

82-1598

* Case File

9ED
copy

8-4-82

Handwritten: 100-1000000
100-1000000
100-1000000

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Handwritten: See New Case #

TO: James E. Dyer, Zoning Supervisor

Date: July 27, 1982

FROM: Peter Max Zimmerman, Deputy People's Counsel

SUBJECT: Arco Petroleum Products Co., Petitioner - Zoning Case No. 82-255-SPHA (Item 193)

In reviewing the attached opinion, I noted the calculation of 9,120 square feet required for the uses in combination (page 2). This appears to be using a multiple of six for the 1,520 actual square feet of the food store and carryout shop. My reading of Section 405.4.0 indicates, however, that the multiple is four, not six, for food stores containing less than 5,000 square feet. Therefore, the required square footage for calculation purposes should be 6,080 square feet, so that the variance should be from 21,080 square feet, rather than 24,120.

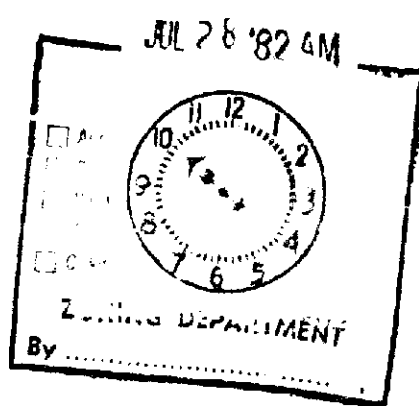
It may be that I missed something here. Please give me your thoughts.

Handwritten signature: Peter Max Zimmerman

Peter Max Zimmerman
Deputy People's Counsel

Enclosure
ZC's Order dtd. 7/15/82

PMZ:sh



Handwritten: Per Mick - this was the 2nd hearing. ~~There was another hearing on the 2-1-83~~

Handwritten: Used a factor of 6 cause part of building is being used as carry-out food store. $\therefore$ factor of 4 was not sufficient. *ms*

WILLIAM P. MONK

WILLIAM P. MONK

land planning
urban design
commercial revitalization

PROJECTS

During the past 2 years I have prepared over 250 feasibility studies and preliminary development plans. This includes: office buildings, residential subdivisions, shopping centers, free standing commercial uses and industrial warehouses. Site plans have been prepared for the following commercial users:

7-Eleven Food Stores
Dunkin' Donuts
Pizza Hut
High's
Wawa Food Stores
Taco Bell
Jiffy Lube
Big Boys
Roy Rogers
Church's Fried Chicken
K-Mart
Hardee's
Burger King
Golden Corral
Mr. Donut

PETITIONER'S
EXHIBIT 1

SEVERN PROFESSIONAL BUILDING • P.O. BOX 135 • MILLERSVILLE, MARYLAND 21108
[301] 987-5294 [301] 323-1885 [BALTIMORE]

WILLIAM P. MONK

WILLIAM P. MONK

land planning
urban design
commercial revitalization

JURISDICTIONS WHERE WORK HAS BEEN PERFORMED

MARYLAND
Berdeen
Annapolis
Anne Arundel County
Baltimore
Baltimore County
Belair
Bowie
Cambridge
Carroll County
Cecil County
Centerville
Chestertown
Columbia
Easton
Gaithersburg
Harford County
Howard County
Kent County
Laurel
Montgomery County
Perryville
Prince Georges County
Queen Annes County
Rockville
Salisbury
Talbot County
Westminster

DELAWARE
Kent County
Newark

PETITIONER'S
EXHIBIT 2

SEVERN PROFESSIONAL BUILDING • P.O. BOX 135 • MILLERSVILLE, MARYLAND 21108
[301] 987-5294 [301] 323-1885 [BALTIMORE]

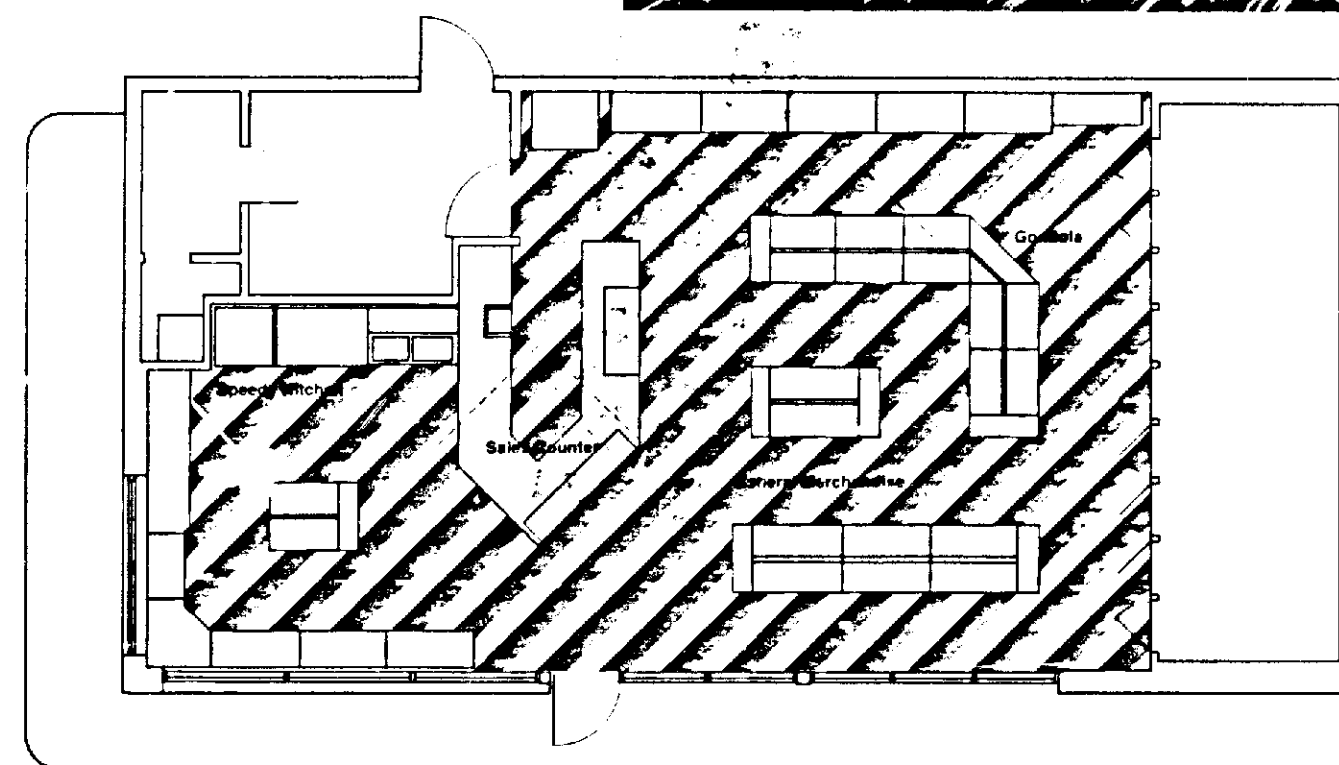
Store Planning

A typical store floor plan for an 80,000 sq. ft. market conversion is illustrated on the facing page. Careful thought has resulted in a merchandise mix and resultant traffic flow that maximizes sales effectiveness. Certain details may vary according to physical properties of the building, but the major elements are standard.

The heart of the store is the service counter. It is situated within the merchandise areas which it divides into two parts—fast snacks and general merchandise. Its location draws customers deep into the store and provides a good supervisory position. The counter is angled to direct the customers diagonally through the merchandising areas and is multi-sized with built-in displays and specially designed racks for merchandising high impulse items.

A free standing L-shaped gondola is used to create a self-contained merchandising area that induces customers to circulate through the entire store.

The overall effect of the store plan is to induce the customer to shop and browse—but not hinder speed and convenience when desired.



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 1, 1982

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

Re: Item #193 (1981-1982)
Property Owner: Arco Petroleum Products Company
N/E corner York and Ashland Roads
Acres: 0.410 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.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 79 (1981-1982) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 193 (1981-1982).

Very truly yours,

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

RAM:EAM:FWR:ss

cc: Jack Wimbley

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

322-56
611

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner, _____ Date: May 21, 1982
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-255-SPHA
Arco Petroleum Products Company

If granted, it is requested that a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development, be required.

Norman E. Gerber, Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 28, 1982

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

Re: Petition for Special Hearing and Variance
NE corner of York Road and Ashland Avenue
Arco Petroleum Products Company - Petitioner
Case #82-255-SPHA Item #193

Dear Mr. Martin:

This is to advise you that \$79.28 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Commissioner

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

No. 107670

DATE 6/8/82 ACCOUNT 01-662

AMOUNT \$79.28

RECEIVED FROM J. William Martin, Esquire
FOR: Advertising & Posting Case #82-255-SPHA

6 04100000792800 3084A

VALIDATION OR SIGNATURE OF CASHIER



ARCHITECTURE
ENGINEERING
CONSULTING

LYON ASSOCIATES, INC.

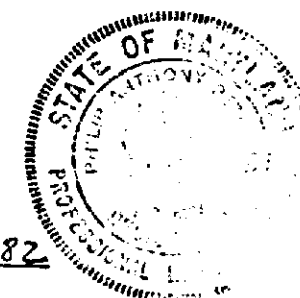
ZONING DESCRIPTION

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 South 64° 57' 18" West 116.11 feet and having a radius of 555.42 feet and a chord length of 116.33 feet, third North 65° 26' 32" West 29.00 feet to the place of beginning.

Containing in all 17,861 Sq. Ft. or 0.410 Ac. ± and recorded in Baltimore County in Liber E.H.K. Jr. 6006 Folio 588.

