

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 453.4 A.2.a to permit a 2 foot setback (for a canopy) instead of the required 10 feet and a 11 foot setback for a pump island instead of the required 15 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Exxon plans to spend approximately \$100,000 to modernize this old enamel station. We plan to convert this to a contemporary style station. We would facefit the building and build new pump islands and a contemporary style new canopy over the new islands. Our existing service station building is located within 52 feet of the property line of E. Joppa Road at the East corner of the structure. The proposed pump island is 30 feet in length, which would not allow a canopy setback of 10 feet from the street right of way line. The pump islands must be located at exact positions beneath the canopy so that we would have to locate the first island 10 feet instead of the required 15 feet from the R of W line. 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 restriction of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Exxon Corporation

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

STEWART A. BAIN

Name (563-5146)

P.O. Box 1288, Baltimore, Md. 21203

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day

of August 1981, 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 October, 1981, at 2:45 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER

SE corner of Joppa Rd. and Virginia Ave., 9th District

OF BALTIMORE COUNTY

EXXON CORPORATION, Petitioner: Case No. 82-105-A

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
494-2138

I HEREBY CERTIFY that on this 23rd day of September, 1981, a copy of the foregoing Order was mailed to Mr. Stewart A. Bain, Exxon Corporation, P. O. Box 1238, Baltimore, Maryland 21203, Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 14, 1981

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

000

NICHOLAS B. COMODARI
Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

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

RE: Item No. 33
Petitioner - Exxon Corporation
Variance Petition

Dear Mr. Bain:

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.

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. COMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bec

Enclosures

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



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 11, 1981

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

Re: Item #33 (1981-1982)
Property Owner: Exxon Corporation
S/E corner Joppa Rd. and Virginia Ave.
Acre: 0.398 District: 9th

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:

Joppa Road is an existing County road, improved on a 70-foot right-of-way in this vicinity; further highway improvements are not proposed at this time.

Virginia Avenue, an existing County road, is proposed to be improved in the future per Job Order 18-306-4 with a closed section roadway of varying width on a variable width right-of-way; the plan should be revised accordingly. Further information may be obtained from the Baltimore County Bureau of Engineering, Highway Design and Approval Section.

The entrance location is subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

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:

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.

Item #33 (1981-1982)
Property Owner: Exxon Corporation
Page 2
September 11, 1981

Water and Sanitary Sewer:

There are public 12 and 4-inch water mains in Joppa Road and Virginia Avenue, respectively; and there is 8-inch public sanitary sewerage in each of these roads.

Very truly yours,

ROBERT A. MONTON, P.E., Chief
Bureau of Public Services

RAM:EDM:HW:RSS

cc: Jack Wimbley
John Trenner
Mike Flanagan

N-MW Key Sheet
38 & 39 NE 4 Pos. Sheets
NE 10 A Topo
70 and 70A Tax Maps



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-0211

NORMAN E. GERRER
DIRECTOR

September 15, 1981

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 #33, Zoning Advisory Committee Meeting, August 18, 1981, are as follows:

Property Owner: Exxon Corporation
Location: SE/Cor. Joppa Road and Virginia Avenue
Acre: 0.398
District: 9th

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

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

JLW rh



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
301-434-3550

STEPHEN E. COLLINS
DIRECTOR

September 25, 1981

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

RE: ZAC Meeting of August 18, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items number 33 through 40.

Michael S. Flanagan
Traffic Engineering Associate II

MSF/r1j

ORDER RECEIVED FOR FILING

DATE *October 29, 1981*

BY *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 ~~30th~~ day of October, 19 81, that the herein Petition for Variance(s) to permit a front yard setback of two feet in lieu of the required ten feet, for the expressed purpose of erecting and maintaining a canopy, and a setback of eleven feet in lieu of the required fifteen feet for the pump island, all in accordance with the site plan filed herein, dated April 27, 1981, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

William E. Hammond
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: September 1, 1981
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

✓ Item #33 - Exxon Corporation

Item #36 - William S. and Shelby J. Morgart

Item #37 - Baltimore Gas and Electric Co.

Item #38 - William F. and Susan B. Fritz

Item #40 - Joseph R. & Evelyn M. Dedy

Item #41 - Jack W. & Mary J. Eisely

Item #43 - Castleman/Finkelstein Venture

Item #44 - Vicla Gromek

Item #45 - William & Evelyn Comotto

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

LJP/fth

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7310

PAUL H. RENCKE
CHIEF

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: Exxon Corporation

Location: SE/Cor. Joppa Road and Virginia Avenue

Item No.: 33 Zoning Agenda: Meeting of August 18, 1981

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 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 operation.

() 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.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Paul H. Rencke* Noted and Approved: *George M. McGonigle*
Planning/Group Special Inspection Division Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nick Commodari
Charles E. (Ted) Burnham
TO: Date: August 19, 1981
FROM: Zoning Advisory Committee
SUBJECT: Meeting of August 18, 1981

✓ ITEM NO. 33 Standard Comment

ITEM NO. 34 Standard Comment

ITEM NO. 35 See Comment

ITEM NO. 36 See Comment

ITEM NO. 37 Standard Comment

ITEM NO. 38 Standard Comment

ITEM NO. 39 See Comment

ITEM NO. 40 Standard Comment

Charles E. Burnham
Charles E. (Ted) Burnham
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Date: August 13, 1981

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

Z.A.C. Meeting of: August 18, 1981

RE: Item No: 33, 34, 35, 36, 37, 38, 39, 40
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
William E. Hammond
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: Date: September 23, 1981
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 82-105-A Item 33

Petition for Variance
Southeast corner of Joppa Road and Virginia Avenue
Petitioner- Exxon Corporation

Ninth District

HEARING: Tuesday, October 20, 1981 (9:45 A.M.)

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

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

PETITION FOR VARIANCE

9th DISTRICT

ZONING: Petition for Variance
LOCATION: Southeast corner of Joppa Road and Virginia Avenue
DATE & TIME: Tuesday, October 20, 1981 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., 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 2 foot front yard setback (for a canopy) instead of the required 10 feet, and a 11 foot setback for a pump island instead of the required 15 feet.

