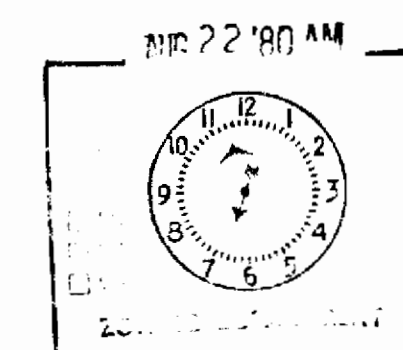
Please note on appeal from your decision granting the Petition for Special Exception in the above-entitled matter, under date of July 24, 1980, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of August, 1980, a copy of the foregoing Order for Appeal was mailed to F. Vernon Booser, Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioner; Mr. Stuart A. Bain, EXXON Company, U.S.A., P. O. Box 1288, Baltimore, Maryland 21203, Contract Purchaser; and Mr. Donald H. Ready, 210 Allegheny Avenue, Towson, Maryland 21204, Realtor.

Peter Max Zimmerman
Peter Max Zimmerman



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/corner of Jarrettsville Pike
and Paper Mill Road
10th District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

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COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

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William T. Hackett

Patricia Millhouser
Patricia Millhouser

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PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/corner of Jarrettsville Pike
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10th District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

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OF BALTIMORE COUNTY

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William T. Hackett

Patricia Millhouser
Patricia Millhouser

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/corner of Jarrettsville Pike
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10th District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

MOTION FOR DISMISSAL

To the Honorable, Members of Said Board:

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AND AS IN DUTY BOUND, etc.,

John W. Hession, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

RECEIVED
BALTIMORE COUNTY
NOV 10 11 AM '80
COUNTY BOARD
OF APPEALS
BY: 2

RECEIVED
BALTIMORE COUNTY
NOV 10 11 AM '80
COUNTY BOARD
OF APPEALS
BY: 2

90-1521
File

COVAHEY & BOOZER
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK S. CEVAN
DOUGLAS W. BIERER

July 24, 1980

AREA CODE 301
828-9441

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

RE: Summers Fuel, Inc.
Item No. 170
Special Excection and Variance Petitions

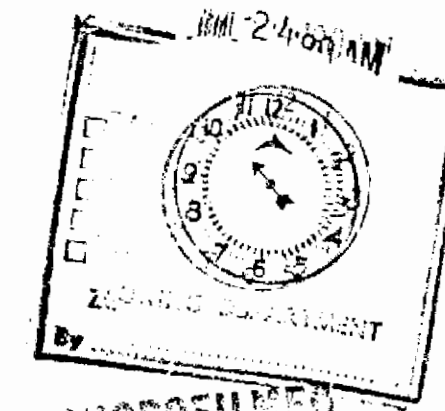
Dear Mr. Hammond:

Enclosed are comments from our traffic expert, Dr. Worthington Ewell, relative to the letter submitted after the hearing by John E. Meyers of the Bureau of Engineering of the State of Maryland.

Very truly yours,

F. Vernon Boozer
F. Vernon Boozer

FVB/pa
Enc.



EWELL, BOMHARDT & ASSOCIATES

CONSULTING ENGINEERS ESTABLISHED 1952
7131 RUTHERFORD ROAD, BALTIMORE, MARYLAND 21207 - PHONE 301-265-8100

July 17, 1980

Covehey & Boozer
614 Bosley Avenue
Baltimore, Maryland 21204

Attention: Mr. Vernon Boozer

RE: Summers Fuel Inc.
sw/c Jarrettsville Pike
and Paper Mill Road

Dear Mr. Boozer:

I have read the MDT letter of June 16, 1980 written by Mr. John E. Meyers of the Bureau of Engineering, Access Permits Division; and have the following brief comments.

The revised subject plan dated May 19, 1980 meets the SHA and Baltimore County regulations in all respects and should not be tampered with further.

The suggested single two way access on Jarrettsville Pike in lieu of the pair of one way curb cuts, creates at least one additional traffic conflict at the entrances and on the road. Without a real barrier on the centerline of the single two way access, the traffic conflicts and possible accidents would be even greater.

Very truly yours,

EWELL, BOMHARDT & ASSOCIATES

W. Worthington Ewell

W. Worthington Ewell, Dr. Eng.
President

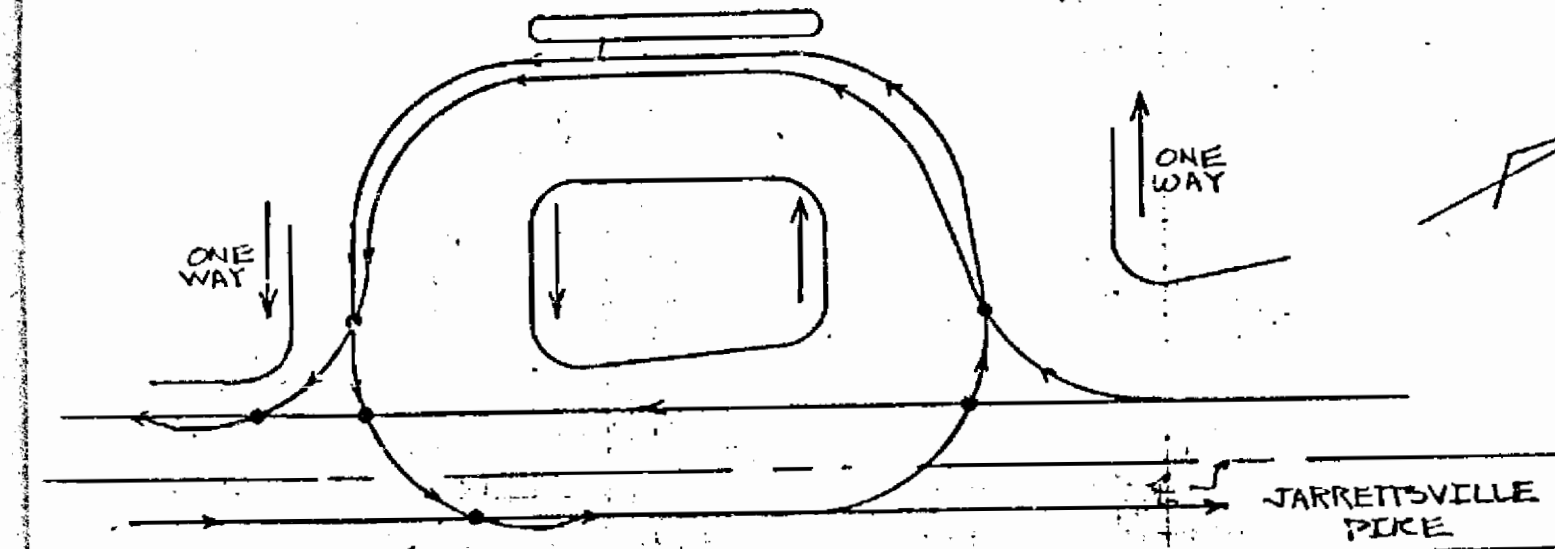
WWE/sls

EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
BALTIMORE, MARYLAND 21201

PROJECT EXXON SERVICE STA.
SUBJECT TRAFFIC AT ENTRANCE
BY S.W.P.

JOB No. 7631
SHEET No. 1 OF 2
DATE 07-15-80

CASE I
TWO - ONE WAY ENTRANCES



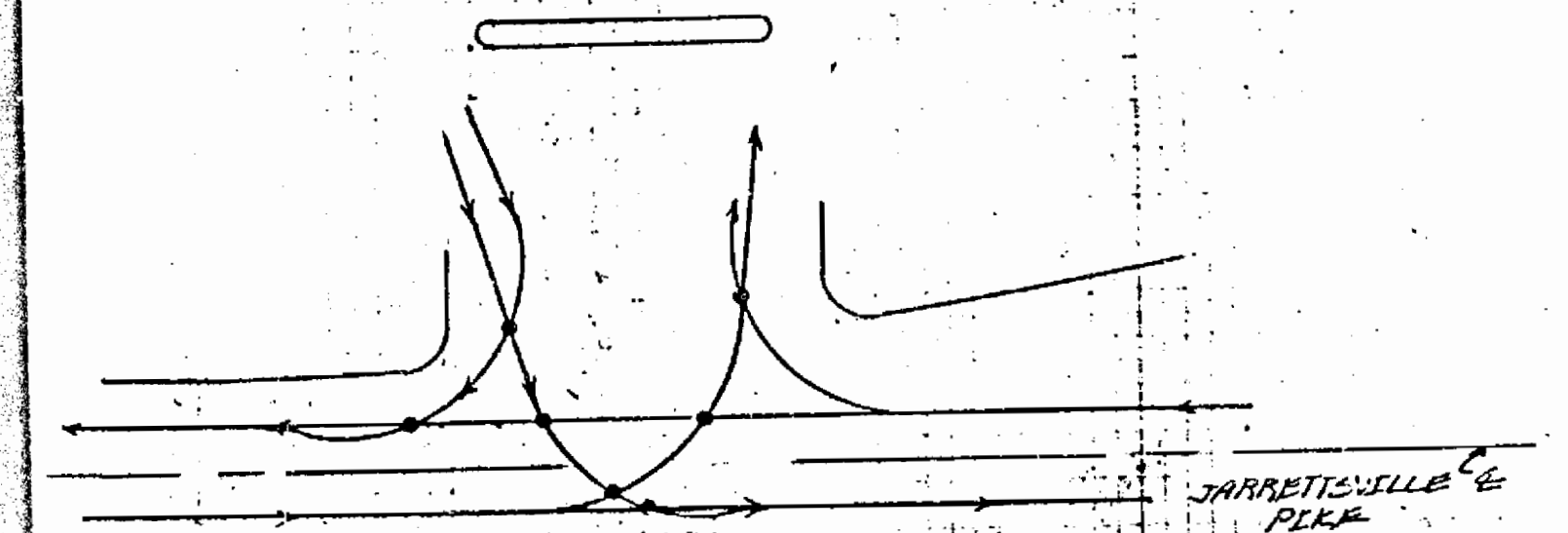
• INDICATES POSSIBLE ACCIDENT
IN THIS CONFIGURATION THERE ARE SIX POINTS FOR POSSIBLE ACCIDENTS
WITH VEHICLES ON THE ROAD OR VEHICLES ENTERING OR LEAVING THE
STATION.

EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
BALTIMORE, MARYLAND 21201

PROJECT EXXON SERVICE STA.
SUBJECT TRAFFIC AT ENTRANCE
BY S.W.P.

JOB No. 7631
SHEET No. 2 OF 2
DATE 07-15-80

CASE II
ONE - TWO WAY ENTRANCE



• INDICATES POSSIBLE ACCIDENT
IN THIS CONFIGURATION THERE ARE SEVEN POINTS FOR POSSIBLE ACCIDENTS
WITH VEHICLES ON THE ROAD OR VEHICLES ENTERING OR EXITING THE
STATION

90-1624
filed

COVAHEY & BOOZER
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK L. DEVAN
DOUGLAS W. BISER

July 24, 1980

AREA CODE 301
828-9441

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

RE: Summers Fuel, Inc.
Item No. 170
Special Exceotion and Variance Petitions

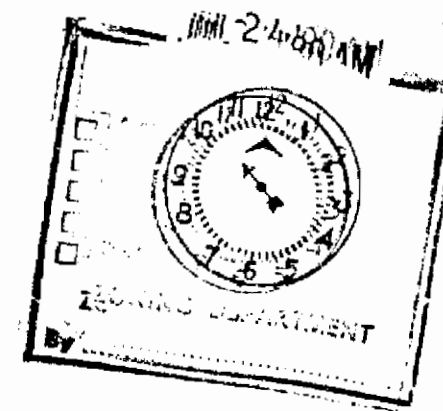
Dear Mr. Hammond:

Enclosed are comments from our traffic expert, Dr. Worthington Ewell, relative to the letter submitted after the hearing by John E. Meyers of the Bureau of Engineering of the State of Maryland.

Very truly yours,

F. Vernon Boozer
F. Vernon Boozer

FVB/pa
Enc.



EWELL, BOMHARDT & ASSOCIATES

CONSULTING ENGINEERS ESTABLISHED 1952
7131 RUTHERFORD ROAD, BALTIMORE, MARYLAND 21207 • PHONE 301-265-8100

July 17, 1980

Covehey & Boozer
614 Bosley Avenue
Baltimore, Maryland 21204

Attention: Mr. Vernon Boozer

RE: Summers Fuel Inc.
sw/c Jarrettsville Pike
and Paper Mill Road

Dear Mr. Boozer:

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The revised subject plan dated May 19, 1980 meets the SHA and Baltimore County regulations in all respects and should not be tampered with further.

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EWELL, BOMHARDT & ASSOCIATES

W. Worthington Ewell

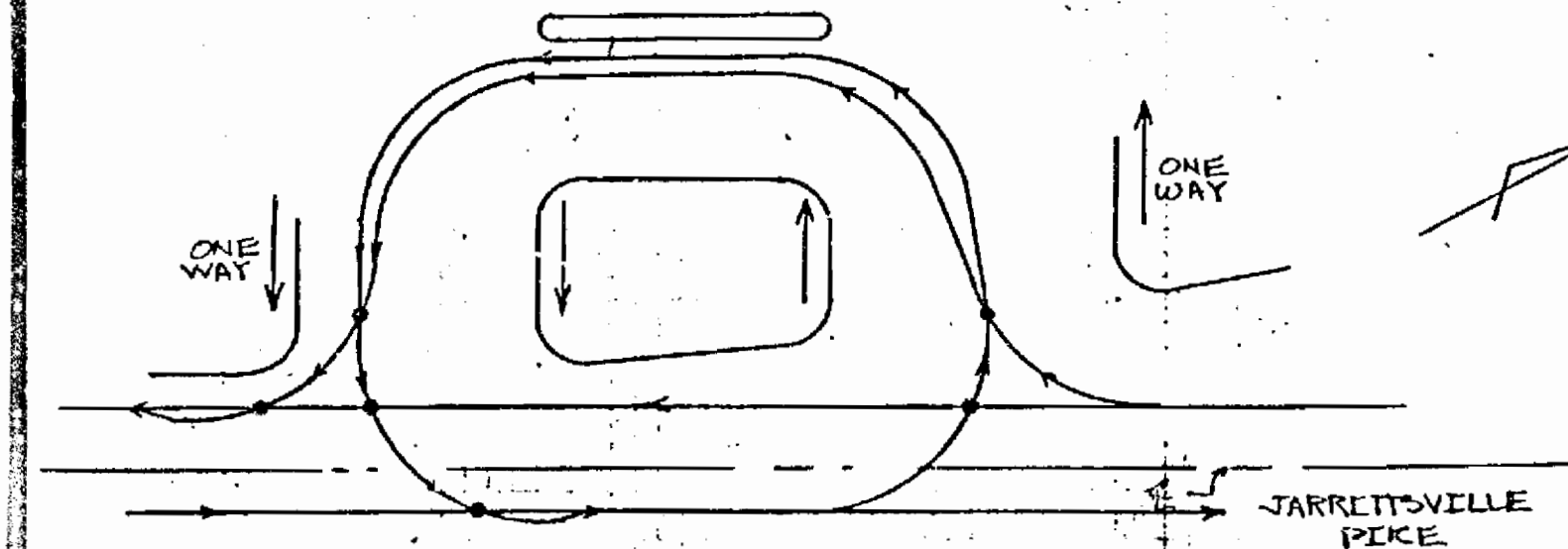
W. Worthington Ewell, Dr. Eng.
President

WWE/sls

EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
BALTIMORE, MARYLAND 21201

PROJECT EXXON SERVICE STA. JOB No. 2631
SUBJECT TRAFFIC AT ENTRANCE SHEET No. 1 OF 2
BY S.W.P. DATE 07-15-80

CASE I
TWO - ONE WAY ENTRANCES

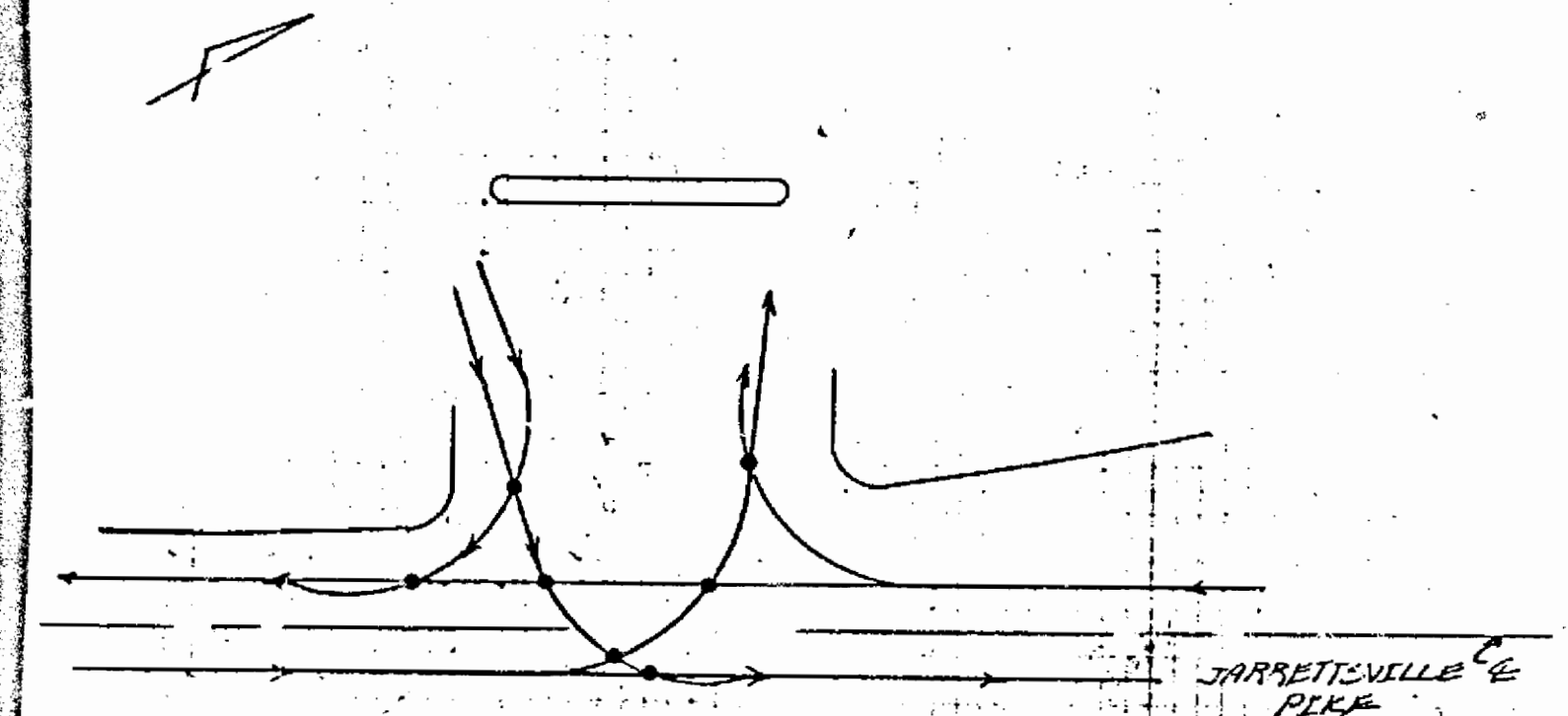


- INDICATES POSSIBLE ACCIDENT
IN THIS CONFIGURATION THERE ARE SIX POINTS FOR POSSIBLE ACCIDENTS
WITH VEHICLES ON THE ROAD OR VEHICLES ENTERING OR LEAVING THE
STATION.

EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
BALTIMORE, MARYLAND 21201

PROJECT EXXON SERVICE STA. JOB No. 2631
SUBJECT TRAFFIC AT ENTRANCE SHEET No. 2 OF 2
BY S.W.P. DATE 07-15-80

CASE II
ONE - TWO WAY ENTRANCE



- INDICATES POSSIBLE ACCIDENT
IN THIS CONFIGURATION THERE ARE SEVEN POINTS FOR POSSIBLE ACCIDENTS
WITH VEHICLES ON THE ROAD OR VEHICLES ENTERING OR EXITING THE
STATION



Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

June 16, 1980

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

Re: Z.A.C. Meeting, Feb. 26, 1980
ITEM: 170.
Summers Fuel Inc.
SW/C Jarrettsville Pike
(Route 146) & Paper Mill
Rd. (Route 145)
Revised Plan

Attention: Mr. N. Commodari

Dear Mr. Hammond:

The subject plan, revised 5-19-80, indicates several minimal dimensions previously approved by the State Highway Administration, plus tangent distances that appear to meet Baltimore County regulations. In reviewing the plan, it was noted that the 20' tangent, along Jarrettsville Pike at the corner, is at a considerable angle to the centerline of the highway. This is not a standard procedure and the result is the appearance of one large radius around the corner to the entrance from Jarrettsville Pike.

It was further noted that vehicles entering and leaving pump location no. 6 would have extreme difficulty in negotiating the entrances from Jarrettsville Pike. Some movements, even by passenger cars, may be impossible to make. The situation would be more serious with vans and trucks.

The matter was brought to the attention of the developer who revised and submitted a new plan. The plan indicates a modification of the interior curb at the south property line on Md. 146 and indicates the access along Md. 146 as a pair of one-way access points. Due to the limited frontage on Md. 146 we would prefer one two-way access but the plan meets minimum S.H.A. standards. For your records, enclosed is a copy of the most current plan.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:vr
Enclosure
cc: Mr. J. Wimbley
Mr. C. Moore

My telephone number is (301)383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 13, 1980

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

000
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

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 170
Petitioner-Summers Fuel, Inc.
Special Exception and
Variance Petitions

Dear Mr. Booser:

Enclosed are the comments from the State Highway Administration that I received subsequent to my comments of May 9, 1980. As of this writing, I still have not received the revised plans.

If you have any questions, please feel free to contact me at 494-3391.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: John B. Howard, Esquire
409 Washington Ave.
Towson, Md. 21204

Exxon Company, U.S.A.
Post Office Box 1288
Baltimore, Md. 21203

MICROFILMED



State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

May 8, 1980

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Feb. 26, 1980
ITEM: 170.
Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike (Route 146) & Paper Mill Rd. (Route 145)
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

Dear Mr. Hammond:

We have been advised by the prospective developer that minor revisions will be made to the plan. Upon our review of the revised plan, we will submit our comments. We suggest that some of the Zoning Advisory Committee members meet to discuss the revised plan when it is available.

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

By: John E. Meyers

CL:JEM:vr
cc: Mr. J.L. Wimbley
Mr. M. Flanagan
Mr. F. Ringler My telephone number is (301)383-4320
Mr. G. Wittman

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

MICROFILMED

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION

10th District
ZONING: Petition for Special Exception for automotive service station and Variance for curb tangent lengths

LOCATION: Southwest corner of Jarrettsville Pike and Paper Mill Road
DATE & TIME: Tuesday, May 20, 1980 at 1:30 P.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 Special Exception for an automotive service station and Variance to permit the curb tangent length between any access driveway and any street intersection or any other access driveway on the site be 10' in lieu of the required 20 feet and to permit the curb tangent length between any access driveway and a property line to be 5 feet in lieu of the required 10 feet.

The Zoning Regulation to be excepted as follows:
Section 405.4A.3A - Access and Street Improvements

All that parcel of land in the Tenth District of Baltimore County, beginning at a point on the proposed right of way line of Jarrettsville Pike (Proposed right of way width of 80 feet) at the intersection of right of way line of Paper Mill Road, thence with the proposed right of way line of Jarrettsville Pike (1) S 24° 00' 00" W 108.00 feet thence having said right of way and running (2) N 66° 00' 00" W 158.00 feet (3) S 24° 00' 00" E 25.00 feet (4) N 66° 00' 00" W 99.03 feet (5) N 26° 08' 00" E 218.74 feet to a point on the proposed right of way line of Paper Mill Road (Proposed right of way width 80 feet) thence with the south proposed right of way line of Paper Mill Road (6) by a curve to the right having a radius of 380 feet for an arc distance of 245.48 feet, thence (7) by a curve to the right having a radius of 44 feet for an arc distance of 40.30 feet to the point of beginning.

Containing 1.3 acres more or less.
Being the property of Summers Fuel, Inc. as shown on plat filed with the Zoning Department.
Hearing Date: Tuesday, May 20, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION
A 1980 Reg # L11649

Pikesville, Md., May 1, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 20th day of

May 1980

the first publication appearing on the

1st day of May, 1980

the second publication appearing on the

day of 19

the third publication appearing on the

day of 19

THE NORTHWEST STAR

Manager

Cost of Advertisement 60.00

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner

Date: May 1, 1980

TO: John D. Seyffert, Director
Office of Planning and Zoning
FROM: Petition No. 80-237-XA Item 170
SUBJECT:

Petition for Special Exception for automotive service station and Variance for curb tangent lengths
Southwest corner of Jarrettsville Pike and Paper Mill Road
Petitioner - Summers Fuel, Inc.

Tenth District

HEARING: Tuesday, May 20, 1980 (1:30 P.M.)

In view of the traffic problems that would be expected from the establishment of the proposed use, and particularly in view of the adverse comments by members of the Zoning Advisory Committee, this office is opposed to the granting of the subject petition.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

MICROFILMED

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

April 25, 1980

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O. TRACY, JR.
JOHN H. ZINK, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
HERBERT R. OGDONOR, III
THOMAS L. HUDSON
THOMAS W. EARLY
FRANK A. LAFALCE, JR.
C. CAREY DEELEY, JR.

JAMES D. C. DOWNES
(1906-1979)
—
823-4111
AREA CODE 301

HAND DELIVERED

Mr. Nicholas B. Commodari
Zoning Plans Advisory Committee
111 West Chesapeake Avenue
Baltimore County Office Building
Towson, Maryland 21204

Re: Summers Fuel, Inc. - Exxon
Jacksonville, Maryland

Dear Nick:

I hand-deliver herewith three executed Variance Petitions setting forth the revised variance request.

I understand from our last discussion that this matter is being assigned for hearing around May 20; and, upon reflection, it would be appreciated if you would note your file so that I might receive copies of all notices pertaining to this matter as counsel for the property owner.

Thank you for your assistance.

Very truly yours,

John B. Howard

JBH:ecd
Enclosures

MICROFILMED

April 24, 1980

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception and Variance - SW/C Jarrettsville Pike and Paper Mill Road - Summers Fuel, Inc. - Case No. 80-237-XA

TIME: 1:30 P.M.

DATE: Tuesday, May 20, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF BALTIMORE COUNTY

cc: Exxon Company, U.S.A.
c/o Mr. Stuart A. Zain
3601 Boston Street
Baltimore, Maryland 21221

Mr. Donald H. Beady
210 Allegany Avenue
Towson, Maryland 21204

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 12, 1980

F. Vernon Booser
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Variance - SW/C Jarrettsville Pike and Paper Mill Road
Summers Fuel, Inc.
Case No. 80-237-XA

Dear Mr. Booser:

This is to advise you that \$98.00 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner

VZE:sj

MICROFILMED

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

10th District

ZONING: Petition for Special Exception for automotive service station and Variance for curb tangent lengths

LOCATION: Southwest corner of Jarrettsville Pike and Paper Mill Road

DATE & TIME: Tuesday, May 20, 1980 at 1:30 P.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 Special Exception for an automotive service station and Variance to permit the curb tangent length between an access driveway and the corner at a street intersection to be 10 feet in lieu of the required 20 feet and to permit the curb tangent length between access driveways to be 18 feet in lieu of the required 20 feet and to permit the curb tangent length between an access driveway and a property line to be 5 feet in lieu of the required 10 feet

The Zoning Regulation to be excepted as follows:

Section 405.1A.3a - Access and Street Improvements

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

Being the property of Summers Fuel, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, May 20, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MICROFILMED

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

10th District

ZONING: Petition for Special Exception for automotive service station and Variance for curb tangent lengths

LOCATION: Southwest corner of Jarrettsville Pike and Paper Mill Road

DATE & TIME: Tuesday, May 20, 1980 at 1:30 P.M.

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Hearing Date: Tuesday, May 20, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

EXXON U.S.A. COMPANY

SOUTHWESTERLY CORNER OF
JARRETTSVILLE PIKE AND PAPER MILL ROAD

Beginning at a point on the proposed westerly right of way line of Jarrettsville Pike (Proposed right of way width of 80 feet) at the intersection of right of way line of Paper Mill Road, thence with the proposed right of way line of Jarrettsville Pike (1) S 24° 00' 00" W, 108.00 feet thence leaving said right of way and running (2) N 66° 00' 00" W 158.00 feet (3) S 24° 00' 00" E, 95.00 feet (4) N 66° 00' 00" W, 99.03 feet (5) N 26° 08' 00" E, 316.74 feet to a point on the proposed right of way line of Paper Mill Road (Proposed right of way width 80 feet) thence with the south proposed right of way line of Paper Mill Road (6) by a curve to the right having a radius of 380 feet for an arc distance of 245.46 feet, thence (7) by a curve to the right having a radius of 44 feet for an arc distance of 40.30 feet to the point of beginning.

Containing 1.3 acres more or less.

J. Robert Carroll

Business Association of Jacksonville, Inc.

P.O. Box 218
Phoenix, Maryland 21131

Zoning Commissioner of Baltimore County
Baltimore County Office Building
Towson, Maryland # 21204

May 20, 1980

Dear Sir:

The Business Association of Jacksonville, Inc. held a special Board of Directors Meeting at 7:30 P.M. on May 12, 1980 to discuss the proposed changes in Zoning Case Proposed to allow an Exxon Service Station at the S/W corner of Jarrettsville Pike and Paper Mill Road, 10th Election District of Baltimore County, Plot Plan # 8077.

A quorum was present and after hearing the proposal from Mr. Stewart Gaines from Exxon, discussion was heard and a vote was taken on a motion from Ben Apicella, seconded by Tom Carroll to support the proposed changes and that a letter be sent to the Zoning Commissioner of Baltimore County and that the association President or another officer of the association be present at the Zoning Hearing to speak on behalf of the association. The motion was passed unanimously.

Immediately following the Board of Directors Meeting, a General Membership Meeting of The Business Association was held. A quorum was present and the Board of Directors presented their recommendations from the prior meeting held at 7:30 P.M. Mr. Gaines fielded questions from the members. Mr. Howard Weidley moved and Ben Apicella seconded a motion to support the proposed changes in zoning; a letter be sent to the Zoning Commissioner of Baltimore County; and that the association President or another officer be present at the Zoning Hearing to speak on behalf of the association. The motion was passed unanimously.

Sincerely,
Joseph W. Hancock Jr.
Joseph W. Hancock Jr.
President
CC: File

PETITIONER'S
EXHIBIT 8

EWELL, BOMHARDT & ASSOCIATES
SANDERS & THOMAS, INC.
CONSULTING ENGINEERS
1800 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201

1-95-1-395, DESIGN SECTION M

SUBJECT: MADE BY: DATE: CHECKED BY: DATE:

JOB NO. SHEET NO. OF FILE NO.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
474-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 24, 1980

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and Variances
SW/corner of Jarrettsville Pike and Paper Mill Road - 10th Election District
Summers Fuel, Inc. - Petitioner
NO. 83-237-XA (Item No. 170)

Dear Mr. Booser:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/eri

Attachments

cc: Mr. Donald H. Ready
210 Allegheny Avenue
Towson, Maryland 21204

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

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

May 8, 1980

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Feb. 26, 1980
ITEM: 170.
Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike (Route 146) & Paper Mill Rd. (Route 145)
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

Dear Mr. Hammond:

We have been advised by the prospective developer that minor revisions will be made to the plan. Upon our review of the revised plan, we will submit our comments. We suggest that some of the Zoning Advisory Committee members meet to discuss the revised plan when it is available.

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

CL:JEM:vr

cc: Mr. J.L. Wimbley
Mr. M. Flanagan
Mr. F. Ringger My telephone number is (301)383-4320
Mr. G. Wittman

By: John E. Meyers

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

EXXON U.S.A. COMPANY

SOUTHWESTERLY CORNER OF
JARRETTSVILLE PIKE AND PAPER MILL ROAD

Beginning at a point on the proposed westerly right of way line of Jarrettsville Pike (Proposed right of way width of 80 feet) at the intersection of right of way line of Paper Mill Road, thence with the proposed right of way line of Jarrettsville Pike (1) S 24° 00' 00" W, 108.00 feet thence leaving said right of way and running (2) N 66° 00' 00" W 158.00 feet (3) S 24° 00' 00" E, 95.00 feet (4) N 66° 00' 00" W, 99.03 feet (5) N 26° 08' 00" E, 316.74 feet to a point on the proposed right of way line of Paper Mill Road (Proposed right of way width 80 feet) thence with the south proposed right of way line of Paper Mill Road (6) by a curve to the right having a radius of 380 feet for an arc distance of 245.46 feet, thence (7) by a curve to the right having a radius of 44 feet for an arc distance of 40.30 feet to the point of beginning.

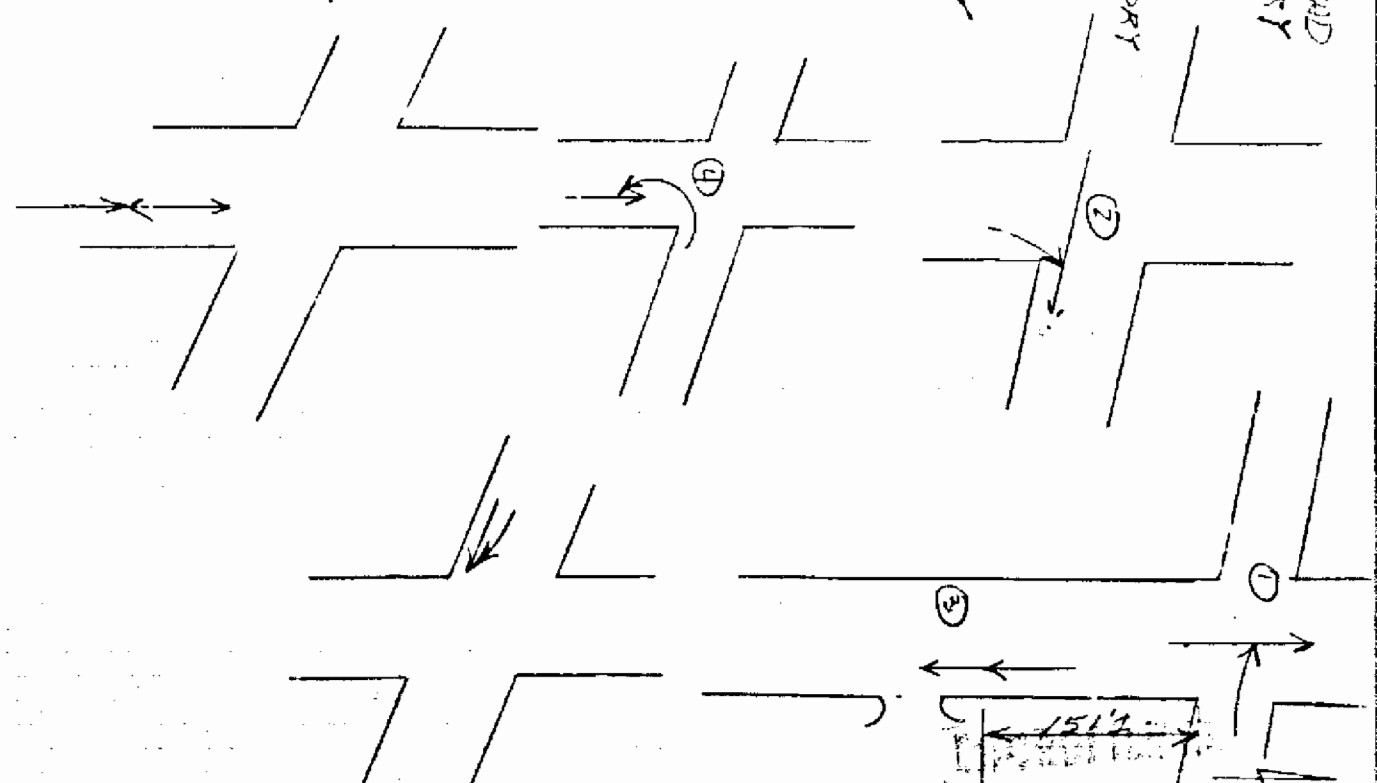
Containing 1.3 acres more or less.

J. Robert Carroll

MICROFILMED

OFFICE COPY

PETITIONER'S
EXHIBIT 4



494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
November 6, 1980

John W. Hessian, III, Esq.
People's Counsel for Baltimore County
Court House
Towson, Md. 21204

Re: Summers Fuel, Inc.
No. 80-237-XA

Dear Mr. Hessian:

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

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Summers Fuel, Inc.
F. Vernon Boozer, Esq.
Exxon Company, U.S.A.
Mr. Donald H. Ready
Mr. J. E. Dyer
Mr. William Hammond

10/21/80 - Notified the following of scheduled hearing set for TUES., FEB. 3, 1981, at 10 a.m.:

Summers Fuel, Inc. F. V. Boozer, Esq. Exxon Co. Donald H. Ready J. Hessian J. E. Dyer W. Hammond	Petitioner Atty. for petitioner Contract purchaser Realtor People's counsel Zoning "
--	--

494-3180

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

October 21, 1980

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 80-237-XA

SUMMERS FUEL, INC.

Variance-to permit curb tangent length
Special Exception-for automotive service station

SW/C of Jarrettsville Pike and Paper Mill Road

10th District

7/24/80 - Special exception GRANTED w/restrictions,
and Variance was DISMISSED

ASSIGNED FOR:

TUESDAY, FEBRUARY 3, 1981, at 10 a.m.

cc: Summers Fuel, Inc.

Petitioner

F. Vernon Boozer, Esq.

Attorney for Petitioner

Exxon Company, U.S.A.

Contract Purchaser

Mr. Donald H. Ready

Realtor

J. W. Hessian, III, Esq.

People's Counsel

J. E. Dyer

Zoning Office

W. Hammond

" "

June Holmen, Secretary

COVAHEY & BOOZER
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

October 15, 1980

AREA CODE 301
828-9441

Baltimore County Board of Appeals
Court House
Towson, MD 21204

RE: Petition for Special Exception
Petition for Variances
Petitioner Summers Fuel, Inc.
Case No. 80-237-XA *appealed 7/24/80*

Gentlemen:

Please set the above-captioned case in for hearing at your earliest convenience.

Very truly yours,

F. Vernon Boozer
F. Vernon Boozer

FVB/pa

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

RECEIVED
BALTIMORE COUNTY
OCT 15 2 14 PM '80
COUNTY BOARD
OF APPEALS
BY: *[Signature]*

Set on 7/24/80

COVAHEY & BOOZER
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

July 24, 1980

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

RE: Summers Fuel, Inc.
Item No. 170
Special Exception and Variance Petitions

Dear Mr. Hammond:

Enclosed are comments from our traffic expert, Dr. Worthington Ewell, relative to the letter submitted after the hearing by John E. Meyers of the Bureau of Engineering of the State of Maryland.

Very truly yours,

F. Vernon Boozer
F. Vernon Boozer

FVB/pa
Enc.

EWELL, BOMHARDT & ASSOCIATES

CONSULTING ENGINEERS ESTABLISHED 1952
7131 RUTHERFORD ROAD, BALTIMORE, MARYLAND 21207 - PHONE 301-265-8100

July 17, 1980

Covehey & Boozer
614 Bosley Avenue
Baltimore, Maryland 21204

Attention: Mr. Vernon Boozer

RE: Summers Fuel Inc.
sw/c Jarrettsville Pike
and Paper Mill Road

Dear Mr. Boozer:

I have read the MDT letter of June 16, 1980 written by Mr. John E. Meyers of the Bureau of Engineering, Access Permits Division, and have the following brief comments.

The revised subject plan dated May 19, 1980 meets the SHA and Baltimore County regulations in all respects and should not be tampered with further.

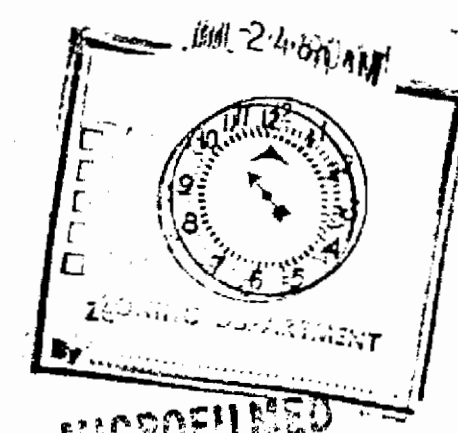
The suggested single two way access on Jarrettsville Pike in lieu of the pair of one way curb cuts, creates at least one additional traffic conflict at the entrances and on the road. Without a real barrier on the centerline of the single two way access, the traffic conflicts and possible accidents would be even greater.

Very truly yours,

EWELL, BOMHARDT & ASSOCIATES

W. Worthington Ewell
W. Worthington Ewell, Dr. Eng.
President

WWE/sls



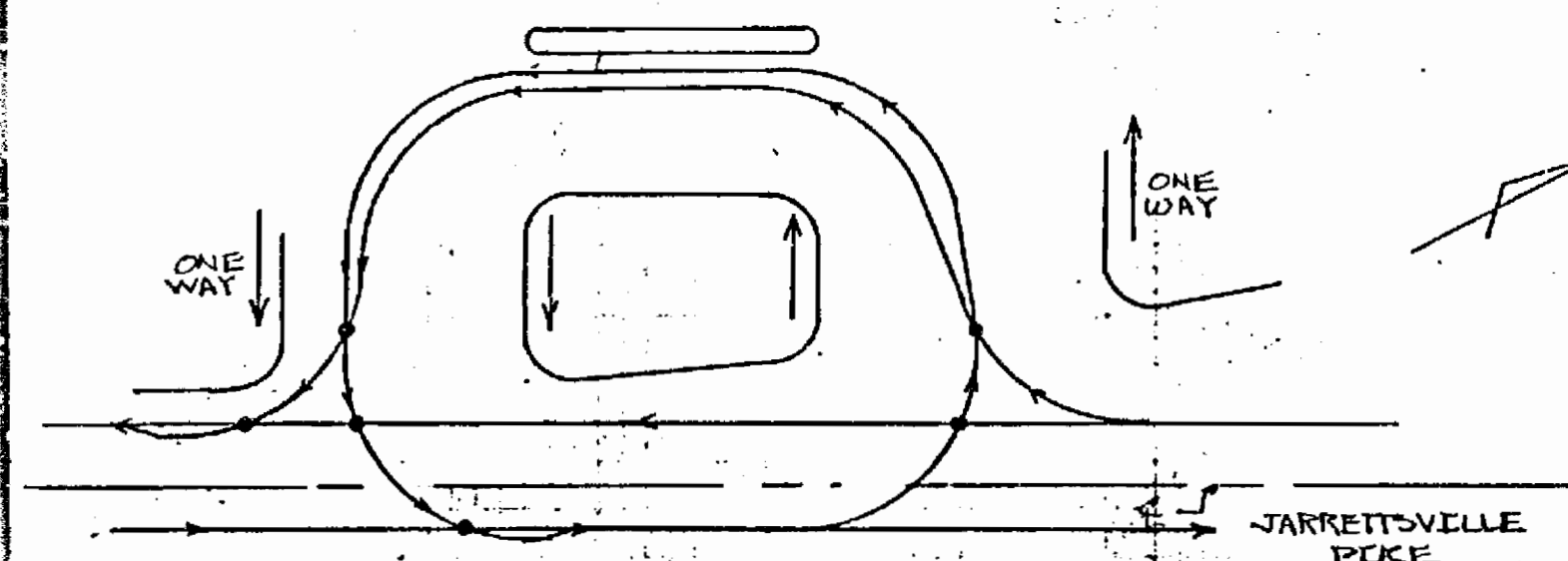
MICROFILMED

EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
BALTIMORE, MARYLAND 21201

PROJECT EXXON SERVICE STA.
SUBJECT TRAFFIC AT ENTRANCE
BY G.W.P.

JOB No. 2631
SHEET No. 1 OF 2
DATE 07-15-80

CASE I
TWO - ONE WAY ENTRANCES



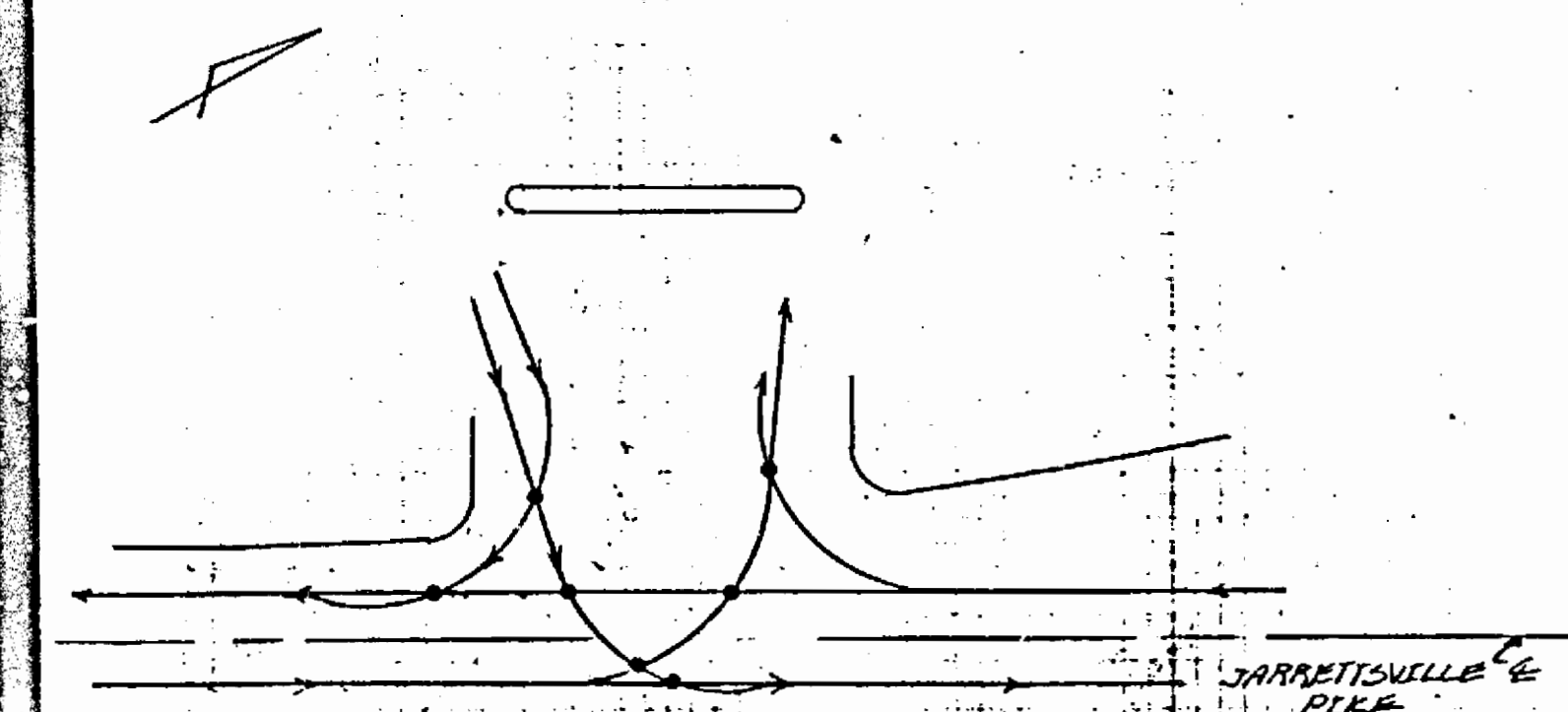
INDICATES POSSIBLE ACCIDENT
IN THIS CONFIGURATION THERE ARE SIX POINTS FOR POSSIBLE ACCIDENTS
WITH VEHICLES ON THE ROAD OR VEHICLES ENTERING OR LEAVING THE
STATION.

EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
BALTIMORE, MARYLAND 21201

PROJECT EXXON SERVICE STA.
SUBJECT TRAFFIC AT ENTRANCE
BY S.W.P.

JOB No. 2631
SHEET No. 2 OF 2
DATE 07-15-80

CASE II
ONE - TWO WAY ENTRANCE



INDICATES POSSIBLE ACCIDENT
IN THIS CONFIGURATION THERE ARE SEVEN POINTS FOR POSSIBLE ACCIDENTS
WITH VEHICLES ON THE ROAD OR VEHICLES ENTERING OR EXITING THE
STATION.