Philip A. Pappalardo 3/11/82



PETITION FOR SPECIAL HEARING AND VARIANCE

8th Election District

ZONING: Petition for Special Hearing & Variance
LOCATION: Northeast Corner of York Road and Ashland Avenue
DATE & TIME: Tuesday, June 1, 1982 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 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 approve an amendment to the site plan and restriction. #3 in Case #82-155-XSPHA, to allow an increase in square footage devoted to uses in combination with the proposed gas and go operation; and Variance to allow a site area of 17,861 square feet in lieu of the required 24,120 square feet.

The Zoning Regulation to be excepted as follows:
Section 405.4 (A.1, D.3, D.8) - Minimum site area for carry-out/food store in combination with gas station

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, June 1, 1982 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

July 16, 1982

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

RE: Petition for Special Hearing and
Variance
NE/corner of York Road and Ash-
land Avenue - 8th Election District
Arco Petroleum Products Company -
Petitioner
NO. 82-255-SPHA (Item No. 193)

Dear Mr. Martin:

I have this date passed my Order in the above referenced matter in ac-
cordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 22 day of MARCH, 19 82

Filing Fee \$ 25 Received: ☒ Check

☐ Cash

☐ Other

#193

William E. Hammond, Zoning Commissioner

Submitted by Norton

ved by Wm
the Petition for assignment of a

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

No. 105768

DATE 3/22/82 ACCOUNT 01-662

AMOUNT 25.00

RECEIVED FROM J. Martin

FOR Filing fee for item # 193

Petitioner Arco

031274823

25.00

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8 Date of Posting 5/6/82

Posted for: Variance and Special Hearing

Petitioner: Arco Petroleum Products Co.

Location of property: NE corner of York Rd. & Ashland Ave.

Location of Signs: Along intersection of York Rd. & Ashland Ave.

Remarks: Plan 600000

Posted by Alan Gorman Signature Alan Gorman Date of return: 5/21/82

Number of Signs: 2

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>Wm</u>	Revised Plans: Change in outline or description <u>Yes</u> No									
Previous case: <u>82-155</u>	Map # <u> </u>									

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

Lyon Associates, Inc.
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 6th day
of April, 19 82

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Arco Petroleum Products Co.

Petitioner's Attorney J. William Martin, Esq. Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION FOR SPECIAL
HEARING AND VARIANCE
8th Election District

ZONING: Petition for Special Hearing & Variance

LOCATION: N. corner of York Road and Ashland Avenue

DATE & TIME: Tuesday, June 1, 1982 at 9:45 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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve an amendment to the site plan and restriction #1 in Case #82-155-SPHA, to allow an increase in square footage devoted to uses in combination with the proposed gas and g. operation; and Variance to allow a site area of 17,961 square feet in lieu of the required 24,120 square feet.

The Zoning Regulation to be excepted as follows:

Section 404 (A.I. D.3, D.8 - Minimum site area for carry-out/food store in combination with gas station

All that piece of land in the Eighth District of Baltimore County 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 18° 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 116.83 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 South 64° 57' 18" West 116.11 feet and having a radius of 555.2 feet and an arc length of 116.33 feet, third North 60° 26' 32" West 29.00 feet to the place of beginning.

Being the property of Arco Petroleum Products Company, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, June 1, 1982 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

May 13.

CERTIFICATE OF PUBLICATION

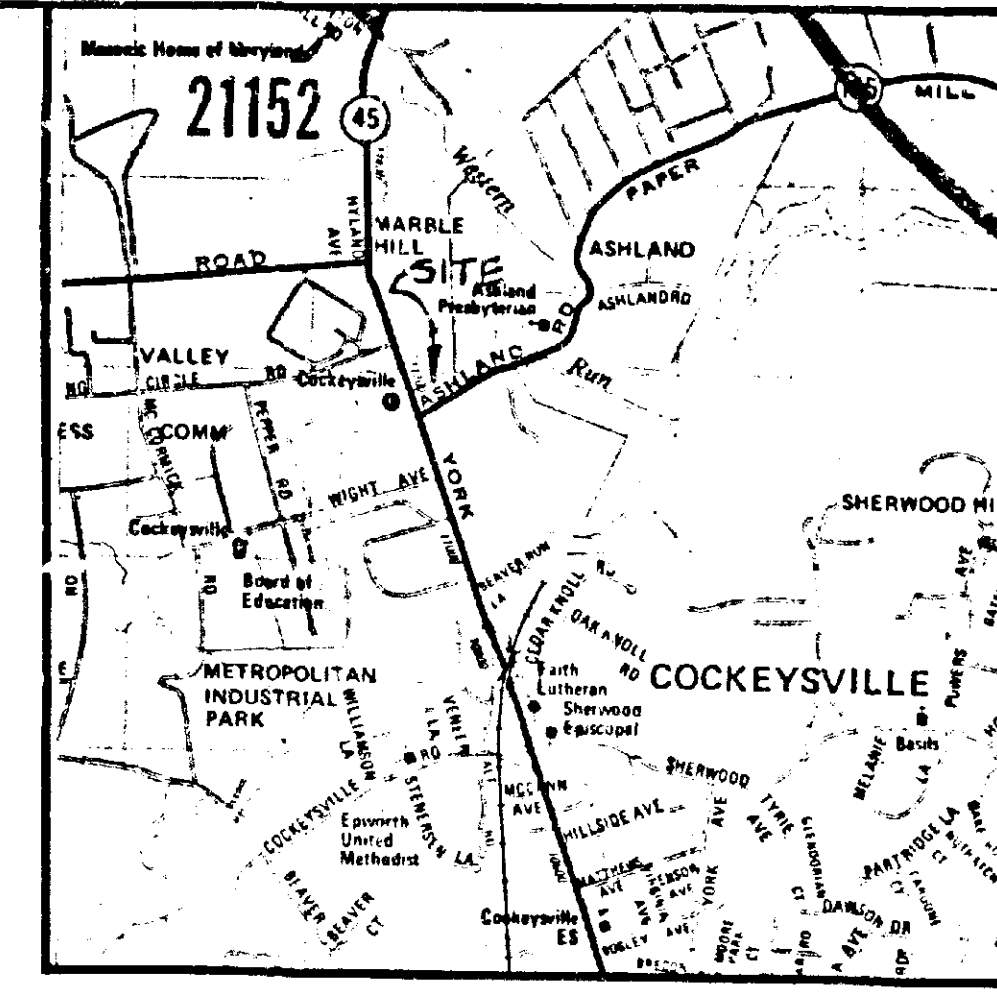
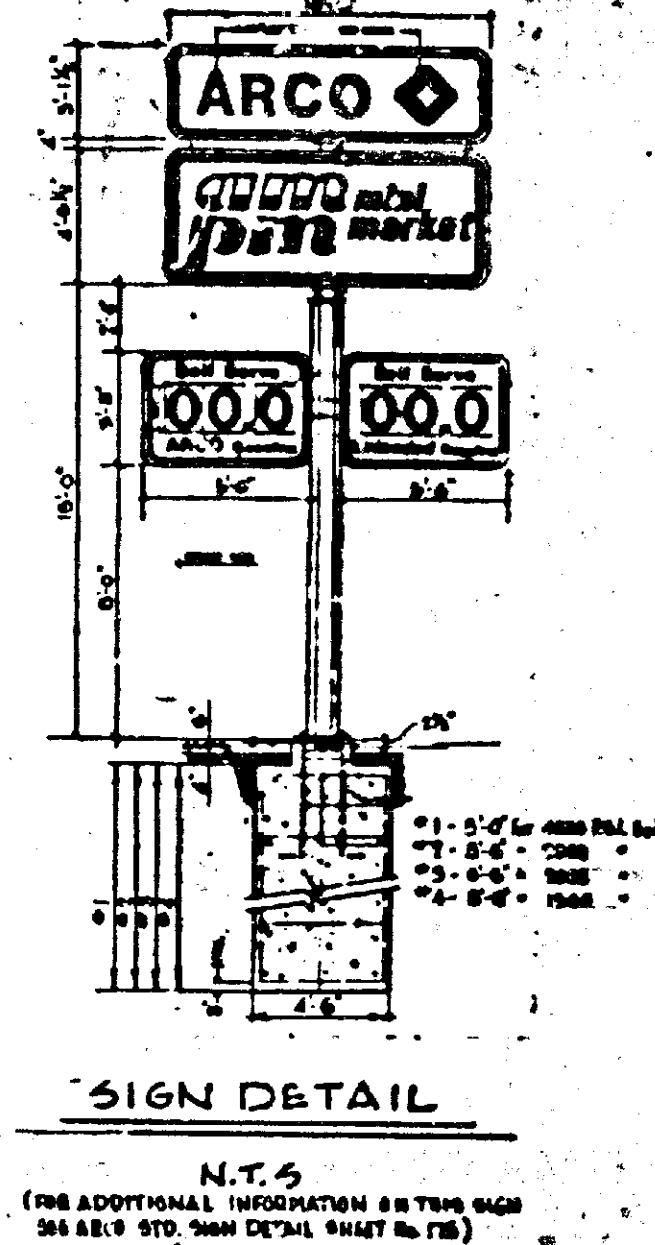
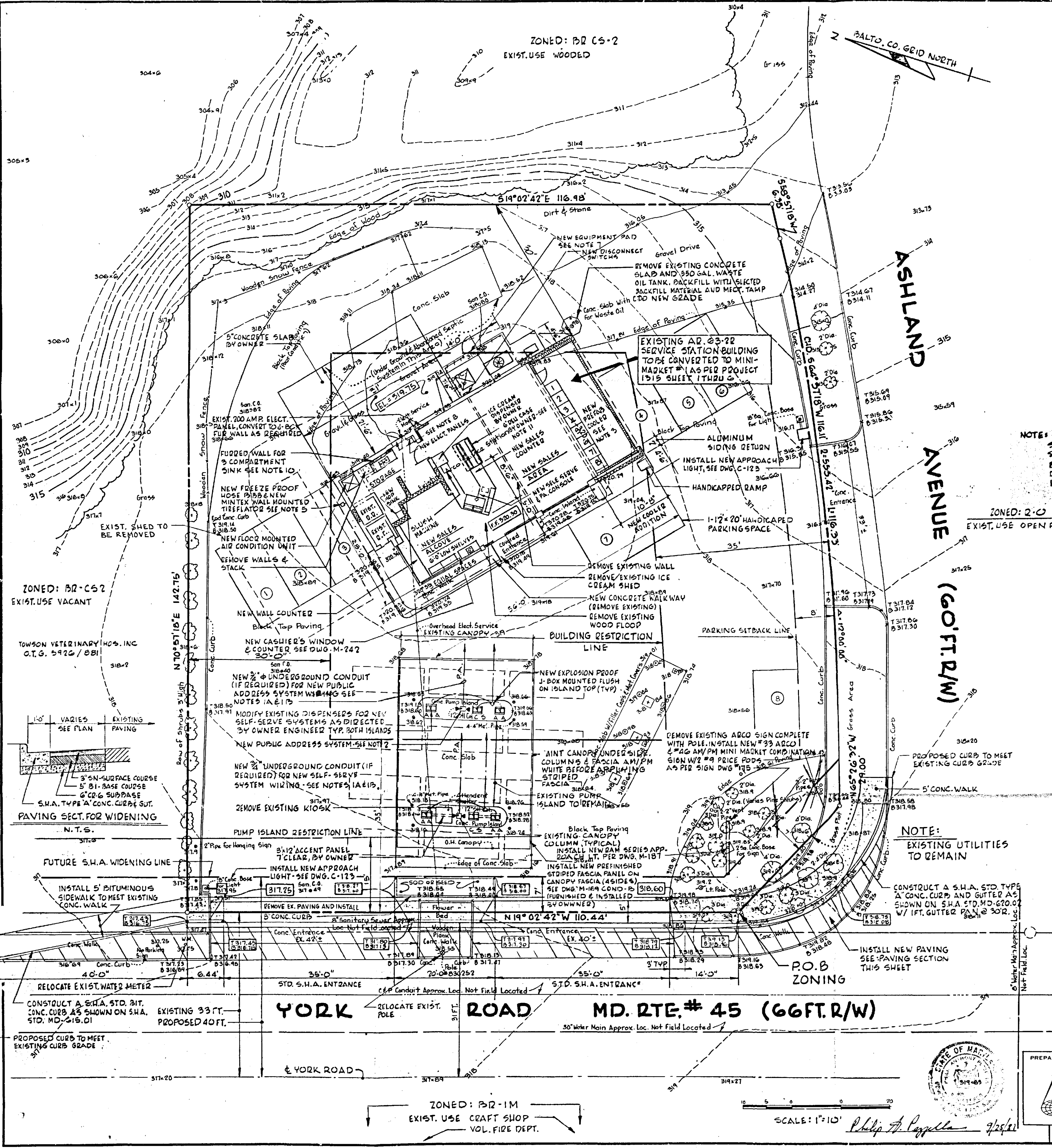
TOWSON, MD., May 13, 19 82

