

PETITION FOR SPECIAL HEARING
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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should amend the existing amendment to Case #65-255-X to allow the conversion of existing full service gas station to a gas and go operation in conjunction with a food store/carry-out food shop.

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

I, or we, agree to pay expenses of above Special Hearing, 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.

I, or 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 Lessee:
Thomas N. Banister
(Type or Print Name)
Signature
York and Ashland Roads
Address
Cockeysville, Maryland 21030
City and State

Legal Owner(s):
Arco Petroleum Products Company
(Type or Print Name)
Signature
York and Ashland Roads
Address
Cockeysville, Maryland 21030
City and State

Attorney for Petitioner:
J. William Martin
(Type or Print Name)
Signature
Executive Plaza One (501)
Address
Hunt Valley, Maryland 21031
City and State

Attorney's Telephone No.: 667-4321

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of December, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of January, 1982, at 10:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

XCO-101 (over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond
TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-155 XSPHA

Date: December 23, 1981

If granted, it is requested that details of landscaping, approved by the Division of Current Planning and Development, be required.

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

NEG:JGH:dme

PETITION FOR SPECIAL EXCEPTION

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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a food store plus "carry-out" for a shop service station.

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

I, or we, agree to pay expenses of above 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.

I, or 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 Lessee:
Thomas N. Banister
(Type or Print Name)
Signature
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Cockeysville, Maryland 21030
City and State

Legal Owner(s):
Arco Petroleum Products Company
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City and State

J. William Martin
(Type or Print Name)
Signature
Executive Plaza One (501)
Address
Hunt Valley, Maryland 21031
City and State

Attorney's Telephone No.: 667-4321

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[Signature]
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE: December 23, 1981
FILED: [initials]

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 30, 1981

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

Nicholas B. Commolari
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
Ind. & Dev. Dept.

J. William Martin, Esquire
Executive Plaza One (501)
Hunt Valley, Maryland 21031

RE: Item No. 79
Petitioner - Arco Petroleum Products Company
Special Exception, Special Hearing & Variance

Dear Mr. Martin:

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

Located on the northeast corner of York Road and Ashland Road in the 8th Election District, the subject property is presently improved with the facilities of your client's service station. At least part of the existing building, labeled on the site plan as "new sales alcove", is already being utilized for retail sales. In view of your client's proposal to convert the existing full service station to a gas and go operation, and legalize and expand the retail sales area, this combination hearing is necessary.

In addition to the existing retail sales area, the site plan does not indicate the temporary structure located along the north property line. I have spoken to Mr. Tony Cortel of Lyon Associates, Inc., and he stated that it would be removed. This matter should be discussed at the hearing.

It should be noted that the rear yard setback request for the proposed addition was advertised as submitted. However, revised plans, indicating the distance from the side of the proposed addition to a point projected along a straight line to its intersection with the rear property line, will be presented at the hearing. Since this distance will be greater than the requested distance of twenty six feet, you can alter your variance request at that time. These revised plans should also reflect the comments of the State Highway Administration, while particular attention should be afforded to the comments of the Health Department and Department of Permits and Licenses.

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 230.2 to permit a rear setback of 26 feet instead of 30 feet.

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.

I, or 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 Lessee:
Thomas N. Banister
(Type or Print Name)
Signature
York and Ashland Roads
Address
Cockeysville, Maryland 21030
City and State

Legal Owner(s):
Arco Petroleum Products Company
(Type or Print Name)
Signature
York and Ashland Roads
Address
Cockeysville, Maryland 21030
City and State

Attorney for Petitioner:
J. William Martin
(Type or Print Name)
Signature
Executive Plaza One (501)
Address
Hunt Valley, Maryland 21031
City and State

Attorney's Telephone No.: 667-4321

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[Signature]
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE: December 23, 1981
FILED: [initials]

Item No. 79
Special Exception, Special Hearing & Variance
December 30, 1981

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. COMMOLARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE
cc: Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Md. 21207

BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

November 25, 1981

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

Re: Item #79 (1981-1982)
Property Owner: Arco Petroleum Products Company
N/E corner York and Ashland Roads
Acres: 1.207 District: 8th

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:
York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road 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.

Ashland Avenue, an existing public road, is proposed to be further improved in the future in this vicinity, as a 40-foot closed section roadway on a 60-foot right-of-way.

The entrance locations are 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:
Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #79 (1981-1992)
Property Owner: Arco Petroleum Products Company
Page 2
November 25, 1981

Storm Drains: (Cont'd)

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:

There are public 12 and 30-inch water mains in York Road and an 8-inch public water main exists in Ashland Avenue.

There is 8-inch public sanitary sewerage in York Road.

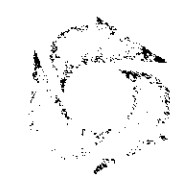
Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:PWR:ss

c.c.: Jack Wimbley

V-NE Key Sheet
71 & 72 NW 6 & 7 Pos. Sheets
NW 18 B Topo
42 Tax Map



Maryland Department of Transportation

State Highway Administration

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

November 6, 1981

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of Nov. 3, 1981
ITEM: #79
Property Owner: Arco
Petroleum Products Co.
Location: NE corner
York (Route 45) & Ashland
Roads
Existing Zoning: BR-CG-2
Proposed Zoning: Variance
to permit a rear setback of
26' in lieu of the required
30' and Special Exception
for a food store plus
Carry Out Shop as a use in
combination with a service
station.
District: 8th

Dear Mr. Hammond:

On review of the Zoning Plat and field inspection by the Bureau of Engineering Access Permits and the District #4 Traffic Engineer, the State Highway Administration will require the plan to be revised.

The State Highway Administration requests that the curb line on the east side of York Road be placed 31' from the centerline of York Road. This widening is needed for the future 5' lane section with proposed left turn lanes on York Road at Ashland Avenue.

I am sending a sketch showing the improvements needed for the proposed "Mini-Market".

1. Proposed 80' right of way, 40' from the centerline of York Road.

My telephone number is 301-659-1354.

P.O. Box 117 North Calvert St., Baltimore, Maryland 21203 - 0717

November 6, 1981

Mr. W. Hammond

2. Proposed new curb line on E.S. York Road, 31' from centerline to face of curb.
 3. Depressed concrete entrances 35' wide with 36" transition on each side.
 4. Construct a type "A" concrete curb with 8" reveal along the back edge of the proposed sidewalk re-location.
 5. A bituminous curb must be constructed from the north property line, 31' from the centerline of York Road to meet the existing concrete curb at the north.
 6. A temporary bituminous sidewalk must be constructed from the north property line to meet the existing walk at the north.
 7. With the temporary sidewalk crossing the adjacent property, it is requested a letter be forwarded with the permit application granting permission to construct the proposed walk on adverse property.
 8. Full depth bituminous paving from the edge of the existing road to the proposed gutter pan.
- It is requested that the plan be revised prior to a hearing date.

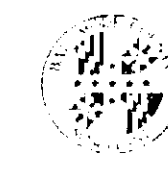
All work within the State R/W must be under permit from the S.H.A. and a performance bond in the amount of \$12,000.00 be posted to guarantee construction.

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

CL:GW:vrd
Enclosure

By: George Wittman

cc: Mr. J. Wimbley (w-sketch)



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
204-311

NORMAN E. GERBER
DIRECTOR

December 22, 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 #79, Zoning Advisory Committee Meeting, November 3, 1981, are as follows:

Property Owner: Arco Petroleum Products Company
Location: NE corner York and Ashland Roads
Acres: 1.207
District: 8th

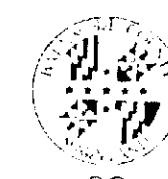
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on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

The proposed road widening and improvements must be shown on the site plan.

Very truly yours,

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

JLW:rh



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

December 3, 1981

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

Dear Mr. Hammond:

Comments on Item 79, Zoning Advisory Committee Meeting of November 3, 1981, are as follows:

Property Owner: Arco Petroleum Products Company
Location: NE/Cor. York and Ashland Roads
Existing Zoning: BR-CG-2
Proposed Zoning: Variance to permit a rear setback of 26' in lieu of the required 30' and Special Exception for a food store plus carry-out food shop as a use in combination with a service station.

Acres: 1.207
District: 8th

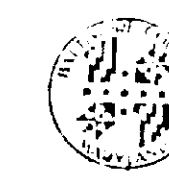
The service station is served by metropolitan water and sewer.

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

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. Forrester
Ian J. Forrester
Director
BUREAU OF ENVIRONMENTAL SERVICES

BHS/egt



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7010

PAUL H. RENCKE
CHIEF

December 15, 1981

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: Arco Petroleum Products Company

Location: NE/Cor. York and Ashland Roads

Item No.: 79

Zoning Agenda: Meeting of November 3, 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 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.