MICROFILMED



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 27, 1980

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

Re: Item #170 (1979-1980)
Property Owner: Summers Fuel, Inc.
S/W cor. Jarrettsville Pike and Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312 District: 10th

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.

Highways:

Paper Mill Road (Md. 145) and Jarrettsville Pike (Md. 146) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect the roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The entrance locations are also subject to the approval of the Baltimore County Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Item No. 170
Special Exception and
Variance Petitions
May 9, 1980

On April 16, 1980, Mr. John B. Howard, attorney for the property owner, Mr. Stuart Bain and Mr. Don Ready met with the Committee, and we discussed changes to the proposed access points. Since the revisions discussed were unacceptable to Mr. Bain, it was his request that the hearing be held on the site plan as submitted.

At the time of this writing, the comments from the State Highway Administration were not available. I suggest that you contact Mr. John Meyers at 383-4321 to discuss this matter.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

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

NBC:hk

Enclosures

cc: John B. Howard, Esquire
409 Washington Ave.
Towson, Md. 21204

Exxon Company, U.S.A.
Post Office Box 1288
Baltimore, Md. 21203

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 9, 1980

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

cc: 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

F. Vernon Boozer, Esquire
61 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 170
Petitioner-Summers Fuel, Inc.
Special Exception and
Variance Petitions

Dear Mr. Boozer:

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.

The subject of this petition is located on the southwest corner of Jarrettsville Pike and Paper Mill Road in the 10th Election District and is presently improved with a vacant building. Surrounding properties to the north, east and south are zoned commercial and are improved with commercial uses, while an office building (Case No. 77-182-XSPH) exists to the west.

The Special Exception is required as a result of your client's proposal to construct an automotive service station on this site, while the Variances are included because of the problems encountered with the proposed access driveways along Jarrettsville Pike.

In writing my comments, I noticed that the proposed zoning in the reference of the comments from the various members of this Committee indicated a "Special Exception for an automotive service garage". This was due to a typographical error in the preparation of the agenda, and I can assure you that all comments included herein are based on a proposed service station, as indicated on the petition forms.

Item #170 (1979-1980)
Property Owner: Summers Fuel, Inc.
Page 2
March 27, 1980

Storm Drains: (Cont'd)

Any storm drains required in connection with further development of this property, are to be designed and constructed in accordance with Baltimore County and State Highway Administration Standards and Specifications, as applicable.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which proposes to utilize private onsite facilities.

This property, which is tributary to Loch Raven Reservoir, is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-11A, respectively, indicate "No Planned Service" in the area.

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENM:FWR:SS

EE-SE Key Sheet
81 NE 11 Pos. Sheet
NE 21 C Topo
35 Tax Map

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

10th District
ZONING: Petition for Special Exception for automotive service station and Variance for curb tangent lengths

LOCATION: Southwest corner of Jarrettsville Pike and Paper Mill Road
DATE & TIME: Tuesday, May 20, 1980 at 1:30 P.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 Special Exception for an automotive service station and Variance to permit the curb tangent length between an access driveway and the corner at a street intersection to be 10 feet in lieu of the required 20 feet and to permit the curb tangent length between an access driveway and the corner at a street intersection to be 5 feet in lieu of the required 10 feet.

The Zoning Regulation to be excepted as follows:

Section 405.4A.C. - Access and Sight Improvements

All that parcel of land in the Tenth District of Baltimore County, beginning at a point on the proposed right of way line of Jarrettsville Pike (Proposed right of way width of 80 feet) at the intersection of right of way line of Paper Mill Road, thence with the proposed right of way line of Jarrettsville Pike (Proposed right of way width of 80 feet) to the intersection of right of way line of Paper Mill Road (6) by a curve to the right having a radius of 154.46 feet, thence (7) by a curve to the right having a radius of 40.30 feet to the point of beginning.

Containing 1.3 acres more or less, being the property of Summers Fuel, Inc., as shown on plat filed with the Zoning Department. Hearing Date: Tuesday, May 20, 1980 at 1:30 P.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. BY ORDER OF: WILLIAM E. HAMMOND, ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

A 1980 Reg # 111649

Pikesville, Md., May 1, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 20th day of May, 1980.

the first publication appearing on the 1st day of May, 1980.

the second publication appearing on the 1st day of May, 1980.

the third publication appearing on the 1st day of May, 1980.

THE NORTHWEST STAR

Cost of Advertisement 60.00



JOHN D. SEYFFERT
DIRECTOR

April 28, 1980

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 #170, Zoning Advisory Committee Meeting, February 26, 1980, are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike and Paper Mill Road
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

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 as submitted indicates two (2) driveways on Jarrettsville Pike and two (2) driveways on Paper Mill Road and the building along with the service islands located in the southeast corner of the property.

It is the opinion of this office that the two driveways on Jarrettsville Pike along with the service islands being located in this area, traffic problems can be anticipated.

Therefore, the site plan should be revised to provide an driveway on Jarrettsville Pike move the service islands to the north, and move the two (2) driveways on Paper Mill Road to the west.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

cc: Mr. John E. Meyers



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3356

STEPHEN E. COLLINS
DIRECTOR

April 21, 1980

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

Item No. 170 - 2AC - Meeting of April 21, 1980
Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike & Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special exception for an automotive service garage and variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

Dear Mr. Hammond:

The requested special exception for a service garage will cause traffic problems. It is the opinion of the department that the lack of stacking spaces at the pumps, the smallness of the entrances and the nearness of the entrances to the intersection will cause traffic problems within the intersection of Jarrettsville Pike, Paper Mill Road and Sweet Air Road.

Should this special exception be granted, we recommend this site be restricted to one entrance on Jarrettsville Pike and one entrance on Paper Mill Road; both entrances to be located as far away from the intersection as possible. The pump islands should be located midway between the entrances.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/mjm

April 11, 1980

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

Dear Mr. Hammond:

Comments on Item #170, Zoning Advisory Committee Meeting
of February 25, 1980, are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike & Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.

Acres: 1.312
District: 10th

A private water well and sewage disposal system are proposed. Prior to approval of a building permit for the proposed facility, a water well must be drilled; meeting all requirements as set forth by State of Maryland, Department of Mental Health and Hygiene and Baltimore County Department of Health. Soil percolation tests must also be conducted prior to application for a building permit.

Presently existing on site are three drilled wells and a private sewage disposal system. The sewage disposal system must be located and backfilled in an approved manner. The three wells must be backfilled in an approved manner and verified by this department prior to approval of a building permit for the site.

EXXON U.S.A. COMPANY
SOUTHWESTERLY CORNER OF
JARRETTSVILLE PIKE AND PAPER MILL ROAD

Beginning at a point on the proposed westerly right of way line of Jarrettsville Pike (Proposed right of way width of 80 feet) at the intersection of right of way line of Paper Mill Road, thence with the proposed right of way line of Jarrettsville Pike (1) S 24° 00' 00" W, 103.00 feet thence leaving said right of way and running (2) N 66° 00' 00" W 152.00 feet (3) S 24° 00' 00" E, 95.00 feet (4) N 66° 00' 00" W, 93.03 feet (5) N 26° 08' 00" E, 316.74 feet to a point on the proposed right of way line of Paper Mill Road (Proposed right of way width 80 feet) thence with the south proposed right of way line of Paper Mill Road (6) by a curve to the right having a radius of 380 feet for an arc distance of 295.46 feet, thence (7) by a curve to the right having a radius of 44 feet for an arc distance of 40.30 feet to the point of beginning.

Containing 1.3 acres more or less.

MICROFILMED

Mr. William E. Hammond 2 April 11, 1980

The proposed underground fuel tanks must be located a minimum distance of 50 ft. from any abandoned water well and a minimum distance of 100 ft. from any water well used as a source of potable water.

Prior to final occupancy approval, the potability of the water supply must be verified by collection of a bacteriological sample.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Very truly yours,

John J. Forrester, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/eth

cc: Air Pollution

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
Office of Planning and Zoning
FROM: Petition No. 60-237-XA Item 170
SUBJECT:

Petition for Special Exception for automotive service station and Variance for curb tangent lengths
Southwest corner of Jarrettsville Pike and Paper Mill Road
Petitioner - Summers Fuel, Inc.

Tenth District

HEARING: Tuesday, May 20, 1980 (1:30 P.M.)

In view of the traffic problems that would be expected from the establishment of the proposed use, and particularly in view of the adverse comments by members of the Zoning Advisory Committee, this office is opposed to the granting of the subject petition.

JDS:JGH:ab

John D. Seyffert, Director
Office of Planning and Zoning

MICROFILMED

PAUL H. RENCKE
CHIEF

February 29, 1980

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Summers Fuel, Inc.

Location: SW/C Jarrettsville Pike & Paper Mill Rd.
Item No: 170 Zoning Agenda: 2-26-80

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.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

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

(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.

() 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

August 25, 1980

CASE NO. 80-237-XA
Item No. 170
SE-Automotive Service Station,
VAR. - from Section 405.4A.3a to
permit curb tangent lengths (10' and
18' in lieu of 20')
SW/C of Jarrettsville Pike and
Paper Mill Road
Summers Fuel, Inc.
10th District
EXXON Co., C.P.

- ✓ 1. Copy of Petition
- ✓ 2. Copy of Description of Property
- ✓ 3. Copy of Certificate of Posting 1 sign
- ✓ 4. Copy of Certificates of Publication
- ✓ 5. Copy of Zoning Advisory Committee Comments
- ✓ 6. Copy of Comments from the Director of Planning
- ✓ 7. Planning Board Comments and Accompanying Map
- ✓ 8. Copy of Order to Enter Appearance
- ✓ 9. Copy of Order - Zoning Commission 7-24-80
- ✓ 10. Copy of Plat of Property
- 11. 200' Scale Location Plan
- 12. 1000' Scale Location Plan
- 13. Memorandum in Support of Petition
- 14. Letter(s) from Protestant(s)
- 15. Letter(s) from Petitioner(s)
- 16. Protestants' Exhibits _____ to _____ Plats, Photos,
- ✓ 17. Petitioners' Exhibits 1 to 8 Minutes, Letter
- ✓ 18. Letter of Appeal, John W. Hessian, III, Esquire 8-22-80

Summers Fuel, Inc.
William N. Clements, President
28 Allegheny Avenue
The Penthouse - Suite 1201
Towson, Maryland 21204

Petitioner

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

Attorney for Petitioner

Exxon Company, U.S.A.
c/o Stuart A. Bain
P.O. Box 1288
Baltimore, Maryland 21203

Contract

Mr. Donald H. Ready
210 Allegheny Avenue
Towson, Maryland 21204

Realtor

John W. Hessian, III, Esquire

People's Council

James E. Dyer

Request Notification

William Hammond

Zoning Office

TED JALSKI JR.
DIRECTOR

February 26, 1980

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

Dear Mr. Hammond:

Comments on Item #170 Zoning Advisory Committee Meeting. February 25, 1980
are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike and Paper Mill Road
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.

Acres: 1.312

District: 10th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Building and other applicable Codes.

X B. A building/_____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'-0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments: If building is prefabricated construction it shall be approved by the State and bear a State Seal of approval. Any questions call me at 494-3987.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

[Signature]
Charles E. Burdman, Chief
Plans Review

EXCERPTS FROM THE MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE MANOR CENTER MERCHANTS' ASSOCIATION, INC.

At a Special Meeting of the Board of Directors of the Manor Center Merchants' Association, Inc., held on May 19, 1980 at 12:00 Noon, which was attended by a quorum of the Board of Directors, it was "RESOLVED that the Board of Directors of the Corporation be and they do hereby authorize and direct Donald H. Ready to appear before the Zoning Commissioner and advise said Commissioner that the members of the Manor Center Merchants' Association, Inc., express their favorable interest in having the Commissioner grant a Special Exception to the Exxon Corporation to open a gasoline service station at the Southwest Corner of Paper Mill Road and Jarrettsville Pike."

I HEREBY CERTIFY that the above is an Excerpt from the Formal Minutes of the Meeting of the Board of Directors of the Manor Center Merchants' Association, Inc., as aforesaid.

MANOR CENTER MERCHANTS' ASSOCIATION, INC.

By: [Signature]
Judith Niedenthal, President and Director

ATTEST - SECRETARY

[Signature]
Lewis Stenge, Secretary

PETITIONER'S
EXHIBIT 7

I HEREBY CERTIFY that on this 6th day of November, 1980, a copy of the foregoing Motion and proposed Order was mailed to F. Vernon Booser, Esquire, 614 Bosley Avenue, Towson, Maryland 21204.

John W. Hession, III
John W. Hession, III

PETITIONER'S EXHIBIT 5

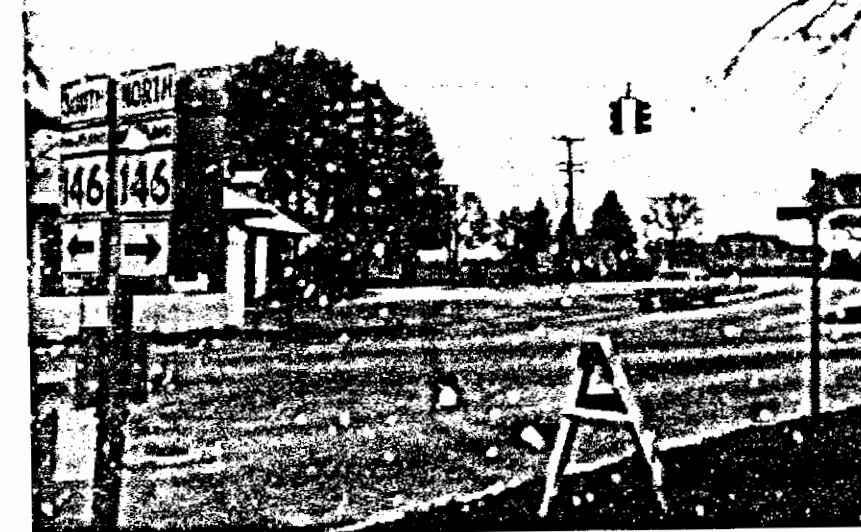
CARL HEINMULLER, JR.



1)- Taken Saturday morning, April 26, 1980. The subject property seen from diagonally opposite (building assoc. parking lot)



2)- Taken the same time. Looking south along Jarrettsville Pike



3)- Taken the same time. Looking westerly along Paper Mill Road

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
SW corner of Jarrettsville Pike and
Paper Mill Rd., 10th District : OF BALTIMORE COUNTY

SUMMERS FUEL, INC., Petitioner : Case No. 80-237-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
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1980, a copy of the foregoing Order was mailed to F. Vernon Booser, Esquire, 614 Bosley Avenue, Towson, Maryland 21204, and EXXON Co., U.S.A., P. O. Box 1288, Baltimore, Maryland 21203, ATTN: Stuart A. Bain, Contract Purchaser.

John W. Hession, III
John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES
SW corner of Jarrettsville Pike
and Paper Mill Road : OF BALTIMORE COUNTY
10th District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

MOTION FOR DISMISSAL

To the Honorable, Members of Said Board:

The Motion of the People's Counsel for Baltimore County respectfully represents, viz:

1. That the Movant was the sole Appellant from the decision of the Zoning Commissioner in this case, which involves a Special Exception for the operation and maintenance of a gasoline service station and certain variances, as in the Petition more fully appears.
2. That said appeal was filed in order to seek a resolution of the contradictory reports with regard to said Petition filed by several County and State agencies in the case.
3. That your Movant has caused an independent review of the case to be made and as a result thereof feels and therefore avers that the public interest no longer requires the prosecution of said appeal.

WHEREFORE, Movant respectfully prays that the appeal be dismissed.

AND AS IN DUTY BOUND, etc.,

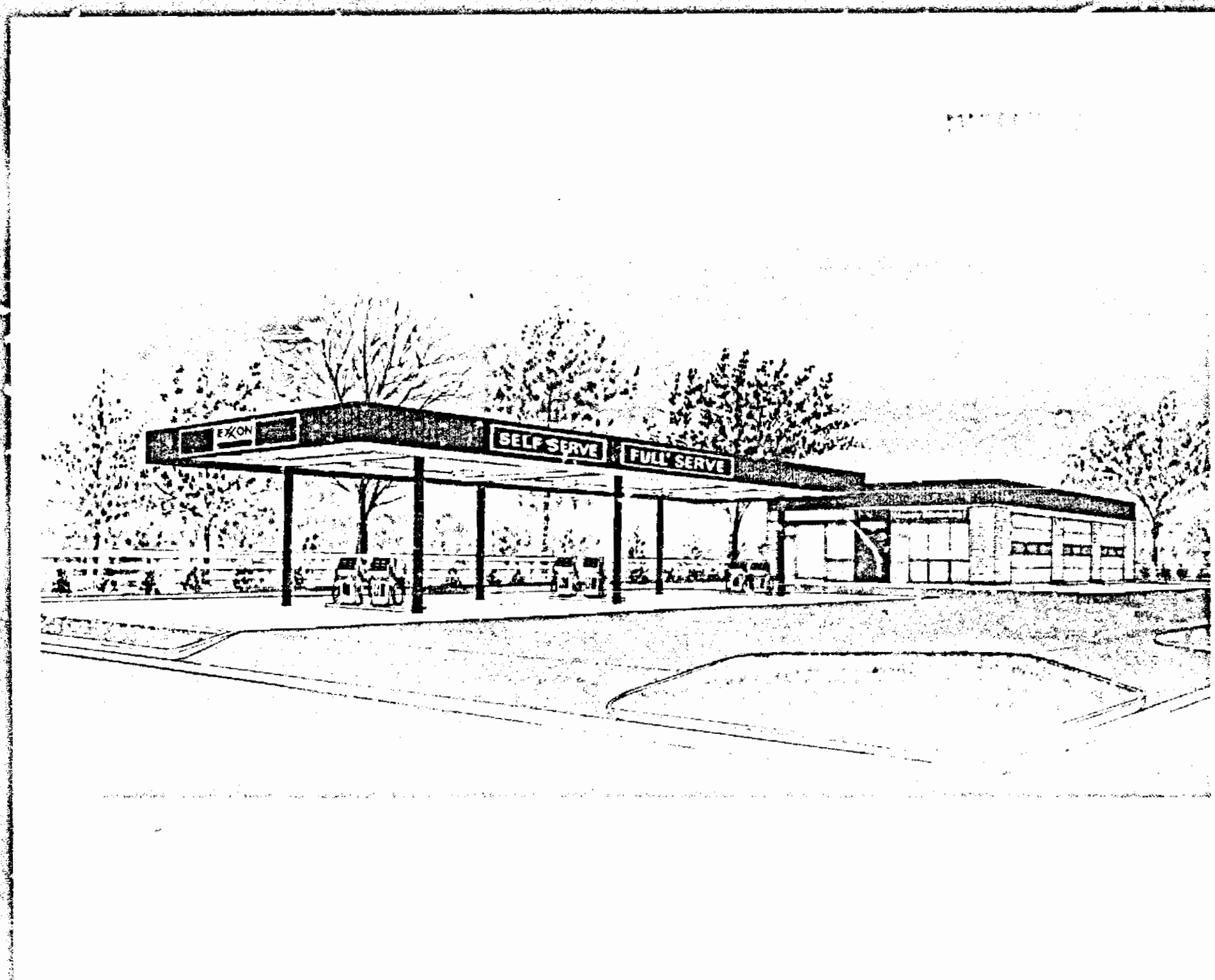
RECEIVED
BALTIMORE COUNTY
Nov 6 10 11 AM '80
COUNTY BOARD
OF APPEALS
BY: John W. Hession, III

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 6th day of November, 1980, a copy of the foregoing Motion and proposed Order was mailed to F. Vernon Booser, Esquire, 614 Bosley Avenue, Towson, Maryland 21204.

John W. Hession, III
John W. Hession, III



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 10 Date of Posting: 5/13/80
 Posted for: Petition for Variance & Special Exception
 Petitioner: Summers Fuel, Inc.
 Location of property: Route 1, Jarrettsville Pike & Paper Mill Rd.
 Location of Signs: corner of property, facing Jarrettsville Pike & Paper Mill Rd.
 Remarks: None
 Posted by: William E. Hammond Date of return: 5/15/80

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 15 day of May, 1980.

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

William E. Hammond, Zoning Commissioner

Petitioner: Summers Fuel, Inc. Submitted by William E. Hammond
 Petitioner's Attorney: F. Vernon Booser, Esquire Reviewed by William E. Hammond

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

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										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>W</u>	Revised Plans: Change in outline or description ☐ Yes ☒ No									
Previous case:	Map #									

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 10 Date of Posting: 9/1/80
 Posted for: Board of Appeals
 Petitioner: Summers Fuel, Inc.
 Location of property: Route 1, Jarrettsville Pike and Paper Mill Rd.
 Location of Signs: facing Jarrettsville & Paper Mill
 Remarks: None
 Posted by: William E. Hammond Date of return: 9/1/80
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 1, 1980
 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 successive weeks before the 20th day of May, 1980, the first publication appearing on the 1st day of May, 1980.

THE JEFFERSONIAN,

L. Leach Smith, Manager

Cost of Advertisement, \$ 78.00

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 1, 1980
 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 of one time successive weeks before the 20th day of May, 1980, the first publication appearing on the 1st day of May, 1980.

THE JEFFERSONIAN,

L. Leach Smith, Manager

Cost of Advertisement, \$ 78.00

MICROFILMED

F. Vernon Booser, Esquire
 614 Bosley Avenue
 Towson, Maryland 21204

cc: John B. Howard, Esquire
 210 Allegheny Avenue
 Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 16th day of April, 1980.

William E. Hammond
 Zoning Commissioner

Petitioner: Summers Fuel, Inc.

Petitioner's Attorney: F. Vernon Booser, Esq.
 cc: Exxon Company, U.S.A.
 Post Office Box 1288
 Balto., Md. 21203

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

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

No. 003700

DATE: August 27, 1980 ACCOUNT: 01-662

AMOUNT: \$75.00

RECEIVED FROM: John W. Messian, III, Esquire
 FOR: Filing Fee for Appeal of Case No. 80-237-XA

75.00

VALIDATION OR SIGNATURE OF CASHIER

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

No. 003838

DATE: May 22, 1980 ACCOUNT: 01-662

AMOUNT: \$98.00

RECEIVED FROM: F. Vernon Booser, Esquire
 FOR: Advertising and Posting for Case No. 80-237-XA

98.00

VALIDATION OR SIGNATURE OF CASHIER

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

No. 86411

DATE: April 24, 1980 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED FROM: F. Vernon Booser, Esquire
 FOR: Filing Fee for Case No. 80-237-XA

50.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 16th day of April, 1980.

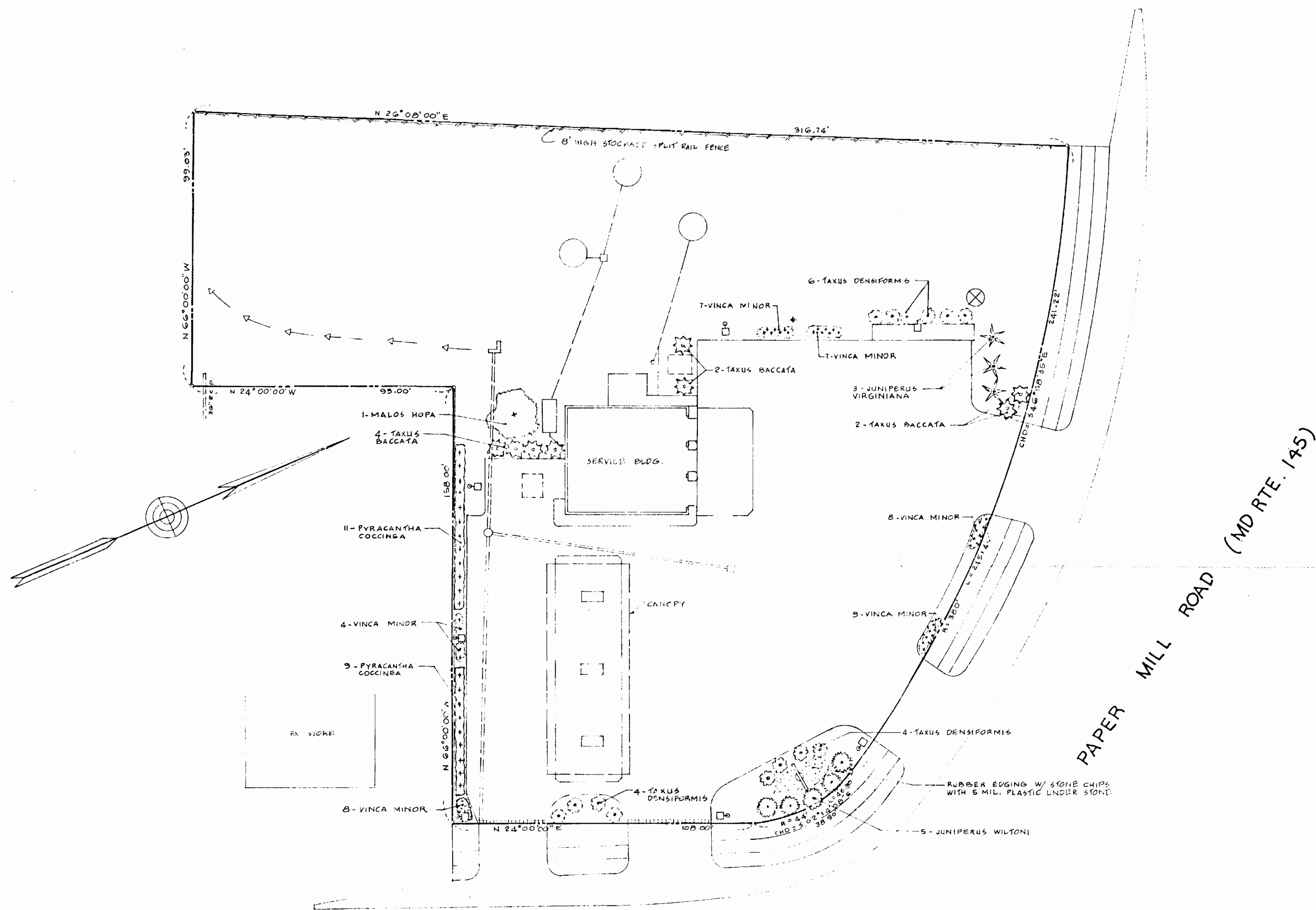
William E. Hammond
 Zoning Commissioner

Petitioner: Summers Fuel, Inc.

Petitioner's Attorney: F. Vernon Booser, Esq.
 cc: Exxon Company, U.S.A.
 Post Office Box 1288
 Baltimore, Maryland 21203

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

MICROFILMED



PLANT MATERIALS	SIZE	ROOTS	QTY
VINCA MINOR (PERIWINKLE)	2 YR.	3' 201s	42
TAXUS DENSIFORMIS (DENSE YEW)	3' SPR.	B & B	14
TAXUS BACCATA (SPREADING YEW)	2' SPR.	B & B	8
JUNIPERUS VIRGINIANA (AMER. RED CEDAR)	5'-6'	B & B	3
JUNIPERUS WILSONI (WILSON JUNIPER)	15"-18"	1 GAL.	5
PYRACANTHA COCCINEA (FIRETHORN)	4'-5'	1 GAL.	20
MALOS HOPA (HOPA CRAB)	6'-8'	B & B	1

OTHER MATERIAL
RUBBER EDGING = 180 LIN. FT.

JARRETTSVILLE PIKE (MD. RTE. 146)

PAPER MILL ROAD (MD RTE. 145)

THIS BLUEPRINT IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED

REVISIONS:

REVISIONS:

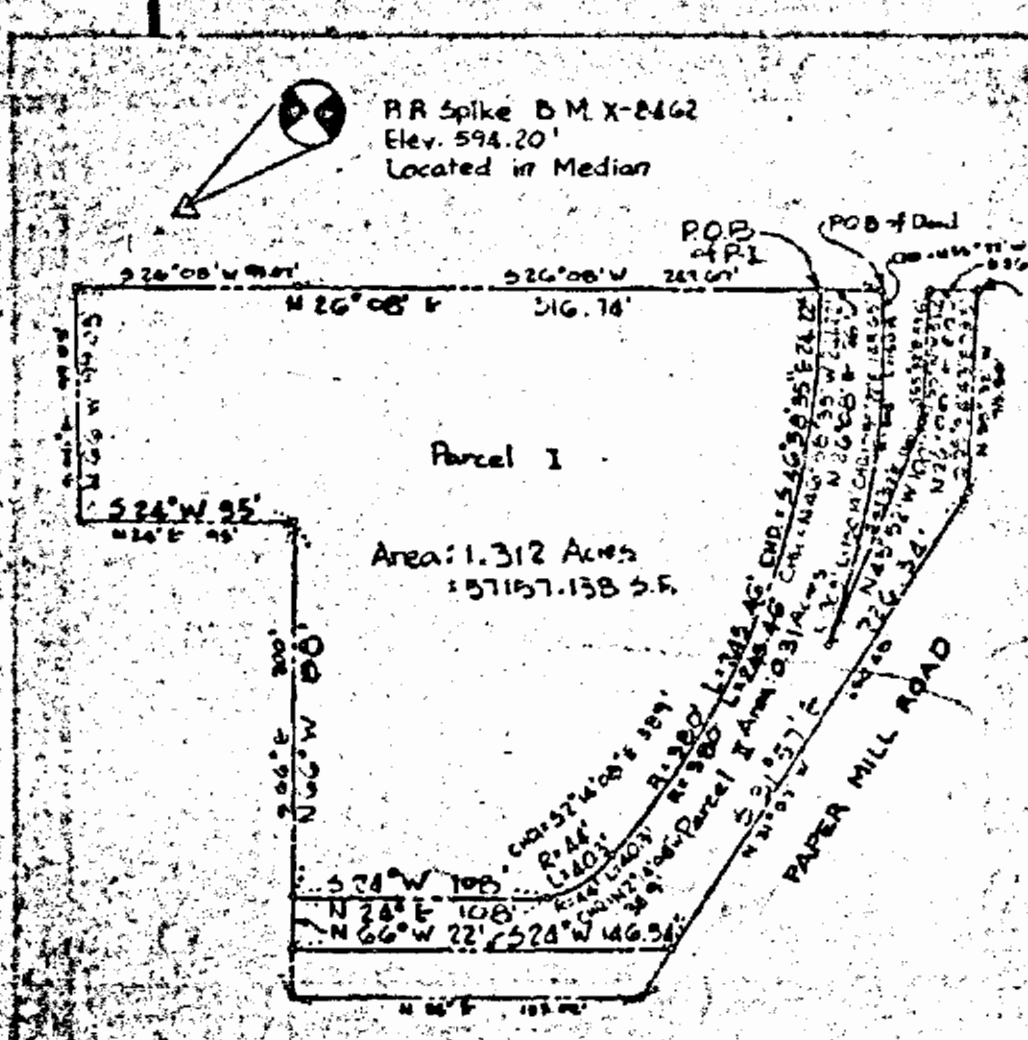
EXXON COMPANY, U.S.A.
(A DIVISION OF EXXON CORPORATION)
POST OFFICE BOX 1288
BALTIMORE, MARYLAND 21203

DRAWN BY: L.L.
CHECKED BY:
APPROVED BY:
SCALE: 1" = 20'

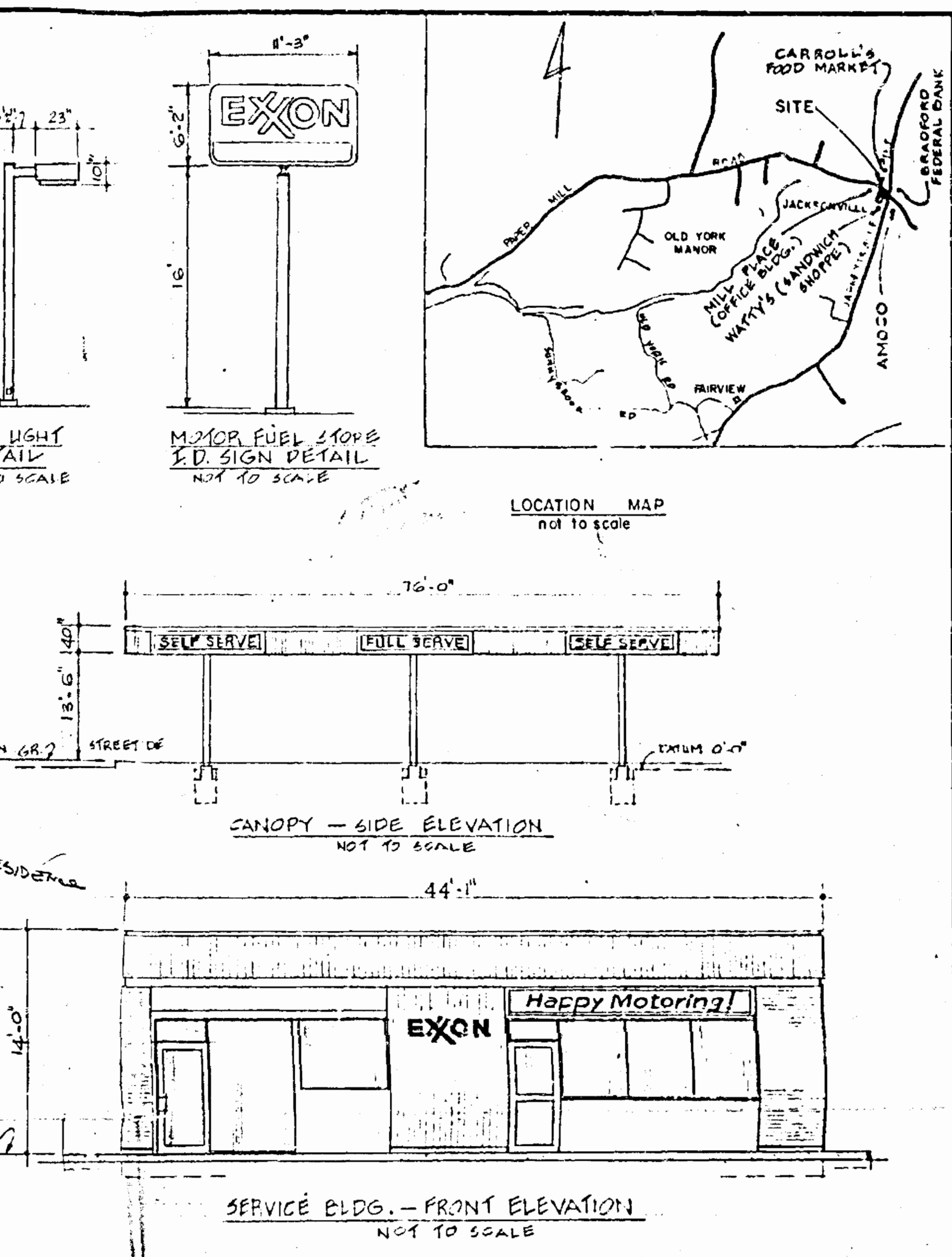
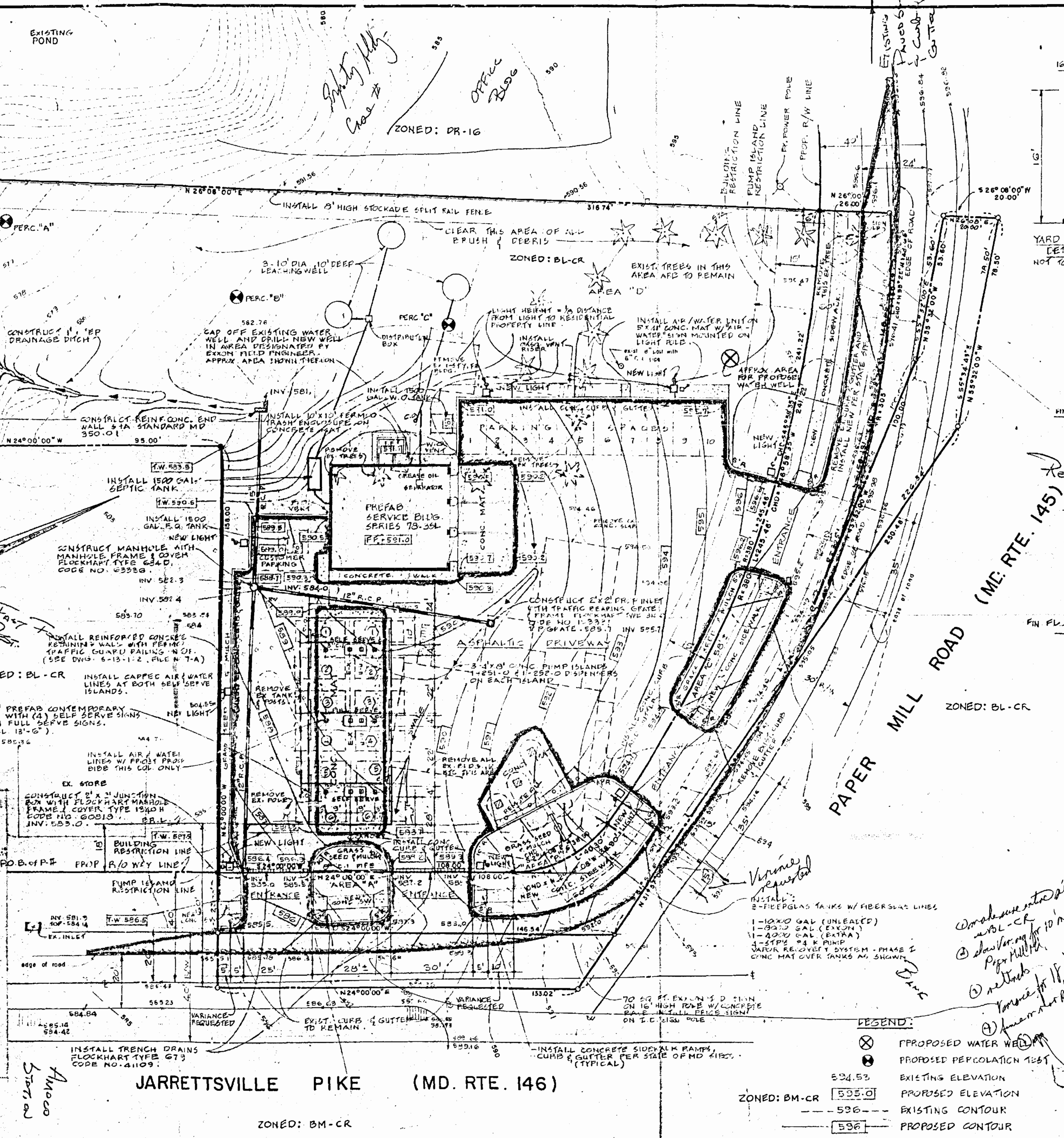
LANDSCAPING PLAN
JARRETTSVILLE PIKE & PAPER MILL ROAD
JACKSONVILLE, BALTO. CO., MD
10TH ELECTION DISTRICT

DATE: 2-7-80
FILE NO.: 8077
SHEET NO.: 1 OF 1
DWG. NO.: 1-D

Handwritten notes and signatures in the top left corner, including "C70H" and "JAN 7 1990".



PROPERTY OUTLINE
REDUCED SCALE



ZONING STATUS:
EXISTING ZONING: BL - CR
EXISTING DISTRICT: CR
PROPOSED ZONING: N - H
PROPOSED DISTRICT: NO CHANGE

AREA REQUIREMENTS:
2 DISPENSER ISLANDS WITH (7) DUAL DISPENSER UNITS
SERVING 6 CARS AT ONE TIME
TOTAL SERVICING SPACES = 6
TOTAL WAITING SPACES = 6
SITE AREA REQUIRES = 9 x 1500 = 13,500 SQ. FT.
SERVICE BAYS (BAYS) = 3
TOTAL AREA REQUIRES 1500 SQ. FT. PER BAY = 3 x 1500 = 4500 SQ. FT.
ANILLARY USES = 4 x 5.40
ADDITIONAL AREA REQ'D = NONE
PERMITS & MINIMUM USES = NONE
TOTAL AREA REQ'D = 10,000 SQ. FT.
TOTAL AREA OF TRACT = 57,157 SQ. FT.

ACCESS POINTS:
(1) DRIVEWAYS ON JARRETTVILLE PIKE (1-20' WIDE 1-30' WIDE)
(2) DRIVEWAYS ON PAPER MILL ROAD (2-20' WIDE)

LANDSCAPING: (SEE SPECIAL LANDSCAPING PLAN)
CONSIST OF GRASS, SMALL SHRUBS AND TREES
AREA "A" = 470 SQ. FT. AREA "B" = 549 SQ. FT.
AREA "C" = 1420 SQ. FT. AREA "D" = 29,177 SQ. FT.
TOTAL = 31,606 SQ. FT. 55% OF TRACT
MIN. REQ'D - 5% OF TRACT = 2857 SQ. FT.

PARKING:
PARKING SPACES REQ'D = 9
PARKING SPACES PROVIDED = 12
(INCLUDES HANDICAPPED SPACE)

LIGHTING: (B) 400 W SUPER METAL ARC (405.485)
ANILLARY USES: AUTO REPAIR, VENDING AREA, ETC.

NOTE:
PLAN TO ACCOMMODATE SPECIAL EXCEPTION AND VARIANCE FOR AUTOMOTIVE SERVICE STATION.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ an automotive service station

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

By Stuart A. Bain Summers Fuel, Inc.
Contract purchaser BY William M. Clements, Legal Owner
President

Address P.O. Box 1288, Balto. MD 21204 Address 48 Allegheny Avenue
The Penthouse - Suite 1201
Towson, Maryland 21204

F. Vernon Boozar Petitioner's Attorney William M. Clements Protester's Attorney

Address 614 Bosley Ave., Towson, MD 21204
825-5441

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of April, 1982, 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 20th day of May, 1982, at 1:30 o'clock P.M.

(over)

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Sections 502.1 and 405.3 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 an automotive service station should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Special Exception for an automotive service station, under and pursuant to Section 405.2.B.3 of the aforementioned regulations, in accordance with the site plan prepared by Bernhard H. Baake, III, dated May 16, 1980, and revised May 19, 1980, and marked Petitioner's Exhibit 1, 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 terms and provisions of Sections 405.4 through 405.4.b.6 of said regulations.
2. Upon completion of construction of the automotive service station, the Exxon service station operating to the south of the subject site (Case No. 65-142-RX) shall be considered abandoned and the special exception therefor terminated.
3. Approval of the above referred to site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

William E. Hammond
Zoning Commissioner of
Baltimore County

October 18, 1982

Mr. Richard D. Quay
Exxon Company, U.S.A.
P.O. Box 1288
Baltimore, Maryland 21203

RE: Summers Fuel, Inc.
(Exxon Company, U.S.A.)
Case No. 80-237-X

Dear Mr. Quay:

In response to your letter of October 8, 1982 regarding the Order in the above entitled matter, this is to advise that Restriction 2 was intended to preclude the operation of both service station locations at the same time and, therefore, the old location must cease operating upon the opening of the new location. Additionally, please note that a review of this file indicates that the appeal filed to my Order was dismissed on November 6, 1980. In accordance with Section 502.3 of the Baltimore County Zoning Regulations, a copy of which is attached, a special exception, which has not been utilized within a period of two years from the date of the final order shall thereafter be void.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl
Attachment

EXXON COMPANY, U.S.A.
POST OFFICE BOX 1288 BALTIMORE, MARYLAND 21203

EASTERN REGION
RICHARD D. QUAY
ATTORNEY

October 8, 1982

Mr. William E. Hammond
Zoning Commissioner of Baltimore County
111 West Chesapeake Avenue, Room 109
Towson, Maryland 21204

Re: Exxon Location #8077
Jarrettsville Pike and Paper Mill Road
Jacksonville, Maryland

Dear Mr. Hammond:

Pursuant to your telephone conversation of October 7, 1982 with Stewart Bain of our Real Estate Department, we are hereby requesting from your office a letter clarifying some of the language in the Special Exception granted by you on July 24, 1980 with respect to the above property. A copy of the Special Exception is enclosed for your ready reference.

As Stu Bain indicated in your telephone conversation, Paragraph 2 on Page 2 of the Special Exception states that "[u]pon completion of construction of the automotive service station, the Exxon service station operating to the south of the subject site (Case No. 65-142-RX) shall be considered abandoned and the special exception therefor terminated." (Emphasis added.)

Our concern with respect to this language is that it may be literally interpreted to require us to close down operations at the Exxon station at 14222 Jarrettsville Pike as soon as we complete a new station on the above property regardless of whether we begin to operate the new station at that time. Our deed for the above property contains a restriction which forbids us from operating a service station at the site until October 5, 1983. We certainly would not want to construct the new station in the coming months, be required to close down the existing Exxon station upon completion of such construction, and be without an operating Exxon service station in the area until October of 1983.

A DIVISION OF EXXON CORPORATION

Mr. William E. Hammond 2. October 8, 1982

We believe that the clear intent of the language of the Special Exception quoted above was simply to require Exxon to close down the existing Exxon station upon commencement of operations at a new station at the corner property. Therefore, if you agree, we would appreciate obtaining from you as soon as possible a letter confirming this interpretation of the Special Exception language. Without such a letter, we would be extremely hesitant to proceed with the construction of the new station.

If you have any questions with respect to this matter, please call me.