The Zoning Regulation to be excepted as follows:

Section 405. 4A. 2a- minimum setback of canopy and pump island

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, October 20, 1981 at 9:45 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

Mr. Stewart A. Bain
Exxon Corporation
P. O. Box 1218
Baltimore, Maryland 21203

RE: Petition for Variance
SE/Cor. of Joppa Rd. & Virginia Ave.
Case #82-105-A Item #33

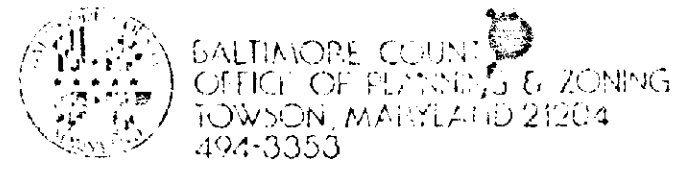
Dear Mr. Bain:

This is to advise you that 75.00 is due for advertising and posting of the above property.

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

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr



WILLIAM E. HAMMOND
Zoning Commissioner

October 30, 1981

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

RE: Petition for Variances
SE/cor. of Joppa Road and
Virginia Avenue - 9th Election
District
Exxon Corporation - Petitioner
NO. 82-105-A (Item No. 33)

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
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hession, III, Esquire
People's Council

Mr. Stewart A. Bain
Exxon Corporation
P.O. Box 1288
Baltimore, Md. 21203

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 13th day of August, 19 81.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Exxon Corporation

Petitioner's Attorney

Reviewed by:

Nicholas B. Corradi
Nicholas B. Corradi
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9 Date of Posting 10/14/81
Posted for: Petition for Variances
Petitioner: Exxon Corporation
Location of property: SE/cor. Joppa Rd. & Virginia Ave.
Location of Signs: Signs attached to Joppa Rd. & Virginia Ave.
Remarks: See petition
Posted by: William E. Hammond Date of return: 10/19/81

Mr. Stewart A. Bain
Exxon Corporation
P. O. Box 1288
Baltimore, MD 21203

September 17, 1981

NOTICE OF HEARING

RE: Petition for Variances
SE/cor. of Joppa Rd. & Virginia Ave.
Exxon Corporation - Petitioner
Case #82-105-A

TIME: 9:45 A.M.

DATE: Tuesday, October 20, 1981

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

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

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>WCH</u>	Revised Plans: Change in outline or description <u>yes</u> <u>no</u>									
Previous case: <u>3409</u>	Map # <u> </u>									

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 31 day of July, 1981.

Filing Fee \$ 25

Received: Check Cash Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Exxon

Submitted by

Petitioner's Attorney

Reviewed by WCH

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

CENTURY ENGINEERING OF BEL AIR, INC.

CONSULTING ENGINEERS - PLANNERS

PARTICULAR DESCRIPTION
201 E. Joppa Road

BEGINNING AT A POINT situated on the easterly right of way line of Virginia Avenue (60' R.O.W.) said point is situated N 04°-09'-59" E 30 feet ± from the point of intersection of the projected east right of way line of Virginia Avenue and the south right of way line of E. Joppa Road (70' R.O.W.)

THENCE leaving the said point of beginning and running with the east right of way line of Virginia Avenue:

1) S 04°-09'-59" E 102.35 feet to the beginning bore.

2) N 82° 35' 58" E 139.24 feet to an iron bar set on the westerly side of a 12 foot alley here to fore laid out thence binding on the westerly side of said alley

3) N 06° 28' 31" W 127.80 feet to an iron pipe found on the south side of Joppa Road as shown on the Baltimore County Plat No. RW-65-062-1, thence binding on said RW Plat

4) S 84° 28' 51" W 104.40 feet to cross cut set, thence, still with said RW Plat

5) S 39° 39' 12" W 42.60 feet to an iron bar set in the 4th line of the aforesaid agreement and on the east side of said Virginia Avenue, thence binding with a part of said 4th line to the end thereof and on the east side of Virginia Avenue

CONTAINING 0.3 Acres of Land more or less as surveyed by Century Engineering, Inc. on March 27, 1981.



P.O. BOX 181
12 WEST ROAD

BEL AIR, MARYLAND 21034
TOWSON, MARYLAND 21204

(301) 576-1310
(301) 575-8878

PETITION FOR VARIANCE 9TH DISTRICT

ZONING: Petition for Variance
LOCATION: Southeast corner of Joppa Road and Virginia Avenue
DATE & TIME: Tuesday, October 20, 1981 at 9:45 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 2 foot front yard setback (for a canopy) instead of the required 10 feet, and a 11 foot setback for a pump island instead of the required 15 feet.

The Zoning Regulation to be excepted as follows:
Section 405.4A 2a - minimum setback of canopy and pump island

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

201 E. Joppa Road

BEGINNING AT A POINT situated on the easterly right of way line of Virginia Avenue (60' R.O.W.) said point is situated N 04°-09'-59" E 30 feet ± from the point of intersection of the projected east right of way line of Virginia Avenue and the south right of way line of E. Joppa Road (70' R.O.W.)

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5) S 39° 39' 12" W 42.60 feet to an iron bar set in the 4th line of the aforesaid agreement and on the east side of said Virginia Avenue, thence binding with a part of said 4th line to the end thereof and on the east side of Virginia Avenue

Containing 0.398 Acres of Land more or less as surveyed by Century Engineering, Inc. on March 27, 1981.

Being a part of that agreement between Edward R. Ehmman and Clara M. Ehmman, his wife, to Esso Standard Oil Company, dated February 20, 1951, and recorded among the Land Records of Baltimore County in Liber 1961 Folio 514.

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

Public Hearing: Tuesday, October 20, 1981 at 9:45 A.M.
County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., October 2, 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

one week before the 20th day of October, 1981, the first publication appearing on the 1st day of October, 1981.

THE JEFFERSONIAN,

Cost of Advertisement, \$ 25

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

No. 101613

DATE 9/16/81 ACCOUNT 01-662

AMOUNT \$ 25.00

RECEIVED FROM Exxon Company, U.S.A.

FOR Filing Fee for Case #82-105-A

3437450 15 25.00

VALIDATION OR SIGNATURE OF CASHIER

CENTURY ENGINEERING OF BEL AIR, INC.

CONSULTING ENGINEERS - PLANNERS

PARTICULAR DESCRIPTION
Page - 2
201 E. Joppa Road

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JO: 8106

Petition for
Variance
9TH DISTRICT
ZONING: Petition for
Variance
LOCATION: Southeast
corner of Joppa Road and
Virginia Avenue

DATE & TIME: Tuesday, October 20, 1981 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Public Hearing: Tuesday, October 20, 1981 at 9:45 A.M.
County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

The Times
Middle River, Md., Sept 30, 1981
This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of one successive

weeks before the 3rd day of

Sept, 19 81

William E. Hammond
Publisher.