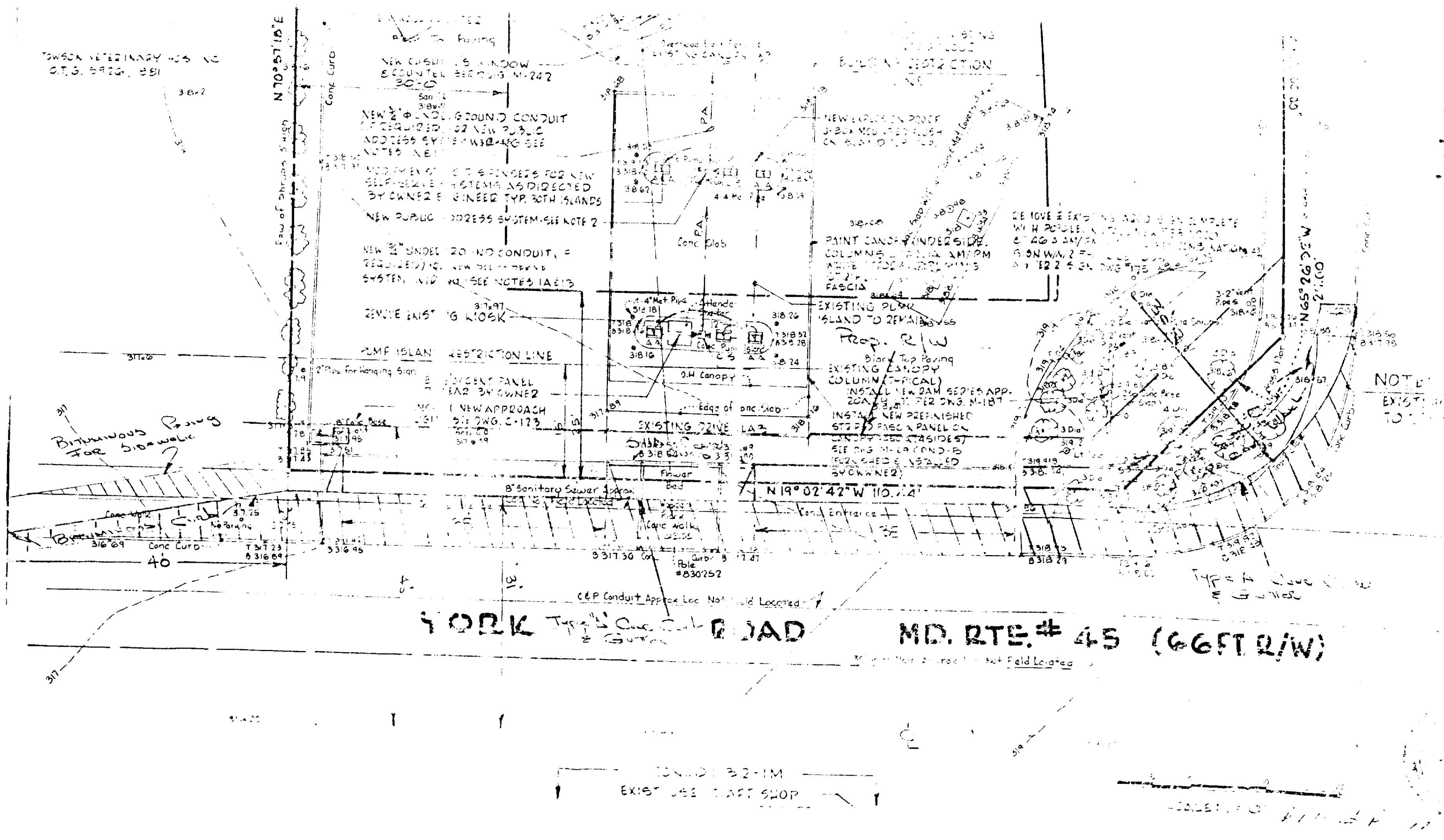
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

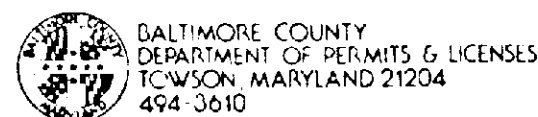
- () 6. Site plans are approved, as drawn.

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

REVIEWED BY: *John L. Wimbley* Noted and Approved: *George M. Smith*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb/cn





BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED ZALESKI, JR.
DIRECTOR

November 16, 1981

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

Dear Mr. Hammond:

Comments on Item #79 Zoning Advisory Committee Meeting, November 3, 1981
are as follows:

Property Owner: Arco Petroleum Products Company
Location: NE corner York and Ashland Roads
Existing Zoning: RS-2
Proposed Zoning: RS-2

Variance to permit a rear setback of 26' in lieu of the required 30' and
Special Exception for a food store plus carry out food shop as a use in combination
with a service station.

Acres: 1.207
District: 8th

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
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 resistive 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 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 RS and the required construction
classification of Table 211.

- X I. Comments: A change of occupancy to mixed uses shall be required "3"
Service Station and "C" Retail Sales.

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,

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

CED:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: Oct. 23, 1981

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

Z.A.C. Meeting of: Nov. 3, 1981

RE: Item No: 77, 78, 79, 80, 81
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,

Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE : OF BALTIMORE COUNTY

ARCO PETROLEUM PRODUCTS : Case No. 82-155-XSPHA
COMPANY, Petitioner

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 therefor,
and of the passage of any preliminary or final Order in connection therewith.

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

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

I HEREBY CERTIFY that on this 7th day of January, 1982, a copy of the foregoing
Order was mailed to J. William Martin, Esquire, Executive Plaza One (501), Hunt Valley,
Maryland 21031, Attorney for Petitioner; and Thomas N. Banister, York and Ashland Roads,
Cockeysville, Maryland 21030, Lessee.

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

RE: PETITIONS FOR SPECIAL EXCEPTION, : BEFORE THE
SPECIAL HEARING, AND VARIANCE : ZONING COMMISSIONER
NE/corner of York Road and Ashland :
Avenue - 8th Election District :
Arco Petroleum Products Company - : OF
Petitioner :
NO. 82-155-XSPHA (Item No. 79) : BALTIMORE COUNTY

*** **

*** **

The petitioners herein, Arco Petroleum Products Company (owner)
and Thomas N. Banister (lessee), seek to amend the site plan filed in Case
No. 65-255-X to convert the existing full service gas station to a gas and go
operation in conjunction with a food store/carry-out food shop. In conjunction
therewith, the petitioners request a special exception for a food store and
carry-out food shop as uses in combination with a service station and a vari-
ance to permit a rear yard setback of 26 feet in lieu of the required 30 feet.

A review of the site plan, prepared by Lyon Associates, Inc., revised
January 4, 1982, and marked Petitioners' Exhibit 1, reveals that the subject
property, containing 17,625 square feet (.406 of an acre), lies on the north-
east corner of York Road and Ashland Avenue. The site, presently zoned
B.R. (Business, Roadside) with a C.S-2 (Commercial, Strip) District im-
posed thereon, is surrounded by B.R.-C.S-2 zoned land to the east and north,
B.R.-I.M. (Industrial, Major) zoned land to the west, and R-O (Residential-
Office) zoned land to the south. Mr. Banister testified that he has operated
this service station for the last fifteen years with the assistance of his family
members, but has not had the services of a mechanic for the past year and has
not used the bays for the last six months. He also testified that he was unable
to afford the sophisticated equipment needed to work on new automobiles. Mr.
Banister cited that the nearby Exxon full service gas station and the Huff tire
facility have affected his full service facility and have caused him to seek
other modes of operation to continue his business. He proposes to convert
the existing facility to a gas and go operation and to add a food store/carry-out
food shop similar to a 7-Eleven Store, but with a deli and a soft ice cream

dispenser. He indicated that these uses would operate on a 24-hour basis.
Mr. Banister felt that this operation would meet the requirements of Section
502.1 of the Baltimore County Zoning Regulations.

Although the special exception for a filling station (service station) was
granted March 5, 1965 (Case No. 65-255-X), predating the service station regu-
lations (Section 405), the petitions filed herein are still controlled by these
regulations since the proposals represent a change in the operation. Section
405.4.D - "Uses in Combination with Service Stations" states that "specified
uses and accessory uses (Section 405.4.C) may be permitted in integral com-
bination by special exception with limitations as specified therein. The two
proposed uses are referred to in Section 405.4.D.3 - "Carry-out" food shop:
6." and 405.4.D.8 - "Food stores with less than 5,000 square feet of retail
sales area: 4." Having concluded that the proposal for a food store and carry-
out food shop is allowed as uses in combination and assuming the space re-
quirements can be met, the effect, if any, of Sections 405.7 and 405.8 upon
the proposal must be determined.

Article 56, Section 157, of the Annotated Code of Maryland, 1979 Re-
placement Volume, establishes the conditions under which a full service gas
station may be converted to a gas and go operation; however, Section 405.7 per-
mits the conversion of any conforming service station building to another use if
it is permitted in the basic zone and/or district in which the site is located.