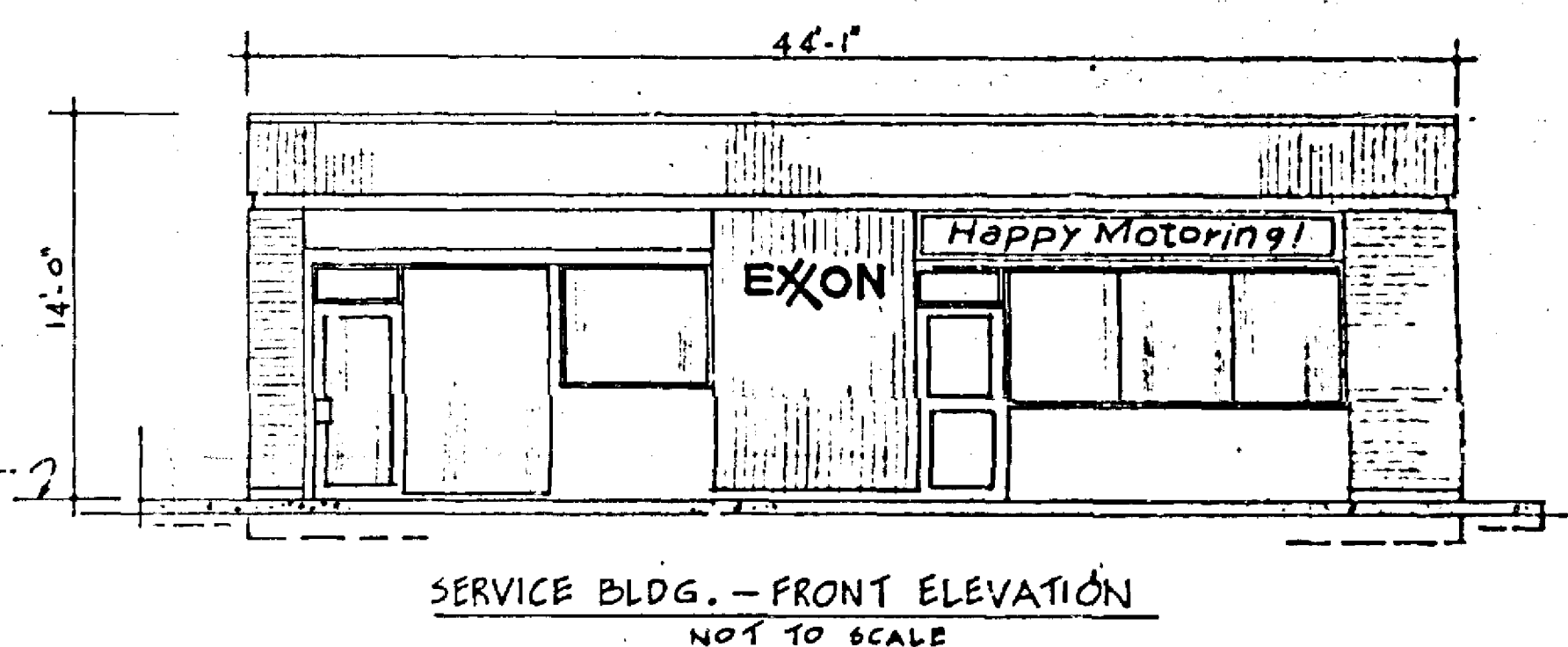
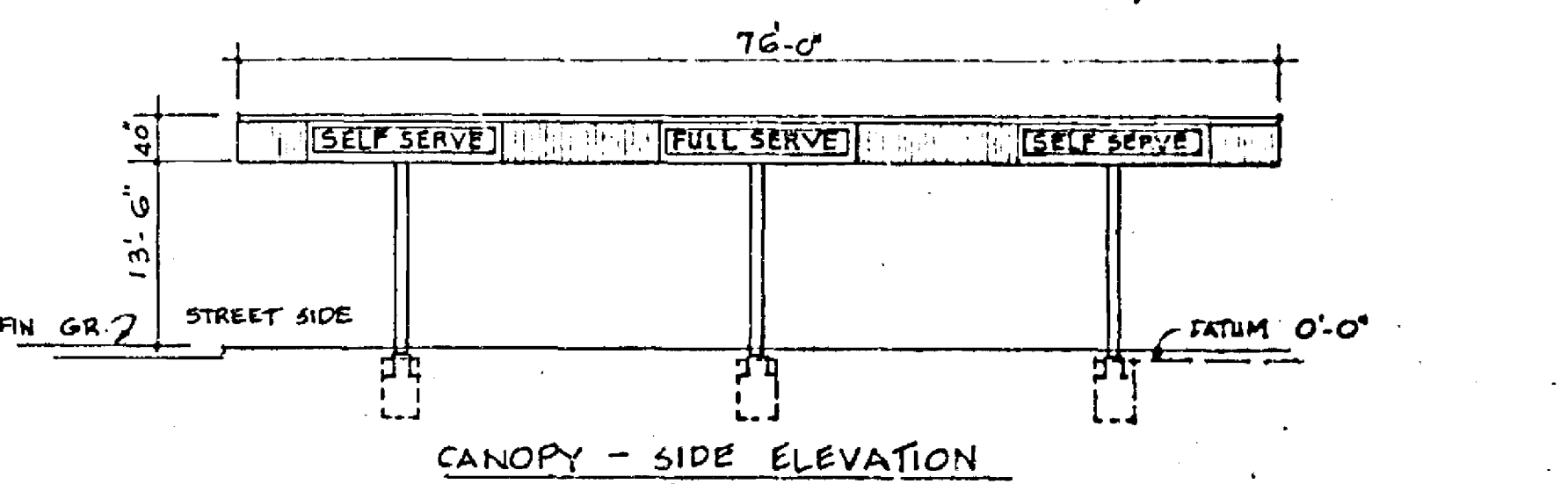
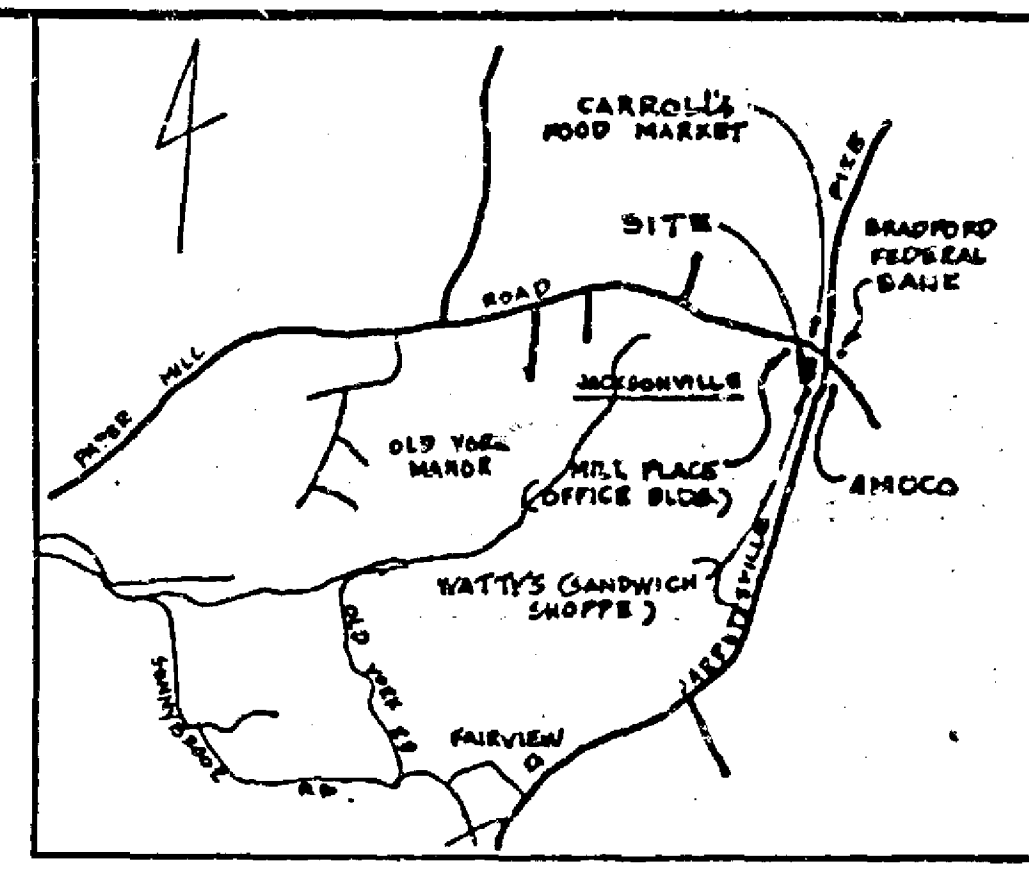
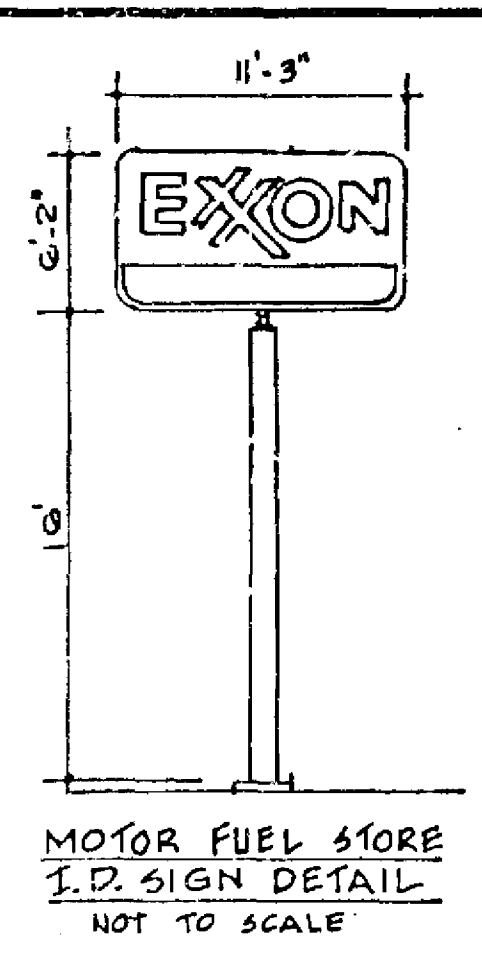
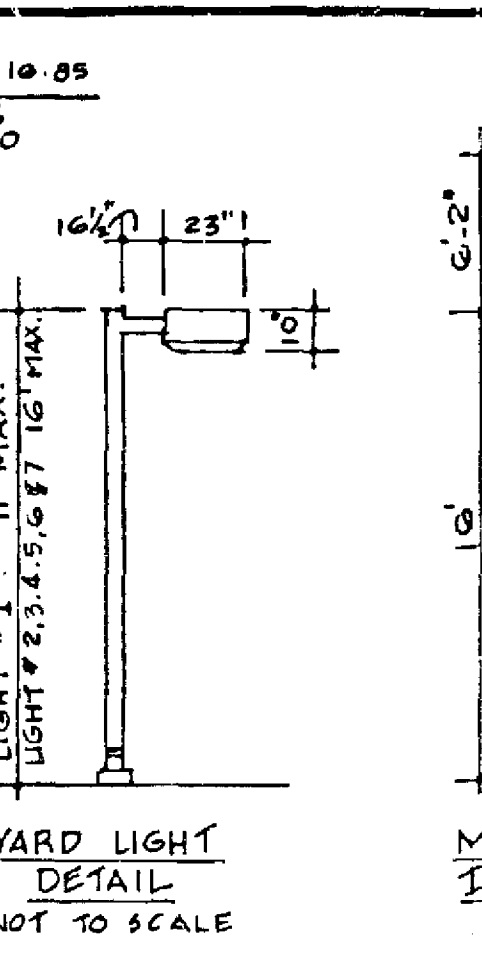
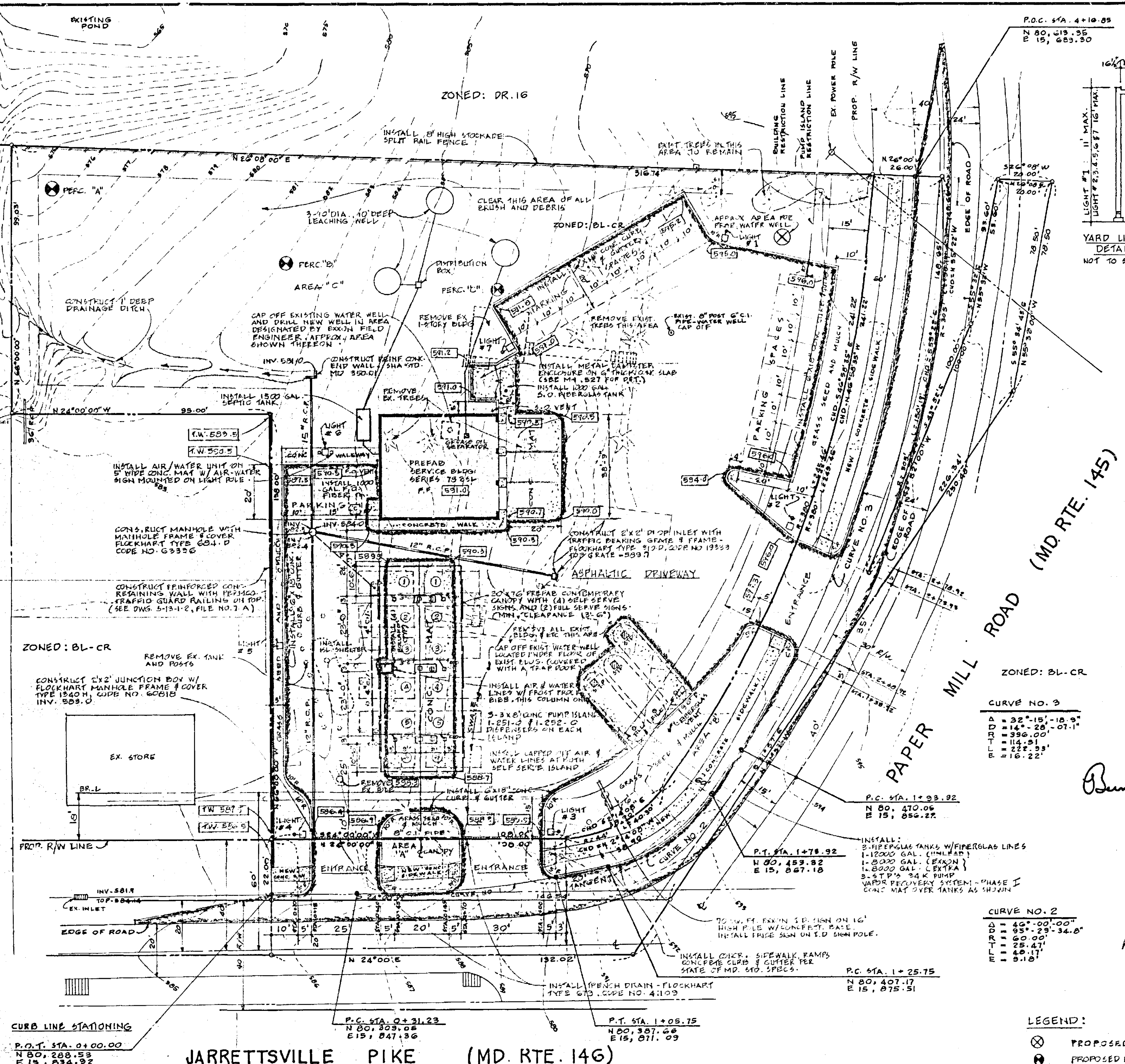
Thank you for your consideration of this matter.

Very truly yours,

Richard D. Quay
Richard D. Quay
pdr

cc: Mr. D. L. Thibodeau
Mr. R. P. Delaney
Mr. S. A. Bain
Mr. A. N. Coles

PETITIONER'S
EXHIBIT 1



CURVE NO. 3

A	32° 15' 10.9"
D	14° 26' 07.1"
R	396.00'
L	114.91'
E	16.22'

CURVE NO. 2

A	40° 00' 00"
D	95° 29' 34.6"
R	160.00'
L	25.47'
E	5.10'

- LEGEND:
- ⊗ PROPOSED WATER WELL
 - ⊗ PROPOSED PERCOLATION TEST
 - 534.53 EXISTING ELEVATION
 - 595.0 PROPOSED ELEVATION
 - 596.0 --- EXISTING CONTOUR
 - 596 PROPOSED CONTOUR

ZONING STATUS:
EXISTING ZONING: BL
EXISTING DISTRICT: CR
PROPOSED ZONING: NO CHANGE
PROPOSED DISTRICT: NO CHANGE

AREA REQUIREMENTS:
2 DISPENSER ISLANDS WITH (1) DUAL DISPENSER UNITS SERVING 6 CARS AT ONE TIME
TOTAL SERVICING SPACES = 6
TOTAL WAITING SPACES = 6
SITE AREA REQUIRED = 3 x 1500 = 4,500 SQ. FT.
SERVICE BAYS (BLDG) - 3
TOTAL AREA REQUIRED 1500 SQ. FT. PER BAY = 3 x 1500 = 4,500 SQ. FT.
ANCILLARY USES = 405.4C
ADDITIONAL AREA REQ'D = NONE
PROPOSED COMBINATION USES = NONE
TOTAL AREA REQ'D = 10,000 SQ. FT.
TOTAL AREA OF TRACT = 87,157 SQ. FT.

ACCESS POINTS:
(2) DRIVEWAYS ON JARRETTSVILLE PIKE 1-25' WIDE 41-30' WIDE
(1) DRIVEWAYS ON PAPER MILL ROAD, 1-30' WIDE

LANDSCAPING: (SEE SPECIAL LANDSCAPING PLAN)
CONSISTS OF GRASS, SMALL SHRUBS AND TREES
AREA "A" = 476 SQ. FT.
AREA "B" = 1363 SQ. FT.
AREA "C" = 29,171 SQ. FT.
TOTAL = 31,010 SQ. FT.
MIN. REQ'D = 5% OF TRACT = 2057 SQ. FT.

PARKING:
PARKING SPACES REQ'D = 9
PARKING SPACES PROVIDED = 18
(INCLUDES HANDICAPPED SPACE)

LIGHTING: 400 W SUPER METAL ARC (406.4 DB)

ANCILLARY USES: MINOR AUTO REPAIR, VENDING AREA
IF OTHER USES ARE REQUIRED, ADDITIONAL SITE PLANS WILL BE PROVIDED.

NOTE:
PLAN TO ACCOMPANY SPECIAL EXCEPTION FOR AUTOMOTIVE SERVICE STATION.

CURB LINE STATIONING
P.O.T. STA. 0+00.00
N 80° 288.53
E 15, 934.92

JARRETTSVILLE PIKE (MD. RTE. 146)

ZONED: BM-CR

CURVE NO. 1

A	11° 13' 34.3"
D	10° 05' 51.7"
R	300.34'
L	57.36'
E	1.05'

ZONED: BM-CR

EXXON COMPANY, U.S.A.
(A DIVISION OF EXXON CORPORATION)
POST OFFICE BOX 1288
BALTIMORE, MARYLAND 21203

PROPOSED...
MOTOR FUEL STORE
W/ BAYS

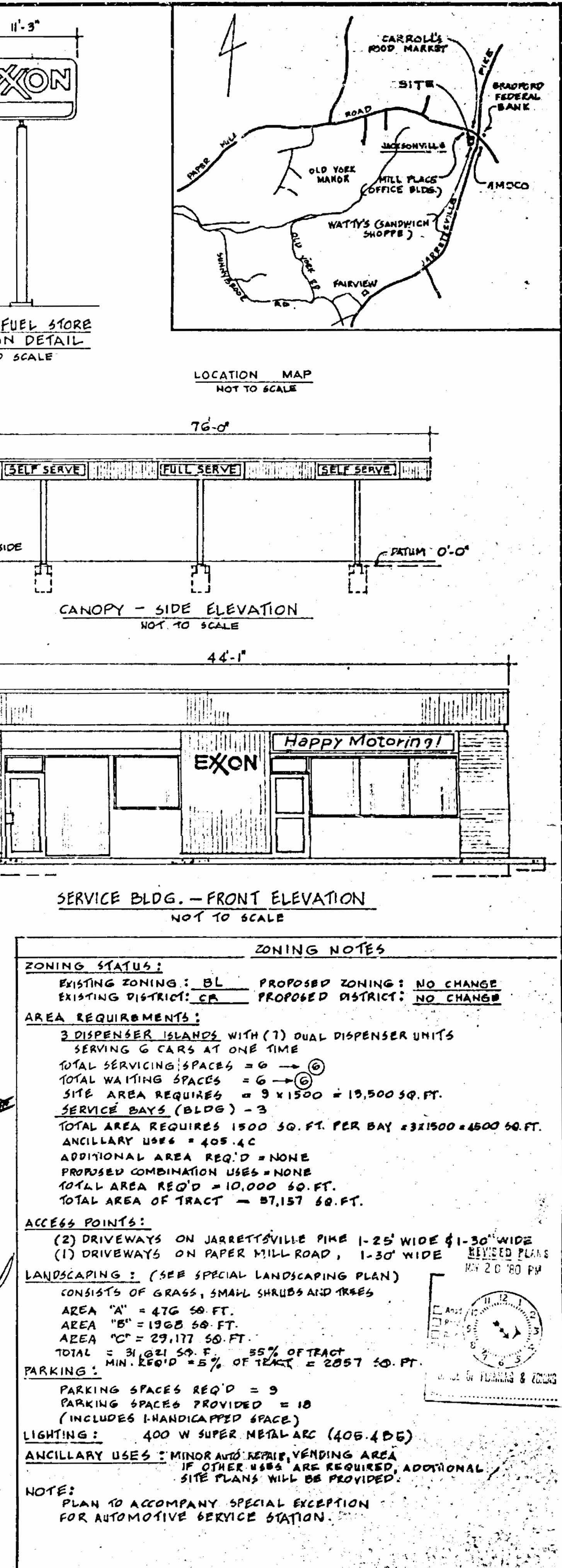
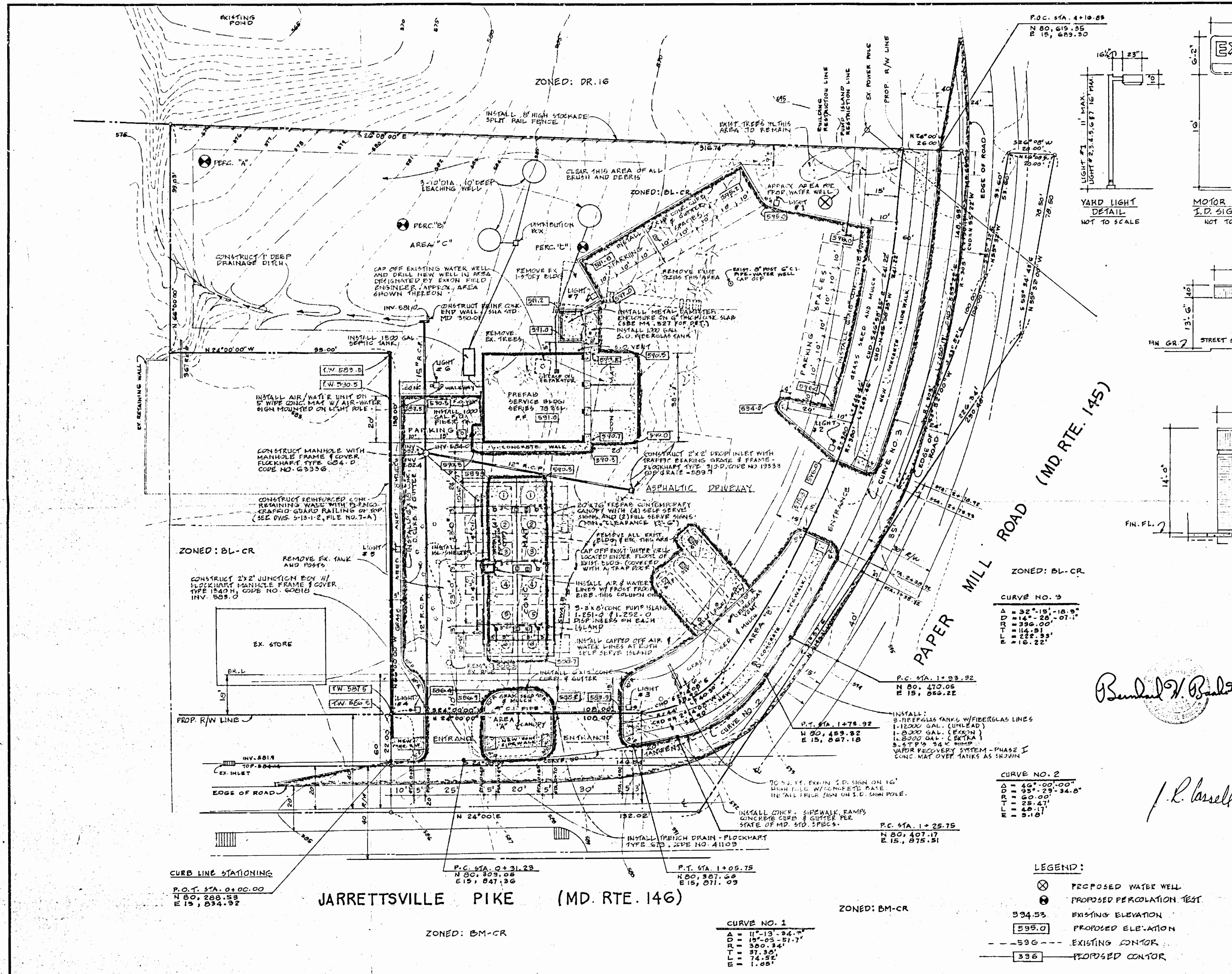
DRAWN BY: LGL
CHECKED BY:
APPROVED BY:
SCALE: 1" = 20'

PLOT PLAN
JARRETTSVILLE PIKE & PAPER MILL ROAD
JACKSONVILLE, BALTO. CO., MD
10TH ELECTION DISTRICT
TAX MAP 055 BLOCK 24 PARCEL 00105

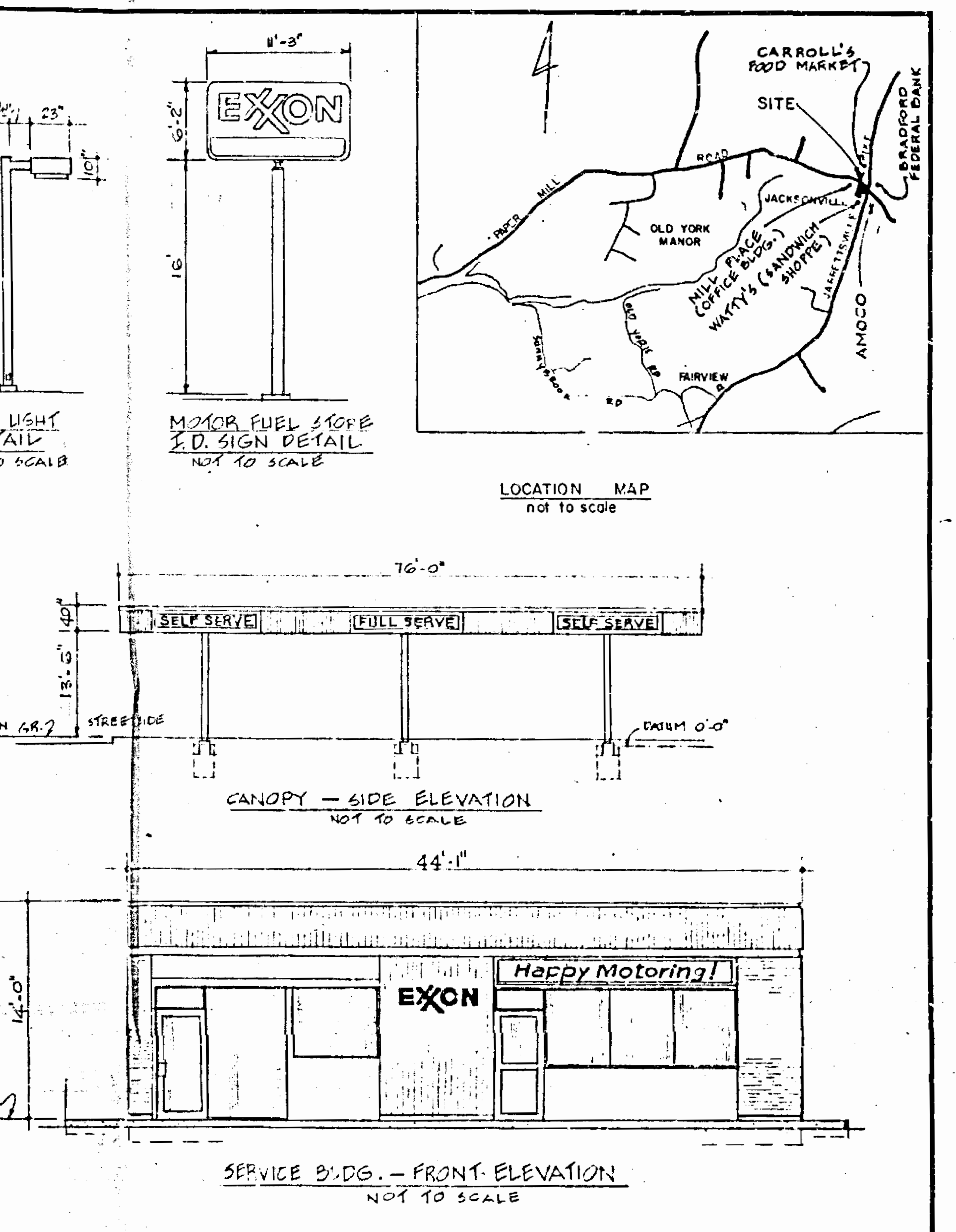
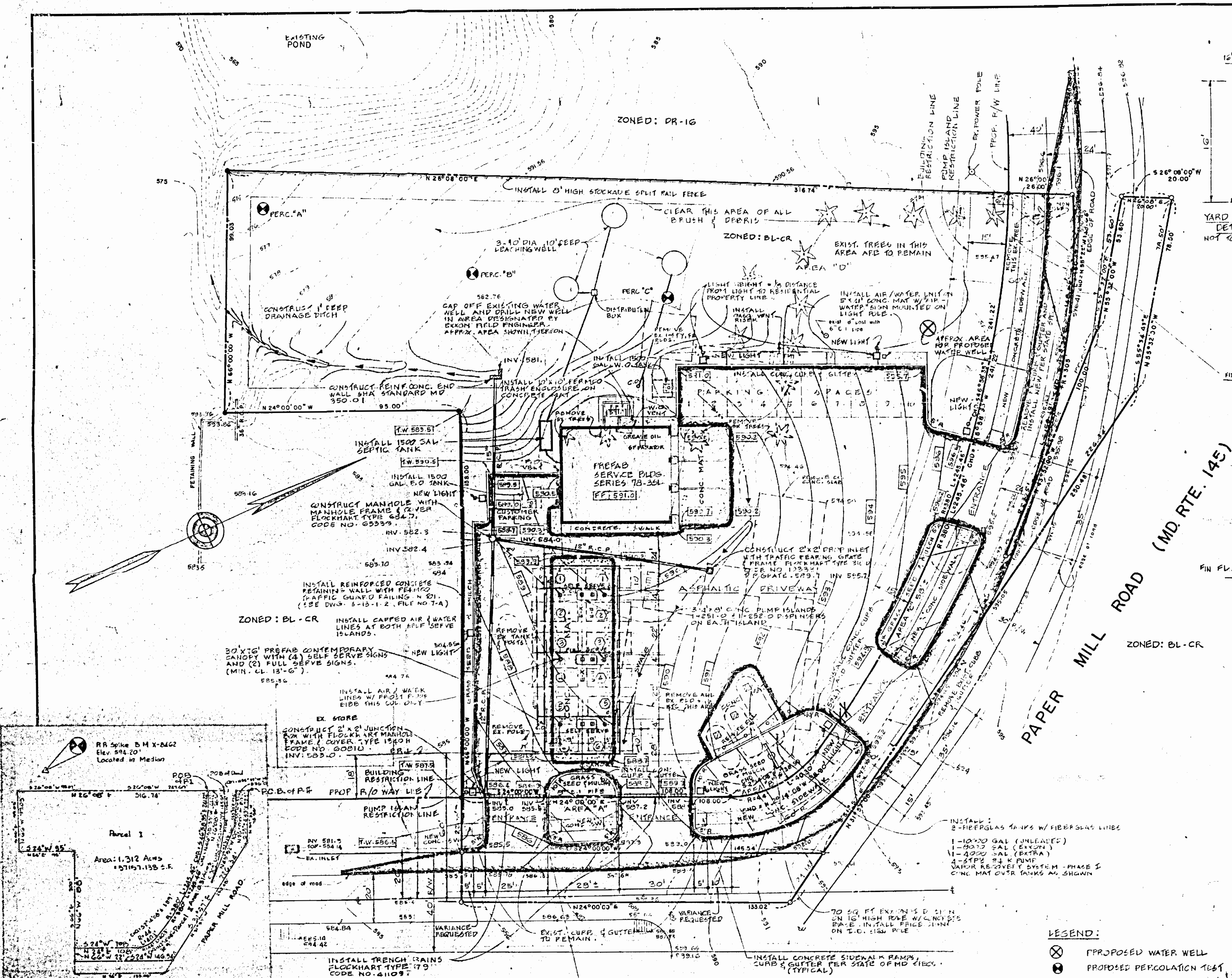
REVISIONS:
COMPLETED REDRAWN L.L. 5-16-80
CURB LINE STATIONING & CURB DATA ADDED L.L. 5-19-80
LIGHTS & MISC. NOTES L.L. 5-19-80

REVISIONS:
MICROFILMED

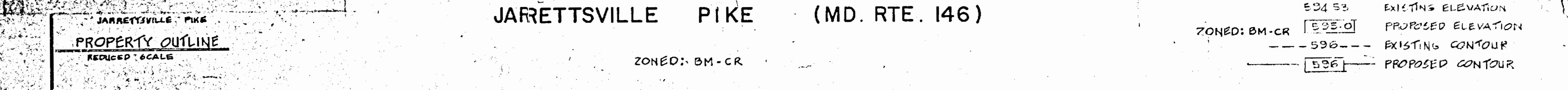
THIS BLUEPRINT IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED



THIS BLUEPRINT IS LOANED TO YOU AND MUST BE RETURNED WHEN IT HAS SERVED THE PURPOSE FOR WHICH INTENDED	REVISIONS: COMPLETELY REDRAWN CURB LINE STATIONING & CURB DATA ADDED LIGHTS & MISC. NOTES	L.L. 5-16-80 L.L. 5-19-80 L.L. 5-19-80	REVISIONS:	EXXON COMPANY, U.S.A. (A DIVISION OF EXXON CORPORATION) POST OFFICE BOX 1288 BALTIMORE, MARYLAND 21203	PROPOSED... MOTOR FUEL STORE W/ BAYS	DRAWN BY: LGL CHECKED BY: APPROVED BY: SCALE: 1"=20'	PLOT PLAN JARRETTSVILLE PIKE & PAPER MILL ROAD JACKSONVILLE, BALTO. CO., MD 10th ELECTION DISTRICT TAX MAP 035 BLOCK 24 PARCEL 00105	DATE: 5-15-80 FILE NO.: 0077 SHEET NO.: 01 JOB NO.: 1-B
	MICROFILMED							



ZONING STATUS:	
EXISTING ZONING: P.L.	PROPOSED ZONING: N7 CHANGE
EXISTING DISTRICT: CE	PROPOSED DISTRICT: NO CHANGE
AREA REQUIREMENTS:	
2 DISPENSER ISLANDS WITH (7) DUAL DISPENSER UNITS	
SERVING 6 CARS AT ONE TIME	
REAL SERVING SPACES = 6 → ⑥	
TOTAL WAITING SPACES = 6 → ⑥	
SITE AREA REQUIRES = 9 x 1500 = 13,500 SQ. FT.	
SERVICE BAYS (BLDG.) = 3	
TOTAL AREA REQUIRES 1300 SQ. FT. PER BAY = 3 x 1500 = 4,500 SQ. FT.	
ANCILLARY USES = 405.40	
ADDITIONAL AREA REQ'D = NONE	
PROPOSED MINIMUM USES = NONE	
TOTAL AREA REQ'D = 10,000 SQ. FT.	
TOTAL AREA OF TRACT = 57,157 SQ. FT.	
ACCESS POINTS:	
(1) DRIVEWAYS ON JARRETTVILLE PIKE, 1-20' WIDE 1-30' WIDE	
(2) DRIVEWAYS ON PAPER MILL ROAD, 2-35' WIDE	
LANDSCAPING: (SEE SPECIAL LANDSCAPING PLAN)	
CONSIST OF GRASS, SMALL SHRUBS AND TREES	
AREA "A" = 470 SQ. FT. AREA "C" = 548 SQ. FT.	
AREA "B" = 1420 SQ. FT. AREA "D" = 29,177 SQ. FT.	
TOTAL = 31,605 SQ. FT. = 55% OF TRACT	
MIN. REQ'D - 5% OF TRACT = 2857 SQ. FT.	
PARKING:	
PARKING SPACES REQ'D = 9	
PARKING SPACES PROVIDED = 12	
(INCLUDES HANDICAPPED SPACE)	
LIGHTING: (B) 400 W SUPER METAL ARC (405.485)	
ANCILLARY USES: AUTO REPAIR, VENDING AREA, ETC.	
NOTE:	
PLAN TO ACCOMPANY SPECIAL EXCEPTION AND VARIANCE FOR AUTOMOTIVE SERVICE STATION.	



THIS BLUEPRINT IS LOANED TO YOU AND MUST BE RETURNED WHEN IT HAS SERVED THE PURPOSE FOR WHICH INTENDED		REVISIONS: GEN. REVISION - PER CO. COMMENTS L.L. 2-4-80		REVISIONS:		EXXON COMPANY, U.S.A. (A DIVISION OF EXXON CORPORATION) POST OFFICE BOX 1288 BALTIMORE, MARYLAND 21203		PROPOSED... MOTOR FUEL STORE W/ BAYS		DRAWN BY: LORI LIM CHECKED BY: APPROVED BY: SCALE: 1"=20'		PLOT PLAN JARRETTVILLE PIKE & PAPER MILL ROAD JACKSONVILLE, BALTO. CO., MD 10th ELECTION DISTRICT TAX MAP 035 BLOCK 24 PARCEL 00185		DATE: JAN. 7, 1980 FILE NO.: 8077 SHEET NO.: OF: 1-B	
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Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Sections 502.1 and 405.3 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 an automotive service station should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Special Exception for an automotive service station, under and pursuant to Section 405.2.B.3 of the aforementioned regulations, in accordance with the site plan prepared by Bernhard H. Baake, III, dated May 16, 1980, and revised May 19, 1980, and marked Petitioner's Exhibit 1, 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 terms and provisions of Sections 405.4 through 405.4.b.6 of said regulations.
2. Upon completion of construction of the automotive service station, the Exxon service station operating to the south of the subject site (Case No. 65-142-RX) shall be considered abandoned and the special exception therefor terminated.
3. Approval of the above referred to site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.


Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE July 24, 1980

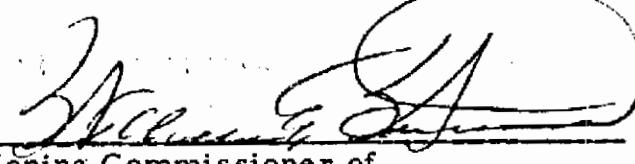
BY John P. Schmitt

ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Sections 502.1 and 405.3 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 an automotive service station should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Special Exception for an automotive service station, under and pursuant to Section 405.2.B.3 of the aforementioned regulations, in accordance with the site plan prepared by Bernhard H. Baake, III, dated May 16, 1980, and revised May 19, 1980, and marked Petitioner's Exhibit 1, 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 terms and provisions of Sections 405.4 through 405.4.b.6 of said regulations.
2. Upon completion of construction of the automotive service station, the Exxon service station operating to the south of the subject site (Case No. 65-142-RX) shall be considered abandoned and the special exception therefor terminated.
3. Approval of the above referred to site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.


Zoning Commissioner of
Baltimore County

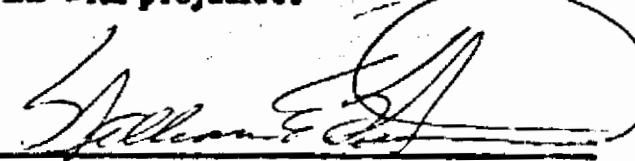
Pursuant to the advertisement, posting of property, and public hearing on the Petition, testimony indicated that the redesign of the improvements negated the necessity for the requested variances.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Variances to permit the curb tangent length between an access driveway and the corner of a street intersection of ten feet in lieu of the required twenty feet, the curb tangent length between access driveways of eighteen feet in lieu of the required twenty feet, and the curb tangent length between an access driveway and a property line of five feet in lieu of the required ten feet be and the same is hereby DISMISSED with prejudice.


Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition, testimony indicated that the redesign of the improvements negated the necessity for the requested variances.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Variances to permit the curb tangent length between an access driveway and the corner of a street intersection of ten feet in lieu of the required twenty feet, the curb tangent length between access driveways of eighteen feet in lieu of the required twenty feet, and the curb tangent length between an access driveway and a property line of five feet in lieu of the required ten feet be and the same is hereby DISMISSED with prejudice.


Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

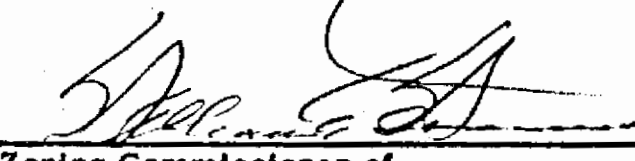
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing (that by reason of the requirements of Sections 502.1 and 405.3 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 an automotive service station should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Special Exception for an automotive service station, under and pursuant to Section 405.2.B.3 of the aforementioned regulations, in accordance with the site plan prepared by Bernhard H. Baake, III, dated May 16, 1980, and revised May 19, 1980, and marked Petitioner's Exhibit 1, 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 terms and provisions of Sections 405.4 through 405.4.b.6 of said regulations.
2. Upon completion of construction of the automotive service station, the Exxon service station operating to the south of the subject site (Case No. 65-142-RX) shall be considered abandoned and the special exception therefor terminated.
3. Approval of the above referred to site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.


Zoning Commissioner of
Baltimore County

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, SUMMERS FUEL, INC., 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, 405.4A 3a hereby petition for a variance from Section 10.02.01.01 the curb tangent length between an access driveway and the corner of a street intersection to be 10' in lieu of the required 20' and to permit the curb tangent length between access driveways to be 18' in lieu of the required 20' and to permit the curb tangent length between an access driveway and a property line to be 5' in lieu of the required 10' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Hardship
2. Practical difficulty.

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

EXXON COMPANY, U.S.A. SUMMERS FUEL, INC.
By William N. Clements By William N. Clements
Contract purchaser President
Address 3601 Boston St., Balto., MD Address 6750 N. Howard, P.O. Box 1111
F. Vernon Boozar William N. Clements
Petitioner's Attorney Legal Owner
Address 614 Bosley Ave., Towson, MD 21204 Address 28 Allencheny Avenue, Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 16th day of April, 1980, 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 108, County Office Building in Towson, Baltimore County, on the 20th day of May, 1980, at 1:30 o'clock P.M.

(over)

ENCLOSURE

Pursuant to the advertisement, posting of property, and public hearing on the Petition, testimony indicated that the redesign of the improvements negated the necessity for the requested variances.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Variances to permit the curb tangent length between an access driveway and the corner of a street intersection of ten feet in lieu of the required twenty feet, the curb tangent length between access driveways of eighteen feet in lieu of the required twenty feet, and the curb tangent length between an access driveway and a property line of five feet in lieu of the required ten feet be and the same is hereby DISMISSED with prejudice.


Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE July 24, 1980

BY John P. Schmitt

ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ an automotive service station

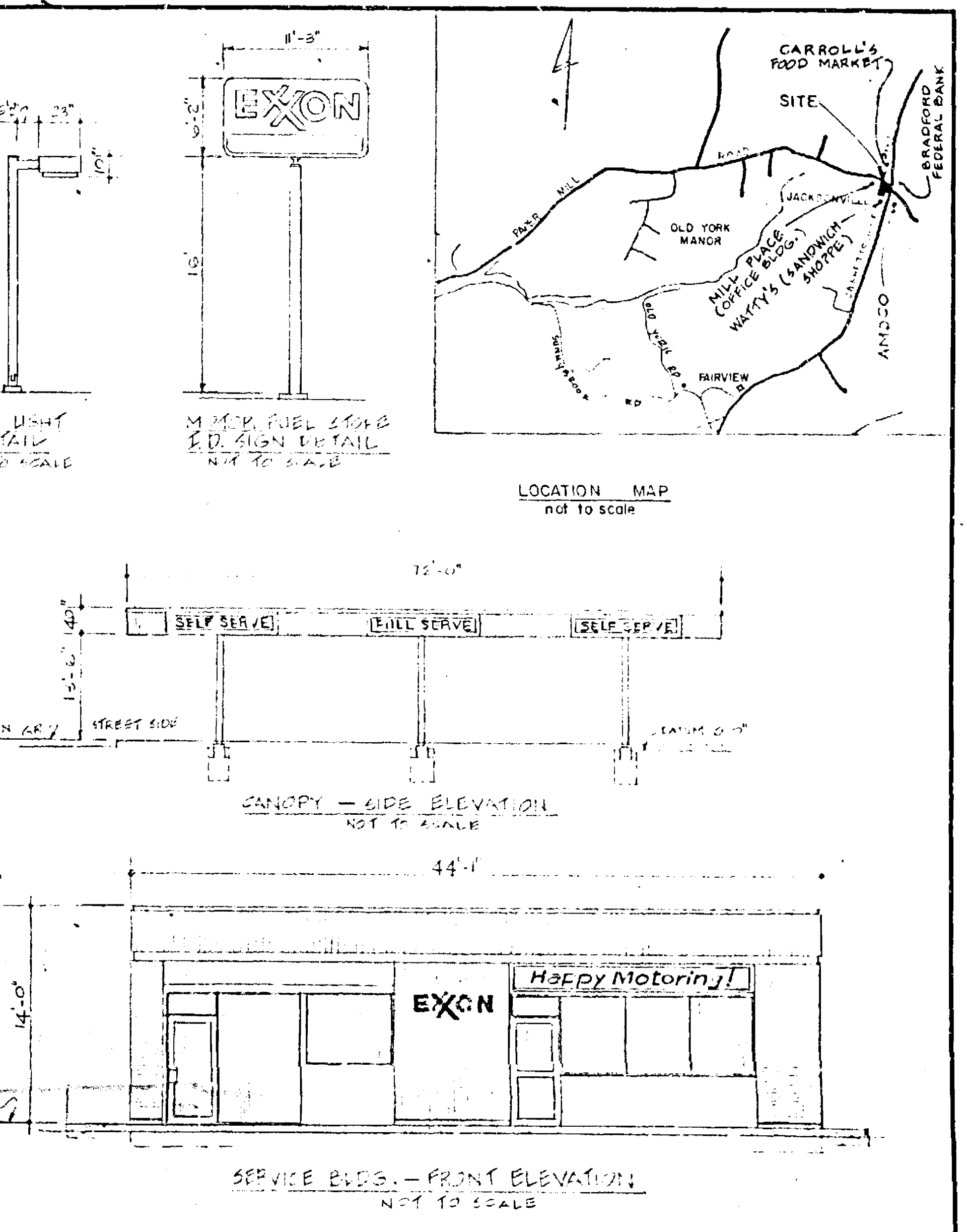
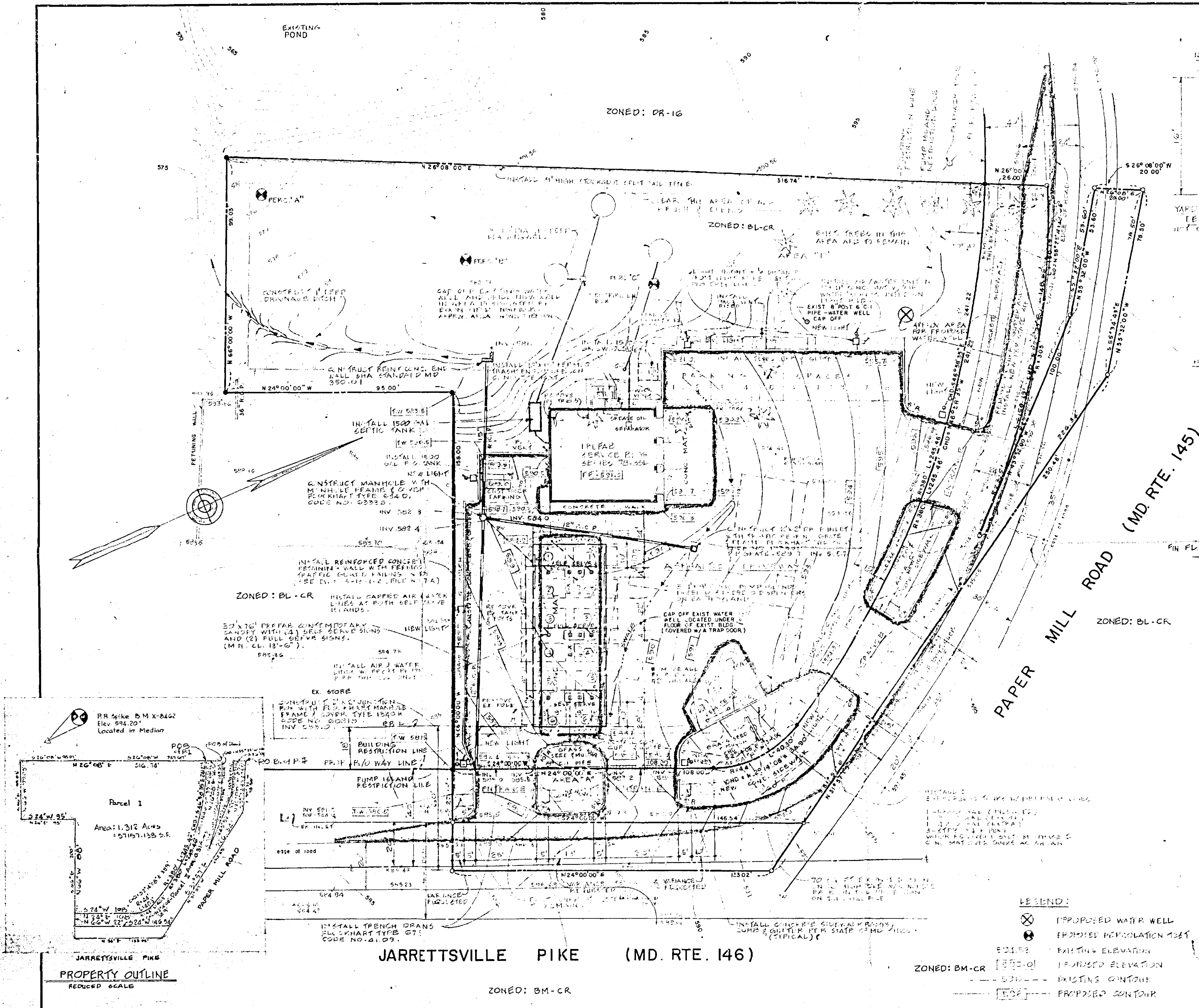
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions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

EXXON COMPANY, U.S.A. SUMMERS FUEL, INC.
By William N. Clements By William N. Clements
Contract purchaser President
Address P.O. Box 1285, Balto., MD 21204 Address 28 Allencheny Avenue, Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 16th day of April, 1980, 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 108, County Office Building in Towson, Baltimore County, on the 20th day of May, 1980, at 1:30 o'clock P.M.