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

No. 101690

DATE 10/29/81 ACCOUNT 01-662

AMOUNT \$ 75.00

RECEIVED FROM Exxon Company, U.S.A.

FOR Posting & Advertising of Case #82-105-A

75.00

VALIDATION OR SIGNATURE OF CASHIER



ZONING NOTES

Zoning Status
 EXISTING ZONING: B.M.
 PROPOSED ZONING: NO CHANGE
 EXISTING DISTRICT: CT
 PROPOSED DISTRICT: NO CHANGE

Area Requirements
 DISPENSER ISLANDS WITH
 SINGLE DISPENSER PUMPS SERVING
 CARS AT ONE TIME.
 TOTAL SERVICING SPACES - 4
 TOTAL SERVICING BAYS - 3
 TOTAL BAYS AND SPACES - 7
 SITE AREA REQUIRED - 7 X 1500
 SQ. FT. - 10,500

Ancillary Uses
 • VEHICLE REPAIR SERVICE
 • SALE AUTO PARTS & ACCESSORIES
 • TIRE SALES & INSTALLATION
 • VENDING MACHINES
 • MINOR ACCESSORY USES

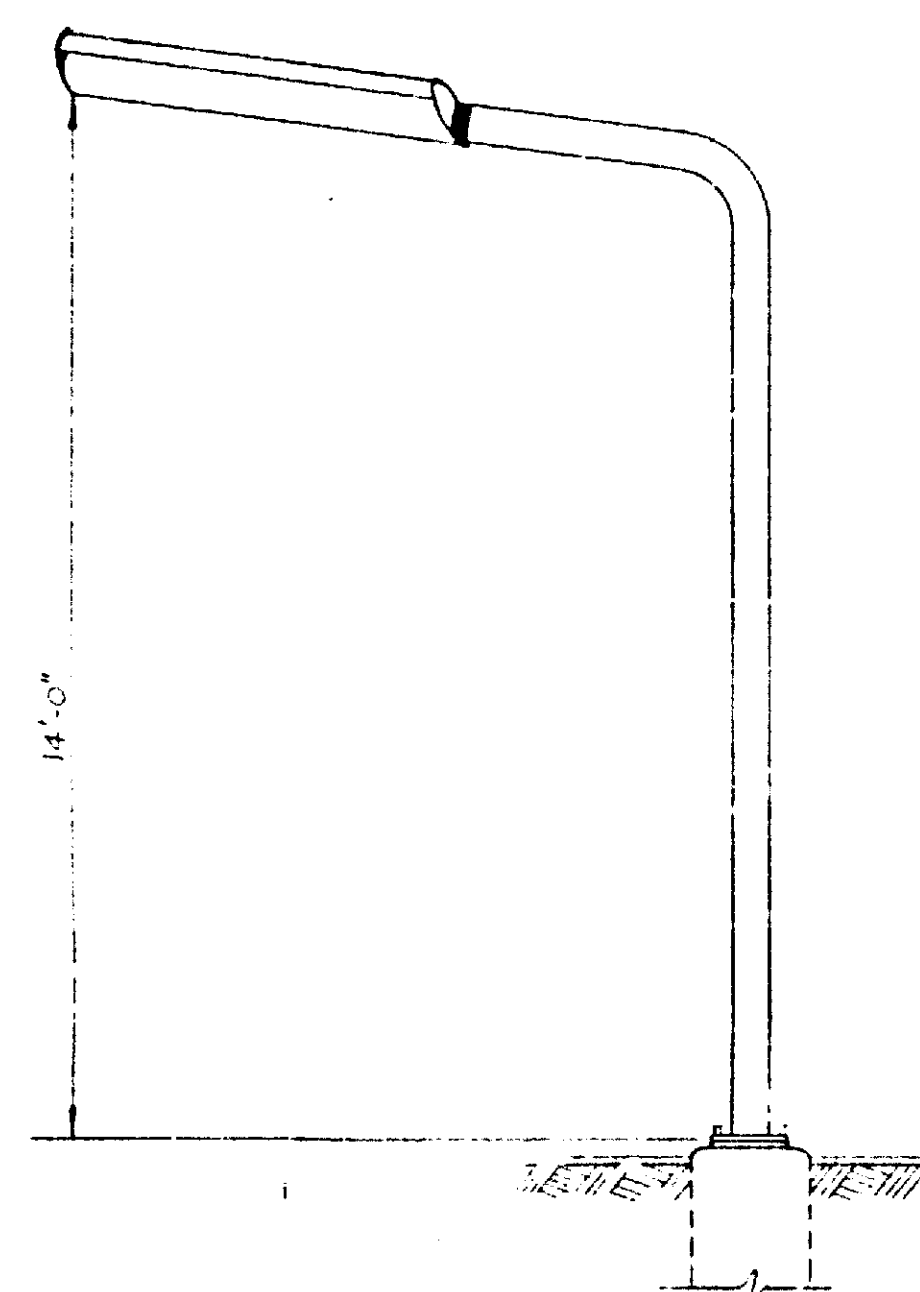
ADDITIONAL AREA REQUIRED - NONE
 EXISTING COMBINATION USES - NONE
 TOTAL AREA REQUIRED - 10,500 SQ. FT.
 TOTAL AREA OF TRACT - 17,314 SQ. FT.