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 one time before the 1st day of June, 19 82, the first publication appearing on the 13th day of May, 1982.

THE JEFFERSONIAN

Ed P. Smith
Manager.

Cost of Advertisement, \$



LOCATION MAP
SCALE: 1"=100'

SITE INFORMATION:
ELECTION DIST. NO. 2
EXISTING ZONING: BR-CS-2
LAND AREA: 17,861.23 SF (0.4104 ac)
OWNER: ATLANTIC RICHFIELD CO. E.H.K.W. 6006/588
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 BY PLAT RMS-115-1. TRAVERSE STATIONING: X 5178 N 69°51.17' W 8671.82 X 5179 N 70°49.80' W 9260.85
 - 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
LEXINGTON & LIBERTY STREETS, BALTIMORE, MD. 21202
- ZONING NOTES (CONTINUED)

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

NOTE:
EXISTING UTILITIES TO REMAIN

NOTE:
CONSTRUCT A S.H.A. STD. TYPE 'A' CONC. CURB AND GUTTER AS SHOWN ON S.H.A. STD. MD-670.07 W/ 1/4" GUTTER @ 30:1

NOTE:
CONVERSION FROM FULL SERVICE TO GAS AND GO WAS GRANTED IN CASE #82-155-XSPHA

NOTE:
CONSTRUCTION OF S.H.A. STD. TYPE 'A' CONC. CURB AND GUTTER AS SHOWN ON S.H.A. STD. MD-670.07 W/ 1/4" GUTTER @ 30:1

ACCESS POINTS:
NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
REQUIRED SITE WIDTH = 2 X 65' = 130'
ACTUAL SITE WIDTH = 130.99'

LANDSCAPING:
LANDSCAPING REQUIRED (5% OF SITE) = 893 S.F.
LANDSCAPING PROVIDED = 2,715 S.F.

PARKING:
PARKING SPACES REQUIRED = 1 FOR EVERY 200 S.F. OF FLOOR SPACE
= 1,520 S.F. ÷ 200 S.F. = 7.6 USE 8
PARKING SPACES PROVIDED = (INCLUDING 1 HANDICAPPED)
AREA DISTURBED BY NEW CONSTRUCTION = 320 S.F.

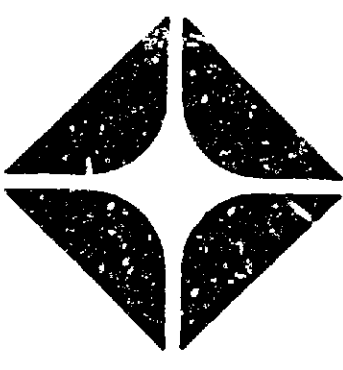
COMBINATION USES:
CARRY OUT AREA (DELI)/FOOD STORE SALES (MINI-MARKET)
ADDITIONAL SQUARE FOOTAGE = FACTOR 6 X 1,520 SF = 9,120 SF
TOTAL AREA REQUIRED = 15,000 SF + 9,120 SF = 24,120 SF
TOTAL AREA OF TRACT = 17,861.23 SF OR 0.410 ac

PREPARED BY:
LYON ASSOCIATES, INC.
7131 RUTHERFORD ROAD
BALTIMORE, MARYLAND 21207
TELEPHONE 301-944-9112

DATE: Sept. 25, 1981 FILE: 1764-206

DATE	REVISION
1 11-81	To CONFORM TO ZONING COMMENTS
2 3-82	Corrected Zoning Notes

FROM 1193



ARCO Petroleum Products Company
Division of Atlantic Richfield Company

Retail Marketing - Design & Engineering
515 South Flower St., Los Angeles, CA 90071