(over)

ENCLOSURE



ZONING NOTES

EXISTING ZONING: PL. PROPOSED ZONING: N-7 CHANGE BY TIME OF PERM. (P) TO BE DETERMINED BY LOCAL OFFICIALS.

AREA REQUIREMENTS:

- MIN. LOT AREA: 10,000 SQ. FT. (1.25 ACRES)
- MIN. LOT WIDTH: 100 FT.
- MIN. LOT DEPTH: 100 FT.
- MIN. SETBACKS: 10 FT. FRONT, 5 FT. SIDE, 5 FT. REAR
- MIN. FLOOR AREA: 15,000 SQ. FT.
- MIN. FLOOR AREA PER GALLON: 1.5 SQ. FT. PER GALLON
- MIN. FLOOR AREA PER GALLON: 1.5 SQ. FT. PER GALLON
- MIN. FLOOR AREA PER GALLON: 1.5 SQ. FT. PER GALLON

LANDSCAPING: (SEE SPECIAL LANDSCAPING PLAN)

- MIN. PLANTING: 10% OF TOTAL LOT AREA
- MIN. PLANTING: 10% OF TOTAL LOT AREA
- MIN. PLANTING: 10% OF TOTAL LOT AREA

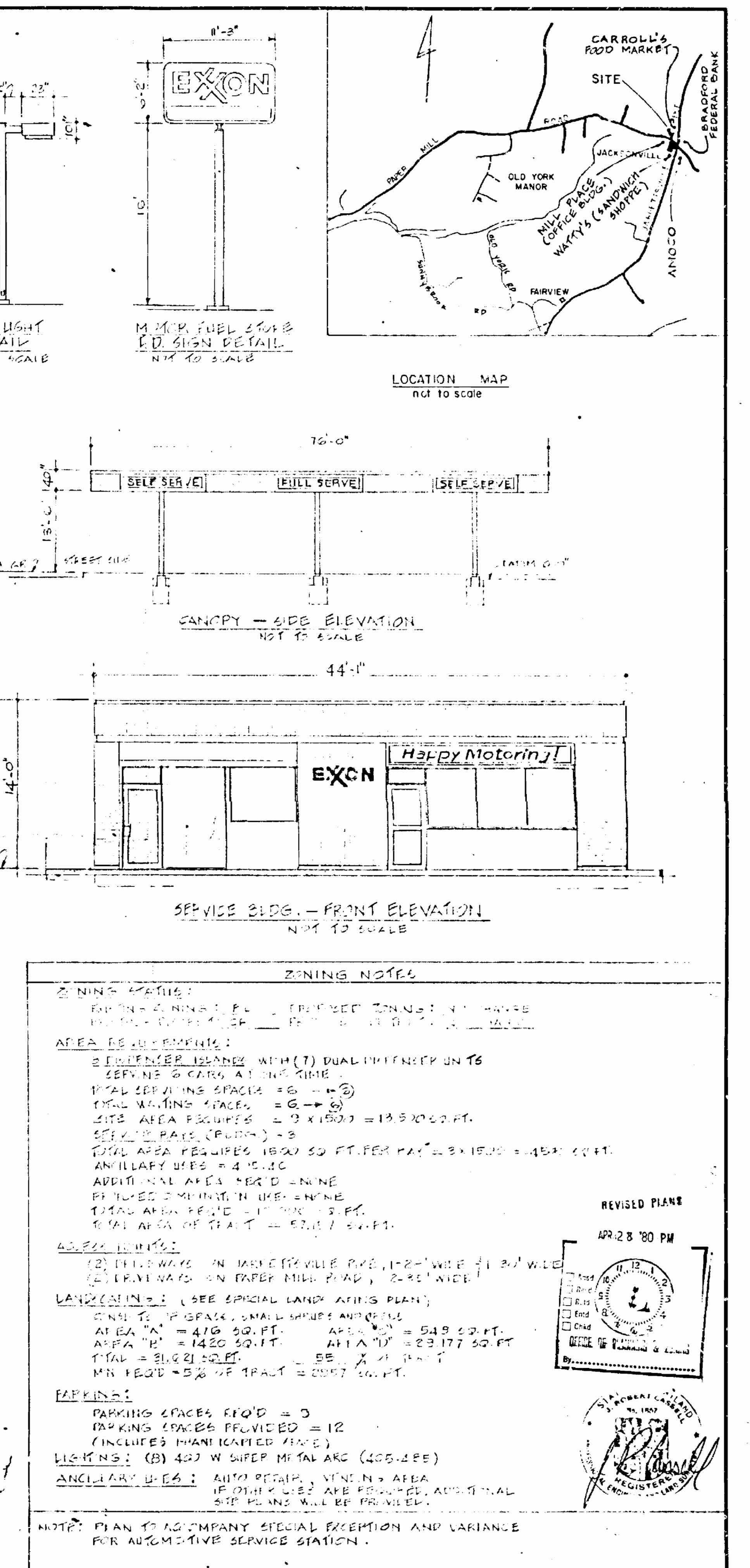
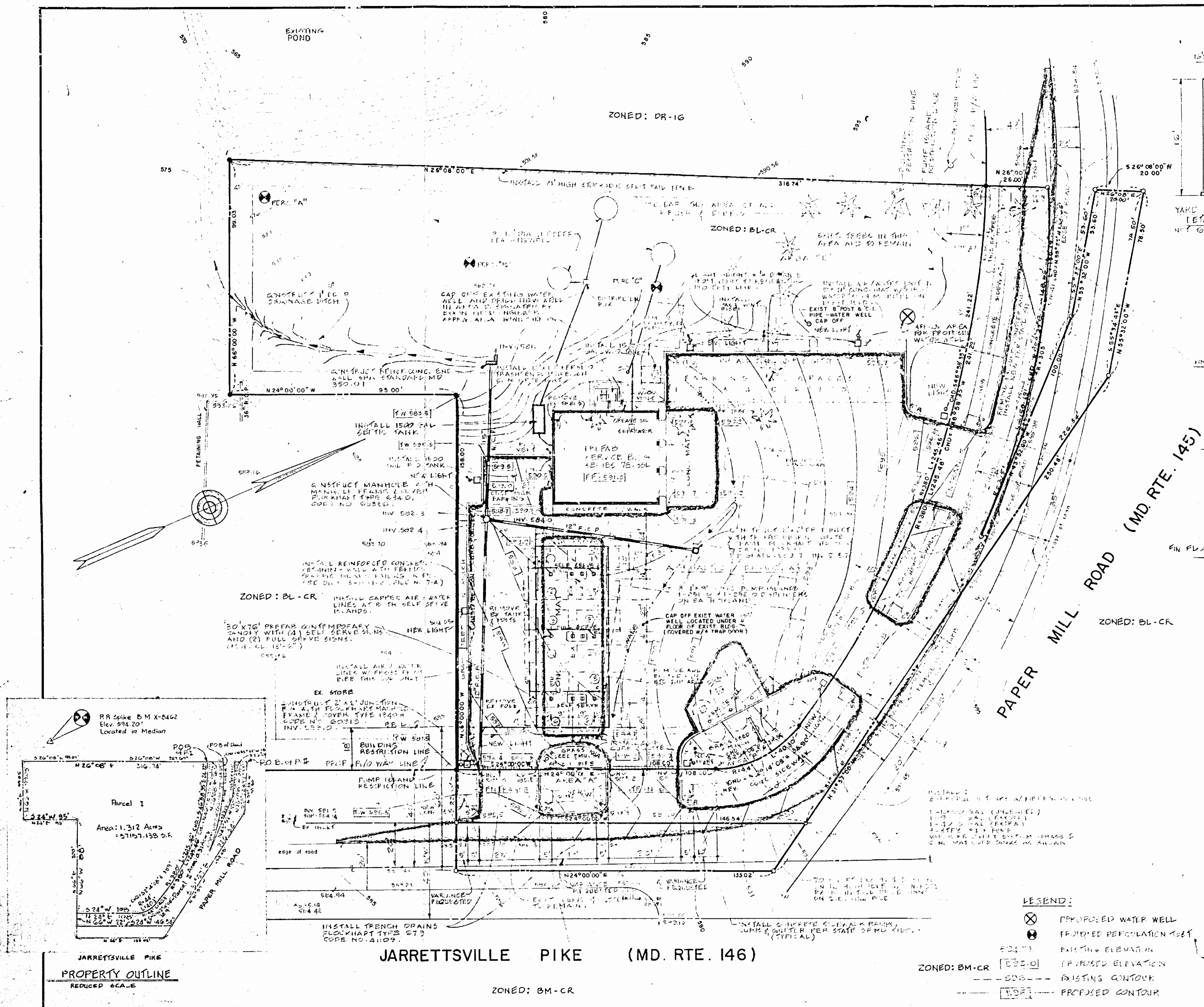
PARKING:

- PARKING SPACES PROVIDED: 12
- (INCLUDES HANDICAPPED SPACE)

LIGHTING: (B) 400 W SUPER METAL ARC (105-485)

ANNUAL USES: AUTO REPAIR, VEHICLE AREA, IF OTHER USES ARE REQUIRED, ANNUAL USES MUST BE APPROVED BY LOCAL OFFICIALS.

NOTE: PLAN TO ACCOMPANY SPECIAL EXCEPTION AND VARIANCE FOR AUTOMOTIVE SERVICE STATION.



THIS BLUEPRINT IS LOANED TO YOU AND MUST BE RETURNED WHEN IT HAS SERVED THE PURPOSE FOR WHICH INTENDED		REVISIONS: GEN. REVISION PER COMMENTS ADDED WATER WELL NOTES ENTRANCE NOTES		REVISIONS: L.L. 2-4-80 L.L. 3-13-80 L.L. 4-18-80		EXXON COMPANY, U.S.A. (A DIVISION OF EXXON CORPORATION) POST OFFICE BOX 1288 BALTIMORE, MARYLAND 21203		PROPOSED: MOTOR FUEL STORE W/ BAYS		DRAWN BY: L.L. CHECKED BY: L.L. APPROVED BY: L.L. SCALE: 1" = 20'		PLOT PLAN JARRETTVILLE PIKE & PAPER MILL ROAD JACKSONVILLE, BALTO. CO., MD 10th ELECTION DISTRICT TAX MAP 035 BLOCK 24 PARCEL 00185		DATE: JAN 7 1980 FILE NO.: 8077 SHEET NO.: 1 OF 1 DWG. NO.: 1-B	
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R.C.2.

R.C.2.

RC 5

PETITIONER'S
EXHIBIT

MICROFILMED

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT 7, 1976 & OCT 8, 1976
BILL NOS. 103, 76, 109, 76, 110, 76, 111, 76,
112, 76, 113, 76, and 114, 76

R.C.4.

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT 7, 1976 & OCT 8, 1976
BILL NOS. 103, 76, 109, 76, 110, 76, 111, 76,
112, 76, 113, 76, and 114, 76

R.C.5.

DR.16
P.54

"Ascot Estates" residential subdivi-
sion- both sides of Paper Mill Rd
Frame house; offices Gaylord Brooks
and Matthews & Co.

77-62 XSPH
R40-40
E10690

DR.16
P.54

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Frame house with offices, and
detached dwellings to
east and north

Frame house with offices, and
detached dwellings to
east and north

Frame house with offices, and
detached dwellings to
east and north

Frame house with offices, and
detached dwellings to
east and north

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PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY, MARYLAND
OFFICIAL ZONING MAP

REVISIONS
BY DATE
SCALE
1" = 200'
DATE OF
PHOTOGRAPHY
APRIL 1958
COMPILED BY PHOTOGRAMMETRIC MAPS
MAPS INCORPORATED-BALTIMORE 22, MARYLAND

LOCATION
SOUTH OF
JACKSONVILLE

SHEET
N.75000
N.E.
20-C

MAY 1 1980
DARL HEINMULLER, J.R.
Railroad - Appraiser - Consultant
117 CHURCH LANE
COCHEVILLE MARYLAND 21030
PHONE 301/648-0000

TAX MAP 35

LOCATION
JACKSONVILLE

SCALE
1" = 200'

SHEET
N.E.
20-C

SUBJECT PROPERTY
1.710 acres by deed, including road
beds
1.312 acres (57,157 sq.ft.) by plat
with accounting for
winding strips
245.46 feet on Paper Mill Road
106.00 feet on Jarrettville Pike

77-62 XSPH
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E10690

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77-62

7 60-251-12 170 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ an automotive service station

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

BY William N. Clements, Jr. Summers Fuel, Inc.
Contract purchaser President
Address P.O. Box 1248, Balto., MD 21203
314-381-1111
BY F. Vernon Booser Protestant's Attorney
Address 614 Bosley Ave., Towson, MD 21204
828-9121

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of April, 1980, 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 20th day of May, 1980, at 1:30 o'clock P.M.

(over)

60-251-12 170 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Summers Fuel, Inc., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 405.2.B.3 of the Zoning Regulations of Baltimore County, to permit the curv tangent length between an access driveway and the corner of a street intersection to be 10' in lieu of the required 20' and to permit the curv tangent length between an access driveway and a property line to be 5' in lieu of the required 10'.

1. Hardship
2. Practical difficulty.

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

BY William N. Clements, Jr. Summers Fuel, Inc.
Contract purchaser President
Address P.O. Box 1248, Balto., MD 21203
314-381-1111
BY F. Vernon Booser Protestant's Attorney
Address 614 Bosley Ave., Towson, MD 21204
828-9121

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of April, 1980, 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 20th day of May, 1980, at 1:30 o'clock P.M.

(over)

Pursuant to the advertisement, posting of property, and public hearing on the Petition, testimony indicated that the redesign of the improvements negated the necessity for the requested variances.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Variances to permit the curv tangent length between an access driveway and the corner of a street intersection of ten feet in lieu of the required twenty feet, the curv tangent length between access driveways of eighteen feet in lieu of the required twenty feet, and the curv tangent length between an access driveway and a property line of five feet in lieu of the required ten feet be and the same is hereby DISMISSED with prejudice.

William N. Clements, Jr.
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Sections 502.1 and 405.3 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 an automotive service station should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Special Exception for an automotive service station, under and pursuant to Section 405.2.B.3 of the aforementioned regulations, in accordance with the site plan prepared by Bernhard H. Baake, III, dated May 16, 1980, and revised May 19, 1980, and marked Petitioner's Exhibit 1, 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 terms and provisions of Sections 405.4 through 405.4.b.6 of said regulations.
2. Upon completion of construction of the automotive service station, the Exxon service station operating to the south of the subject site (Case No. 65-142-RX) shall be considered abandoned and the special exception therefor terminated.
3. Approval of the above referred to site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

William N. Clements, Jr.
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition, testimony indicated that the redesign of the improvements negated the necessity for the requested variances.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Variances to permit the curv tangent length between an access driveway and the corner of a street intersection of ten feet in lieu of the required twenty feet, the curv tangent length between access driveways of eighteen feet in lieu of the required twenty feet, and the curv tangent length between an access driveway and a property line of five feet in lieu of the required ten feet be and the same is hereby DISMISSED with prejudice.

William N. Clements, Jr.
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Sections 502.1 and 405.3 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 an automotive service station should be granted.

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1. Compliance with the terms and provisions of Sections 405.4 through 405.4.b.6 of said regulations.
2. Upon completion of construction of the automotive service station, the Exxon service station operating to the south of the subject site (Case No. 65-142-RX) shall be considered abandoned and the special exception therefor terminated.
3. Approval of the above referred to site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

William N. Clements, Jr.
Zoning Commissioner of
Baltimore County

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William N. Clements, Jr.
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Sections 502.1 and 405.3 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 an automotive service station should be granted.

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1. Compliance with the terms and provisions of Sections 405.4 through 405.4.b.6 of said regulations.
2. Upon completion of construction of the automotive service station, the Exxon service station operating to the south of the subject site (Case No. 65-142-RX) shall be considered abandoned and the special exception therefor terminated.
3. Approval of the above referred to site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

William N. Clements, Jr.
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE July 24, 1980
BY John P. [Signature]
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING

DATE July 24, 1980
BY John P. [Signature]
ADMINISTRATIVE ASSISTANT

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition, testimony indicated that the redesign of the improvements negated the necessity for the requested variances.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Variance to permit the curb tangent length between an access driveway and the corner of a street intersection of ten feet in lieu of the required twenty feet, the curb tangent length between access driveways of eighteen feet in lieu of the required twenty feet, and the curb tangent length between an access driveway and a property line of five feet in lieu of the required ten feet be and the same is hereby DISMISSED with prejudice.

[Signature]
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition, and it appearing that by reason of the requirements of Sections 502.1 and 405.3 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 an automotive service station should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Special Exception for an automotive service station, under and pursuant to Section 405.2.B.3 of the aforementioned regulations, in accordance with the site plan prepared by Bernhard H. Baake, III, dated May 16, 1980, and revised May 19, 1980, and marked Petitioner's Exhibit 1, 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 terms and provisions of Sections 405.4 through 405.4.b.6 of said regulations.
2. Upon completion of construction of the automotive service station, the Exxon service station operating to the south of the subject site (Case No. 65-142-RX) shall be considered abandoned and the special exception therefor terminated.
3. Approval of the above referred to site plan by the Maryland Department of Transportation, 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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 9, 1980

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

cc: 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

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 170
Petitioner-Summers Fuel, Inc.
Special Exception and
Variance Petitions

Dear Mr. Boozer:

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.

The subject of this petition is located on the southwest corner of Jarrettsville Pike and Paper Mill Road in the 10th Election District and is presently improved with a vacant building. Surrounding properties to the north, east and south are zoned commercial and are improved with commercial uses, while an office building (Case No. 77-182-XSPH) exists to the west.

The Special Exception is required as a result of your client's proposal to construct an automotive service station on this site, while the Variances are included because of the problems encountered with the proposed access driveways along Jarrettsville Pike.

In writing my comments, I noticed that the proposed zoning in the reference of the comments from the various members of this Committee indicated a "Special Exception for an automotive service garage". This was due to a typographical error in the preparation of the agenda, and I can assure you that all comments included herein are based on a proposed service station, as indicated on the petition forms.

Item No. 170
Special Exception and
Variance Petitions
May 9, 1980

On April 16, 1980, Mr. John B. Howard, attorney for the property owner, Mr. Stuart Bain and Mr. Don Ready met with the Committee, and we discussed changes to the proposed access points. Since the revisions discussed were unacceptable to Mr. Bain, it was his request that the hearing be held on the site plan as submitted.

At the time of this writing, the comments from the State Highway Administration were not available. I suggest that you contact Mr. John Meyers at 383-4321 to discuss this matter.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: John B. Howard, Esquire
409 Washington Ave.
Towson, Md. 21204

Exxon Company, U.S.A.
Post Office Box 1288
Baltimore, Md. 21203

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 27, 1980

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

Re: Item #170 (1979-1980)
Property Owner: Summers Fuel, Inc.
S/W cor. Jarrettsville Pike and Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312 District: 10th

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.

Highways:

Paper Mill Road (Md. 145) and Jarrettsville Pike (Md. 146) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect the roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The entrance locations are also subject to the approval of the Baltimore County Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Item #170 (1979-1980)
Property Owner: Summers Fuel, Inc.
Page 2
March 27, 1980

Storm Drains: (Cont'd)

Any storm drains required in connection with further development of this property, are to be designed and constructed in accordance with Baltimore County and State Highway Administration Standards and Specifications, as applicable.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which proposes to utilize private onsite facilities.

This property, which is tributary to Loch Raven Reservoir, is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-11A, respectively, indicate "No Planned Service" in the area.

Very truly yours,

[Signature]
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

ES-SE Key Sheet
81 NE 11 Pos. Sheet
NE 21 C Topo
35 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
294-3211

JOHN D. SEYFFERT
DIRECTOR

April 28, 1980

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 #170, Zoning Advisory Committee Meeting, February 26, 1980, are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike and Paper Mill Road
Existing Zoning: B.L.-C.R.

Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.

Acres: 1.312
District: 10th

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 as submitted indicates: two (2) driveways on Jarrettsville Pike and two (2) driveways on Paper Mill Road and the building along with the service islands located in the southeast corner of the property.

It is the opinion of this office that the two driveways on Jarrettsville Pike along with the service islands being located in this area, traffic problems can be anticipated.

Therefore, the site plan should be revised to provide on driveway on Jarrettsville Pike move the service islands to the north, and move the two (2) driveways on Paper Mill Road to the west.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

cc: Mr. John E. Meyers

STEPHEN E. COLLINS
DIRECTOR

April 21, 1980

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

Item No. 170 - ZAC - Meeting of April 21, 1980
Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike & Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special exception for an automotive service garage and variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

Dear Mr. Hammond:

The requested special exception for a service garage will cause traffic problems. It is the opinion of the department that the 10' of stacking spaces at the pumps, the smallness of the entrances and the nearness of the entrances to the intersection will cause traffic problems within the intersection of Jarrettsville Pike, Paper Mill Road and Sweet Air Road.

Should this special exception be granted, we recommend this site be restricted to one entrance on Jarrettsville Pike and one entrance on Paper Mill Road; both entrances to be located as far away from the intersection as possible. The pump islands should be located midway between the entrances.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/mjm

April 11, 1980

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

Dear Mr. Hammond:

Comments on Item #170, Zoning Advisory Committee Meeting of February 26, 1980, are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike & Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.

Acres: 1.312
District: 10th

A private water well and sewage disposal system are proposed. Prior to approval of a building permit for the proposed facility, a water well must be drilled; meeting all requirements as set forth by State of Maryland, Department of Mental Health and Hygiene and Baltimore County Department of Health. Soil percolation tests must also be conducted prior to application for a building permit.

Presently existing on site are three drilled wells and a private sewage disposal system. The sewage disposal system must be located and backfilled in an approved manner. The three wells must be backfilled in an approved manner and verified by this department prior to approval of a building permit for the site.

Mr. William E. Hammond 2 April 11, 1980

The proposed underground fuel tanks must be located a minimum distance of 50 ft. from any abandoned water well and a minimum distance of 100 ft. from any water well used as a source of potable water.

Prior to final occupancy approval, the potability of the water supply must be verified by collection of a bacteriological sample.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Very truly yours,

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/fth

cc: Air Pollution

PAUL H. REINCKE
CHIEF

February 29, 1980

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Summers Fuel, Inc.

Location: SW/C Jarrettsville Pike & Paper Mill Rd.

Item No: 170 Zoning Agenda: 2-26-80

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.

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

() 6. Site plans are approved as drawn.

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

REVIEWER *George M. Hargan* Noted and Approved: *George M. Hargan*
Planning Group Fire Prevention Bureau
Special Inspection Division

TED ZALESKI, JR.
DIRECTOR

February 26, 1980

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

Dear Mr. Hammond:

Comments on Item #170 Zoning Advisory Committee Meeting, February 26, 1980 are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike and Paper Mill Road
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th
The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
X B. A building/ _____ permit shall be required before beginning construction.
C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
E. In wood frame construction an exterior wall erected within 6' 0" of or adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 5" masonry firewall is required if construction is on the lot line.
F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
X I. Comments - If building is prefabricated construction it shall be approved by the State and bear a State Seal of approval. Any questions call me at 494-3987.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
SW corner of Jarrettsville Pike and
Paper Mill Rd., 10th District : OF BALTIMORE COUNTY

SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman *John W. Hession, III*
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1980, a copy of the foregoing

Order was mailed to F. Vernon Boozer, Esquire, 614 Bosley Avenue, Towson, Maryland

21204, and EXXON Co., U.S.A., P. O. Box 1288, Baltimore, Maryland 21203, ATTN:

Stuart A. Bain, Contract Purchaser.

John W. Hession, III
John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
for an automotive service station
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/Corner of Jarrettsville Pike
and Paper Mill Road :
10th Election District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA
: : : : : :

ORDER FOR APPEAL

Mr. Commissioners:

Please note an appeal from your decision granting the Petition for Special

Exception in the above-entitled matter, under date of July 24, 1980, to the County

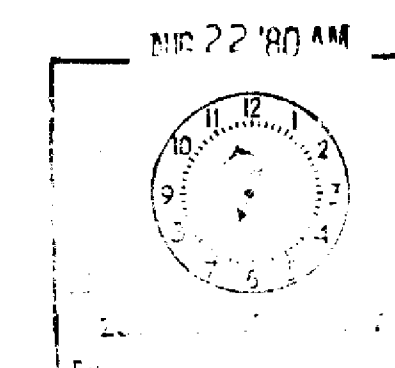
Board of Appeals and forward all papers in connection therewith to said Board for

hearing.

Peter Max Zimmerman *John W. Hession, III*
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of August, 1980, a copy of the
aforegoing Order for Appeal was mailed to F. Vernon Boozer, Esquire, 614 Bosley
Avenue, Towson, Maryland 21204, Attorney for Petitioner; Mr. Stuart A. Bain,
EXXON Company, U.S.A., P. O. Box 1288, Baltimore, Maryland 21203, Contract
Purchaser; and Mr. Donald H. Ready, 210 Allegheny Avenue, Towson, Maryland
21204, Realtor.

Peter Max Zimmerman
Peter Max Zimmerman



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/corner of Jarrettsville Pike
and Paper Mill Road :
10th District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA
: : : : : :

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the

Board having noted that there are no other Appellants of record in said case, it is,

this 6th day of November, 1980, by the County Board of Appeals of Baltimore

County,

ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County

herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr.
Walter A. Reiter, Jr., Chairman

William T. Hackett
William T. Hackett

Patricia Millhouser
Patricia Millhouser

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES
SW/corner of Jarrettsville Pike : OF BALTIMORE COUNTY
and Paper Mill Road
10th District :

SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

MOTION FOR DISMISSAL

To the Honorable, Members of Said Board:

The Motion of the People's Counsel for Baltimore County respectfully represents, viz:

1. That the Movant was the sole Appellant from the decision of the Zoning Commissioner in this case, which involves a Special Exception for the operation and maintenance of a gasoline service station and certain variances, as in the Petition more fully appears.
2. That said appeal was filed in order to seek a resolution of the contradictory reports with regard to said Petition filed by several County and State agencies in the case.
3. That your Movant has caused an independent review of the case to be made and as a result thereof feels and therefore avers that the public interest no longer requires the prosecution of said appeal.

WHEREFORE, Movant respectfully prays that the appeal be dismissed.

AND AS IN DUTY BOUND, etc.,

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

RECEIVED
BALTIMORE COUNTY
Nov 16 11:11 AM '80
COUNTY BOARD
OF APPEALS
BY: C

- 2 -

I HEREBY CERTIFY that on this 6th day of November, 1980, a copy of the foregoing Motion and proposed Order was mailed to F. Vernon Boozer, Esquire, 614 Bosley Avenue, Towson, Maryland 21204.

John W. Hession, III
John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES
SW/corner of Jarrettsville Pike : OF BALTIMORE COUNTY
and Paper Mill Road
10th District :

SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

ORDER

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ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr.
Walter A. Reiter, Jr., Chairman

William T. Hackett
William T. Hackett

Patricia Millhouser
Patricia Millhouser

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES
SW/corner of Jarrettsville Pike : OF BALTIMORE COUNTY
and Paper Mill Road
10th District :

SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

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John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

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BALTIMORE COUNTY
Nov 16 12:11 PM '80
COUNTY BOARD
OF APPEALS
BY: C

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John W. Hession, III
John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
SW/corner of Jarrettsville Pike and : OF BALTIMORE COUNTY
Paper Mill Rd., 10th District :

SUMMERS FUEL, INC., Petitioner : Case No. 80-237-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
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1980, a copy of the foregoing Order was mailed to F. Vernon Boozer, Esquire, 614 Bosley Avenue, Towson, Maryland 21204, and EXXON Co., U.S.A., P. O. Box 1288, Baltimore, Maryland 21203, ATTN: Stuart A. Bain, Contract Purchaser.

John W. Hession, III
John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES
SW/corner of Jarrettsville Pike : OF BALTIMORE COUNTY
and Paper Mill Road
10th District :

SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

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AND AS IN DUTY BOUND, etc.,

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

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BALTIMORE COUNTY
Nov 16 11:11 AM '80
COUNTY BOARD
OF APPEALS
BY: C

- 2 -

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John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES
SW/corner of Jarrettsville Pike : OF BALTIMORE COUNTY
and Paper Mill Road
10th District
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

ORDER

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ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

William T. Hackett

Patricia Millhouser

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES
SW/corner of Jarrettsville Pike : OF BALTIMORE COUNTY
and Paper Mill Road
10th District
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

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WHEREFORE, Movant respectfully prays that the appeal be dismissed.

AND AS IN DUTY BOUND, etc.,

RECEIVED
BALTIMORE COUNTY
Nov 10 11 AM '80
COUNTY BOARD
OF APPEALS
BY: 2

John W. Hession, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

- 2 -

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John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES
SW/corner of Jarrettsville Pike : OF BALTIMORE COUNTY
and Paper Mill Road
10th District
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

ORDER

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COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

William T. Hackett

Patricia Millhouser

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES
SW/corner of Jarrettsville Pike : OF BALTIMORE COUNTY
and Paper Mill Road
10th District
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

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AND AS IN DUTY BOUND, etc.,

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BALTIMORE COUNTY
Nov 10 11 AM '80
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OF APPEALS
BY: 2

John W. Hession, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

- 2 -

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John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES
SW/corner of Jarrettsville Pike : OF BALTIMORE COUNTY
and Paper Mill Road
10th District
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

ORDER

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ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

William T. Hackett

Patricia Millhouser

EXCERPTS FROM THE MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE MANOR CENTER MERCHANTS' ASSOCIATION, INC.

At a Special Meeting of the Board of Directors of the Manor Center Merchants' Association, Inc., held on May 19, 1980 at 12:00 Noon, which was attended by a quorum of the Board of Directors, it was "RESOLVED that the Board of Directors of the Corporation be and they do hereby authorize and direct Donald H. Ready to appear before the Zoning Commissioner and advise said Commissioner that the members of the Manor Center Merchants' Association, Inc., express their favorable interest in having the Commissioner grant a Special Exception to the Exxon Corporation to open a gasoline service station at the Southwest Corner of Paper Mill Road and Jarrettsville Pike."

I HEREBY CERTIFY that the above is an Excerpt from the Formal Minutes of the Meeting of the Board of Directors of the Manor Center Merchants' Association, Inc., as aforesaid.

MANOR CENTER MERCHANTS' ASSOCIATION, INC.

By: Judith Niedenthal, President and Director

ATTEST - SECRETARY

Lewis Stengel, Secretary

PETITIONER'S
EXHIBIT 7

PETITIONER'S EXHIBIT

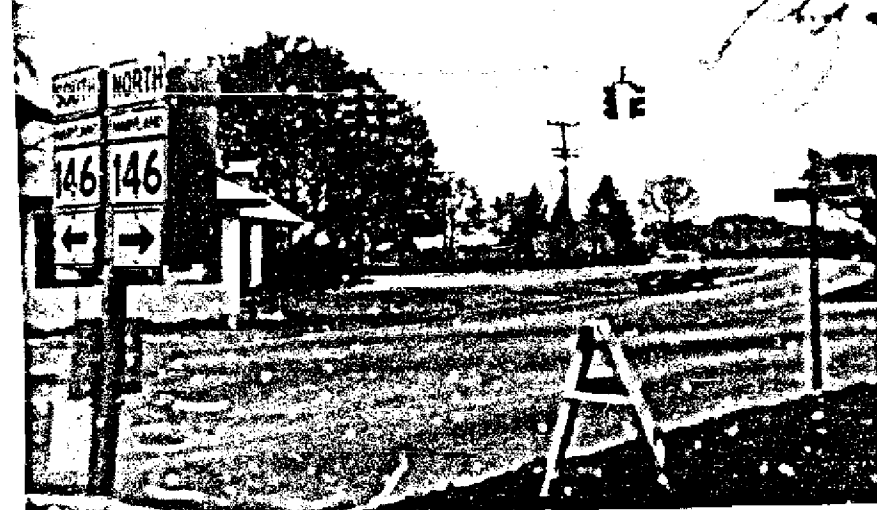
CARL HEINMULLER, JR.



1)- Taken Saturday morning, April 26, 1980. The subject property seen from diagonally opposite (building across parking lot).



2)- Taken the same time. Looking south along Jarrettsville Pike



3)- Taken the same time. Looking westerly along Paper Mill Road

August 25, 1980

CASE NO. 80-237-XA
Item No. 170

SW/C of Jarrettsville Pike and
Paper Mill Road

Summers Fuel, Inc.

- ✓ 1. Copy of Petition
- ✓ 2. Copy of Description of Property
- ✓ 3. Copy of Certificate of Posting 1 sign
- ✓ 4. Copy of Certificates of Publication
- ✓ 5. Copy of Zoning Advisory Committee Comments
- ✓ 6. Copy of Comments from the Director of Planning
- ✓ 7. Planning Board Comments and Accompanying Map
- ✓ 8. Copy of Order to Enter Appearance
- ✓ 9. Copy of Order - ~~Zoning~~ Zoning Commissioner
- ✓ 10. Copy of Plat of Property
11. 200' Scale Location Plan
12. 1000' Scale Location Plan
13. Memorandum in Support of Petition
14. Letter(s) from Protestant(s)
15. Letter(s) from Petitioner(s)
16. Protestants' Exhibits to Plats, Photos, Minutes, Letter
- ✓ 17. Petitioners' Exhibits 1 to 8
- ✓ 18. Letter of Appeal, John W. Hessian, III, Esquire

Summers Fuel, Inc.
William N. Clements, President
28 Allegheny Avenue
The Penthouse - Suite 1201
Towson, Maryland 21204

Petitioner

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

Attorney for Petitioner

Exxon Company, U.S.A.
c/o Stuart A. Bain
P.O. Box 1288
Baltimore, Maryland 21203

Contract Purchaser

Mr. Donald H. Ready
210 Allegheny Avenue
Towson, Maryland 21204

Realtor

John W. Hessian, III, Esquire

People's Counsel

James E. Dyer

Request Notification

RE: PETITION FOR SPECIAL EXCEPTION
for an automotive service station
PETITION FOR VARIANCES
SW/corner of Jarrettsville Pike
and Paper Mill Road
10th Election District

SUMMERS FUEL, INC., Petitioner Case No. 80-237-XA

ORDER FOR APPEAL

Mr. Commissioner:

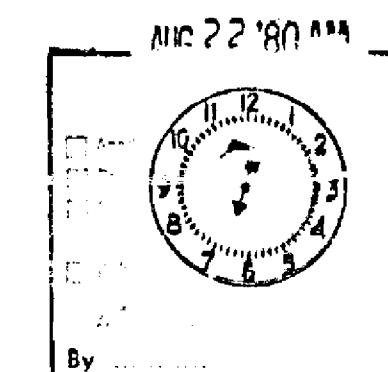
Please note an appeal from your decision granting the Petition for Special Exception in the above-entitled matter, under date of July 24, 1980, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of August, 1980, a copy of the foregoing Order for Appeal was mailed to F. Vernon Booser, Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioner; Mr. Stuart A. Bain, EXXON Company, U.S.A., P. O. Box 1288, Baltimore, Maryland 21203, Contract Purchaser; and Mr. Donald H. Ready, 210 Allegheny Avenue, Towson, Maryland 21204, Realtor.

Peter Max Zimmerman
Deputy People's Counsel



August 25, 1980

CASE NO. 80-237-XA
Item No. 170

SE-Automotive Service Station,
VAR. - from Section 405.4A.3a to
permit curb tangent lengths (10' and
18' in lieu of 20')

SW/C of Jarrettsville Pike and
Paper Mill Road

Summers Fuel, Inc.
10th District
EXXON Co., C.P.

- ✓ 1. Copy of Petition
- ✓ 2. Copy of Description of Property
- ✓ 3. Copy of Certificate of Posting 1 sign
- ✓ 4. Copy of Certificates of Publication
- ✓ 5. Copy of Zoning Advisory Committee Comments
- ✓ 6. Copy of Comments from the Director of Planning
7. Planning Board Comments and Accompanying Map
- ✓ 8. Copy of Order to Enter Appearance
- ✓ 9. Copy of Order - ~~Zoning~~ Zoning Commissioner 7-24-80
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11. 200' Scale Location Plan
12. 1000' Scale Location Plan
13. Memorandum in Support of Petition
14. Letter(s) from Protestant(s)
15. Letter(s) from Petitioner(s)
16. Protestants' Exhibits to Plats, Photos, Minutes, Letter
- ✓ 17. Petitioners' Exhibits 1 to 8
- ✓ 18. Letter of Appeal, John W. Hessian, III, Esquire 8-22-80

Summers Fuel, Inc.
William N. Clements, President
28 Allegheny Avenue
The Penthouse - Suite 1201
Towson, Maryland 21204

Petitioner

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

Attorney for Petitioner

Exxon Company, U.S.A.
c/o Stuart A. Bain
P.O. Box 1288
Baltimore, Maryland 21203

Contract Purchaser

Mr. Donald H. Ready
210 Allegheny Avenue
Towson, Maryland 21204

Realtor

John W. Hessian, III, Esquire

People's Counsel

James E. Dyer

Request Notification

William Hammond

Zoning Office

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 10th
Posted for: 10th District
Petitioner: Summers Fuel, Inc.
Location of property: SW corner of Jarrettsville Pike and Paper Mill Road
Location of Signs: 10th District
Remarks: 10th District
Posted by: 10th District
Date of Posting: 8/22/80
Date of return: 8/25/80

LEGAL NOTICE

PETITION FOR SPECIAL
EXCEPTION AND VARIANCE

10th District

ZONING: Petition for Special Ex-

ception for automotive service

station and Variance for permit

curb tangent lengths

LOCATION: Southwest corner of

Jarrettsville Pike and Paper

Mill Road

LATE & TIME: Tuesday, May 20,

1980 at 1:30 P.M.

PUBLIC HEARING: Room 106,

County Office Building, 111 W.

Chesapeake Avenue,

Towson, Maryland

The Zoning Commissioner of Bal-

timore County, in authority of the

Zoning Act and Regulations of Bal-

timore County, will hold a public

hearing

Petition for Special Exception

for an automotive service sta-

tion and Variance to permit

the curb tangent length be-

tween an access driveway

and the corner at a street in-

tersection to be 10 feet or less

of the required 20 feet and to

permit the curb tangent

length between access drive-

ways to be 15 feet in lieu of

the required 20 feet and to

permit the curb tangent

length between an access

driveway and a property line

to be 5 feet in lieu of the re-

quired 10 feet

The Zoning Regulation to be ex-

cepted as follows:

Section 405.4A.3A - Access and

street improvements

All that parcel of land in the Tenth

District of Baltimore County

beginning at a point on the

proposed westerly right of

CERTIFICATE OF PUBLICATION

A 1320 Reg # 111649

Pikesville, Md., May 1, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 20th day of May, 1980.

the first publication appearing on the 1st day of May, 1980

the second publication appearing on the 1st day of May, 1980

the third publication appearing on the 1st day of May, 1980

THE NORTHWEST STAR

Manager

Cost of Advertisement 60.00

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 9, 1980

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

ooc
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

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 170
Petitioner-Summers Fuel, Inc.
Special Exception and
Variance Petitions

Dear Mr. Booser:

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.

The subject of this petition is located on the southwest corner of Jarrettsville Pike and Paper Mill Road in the 10th Election District and is presently improved with a vacant building. Surrounding properties to the north, east and south are zoned commercial and are improved with commercial uses, while an office building (Case No. 77-182-XSPH) exists to the west.

The Special Exception is required as a result of your client's proposal to construct an automotive service station on this site, while the Variances are included because of the problems encountered with the proposed access driveways along Jarrettsville Pike.

In writing my comments, I noticed that the 'proposed zoning' in the reference of the comments from the various members of this Committee indicated a "Special Exception for an automotive service garage". This was due to a typographical error in the preparation of the agenda, and I can assure you that all comments included herein are based on a proposed service station, as indicated on the petition forms.

Item No. 170
Special Exception and
Variance Petitions
May 9, 1980

On April 16, 1980, Mr. John B. Howard, attorney for the property owner, Mr. Stuart Bain and Mr. Don Ready met with the Committee, and we discussed changes to the proposed access points. Since the revisions discussed were unacceptable to Mr. Bain, it was his request that the hearing be held on the site plan as submitted.

At the time of this writing, the comments from the State Highway Administration were not available. I suggest that you contact Mr. John Meyers at 383-4321 to discuss this matter.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: John B. Howard, Esquire
409 Washington Ave.
Towson, Md. 21204

Exxon Company, U.S.A.
Post Office Box 1288
Balto., Md. 21203

Pursuant to the advertisement, posting of property, and public hearing on the Petition, testimony indicated that the redesign of the improvements negated the necessity for the requested variances.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Variance to permit the curb tangent length between an access driveway and the corner of a street intersection of ten feet in lieu of the required twenty feet, the curb tangent length between access driveways of eighteen feet in lieu of the required twenty feet, and the curb tangent length between an access driveway and a property line of five feet in lieu of the required ten feet be and the same is hereby DISMISSED with prejudice.

[Signature]
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

MICROFILMED

Item No. 170
Special Exception and
Variance Petitions
May 9, 1980

On April 16, 1980, Mr. John B. Howard, attorney for the property owner, Mr. Stuart Bain and Mr. Don Ready met with the Committee, and we discussed changes to the proposed access points. Since the revisions discussed were unacceptable to Mr. Bain, it was his request that the hearing be held on the site plan as submitted.

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Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: John B. Howard, Esquire
409 Washington Ave.
Towson, Md. 21204

Exxon Company, U.S.A.
Post Office Box 1288
Baltimore, Md. 21203

MICROFILMED

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Sections 502.1 and 405.3 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 an automotive service station should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1980, that the herein Petition for Special Exception for an automotive service station, under and pursuant to Section 405.2.B.3 of the aforementioned regulations, in accordance with the site plan prepared by Bernhard H. Baake, III, dated May 16, 1980, and revised May 19, 1980, and marked Petitioner's Exhibit 1, 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 terms and provisions of Sections 405.4 through 405.4.b.6 of said regulations.
2. Upon completion of construction of the automotive service station, the Exxon service station operating to the south of the subject site (Case No. 65-142-RX) shall be considered abandoned and the special exception therefor terminated.
3. Approval of the above referred to site plan by the Maryland Department of Transportation, 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

MICROFILMED

 BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 27, 1980

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

Re: Item #170 (1979-1980)
Property Owner: Summers Fuel, Inc.
S/W cor. Jarrettsville Pike and Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312 District: 10th

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.

Highways:

Paper Mill Road (Md. 145) and Jarrettsville Pike (Md. 146) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect the roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The entrance locations are also subject to the approval of the Baltimore County Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

MICROFILMED

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item #170 (1979-1980)
Property Owner: Summers Fuel, Inc.
Page 2
March 27, 1980

Storm Drains: (Cont'd)

Any storm drains required in connection with further development of this property, are to be designed and constructed in accordance with Baltimore County and State Highway Administration Standards and Specifications, as applicable.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are not available to serve this property, which proposes to utilize private onsite facilities.

This property, which is tributary to Loch Raven Reservoir, is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-11A, respectively, indicate "No Planned Service" in the area.

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

EE-SE Key Sheet
81 NE 11 Pos. Sheet
NE 21 C Topo
35 Tax Map

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 9, 1980

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

cc: Nicholas B. Commodari
Chairman

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

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

RE: Item No. 170
Petitioner-Summers Fuel, Inc.
Special Exception and
Variance Petitions

Dear Mr. Boozer:

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.

The subject of this petition is located on the southwest corner of Jarrettsville Pike and Paper Mill Road in the 10th Election District and is presently improved with a vacant building. Surrounding properties to the north, east and south are zoned commercial and are improved with commercial uses, while an office building (Case No. 77-182-XSPH) exists to the west.

The Special Exception is required as a result of your client's proposal to construct an automotive service station on this site, while the Variances are included because of the problems encountered with the proposed access driveways along Jarrettsville Pike.

In writing my comments, I noticed that the "proposed zoning" in the reference of the comments from the various members of this Committee indicated a "Special Exception for an automotive service garage". This was due to a typographical error in the preparation of the agenda, and I can assure you that all comments included herein are based on a proposed service station, as indicated on the petition forms.

MICROFILMED



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

April 28, 1980

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 #170, Zoning Advisory Committee Meeting, February 26, 1980, are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike and Paper Mill Road
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

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 as submitted indicates two (2) driveways on Jarrettsville Pike and two (2) driveways on Paper Mill Road and the building along with the service islands located in the southeast corner of the property.

It is the opinion of this office that the two driveways on Jarrettsville Pike along with the service islands being located in this area, traffic problems can be anticipated.

Therefore, the site plan should be revised to provide an driveway on Jarrettsville Pike move the service islands to the north, and move the two (2) driveways on Paper Mill Road to the west.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

cc: Mr. John E. Meyers

MICROFILMED

HARRY I. PISTEL, P.E.
DIRECTOR

March 27, 1980

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

Re: Item #170 (1979-1980)
Property Owner: Summers Fuel, Inc.
S/W cor. Jarrettsville Pike and Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312 District: 10th

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.

Highways:

Paper Mill Road (Md. 145) and Jarrettsville Pike (Md. 146) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect the roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The entrance locations are also subject to the approval of the Baltimore County Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Item #170 (1979-1980)
Property Owner: Summers Fuel, Inc.
Page 2
March 27, 1980

Storm Drains: (Cont'd)

Any storm drains required in connection with further development of this property, are to be designed and constructed in accordance with Baltimore County and State Highway Administration Standards and Specifications, as applicable.

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The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

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This property, which is tributary to Loch Raven Reservoir, is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-11A, respectively, indicate "No Planned Service" in the area.

Very truly yours,

Edmund N. Diver, P.E.
EDMUND N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:PWR:SS

EE-SE Key Sheet
81 NE 11 Pos. Sheet
NE 21 C Topo
35 Tax Map

JOHN D. SEYFFERT
DIRECTOR

April 28, 1980

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 #170, Zoning Advisory Committee Meeting, February 26, 1980, are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike and Paper Mill Road
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

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 as submitted indicates two (2) driveways on Jarrettsville Pike and two (2) driveways on Paper Mill Road and the building along with the service islands located in the southeast corner of the property.

It is the opinion of this office that the two driveways on Jarrettsville Pike along with the service islands being located in this area, traffic problems can be anticipated.

Therefore, the site plan should be revised to provide on driveway on Jarrettsville Pike move the service islands to the north, and move the two (2) driveways on Paper Mill Road to the west.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

cc: Mr. John E. Meyers

STEPHEN E. COLLINS
DIRECTOR

April 21, 1980

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

Item No. 170 - ZAC - Meeting of April 21, 1980
Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike & Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special exception for an automotive service garage and variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

Dear Mr. Hammond:

The requested special exception for a service garage will cause traffic problems. It is the opinion of the department that the lack of stacking spaces at the pumps, the smallness of the entrances and the nearness of the entrances to the intersection will cause traffic problems within the intersection of Jarrettsville Pike, Paper Mill Road and Sweet Air Road.

Should this special exception be granted, we recommend this site be restricted to one entrance on Jarrettsville Pike and one entrance on Paper Mill Road; both entrances to be located as far away from the intersection as possible. The pump islands should be located midway between the entrances.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

MSF/mjm

April 11, 1980

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

Dear Mr. Hammond:

Comments on Item #170, Zoning Advisory Committee Meeting of February 26, 1980, are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike & Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

A private water well and sewage disposal system are proposed. Prior to approval of a building permit for the proposed facility, a water well must be drilled; meeting all requirements as set forth by State of Maryland, Department of Mental Health and Hygiene and Baltimore County Department of Health. Soil percolation tests must also be conducted prior to application for a building permit.

Presently existing on site are three drilled wells and a private sewage disposal system. The sewage disposal system must be located and backfilled in an approved manner. The three wells must be backfilled in an approved manner and verified by this department prior to approval of a building permit for the site.

