

ORDER RECEIVED FOR FILING

DATE April 7, 1981
BY John P. [Signature]
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

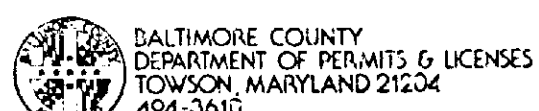
Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of April, 1981, that the herein Petition for Variance(s) to permit a front yard setback of five feet from the right of way of Joppa Road in lieu of the required ten feet, to allow the erection and maintenance of a canopy over an existing pump island, in accordance with the site plan dated September 17, 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 approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

DESCRIPTION OF EXXON COMPANY
Property at the North Corner of
Joppa Rd & Old Harford Rd

Beginning at a point on the northern right of way of Joppa Rd. (70 feet wide) and the westerly right of way of Old Harford Rd. (60 feet wide - Variable at the intersection) thence leaving the said point of beginning and running with the aforementioned right of way line of Joppa Rd. South 81° 00' 00" west a distance of 179.18 feet to a point thence leaving the said right of way line and running north 31° 21' 05" east, a distance of 199.67 feet to a point, thence south 70° 38' 56" east a distance of 207.38 feet to a point on the westerly right of way line of Old Harford Rd. (60 feet wide) thence running with the said right of way line south 52° 21' 05" west a distance of 132.70 feet to a point, thence continuing with said right of way line (Variable width) south 65° 08' 20" west a distance of 39.33 feet to the point of beginning.

Containing 0.622 acres ±



110 ZALESKI, JR.
DIRECTOR

February 12, 1981

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

Dear Mr. Hammond:

Comments on Item #132 Zoning Advisory Committee Meeting, January 27, 1981
as follows:

Property Owner: Exxon Corporation
Location: NW corner Joppa Road and Old Harford Road
Existing Zoning: HC-2
Proposed Zoning: Variance to permit a setback of 5' from the right of way in lieu of the required 10'.

Acres: 0.522
District: 9th

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, and other miscellaneous permit shall be required before beginning construction.
- 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 resistant 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: Provide Handicapped Code compliance on the plans.

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.

Very truly yours,
[Signature]
Charles E. Burnham, Chief
Plans Review

CED:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 23, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 27, 1981

RE: Item No: 130, 131, 132, 133, 134, 135, 136
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hamm:

All of the above have no bearing on student population

Very truly yours,

[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 81-166-A Item 132

Date: March 6, 1981

Petition for Variance for front yard setback
Northwest corner of Joppa and Old Harford Roads
Petitioner- Exxon Corporation

Ninth District

HEARING: Tuesday, March 24, 1981 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

PETITION FOR VARIANCE

9th District

ZONING: Petition for Variance for front yard setback
LOCATION: Northwest corner of Joppa and Old Harford Roads
DATE & TIME: Tuesday, March 24, 1981 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance to permit a front yard setback of 5 feet from the right-of-way in lieu of the required 10 feet

The Zoning Regulation to be excepted as follows:

Section 405.4.A.2 - Setbacks

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

Being the property of Exxon Corporation, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, March 24, 1981 at 10:00 A.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



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 9, 1981

Mr. Stewart A. Bain
Exxon Corporation
Box 1288
Baltimore, Maryland 21203

RE: Petition for Variance
NW/C Joppa and Old Harford Rds
Case No. 81-166-A

Dear Mr. Bain:

This is to advise you that \$55.25 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,
[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 097296

DATE: May 26, 1981 ACCOUNT: 01-662

AMOUNT: \$55.25

RECEIVED Exxon Company, USA

FOR: Posting & Advertising of Case #81-166-A

VALIDATION OR SIGNATURE OF CASHIER

February 23, 1981

Mr. Stewart A. Bain
c/o Exxon Corporation
Box 1288
Baltimore, Maryland 21203

NOTICE OF HEARING

RE: Petition for Variance - NW/C Joppa and Old Harford Roads - Case No. 81-166-A

TIME: 10:00 A.M.