Access Points
 2 DRIVEWAYS ON JOPPA ROAD
 FEET WIDE (1-24') (1-33')
 2 DRIVEWAYS ON VIRGINIA AVE.
 FEET WIDE

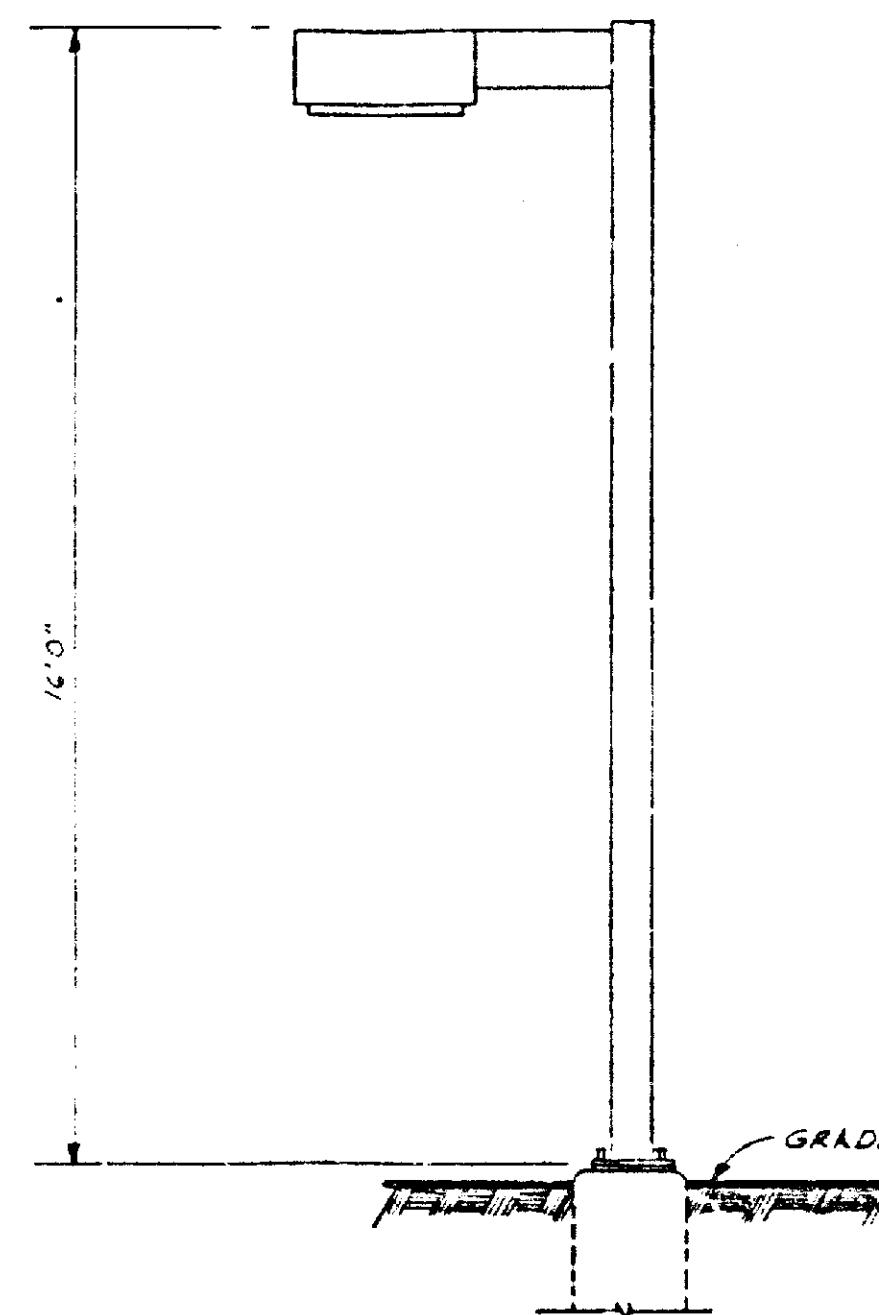
Landscaping
 CONSISTS OF GRASS & SMALL
 AREA A = 350 SQ. FT.
 AREA B = 2,170 SQ. FT.
 AREA C = 2,170 SQ. FT.
 AREA D = 2,170 SQ. FT.
 TOTAL = 2,528 SQ. FT. = 15% OF TRACT
 5% OF TRACT = 868 SQ. FT. MIN. REQ.

Parking
 SERVICE STATION
 PARKING SPACES REQUIRED - 9
 PARKING SPACES PROVIDED - 9

Lighting
 4 MERCURY FLOODLIGHTS ON
 CONCRETE BASE.



(3) - 1,000 W. MERCURY VAPOR
 YARD LIGHT
 NOT TO SCALE



(1) - YARD LIGHT DETAIL
 NOT TO SCALE

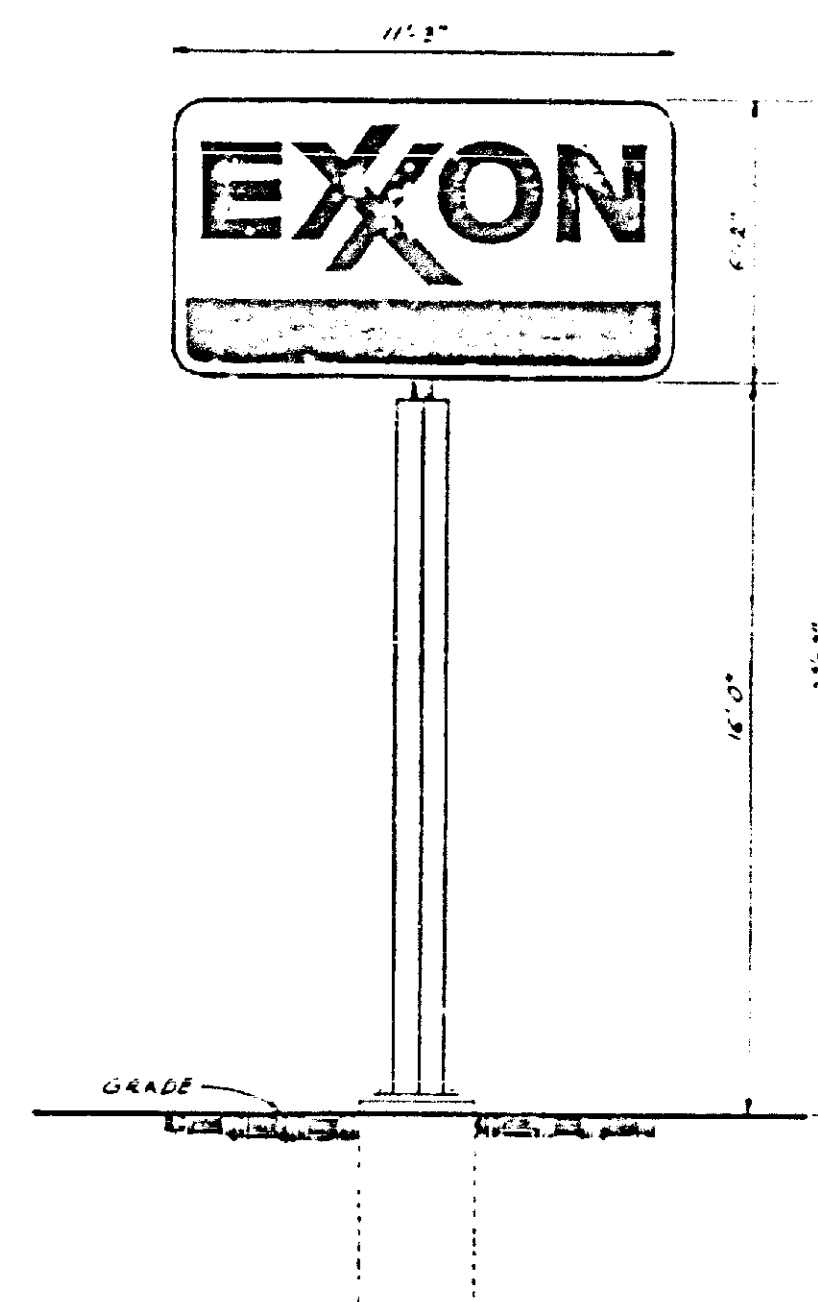
GENERAL NOTES:

- PROPOSED 30' X 50' PRE-FAB CONTEMPORARY CANOPY AS SHOWN. INSTALL FROST-PROOF WATER BIBB & AIR LINE ON CANOPY COLUMN. SEE DWG. NO. 1 PROJ. 527 FOR DETAILS. INSTALL PVC CANOPY UNDERGROUND DRAINS AS SHOWN. TIE INTO EXISTING STREET DRAIN.
- GENERAL CONTRACTOR IS TO FURNISH THE ANCHOR BOLTS AND INSTALL THE CONCRETE FOOTINGS AS SHOWN ON THE DETAILS. TOP OF ALL FOOTINGS ARE TO TERMINATE AT THE SAME ELEVATION. VERIFY BY EX. M'S FIELD ENGINEER. CANOPY FABRICATOR IS TO FURNISH ALL OF THE COLUMNS THE SAME LENGTH SO THAT A 15'-6" MINIMUM CLEARANCE IS OBTAINED. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT AND WIRING TO CANOPY COLUMN FOR CANOPY LIGHTING, SIGNS AND INTERCOM SYSTEM. G.C. TO PAINT CANOPY COLUMNS.
- PROPOSED PRE-FAB INTEGRATED SECURITY TYPE K-670 KIOSK. INSTALL NEW TRANSAC 12A FOR MPB'S. INSTALL EXECUTION INTERCOM SYSTEM. INSTALL NEW CONDUIT & WIRING FROM KIOSK TO NEW ISLAND. INSTALL 4 BOLLARDS, ONE EACH CORNER AS SHOWN & PAINT. SEE DWG. M-1 PROJ. 527. TIE IN NEW WATER & SANITARY LINES.
- PROPOSED ISLAND SHELTER FURNISHED & INSTALLED BY OTHERS. GENERAL CONTRACTOR TO PROVIDE 1-3/4" Ø CONDUIT AND WIRING BETWEEN BUILDING AND NEW ISLAND SHELTER. GENERAL CONTRACTOR TO INSTALL LEVEL CONCRETE MAT WITH EXPANSION JOINTS FOR ISLAND SHELTER.
- PROPOSED SB-1/5B-2 CUSTOMER SERVICE BUILDING HANDICAPPED DESIGNED (FURNISHED AND INSTALLED BY OTHERS). TIE IN WATER & SANITARY LINES. G.C. TO FURNISH PLUMBING FIXTURES.
- FURNISH & INSTALL 10' X 10' X 6" PERMCO METAL TRASH ENCLOSURE ON 6" REINFORCED CONCRETE PAD WITH FROST CURB. PAINT DUPONT "LOAM BROWN" OR APPROVED EQUAL. SEE DETAIL DWG. M-1 PROJ. 527.
- AIR & WATER SERVICE:
 - AIR HOSE & HANGER/FROST FREE WATER POST HUB - FURNISHED & INSTALLED BY G.C.
 - THE FOLLOWING ITEMS ARE FURNISHED BY EXXON, INSTALLED BY G.C.
 - AIR/WATER SIGN MOUNTED ON LIGHT POLE.
 - OIL CAN OPENER - MOUNTED ON LIGHT POLE.
 - 16 GALLON TRASH DRUM.
 - TOWEL DISPENSER.
- INSTALL NEW 15' SQ. FT. (STD/INTR.) INTERNALLY ILLUMINATED EXXON I.D. SIGN WITH 16" HIGH POLE AND CONCRETE FOUNDATION. PAINT LOAM BROWN. INSTALL PRICE SIGN ON POLE. PAINT SUPPORTING BRACKET LOAM BROWN.
- EXISTING PUMPS, ISLAND LIGHTS, CABINETS & ETC. TO BE REMOVED AND DELIVERED TO NEAREST EXXON WAREHOUSE. REMOVE EXISTING CONCRETE PUMP ISLAND & CONC. MAT. FILL VOIDS AS NECESSARY.
- INSTALL NEW CONCRETE MAT & PUMP ISLAND AS SHOWN. INSTALL NEW MULTI-PRODUCT DISPENSERS AS SHOWN.
- INSTALL NEW FIBERGLASS TANKS AS FOLLOWS WITH FIBERGLASS PIPING:

1 GAL. REGULAR UNLEAD	1 Gal. Diesel
1 GAL. EXTRA UNLEAD	1 S.T. 24 K Pumps
1 GAL. EXXON	1 Vapor Recovery System - Phase
1 GAL. WASTE OIL	
1 GAL. FUEL OIL	
- INSTALL NEW LIGHT(S) - 240V LAMP TO BE 400 W SUPER HALIDE UNIT (2' X 2' FIXTURE TYPE) WITH 5" SQ. STEEL POLE ON CONCRETE BASE. SEE DWG. M-1, PROJ. 527.
- LANDSCAPING TO BE DONE BY OTHERS. SEE LANDSCAPE PLAN FOR DETAILS.
- ALL CURBING SHOWN TO BE CONCRETE CURB & GUTTER WITH EXPANSION JOINTS EVERY 20'. SEE DWG. M-1 PROJ. 527.