ZONING PLAT: CONVERSION OF MINI MARKET

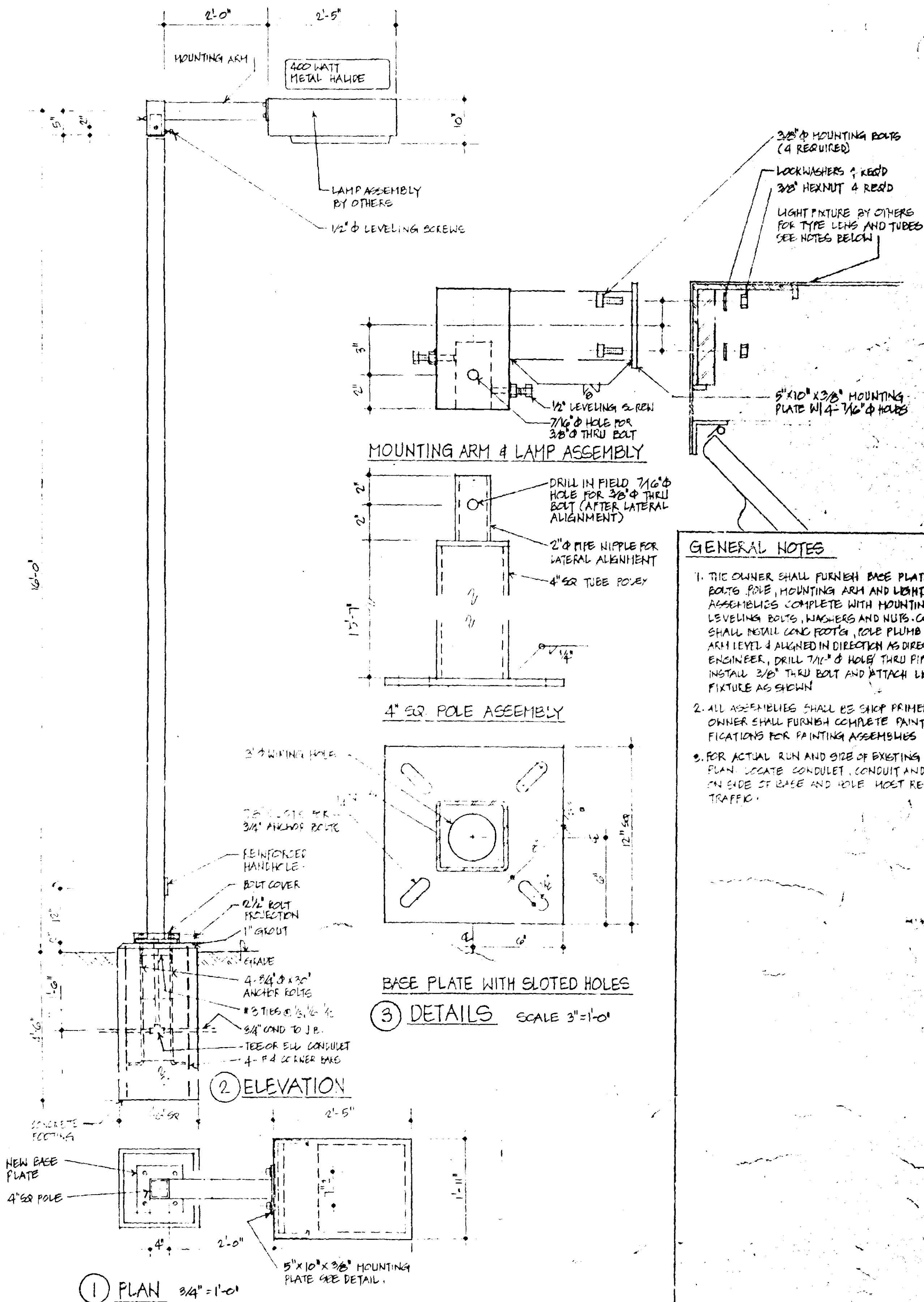
EXISTING SERVICE STATION @ YORK ROAD & ASHLAND AVENUE, COCKEYSVILLE, MARYLAND

ZONING PLAT, SITE PLAN & NOTES

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

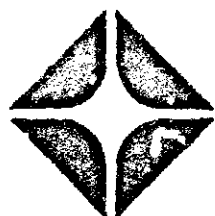
type _____ date _____
proj. _____ sheet _____
rev. _____ of _____

SAMPLE FOLD OVER



GENERAL NOTES

1. THE OWNER SHALL FURNISH BASE PLATE, ANCHOR BOLTS, POLE, MOUNTING ARM AND LIGHT FIXTURE ASSEMBLIES COMPLETE WITH MOUNTING AND LEVELING BOLTS, WASHERS AND NUTS. CONTRACTOR SHALL INSTALL CONC FOOTING, POLE PLUMB, MOUNTING ARM LEVEL & ALIGNED IN DIRECTION AS DIRECTED BY ENGINEER, DRILL 7/16" ϕ HOLE THRU PIPE NIPPLE, INSTALL 3/8" THRU BOLT AND ATTACH LIGHT FIXTURE AS SHOWN.
2. ALL ASSEMBLIES SHALL BE SHOP PRIMED. THE OWNER SHALL FURNISH COMPLETE PAINT SPECIFICATIONS FOR PAINTING ASSEMBLIES.
3. FOR ACTUAL RUN AND SIZE OF EXISTING, SEE YARD PLAN. LOCATE CONDUIT, CONDUIT AND HAND HOLE ON SIDE OF BASE AND POLE MOST REMOTE FROM TRAFFIC.

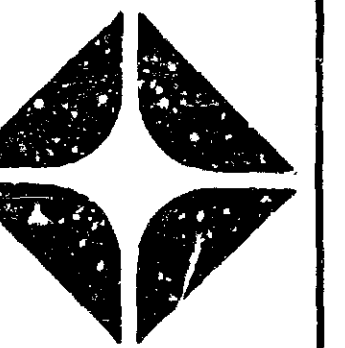


Atlantic Richfield Company

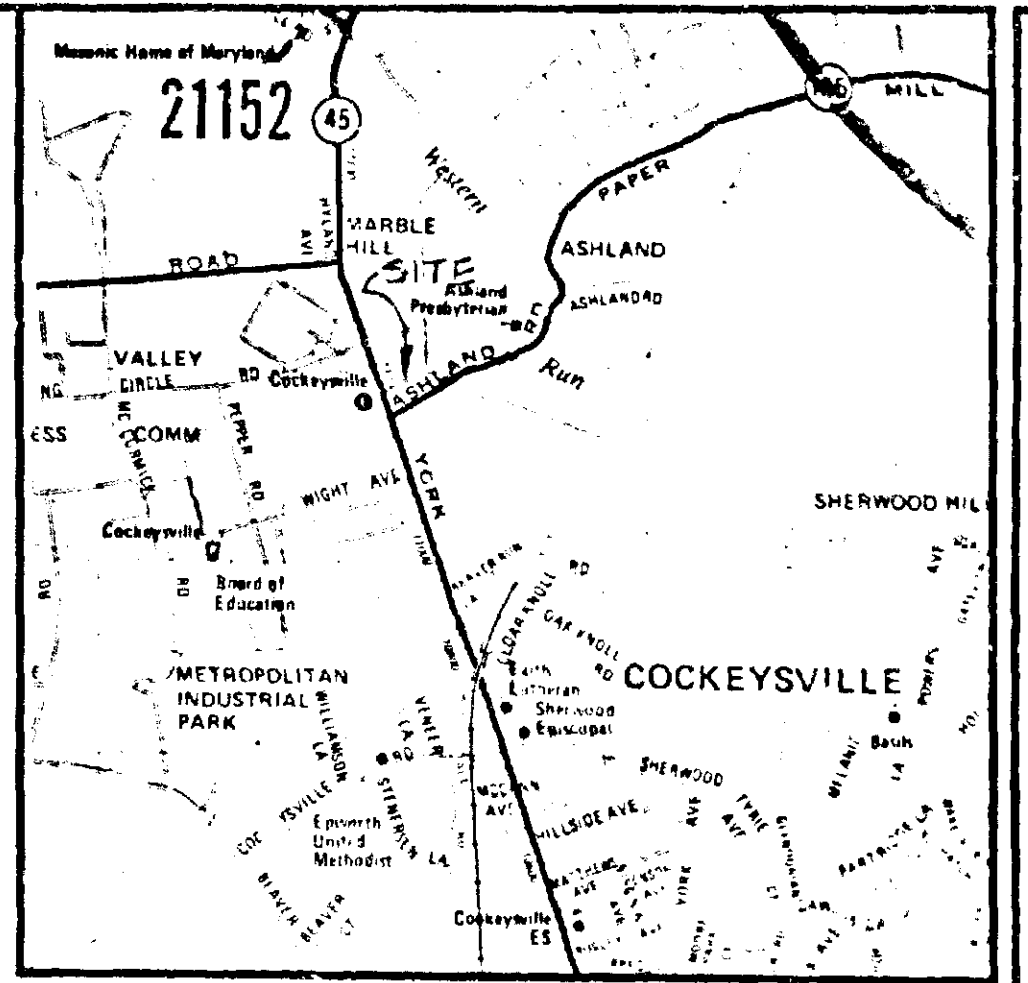
products division • service station engineering
515 so. flower st., los angeles, calif. 90071

NEW APPROACH LIGHT INSTALLATION DETAILS

DATE	11/16/81
BY	EA
CHKD	EA
APP'D	EA
NO.	123



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



LOCATION MAP
SCALE: 1" = 1000'

SITE INFORMATION:
ELECTION DIST. NO. 8
EXISTING ZONING: BR CS-2
LAND AREA: 17,861.23 SF (0.410 Ac ±)
OWNER: ATLANTIC RICHFIELD CO. E.H.K. 6006/588
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 NAD 83 PLAT 88-5-119-1. TRAVERSE STATIONS:
X 5123 N 69°51.17' W 8871.82
X 5124 N 70°49.80' W 9260.85
- 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
LEONARD & L'BERY STREETS, BALTIMORE, MD. 21202

ZONING NOTES (CONTINUED)

ACCESS POINTS:

NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
REQUIRED SITE WIDTH = 2 X 66' = 130'
ACTUAL SITE WIDTH = 130.93'

LANDSCAPING:

LANDSCAPING REQUIRED (5% OF SITE) = 893 S.F.
LANDSCAPING PROVIDED = 2,715 S.F.

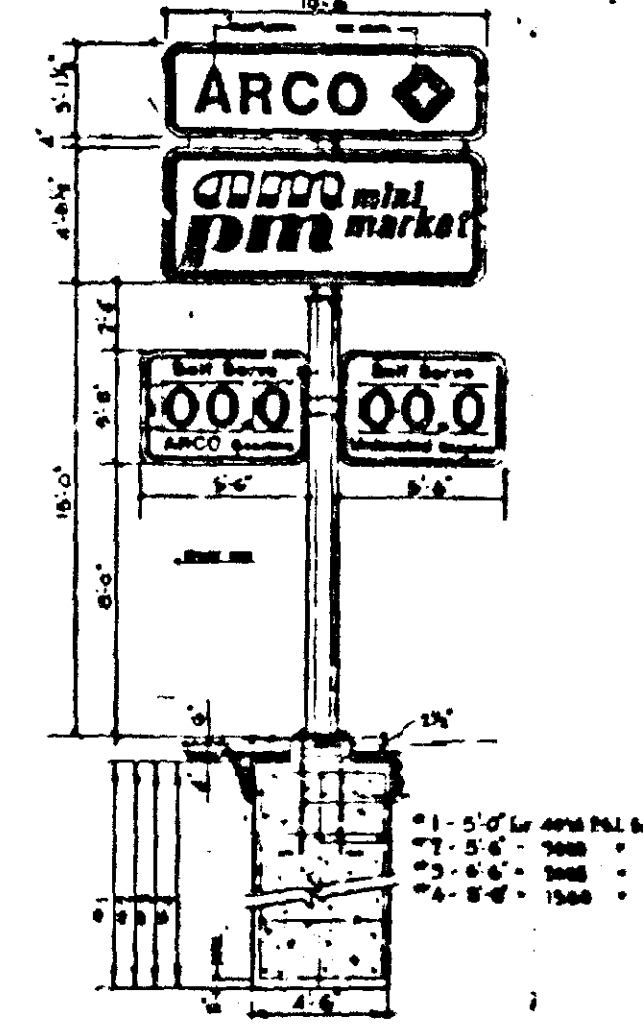
PARKING:

PARKING SPACES REQUIRED = 1 FOR EVERY 200 S.F. OF FLOOR SPACE
= 1,520 S.F. + 200 S.F. = 1,720 S.F.
= 7.6 USE 8
PARKING SPACES PROVIDED = (INCLUDING 1 HANDICAPPED)

AREA DISTURBED BY NEW CONSTRUCTION = 320 S.F. ±

PETITIONER'S EXHIBIT 7

NOTE:
CONVERSION FROM FULL SERVICE TO GAS AND GO WAS GRANTED IN CASE #82-155-XSPHA



SIGN DETAIL

N.T.S.
(FOR ADDITIONAL INFORMATION SEE THIS SIGN SHEET AND SIGN DETAIL SHEET NO. 12)

NOTES:

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

ZONING:

EXIST. USE OPEN FIELD

ZONING NOTES:

EXISTING ZONING: BR-CS2
PROPOSED ZONING: NO CHANGE BUT WITH A SPECIAL HEARING AND A VARIANCE.