Mr. William E. Hammond

2

April 11, 1980

The proposed underground fuel tanks must be located a minimum distance of 50 ft. from any abandoned water well and a minimum distance of 100 ft. from any water well used as a source of potable water.

Prior to final occupancy approval, the potability of the water supply must be verified by collection of a bacteriological sample.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Very truly yours,

John J. Forester
John J. Forester, Director
BUREAU OF ENVIRONMENTAL SERVICES

JJF/eth

cc: Air Pollution

PAUL H. REINCKE
CHIEF

February 29, 1980

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Summers Fuel, Inc.

Location: SW/C Jarrettsville Pike & Paper Mill Rd.

Item No: 170 Zoning Agenda: 2-26-80

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ 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.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *George M. Hagan* Noted and Approved: *George M. Hagan*
Planning Group Fire Prevention Bureau
Special Inspection Division

TED ZALUSKI, JR.
DIRECTOR

February 26, 1980

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

Dear Mr. Hammond:

Comments on Item #170, Zoning Advisory Committee Meeting, February 26, 1980 are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike and Paper Mill Road
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X I. Comments: If building is prefabricated construction it shall be approved by the State and bear a State Seal of approval. Any questions call me at 494-3987.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

EXXON U.S.A. COMPANY
SOUTHWESTERLY CORNER LT
JARRETTSVILLE PIKE AND PAPER MILL ROAD

Beginning at a point on the proposed westerly right of way line of Jarrettsville Pike (Proposed right of way width of 60 feet) at the intersection of right of way line of Paper Mill Road, thence with the proposed right of way line of Jarrettsville Pike (1) S 24° 00' 00" W, 108.00 feet thence leaving said right of way and running (2) N 66° 00' 00" W 158.00 feet (3) S 24° 00' 00" E, 95.00 feet (4) N 66° 00' 00" W, 99.03 feet (5) N 26° 08' 00" E, 316.74 feet to a point on the proposed right of way line of Paper Mill Road (Proposed right of way width 80 feet) thence with the south proposed right of way line of Paper Mill Road (6) by a curve to the right having a radius of 380 feet for an arc distance of 245.46 feet, thence (7) by a curve to the right having a radius of 44 feet for an arc distance of 40.30 feet to the point of beginning.

Containing 1.3 acres more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
Office of Planning and Zoning
FROM: Petition No. 80-237-XA Item 170
SUBJECT: Petition for Special Exception for automotive service station and Variance for curb tangent lengths
Southwest corner of Jarrettsville Pike and Paper Mill Road
Petitioner - Summers Fuel, Inc.

Tenth District

HEARING: Tuesday, May 20, 1980 (1:30 P.M.)

In view of the traffic problems that would be expected from the establishment of the proposed use, and particularly in view of the adverse comments by members of the Zoning Advisory Committee, this office is opposed to the granting of the subject petition.

JDS:JGH:ab

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

November 6, 1980

John W. Hessian, III, Esq.
People's Counsel for Baltimore County
Court House
Towson, Md. 21204

Re: Summers Fuel, Inc.
No. 80-237-XA

Dear Mr. Hessian:

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

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Summers Fuel, Inc.
F. Vernon Booser, Esq.
Exxon Company, U.S.A.
Mr. Donald H. Ready
Mr. J. E. Dyer
Mr. William Hammond

10/21/80 - Notified the following of scheduled hearing set for TUES., FEB. 3, 1981, at 10 a.m.:

Summers Fuel, Inc.
F. V. Booser, Esq.
Exxon Co.
Donald H. Ready
J. Hessian
J. E. Dyer
W. Hammond

Petitioner
Atty. for petitioner
Contract purchaser
Realtor
People's counsel
Zoning

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

October 21, 1980

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 80-237-XA

SUMMERS FUEL, INC.

Variance-to permit curb tangent length
Special Exception-for automotive service station

SW/C of Jarrettsville Pike and Paper Mill Road

10th District

7/24/80 - Special exception, GRANTED w/restrictions,
and Variance was DISMISSED

TUESDAY, FEBRUARY 3, 1981, at 10 a.m.

ASSIGNED FOR:

cc: Summers Fuel, Inc.

F. Vernon Booser, Esq.

Exxon Company, U.S.A.

Mr. Donald H. Ready

J. W. Hessian, III, Esq.

J. E. Dyer

W. Hammond

Petitioner

Attorney for Petitioner

Contract Purchaser

Realtor

People's Counsel

Zoning Office

June Holmen, Secretary

COVAHEY & BOOZER

ATTORNEYS AT LAW
614 ROSLEY AVE
TOWSON, MARYLAND 21204

October 15, 1980

AREA CODE 301
828-0441

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK S. DEVAN
DOUGLAS W. BISER

Baltimore County Board of Appeals
Court House
Towson, MD 21204

RE: Petition for Special Exception
Petition for Variances
Petitioner Summers Fuel, Inc.
Case No. 30-237-XA *appealed 7/24/80*

Gentlemen:

Please set the above-captioned case in for hearing
at your earliest convenience.

Very truly yours,

F. Vernon Booser
F. Vernon Booser

FVB/pa

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

RECEIVED
BALTIMORE COUNTY
OCT 16 2 1 PM '80
COUNTY BOARD
OF APPEALS
BY

LEGAL NOTICE

PETITION FOR SPECIAL
EXCEPTION

10th District

ZONING: Petition for Special Ex-

ception for automotive service

station and Variance for curb

tangent lengths

LOCATION: Southwest corner of

Jarrettsville Pike and Paper

Mill Road

DATE & TIME: Tuesday, May 20,

1980 at 1:30 P.M.

PUBLIC HEARING: Room 108,

County Office Building, 111

W. Chesapeake Avenue.

The Zoning Commissioner of Bal-

timore County, by authority of the

Zoning Act and Regulations of Bal-

timore County, will hold a public

hearing

Petition for Special Exception

for an automotive service sta-

tion and Variance to permit

the curb tangent length be-

tween an access driveway

and the corner at a street

whereon to be 10 feet in lieu

of the required 20 feet and to

permit the curb tangent

length between access drive-

ways to be 10 feet in lieu of

the required 20 feet and to

permit the curb tangent

length between an access

driveway and a property line

to be 5 feet in lieu of the re-

quired 10 feet

The Zoning Regulation to be ex-

cepted as follows:

Section 405.4A.3A - Access and

Street Improvements

All that parcel of land in the Tenth

District of Baltimore County,

beginning at a point on the

proposed westerly right of

way line of Jarrettsville Pike

(proposed right of way width

of 60 feet) at the intersection

of right of way line of Paper

Mill Road, thence with the

proposed right of way line of

Jarrettsville Pike (1) S 24°

00' 00" W, 108.00 feet thence

leaving said right of way and

running (2) N 66° 00' 00" W,

158.00 feet (3) S 24° 00' 00" E,

95.00 feet (4) N 66° 00' 00" W,

99.03 feet (5) N 26° 08' 00" E,

316.74 feet to a point

on the proposed right of way

line of Paper Mill Road (Pro-

posed right of way width 80

feet) thence with the "south

proposed right of way line of

Paper Mill Road (6) by a curve

to the right having a radius of

380 feet for an arc distance of

245.46 feet, thence (7) by a

curve to the right having a ra-

dius of 44 feet for an arc dis-

tance of 40.30 feet to the

point of beginning.

Containing 1.3 acres more or

less.

Being the property of Summers Fuel,

Inc. as shown on old plan filed with

the Zoning Department.

Hearing Date: Tuesday, May 20,

1980 at 1:30 P.M.

Public Hearing: Room 108, County

Office Building, 111 W. Chesapeake

Avenue, Towson, Maryland

BY ORDER OF

WILLIAM E. HAMMOND

ZONING COMMISSIONER

OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

A 1380 Rec # L11649

Pikesville, Md., May 1, 1980

THIS IS TO CERTIFY, that the annexed advertisement

was published in the NORTHWEST STAR, a weekly

newspaper published in Pikesville, Baltimore

County, Maryland before the 20th day of

May 1980

the first publication appearing on the

1st day of May, 1980

the second publication appearing on the

day of May, 1980

the third publication appearing on the

day of May, 1980

THE NORTHWEST STAR

Phil H. Hedges
Manager

Cost of Advertisement 60.00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
Office of Planning and Zoning
FROM: Petition No. 80-237-XA Item 170
SUBJECT: Petition for Special Exception for automotive service station and Variance for curb tangent lengths
Southwest corner of Jarrettsville Pike and Paper Mill Road
Petitioner - Summers Fuel, Inc.

Tenth District

HEARING: Tuesday, May 20, 1980 (1:30 P.M.)

In view of the traffic problems that would be expected from the establishment of the proposed use, and particularly in view of the adverse comments by members of the Zoning Advisory Committee, this office is opposed to the granting of the subject petition.

JDS:JGH:ab

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
A PROFESSIONAL ASSOCIATION
210 ALLEGHENY AVENUE
P.O. BOX 557
TOWSON, MARYLAND 21204
April 25, 1980
JAMES D.C. DOWNES
(1906-1979)
823-4111
AREA CODE 301

HAND DELIVERED

Mr. Nicholas B. Commodari
Zoning Plans Advisory Committee
111 West Chesapeake Avenue
Baltimore County Office Building
Towson, Maryland 21204

Re: Summers Fuel, Inc. - Exxon
Jacksonville, Maryland

Dear Nick:

I hand-deliver herewith three executed Variance Petitions setting forth the revised variance request.

I understand from our last discussion that at this matter is being assigned for hearing around May 20; and, upon reflection, it would be appreciated if you would note your file so that I might receive copies of all notices pertaining to this matter as counsel for the property owner.

Thank you for your assistance.

Very truly yours,

John B. Howard
John B. Howard

JBH:ecd
Enclosures

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception and Variance - SW/C Jarrettsville Pike and Paper Mill Road - Summers Fuel, Inc. - Case No. 80-237-XA

TIME: 1:30 P.M.

DATE: Tuesday, May 20, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Exxon Company, U.S.A.
c/o Mr. Stuart A. Bain
3601 Boston Street
Baltimore, Maryland 21224

Mr. Donald H. Ready
210 Allegheny Avenue
Towson, Maryland 21204

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 12, 1980

F. Vernon Booser
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Variance - SW/C Jarrettsville Pike and Paper Mill Road - Summers Fuel, Inc. - Case No. 80-237-XA

Dear Mr. Booser:

This is to advise you that \$98.00 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

10th District

ZONING: Petition for Special Exception for automotive service station and Variance for curb tangent lengths
LOCATION: Southwest corner of Jarrettsville Pike and Paper Mill Road
DATE & TIME: Tuesday, May 20, 1980 at 1:30 P.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 Special Exception for an automotive service station and Variance to permit the curb tangent length between an access driveway and the corner at a street intersection to be 10 feet in lieu of the required 20 feet and to permit the curb tangent length between access driveways to be 18 feet in lieu of the required 20 feet and to permit the curb tangent length between an access driveway and a property line to be 5 feet in lieu of the required 10 feet

The Zoning Regulation to be excepted as follows:

Section 405.1A.3a - Access and Street Improvements

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

Being the property of Summers Fuel, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, May 20, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

10th District

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Hearing Date: Tuesday, May 20, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

November 6, 1980

John W. Hession, III, Esq.
People's Counsel for Baltimore County
Court House
Towson, Md. 21204

Dear Mr. Hession:

Re: Summers Fuel, Inc.
No. 80-237-XA

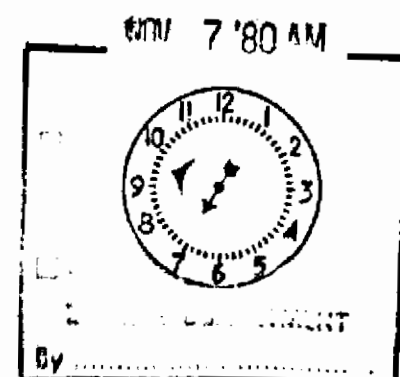
Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Summers Fuel, Inc.
F. Vernon Booser, Esq.
Exxon Company, U.S.A.
Mr. Donald H. Ready
Mr. J. E. Dyer
Mr. William Hammond



494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

November 6, 1980

John W. Hession, III, Esq.
People's Counsel for Baltimore County
Court House
Towson, Md. 21204

Dear Mr. Hession:

Re: Summers Fuel, Inc.
No. 80-237-XA

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June Holmen, Secretary

Encl.

cc: Summers Fuel, Inc.
F. Vernon Booser, Esq.
Exxon Company, U.S.A.
Mr. Donald H. Ready
Mr. J. E. Dyer
Mr. William Hammond

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 2, 1980

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

cc: Nicholas B. Commodari
Chairman

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 170
Summers Fuel, Inc.
Special Exception and Variance
Petitions

Dear Mr. Booser:

Enclosed is a comment from the State Highway Administration on the revised site plan for the above referenced matter.

I have reviewed this plan with the members of this Committee, and they all indicated that their original comments remain as submitted.

In view of the fact that the revised site plans indicate the required distances between access drives and between access drives and property lines and street corners, the requested Variances are not required.

If you have any questions on the above, please contact me.

Very truly yours,

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

NBC/sf
Enclosure

cc: John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

Mr. Stuart Bain
c/o Exxon Company
P.O. Box 1288
Baltimore, Maryland 21203



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

June 16, 1980

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Feb. 26, 1980
ITEM: 170.
Summers Fuel Inc.
SW/C Jarrettsville Pike
(Route 146) & Paper Mill
Rd. (Route 145)
Revised Plan

Dear Mr. Hammond:

The subject plan, revised 5-19-80, indicates several minimal dimensions previously approved by the State Highway Administration, plus tangent distances that appear to meet Baltimore County regulations. In reviewing the plan, it was noted that the 20' tangent along Jarrettsville Pike at the corner, is at a considerable angle to the centerline of the highway. This is not a standard procedure and the result is the appearance of one large radius around the corner to the entrance from Jarrettsville Pike.

It was further noted that vehicles entering and leaving pump location no. 6 would have extreme difficulty in negotiating the entrances from Jarrettsville Pike. Some movements, even by passenger cars, may be impossible to make. The situation would be more serious with vans and trucks.

The matter was brought to the attention of the developer who revised and submitted a new plan. The plan indicates a modification of the interior curb at the south property line on Md. 146 and indicates the access along Md. 146 as a pair of one-way access points. Due to the limited frontage on Md. 146 we would prefer one two-way access but the plan meets minimum S.H.A. standards. For your records, enclosed is a copy of the most current plan.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:vrd
Enclosure
cc: Mr. J. Wimbley
Mr. C. Moore

My telephone number is (301)383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 13, 1980

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

cc: 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

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 170
Petitioner-Summers Fuel, Inc.
Special Exception and
Variance Petitions

Dear Mr. Boozer:

Enclosed are the comments from the State Highway Administration that I received subsequent to my comments of May 9, 1980. As of this writing, I still have not received the revised plans.

If you have any questions, please feel free to contact me at 494-3391.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: John B. Howard, Esquire
409 Washington Ave.
Towson, Md. 21204

Exxon Company, U.S.A.
Post Office Box 1288
Baltimore, Md. 21203



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

May 8, 1980

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Feb. 26, 1980
ITEM: 170.
Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike (Route 146) & Paper Mill Rd. (Route 145)
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

Dear Mr. Hammond:

We have been advised by the prospective developer that minor revisions will be made to the plan. Upon our review of the revised plan, we will submit our comments. We suggest that some of the Zoning Advisory Committee members meet to discuss the revised plan when it is available.

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

By: John E. Meyers

CL:JEM:vrd
cc: Mr. J.L. Wimbley
Mr. M. Flanagan
Mr. F. Ringger My telephone number is (301)383-4320
Mr. G. Wittman

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

EXXON U.S.A. COMPANY

SOUTHWESTERLY CORNER OF
JARRETTSVILLE PIKE AND PAPER MILL ROAD

Beginning at a point on the proposed westerly right of way line of Jarrettsville Pike (Proposed right of way width of 80 feet) at the intersection of right of way line of Paper Mill Road, thence with the proposed right of way line of Jarrettsville Pike (1) S 24° 00' 00" W, 108.00 feet thence leaving said right of way and running (2) N 66° 00' 00" W, 158.00 feet (3) S 24° 00' 00" E, 95.00 feet (4) N 66° 00' 00" W, 99.03 feet (5) N 26° 08' 00" E, 316.74 feet to a point on the proposed right of way line of Paper Mill Road (Proposed right of way width 80 feet) thence with the south proposed right of way line of Paper Mill Road (6) by a curve to the right having a radius of 380 feet for an arc distance of 245.46 feet, thence (7) by a curve to the right having a radius of 44 feet for an arc distance of 40.30 feet to the point of beginning.

Containing 1.3 acres more or less.

Robert Landell

Business Association of Jacksonville, Inc.

P.O. Box 218
Phoenix, Maryland 21131

Zoning Commissioner of Baltimore County
Baltimore County Office Building
Towson, Maryland # 21204

May 20, 1980

Dear Sir:

The Business Association of Jacksonville, Inc. held a special Board of Directors Meeting at 7:30 P.M. on May 17, 1980 to discuss the proposed changes in Zoning Case Proposed to allow an Exxon Service Station at the SW corner of Jarrettsville Pike and Paper Mill Road, 10th Election District of Baltimore County, Plot Plan # 8077.

A quorum was present and after hearing the proposal from Mr. Stewart Balnes from Exxon, discussion was heard and a vote was taken on a motion from Ben Apicella, seconded by Tom Carroll to support the proposed changes and that a letter be sent to the Zoning Commissioner of Baltimore County and that the association President or another officer of the association be present at the Zoning Hearing to speak on behalf of the association. The motion was passed unanimously.

Immediately following the Board of Directors Meeting, a General Membership Meeting of The Business Association was held. A quorum was present and the Board of Directors presented their recommendations from the prior meeting held at 7:30 P.M. Mr. Balnes fielded questions from the members. Mr. Howard Weidley moved and Ben Apicella seconded a motion to support the proposed changes in zoning; a letter be sent to the Zoning Commissioner of Baltimore County; and that the association President or another officer be present at the Zoning Hearing to speak on behalf of the association. The motion was passed unanimously.

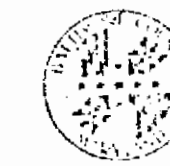
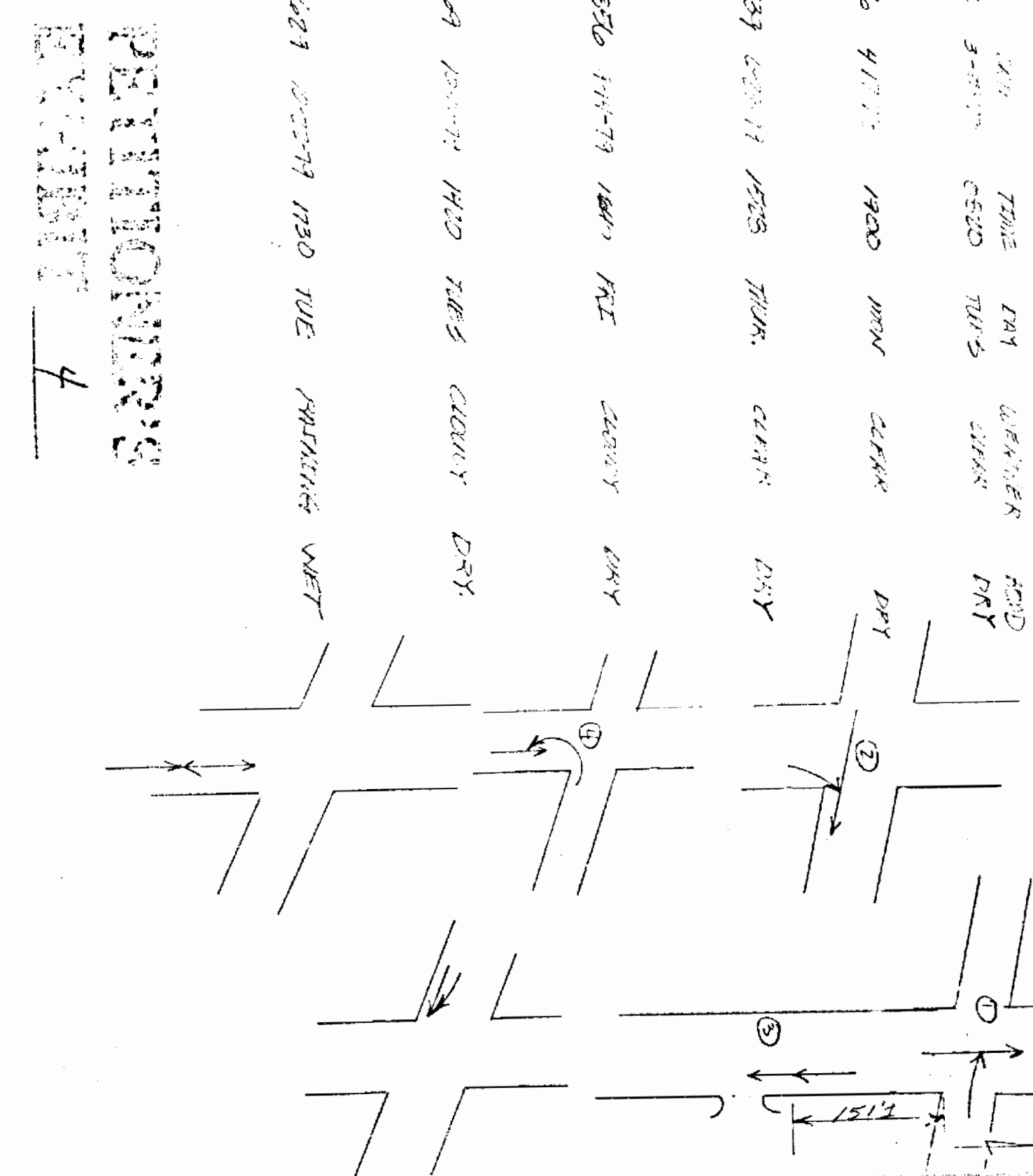
Sincerely,
Joseph W. Hancock Jr.
President

CC: File

PETITIONER'S
EXHIBIT

EWELL, BOMHARDT & ASSOCIATES
SANDERS & THOMAS, INC.
CONSULTING ENGINEERS
1800 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21202

1-89-1-395, DESIGN SECTION M
SUBJECT: SHEET No. 1 OF 1
MADE BY: DATE: FILE NO.
CHECKED BY: DATE:



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
424-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 24, 1980

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception
and Variances
SW/Corner of Jarrettsville Pike
and Paper Mill Road - 10th
Election District
Summers Fuel, Inc. - Petitioner
NO. 80-237-XA (Item No. 170)

Dear Mr. Boozer:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. Donald H. Ready
210 Allegheny Avenue
Towson, Maryland 21204

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



Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

May 8, 1980

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Feb. 26, 1980
ITEM: 170.
Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike (Route 146) & Paper Mill Rd. (Route 145)
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

Dear Mr. Hammond:

We have been advised by the prospective developer that minor revisions will be made to the plan. Upon our review of the revised plan, we will submit our comments. We suggest that some of the Zoning Advisory Committee members meet to discuss the revised plan when it is available.

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

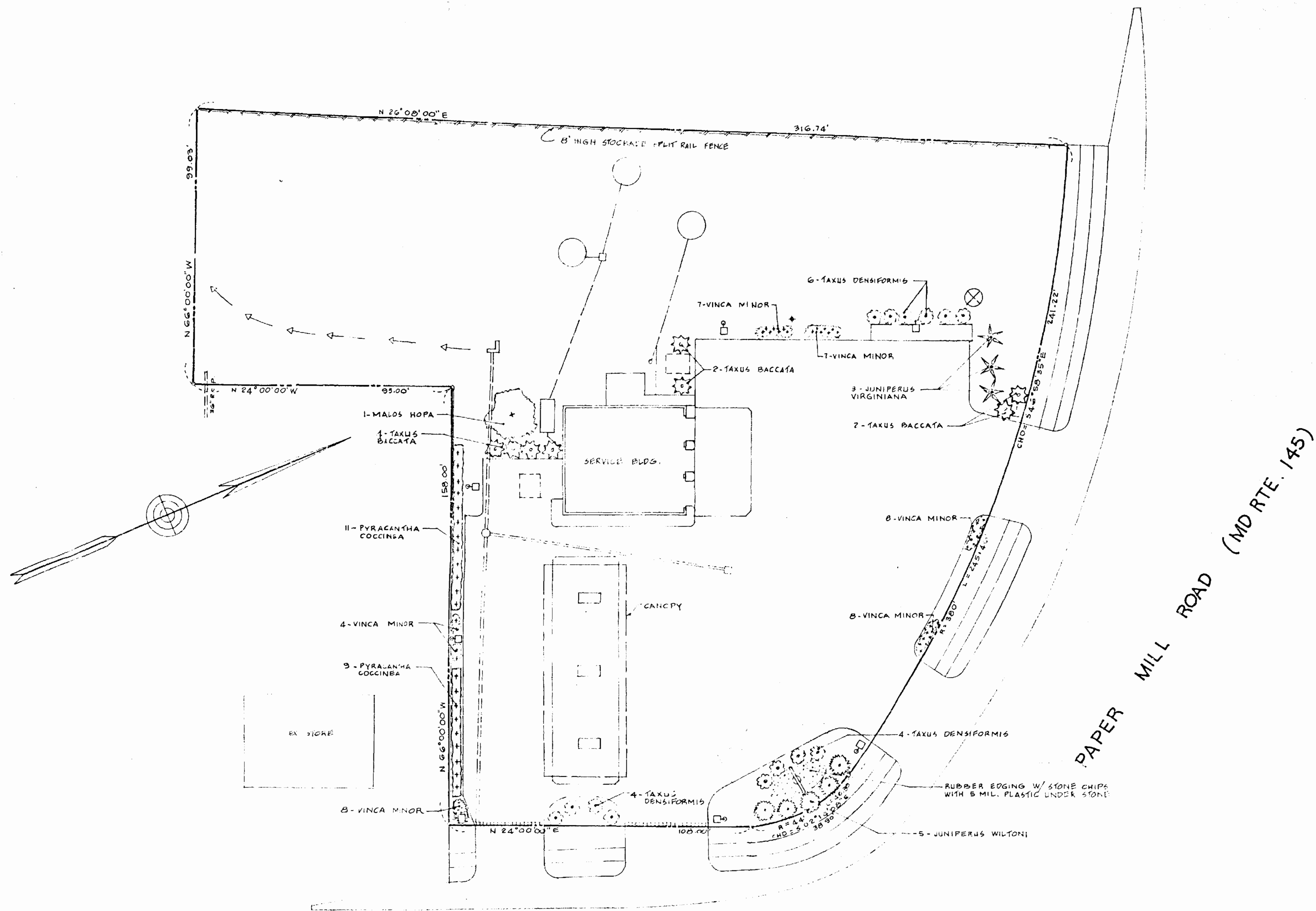
By: John E. Meyers

CL:JEM:vrd
cc: Mr. J.L. Wimbley
Mr. M. Flanagan
Mr. F. Ringger My telephone number is (301)383-4320
Mr. G. Wittman

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

John W. Hession
John W. Hession, III
People's Council for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188



PLANT MATERIALS	SIZE	ROOTS	QTY
VINCA MINOR (PERIWINKLE)	2 YR.	3' POTS	42
TAXUS DENSIFORMIS (DENSE YEW)	3' SPR.	B & B	14
TAXUS BACCATA (SPREADING YEW)	2' SPR.	B & B	8
JUNIPERUS VIRGINIANA (AMER. RED CEDAR)	5'-6'	B & B	3
JUNIPERUS WILSONI (WILSON JUNIPER)	15"-18"	1 GAL.	5
PYRACANTHA COCCINEA (FIRETHORN)	4'-5'	1 GAL.	20
MALOS HOPA (HOPA CRAB)	6'-8'	B & B	1

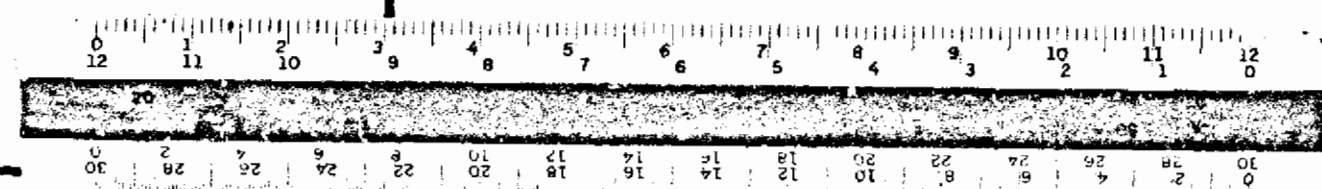
OTHER MATERIAL
RUBBER EDGING = 180 LIN. FT.

JARRETTSVILLE PIKE (MD. RTE. 146)

THIS BLUEPRINT IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED.

REVISIONS:

REVISIONS:



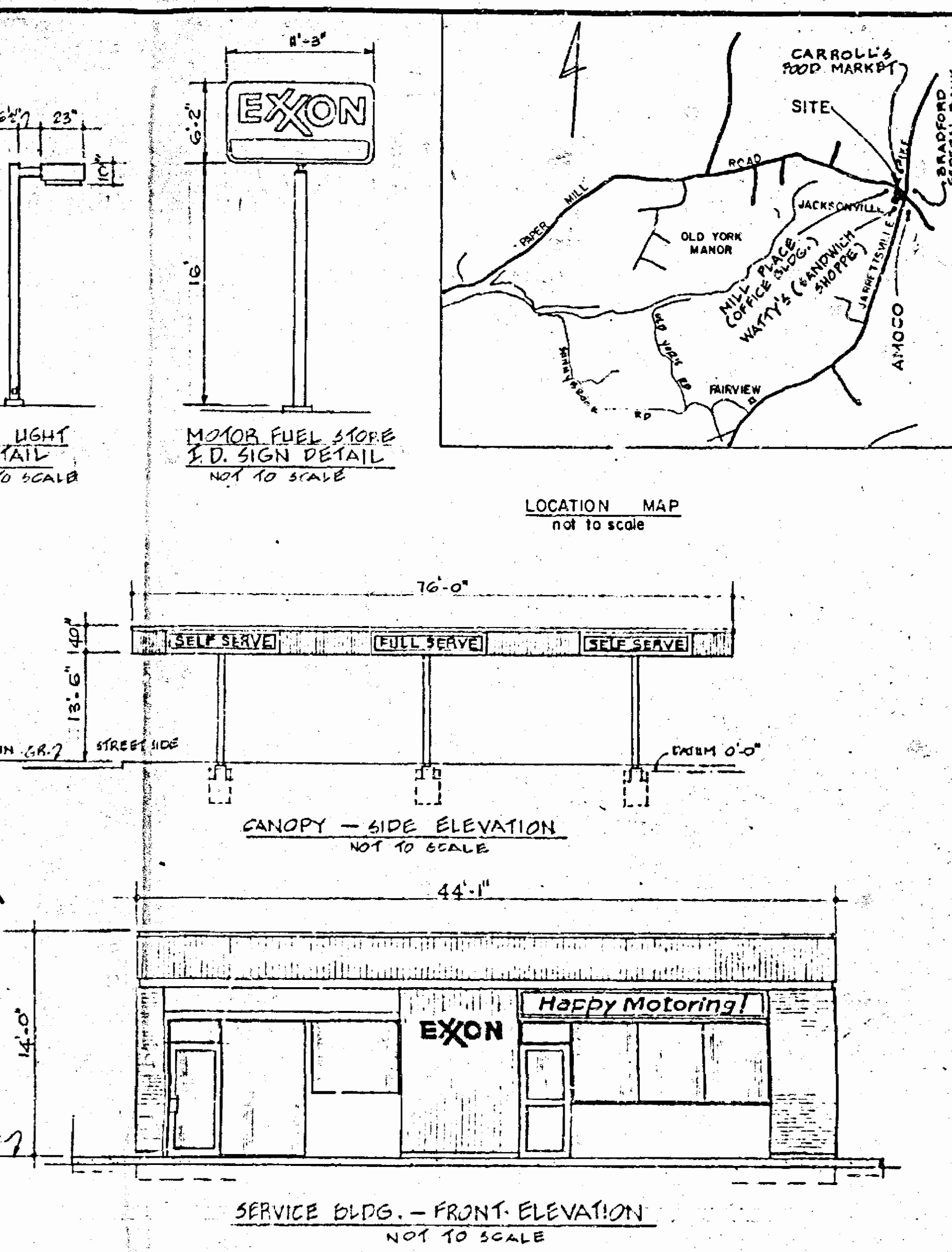
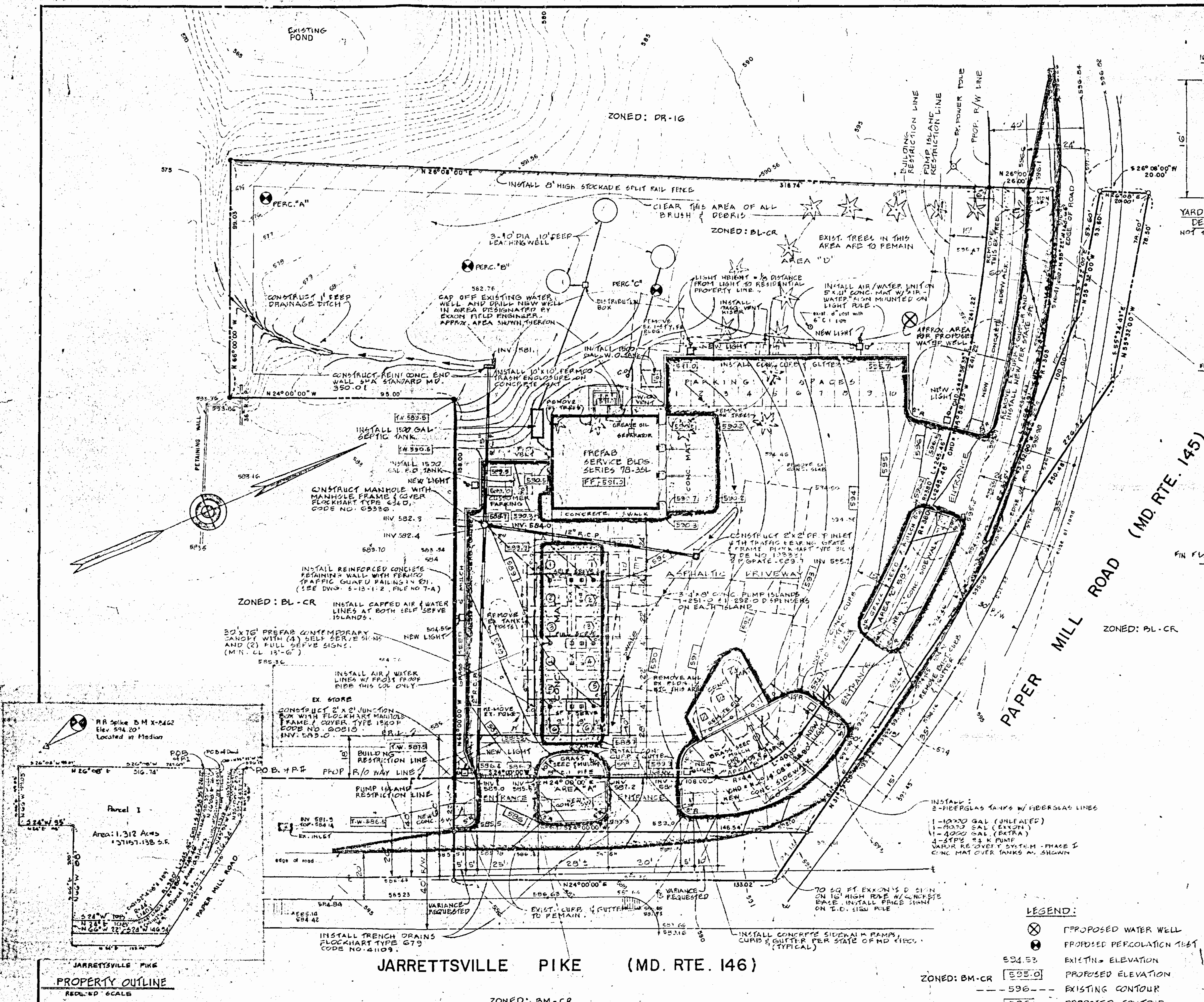
EXXON COMPANY, U.S.A.
(A DIVISION OF EXXON CORPORATION)
POST OFFICE BOX 1288
BALTIMORE, MARYLAND 21203

DRAWN BY: L. L.
CHECKED BY:
APPROVED BY:
SCALE: 1" = 20'

LANDSCAPING PLAN

JARRETTSVILLE PIKE & PAPER MILL ROAD
JACKSONVILLE, BALTO. CO., MD
10TH ELECTION DISTRICT

DATE: 2-7-80
FILE NO.: 8077
SHEET NO.: 1-D
DWG. NO.: 1-D



ZONING NOTES

ZONING STATUS:
EXISTING ZONING: BL - CR PROPOSED ZONING: MD. CHANGE
EXISTING DISTRICT: CR PROPOSED DISTRICT: NO CHANGE

AREA REQUIREMENTS:
3 DISPENSER ISLANDS WITH (7) DUAL DISPENSER UNITS
SERVING 6 CARS AT ONE TIME
TOTAL SERVING SPACES = 6
TOTAL WAITING SPACES = 6
SITE AREA REQUIRES = 9 X 1500 = 13,500 S.F.
SEALING PAYS (BLDG.) - 3
TOTAL AREA REQUIRES 1500 SQ. FT. PER P.A. = 3 X 1500 = 4500 SQ. FT.
ADDITIONAL USES = 425.40
ADDITIONAL AREA REQ'D = NONE
PRELIMINARY MINIMUM USES = NONE
TOTAL AREA REQ'D = 13,000 S.F.
TOTAL AREA OF TRACT = 57,157 S.F.

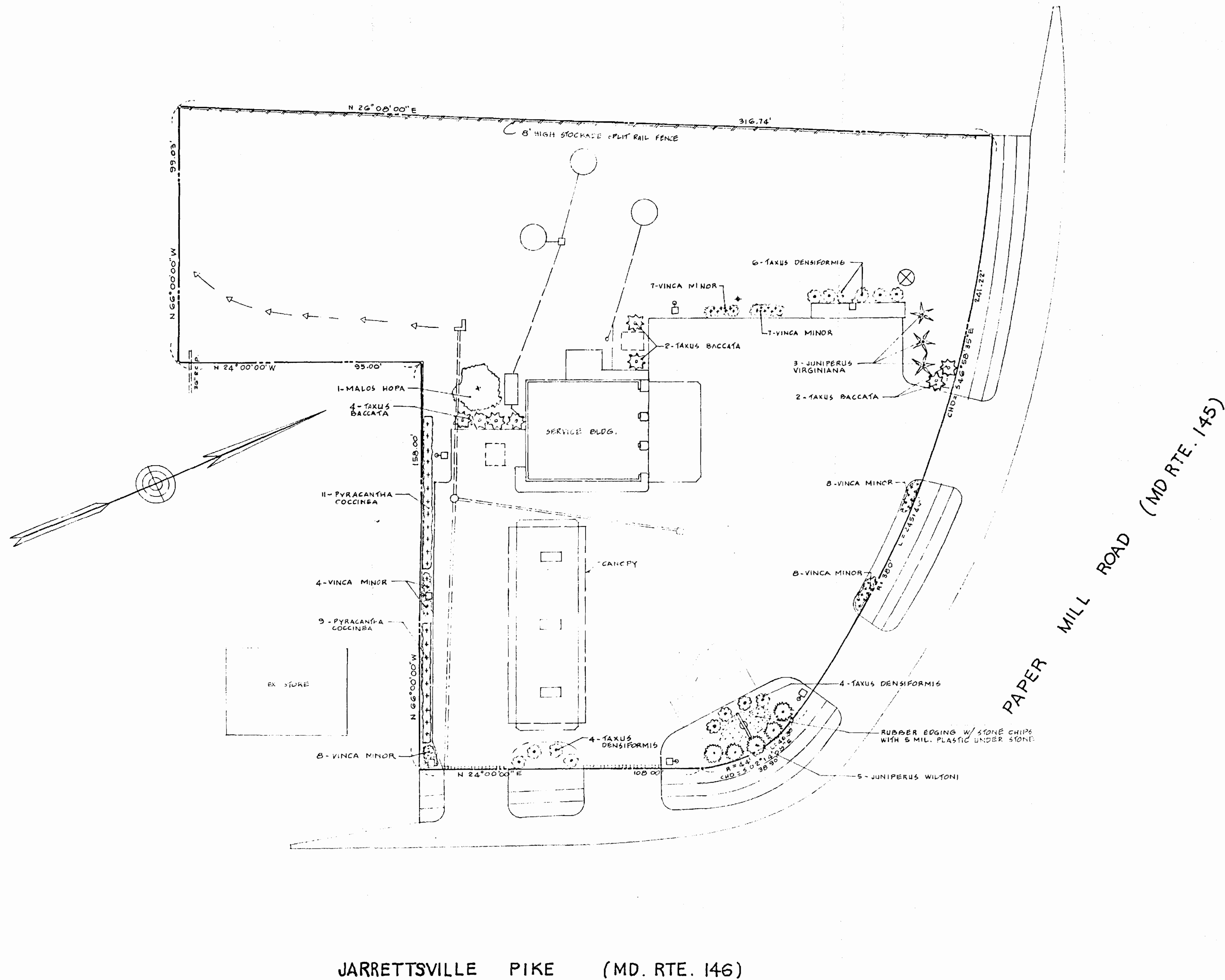
ACCESS POINTS:
(1) DRIVEWAYS ON JARRETTSVILLE PIKE, 1-28' WIDE 1-30' WIDE
(2) DRIVEWAYS ON PAPER MILL ROAD, 2-35' WIDE

LANDSCAPING: (SEE SPECIAL LANDSCAPING PLAN)
CONCRETE OF GRASS, SMALL SHRUBS AND TREES
AREA "A" = 476 SQ. FT. AREA "C" = 548 SQ. FT.
AREA "B" = 1420 SQ. FT. AREA "D" = 29,177 SQ. FT.
TOTAL = 31,121 SQ. FT. 55% OF TRACT
MIN REQ'D - 5% OF TRACT = 2857 SQ. FT.

PARKING:
PARKING SPACES REQ'D = 9
PARKING SPACES PROVIDED = 12
(INCLUDES HANDICAPPED SPACE)

LIGHTING: (B) 400 W SUPER METAL ARC (405-485)
ANCILLARY USES: AUTO REPAIR, VENTING AREA, ETC.

NOTE:
PLAN TO ACCOMPANY SPECIAL EXCEPTION AND VARIANCE FOR AUTOMOTIVE SERVICE STATION.



PLANT MATERIALS	SIZE	ROOTS	QTY
VINCA MINOR (PERIWINKLE)	2 YR.	3' POTS	42
TAXUS DENSIFORMIS (DENSE YEW)	3' SPR	B & B	14
TAXUS BACCATA (SPREADING YEW)	2' SPR	B & B	8
JUNIPERUS VIRGINIANA (AMER. RED CEDAR)	5'-6'	B & B	3
JUNIPERUS WILTONI (WILSON JUNIPER)	15'-18'	1 GAL.	5
PYRACANTHA COCCINEA (FIRETHORN)	4'-5'	1 GAL.	20
MALOS HOPA (HOPA CRAB)	6'-8'	B & B	1

OTHER MATERIAL:
RUBBER EDGING = 180 LIN. FT.

JARRETTSVILLE PIKE (MD. RTE. 146)

PAPER MILL ROAD (MD RTE. 145)

THIS BLUEPRINT IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED

REVISIONS:

REVISIONS:

EXXON COMPANY, U.S.A.
(A DIVISION OF EXXON CORPORATION)
POST OFFICE BOX 1288
BALTIMORE, MARYLAND 21203

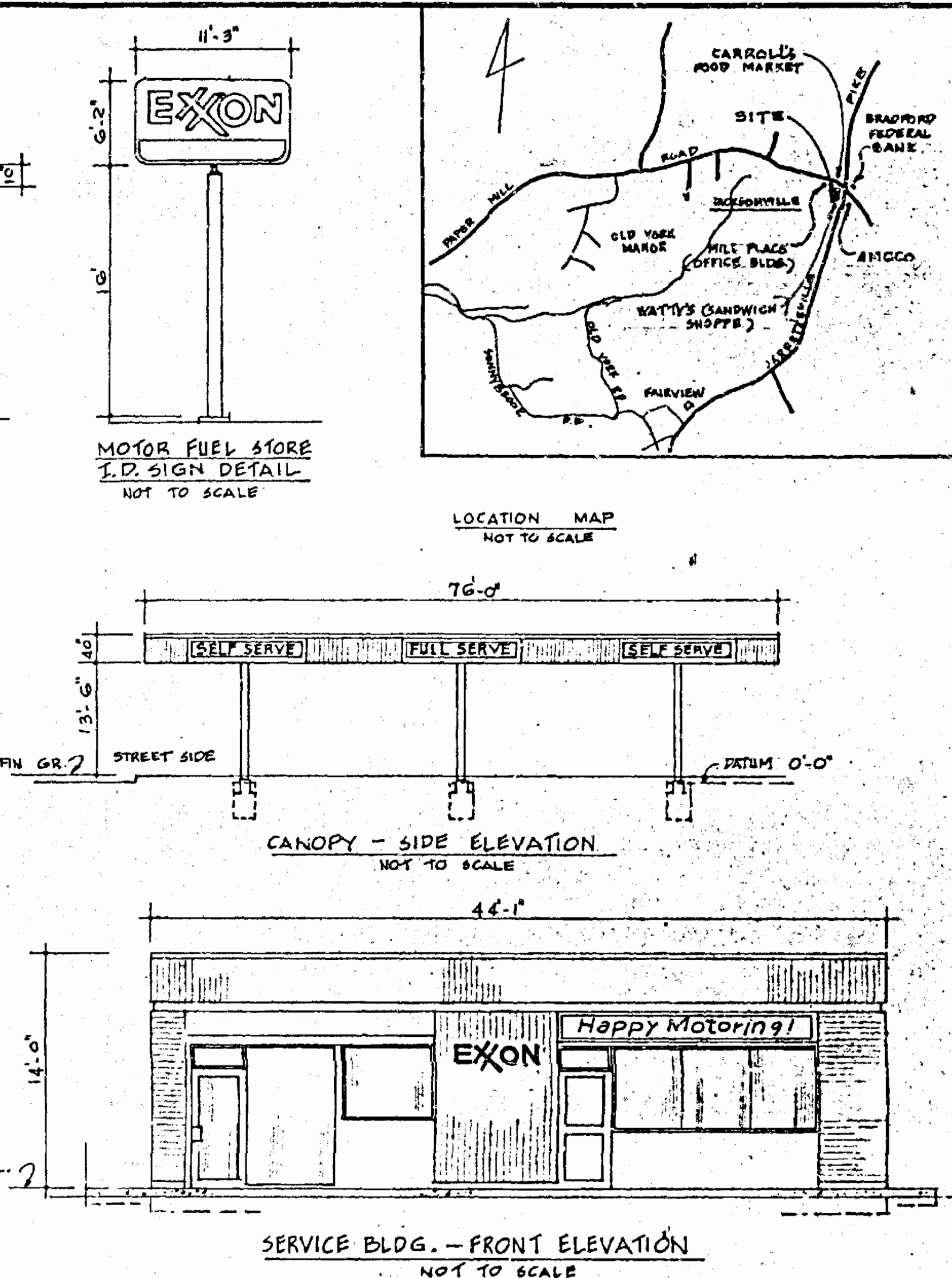
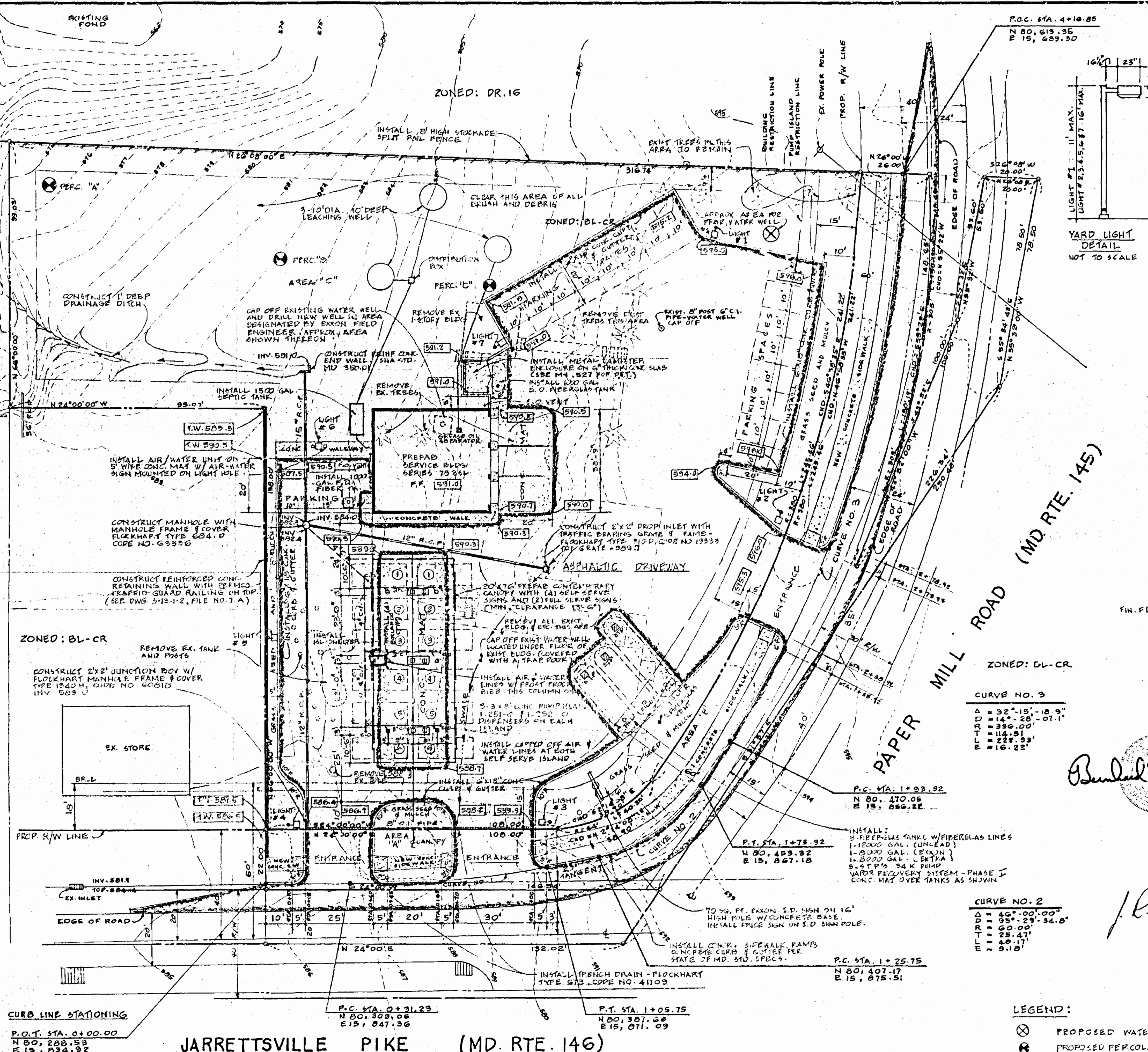
DRAWN BY: L.L.
CHECKED BY:
APPROVED BY:
SCALE: 1" = 20'

LANDSCAPING PLAN

JARRETTSVILLE PIKE & PAPER MILL ROAD
JACKSONVILLE, BALTO. CO., MD
10TH ELECTION DISTRICT

DATE: 2-7-80
FILE NO.: 8077
SHEET NO.: 1-D

PETITIONER'S
EXHIBIT 1



ZONING STATUS:
EXISTING ZONING: BL
EXISTING DISTRICT: CR
PROPOSED ZONING: NO CHANGE
PROPOSED DISTRICT: NO CHANGE

AREA REQUIREMENTS:
2 DISPENSER ISLANDS WITH (1) DUAL DISPENSER UNITS
SERVING 6 CARS AT ONE TIME
TOTAL SERVICING SPACES = 6
TOTAL WAITING SPACES = 6
SITE AREA REQUIRED = 9 x 1500 = 13,500 SQ. FT.
SERVICE BAYS (BLDG) = 1
TOTAL AREA REQUIRES 1500 SQ. FT. PER BAY x 1500 = 4500 SQ. FT.
ANCILLARY USES = 405.40
ADDITIONAL AREA REQ'D = NONE
PROPOSED COMBINATION USES = NONE
TOTAL AREA REQ'D = 10,000 SQ. FT.
TOTAL AREA OF TRACT = 87,157 SQ. FT.