Section 101 defines an automotive service station as:

"A structure or land used or intended to be used primarily
for the retail sale of automotive fuel, but not a truck stop."

Therefore, since the proposed conversion still involves the retail sale of auto-
motive fuel as its primary use, Section 405.7 is not applicable.

In view of Mr. Banister's testimony that he has operated the service
station since the time the special exception was granted (March 5, 1965), Sec-
tions 405.8.A and 405.8.C are applicable by reason of their content. The pre-
sident language of these sections is as follows:

"A. Subject to the provisions of Paragraph C, below,
the main structure of any such automotive-service
station may be expanded or reconstructed...pro-
vided that such station and all such expansion, re-
construction...is either confined to the limits of
the site as it existed on December 31, 1967...is
located in a B.L., B.R., B.M., M.L., or M.H.
Zone; and, in the judgement of the Zoning Commis-
sioner, would be done in such a manner that the sta-
tion would be improved so as to be more in keeping
with the purposes of Sections 405.4 and 405.8
of these regulations."

"C. Any expansion, reconstruction...permitted under
Paragraphs A and B shall be in accord with a plan
for the entire site as approved by the Director of
Planning and the Zoning Commissioner..."

Both the testimony and Petitioners' Exhibit 1 indicate that the site,
zoned B.R., is the same as it existed on December 31, 1967, and, in the
opinion of this Commissioner, would be improved in such a manner that the
station would be more in keeping with the purposes of Sections 405.4 and
405.8. Additionally, to approve the amendments would be in strict harmony
with the spirit and intent of the zoning regulations and would not adversely
affect the health, safety, and general welfare of the community.

As to the special exception for a food store and carry-out food shop
containing less than 5,000 square feet of retail sales area to be used in con-
junction with the gas and go operation of the service station, Mr. Banister
reiterated his difficulty in providing automotive repairs as being the reason
for the necessary change of operation, as well as his desire to provide a need-
ed service to the community. Petitioners' Exhibit 1 indicates that the area to
be dedicated to the food store (825 square feet) and the carry-out food shop (80
square feet) would devote a total square footage within the site of 3,780 square
feet with an additional 13,500 square feet to be devoted to the gas and go oper-
ation. Section 405.4.D requires the minimum area of the site, herein deter-
mined to be 15,000 square feet under Section 405.4.A, shall be increased for
each combining use by a total of the number of square feet of gross floor area
occupied by such use times the factor of four for the food store and six for the
carry-out food shop. Therefore, the minimum site area must contain 15,000

square feet for the gas and go operation plus an additional 3,750 square feet
to support the uses in combination proposed by the petitioners—a total site
area of 18,750 square feet. Since the subject property contains only 17,625
square feet, the proposed uses cannot be granted as requested; however, they
could be granted if the uses in combination were reduced in the square footage
required to a total of 17,625 square feet for both.

Since the petitioners have met the requirements of Section 502.1 and
the County Council considered these as proper uses in combination with a ser-
vice station, the special hearing to amend the site plan filed in Case No.
65-255-X, as well as the special exception for a food store and carry-out food
shop containing less than 5,000 square feet of retail sales area, if the square
footage devoted thereto were reduced to 2,625 square feet, should be granted.
However, since it was determined that the existing rear yard setback com-
plies with the zoning regulations, the variance should be dismissed.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore
County, this 12th day of February, 1982, that the amendments to the
site plan filed in Case No. 65-255-X to convert the existing full service gas
station to a gas and go operation in conjunction with a food store/carry-out
food shop, in accordance with Petitioners' Exhibit 1, are approved and, as
such, the Petition for Special Hearing is hereby GRANTED.

It is FURTHER ORDERED that the Petition for Special Exception for a
food store and carry-out food shop containing less than 5,000 square feet of
retail sales area as uses in combination with a service station is hereby
GRANTED, from and after the date of this Order, subject, however, to the
following restrictions:

1. The temporary structure presently located at or
near the north property line shall be removed.
2. Compliance with the comments submitted by the
Maryland Department of Transportation, dated
November 6, 1981, the Department of Permits
and Licenses, dated November 11, 1981, and the
Department of Health, dated December 3, 1981.

ORDER RECEIVED FOR FILING

DATE February 19, 1982

BY *John W. Hession, III*

John W. Hession, III

3. A revised site plan, containing the same physical
layout, improvements, points of access, and pa-
tron and service areas required for the conversion
of the full service gas station to a gas and go opera-
tion, as presently shown on Petitioners' Exhibit 1,
and reflecting the square footage devoted to the uses
in combination with the gas and go operation to be
reduced to 2,625 square feet shall be submitted for
approval by the Director of Planning and the Zoning
Commissioner, as well as the Maryland Department
of Transportation, the Department of Public Works,
and the Office of Planning and Zoning, including land-
scaping and screening required for approval by the
Current Planning and Development Division.

It is FURTHER ORDERED that the Petition for Variance to permit a
rear yard setback of 26 feet in lieu of the required 30 feet is hereby DISMISSED.

John W. Hession, III
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE February 19, 1982

BY *John W. Hession, III*

John W. Hession, III

ORDER RECEIVED FOR FILING

DATE February 19, 1982

BY *John W. Hession, III*

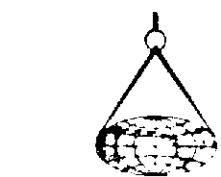
John W. Hession, III

ORDER RECEIVED FOR FILING

DATE February 19, 1982

BY *John W. Hession, III*

John W. Hession, III



ARCHITECTURE
ENGINEERING
CONSULTING

LYON ASSOCIATES, INC.

ZONING DESCRIPTION

Existing ARCO Service Station at York Road and Ashland Avenue
Cockeysville, Baltimore County, Maryland

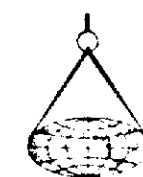
BEGINNING FOR THE SAME at a point on the East side of York Road, Maryland Route number 45 said point being just North of the intersection of Ashland Avenue and the above mentioned York Road; thence leaving said point and running N 19°02'42" W 110.44' along York Road; thence leaving York Road and running N 70°57'18" E 142.75'; thence S 19°02'42" E 116.98' to intersect the Northern Right-of-Way line of Ashland Avenue; thence running along the Northern Right-of-Way line the following three courses and distances: first S 58°57'18" W 6.38', second by a curve to the right having a chord bearing and distance of S 64°57'18" W 116.11' and having a radius of 555.42' and a arch length of 116.33', third N 65°26'32" W 29.00 feet to the place of beginning.

Containing in all 52,578.66 Sq. Ft. or 1.207 Ac. ± and recorded in Baltimore County in Liber O.T.G. 4700 Folio 408.



Philip A. Pappalardo 10/19/82

Ed. J. Jorgensen



ARCHITECTURE
ENGINEERING
CONSULTING

LYON ASSOCIATES, INC.

ZONING DESCRIPTION

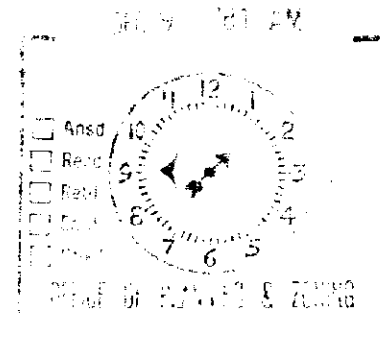
Existing ARCO Service Station at York Road and Ashland Avenue
Cockeysville, Baltimore County, Maryland

BEGINNING FOR THE SAME at a point located on the Northeast corner of York Road and Ashland Avenue; thence leaving said point and running N 19°02'42" W 110.44' along York Road; thence leaving York Road and running North 70°57'18" East 142.75 feet; thence South 19°02'42" East 116.98 feet to intersect the Northern Right-of-Way line of Ashland Avenue; thence running along the Northern Right-of-Way line the following three courses and distances: first South 58°57'18" West 6.38 feet, second by a curve to the right having a chord bearing and distance of S 64°57'18" West 116.11 feet and having a radius of 555.42 feet and a arch length of 116.33 feet, third North 65°26'32" West 29.00 feet to the place of beginning.

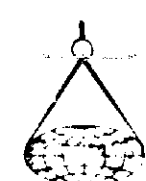
Containing in all 52,578 Sq. Ft. or 1.207 Ac. ± and recorded in Baltimore County in Liber O.T.G. 4700 Folio 408.



Benjamin W. Drake



John W. Messian, III



ARCHITECTURE
ENGINEERING
CONSULTING

LYON ASSOCIATES, INC.