SPECIAL HEARING: TO AMEND RESTRICTION #3 IN CASE #82-155-XSPHA TO ALLOW AN INCREASE IN THE SQUARE FOOTAGE DEVOTED TO USES IN COMBINATION WITH THE PROPOSED GAS AND GO OPERATION.

VARIANCE: SECTION 405.4 (A.1, D.3 AND D.8) TO ALLOW A SITE AREA OF 17,861 SQ. FT. IN LIEU OF THE REQUIRED 24,120

AREA REQUIREMENTS:

TWO DISPENSER ISLANDS WITH TWO DUAL DISPENSERS. CAPABLE OF SERVING THREE CARS AT ONE TIME.
TOTAL SERVICING SPACES = 6
TOTAL SERVICING BAYS = 0
TOTAL SPACES AND BAYS = 6
TOTAL AREA REQUIRED = 6 X 1,500 SF = 9,000 SF (USE 15,000 SF MIN.)
TOTAL WAITING SPACES = 6

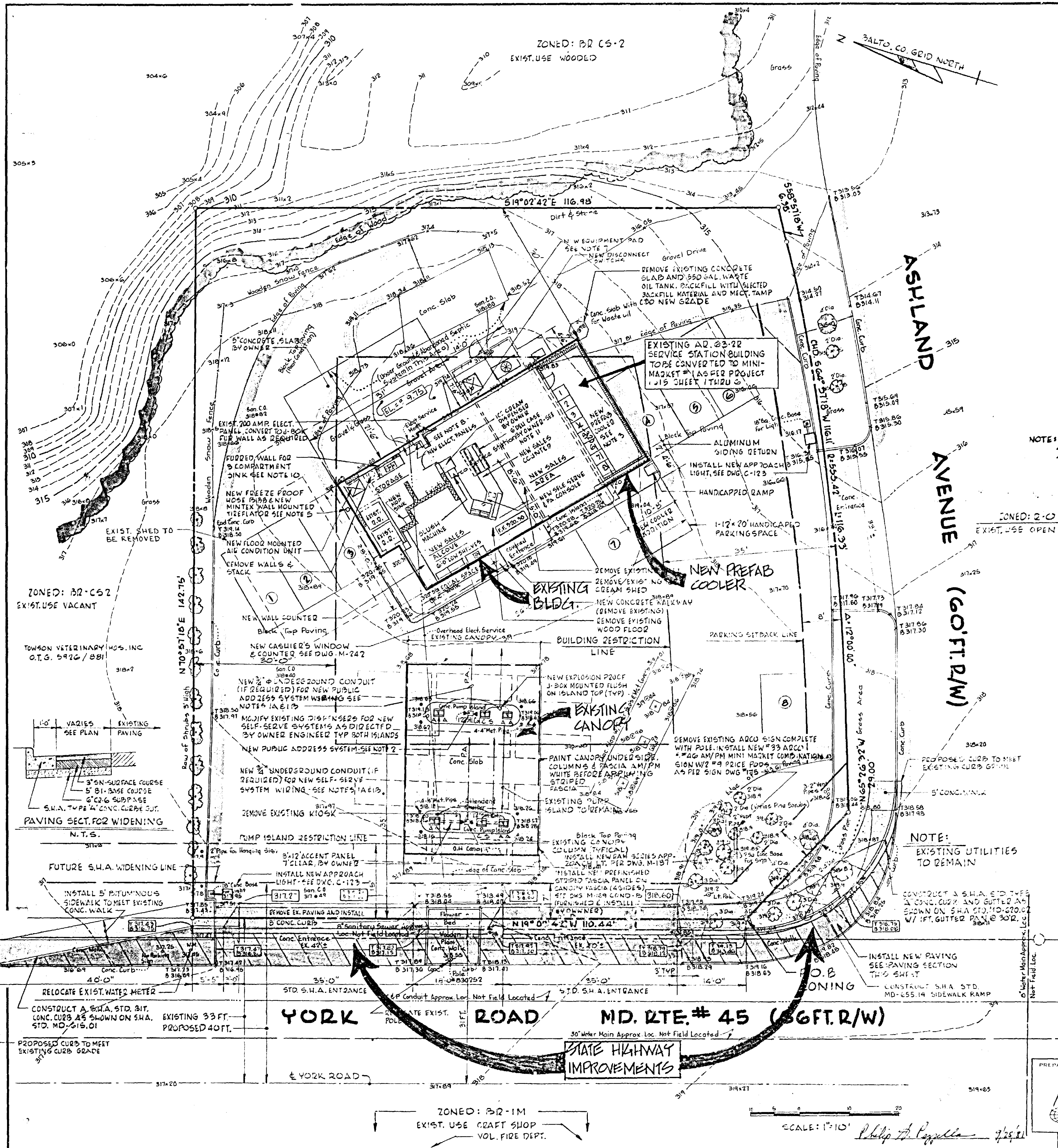
ANCILLARY USES:

MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED

COMBINATION USES:

CARRY OUT AREA (DELI)/FOOD STORE SALES (MINI-MARKET)
ADDITIONAL SQUARE FOOTAGE = FACTOR 6 X 1,520 SF = 9,120 SF
TOTAL AREA REQUIRED = 15,000 SF + 9,120 SF = 24,120 SF
TOTAL AREA OF TRACT = 17,861.23 SF OR 0.410 AC ±

NOTE:
EXISTING UTILITIES TO REMAIN



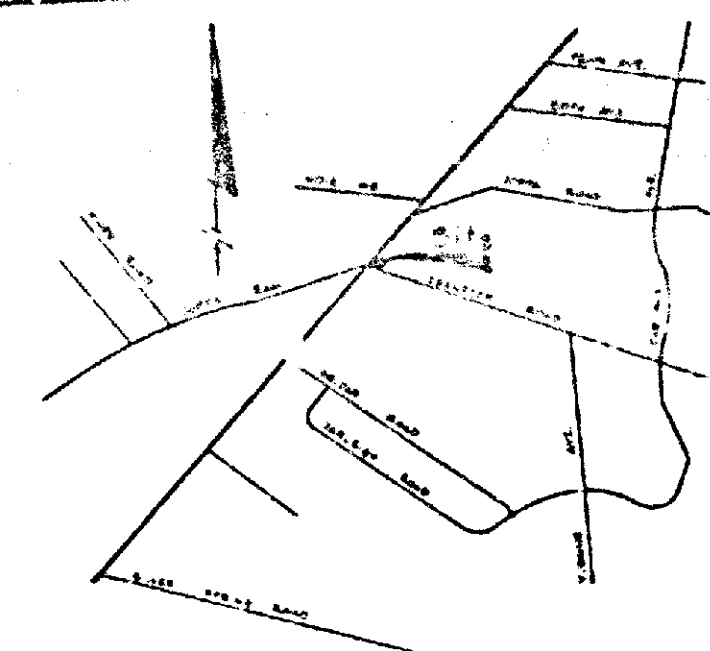
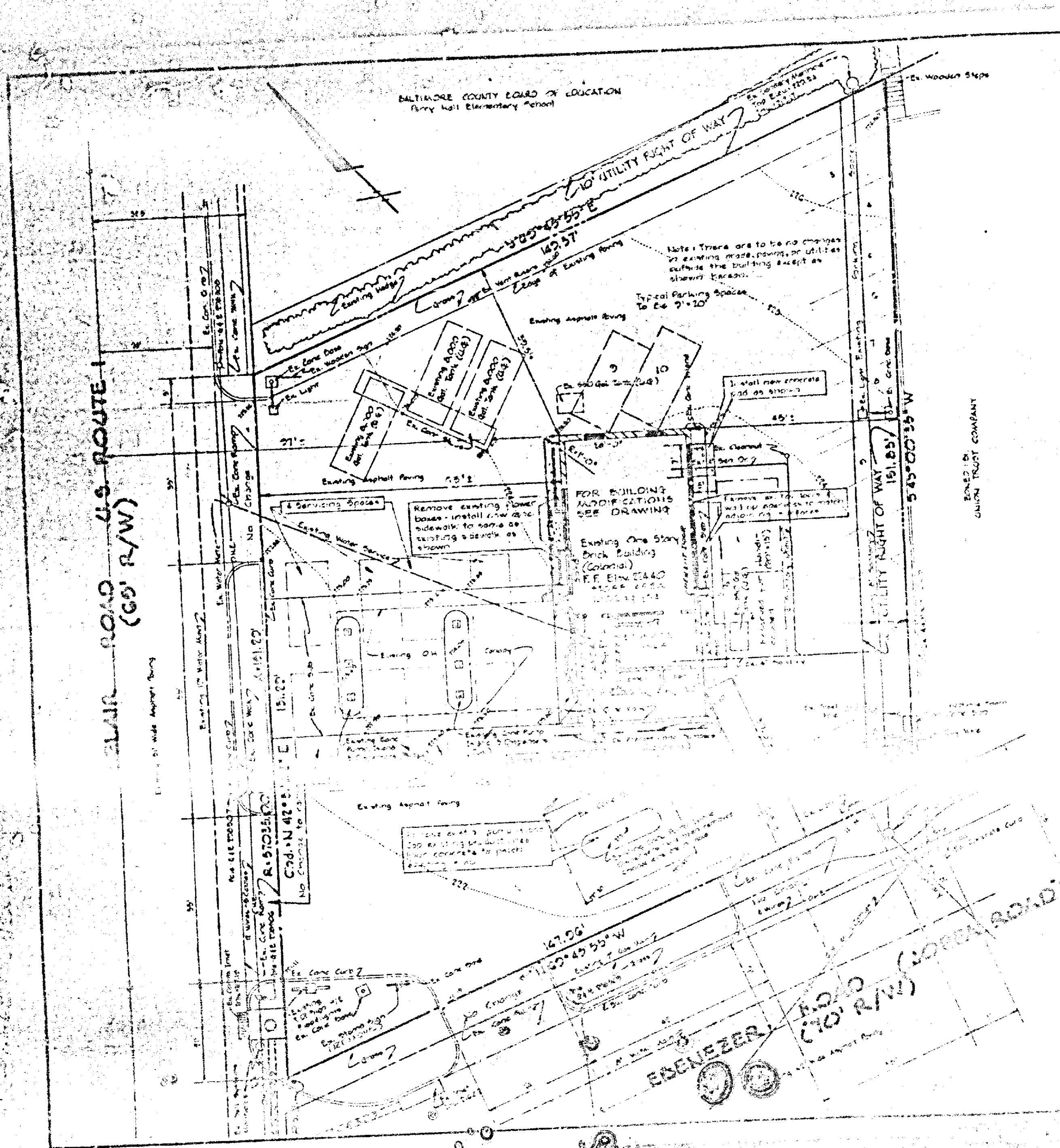
LYON ASSOCIATES, INC.
7131 RUTHERFORD ROAD
BALTIMORE, MARYLAND 21207
TELEPHONE 301-944-9112