DATE: Tuesday, March 24, 1981

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

TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Mr. Stewart A. Bain
Exxon Corporation
Box 1288
Baltimore, Maryland 21203

April 7, 1981

RE: Petition for Variance
NW/corner of Joppa and Old Harford
Roads - 9th Election District
Exxon Corporation - Petitioner
NO. 81-166-A (Item No. 132)

Dear Mr. Bain:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

Exxon Corporation (Stewart A. Bain)
Box 1288
Baltimore, Md. 21203

cc: J. Robert Cassell
7131 Rutherford Road
Baltimore, Md. 21207

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 27th day of January, 1981

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Exxon Corporation

Petitioner's Attorney

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 14 day of Jan, 1981

Filing Fee \$ 25.00

Received: ☒ Check

☐ Cash

☐ Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Exxon

Petitioner's Attorney

Submitted by *St. Bain*
Reviewed by *GMS*

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

PETITION FOR VARIANCE

9th District
Zoning: Petition for
Variance for front yard
setback.
Location: Northwest
corner of Joppa and Old
Harford Roads.
Date & Time:
TUESDAY,
MARCH 24, 1981
AT 10:00 A.M.

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

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

Petition for Variance to
permit a front yard setback
of 5 feet from the right-of-
way in lieu of the required
10 feet.

The Zoning Regulation to
be excepted as follows:
Section 405.4.A.2
Setbacks

All that parcel of land in
the Ninth District of
Baltimore County
beginning at a point on the
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Joppa Rd. (70 feet wide) and

the westerly right-of-way of
Old Harford Rd. (60 feet
wide - Variable at the
intersection) thence leaving
the said point of beginning
and running with the
aforementioned right-of-

way line of Joppa Rd. South
84° 00' 04" west a distance
of 179.18 feet to a point
thence leaving the said
right-of-way line and
running north 3° 05'

east, a distance of 99.87
feet to a point, thence south
70° 38' 56" east a distance
of 207.33 feet to a point on
the westerly right-of-way
line of Old Harford Rd. (60

feet wide) thence running
with the said right-of-way
line south 52° 21' 05" west a
distance of 132.70 feet to a
point, thence continuing
with said right-of-way line

(variable width) south 05°
08' 20" west a distance of
39.33 feet to the point of
beginning.

Containing 0.622 acres
plus.

Being the property of
Exxon Corporation, as
shown on plat plan filed

with the Zoning
Department.
By order of:
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

The Essex Times

Essex, Md., March 5, 1981

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper

printed and published in Baltimore County, once in

each of one successive

weeks before the 5th day of

March, 1981

John D. Hickey, Jr.
Publisher.

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: <i>WHS</i>	Revised Plans: Change in outline or description Yes ☐ No ☒									
Previous case: 1792	Map # <i>VE 10D</i>									

PETITION FOR VARIANCE
9th DISTRICT

ZONING: Petition for Variance for
front yard setback.
LOCATION: Northwest corner of
Joppa and Old Harford Roads.
DATE & TIME: Tuesday, March 24,
1981 at 10:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit a front yard setback of 5 feet from the right-of-way in lieu of the required 10 feet.

The Zoning Regulation to be excepted as follows:

Section 405.4.A.2-Setbacks

All that parcel of land in the Ninth District of Baltimore County beginning at a point on the northern right of way of Joppa Road (70 feet wide) and the westerly right of way of Old Harford Road (60 feet wide-Variable at the intersection) thence leaving said point of beginning and running with the aforementioned right of way line of Joppa Road South 84° 00' 04" west a distance of 179.18 feet to a point thence leaving the said right of way line and running north 3° 05' east, a distance of 99.87 feet to a point, then south 70° 38' 56" east a distance of 207.33 feet to a point on the westerly right of way line of Old Harford Road (60 feet wide) thence running with the said right of way line south 52° 21' 05" west a distance of 132.70 feet to a point, thence continuing with said right of way line (Variable width) south 05° 08' 20" west a distance of 39.33 feet to the point of beginning.