1 GAL. REGULAR UNLEAD
 1 GAL. EXTRA UNLEAD
 1 GAL. EXXON
 1 GAL. WASTE OIL
 1 GAL. FUEL OIL

Gal. Diesel
 S.T. 24 K Pumps
 Vapor Recovery System - Phase



EXXON SIGN DETAIL
 NOT TO SCALE



BILL 40 - TO BE USED IN
 BALTIMORE COUNTY ONLY
 TO BE USED IN CONJUNCTION WITH DWG. 1B

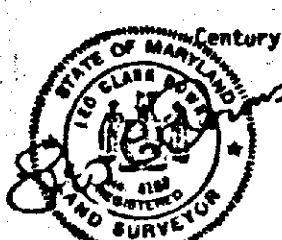
CENTURY ENGINEERING OF BEL AIR, INC.

CONSULTING ENGINEERS - PLANNERS

PARTICULAR DESCRIPTION
 201 E. Joppa Road

BEGINNING AT A POINT situated on the easterly right of way line of Virginia Avenue (60' R.O.W.) said point is situated N 04°-05'-59" E 30 feet to the point of intersection of the projected east right of way line of Virginia Avenue and the south right of way line of E. Joppa Road (70' R.O.W.)
 THENCE leaving the said point of beginning and running with the east right of way line of Virginia Avenue:
 1) S 04°-05'-59" E 102.55 feet to the beginning hereof.
 2) N 62° 35' 58" E 139.24 feet to an iron bar set on the westerly side of a 12 foot alley known as fore laid out thence binding on the westerly side of said alley
 3) N 06° 28' 31" W 127.50 feet to an iron pipe found on the south side of Joppa Road as shown on the Baltimore County Plat No. R-65-062-1, thence binding on said R-65-062-1
 4) S 04° 28' 51" W 104.40 feet to cross cut set, thence, still with said R-65-062-1
 5) S 39° 39' 12" W 42.60 feet to an iron bar set in the 4th line of the aforesaid agreement and on the east side of said Virginia Avenue, thence binding with a part of said 4th line to the end thereof and on the east side of Virginia Avenue

CONTAINING 0.390 Acres of Land more or less as surveyed by Century Engineering, Inc. on March 27, 1981.



P.O. BOX 94
 30 WEST ROAD
 BEL AIR, MARYLAND 21034
 TOWSON, MARYLAND 21206
 (301) 678-1138
 (301) 678-0870

CENTURY ENGINEERING OF BEL AIR, INC.

CONSULTING ENGINEERS - PLANNERS

PARTICULAR DESCRIPTION
 Page - 2
 201 E. Joppa Road

Being a part of that agreement between Edward R. Egan and Clara M. Egan, his wife, to Esso Standard Oil Company, dated February 20, 1951, and recorded among the Land Records of Baltimore County in Liber 1961 Folio 514.

JO: 8106

EXXON COMPANY, U.S.A.
 (A DIVISION OF EXXON CORPORATION)
 POST OFFICE BOX 1228
 BALTIMORE, MARYLAND 21203

GENERAL NOTES & DETAILS
 FOR PLOT PLAN DWG.

DRAWN BY: E. Rodriguez
 CHECKED BY:
 APPROVED BY:
 SCALE: As Shown

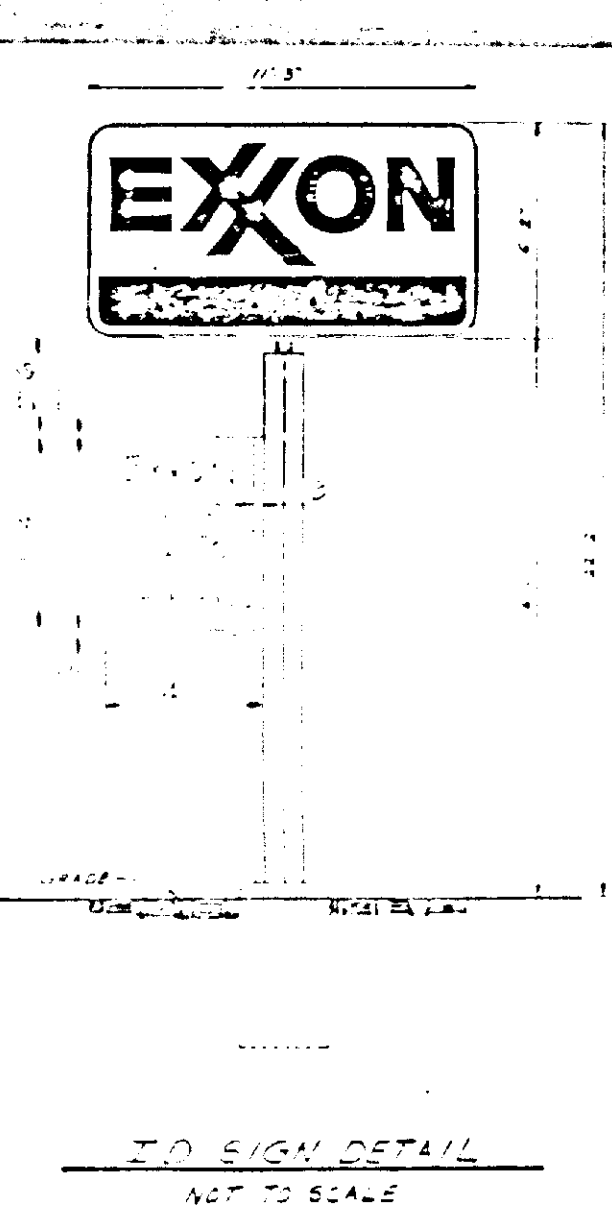
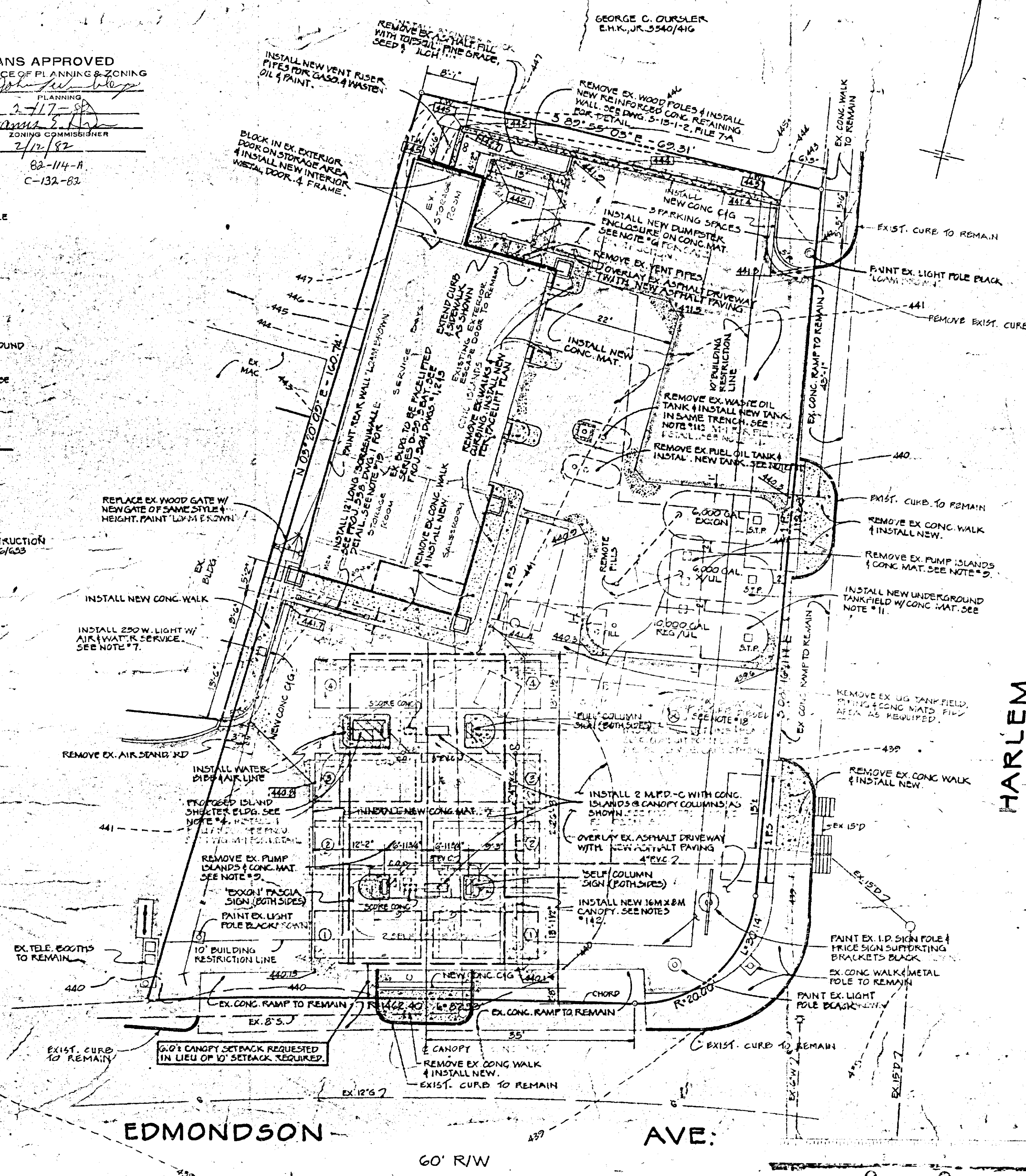
JOPPA RD. & VIRGINIA AVE.
 TOWSON, MARYLAND