ZONING DESCRIPTION

Existing ARCO Service Station at York Road and Ashland Avenue
Cockeysville, Baltimore County, Maryland

BEGINNING FOR THE SAME at a point located on the Northeast corner of York Road and Ashland Avenue; thence leaving said point and running N 19°02'42" W 110.44' along York Road; thence leaving York Road and running North 70°57'18" East 142.75 feet; thence South 19°02'42" East 116.98 feet to intersect the Northern Right-of-Way line of Ashland Avenue; thence running along the Northern Right-of-Way line the following three courses and distances: first South 58°57'18" West 6.38 feet, second by a curve to the right having a chord bearing and distance of S 64°57'18" West 116.11 feet and having a radius of 555.42 feet and a arch length of 116.33 feet, third North 65°26'32" West 29.00 feet to the place of beginning.

Containing in all 52,578 Sq. Ft. or 1.207 Ac. ± and recorded in Baltimore County in Liber O.T.G. 4700 Folio 408.



Benjamin W. Drake

John W. Messian, III

J. William Martin, Esquire
Executive Plaza One (501)
Hunt Valley, Maryland 21031

December 16, 1982

NOTICE OF HEARING

RE: Petition for Special Exception, Special Hearing and Variance

NE/corner of York Rd. and Ashland Ave.
Arco Petroleum Products Company - Petitioner
Case #82-155-XSPHIA

TIME: 10:00 A.M.

DATE: Tuesday, January 12, 1983

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

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Thomas N. Banister
York & Ashland Roads
Cockeysville, MD 21030

PETITION FOR SPECIAL EXCEPTION; SPECIAL HEARING; & VARIANCE

8th DISTRICT

ZONING: Petition for Special Exception, Special Hearing & Variance

LOCATION: Northeast corner of York Road and Ashland Avenue

DATE & TIME: Tuesday, January 12, 1982, 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 Special Exception for a food store plus "carry-out" food shop as uses in combination with a service station; Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to Case #65-255-X to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store/"carry-out" food shop; and Variance to permit a rear set-back of 26 feet instead of 30 feet.

The Zoning Regulation to be excepted as follows:

Section 238.2 - Minimum rear yard setback in a B.R. Zone

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

Being the Property of Arco Petroleum Products Company, as shown on plat plan filed with the Zoning Department
Hearing Date: Tuesday, January 12, 1982, 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



ARCHITECTURE
ENGINEERING
CONSULTING

LYON ASSOCIATES, INC.

ZONING DESCRIPTION

Existing ARCO Service Station at York Road and Ashland Avenue
Cockeysville, Baltimore County, Maryland

BEGINNING FOR THE SAME at a point on the East side of York Road, Maryland Route number 45 said point being just North of the intersection of Ashland Avenue and the above mentioned York Road; thence leaving said point and running N 19°02'42" W 110.44' along York Road; thence leaving York Road and running N 70°57'18" E 142.75'; thence S 19°02'42" E 116.98' to intersect the Northern Right-of-Way line of Ashland Avenue; thence running along the Northern Right-of-Way line the following three courses and distances: first S 58°57'18" W 6.38', second by a curve to the right having a chord bearing and distance of S 64°57'18" W 116.11' and having a radius of 555.42' and a arch length of 116.33', third N 65°26'32" W 29.00 feet to the place of beginning.

Containing in all 52,578 Sq. Ft. or 1.207 Ac. ± and recorded in Baltimore County in Liber O.T.G. 4700 Folio 408.



Philip A. Pappalardo 10/19/82



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

J. William Martin, Esquire
Executive Plaza One (501)
Hunt Valley, Maryland 21031

January 4, 1982

RE: NE/corner of York Rd. and Ashland Ave.
Petitions for Special Exception, Special Hearing
and Variance
Arco Petroleum Products Company - Petitioner
Case #82-155-XSPHIA

Dear Mr. Martin:

This is to advise you that \$83.62 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
Zoning Commissioner

WEH/arl

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

No. 104520

DATE 1/13/82 ACCOUNT 01-662

AMOUNT \$83.63

RECEIVED J. William Martin

FOR Posting & Advertising of Case #82-155-XSPHIA (Arco)

30110013 036300

VALIDATION OR SIGNATURE OF CASHIER

February 16, 1982

J. William Martin, Esquire
Executive Plaza One
Hunt Valley, Maryland 21031

RE: Petitions for Special Exception,
Special Hearing, and Variance
NE/corner of York Road and
Ashland Avenue - 8th Election
District
Arco Petroleum Products Company - Petitioner
NO. 82-155-XSPHIA (Item No. 79)

Dear Mr. Martin:

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/arl

Attachments

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

J. William Martin, Esquire
Executive Plaza One (501)
Hunt Valley, Maryland 21031

January 5, 1982

RE: Item No. 79
Petitioner- Arco Petroleum Products Co.
Special Exception, Special Hearing and
Variance Petitions

Dear Mr. Martin:

Enclosed please find addendum comments for the above-
referenced case.

Very truly yours,

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

NB0:bsc

Enclosure

cc: Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Md. 21207

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

NORMAN E. GERBER
DIRECTOR

December 22, 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 #79, Zoning Advisory Committee Meeting, December 15, 1981, at 10:00 AM.

Property Owner: Arco Petroleum Products Company
Location: NE York and Ashland Roads
Acres: 1.267
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the petition. It is the responsibility of the Zoning Commission and all parties are made aware of plans or problems with the petition. The Zoning Commission is the final authority bearing on this petition.

The proposed road widening and improvements must be completed by the end of 1982.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Chairman
Zoning Plans Advisory Committee

JLW:rh

Petition for
Special
Exception;
Special Hearing;
Variance

DISTRICT

ZONING

Petitioner

Location

Acres

District

Comments

Property Owner

Location

Acres

District

Comments

Property Owner

Location

Acres

District

Comments

Property Owner

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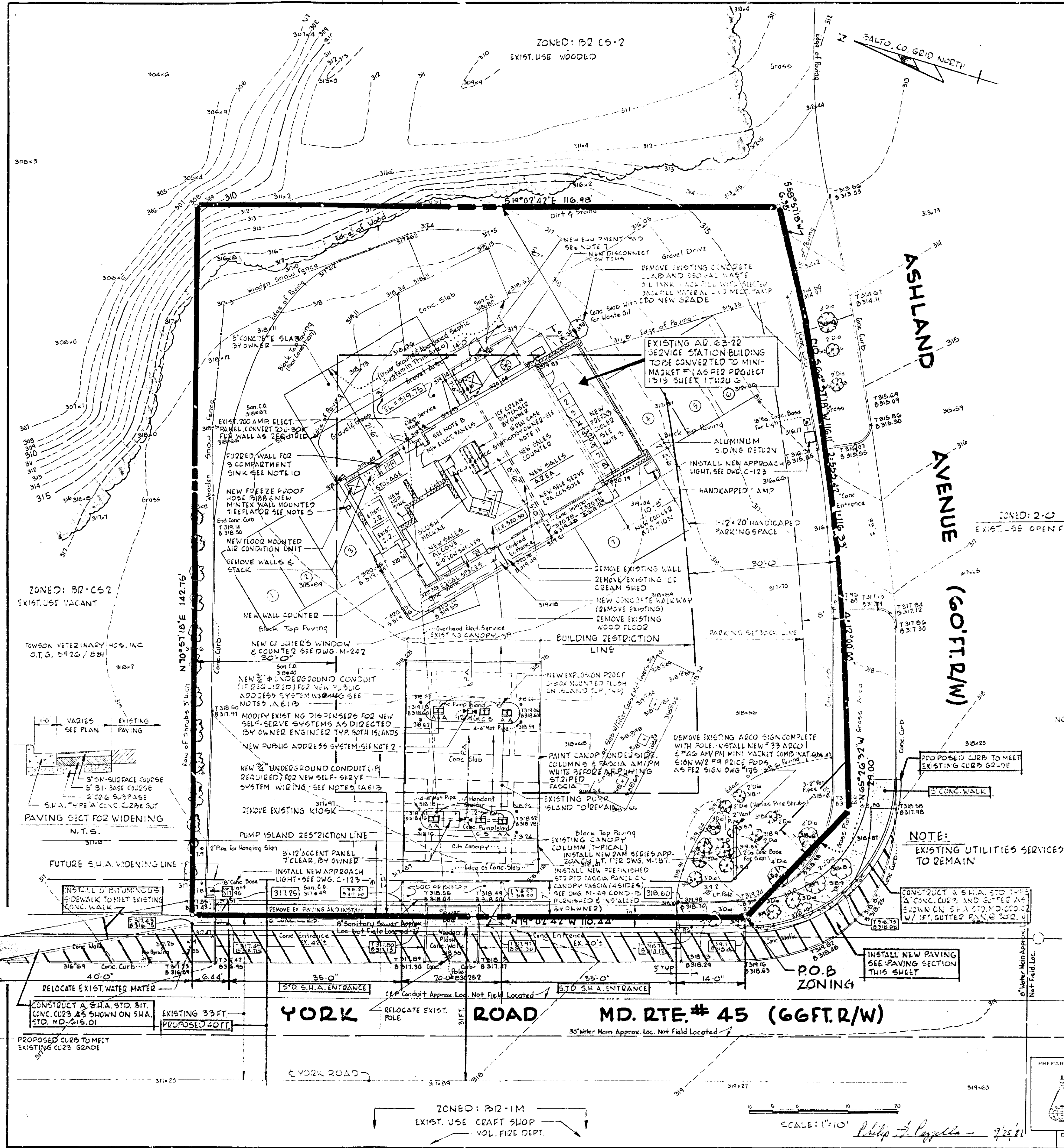
Property Owner