DATE	REVISIONS
1-1-82	TO CONFORM TO ZONING COMMENTS
2-3-82	Corrected Zoning Notes
3-4-82	Per SFA Comments

PETITION FOR ZONING VARIANCES, SPECIAL EXCEPTION, SPECIAL HEARING
PLAT TO ACCOMPANY
ZONING PLAT: CONVERSION OF MINI MARKET
EXISTING SERVICE STATION @ YORK ROAD & ASHLAND AVENUE, COCKEYSVILLE, MARYLAND
ZONING PLAT, SITE PLAN & NOTES

type	date
prep	7/25/81
sheet	1

1764-206



LOCATION MAP
Scale 1"=100'

Existing One Story Brick Building
Union Trust Savings Bank

- 1. Existing One Story Brick Building - Sales of Petroleum Products, Groceries, and Soft Drinks - also Automotive Repair Services.
- 2. Existing One Story Brick Building - Sales of Petroleum Products and "Mini Market" - also Automotive Repair Services.
- 3. Existing One Story Brick Building - Sales of Petroleum Products and "Mini Market" - also Automotive Repair Services.
- 4. Existing One Story Brick Building - Sales of Petroleum Products and "Mini Market" - also Automotive Repair Services.
- 5. Existing One Story Brick Building - Sales of Petroleum Products and "Mini Market" - also Automotive Repair Services.
- 6. Existing One Story Brick Building - Sales of Petroleum Products and "Mini Market" - also Automotive Repair Services.
- 7. Existing One Story Brick Building - Sales of Petroleum Products and "Mini Market" - also Automotive Repair Services.
- 8. Existing One Story Brick Building - Sales of Petroleum Products and "Mini Market" - also Automotive Repair Services.
- 9. Existing One Story Brick Building - Sales of Petroleum Products and "Mini Market" - also Automotive Repair Services.
- 10. Existing One Story Brick Building - Sales of Petroleum Products and "Mini Market" - also Automotive Repair Services.
- 11. Existing One Story Brick Building - Sales of Petroleum Products and "Mini Market" - also Automotive Repair Services.
- 12. Existing One Story Brick Building - Sales of Petroleum Products and "Mini Market" - also Automotive Repair Services.
- 13. Existing One Story Brick Building - Sales of Petroleum Products and "Mini Market" - also Automotive Repair Services.
- 14. Existing One Story Brick Building - Sales of Petroleum Products and "Mini Market" - also Automotive Repair Services.
- 15. Existing One Story Brick Building - Sales of Petroleum Products and "Mini Market" - also Automotive Repair Services.
- 16. Existing One Story Brick Building - Sales of Petroleum Products and "Mini Market" - also Automotive Repair Services.
- 17. Existing One Story Brick Building - Sales of Petroleum Products and "Mini Market" - also Automotive Repair Services.
- 18. Existing One Story Brick Building - Sales of Petroleum Products and "Mini Market" - also Automotive Repair Services.
- 19. Existing One Story Brick Building - Sales of Petroleum Products and "Mini Market" - also Automotive Repair Services.
- 20. Existing One Story Brick Building - Sales of Petroleum Products and "Mini Market" - also Automotive Repair Services.

2005 Belair Road, 0.5 Mile S. of Ebenezer Rd.
Election District 14
Baltimore County,
Maryland

94-77



77-103

2005 Belair Road, 0.5 Mile S. of Ebenezer Rd. Election District 14 Baltimore County, Maryland	
ATLANTIC RICHFIELD COMPANY, AGENT ENGINEERING AND CONSTRUCTION DEPT. 200 NORTH PENNSYLVANIA STREET, SUITE 100, BALTIMORE, MARYLAND	
SITE PLAN CONVERSION	
DATE: 1-10-77	BY: J.E.B.
MARYLAND SURVEYING AND ENGINEERING CO., INC. SUSAN L. JONES, LICENSED SURVEYOR 4000 WHITE STONE ROAD BALTIMORE COUNTY, MARYLAND 21204 TELEPHONE: 584-0194	

MAR 10 1977

THIS DOCUMENT IS PHOTOGRAPHED AS RECEIVED. ITS CONTRAST OR CONDITION IS BELOW MICROFILM REPRODUCTION STANDARDS AND CANNOT BE IMPROVED UPON.

Existing GCR Wide Asphalt Paving

Existing 66' Wide Asphalt Paving



LOCATION MAP

WOMAN'S SHOPPING CENTER
Zoned S-1

150.07'