DATE: 6-12-81
 FILE NO.: 5019
 SHEET NO.: 2 OF 2
 DWG. NO.: 1B2

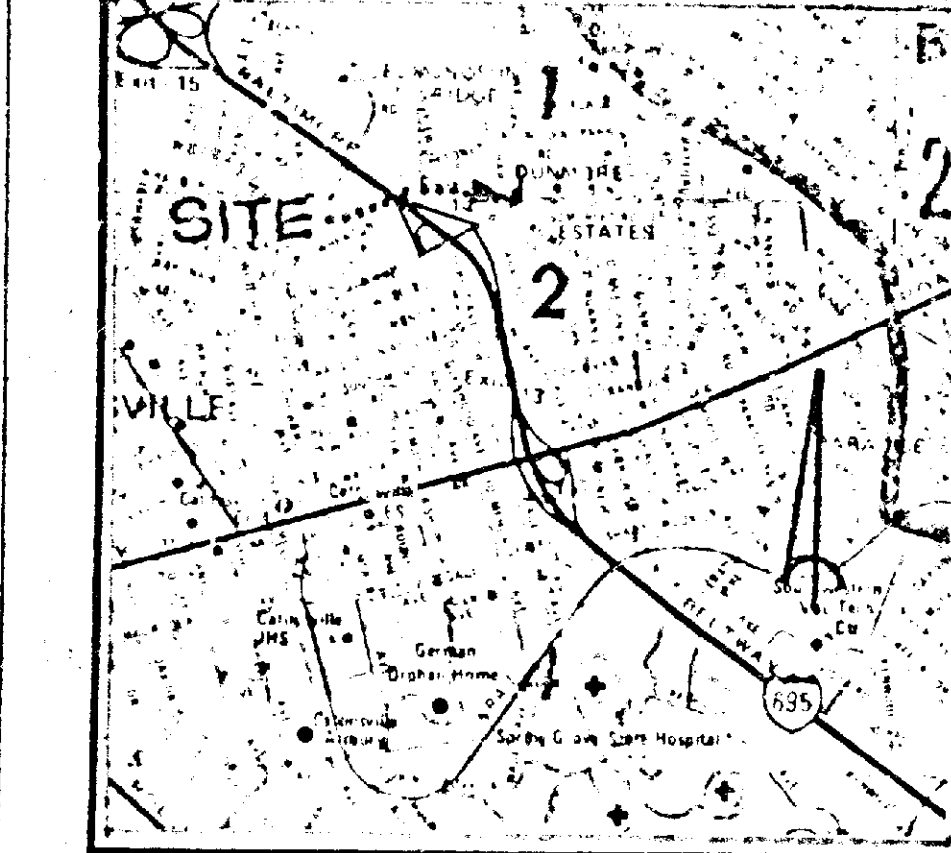
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [Signature]
DATE 2-17-82
BY [Signature]
DATE 2/12/82
82-114-A
C-132-82

EX YARD LIGHT DETAIL NO SCALE

T.M.D. CONSTRUCTION
W.J.R. 3336/633



Zoning Notes	
Existing Zoning: <u>PL-1</u>	Proposed District: <u>PL-1</u>
Proposed District: <u>PL-1</u>	Proposed District: <u>PL-1</u>
Area Requirements:	Landscaping:
1. Dispenser Islands with 1' wide dispenser bump serving 2 cars at the time.	Consists of grass & small
Total Servicing Spaces: <u>4</u>	
Total Servicing Bays: <u>4</u>	
Total Bays and Sealer: <u>4</u>	
Site Area Required: <u>1,400</u> sq. ft.	
Additional Area Required: <u>0</u>	
Existing Combination Uses: <u>0</u>	
Total Area Required: <u>0</u>	
Total Area of Tract: <u>1,400</u> sq. ft.	