ACCESS POINTS:
(2) DRIVEWAYS ON JARRETTSVILLE PIKE 1-25' WIDE & 1-30' WIDE
(1) DRIVEWAYS ON PAPER MILL ROAD, 1-30' WIDE

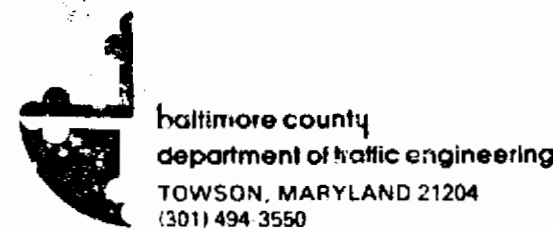
LANDSCAPING: (SEE SPECIAL LANDSCAPING PLAN)
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AREA "C" = 29,177 SQ. FT.
TOTAL = 31,621 SQ. FT. 55% OF TRACT
MIN. REQ'D = 5% OF TRACT = 2087 SQ. FT.

PARKING:
PARKING SPACES REQ'D = 9
PARKING SPACES PROVIDED = 10
(INCLUDES 1 HANDICAPPED SPACE)

LIGHTING:
400 W SUPER METAL ARC (405.405)

ANCILLARY USES:
MINOR AUTO REPAIR, VENDING AREA
IF OTHER USES ARE REQUIRED, ADDITIONAL
SITE PLANS WILL BE PROVIDED.

NOTE:
PLAN TO ACCOMPANY SPECIAL EXCEPTION
FOR AUTOMOTIVE SERVICE STATION.



STEPHEN E. COLLINS
DIRECTOR

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

Item No. 170 - ZAC - Meeting of April 21, 1980
Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike & Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special exception for an automotive service garage and variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

Dear Mr. Hammond:

The requested special exception for a service garage will cause traffic problems. It is the opinion of the department that the lack of stacking spaces at the pumps, the smallness of the entrances and the nearness of the entrances to the intersection will cause traffic problems within the intersection of Jarrettsville Pike, Paper Mill Road and Sweet Air Road.

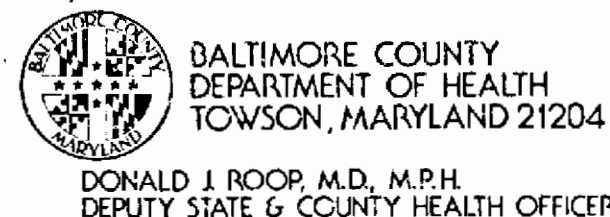
Should this special exception be granted, we recommend this site be restricted to one entrance on Jarrettsville Pike and one entrance on Paper Mill Road; both entrances to be located as far away from the intersection as possible. The pump islands should be located midway between the entrances.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/mjm

MICROFILMED



DONALD I. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

April 11, 1980

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

Dear Mr. Hammond:

Comments on Item #170, Zoning Advisory Committee Meeting of February 26, 1980, are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike & Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.

Acres: 1.312
District: 10th

A private water well and sewage disposal system are proposed. Prior to approval of a building permit for the proposed facility, a water well must be drilled; meeting all requirements as set forth by State of Maryland, Department of Mental Health and Hygiene and Baltimore County Department of Health. Soil percolation tests must also be conducted prior to application for a building permit.

Presently existing on site are three drilled wells and a private sewage disposal system. The sewage disposal system must be located and backfilled in an approved manner. The three wells must be backfilled in an approved manner and verified by this department prior to approval of a building permit for the site.

MICROFILMED

Mr. William E. Hammond

2

April 11, 1980

The proposed underground fuel tanks must be located a minimum distance of 50 ft. from any abandoned water well and a minimum distance of 100 ft. from any water well used as a source of potable water.

Prior to final occupancy approval, the potability of the water supply must be verified by collection of a bacteriological sample.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

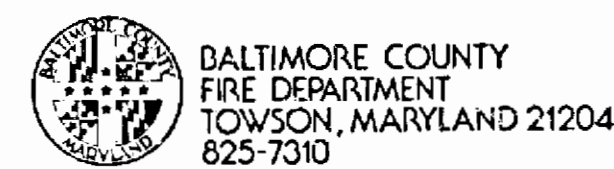
Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/eth

cc: Air Pollution

MICROFILMED



PAUL H. REMCKE
CHIEF

February 29, 1980

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Summers Fuel, Inc.

Location: SW/C Jarrettsville Pike & Paper Mill Rd.

Item No: 170 Zoning Agenda: 2-26-80

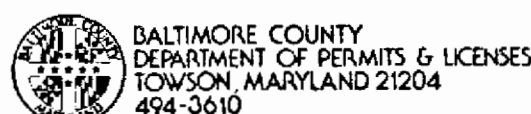
Gentlemen:

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ 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.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *George M. Hagan* Noted and
Planning Group Approved: Fire Prevention Bureau
Special Inspection Division

MICROFILMED



TED ZALESKI JR.
DIRECTOR

February 26, 1980

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

Dear Mr. Hammond:

Comments on Item #170 Zoning Advisory Committee Meeting, February 26, 1980 are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike and Paper Mill Road
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building/_____ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments: If building is prefabricated construction it shall be approved by the State and bear a State Seal of approval. Any questions call me at 494-3987.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

MICROFILMED

494-3180

96-2411

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

November 6, 1980

John W. Hession, III, Esq.
People's Counsel for Baltimore County
Court House
Towson, Md. 21204

Dear Mr. Hession:

Re: Summers Fuel, Inc.
No. 80-237-XA

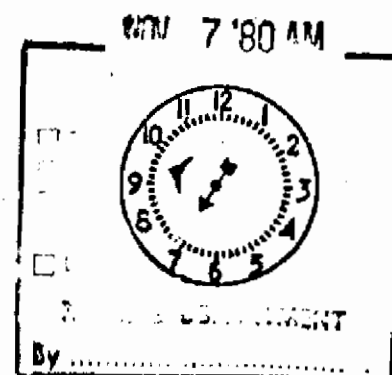
Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Summers Fuel, Inc.
F. Vernon Boozer, Esq.
Exxon Company, U.S.A.
Mr. Donald H. Ready
Mr. J. E. Dyer
Mr. William Hammond



MICROFILMED

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

November 6, 1980

John W. Hession, III, Esq.
People's Counsel for Baltimore County
Court House
Towson, Md. 21204

Dear Mr. Hession:

Re: Summers Fuel, Inc.
No. 80-237-XA

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

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Summers Fuel, Inc.
F. Vernon Boozer, Esq.
Exxon Company, U.S.A.
Mr. Donald H. Ready
Mr. J. E. Dyer
Mr. William Hammond

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 2, 1980

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

cc: 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

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 170
Summers Fuel, Inc.
Special Exception and Variance
Petitions

Dear Mr. Boozer:

Enclosed is a comment from the State Highway Administration on the revised site plan for the above referenced matter.

I have reviewed this plan with the members of this Committee, and they all indicated that their original comments remain as submitted.

In view of the fact that the revised site plans indicate the required distances between access drives and between access drives and property lines and street corners, the requested Variances are not required.

If you have any questions on the above, please contact me.

Very truly yours,

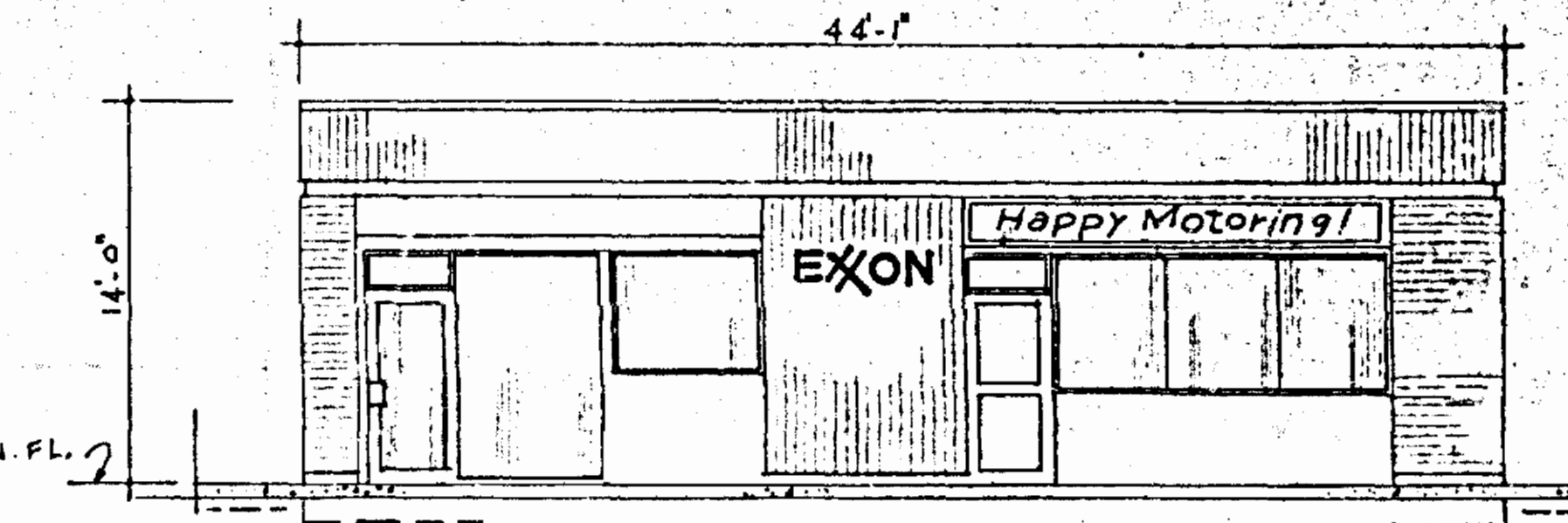
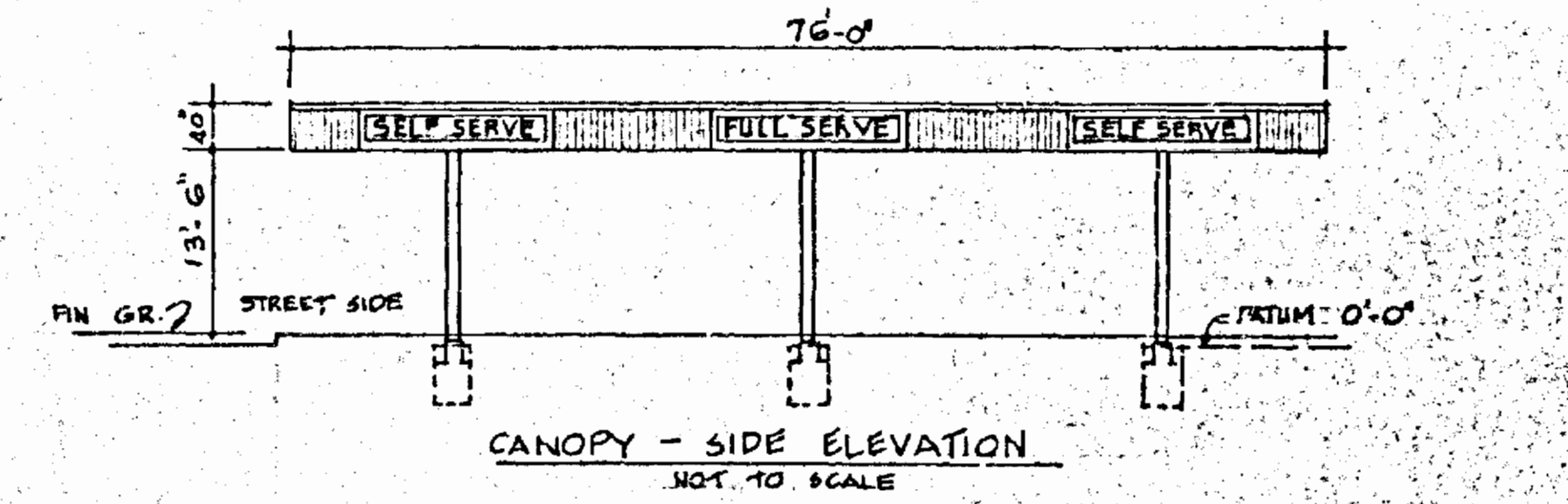
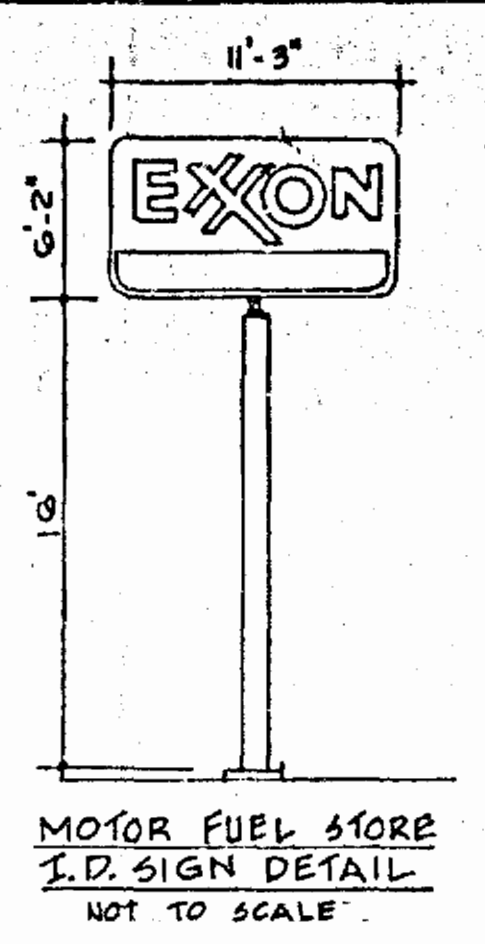
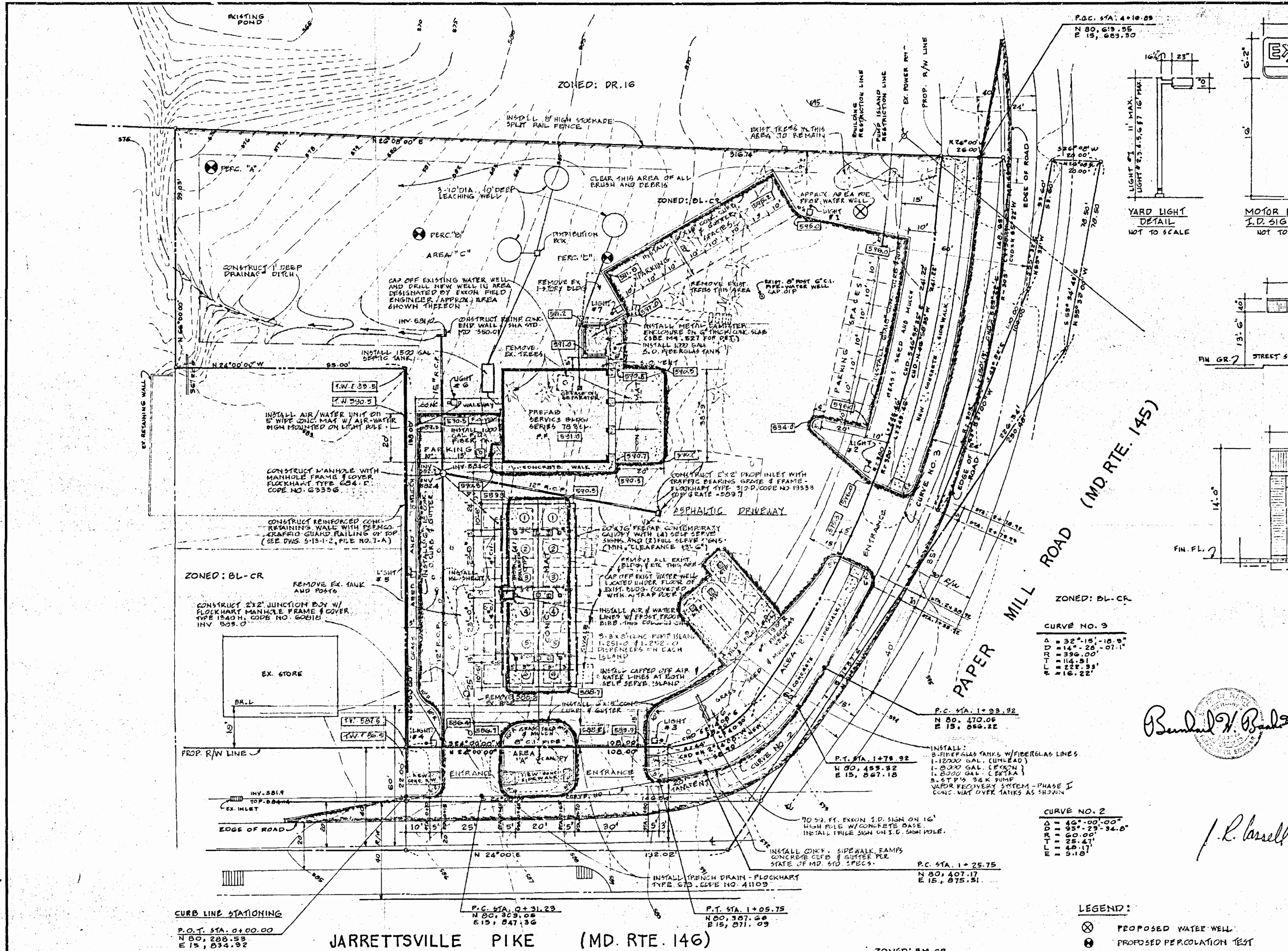
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

N3C/sf
Enclosure

cc: John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

Mr. Stuart Bain
c/o Exxon Company
P.O. Box 1288
Baltimore, Maryland 21203

MICROFILMED



SERVICE BLDG. - FRONT ELEVATION
NOT TO SCALE

ZONING STATUS:
EXISTING ZONING: BL PROPOSED ZONING: NO CHANGE
EXISTING DISTRICT: CR PROPOSED DISTRICT: NO CHANGE

AREA REQUIREMENTS:
3 DISPENSER ISLANDS WITH (7) DUAL DISPENSER UNITS
SERVING 6 CARS AT ONE TIME
TOTAL SERVICING SPACES = 9
TOTAL WAITING SPACES = 6
SITE AREA REQUIRED = 9 x 1500 = 13,500 SQ. FT.
SERVICE BAYS (BLDG) - 3
TOTAL AREA REQUIRED 1500 SQ. FT. PER BAY = 3 x 1500 = 4500 SQ. FT.
ANCILLARY USES = 405 SQ. FT.
ADDITIONAL AREA REQ'D = NONE
PROPOSED COMBINATION USES = NONE
TOTAL AREA REQ'D = 10,000 SQ. FT.
TOTAL AREA OF TRACT = 57,157 SQ. FT.

ACCESS POINTS:
(2) DRIVEWAYS ON JARRETTSVILLE PIKE 1-25' WIDE & 1-30' WIDE
(1) DRIVEWAYS ON PAPER MILL ROAD, 1-30' WIDE

LANDSCAPING: (SEE SPECIAL LANDSCAPING PLAN)
CONSISTS OF GRASS, SMALL SHRUBS AND TREES
AREA "A" = 470 SQ. FT.
AREA "B" = 1968 SQ. FT.
AREA "C" = 23,177 SQ. FT.
TOTAL = 31,621 SQ. FT. 55% OF TRACT
MIN. REQ'D = 5% OF TRACT = 2857 SQ. FT.

PARKING:
PARKING SPACES REQ'D = 9
PARKING SPACES PROVIDED = 18
(INCLUDES 1 HANDICAPPED SPACE)

LIGHTING: 400 W SUPER METAL ARC (405.4 DBE)
ANCILLARY USES: MINOR AUTO REPAIR, VENDING AREA
IF OTHER USES ARE REQUIRED, ADDITIONAL
SITE PLANS WILL BE PROVIDED.

NOTES:
PLAN TO ACCOMPANY SPECIAL EXCEPTION
FOR AUTOMOTIVE SERVICE STATION.

CURVE NO. 3
A = 32° 15' 18.9"
D = 14' - 28' - 01.1"
R = 396.00'
L = 114.51'
T = 16.22'

CURVE NO. 2
A = 46° 00' 00"
D = 25' - 25' - 34.6"
R = 60.00'
L = 28.41'
T = 5.18'

LEGEND:
⊗ PROPOSED WATER WELL
⊙ PROPOSED PERCOLATION TEST
594.53 EXISTING ELEVATION
595.0 PROPOSED ELEVATION
--- 596 --- EXISTING CONTOUR
--- 596 --- PROPOSED CONTOUR

EXXON COMPANY, U.S.A.
(A DIVISION OF EXXON CORPORATION)
POST OFFICE BOX 1288
BALTIMORE, MARYLAND 21203

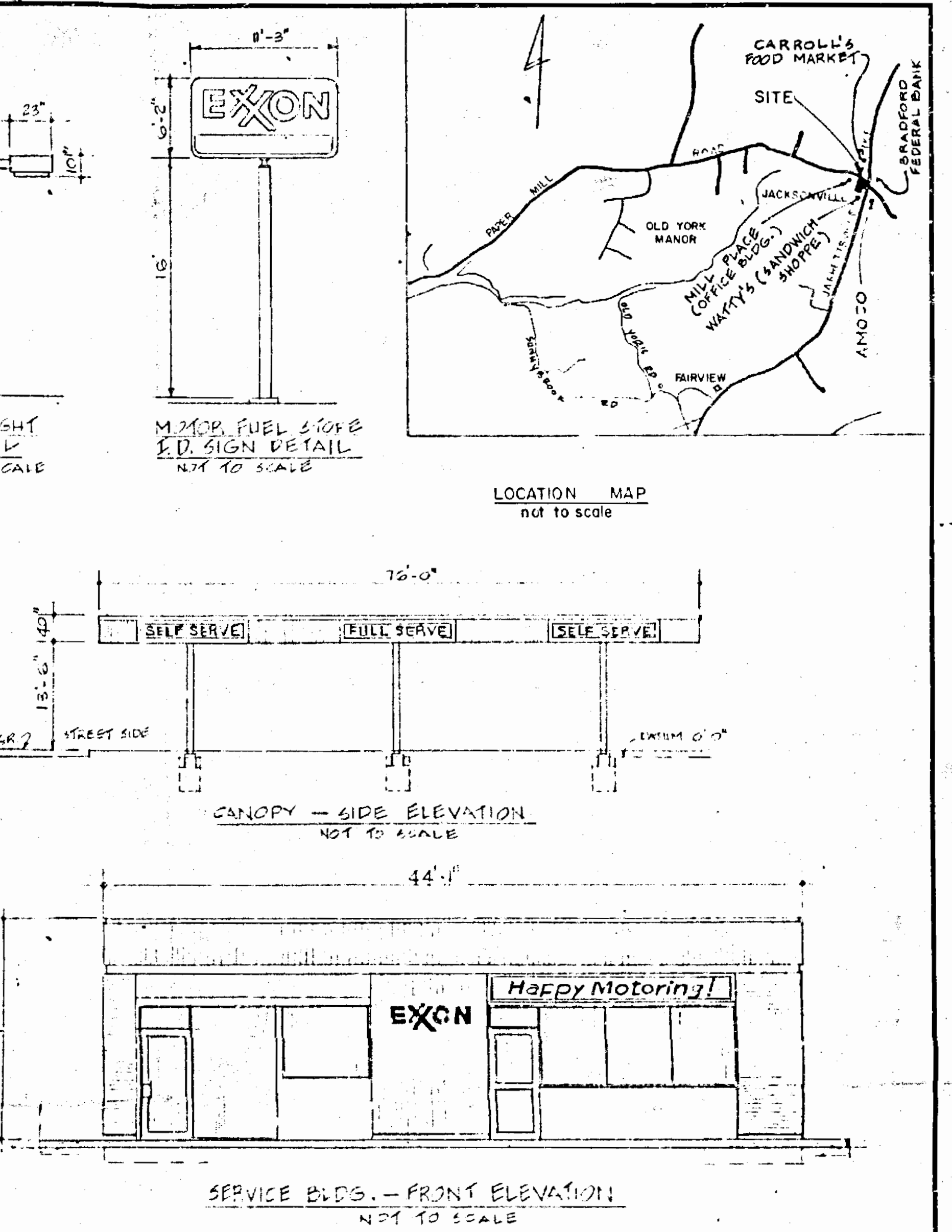
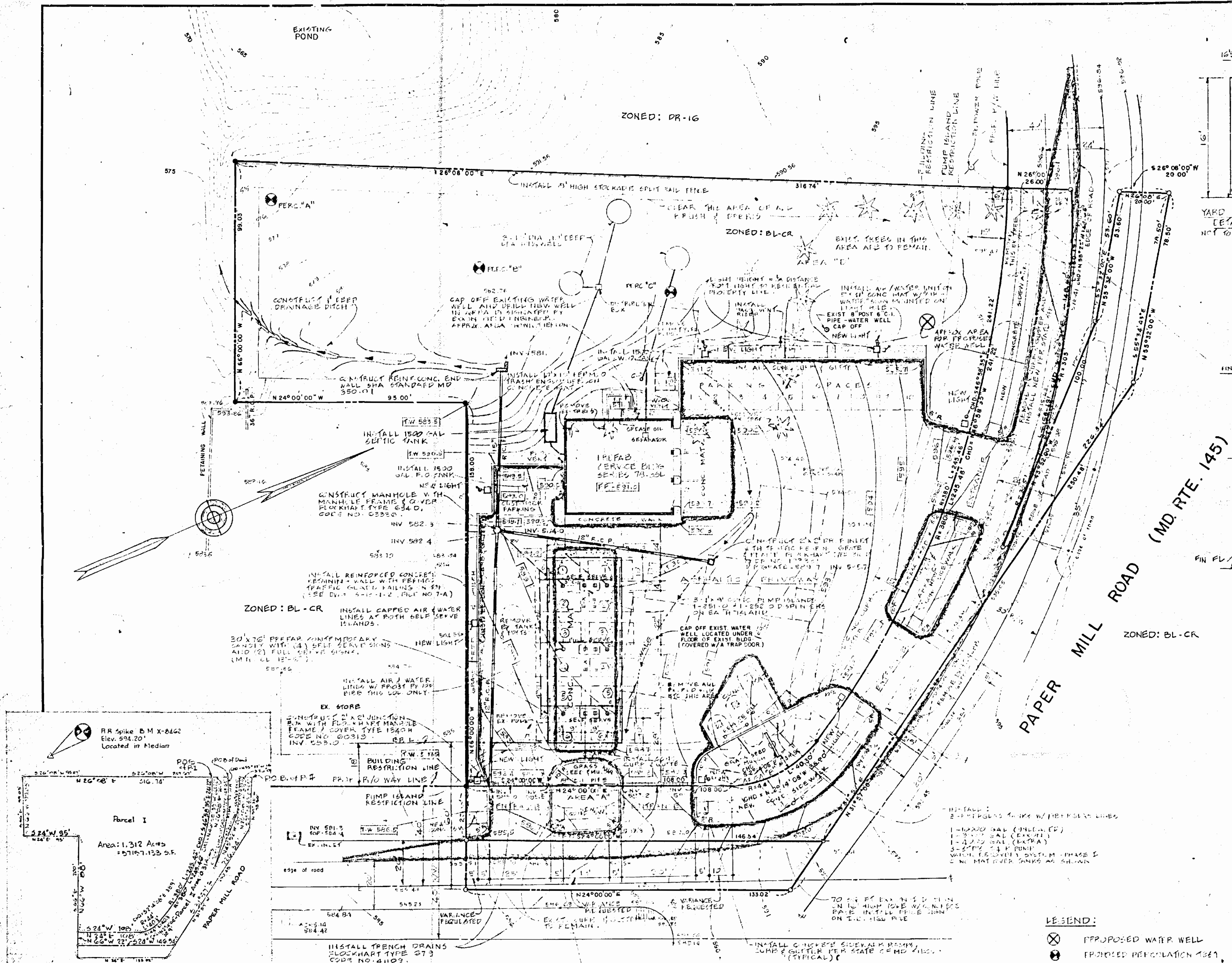
PROPOSED...
MOTOR FUEL STORE
W/ BAYS

DRAWN BY: LGL
CHECKED BY:
APPROVED BY:
SCALE: 1" = 20'

PLOT PLAN
JARRETTSVILLE PIKE & PAPER MILL ROAD
JACKSONVILLE, BALTO. CO., MD
10th ELECTION DISTRICT
TAX MAP 055 BLOCK 24 PARCEL 00105
DATE: 5-16-80
FILE NO.: 8077
SHEET NO.: 1-B

THIS BLUEPRINT IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED

REVISIONS: COMPLETELY REDRAWN L.L. 5-16-80
CURB LINE STATION & CURB DATA ADDED L.L. 5-19-80
LIGHTS & MISC. NOTES L.L. 5-19-80



ZONING NOTES

EXISTING STATUS:
EXISTING ZONING: PL - PROPOSED ZONING: BL-CR
EXISTING DISTRICT: PL - PROPOSED DISTRICT: BL-CR

AREA REQUIREMENTS:
2 DEFENSE ISLANDS WITH (1) DUAL DEFENSE UNITS
SERVING 6 CARS AT ONE TIME
TOTAL SERVING SPACES = 6 - 12
TOTAL WAITING SPACES = 6 - 12
SITE AREA REQUIRED = 3 X 1500 = 4500 SQ. FT.
SEWER PACE (BLDG) = 3
TOTAL AREA REQUIRED 1500 SQ. FT. PER PACE = 3 X 1500 = 4500 SQ. FT.
ADDITIONAL AREA REQUIRED = NONE
PROPOSED COMING IN USE = NONE
TOTAL AREA REQUIRED = 4500 SQ. FT.
TOTAL AREA OF TRACT = 57,157 SQ. FT.

ACCESS ROUTES:
(1) DRIVEWAYS IN JARRETTSVILLE PKE, 1-20' WIDE
(2) DRIVEWAYS ON PAPER MILL ROAD, 3-20' WIDE

LANDSCAPING: (SEE SPECIAL LANDSCAPING PLAN)
CONSIST OF GRASS, SMALL SHRUBS AND TREES
AREA "A" = 470 SQ. FT. AREA "B" = 548 SQ. FT.
AREA "C" = 1420 SQ. FT. AREA "D" = 23,177 SQ. FT.
TOTAL = 25,615 SQ. FT. AREA "E" = 2,947 SQ. FT.
MIN FEED = 5% OF TRACT = 2857 SQ. FT.

PARKING:
PARKING SPACES REQ'D = 3
PARKING SPACES PROVIDED = 12
(INCLUDES LANDSCAPED AREA)

LIGHTING: (P) 40' W. WATER TOWER (4000 LBS.)

ANCILLARY USES: ANY OTHER, VENDING AREA
IF OTHER USES ARE PROVIDED, ADDITIONAL
SITE PLANS WILL BE PROVIDED.

NOTE: PLAN TO ACCOMPANY SPECIAL EXCEPTION AND VARIANCE
FOR AUTOMOTIVE SERVICE STATION.

REVISED PLANS
APR 28 '80 PM
[Stamp: STATE OF MARYLAND, REGISTERED PROFESSIONAL ENGINEER, No. 1857]

JARRETTSVILLE PIKE
PROPERTY OUTLINE
REDUCED SCALE

REVISIONS:	GEN. DIVISION PER COMMENTS	L.L.	2-4-80
	ADDED WATER WELL NOTES	L.L.	3-13-80
	ENTRANCE NOTES	L.L.	4-13-80

REVISIONS:	GEN. DIVISION PER COMMENTS	L.L.	2-4-80
	ADDED WATER WELL NOTES	L.L.	3-13-80
	ENTRANCE NOTES	L.L.	4-13-80

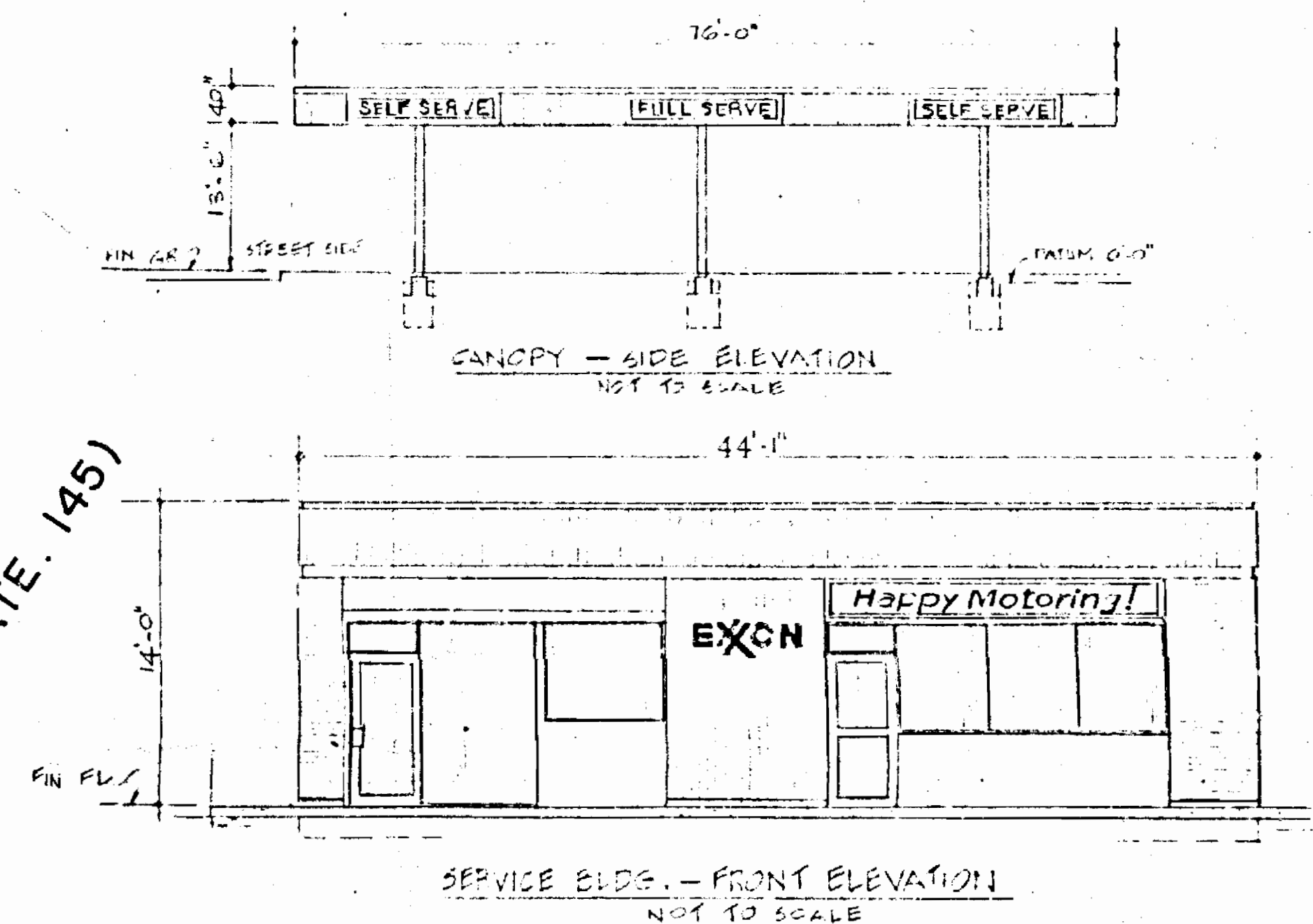
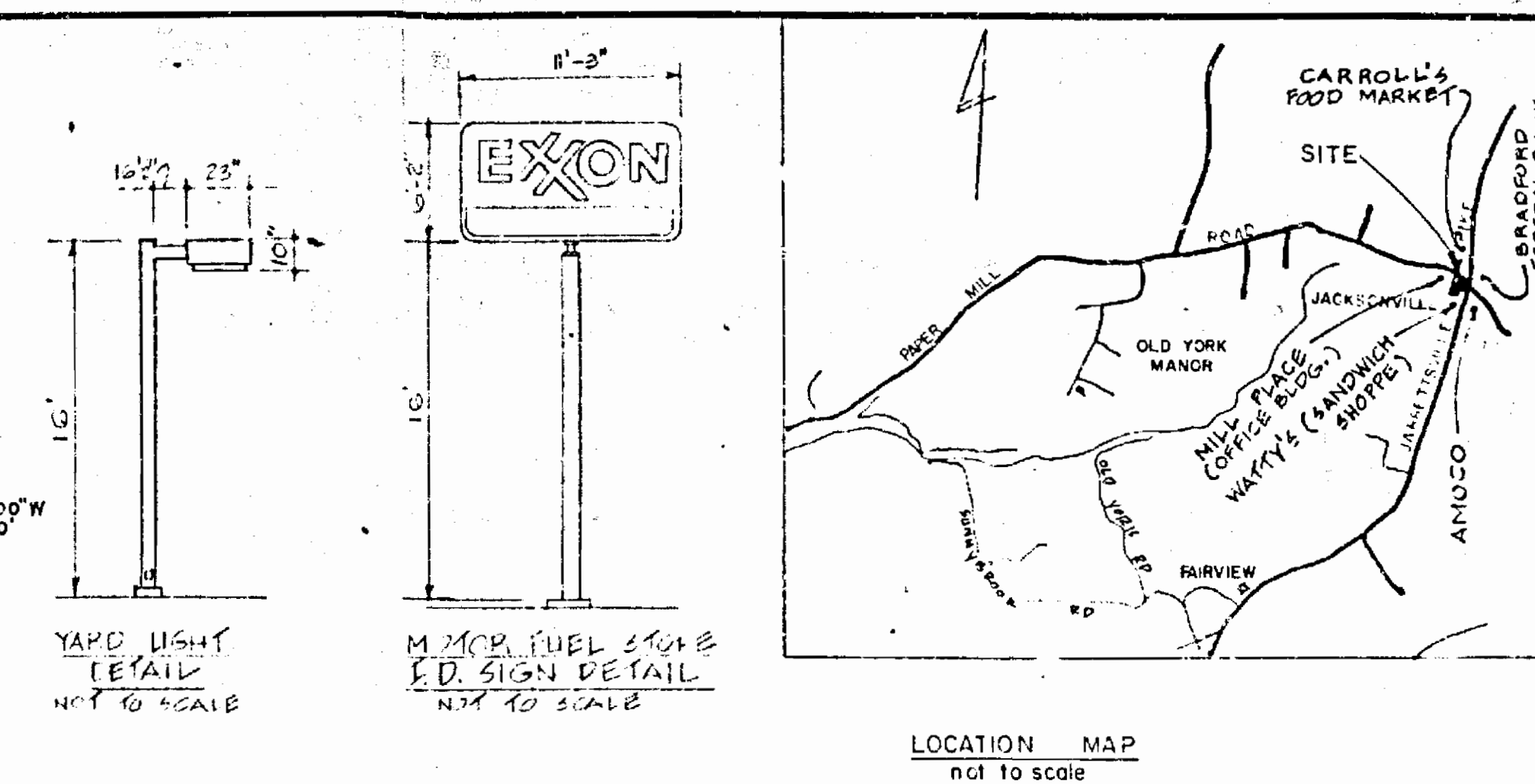
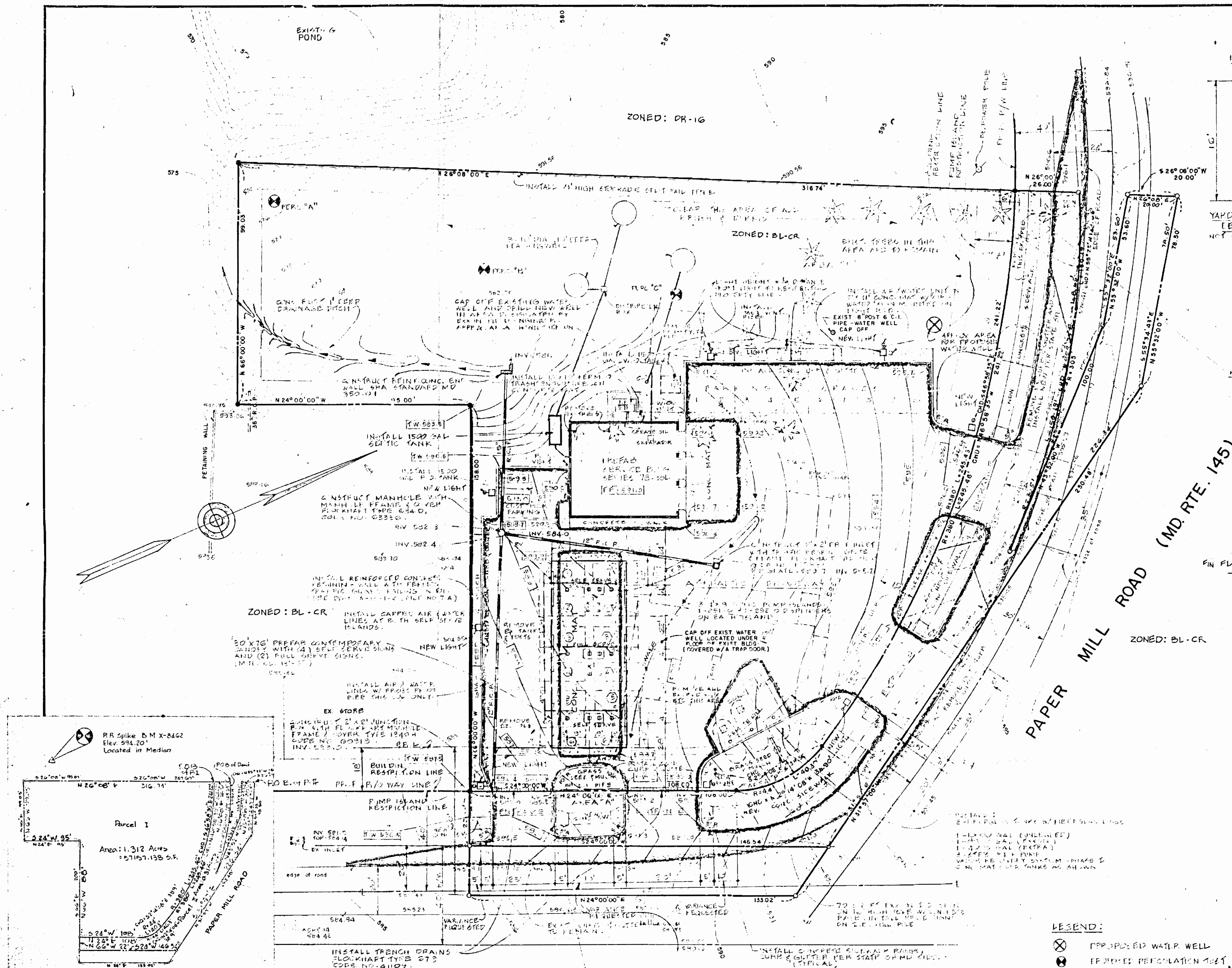
EXXON COMPANY, U.S.A.
(A DIVISION OF EXXON CORPORATION)
POST OFFICE BOX 1288
BALTIMORE, MARYLAND 21203

PROCESSED...
**MOTOR FUEL STORE
W/ BAYS**

DRAWN BY: L.L.
CHECKED BY:
APPROVED BY:
SCALE: 1" = 20'

PLOT PLAN	
JARRETTSVILLE PIKE & PAPER MILL ROAD JACKSONVILLE, BALTO. CO., MD 10th ELECTION DISTRICT TAX MAP 035 BLOCK 24 PARCEL 00185	
DATE: JAN. 7, 1980	FILE NO. 8077
SHEET NO. 1	OF 1
DATE: 1-8	

THIS BLUEPRINT IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED



ZONING NOTES:

ZONING PLANNING: PL - PERMITTED ZONING: 1.1 - TRANSFERRED TO LOCAL USE - PERMITTED ZONING: 1.1 - TRANSFERRED TO LOCAL USE

AREA REQUIREMENTS:

2 DENSER ISLAND WITH (7) DUAL PREFFER ON TS
SPEYNS 2 CARS AT ONE TIME

PARK SERVING SPACES = 8 → ②

TOTAL WAITING SPACES = 8 → ②

SITE AREA REQUIRES = 3 X 1500 = 4,500 SQ. FT.