Containing 0.622 acres ±.

Being the property of Exxon Corporation, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, March 24, 1981 at 10:00 A.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

March 5.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time, before the 24th day of March, 1981, the first publication appearing on the 5th day of March, 1981.

THE JEFFERSONIAN,

D. Frank Struth
Manager.

Cost of Advertisement, \$

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

No. 095174

DATE February 23, 1981 ACCOUNT 01-662

AMOUNT \$25.00

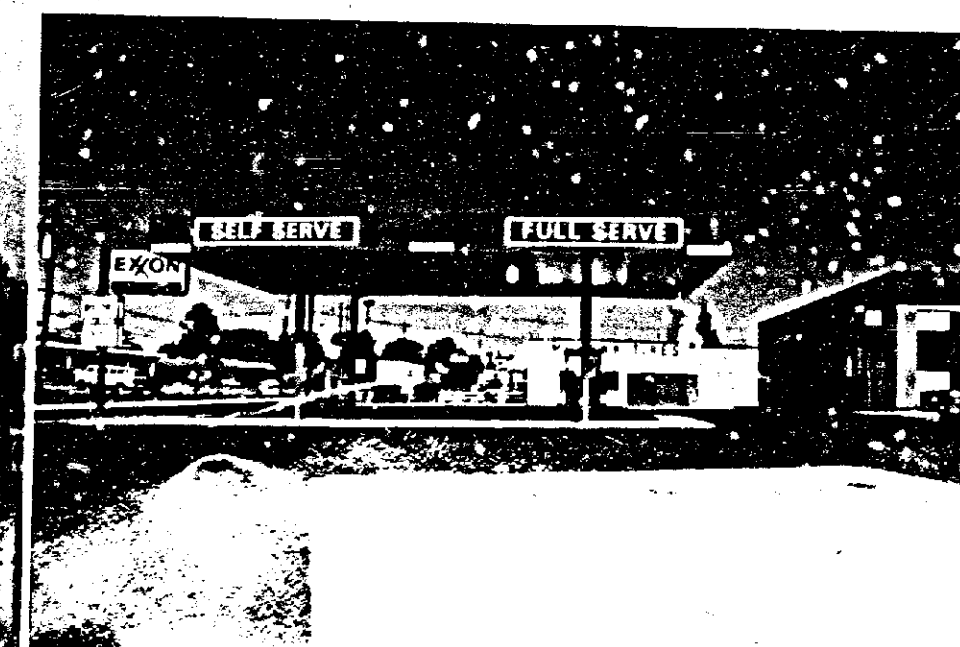
RECEIVED FROM Exxon Company, U.S.A.

FOR Filing Fee for Case No. 81-166-A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4 Date of Posting 3/7/81
Posted for: Petition for Variance
Petitioner: Exxon Corporation
Location of property: NW 1/4 Joppa & O. Harford Rd.
Location of Signs: front of property facing Joppa Rd.
Remarks: Alan Coleman
Posted by: Alan Coleman Signature Date of return: 3/13/81
Number of Signs: 1



ZONING NOTES

ZONING STATUS:
EXISTING ZONING: B-1 PROPOSED ZONING: NO CHANGE
EXISTING DISTRICT: CNS PROPOSED DISTRICT: NO CHANGE

AREA REQUIREMENTS:

2 DISPENSER ISLANDS, W/ (4) DUAL DISPENSER UNITS
SERVING 4 CARS AT ONE TIME
TOTAL SERVING SPACES = 4
TOTAL WAITING SPACES = 4
SITE AREA REQUIRED = 7 X 1500 = 10,500 SQ. FT.
SERVICE BAYS (P&R) = 2
TOTAL AREA REQUIRED 1500 SQ. FT. PER BAY = 3 X 1500 = 4500 SQ. FT.
AUXILIARY USES = 405.4 C
ADDITIONAL AREA REQUIRED = NONE
PROPOSED COMBINATION USES = NONE
TOTAL AREA REQUIRED = 15,000 #
TOTAL AREA OF TRACT = 27,080 SQ. FT.