N 25° 48' 10" E

N 64° 10' 20" W

149.82

190,071

52-48720-11

SEDGEMOOR ROAD

$$x_4 = 6,384 \text{ sq ft} \quad 15,000 + 6,384 = 21,384$$

$$22,442.94 \text{ sq ft}$$

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [Signature]
DATE 2-7-77

25-2

7001 Liberty Road at Sedgemoor Road
Election District ?
Baltimore County
Maryland

ATLANTIC RICHFIELD COMPANY, AGENT
ENGINEERING AND CONSTRUCTION DEPT.
200 SOUTH BROAD STREET PHILADELPHIA, PENNSYLVANIA

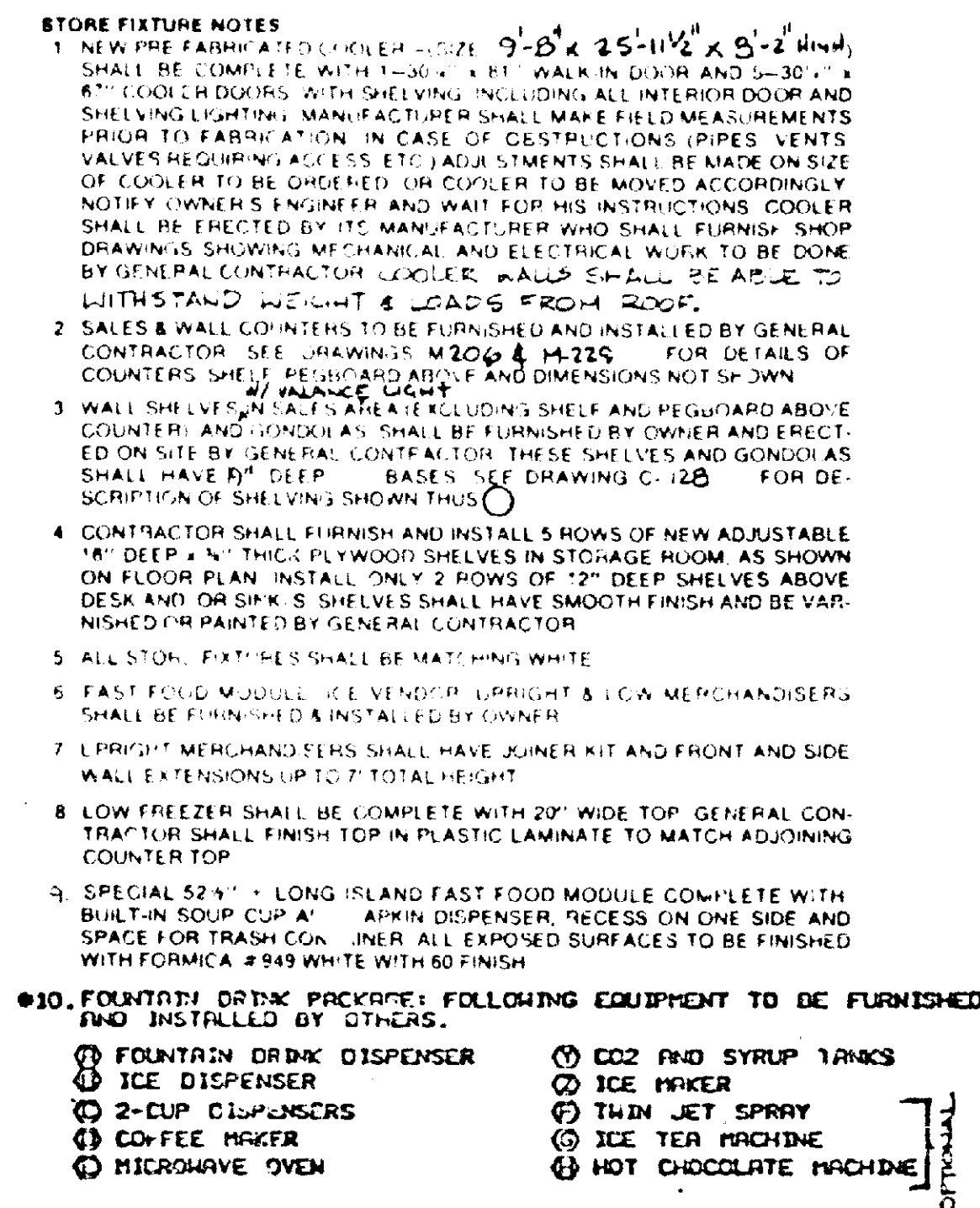
SITE PLAN CONVERSION

J.E.D.
"110"
MARYLAND SURVEYING AND ENGINEERING CO., INC.
 SUBSIDIARY OF LYON ASSOCIATES, INC.
 6707 WHITE STONE ROAD
 BALTIMORE COUNTY, MARYLAND 21207
 TEL: PHONE 301 848 0201

AR CDS FIRMING UP	DATE 7-14-76	764-PM-01
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764-19-01

et

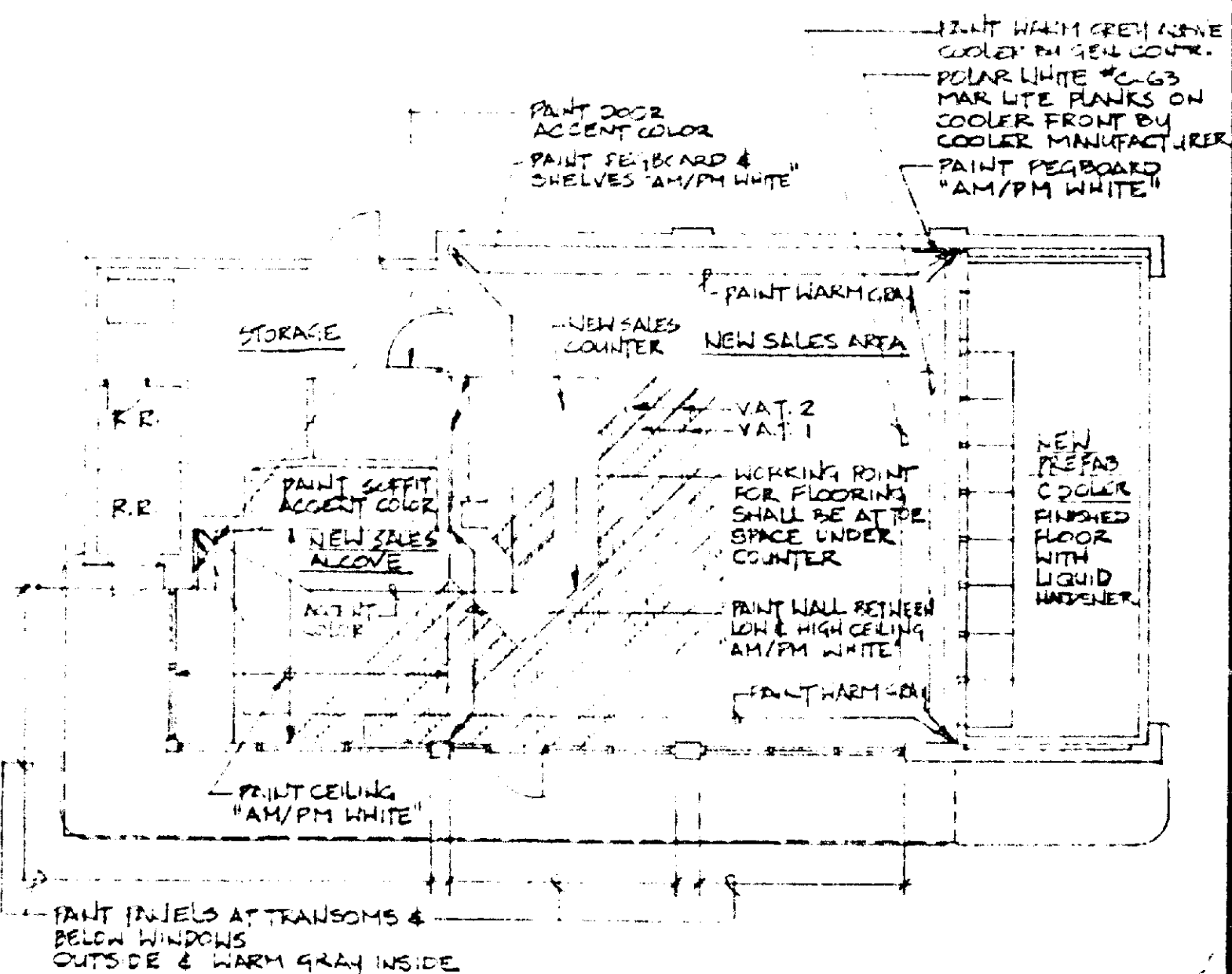


GENERAL CONTRACTOR SHALL PROVIDE ALL ELECTRICAL AND PLUMBING REQUIRED FOR THIS PACKAGE AS PER DRAWING M-229. SEE ELECTRICAL PLAN THIS SHEET AND SMT. 1 FOR PLUMBING.

11. SEE SHEET 7 OF 7 FOR EQUIPMENT MAKE & MODEL NO.

12. ALL EQUIPMENT MUST MEET DESIGN STANDARD OF THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE. AN INSPECTION OF THE EQUIPMENT AND INSTALLATION MUST BE MADE BY THIS DEPARTMENT TO DETERMINE COMPLIANCE.

13. HAND SINK TO BE EQUIPPED WITH A HOT AND COLD WATER MIXING FAUCET, SOAP, TOWELS AND WASTE RECEPTACLE.



SCALE:

INTERIOR FINISHES SEE SITE PLAN FOR VARIATION TO THESE SPECIFICATIONS.

SALES AREAS

CEILING
INSTALL NEW 2' x 4' LAY-IN SUSPENDED ACOUSTIC TILE CEILING OF MINERAL FIBER WITH A CLASS "A" NON-COMBUSTIBLE RATING. INSTALL 8" FIBERGLASS INSULATION BATTS ABOVE.

NEW FLOORING
REMOVE EXISTING FLOOR COVERING. FLOOR COVERING SHALL BE DIAGONAL STRIPES FOR THE FULL EXTENT OF THE SALES FLOOR AREAS .

V A T 4-1 ARMSTRONGS EXCELON # 51543, CANA ORANGE: "4" GA 12" x 12".

V A T 2-2 ARMSTRONGS MINERAL EXCELON QUALITY "4" GA 12" x 12" COLOR: "SHELTER WHITE" # 51366

WALL BASE
ALL WALL BASES SHALL BE 4" HIGH, BLACK GOVE VINYL ON RUBBER

INTERIOR PAINT
COLOR FOR INTERIOR WALLS TO MATCH BENJAMIN MOORE NO. 16-14 (WARM
GRAY) OR "FULLER O'BRIEN" NO. 110-X SEMI-GLOSS (WARM GRAY) UNLESS
NOTED

PAINT FOR ACCENT WALLS AND DOW-GRATT AND LAMBERT NO. 7019-1
(CALIBRATED RED) OR "FULLER O'BRIEN" NO. 619-72 AND ADD CC 14Y PER
GALLON (CALIBRATED RED)

ALL LAMINATED PLASTIC SURFACES ON FRONT AND BACK SAILS COUNTER
SHALL BE POPMICA NO. 948 WHITE WITH 60 FINISH SEE COUNTER DETAIL
B-1

EXTERIOR PAINT
ALL EXTERIOR WALLS, SOLID WINDOW PANELS, TRANSOMS, ETC. SHALL BE PAINTED WHITE TO MATCH WHITE ALUMINUM SKING. AS DIRECTED BY ARCHITECT/ENGINEER. DO NOT PAINT NEW PREFINISHED MATERIALS.