Location

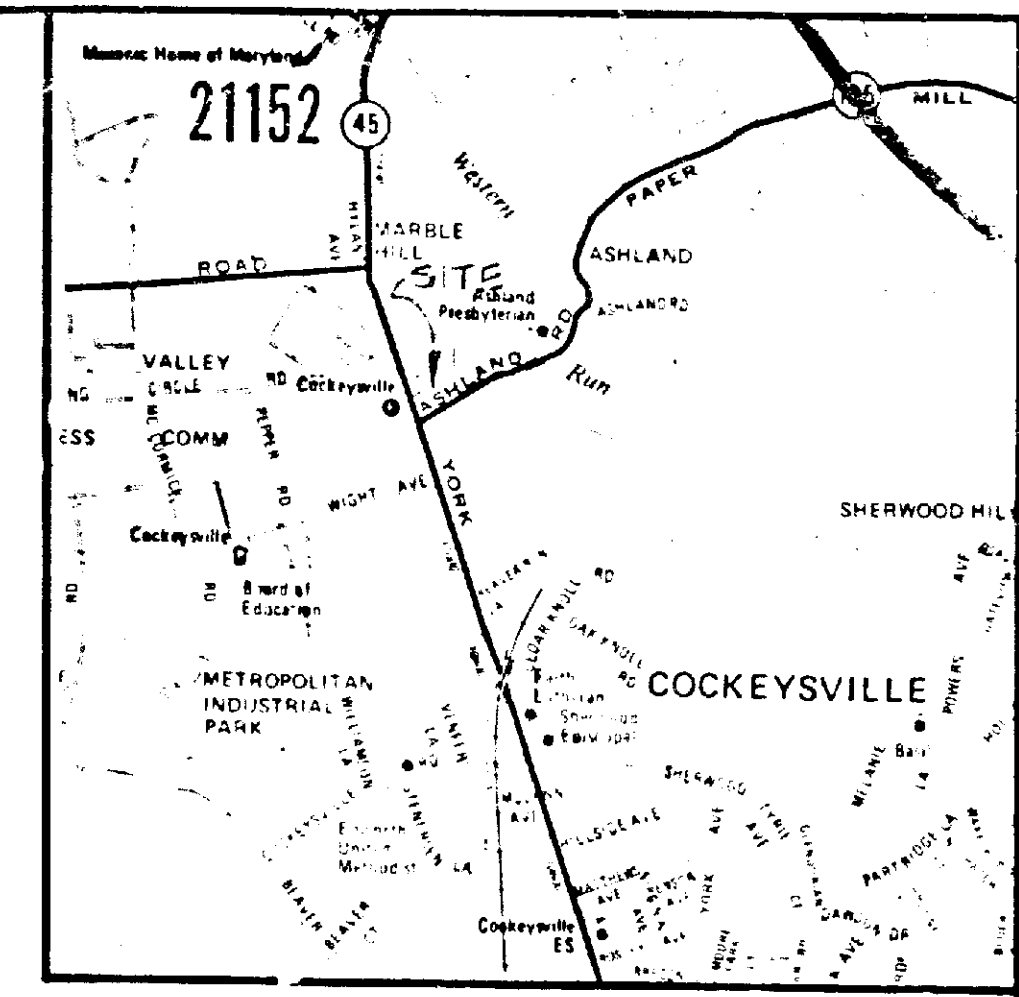
Acres

District

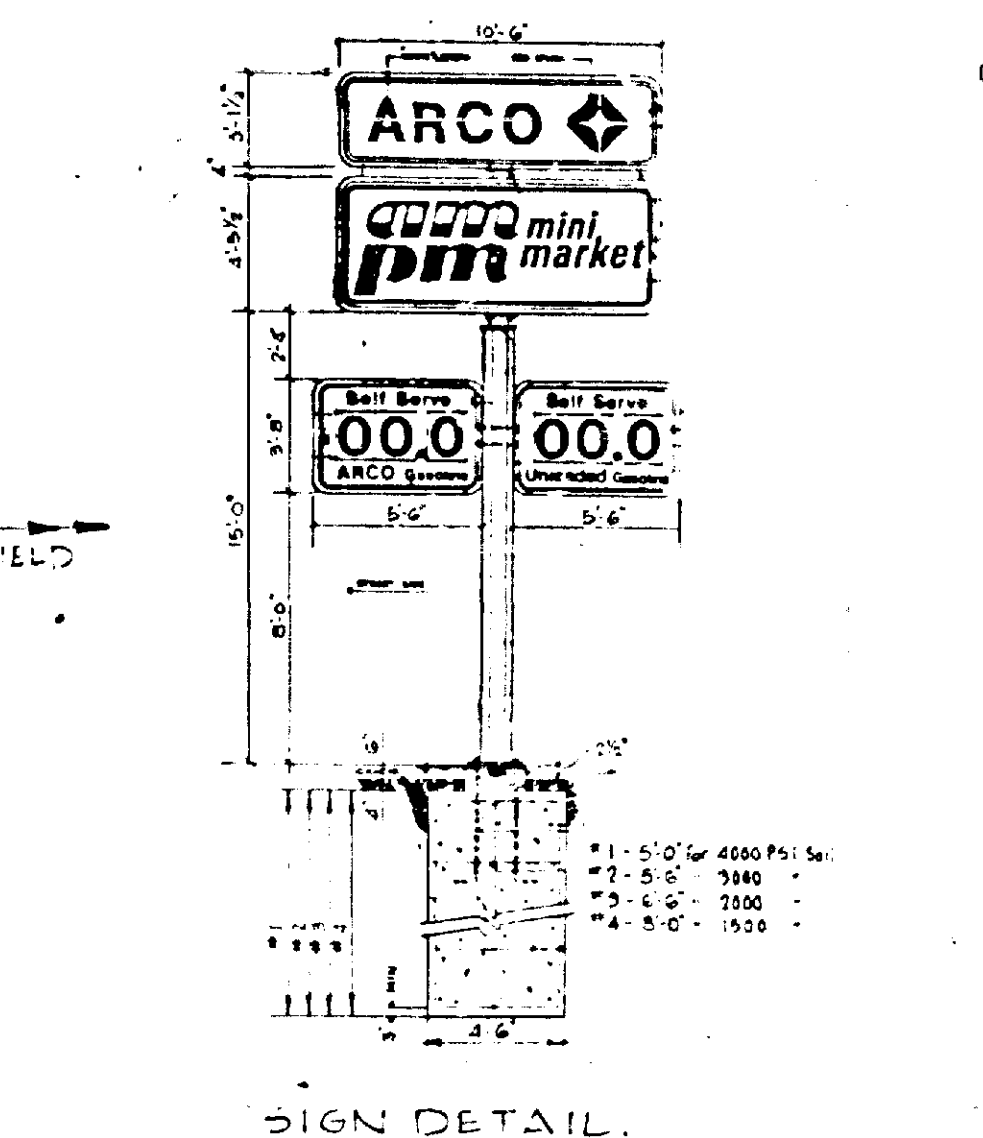
Comments



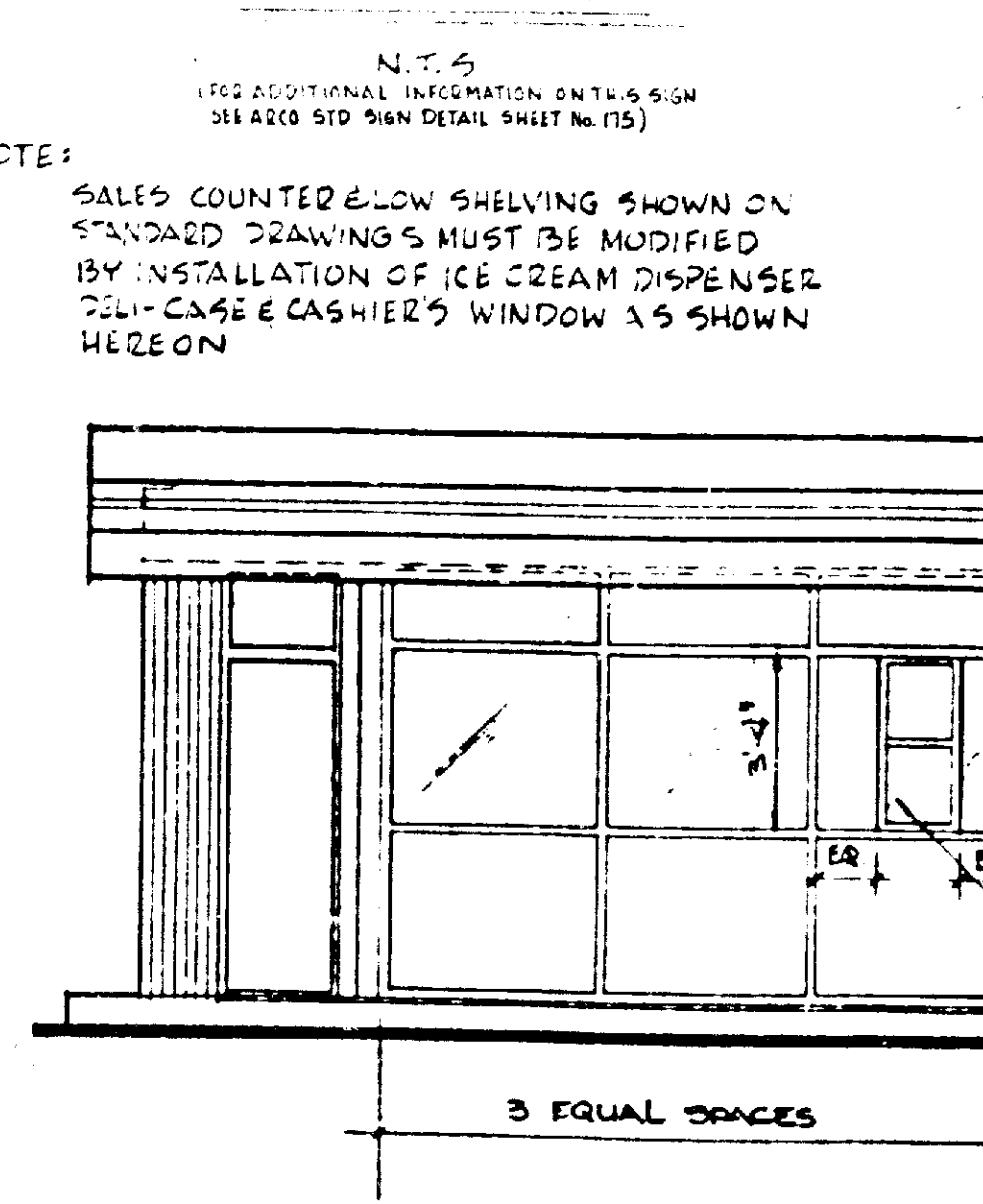
ZONING NOTES
SITE AREA: 1.125 AC.
AREA DISTRIBUTED BY NEW CONSTRUCTION: 320 SQ. FT.
AREA TO BE PAVED FOR PARKING: 1,015 SQ. FT.
ZONING STATUS: BR CS-2
EXISTING ZONING: BR CS-2
PROPOSED ZONING: NO CHANGE BUT WITH A VARIANCE AND A SPECIAL EXCEPTION (VARIANCE TO PERMIT A 26 FT. REAR YARD BUILDING SETBACK LINE OPPOSED TO A 30 FT. REAR YARD SETBACK) (SPECIAL EXCEPTION TO PERMIT A FOUR STORY WITH A DELI CARRY OUT)
AREA REQUIREMENTS:
2 DISPENSER ISLANDS WITH (3) DUAL DISPENSER UNITS SERVING 6 CARS AT ONE TIME
TOTAL SERVING SPACES: 6
TOTAL WAITING SPACES: 6
SITE AREA REQUIRED: 9 x 1500 = 13,500 SQ. FT. (11,800 SQ. FT. MIN.)
ACTUAL USES:
CARRY OUT AREA (DELI): FACTOR: 4 x 40 SQ. FT. = 160 SQ. FT.
FOOD STORE, SALES (MINI MARKET): FACTOR: 4 x 825 SQ. FT. = 3,300 SQ. FT.
TOTAL: SERVING AND WAITING SPACES: 13,500 SQ. FT.
TOTAL: CARRY OUT AND FOOD STORE: 3,460 SQ. FT.
TOTAL AREA REQUIRED: 17,280 SQ. FT.
TOTAL AREA OF TRACT: 17,280 SQ. FT.
LANDSCAPING:
CONSISTS OF GRASS, SMALL TREES AND SHRUBS WITH NATURAL TREEL COVER TO THE REAR OF PROPERTY
TOTAL AREA: 2,715 SQ. FT. OR 5.2%
MINIMUM REQUIRED: 5% OF TRACT OR 2,600 SQ. FT.
PARKING REQUIREMENTS:
1 SPACE FOR EVERY 200 SQ. FT. OF FLOOR SPACE + 1,300 SQ. FT. OF FLOOR SPACE
7 PARKING SPACES REQUIRED
7 PARKING SPACES PROVIDED (INCLUDING 1 HANDICAPPED SPACE)