SEWER RATE (PIED) = 3

TOTAL AREA REQUIRES 1500 SQ. FT. PER PLOT 3 X 1500 = 4,500

AMPHIBIOUS USES = 4 X 100

ADDITIONAL AREA NEAR DENSER
PERMITTED ZONING: 1.1 - TRANSFERRED TO LOCAL USE

TOTAL AREA PERMITTED ZONING: 1.1 - TRANSFERRED TO LOCAL USE

TOTAL AREA OF TRACT = 5,700 SQ. FT.

ASSESMENTS:

(2) FIRE WARE ON BARNETTE DRIVE, 1-20' WIDE + 1-30' W.D.
(3) SIDEWALKS ON JAPER MILL ROAD, 2-8' WIDE

LAND ACRES: (SEE SPECIAL LAND ACRES PLAN)

CNTR. TRAP SPACE, SMALL SHOPS AND OFFICES
AREA "A" = 476 SQ. FT. AREA "B" = 549 SQ. FT.
AREA "C" = 1420 SQ. FT. AREA "D" = 29,177 SQ. FT.
TOTAL = 31,622 SQ. FT. LESS 1/4 Acre
MIN REQ'D = 5% OF TRACT = 2257 SQ. FT.

PARKING:

PARKING SPACES REQ'D = 0
PARKING SPACES PROVIDED = 12
(INCLUDES MANICATED DRIVE)

LIGHTS: (BY 42) W/DEEP METAL ARCS (400-255)

ANCILLARY USES: ALL TO REMAIN, VINEYNS AREA
IF OTHER USES ARE PROVIDED, ADDITIONAL
SQ. FT. WILL BE PROVIDED.

NOTE: PLAN TO ACCOMPANY SPECIAL EXCEPTION AND VARIANCE
FOR AUTOMOTIVE SERVICE STATION.

THIS BLUEPRINT IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED

REVISIONS:		
GEN. REVISION - PER CO. COMMENTS	L.L.	2-4-80
ADDED WATER WELL NOTES	L.L.	3-13-80
ENTRANCE, NOTES	L.L.	4-18-80

REVISIONS

JARRETTSVILLE PIKE (MD. RTE. 146)

ZONED: BM-CR

EXXON COMPANY, U.S.A.
(A DIVISION OF EXXON CORPORATION)
POST OFFICE BOX 1288
BALTIMORE, MARYLAND 21203

PROCESSED...
MOTOR FUEL STORE
W/ BAYS

DRAWN BY:	L-1
CHECKED BY:	
APPROVED BY:	
SCALE:	1" = 20'

PLOT PLAN
 JARRETTSVILLE PIKE & PAPER MILL ROAD
 JACKSONVILLE, BALTO. CO., MD
 10th ELECTION DISTRICT
 TAX MAP 035 BLOCK 24 PARCEL 00185

DATE:	JAN 7, 1930
FILE NO.:	8077
SHEET NO.:	OF:
DWG. NO.:	1-B

N.E.
O-C

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/corner of Jarrettsville Pike
and Paper Mill Road
10th District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the Board having noted that there are no other Appellants of record in said case, it is, this 6th day of November, 1980, by the County Board of Appeals of Baltimore County,

ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

William T. Hackett
William T. Hackett

Patricia Millhouser
Patricia Millhouser

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/corner of Jarrettsville Pike
and Paper Mill Road
10th District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

MOTION FOR DISMISSAL

To the Honorable, Members of Said Board:

The Motion of the People's Counsel for Baltimore County respectfully represents,

viz:

1. That the Movant was the sole Appellant from the decision of the Zoning Commissioner in this case, which involves a Special Exception for the operation and maintenance of a gasoline service station and certain variances, as in the Petition more fully appears.
2. That said appeal was filed in order to seek a resolution of the contradictory reports with regard to said Petition filed by several County and State agencies in the case.
3. That your Movant has caused an independent review of the case to be made and as a result thereof feels and therefore avers that the public interest no longer requires the prosecution of said appeal.

WHEREFORE, Movant respectfully prays that the appeal be dismissed.

AND AS IN DUTY BOUND, etc.,

John W. Hession, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW corner of Jarrettsville Pike and
Paper Mill Rd., 10th District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-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. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1980, a copy of the foregoing Order was mailed to F. Vernon Boozer, Esquire, 614 Bosley Avenue, Towson, Maryland 21204, and EXXON Co., U.S.A., P. O. Box 1288, Baltimore, Maryland 21203, ATTN: Stuart A. Bain, Contract Purchaser.

John W. Hession, III
John W. Hession, III

- 2 -

I HEREBY CERTIFY that on this 6th day of November, 1980, a copy of the foregoing Motion and proposed Order was mailed to F. Vernon Boozer, Esquire, 614 Bosley Avenue, Towson, Maryland 21204.

John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
for an automotive service station
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/corner of Jarrettsville Pike
and Paper Mill Road
10th Election District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

ORDER FOR APPEAL

Mr. Commissioner:

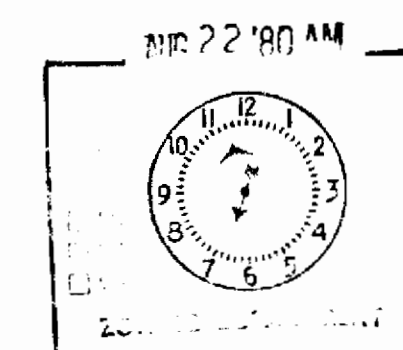
Please note on appeal from your decision granting the Petition for Special Exception in the above-entitled matter, under date of July 24, 1980, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of August, 1980, a copy of the foregoing Order for Appeal was mailed to F. Vernon Boozer, Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioner; Mr. Stuart A. Bain, EXXON Company, U.S.A., P. O. Box 1288, Baltimore, Maryland 21203, Contract Purchaser; and Mr. Donald H. Ready, 210 Allegheny Avenue, Towson, Maryland 21204, Realtor.

Peter Max Zimmerman
Peter Max Zimmerman



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/corner of Jarrettsville Pike
and Paper Mill Road
10th District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

ORDER

Upon the foregoing Motion by the People's Counsel for Baltimore County, the Board having noted that there are no other Appellants of record in said case, it is, this 6th day of November, 1980, by the County Board of Appeals of Baltimore County,

ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

William T. Hackett
William T. Hackett

Patricia Millhouser
Patricia Millhouser

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/corner of Jarrettsville Pike
and Paper Mill Road
10th District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

ORDER

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ORDERED that the foregoing Appeal of the People's Counsel for Baltimore County herein be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

William T. Hackett
William T. Hackett

Patricia Millhouser
Patricia Millhouser

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
SW/corner of Jarrettsville Pike
and Paper Mill Road
10th District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

MOTION FOR DISMISSAL

To the Honorable, Members of Said Board:

The Motion of the People's Counsel for Baltimore County respectfully represents,

viz:

1. That the Movant was the sole Appellant from the decision of the Zoning Commissioner in this case, which involves a Special Exception for the operation and maintenance of a gasoline service station and certain variances, as in the Petition more fully appears.
2. That said appeal was filed in order to seek a resolution of the contradictory reports with regard to said Petition filed by several County and State agencies in the case.
3. That your Movant has caused an independent review of the case to be made and as a result thereof feels and therefore avers that the public interest no longer requires the prosecution of said appeal.

WHEREFORE, Movant respectfully prays that the appeal be dismissed.

AND AS IN DUTY BOUND, etc.,

John W. Hession, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

RECEIVED
BALTIMORE COUNTY
NOV 10 11 AM '80
COUNTY BOARD
OF APPEALS
BY: 2

RECEIVED
BALTIMORE COUNTY
NOV 10 11 AM '80
COUNTY BOARD
OF APPEALS
BY: 2

90-1521
File

COVAHEY & BOOZER
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK S. CEVAN
DOUGLAS W. BIER

July 24, 1980

AREA CODE 301
828-9441

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

RE: Summers Fuel, Inc.
Item No. 170
Special Excection and Variance Petitions

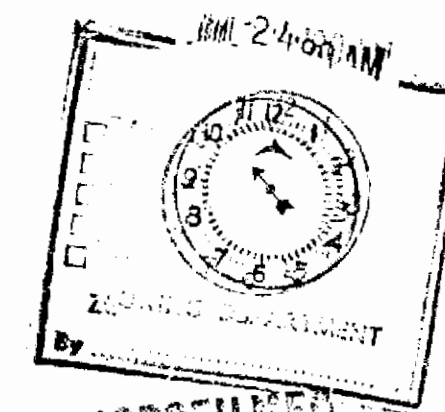
Dear Mr. Hammond:

Enclosed are comments from our traffic expert, Dr. Worthington Ewell, relative to the letter submitted after the hearing by John E. Meyers of the Bureau of Engineering of the State of Maryland.

Very truly yours,

F. Vernon Boozer
F. Vernon Boozer

FVB/pa
Enc.



EWELL, BOMHARDT & ASSOCIATES

CONSULTING ENGINEERS ESTABLISHED 1952
7131 RUTHERFORD ROAD, BALTIMORE, MARYLAND 21207 - PHONE 301-265-8100

July 17, 1980

Covehey & Boozer
614 Bosley Avenue
Baltimore, Maryland 21204

Attention: Mr. Vernon Boozer

RE: Summers Fuel Inc.
sw/c Jarrettsville Pike
and Paper Mill Road

Dear Mr. Boozer:

I have read the MDT letter of June 16, 1980 written by Mr. John E. Meyers of the Bureau of Engineering, Access Permits Division; and have the following brief comments.

The revised subject plan dated May 19, 1980 meets the SHA and Baltimore County regulations in all respects and should not be tampered with further.

The suggested single two way access on Jarrettsville Pike in lieu of the pair of one way curb cuts, creates at least one additional traffic conflict at the entrances and on the road. Without a real barrier on the centerline of the single two way access, the traffic conflicts and possible accidents would be even greater.

Very truly yours,

EWELL, BOMHARDT & ASSOCIATES

W. Worthington Ewell

W. Worthington Ewell, Dr. Eng.
President

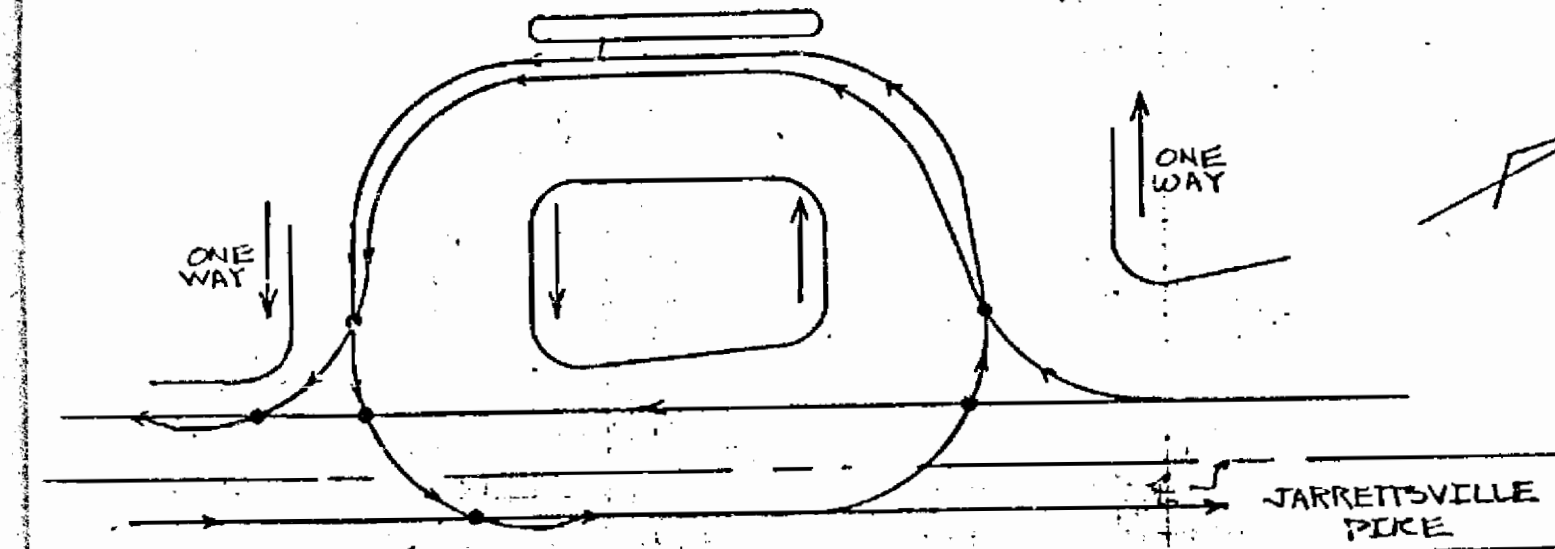
WWE/sls

EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
BALTIMORE, MARYLAND 21201

PROJECT EXXON SERVICE STA.
SUBJECT TRAFFIC AT ENTRANCE
BY S.W.P.

JOB No. 7631
SHEET No. 1 OF 2
DATE 07-15-80

CASE I
TWO - ONE WAY ENTRANCES



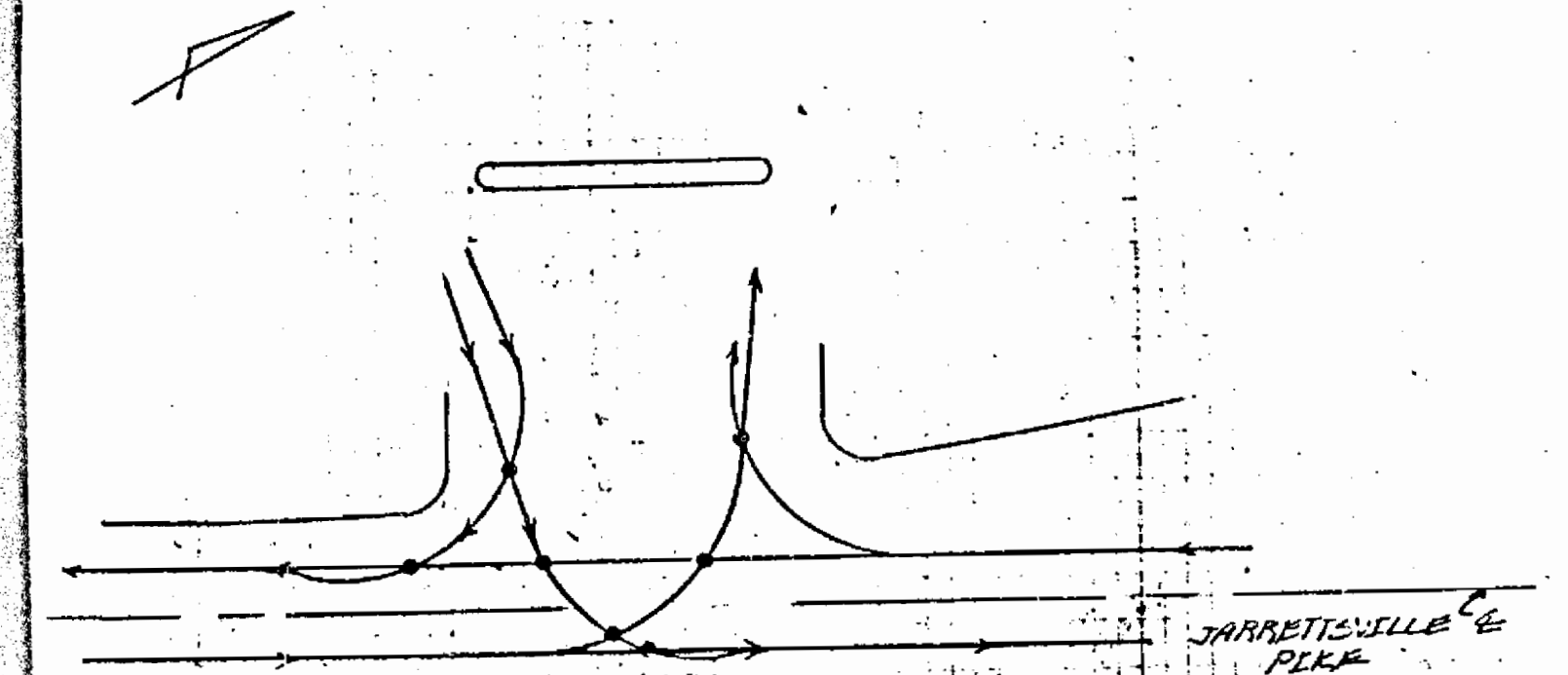
- INDICATES POSSIBLE ACCIDENT
IN THIS CONFIGURATION THERE ARE SIX POINTS FOR POSSIBLE ACCIDENTS
WITH VEHICLES ON THE ROAD OR VEHICLES ENTERING OR LEAVING THE
STATION.

EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
BALTIMORE, MARYLAND 21201

PROJECT EXXON SERVICE STA.
SUBJECT TRAFFIC AT ENTRANCE
BY S.W.P.

JOB No. 7631
SHEET No. 2 OF 2
DATE 07-15-80

CASE II
ONE - TWO WAY ENTRANCE



- INDICATES POSSIBLE ACCIDENT
IN THIS CONFIGURATION THERE ARE SEVEN POINTS FOR POSSIBLE ACCIDENTS
WITH VEHICLES ON THE ROAD OR VEHICLES ENTERING OR EXITING THE
STATION

COVAHEY & BOOZER
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK L. DEVAN
DOUGLAS W. BISER

July 24, 1980

AREA CODE 301
828-9441

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

RE: Summers Fuel, Inc.
Item No. 170
Special Exceotion and Variance Petitions

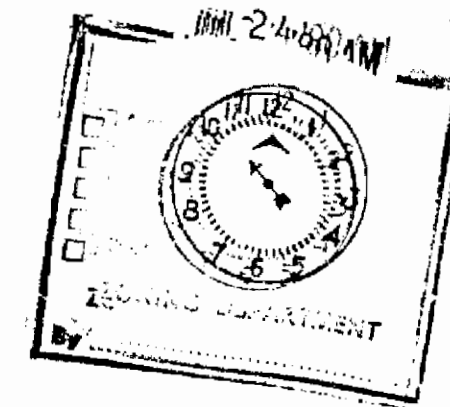
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Very truly yours,

F. Vernon Boozer
F. Vernon Boozer

FVB/pa
Enc.



EWELL, BOMHARDT & ASSOCIATES

CONSULTING ENGINEERS ESTABLISHED 1952
7131 RUTHERFORD ROAD, BALTIMORE, MARYLAND 21207 • PHONE 301-265-8100

July 17, 1980

Covehey & Boozer
614 Bosley Avenue
Baltimore, Maryland 21204

Attention: Mr. Vernon Boozer

RE: Summers Fuel Inc.
sw/c Jarrettsville Pike
and Paper Mill Road

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Very truly yours,

EWELL, BOMHARDT & ASSOCIATES

W. Worthington Ewell

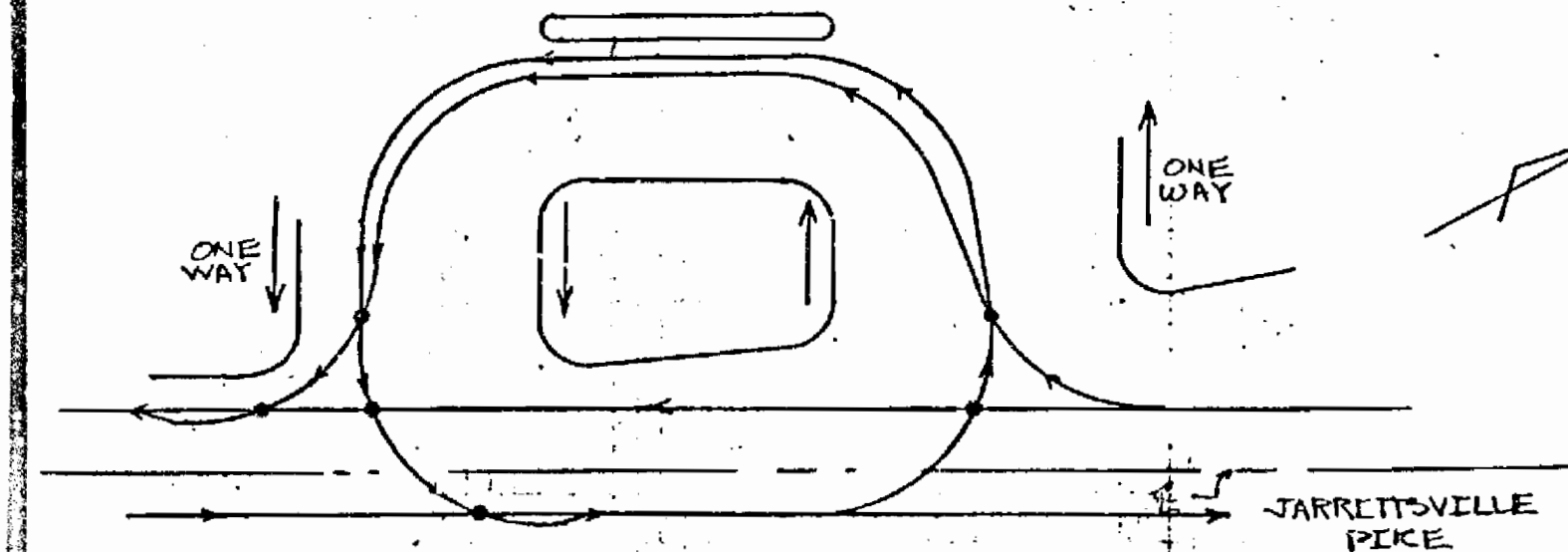
W. Worthington Ewell, Dr. Eng.
President

WWE/sls

EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
BALTIMORE, MARYLAND 21201

PROJECT EXXON SERVICE STA.
SUBJECT TRAFFIC AT ENTRANCE
BY S.W.P.
JOB No. 2631
SHEET No. 1 OF 2
DATE 07-15-80

CASE I
TWO - ONE WAY ENTRANCES

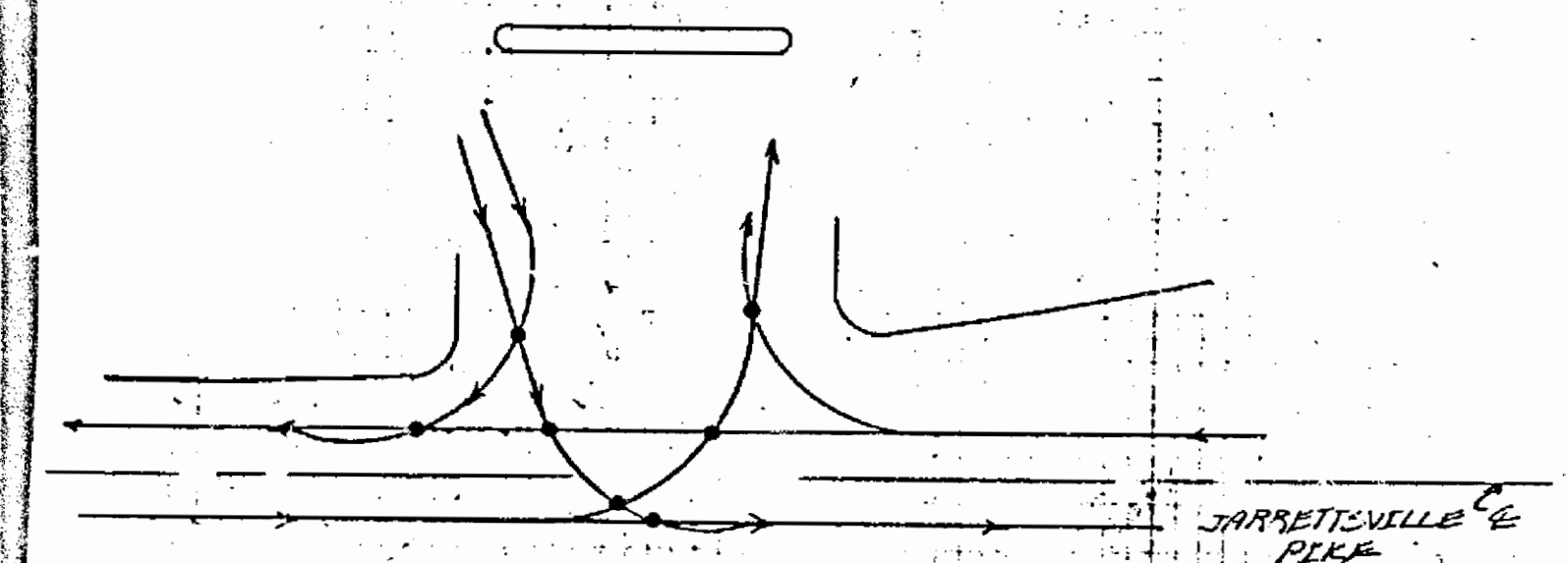


• INDICATES POSSIBLE ACCIDENT
IN THIS CONFIGURATION THERE ARE SIX POINTS FOR POSSIBLE ACCIDENTS
WITH VEHICLES ON THE ROAD OR VEHICLES ENTERING OR LEAVING THE
STATION.

EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
BALTIMORE, MARYLAND 21201

PROJECT EXXON SERVICE STA.
SUBJECT TRAFFIC AT ENTRANCE
BY S.W.P.
JOB No. 2631
SHEET No. 2 OF 2
DATE 07-15-80

CASE II
ONE - TWO WAY ENTRANCE



• INDICATES POSSIBLE ACCIDENT
IN THIS CONFIGURATION THERE ARE SEVEN POINTS FOR POSSIBLE ACCIDENTS
WITH VEHICLES ON THE ROAD OR VEHICLES ENTERING OR EXITING THE
STATION



Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

June 16, 1980

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

Re: Z.A.C. Meeting, Feb. 26, 1980
ITEM: 170.
Summers Fuel Inc.
SW/C Jarrettsville Pike
(Route 146) & Paper Mill
Rd. (Route 145)
Revised Plan

Attention: Mr. N. Commodari

Dear Mr. Hammond:

The subject plan, revised 5-19-80, indicates several minimal dimensions previously approved by the State Highway Administration, plus tangent distances that appear to meet Baltimore County regulations. In reviewing the plan, it was noted that the 20' tangent, along Jarrettsville Pike at the corner, is at a considerable angle to the centerline of the highway. This is not a standard procedure and the result is the appearance of one large radius around the corner to the entrance from Jarrettsville Pike.

It was further noted that vehicles entering and leaving pump location no. 6 would have extreme difficulty in negotiating the entrances from Jarrettsville Pike. Some movements, even by passenger cars, may be impossible to make. The situation would be more serious with vans and trucks.

The matter was brought to the attention of the developer who revised and submitted a new plan. The plan indicates a modification of the interior curb at the south property line on Md. 146 and indicates the access along Md. 146 as a pair of one-way access points. Due to the limited frontage on Md. 146 we would prefer one two-way access but the plan meets minimum S.H.A. standards. For your records, enclosed is a copy of the most current plan.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:vr
Enclosure
cc: Mr. J. Wimbley
Mr. C. Moore

My telephone number is (301)383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 13, 1980

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

000
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

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 170
Petitioner-Summers Fuel, Inc.
Special Exception and
Variance Petitions

Dear Mr. Booser:

Enclosed are the comments from the State Highway Administration that I received subsequent to my comments of May 9, 1980. As of this writing, I still have not received the revised plans.

If you have any questions, please feel free to contact me at 494-3391.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: John B. Howard, Esquire
409 Washington Ave.
Towson, Md. 21204

Exxon Company, U.S.A.
Post Office Box 1288
Baltimore, Md. 21203

MICROFILMED



State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

May 8, 1980

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Feb. 26, 1980
ITEM: 170.
Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike (Route 146) & Paper Mill Rd. (Route 145)
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

Dear Mr. Hammond:

We have been advised by the prospective developer that minor revisions will be made to the plan. Upon our review of the revised plan, we will submit our comments. We suggest that some of the Zoning Advisory Committee members meet to discuss the revised plan when it is available.

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

By: John E. Meyers

CL:JEM:vr
cc: Mr. J.L. Wimbley
Mr. M. Flanagan
Mr. F. Ringler My telephone number is (301)383-4320
Mr. G. Wittman

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

MICROFILMED

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION

10th District
ZONING: Petition for Special Exception for automotive service station and Variance for curb tangent lengths

LOCATION: Southwest corner of Jarrettsville Pike and Paper Mill Road

DATE & TIME: Tuesday, May 20, 1980 at 1:30 P.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 Special Exception for an automotive service station and Variance to permit the curb tangent length between any access driveway and any street intersection or any other access driveway on the site be 10' in lieu of the required 20 feet and to permit the curb tangent length between any access driveway and a property line to be 5 feet in lieu of the required 10 feet.

The Zoning Regulation to be excepted as follows:

Section 405.4A.3A - Access and Street Improvements

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

Beginning at a point on the proposed westerly right of way line of Jarrettsville Pike (Proposed right of way width of 80 feet) at the intersection of right of way line of Paper Mill Road, thence with the proposed right of way line of Jarrettsville Pike (1) S 24° 00' 00" W 108.00 feet thence having said right of way and running (2) N 66° 00' 00" W 158.00 feet (3) S 24° 00' 00" E 25.00 feet (4) N 66° 00' 00" W 99.03 feet (5) N 26° 08' 00" E 218.74 feet to a point on the proposed right of way line of Paper Mill Road (Proposed right of way width 80 feet) thence with the south proposed right of way line of Paper Mill Road (6) by a curve to the right having a radius of 380 feet for an arc distance of 245.48 feet, thence (7) by a curve to the right having a radius of 44 feet for an arc distance of 40.30 feet to the point of beginning.

Containing 1.3 acres more or less.

Being the property of Summers Fuel, Inc. as shown on plat filed with the Zoning Department.

Hearing Date: Tuesday, May 20, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

A 1980 Reg # L11649

Pikesville, Md., May 1, 1980

THIS IS TO CERTIFY, that the annexed advertisement

was published in the NORTHWEST STAR, a weekly

newspaper published in Pikesville, Baltimore

County, Maryland before the 20th day of

May 1980

the first publication appearing on the

1st day of May, 1980

the second publication appearing on the

day of May, 1980

the third publication appearing on the

day of May, 1980

THE NORTHWEST STAR

By: John E. Meyers
Manager

Cost of Advertisement 60.00

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner

Date: May 1, 1980

TO: John D. Seyffert, Director
Office of Planning and Zoning

FROM: Petition No. 80-237-XA Item 170

SUBJECT:

Petition for Special Exception for automotive service station and Variance for curb tangent lengths
Southwest corner of Jarrettsville Pike and Paper Mill Road
Petitioner - Summers Fuel, Inc.

Tenth District

HEARING: Tuesday, May 20, 1980 (1:30 P.M.)

In view of the traffic problems that would be expected from the establishment of the proposed use, and particularly in view of the adverse comments by members of the Zoning Advisory Committee, this office is opposed to the granting of the subject petition.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

MICROFILMED

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

April 25, 1980

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O. TRACY, JR.
JOHN H. ZINK, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
HERBERT R. OGDONOR, III
THOMAS L. HUDSON
THOMAS W. EARLY
FRANK A. LAFALCE, JR.
C. CAREY DEELEY, JR.

JAMES D. C. DOWNES
(1906-1979)
—
823-4111
AREA CODE 301

HAND DELIVERED

Mr. Nicholas B. Commodari
Zoning Plans Advisory Committee
111 West Chesapeake Avenue
Baltimore County Office Building
Towson, Maryland 21204

Re: Summers Fuel, Inc. - Exxon
Jacksonville, Maryland

Dear Nick:

I hand-deliver herewith three executed Variance Petitions setting forth the revised variance request.

I understand from our last discussion that this matter is being assigned for hearing around May 20; and, upon reflection, it would be appreciated if you would note your file so that I might receive copies of all notices pertaining to this matter as counsel for the property owner.

Thank you for your assistance.

Very truly yours,

John B. Howard

JBH:ecd
Enclosures

MICROFILMED

April 24, 1980

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception and Variance - SW/C Jarrettsville Pike and Paper Mill Road - Summers Fuel, Inc. - Case No. 80-237-XA

TIME: 1:30 P.M.

DATE: Tuesday, May 20, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Exxon Company, U.S.A.
c/o Mr. Stuart A. Zain
3601 Boston Street
Baltimore, Maryland 21221

Mr. Donald H. Beady
210 Allegany Avenue
Towson, Maryland 21204

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 12, 1980

F. Vernon Booser
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Variance - SW/C Jarrettsville Pike and Paper Mill Road
Summers Fuel, Inc.
Case No. 80-237-XA

Dear Mr. Booser:

This is to advise you that \$98.00 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
Zoning Commissioner

VZE:ej

MICROFILMED

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

10th District

ZONING: Petition for Special Exception for automotive service station and Variance for curb tangent lengths

LOCATION: Southwest corner of Jarrettsville Pike and Paper Mill Road

DATE & TIME: Tuesday, May 20, 1980 at 1:30 P.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 Special Exception for an automotive service station and Variance to permit the curb tangent length between an access driveway and the corner at a street intersection to be 10 feet in lieu of the required 20 feet and to permit the curb tangent length between access driveways to be 18 feet in lieu of the required 20 feet and to permit the curb tangent length between an access driveway and a property line to be 5 feet in lieu of the required 10 feet

The Zoning Regulation to be excepted as follows:

Section 405.1A.3a - Access and Street Improvements

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

Being the property of Summers Fuel, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, May 20, 1980 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MICROFILMED

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

10th District

ZONING: Petition for Special Exception for automotive service station and Variance for curb tangent lengths

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

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

EXXON U.S.A. COMPANY

SOUTHWESTERLY CORNER OF
JARRETTSVILLE PIKE AND PAPER MILL ROAD

Beginning at a point on the proposed westerly right of way line of Jarrettsville Pike (Proposed right of way width of 80 feet) at the intersection of right of way line of Paper Mill Road, thence with the proposed right of way line of Jarrettsville Pike (1) S 24° 00' 00" W, 108.00 feet thence leaving said right of way and running (2) N 66° 00' 00" W 158.00 feet (3) S 24° 00' 00" E, 95.00 feet (4) N 66° 00' 00" W, 99.03 feet (5) N 26° 08' 00" E, 316.74 feet to a point on the proposed right of way line of Paper Mill Road (Proposed right of way width 80 feet) thence with the south proposed right of way line of Paper Mill Road (6) by a curve to the right having a radius of 380 feet for an arc distance of 245.46 feet, thence (7) by a curve to the right having a radius of 44 feet for an arc distance of 40.30 feet to the point of beginning.

Containing 1.3 acres more or less.

J. Robert Lussell

Business Association of Jacksonville, Inc.

P.O. Box 218
Phoenix, Maryland 21131

Zoning Commissioner of Baltimore County
Baltimore County Office Building
Towson, Maryland # 21204

May 20, 1980

Dear Sir:

The Business Association of Jacksonville, Inc. held a special Board of Directors Meeting at 7:30 P.M. on May 12, 1980 to discuss the proposed changes in Zoning Case Proposed to allow an Exxon Service Station at the S/W corner of Jarrettsville Pike and Paper Mill Road, 10th Election District of Baltimore County, Plot Plan # 8077.

A quorum was present and after hearing the proposal from Mr. Stewart Gaines from Exxon, discussion was heard and a vote was taken on a motion from Ben Apicella, seconded by Tom Carroll to support the proposed changes and that a letter be sent to the Zoning Commissioner of Baltimore County and that the association President or another officer of the association be present at the Zoning Hearing to speak on behalf of the association. The motion was passed unanimously.

Immediately following the Board of Directors Meeting, a General Membership Meeting of The Business Association was held. A quorum was present and the Board of Directors presented their recommendations from the prior meeting held at 7:30 P.M. Mr. Gaines fielded questions from the members. Mr. Howard Weidley moved and Ben Apicella seconded a motion to support the proposed changes in zoning; a letter be sent to the Zoning Commissioner of Baltimore County; and that the association President or another officer be present at the Zoning Hearing to speak on behalf of the association. The motion was passed unanimously.

Sincerely,
Joseph W. Hancock Jr.
Joseph W. Hancock Jr.
President

CC: File

PETITIONER'S
EXHIBIT 8

EWELL, BOMHARDT & ASSOCIATES
SANDERS & THOMAS, INC.
CONSULTING ENGINEERS
1800 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201

1-95-1-395, DESIGN SECTION M

SUBJECT: _____
MADE BY: _____ DATE: _____
CHECKED BY: _____ DATE: _____

JOB NO.

SHEET NO.

OF

FILE NO.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
474-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 24, 1980

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and Variances
SW/corner of Jarrettsville Pike and Paper Mill Road - 10th Election District
Summers Fuel, Inc. - Petitioner
NO. 83-237-XA (Item No. 170)

Dear Mr. Booser:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/eri

Attachments

cc: Mr. Donald H. Ready
210 Allegheny Avenue
Towson, Maryland 21204

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

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

May 8, 1980

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Feb. 26, 1980
ITEM: 170.
Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike (Route 146) & Paper Mill Rd. (Route 145)
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

Dear Mr. Hammond:

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

CL:JEM:vr

cc: Mr. J.L. Wimbley
Mr. M. Flanagan
Mr. F. Ringger My telephone number is (301)383-4320
Mr. G. Wittman

By: John E. Meyers

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

MICROFILMED

EXXON U.S.A. COMPANY

SOUTHWESTERLY CORNER OF
JARRETTSVILLE PIKE AND PAPER MILL ROAD

Beginning at a point on the proposed westerly right of way line of Jarrettsville Pike (Proposed right of way width of 80 feet) at the intersection of right of way line of Paper Mill Road, thence with the proposed right of way line of Jarrettsville Pike (1) S 24° 00' 00" W, 108.00 feet thence leaving said right of way and running (2) N 66° 00' 00" W 158.00 feet (3) S 24° 00' 00" E, 95.00 feet (4) N 66° 00' 00" W, 99.03 feet (5) N 26° 08' 00" E, 316.74 feet to a point on the proposed right of way line of Paper Mill Road (Proposed right of way width 80 feet) thence with the south proposed right of way line of Paper Mill Road (6) by a curve to the right having a radius of 380 feet for an arc distance of 245.46 feet, thence (7) by a curve to the right having a radius of 44 feet for an arc distance of 40.30 feet to the point of beginning.

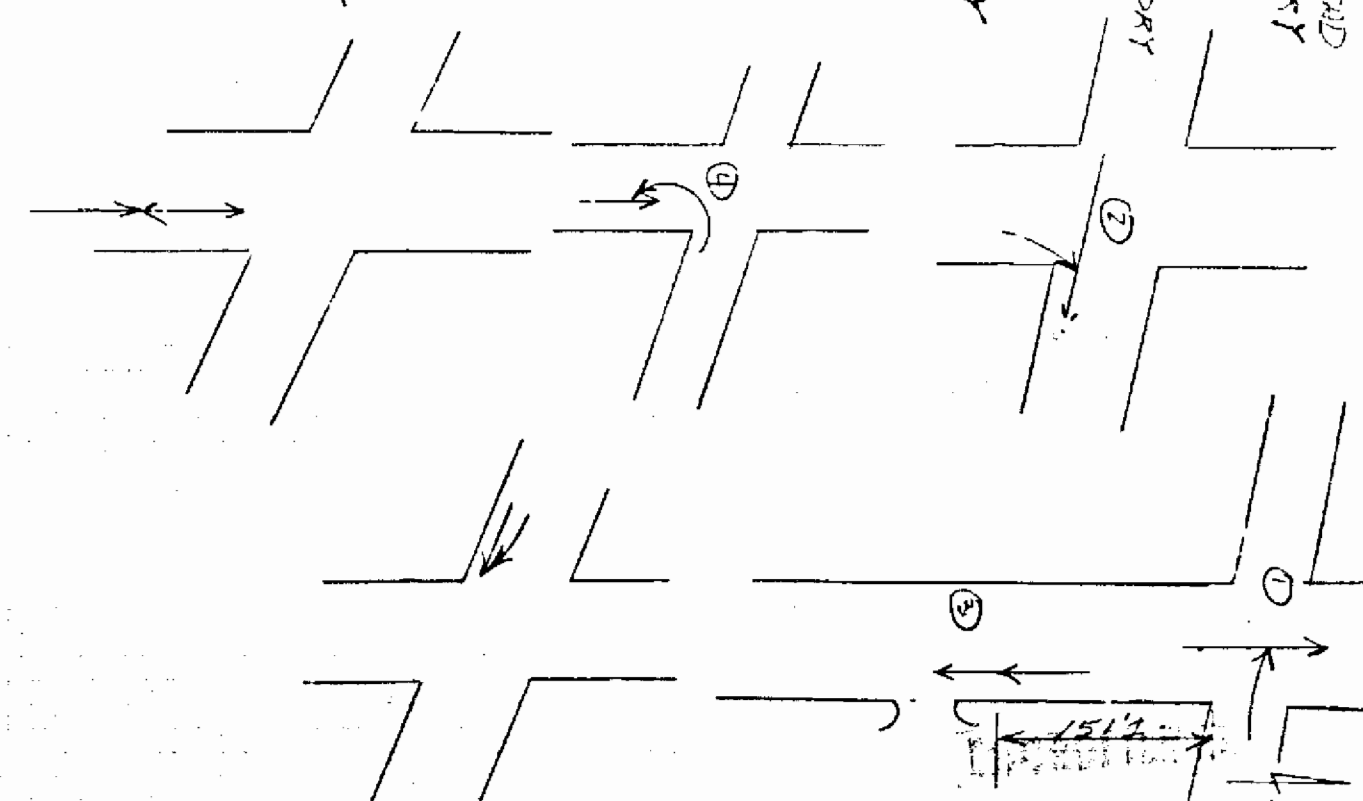
Containing 1.3 acres more or less.

J. Robert Lussell

MICROFILMED

OFFICE COPY

PETITIONER'S
EXHIBIT 4



494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
November 6, 1980

John W. Hessian, III, Esq.
People's Counsel for Baltimore County
Court House
Towson, Md. 21204

Re: Summers Fuel, Inc.
No. 80-237-XA

Dear Mr. Hessian:

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

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Summers Fuel, Inc.
F. Vernon Boozer, Esq.
Exxon Company, U.S.A.
Mr. Donald H. Ready
Mr. J. E. Dyer
Mr. William Hammond

10/21/80 - Notified the following of scheduled hearing set for TUES., FEB. 3, 1981, at 10 a.m.:

Summers Fuel, Inc. F. V. Boozer, Esq. Exxon Co. Donald H. Ready J. Hessian J. E. Dyer W. Hammond	Petitioner Atty. for petitioner Contract purchaser Realtor People's counsel Zoning "
--	--

494-3180

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

October 21, 1980

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 80-237-XA

SUMMERS FUEL, INC.

Variance-to permit curb tangent length
Special Exception-for automotive service station

SW/C of Jarrettsville Pike and Paper Mill Road

10th District

7/24/80 - Special exception GRANTED w/restrictions,
and Variance was DISMISSED

ASSIGNED FOR:

TUESDAY, FEBRUARY 3, 1981, at 10 a.m.

cc: Summers Fuel, Inc.

Petitioner

F. Vernon Boozer, Esq.

Attorney for Petitioner

Exxon Company, U.S.A.

Contract Purchaser

Mr. Donald H. Ready

Realtor

J. W. Hessian, III, Esq.

People's Counsel

J. E. Dyer

Zoning Office

W. Hammond

" "

June Holmen, Secretary

COVAHEY & BOOZER
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

October 15, 1980

AREA CODE 301
828-9441

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK S. DEVAN
DOUGLAS W. BISER

Baltimore County Board of Appeals
Court House
Towson, MD 21204

RE: Petition for Special Exception
Petition for Variances
Petitioner Summers Fuel, Inc.
Case No. 80-237-XA *appealed 7/24/80*

Gentlemen:

Please set the above-captioned case in for hearing at your earliest convenience.

Very truly yours,

F. Vernon Boozer
F. Vernon Boozer

FVB/pa

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

RECEIVED
BALTIMORE COUNTY
OCT 15 2 10 PM '80
COUNTY BOARD
OF APPEALS
BY: *[Signature]*

Set on 7/24/80

COVAHEY & BOOZER
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

July 24, 1980

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK S. DEVAN
DOUGLAS W. BISER

AREA CODE 301
828-9441

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

RE: Summers Fuel, Inc.
Item No. 170
Special Exception and Variance Petitions

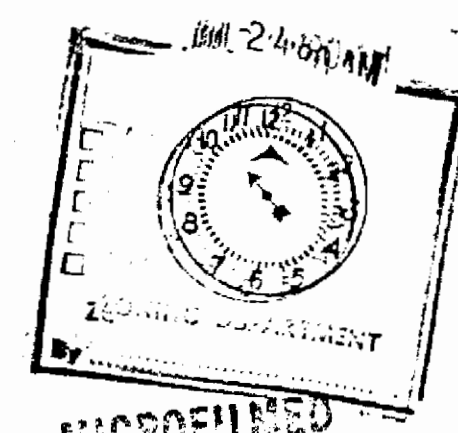
Dear Mr. Hammond:

Enclosed are comments from our traffic expert, Dr. Worthington Ewell, relative to the letter submitted after the hearing by John E. Meyers of the Bureau of Engineering of the State of Maryland.

Very truly yours,

F. Vernon Boozer
F. Vernon Boozer

FVB/pa
Enc.



EWELL, BOMHARDT & ASSOCIATES

CONSULTING ENGINEERS ESTABLISHED 1952
7131 RUTHERFORD ROAD, BALTIMORE, MARYLAND 21207 - PHONE 301-265-8100

July 17, 1980

Covehey & Boozer
614 Bosley Avenue
Baltimore, Maryland 21204

Attention: Mr. Vernon Boozer

RE: Summers Fuel Inc.
sw/c Jarrettsville Pike
and Paper Mill Road

Dear Mr. Boozer:

I have read the MDT letter of June 16, 1980 written by Mr. John E. Meyers of the Bureau of Engineering, Access Permits Division, and have the following brief comments.

The revised subject plan dated May 19, 1980 meets the SHA and Baltimore County regulations in all respects and should not be tampered with further.

The suggested single two way access on Jarrettsville Pike in lieu of the pair of one way curb cuts, creates at least one additional traffic conflict at the entrances and on the road. Without a real barrier on the centerline of the single two way access, the traffic conflicts and possible accidents would be even greater.

Very truly yours,

EWELL, BOMHARDT & ASSOCIATES

W. Worthington Ewell
W. Worthington Ewell, Dr. Eng.
President

WWE/sls

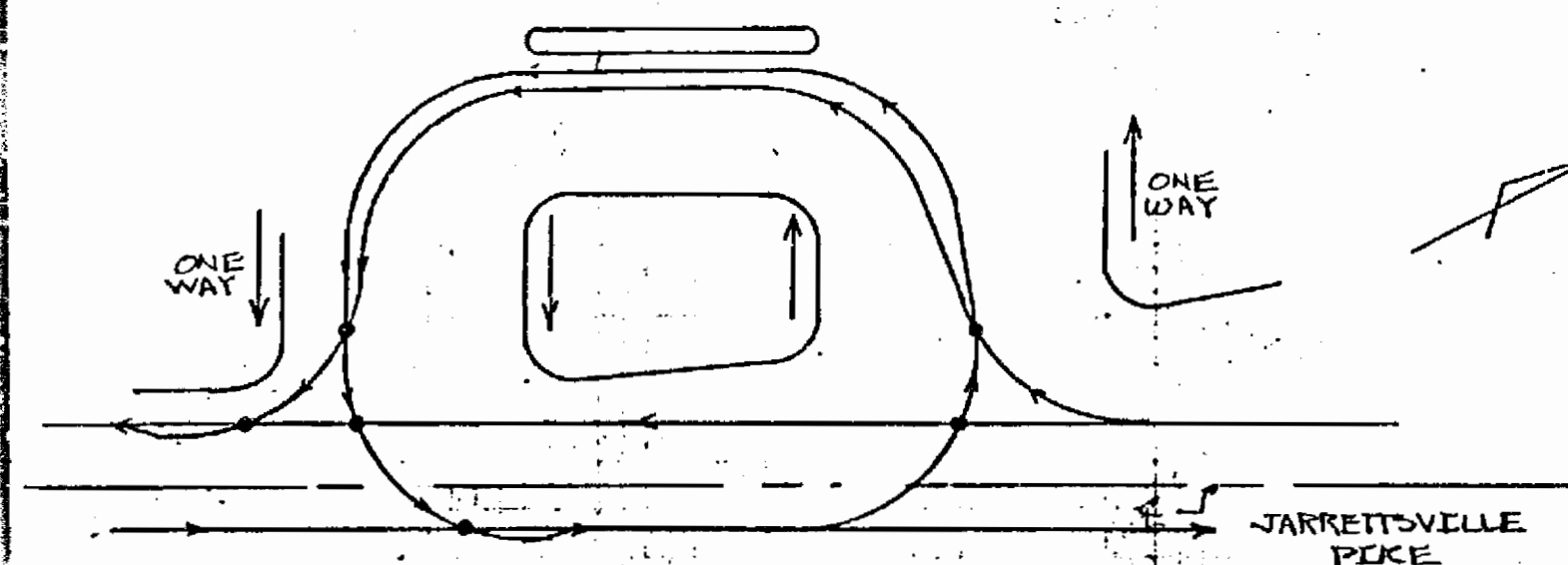
MICROFILMED

EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
BALTIMORE, MARYLAND 21201

PROJECT EXXON SERVICE STA.
SUBJECT TRAFFIC AT ENTRANCE
BY G.W.P.