ACCESS NOTES:

(2) EXISTING DRIVEWAYS ON JOPPA RD. 2-35' WIDE
(1) EXISTING DRIVEWAY ON OLD HARFORD RD. 1-35' WIDE

LANDSCAPING: CONSISTS OF GRASS, SMALL SHRUBS & TREES

AREA "A" = 547 SQ. FT.
AREA "B" = 654 SQ. FT.
AREA "C" = 11,075 SQ. FT.
TOTAL = 12,276 SQ. FT.
MIN. REQUIRED = 5% OF TRACT = 1254 SQ. FT.

PARKING:

PARKING SPACES REQUIRED = 7
PARKING SPACES PROVIDED = 14

LIGHTING: 1000 W. MERCURY VAPOR

AUXILIARY USES:

MINOR AUTO REPAIR, VENDING AREA
IF OTHER USES ARE REQUIRED, ADDITIONAL SITE PLANS WILL BE PROVIDED.

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: [Signature]

DATE: 6/12/81

DATE: 6/12/81

DATE: 6/12/81

DATE: 6/12/81

DATE: 6/12/81

DATE: 6/12/81

DATE: 6/12/81

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

REVISIONS:
REVISED NOTES
10/2/80
11/6/80
11/6/80
12/10/80
1-2-81
2-24-81

REVISIONS:
ZONING NOTES, LD SIGN, YARD LIGHT DETAIL
VARIANCE NOTE
1-10-81
5-10-81

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

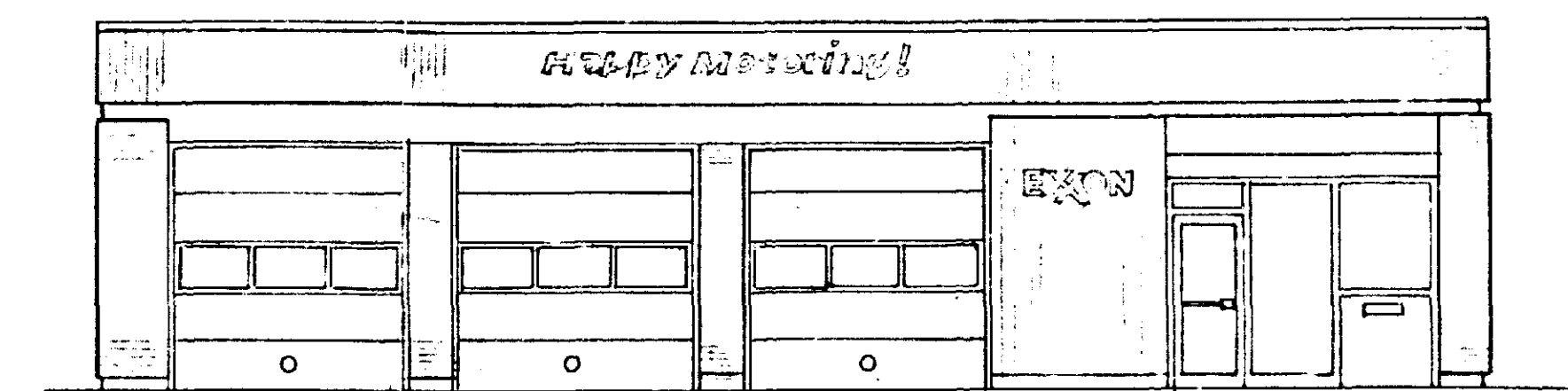
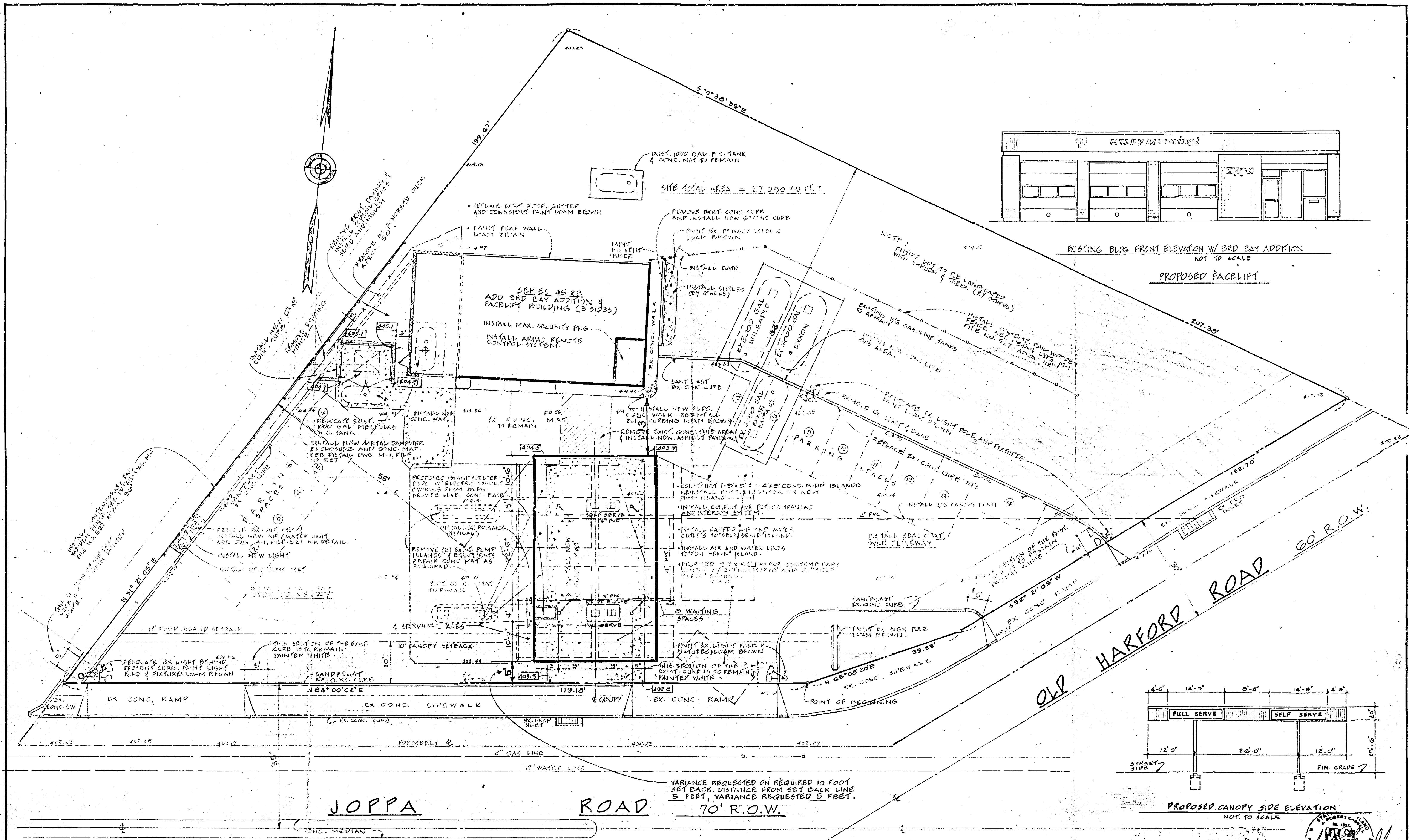
PROPOSED: SERIES 45-2R
EXTERIOR/INTERIOR FACELIFT
& PUMP ISLAND MODERNIZATION
(FULL SERVE/SELF SERVE)