LOCATION MAP SCALE: 1"=2,000'

- GENERAL NOTES:
1. PROPOSED 12' X 6' BASS-YEAGER CANOPY AS SHOWN. SEE Dwg. NO. 1 FOR DETAILS. INSTALL P.V.C. CANOPY UNDERGROUND DRAIN AS SHOWN.
 2. GENERAL CONTRACTOR IS TO FINISH THE ANCHOR BOLTS AND INSTALL THE CONCRETE FOOTINGS AS SHOWN ON THE DETAILS. TOP OF ALL FOOTINGS ARE TO TERMINATE AT THE SAME ELEVATION. INSTALL BY EXXON'S FIELD ENGINEER. CANOPY FABRICATOR IS TO FINISH ALL OF THE COLUMNS THE SAME LENGTH SO THAT A 13'-4" MINIMUM CLEARANCE IS OBTAINED. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT AND WIRING TO CANOPY COLUINS FOR CANOPY LIGHTING, SIGNS AND INTERCOM SYSTEM, G.C. TO PAINT CANOPY COLUINS.
 3. [REDACTED]
 4. PROPOSED ISLAND SHELTER FINISHED & INSTALLED BY OTHERS. GENERAL CONTRACTOR TO PROVIDE 12' X 8' X 8' METAL TRASH ENCLOSURE ON 4" SCHED. 40 CONCRETE PAD WITH EXIST. CURB & PAVT. SEE DETAIL Dwg. NO. 1 FOR DETAILS.
 5. [REDACTED]
 6. FINISH & INSTALL 12' X 8' X 8' METAL TRASH ENCLOSURE ON 4" SCHED. 40 CONCRETE PAD WITH EXIST. CURB & PAVT. SEE DETAIL Dwg. NO. 1 FOR DETAILS.
 7. ASP & WATER SERVICE: (SEE Dwg. NO. 1 OF 1 PROJ. SET)
 - 1. ASP ROSE & BAN EX. PAVT. FREE WATER PUMP HUB - FINISHED & INSTALLED BY OTHERS.
 - THE FOLLOWING ITEMS ARE FINISHED BY EXXON, INSTALLED BY G.C.
 - 1. 12" DIA. 12' LONG TO BE DOWN METAL RAILER LAMP & SCALED 1/4" STEEL PIPE.
 - 2. ASP WATER ESTIMATED ON 12" DIA. PIPE.
 - 3. 12" DIA. CAN OPENER - 12" DIA. ON 12" DIA. PIPE.
 - 4. 12" DIA. TRASH DRAIN.
 - 5. 12" DIA. TRASH DRAIN.
 8. [REDACTED]
 9. EXISTING PUMPS, ISLAND LIGHTS, CABINETS & ETC. TO BE REMOVED AND DELIVERED TO NEAREST EXXON WAREHOUSE. REMOVE EXISTING CONCRETE PUMP ISLAND & CONC. MAT. FILL VOIDS AS NECESSARY.
 10. INSTALL NEW CONCRETE MAT & PUMP ISLAND AS SHOWN. INSTALL NEW MULTI-PURPOSE DISPENSERS AS SHOWN.
 11. INSTALL NEW FIBERGLASS TANKS AS FOLLOWS WITH FIBERGLASS PIPING.

12" GAL. REGULAR UNLAC.	12" GAL. DIESEL
12" GAL. EXTRA UNLAC.	12" GAL. 34V PUMP
12" GAL. EXXON	12" GAL. WASTE OIL
12" GAL. WASTE OIL	12" GAL. FUEL OIL
 12. INSTALL NEW LIGHT (5) - 12" DIA. LAMP TO BE 12" X 12" STEEL RAILER UNIT (12" X 12" FIXTURE TYPE) WITH 1/2" SCHED. 40 STEEL PIPE ON CONCRETE BASE. SEE DETAIL Dwg. NO. 1 OF 1 PROJ. SET.
 13. LANDSCAPING TO BE DONE BY OTHERS. SEE LANDSCAPE PLAN FOR DETAILS.
 14. ALL CURBING SHOWN TO BE CONCRETE (CURB & GUTTER WITH EXPANSION JOINTS EVERY 20'). SEE Dwg. NO. 1 OF 1 PROJ. SET.
 15. SEALCOAT ASPHALT DRIVEWAY 90 DAYS AFTER INSTALLATION OF NEW ASPHALT PAVING. (BY OTHERS)
 16. SELF SERVICE ISLAND EQUIPMENT TO BE INSTALLED ON CANOPY SHELTER AREA OF BUILDING.
 - 1. TRANSFER 12" DIA. 12' LONG.
 - 2. ASP. 12" DIA. 12' LONG.
 - 3. FIBERGLASS INTERCOM SYSTEM & SPEAKERS ON EACH ISLAND.
 17. [REDACTED]
 18. GENERAL CONTRACTOR TO INSTALL FIBERGLASS PRODUCT LINES FROM THE FUTURE DIESEL TANK LOCATION TO FUTURE DIESEL PUMPENDER LOCATIONS. ALSO INSTALL BLANK ELEC. CONDUIT FROM CASHIER AREA OF BLDG. TO LOCATION OF FUTURE DIESEL TANK & DISPENSERS.
 19. GENERAL CONTRACTOR TO INSTALL FOOTING FOR SCREENWALL. SCREENWALL INSTALLED BY OTHERS.

○ = WAITING SPACES
○ = SERVING SPACES
132-82
[Signature]

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

REVISIONS:
1. Pkgg Detail & Notes, per Balto. Co Zoning Letter, 10/1/81
REV. LAYOUT TO BASS-YEAGER DESIGN. - P.J.C. 1-27-82

REVISIONS:

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

PROPOSED FACELIFT
W/ ISLAND MOD

DRAWN BY: P.J.C.
CHECKED BY:
APPROVED BY:
SCALE: 1"=10'

PLOT PLAN
EDMONDSON AVE & HARLEM LA.
BALTO. COUNTY, MD.

DATE: JULY 1, 1981
FILE NO: 4371
SHEET NO: 1
Dwg. NO: 1B-MOD