JOB No. 2631
SHEET No. 1 OF 2
DATE 07-15-80

CASE I
TWO - ONE WAY ENTRANCES



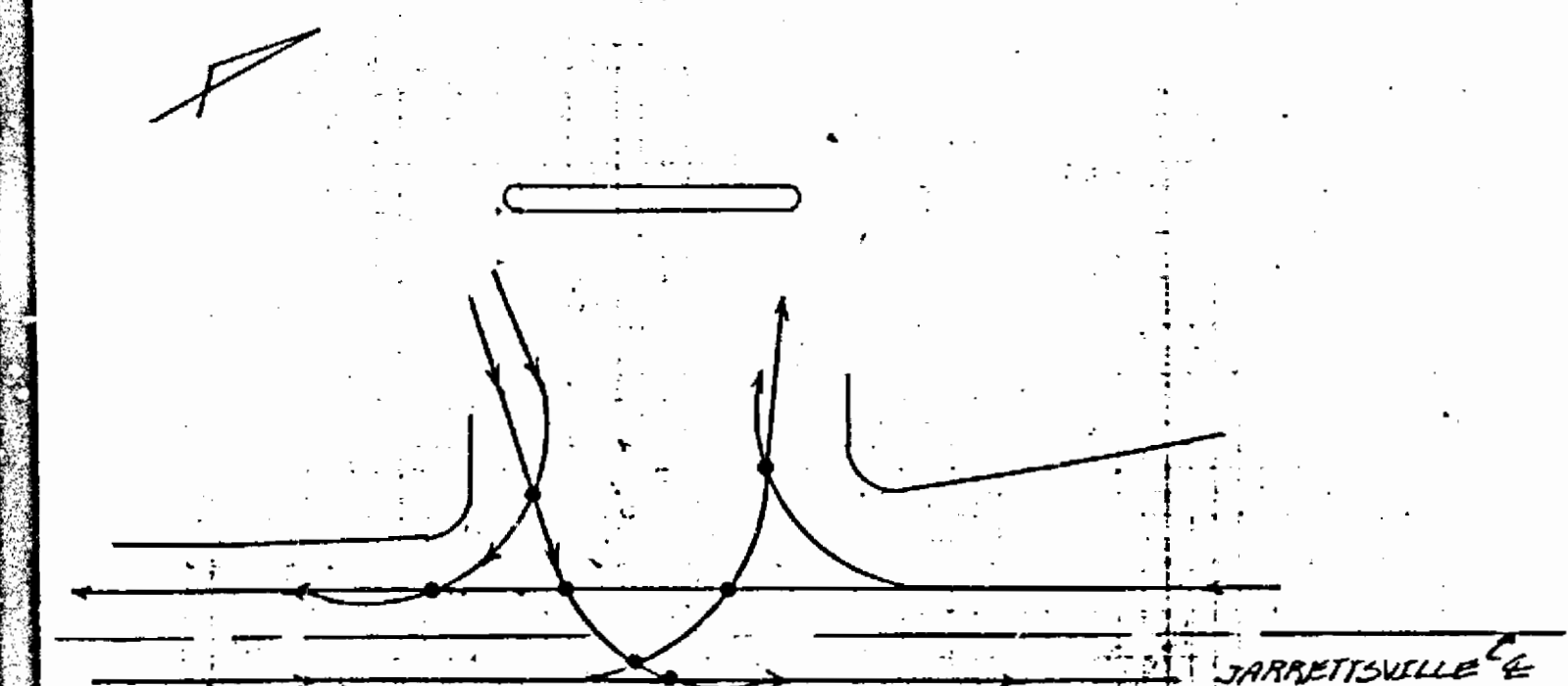
INDICATES POSSIBLE ACCIDENT
IN THIS CONFIGURATION THERE ARE SIX POINTS FOR POSSIBLE ACCIDENTS
WITH VEHICLES ON THE ROAD OR VEHICLES ENTERING OR LEAVING THE
STATION.

EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
BALTIMORE, MARYLAND 21201

PROJECT EXXON SERVICE STA.
SUBJECT TRAFFIC AT ENTRANCE
BY S.W.P.

JOB No. 2631
SHEET No. 2 OF 2
DATE 07-15-80

CASE II
ONE - TWO WAY ENTRANCE



INDICATES POSSIBLE ACCIDENT
IN THIS CONFIGURATION THERE ARE SEVEN POINTS FOR POSSIBLE ACCIDENTS
WITH VEHICLES ON THE ROAD OR VEHICLES ENTERING OR EXITING THE
STATION.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 10th
 Date of Posting: 5/18/80
 Posted for: 10 days
 Petitioner: Summers Fuel, Inc.
 Location of property: 10th District
 Location of Signs: 10th District
 Remarks: 10th District
 Posted by: [Signature]
 Date of return: 5/18/80

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 9, 1980

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

ofo
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

F. Vernon Boozer, Esquire
61 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 170
Petitioner-Summers Fuel, Inc.
Special Exception and
Variance Petitions

Dear Mr. Boozer:

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.

The subject of this petition is located on the southwest corner of Jarrettsville Pike and Paper Mill Road in the 10th Election District and is presently improved with a vacant building. Surrounding properties to the north, east and south are zoned commercial and are improved with commercial uses, while an office building (Case No. 77-182-XSPH) exists to the west.

The Special Exception is required as a result of your client's proposal to construct an automotive service station on this site, while the Variances are included because of the problems encountered with the proposed access driveways along Jarrettsville Pike.

In writing my comments, I noticed that the proposed zoning in the reference of the comments from the various members of this Committee indicated a "Special Exception for an automotive service garage". This was due to a typographical error in the preparation of the agenda, and I can assure you that all comments included herein are based on a proposed service station, as indicated on the petition forms.

Item No. 170
Special Exception and
Variance Petitions
May 9, 1980

On April 16, 1980, Mr. John B. Howard, attorney for the property owner, Mr. Stuart Bain and Mr. Don Ready met with the Committee, and we discussed changes to the proposed access points. Since the revisions discussed were unacceptable to Mr. Bain, it was his request that the hearing be held on the site plan as submitted.

At the time of this writing, the comments from the State Highway Administration were not available. I suggest that you contact Mr. John Meyers at 383-4321 to discuss this matter.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: John B. Howard, Esquire
409 Washington Ave.
Towson, Md. 21204

Exxon Company, U.S.A.
Post Office Box 1288
Baltimore, Md. 21203



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 27, 1980

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

Re: Item #170 (1979-1980)
Property Owner: Summers Fuel, Inc.
S/W cor. Jarrettsville Pike and Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312 District: 10th

Dear Mr. Hammond:

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

Highways:

Paper Mill Road (Md. 145) and Jarrettsville Pike (Md. 146) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect the roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The entrance locations are also subject to the approval of the Baltimore County Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

10th District
ZONING: Petition for Special Exception for automotive service station and Variance for curb tangent lengths

LOCATION: Southwest corner of Jarrettsville Pike and Paper Mill Road
DATE & TIME: Tuesday, May 20, 1980 at 1:30 P.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 Special Exception for an automotive service station and Variance to permit the curb tangent length between an access driveway and the corner at a street intersection to be 10 feet in lieu of the required 20 feet and to permit the curb tangent length between an access driveway and a property line to be 5 feet in lieu of the required 10 feet.

The Zoning Regulation to be excepted as follows:

Section 405.4A.C. - Access and

drainage improvements

All that parcel of land in the Tenth

District of Baltimore County

beginning at a point on the

proposed right of way width

of 60 feet at the intersection

of right of way line of Paper

Mill Road, thence with the

proposed right of way line of

Jarrettsville Pike (S 24° 44'

00' 00" W. 108.06 feet thence

leaving and right of way line

running (2) N 66° 00' 00" W.

158.00 feet (3) S 24° 00' 00"

E. 85.00 feet (4) N 66° 00' 00"

W. 99.03 feet (5) N 26° 08'

00" E. 318.74 feet to a point

on the proposed right of way

line of Paper Mill Road (pro-

posed right of way width 60

feet) thence with the south

proposed right of way line of

Paper Mill Road (S 6° by a curve

to the right having a radius of

80 feet for an arc distance of

145.46 feet, thence (7) by a

curve to the right having a ra-

dius of 44 feet for an arc dis-

tance of 40.30 feet to the

point of beginning.

Containing 1.3 acres more or

less.

Being the property of Summers Fuel,

Inc., as shown on plat filed with

the Zoning Department.

Hearing Date: Tuesday, May 20,

1980 at 1:30 P.M.

Public Hearing Room 106, County

Office Building, 111 W. Chesapeake

Avenue, Towson, Maryland

BY ORDER OF:

WILLIAM E. HAMMOND

ZONING COMMISSIONER

OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

A 1980 Reg # 111649

Pikesville, Md., May 1, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 20th day of May, 1980.

the first publication appearing on the 1st day of May, 1980.

the second publication appearing on the 1st day of May, 1980.

the third publication appearing on the 1st day of May, 1980.

THE NORTHWEST STAR

[Signature]
Manager

Cost of Advertisement 60.00

Item #170 (1979-1980)
Property Owner: Summers Fuel, Inc.
Page 2
March 27, 1980

Storm Drains: (Cont'd)

Any storm drains required in connection with further development of this property, are to be designed and constructed in accordance with Baltimore County and State Highway Administration Standards and Specifications, as applicable.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which proposes to utilize private onsite facilities.

This property, which is tributary to Loch Raven Reservoir, is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-11A, respectively, indicate "No Planned Service" in the area.

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENM:FWR:SS

EE-SE Key Sheet
81 NE 11 Pos. Sheet
NE 21 C Topo
35 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

April 28, 1980

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 #170, Zoning Advisory Committee Meeting, February 26, 1980, are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike and Paper Mill Road
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

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 as submitted indicates two (2) driveways on Jarrettsville Pike and two (2) driveways on Paper Mill Road and the building along with the service islands located in the southeast corner of the property.

It is the opinion of this office that the two driveways on Jarrettsville Pike along with the service islands being located in this area, traffic problems can be anticipated.

Therefore, the site plan should be revised to provide an driveway on Jarrettsville Pike move the service islands to the north, and move the two (2) driveways on Paper Mill Road to the west.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

cc: Mr. John E. Meyers



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3356

STEPHEN E. COLLINS
DIRECTOR

April 21, 1980

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

Item No. 170 - 2AC - Meeting of April 21, 1980
Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike & Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special exception for an automotive service garage and variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.
Acres: 1.312
District: 10th

Dear Mr. Hammond:

The requested special exception for a service garage will cause traffic problems. It is the opinion of the department that the lack of stacking spaces at the pumps, the smallness of the entrances and the nearness of the entrances to the intersection will cause traffic problems within the intersection of Jarrettsville Pike, Paper Mill Road and Sweet Air Road.

Should this special exception be granted, we recommend this site be restricted to one entrance on Jarrettsville Pike and one entrance on Paper Mill Road; both entrances to be located as far away from the intersection as possible. The pump islands should be located midway between the entrances.

Very truly yours,

[Signature]
Michael S. Flanagan
Traffic Engineering Associate II

MSF/mjm

April 11, 1980

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

Dear Mr. Hammond:

Comments on Item #170, Zoning Advisory Committee Meeting
of February 25, 1980, are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike & Paper Mill Rd.
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.

Acres: 1.312
District: 10th

A private water well and sewage disposal system are proposed. Prior to approval of a building permit for the proposed facility, a water well must be drilled; meeting all requirements as set forth by State of Maryland, Department of Mental Health and Hygiene and Baltimore County Department of Health. Soil percolation tests must also be conducted prior to application for a building permit.

Presently existing on site are three drilled wells and a private sewage disposal system. The sewage disposal system must be located and backfilled in an approved manner. The three wells must be backfilled in an approved manner and verified by this department prior to approval of a building permit for the site.

EXXON U.S.A. COMPANY
SOUTHWESTERLY CORNER OF
JARRETTSVILLE PIKE AND PAPER MILL ROAD

Beginning at a point on the proposed westerly right of way line of Jarrettsville Pike (Proposed right of way width of 80 feet) at the intersection of right of way line of Paper Mill Road, thence with the proposed right of way line of Jarrettsville Pike (1) S 24° 00' 00" W, 103.00 feet thence leaving said right of way and running (2) N 66° 00' 00" W 152.00 feet (3) S 24° 00' 00" E, 95.00 feet (4) N 66° 00' 00" W, 93.03 feet (5) N 26° 08' 00" E, 316.74 feet to a point on the proposed right of way line of Paper Mill Road (Proposed right of way width 80 feet) thence with the south proposed right of way line of Paper Mill Road (6) by a curve to the right having a radius of 380 feet for an arc distance of 295.46 feet, thence (7) by a curve to the right having a radius of 44 feet for an arc distance of 40.30 feet to the point of beginning.

Containing 1.3 acres more or less.

MICROFILMED

Mr. William E. Hammond 2 April 11, 1980

The proposed underground fuel tanks must be located a minimum distance of 50 ft. from any abandoned water well and a minimum distance of 100 ft. from any water well used as a source of potable water.

Prior to final occupancy approval, the potability of the water supply must be verified by collection of a bacteriological sample.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Very truly yours,

John J. Forrester, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/eth

cc: Air Pollution

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning
FROM: Petition No. 60-237-XA Item 170
SUBJECT: Petition for Special Exception for automotive service station and Variance for curb tangent lengths
Southwest corner of Jarrettsville Pike and Paper Mill Road
Petitioner - Summers Fuel, Inc.

Tenth District

HEARING: Tuesday, May 20, 1980 (1:30 P.M.)

In view of the traffic problems that would be expected from the establishment of the proposed use, and particularly in view of the adverse comments by members of the Zoning Advisory Committee, this office is opposed to the granting of the subject petition.

JDS:JGH:ab

John D. Seyffert, Director
Office of Planning and Zoning

MICROFILMED

PAUL H. RENGKE
CHIEF

February 29, 1980

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Summers Fuel, Inc.

Location: SW/C Jarrettsville Pike & Paper Mill Rd.

Item No: 170 Zoning Agenda: 2-26-80

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.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

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

(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.

() 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

August 25, 1980

CASE NO. 80-237-XA
Item No. 170
SE-Automotive Service Station,
VAR. - from Section 405.4A.3a to
permit curb tangent lengths (10' and
18' in lieu of 20')
SW/C of Jarrettsville Pike and
Paper Mill Road
Summers Fuel, Inc.
10th District
EXXON Co., C.P.

- ✓ 1. Copy of Petition
- ✓ 2. Copy of Description of Property
- ✓ 3. Copy of Certificate of Posting 1 sign
- ✓ 4. Copy of Certificates of Publication
- ✓ 5. Copy of Zoning Advisory Committee Comments
- ✓ 6. Copy of Comments from the Director of Planning
- ✓ 7. Planning Board Comments and Accompanying Map
- ✓ 8. Copy of Order to Enter Appearance
- ✓ 9. Copy of Order - Zoning Commission 7-24-80
- ✓ 10. Copy of Plat of Property
- 11. 200' Scale Location Plan
- 12. 1000' Scale Location Plan
- 13. Memorandum in Support of Petition
- 14. Letter(s) from Protestant(s)
- 15. Letter(s) from Petitioner(s)
- 16. Protestants' Exhibits _____ to _____ Plats, Photos,
- ✓ 17. Petitioners' Exhibits 1 to 8 Minutes, Letter
- ✓ 18. Letter of Appeal, John W. Hessian, III, Esquire 8-22-80

Summers Fuel, Inc.
William N. Clements, President
28 Allegheny Avenue
The Penthouse - Suite 1201
Towson, Maryland 21204

Petitioner

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

Attorney for Petitioner

Exxon Company, U.S.A.
c/o Stuart A. Bain
P.O. Box 1288
Baltimore, Maryland 21203

Contract

Mr. Donald H. Ready
210 Allegheny Avenue
Towson, Maryland 21204

Realtor

John W. Hessian, III, Esquire

People's Council

James E. Dyer

Request Notification

William Hammond

Zoning Office

TED JALSKI JR.
DIRECTOR

February 26, 1980

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

Dear Mr. Hammond:

Comments on Item #170/Zoning Advisory Committee Meeting. February 25, 1980
are as follows:

Property Owner: Summers Fuel, Inc.
Location: SW/C Jarrettsville Pike and Paper Mill Road
Existing Zoning: B.L.-C.R.
Proposed Zoning: Special Exception for an automotive service garage and Variance to permit the curb tangent length between any access driveway and any corner at a street intersection or any other access driveway on the site be 10' in lieu of the minimum 20' and the curb tangent length between any access driveway and the property line be 5' in lieu of the minimum 10'.

Acres: 1.312
District: 10th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Building and other applicable Codes.
- X B. A building/_____ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'-0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments: If building is prefabricated construction it shall be approved by the State and bear a State Seal of approval. Any questions call me at 494-3987.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

[Signature]
Charles E. Burdman, Chief
Plans Review

EXCERPTS FROM THE MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE MANOR CENTER MERCHANTS' ASSOCIATION, INC.

At a Special Meeting of the Board of Directors of the Manor Center Merchants' Association, Inc., held on May 19, 1980 at 12:00 Noon, which was attended by a quorum of the Board of Directors, it was "RESOLVED that the Board of Directors of the Corporation be and they do hereby authorize and direct Donald H. Ready to appear before the Zoning Commissioner and advise said Commissioner that the members of the Manor Center Merchants' Association, Inc., express their favorable interest in having the Commissioner grant a Special Exception to the Exxon Corporation to open a gasoline service station at the Southwest Corner of Paper Mill Road and Jarrettsville Pike."

I HEREBY CERTIFY that the above is an Excerpt from the Formal Minutes of the Meeting of the Board of Directors of the Manor Center Merchants' Association, Inc., as aforesaid.

MANOR CENTER MERCHANTS' ASSOCIATION, INC.

By: [Signature]
Judith Niedenthal, President and Director

ATTEST - SECRETARY

[Signature]
Lewis Stenge, Secretary

PETITIONER'S
EXHIBIT 7

I HEREBY CERTIFY that on this 6th day of November, 1980, a copy of the foregoing Motion and proposed Order was mailed to F. Vernon Booser, Esquire, 614 Bosley Avenue, Towson, Maryland 21204.

John W. Hession, III
John W. Hession, III

PETITIONER'S EXHIBIT 5

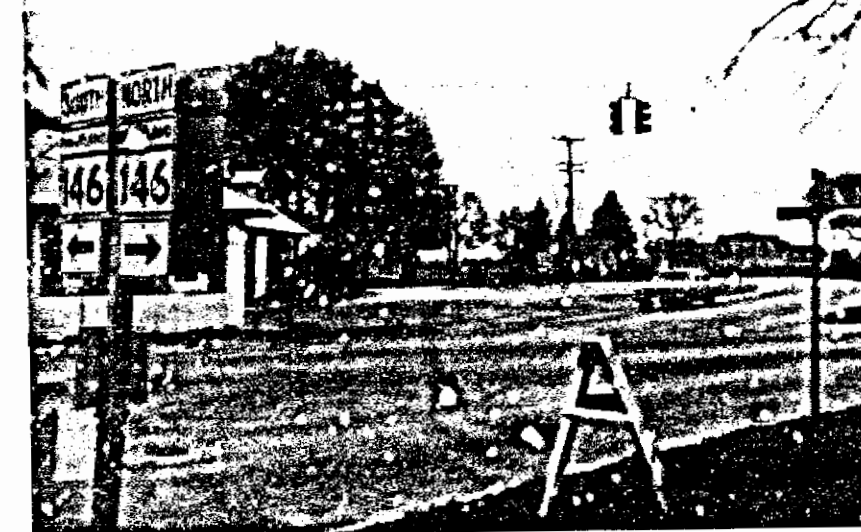
CARL HEINMULLER, JR.



1)- Taken Saturday morning, April 26, 1980. The subject property seen from diagonally opposite (building assoc. parking lot)



2)- Taken the same time. Looking south along Jarrettsville Pike



3)- Taken the same time. Looking westerly along Paper Mill Road

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
SW corner of Jarrettsville Pike and
Paper Mill Rd., 10th District : OF BALTIMORE COUNTY

SUMMERS FUEL, INC., Petitioner : Case No. 80-237-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
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1980, a copy of the foregoing Order was mailed to F. Vernon Booser, Esquire, 614 Bosley Avenue, Towson, Maryland 21204, and EXXON Co., U.S.A., P. O. Box 1288, Baltimore, Maryland 21203, ATTN: Stuart A. Bain, Contract Purchaser.

John W. Hession, III
John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES
SW corner of Jarrettsville Pike
and Paper Mill Road : OF BALTIMORE COUNTY
10th District :
SUMMERS FUEL, INC., Petitioner : Case No. 80-237-XA

MOTION FOR DISMISSAL

To the Honorable, Members of Said Board:

The Motion of the People's Counsel for Baltimore County respectfully represents, viz:

1. That the Movant was the sole Appellant from the decision of the Zoning Commissioner in this case, which involves a Special Exception for the operation and maintenance of a gasoline service station and certain variances, as in the Petition more fully appears.
2. That said appeal was filed in order to seek a resolution of the contradictory reports with regard to said Petition filed by several County and State agencies in the case.
3. That your Movant has caused an independent review of the case to be made and as a result thereof feels and therefore avers that the public interest no longer requires the prosecution of said appeal.

WHEREFORE, Movant respectfully prays that the appeal be dismissed.

AND AS IN DUTY BOUND, etc.,

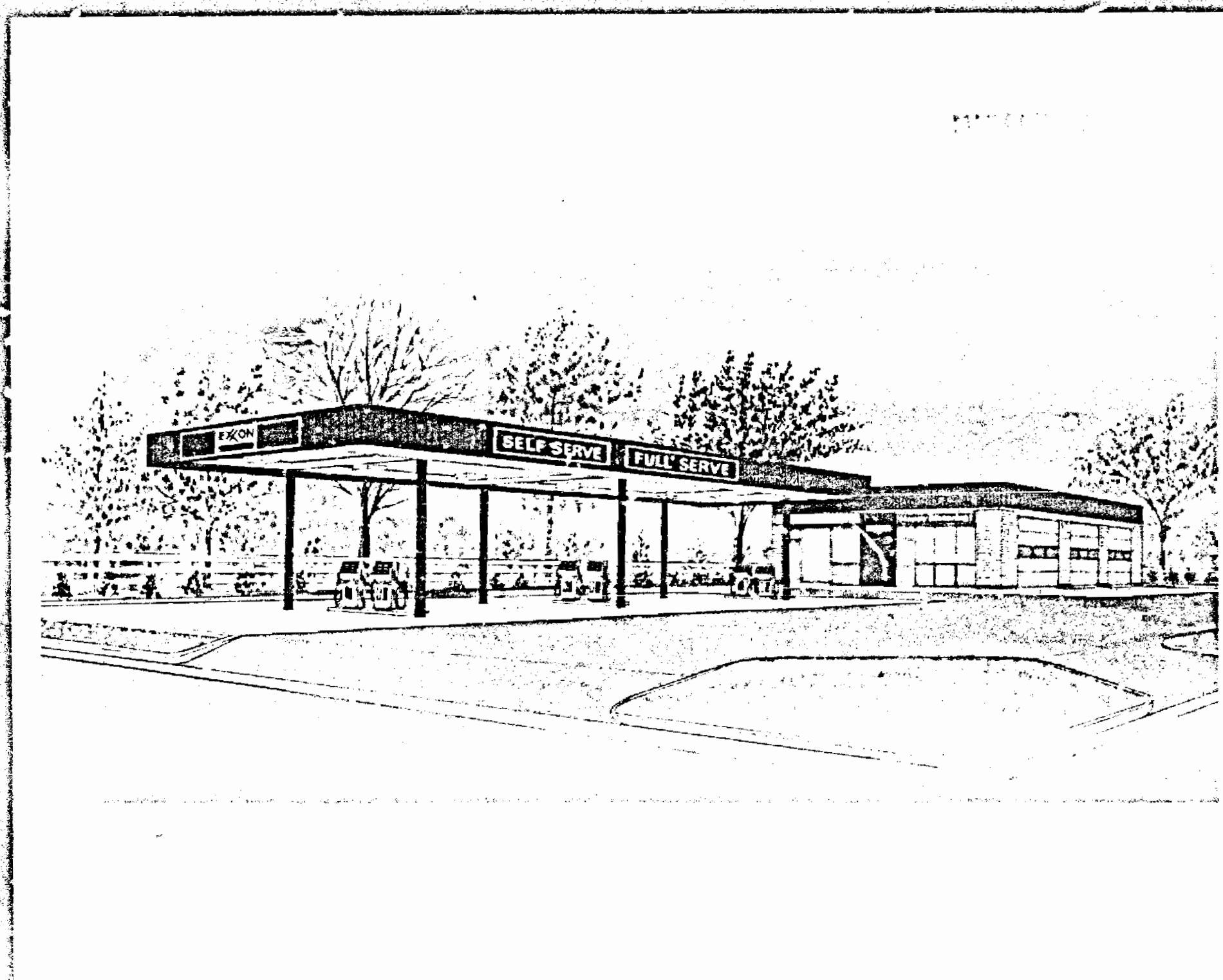
RECEIVED
BALTIMORE COUNTY
Nov 6 10 11 AM '80
COUNTY BOARD
OF APPEALS
BY: John W. Hession, III

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 6th day of November, 1980, a copy of the foregoing Motion and proposed Order was mailed to F. Vernon Booser, Esquire, 614 Bosley Avenue, Towson, Maryland 21204.

John W. Hession, III
John W. Hession, III



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 10 Date of Posting: 5/13/80
 Posted for: Petition for Variance & Special Exception
 Petitioner: Summers Fuel, Inc.
 Location of property: Route 1, Jarrettsville Pike & Paper Mill Rd.
 Location of Signs: corner of property, facing Jarrettsville Pike & Paper Mill Rd.
 Remarks: None
 Posted by: William E. Hammond Date of return: 5/15/80

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 15 day of May, 1980.

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

William E. Hammond, Zoning Commissioner

Petitioner: Summers Fuel, Inc. Submitted by William E. Hammond
 Petitioner's Attorney: F. Vernon Booser, Esquire Reviewed by William E. Hammond

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

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										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>W</u>	Revised Plans: Change in outline or description ☐ Yes ☒ No									
Previous case:	Map #									

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 10 Date of Posting: 9/1/80
 Posted for: Board of Appeals
 Petitioner: Summers Fuel, Inc.
 Location of property: Route 1, Jarrettsville Pike and Paper Mill Rd.
 Location of Signs: facing Jarrettsville & Paper Mill
 Remarks: None
 Posted by: William E. Hammond Date of return: 9/1/80
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 1, 1980
 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 successive weeks before the 20th day of May, 1980, the first publication appearing on the 1st day of May, 1980.

THE JEFFERSONIAN,

L. Leach Smith, Manager.

Cost of Advertisement, \$ 78.00

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 1, 1980
 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 of one time successive weeks before the 20th day of May, 1980, the first publication appearing on the 1st day of May, 1980.

THE JEFFERSONIAN,

L. Leach Smith, Manager.

Cost of Advertisement, \$ 78.00

MICROFILMED

F. Vernon Booser, Esquire
 614 Bosley Avenue
 Towson, Maryland 21204

cc: John B. Howard, Esquire
 210 Allegheny Avenue
 Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 16th day of April, 1980.

William E. Hammond
 Zoning Commissioner

Petitioner: Summers Fuel, Inc.

Petitioner's Attorney: F. Vernon Booser, Esq.
 cc: Exxon Company, U.S.A.
 Post Office Box 1288
 Balto., Md. 21203

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

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

No. 003700

DATE: August 27, 1980 ACCOUNT: 01-662

AMOUNT: \$75.00

RECEIVED FROM: John W. Messian, III, Esquire
 FOR: Filing Fee for Appeal of Case No. 80-237-XA

75.00

VALIDATION OR SIGNATURE OF CASHIER

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

No. 003838

DATE: May 22, 1980 ACCOUNT: 01-662

AMOUNT: \$98.00

RECEIVED FROM: F. Vernon Booser, Esquire
 FOR: Advertising and Posting for Case No. 80-237-XA

98.00

VALIDATION OR SIGNATURE OF CASHIER

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

No. 86411

DATE: April 24, 1980 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED FROM: F. Vernon Booser, Esquire
 FOR: Filing Fee for Case No. 80-237-XA

50.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 16th day of April, 1980.

William E. Hammond
 Zoning Commissioner

Petitioner: Summers Fuel, Inc.

Petitioner's Attorney: F. Vernon Booser, Esq.
 cc: Exxon Company, U.S.A.
 Post Office Box 1288
 Baltimore, Maryland 21203

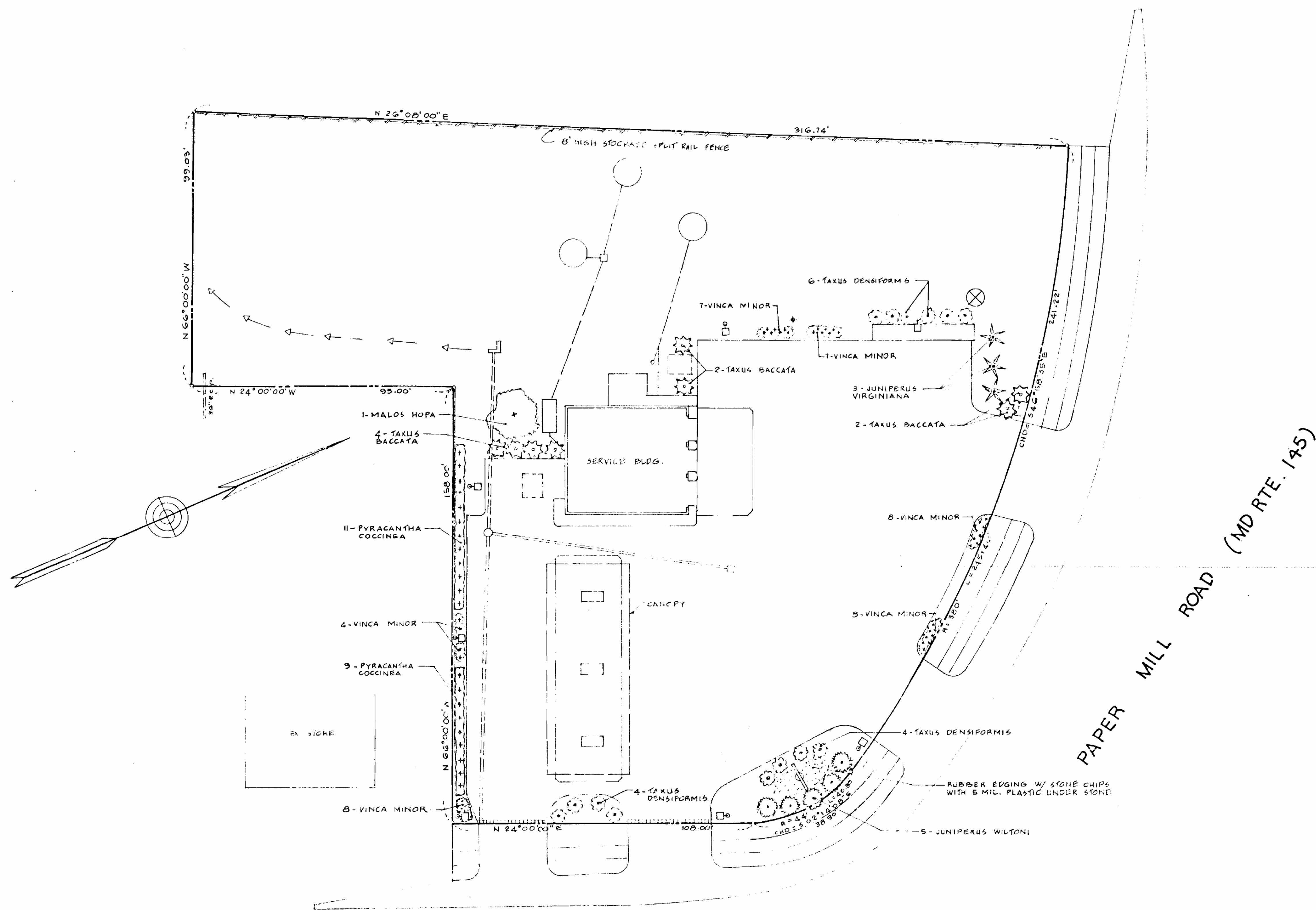
Reviewed by: Nicholas B. Commodari
 Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

SW's Jarrettsville Pike
 and Paper Mill Rd.

Summers Fuel, Inc.

1 SIGN

MICROFILMED



PLANT MATERIALS	SIZE	ROOTS	QTY
VINCA MINOR (PERIWINKLE)	2 YR.	3' 201s	42
TAXUS DENSIFORMIS (DENSE YEW)	3' SPR.	B & B	14
TAXUS BACCATA (SPREADING YEW)	2' SPR.	B & B	8
JUNIPERUS VIRGINIANA (AMER. RED CEDAR)	5'-6'	B & B	3
JUNIPERUS WILSONI (WILSON JUNIPER)	15"-18"	1 GAL.	5
PYRACANTHA COCCINEA (FIRETHORN)	4'-5'	1 GAL.	20
MALOS HOBA (HOBA CRAB)	6'-8'	B & B	1

OTHER MATERIAL
RUBBER EDGING = 180 LIN. FT.

JARRETTSVILLE PIKE (MD. RTE. 146)

THIS BLUEPRINT IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED

REVISIONS:

REVISIONS:

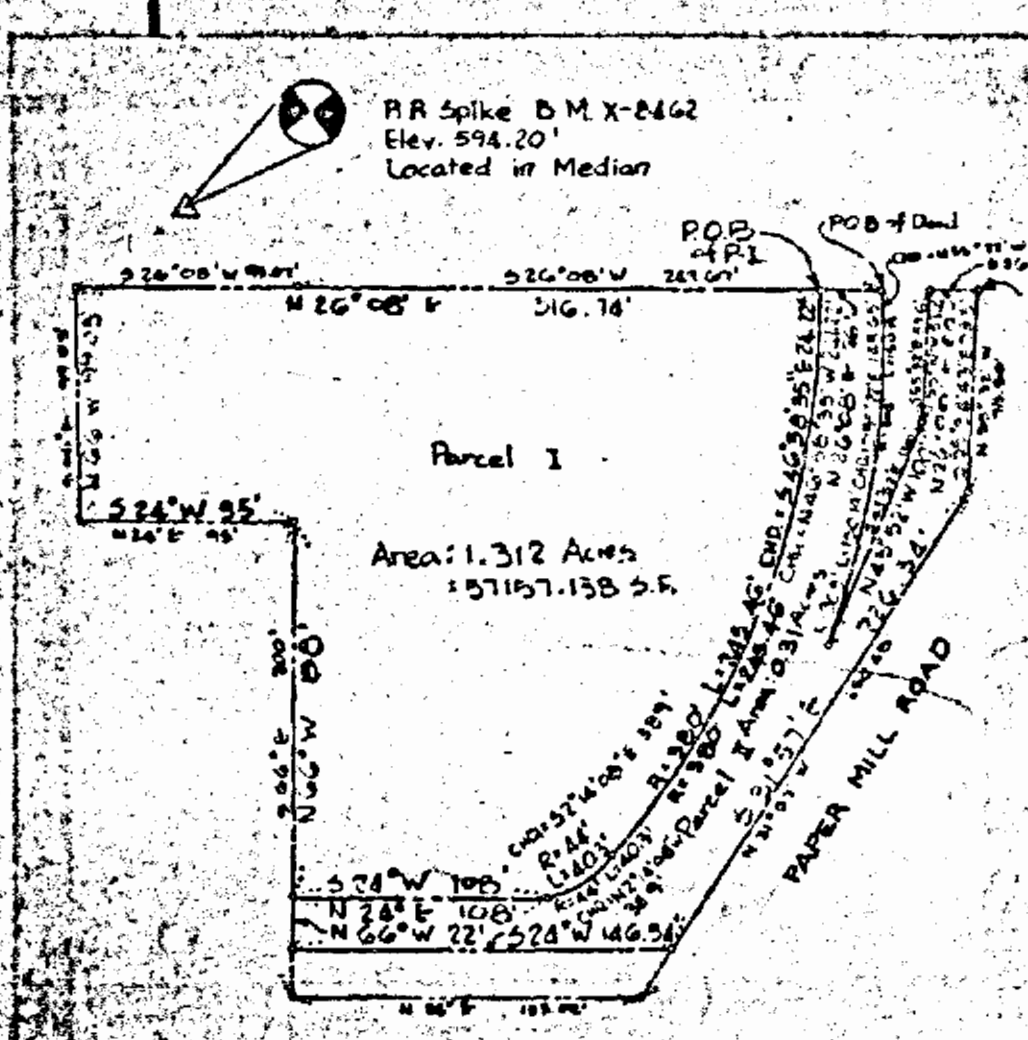
EXXON COMPANY, U.S.A.
(A DIVISION OF EXXON CORPORATION)
POST OFFICE BOX 1288
BALTIMORE, MARYLAND 21203

DRAWN BY: L.L.
CHECKED BY:
APPROVED BY:
SCALE: 1" = 20'

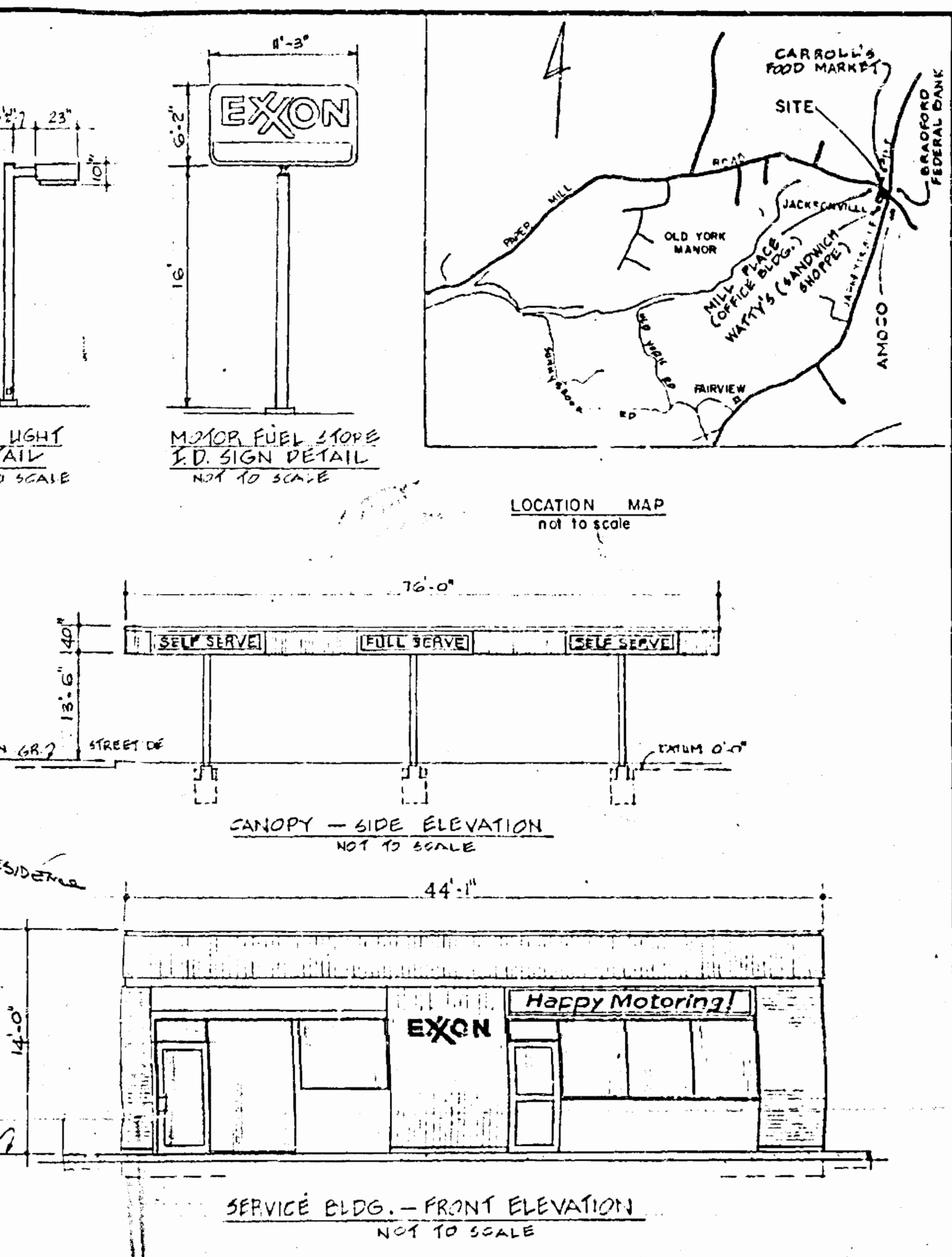
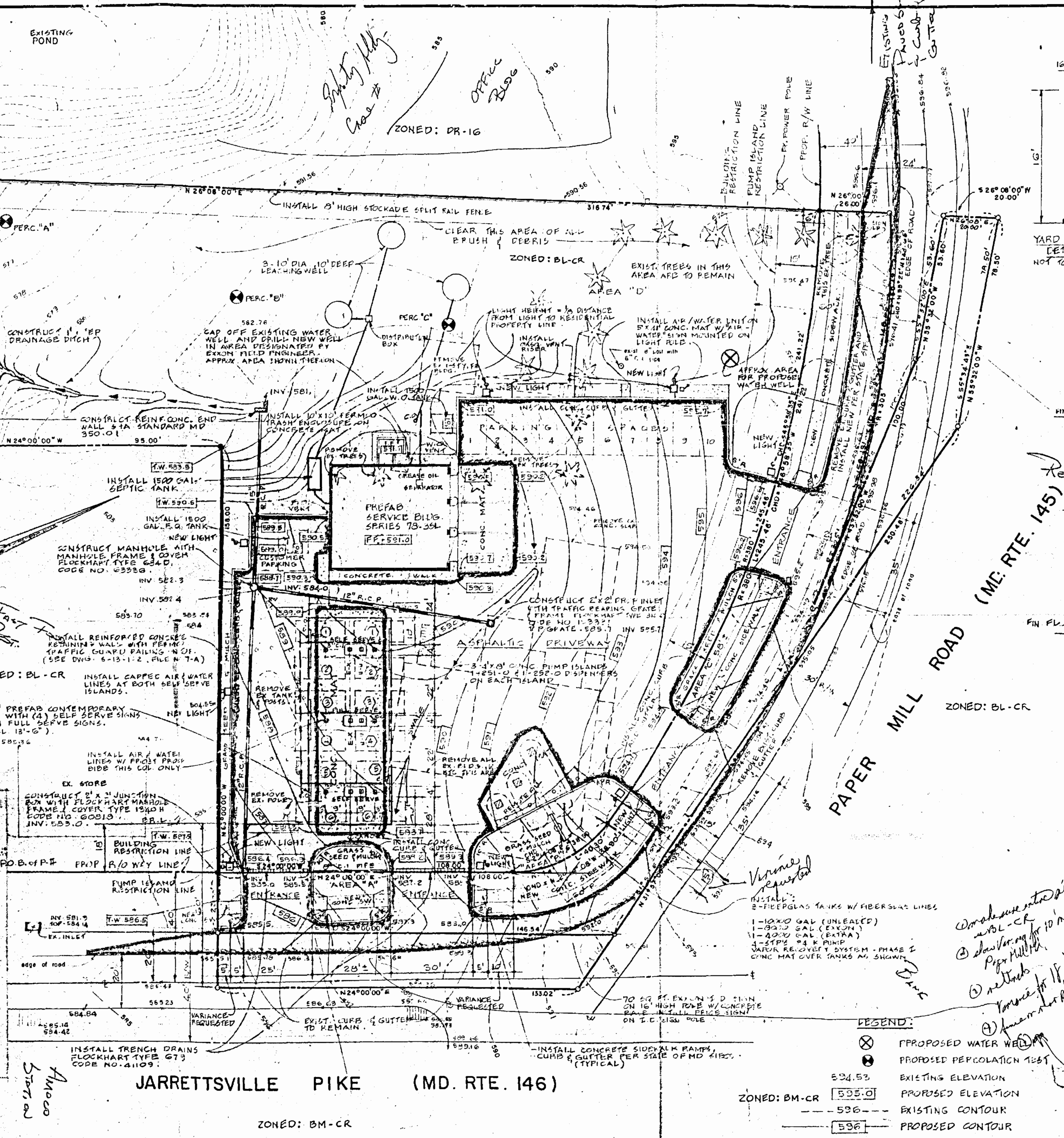
LANDSCAPING PLAN
JARRETTSVILLE PIKE & PAPER MILL ROAD
JACKSONVILLE, BALTO. CO., MD
10TH ELECTION DISTRICT

DATE: 2-7-80
FILE NO.: 8077
SHEET NO.: 1 OF 1
DWG. NO.: 1-D

Handwritten notes in the top left corner, including "SUN 11/11/80" and other illegible scribbles.



PROPERTY OUTLINE
REDUCED SCALE



ZONING STATUS:
EXISTING ZONING: BL - CR PROPOSED ZONING: NO CHANGE
EXISTING DISTRICT: CR PROPOSED DISTRICT: NO CHANGE

AREA REQUIREMENTS:
2 DISPENSER ISLANDS WITH (7) DUAL DISPENSER UNITS
SERVING 6 CARS AT ONE TIME
TOTAL SERVICING SPACES = 6
TOTAL WAITING SPACES = 6
SITE AREA REQUIRES = 9 x 1500 = 13,500 SQ. FT.
SERVICE BAYS (BAYS) = 3
TOTAL AREA REQUIRES 1500 SQ. FT. PER BAY = 3 x 1500 = 4500 SQ. FT.
ANILLARY USES = 4 x 5.40
ADDITIONAL AREA REQ'D = NONE
PERMITS & MINIMUM USES = NONE
TOTAL AREA REQ'D = 10,000 SQ. FT.
TOTAL AREA OF TRACT = 57,157 SQ. FT.

ACCESS POINTS:
(1) DRIVEWAYS ON JARRETTVILLE PIKE 11-20' WIDE 11-30' WIDE
(2) DRIVEWAYS ON PAPER MILL ROAD 11-20' WIDE

LANDSCAPING: (SEE SPECIAL LANDSCAPING PLAN)
CONSIST OF GRASS, SMALL SHRUBS AND TREES
AREA "A" = 470 SQ. FT. AREA "B" = 549 SQ. FT.
AREA "C" = 1420 SQ. FT. AREA "D" = 29,177 SQ. FT.
TOTAL = 31,616 SQ. FT. 55% OF TRACT
MIN. REQ'D - 5% OF TRACT = 2857 SQ. FT.

PARKING:
PARKING SPACES REQ'D = 9
PARKING SPACES PROVIDED = 12
(INCLUDES HANDICAPPED SPACE)

LIGHTING: (B) 400 W W/ 4000 LUMEN (405.485)

ANILLARY USES: AUTO REPAIR, VENDING AREA, ETC.

NOTE:
PLAN TO ACCOMMODATE SPECIAL EXCEPTION AND VARIANCE FOR AUTOMOTIVE SERVICE STATION.