NOTE:
NO ADDITIONAL SIGNS TO BE PLACED AT THIS SITE.
PROPERTY OWNER:
DAMMAD CORP., 120 BROADWAY, NEW YORK, N.Y. 01006/548



LOCATION MAP
SCALE: 1"=1000'
SITE INFORMATION:
ELECTION DIST: NO. 8
EXISTING ZONING: BR CS-2
LAND AREA: 1.125 AC. (11,800 SQ. FT.)
OWNER: DAMMAD CORP. O.T.G. 4700/208
EXISTING USE: SERVICE STATION W/DELI
PROPOSED USE: AM/PM MARKET (DELI WITH GAS FACILITY)

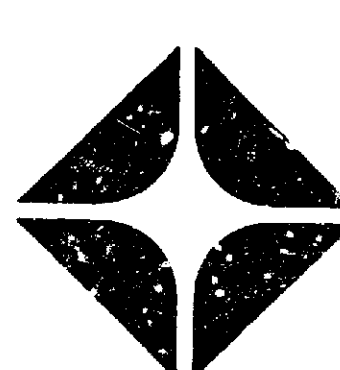


GENERAL NOTES:
1) BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON BALTIMORE COUNTY COORDINATE SYSTEM AND IN PLAT R65-119-1.
TRAVELER STATIONS:
T 5123 = 99513.17 W 8871.82
T 5124 = 72649.80 W 9200.85
2) ELEVATIONS SHOWN ARE BASED ON EXISTING FIRST FLOOR ELEVATION OF 320.30.
3) UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
4) THE LINES AND GRADES OF THE PROPOSED ROADS SHOWN HAVE BEEN OBTAINED FROM PLANS OF THE LOCAL HIGHWAY AGENCIES. THEY ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.
5) UTILITY COMPANIES:
CHESAPEAKE & POTOMAC TELEPHONE COMPANY
320 ST. PAUL STREET, BALTIMORE, MD. 21202
BALTIMORE GAS & ELECTRIC COMPANY
155 N. GAY STREET, BALTIMORE, MD. 21202



NOTE:
SALES COUNTERS AND SHELVING SHOWN ON STANDARD DRAWINGS MUST BE MODIFIED BY INSTALLATION OF ICE CREAM DISPENSER, DELI COUNTER AND CASHIER'S WINDOW AS SHOWN HEREON.
NOTE:
EXISTING UTILITIES SERVICES TO REMAIN.
NOTE:
CONSTRUCT A S.H.A. STD. BIT. CONC. CURB AND BUTTER A-13 ON S.H.A. STD. CONC. W/ 1/2" FT. GUTTER PANE 20R U.