DRAWN: LGL
CHECKED: [Signature]
BY: [Signature]
APPROVED: [Signature]
SCALE: 1" = 10'

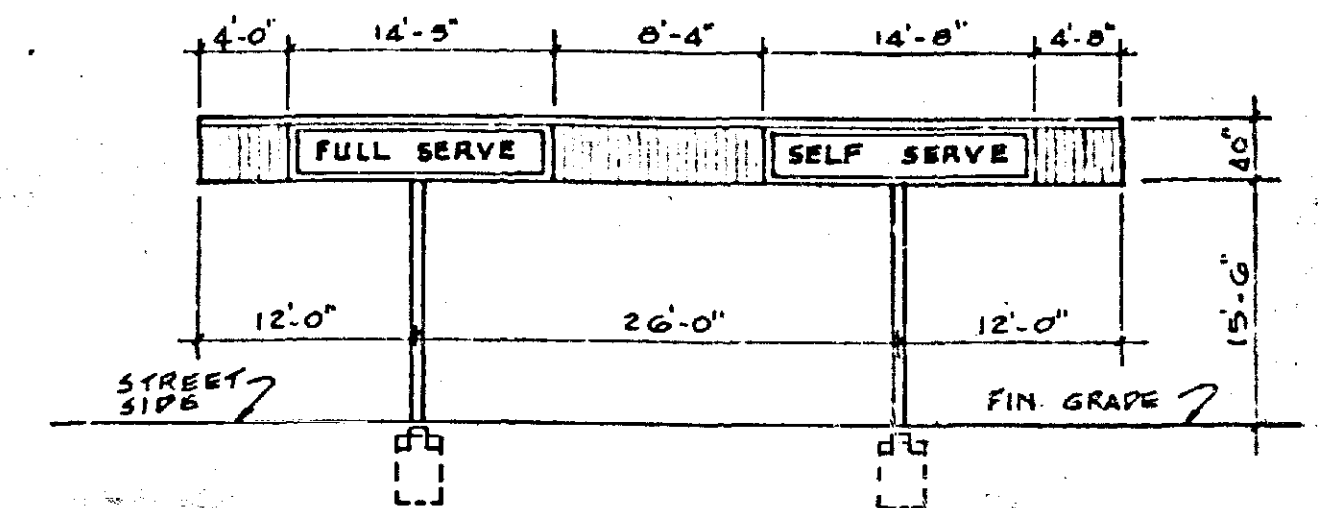
PLOT PLAN
JOPPA & OLD HARFORD ROAD
BALTIMORE, CO. MARYLAND

DATE: 9-17-80
FILE NO: 5440
SHEET: 1 OF 1
DWS: 1-B (MOD)

MICROFILMED



EXISTING BLDG. FRONT ELEVATION W/ 3RD BAY ADDITION
NOT TO SCALE
PROPOSED FACELIFT



PROPOSED CANOPY SIDE ELEVATION
NOT TO SCALE

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

REVISIONS:	10/2/80
REVISED NOTE:	
PERMITS CANOPY & ADD PROPOSED BAY ADDITION	11/3/80
ADDED VARIANCE NOTE	11/6/80
REVISED ISLAND SHELTER & PUMP ISLAND (SIZE)	12-10-80
ADDED DIMENSIONS & NOTES	1-2-81

REVISIONS:	

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

PROPOSED: **SERIES 45-2B**
EXTERIOR/INTERIOR "FACELIFT"
& PUMP ISLAND MODERNIZATION
(FULL SERVE/Self SERVE)

DRAWN BY:	LGJ
CHECKED BY:	
APPROVED BY:	
SCALE:	1" = 10'

PLOT PLAN
JOPPA & OLD HARFORD ROAD
BALTIMORE, CO. MARYLAND

DATE: 9-17-80
FILE NO: 5440
SHEET NO: 1 OF 1
DWE: 1-B (MOD)