PREPARED BY		DATE		REVISIONS	
LYON ASSOCIATES, INC.		Sept. 25, 1991		TO CORRECT ZONING COMMENTS	
7131 RUTHERFORD ROAD					
BALTIMORE, MARYLAND 21207					
TELEPHONE 301-944-9112					
DATE	Sept. 25, 1991	FILE	764-200		



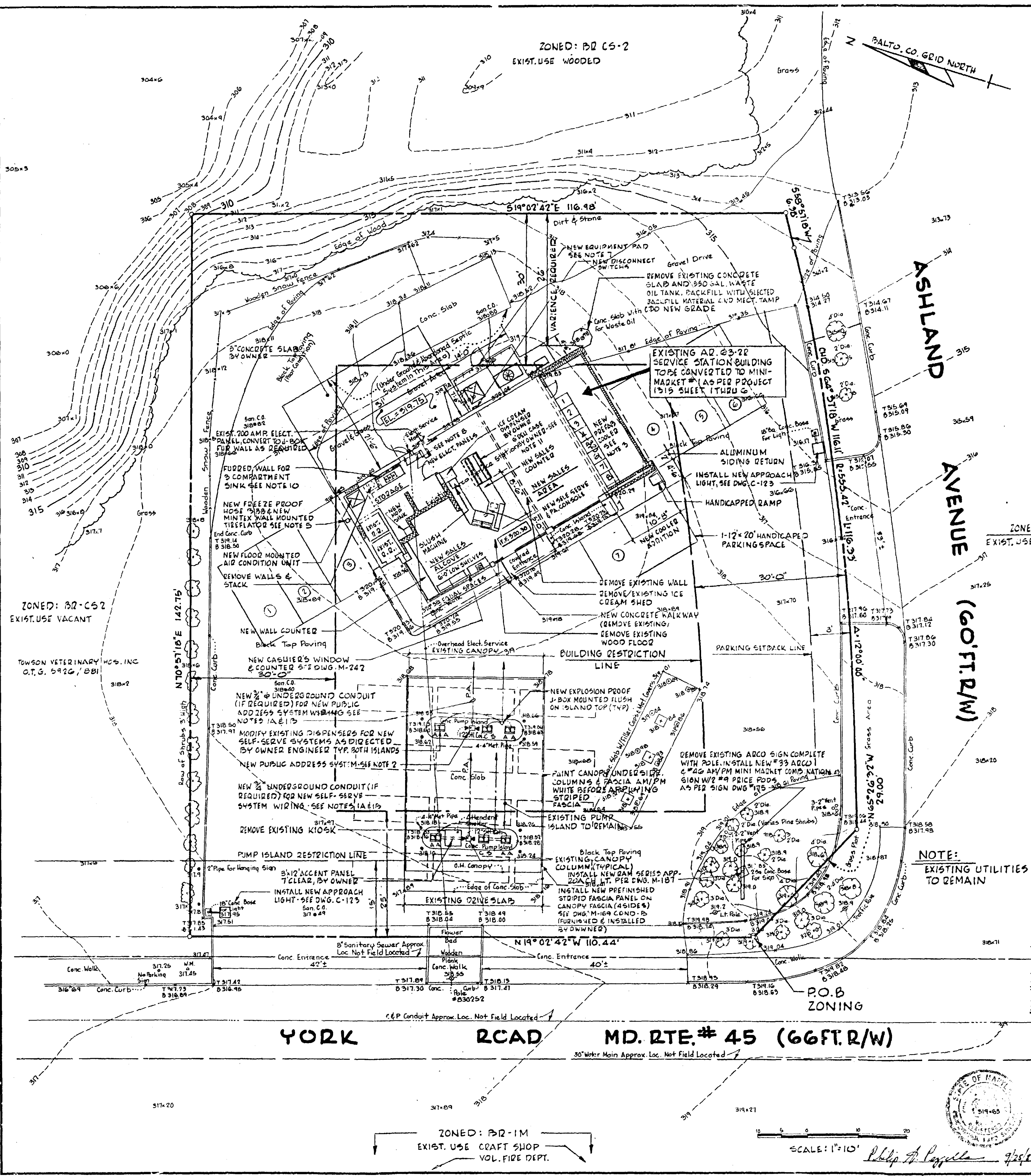
ARCO Petroleum Products Company
Division of AtlanticRichfield Company
Retail Marketing • Design & Engineering
515 South Flower St., Los Angeles, CA 90071

PLAT TO ACCOMPANY
PETITION FOR ZONING
VARIANCES, SPECIAL EXCEPTION, SPECIAL HEARING

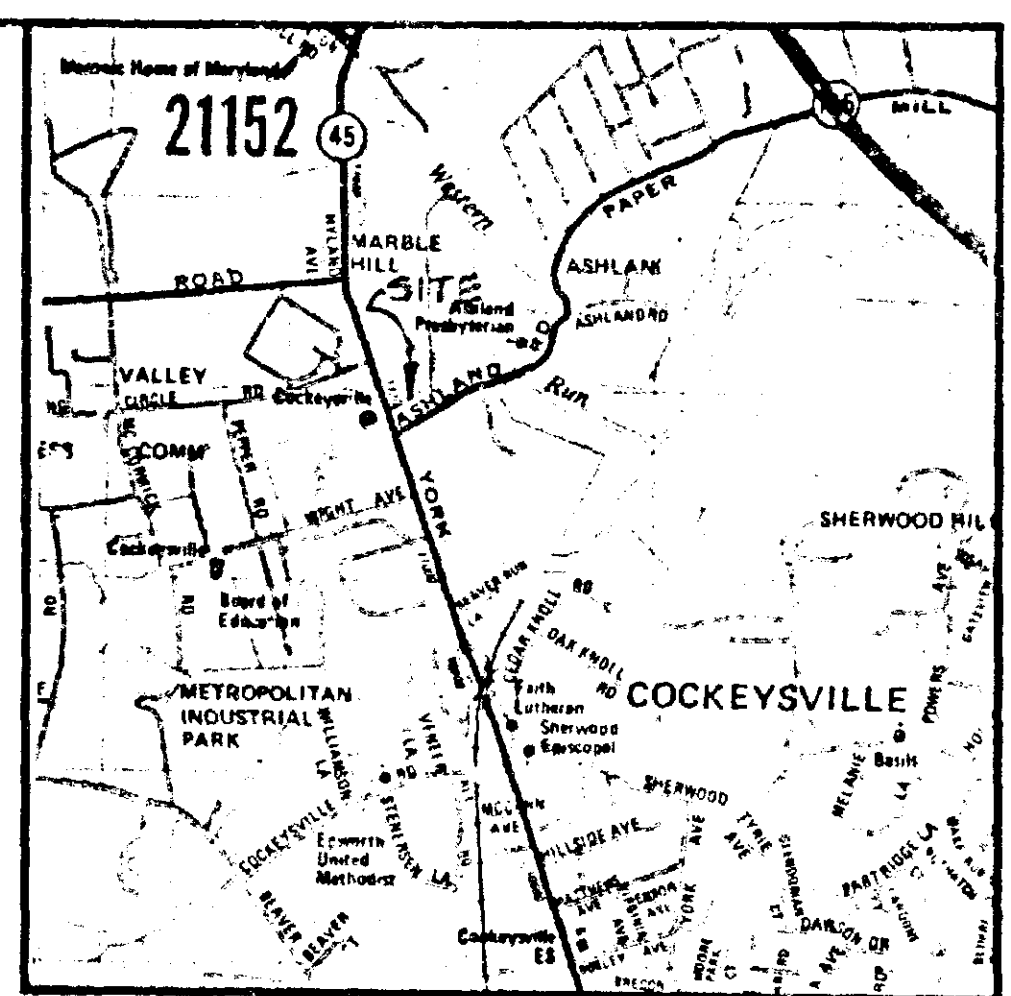
ZONING PLAT: CONVERSION OF MINI MARKET

EXISTING SERVICE STATION @ YORK ROAD &
ASHLAND AVENUE, COCKEYSVILLE, MARYLAND

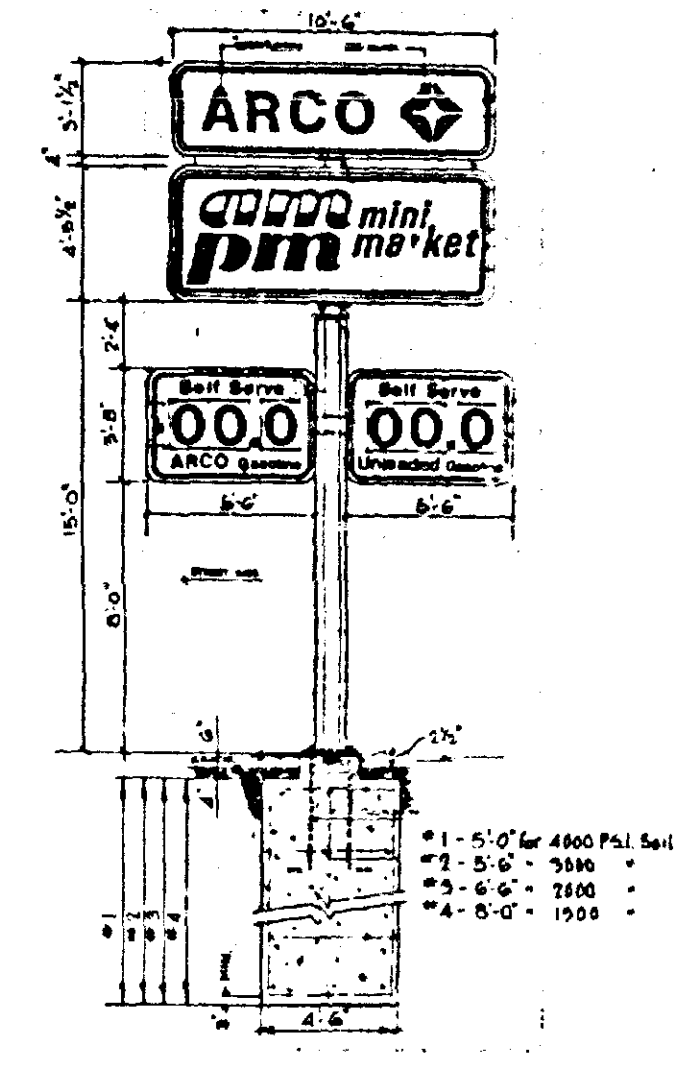
ZONING PLAT, SITE PLAN, PARTIAL ELEVATION & NOTES



ZONING NOTES
SITE AREA:
AREA = 82,578.66 SQ. FT. OR 1.207 AC.
AREA DISTURBED BY NEW CONSTRUCTION = 320 SQ. FT.
AREA TO BE PAVED FOR PARKING = 0.153 AC.
ZONING STATUS:
EXISTING ZONING: BR CS-2
PROPOSED ZONING: NO CHANGE BUT WITH A VARIANCE
A SPECIAL EXCEPTION (VARIANCE TO PERMIT A 20 FT. NEAR YARD BUILDING AND A SPECIAL EXCEPTION (VARIANCE TO PERMIT A 20 FT. NEAR YARD BUILDING) (SPECIAL EXCEPTION TO PERMIT A FOOD STORE WITH A DELI CARRY OUT)
AREA REQUIREMENTS:
2 DISPENSER ISLANDS WITH (3) 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 SQ. FT.
ACUARY USES:
CARRY OUT AREA (DELI) = FACTOR 6 x 80 SQ. FT. = 480 SQ. FT.
FOOD STORE SALES (HARD MARKET) = FACTOR 4 x 825 SQ. FT. = 3300 SQ. FT.
TOTAL = SERVING AND WAITING SPACES = 13,500 SQ. FT.
TOTAL = CARRY OUT AND FOOD STORE = 3,780 SQ. FT.
TOTAL AREA REQUIRED = 17,280 SQ. FT.
TOTAL AREA OF TRACT = 82,579 SQ. FT.
LANDSCAPING:
CONSISTS OF GRASS, SMALL TREES AND SHRUBS WITH NATURAL TREE COVER TO THE REAR OF PROPERTY.
TOTAL AREA = 2,715 SQ. FT. OR 5.2%
MINIMUM REQUIRED = 5% OF TRACT OR 2,630 SQ. FT.
PARKING REQUIREMENTS:
1 SPACE FOR EVERY 200 SQ. FT. OF FLOOR SPACE = 1,350 SQ. FT. OF FLOOR SPACE.
7 PARKING SPACES REQUIRED.
7 PARKING SPACES PROVIDED. (INCLUDING 1 HANDICAPPED SPACE).
NOTE:
NO ADDITIONAL SIGNS TO BE PLACED AT THIS SITE.
PROPERTY OWNER:
DANMAD CORP. 120 BROADWAY, NEW YORK, N.Y.
O.T.G. 8006/588

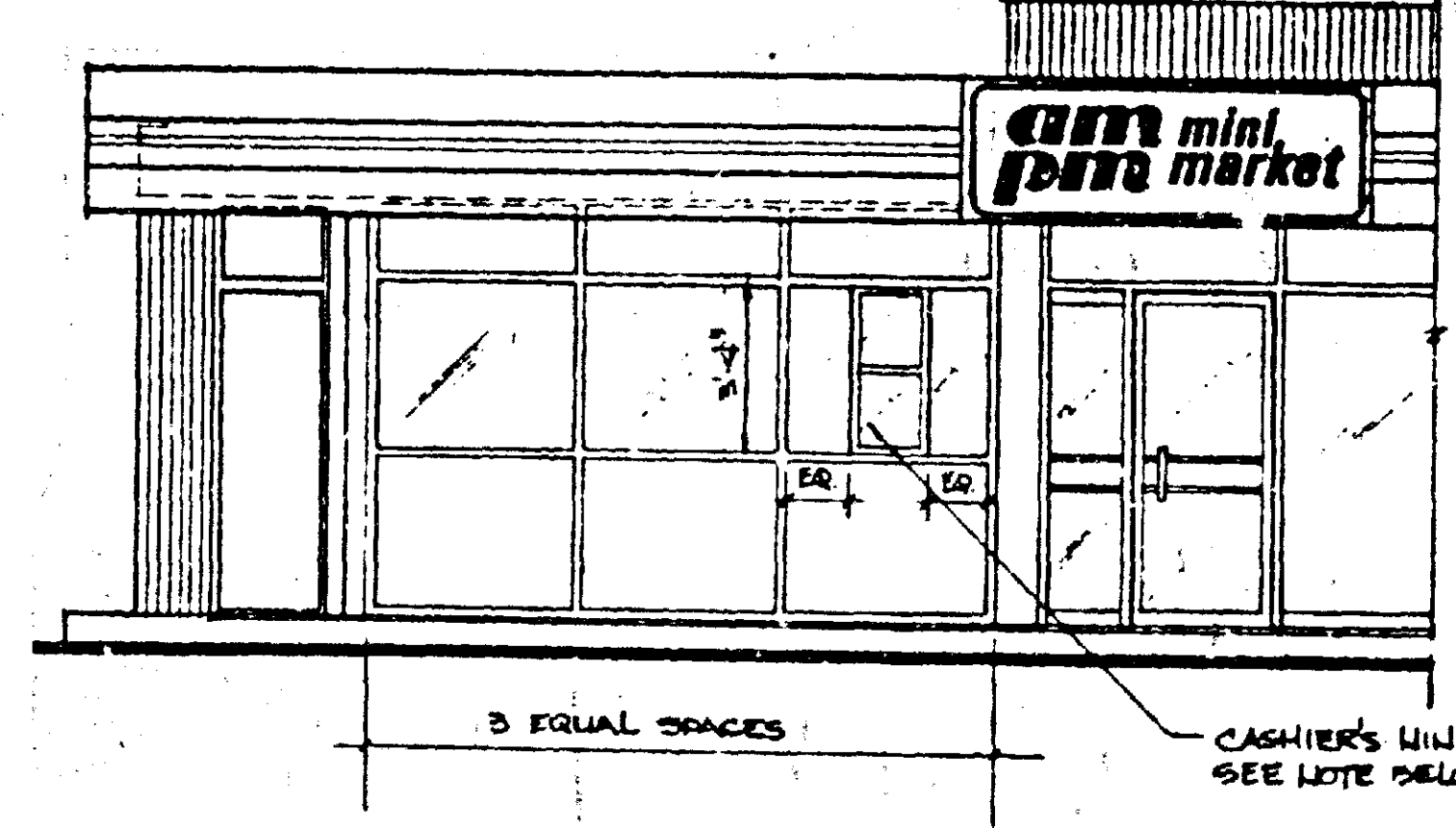


LOCATION MAP
SCALE: 1"=1000'
SITE INFORMATION:
ELECTION DIST. NO. 8
EXISTING ZONING: BR CS-2
LAND AREA: 82,578.66 SF. OR 1.207 AC.
OWNER: DANMAD CORP. O.T.G. 4700/408
EXISTING USE: SERVICE STATION W/DELI
PROPOSED USE: AM/PM MARKET (DELI) WITH GAS FACILITY



- GENERAL NOTES:**
- 1) BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON BALTIMORE COUNTY COORDINATE SYSTEM AND ON PLAT RMS-919-1.
 - 2) ELEVATIONS SHOWN ARE BASED ON EXISTING FIRST FLOOR ELEVATION OF 320.30.
 - 3) UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
 - 4) THE LINES AND GRADES OF THE PROPOSED ROADS SHOWN HAVE BEEN OBTAINED FROM PLANS OF THE LOCAL HIGHWAY AGENCIES. THEY ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.
 - 5) UTILITY COMPANIES:
CHESAPEAKE & POTOMAC TELEPHONE COMPANY
320 ST. PAUL STREET, BALTIMORE, MD. 21202
BALTIMORE GAS & ELECTRIC COMPANY
LEXINGTON & LIBERTY STREETS, BALTIMORE, MD. 21202

NOTES:
SALES COUNTER & LOW SHELVING SHOWN ON STANDARD DRAWINGS MUST BE MODIFIED BY INSTALLATION OF ICE CREAM DISPENSER DELI COUNTER & CASHIER'S WINDOW AS SHOWN HEREON



MODIFICATION OF STANDARD PROJECT 1315 SHEET 1

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCES

ZONING PLAT: CONVERSION OF MINI MARKET

EXISTING SERVICE STATION @ YORK ROAD & ASHLAND AVENUE, COCKEYSVILLE, MARYLAND
ZONING PLAT, SITE PLAN, PARTIAL ELEVATION & NOTES

type	date
prnj.	drawn
rev.	sheet

PREPARED BY
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DATE: Sept. 25, 1981
FILE: 102-206

DATE	REVISIONS
	Item #79