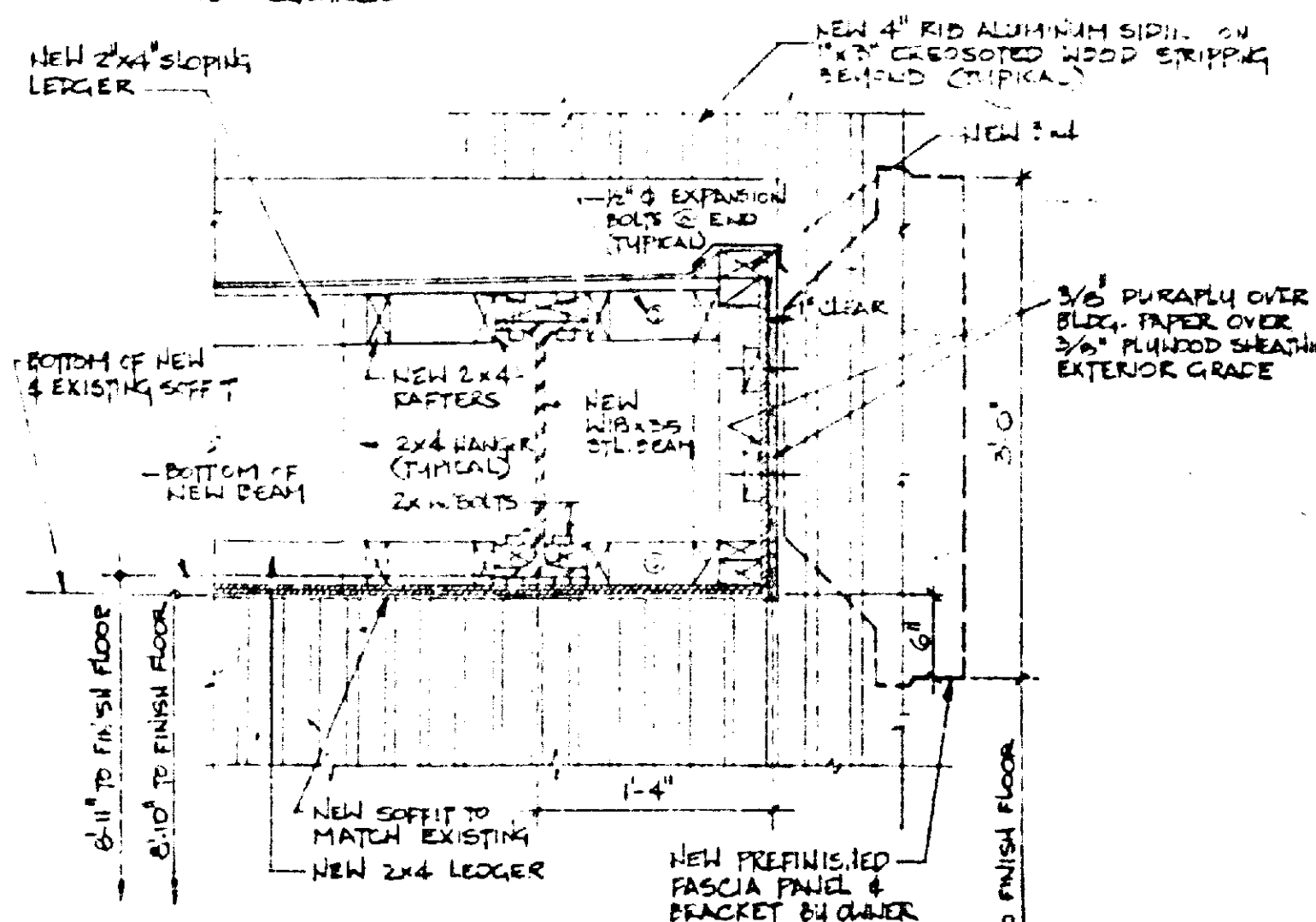
STORAGE ROOM-EXISTING CONCRETE FLOOR TO REMAIN. PATCH AS REQUIRED.

STORAGE ROOM-EXISTING CONCRETE FLOOR TO REMAIN. PATCH AS REQUIRED.

NEW CONCRETE FLOOR FINISH WITH LIQUID HARDENER

NEW WALL TO MATCH EXISTING. INSTALL NEW CEILING SAME SPECIFICATIONS AS FOR SALES AREAS.

EXISTING REST ROOMS TO REMAIN, PATCH DISTURBED AREAS AS REQUIRED.

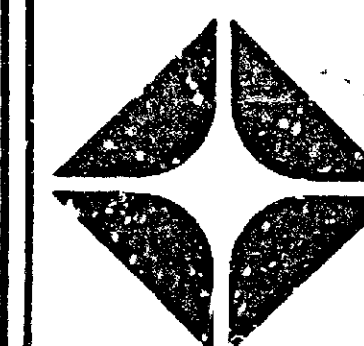


SCALE

DATE		REVISIONS
△	000001	REVISED NEW SALES COUNTER TO BUY OWNER FURNISHED EQUIPMENT

CONVERSION MINI MARKET # 1 OF
EXISTING AR-63 THRU AR-65-2R
SERVICE STATION BUILDING WITH COOLER ADDITION
STORE FIXTURE, REFLECTED CEILING,
ELECTRICAL & FLOOR FINISH / COLOR KEY

type	date
CO:IV.	B-15-
M.M.#1	drawn
proj.	MR.
1315	sheet
	2
rev.	7



ARCO Petroleum Products Company
Division of AtlanticRichfieldCompany

Retail Marketing ■ Design & Engineering
515 South Flower St., Los Angeles, CA 90071

82-1598

* Case File

9ED copy

8-4-82

Handwritten signature/initials

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer, Zoning Supervisor

Date: July 27, 1982

FROM: Peter Max Zimmerman, Deputy People's Counsel

SUBJECT: Arco Petroleum Products Co., Petitioner - Zoning Case No. 82-255-SPHA (Item 193)

In reviewing the attached opinion, I noted the calculation of 9,120 square feet required for the uses in combination (page 2). This appears to be using a multiple of six for the 1,520 actual square feet of the food store and carryout shop. My reading of Section 405.4.D indicates, however, that the multiple is four, not six, for food stores containing less than 5,000 square feet. Therefore, the required square footage for calculation purposes should be 6,080 square feet, so that the variance should be from 21,080 square feet, rather than 24,120.

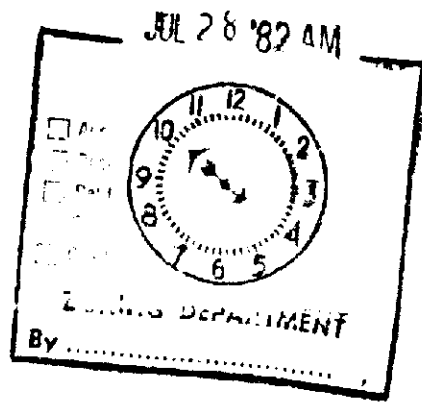
It may be that I missed something here. Please give me your thoughts.

Handwritten signature of Peter Max Zimmerman

Peter Max Zimmerman
Deputy People's Counsel

Enclosure
ZC's Order dtd. 7/15/82

PMZ:sh



Handwritten notes:
Per Nick - This was the 2nd hearing
Here was another
Hearing - got from the
file

Handwritten notes:
Used a factor of (6) cause
part of building is being used as carry-out
food store. factor of 4 was not
sufficient
ms

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 405.4 (A.L.L.D.3.R.8) to allow a site area of 17,861 square feet in lieu of the required 24,120 square feet.

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

In order to meet the minimum area requirements, the gross square feet of the carry-out/food store sales area would have to be cut down by about 70%. This would result in a drastic reduction of services, and inconvenience both the customer and operator. We believe this site as designed can provide full service without causing any public hazard.

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/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.

Lessee:

Thomas N. Banister

(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

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 6th day

of April, 1982, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out 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 1st day of June, 1982, at 9:45 o'clock

A.M.

Zoning Commissioner of Baltimore County.

(over)

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 approve

an Amendment to the site plan and Restriction #3 in Case #82-155,

XSPHA, to allow an increase in square footage devoted to uses in

combination with the proposed gas and go operation.

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

I, or we, agree to pay expenses of the 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/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.

Lessee:

Thomas N. Banister

(Type or Print Name)

Signature

York and Ashland Roads

Address

Cockeysville, Maryland 21031

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

Legal Owner(s):

Arco Petroleum Products Company

(Type or Print Name)

Signature

York and Ashland Roads

Address

Cockeysville, Maryland 21031

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 6th day

of April, 1982, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out 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

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Zoning Commissioner of Baltimore County.

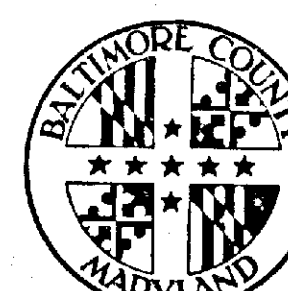
ZCO-No. 1

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 24, 1982

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

090
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

RE: Item No. 193
Petitioner - Arco Petroleum Products Company
Special Hearing and Variance Petitions

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.

This property was the subject of a recent hearing (Case #82-155-XSPHA) in which the proposed conversion from a full service gas station to a gas and go operation in combination with a food store/carry-out was granted. However, because the area of the site prohibits full utilization of the existing building and proposed addition for these uses, this combination hearing is now required.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

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



Maryland Department of Transportation

State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Catrider
Administrator

April 8, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 4-6-82
ITEM: 193
Property Owner: Arco Petroleum Products Co.
Location: N/E corner York Rd. (Route 45) & Ashland Rd.
Existing Zoning: B.R.-CS-2
Proposed Zoning: Variance to permit a site area of 17,861 sq. ft. in lieu of the required 24,120 sq. ft. Special Hearing to amend the site plan and restriction #3 in Case #82-155 XASPH to allow an increase in sq. ft. devoted to uses in combination with the proposed gas & go operation.
Acres: 0.410
District: 8th

Dear Mr. Hammond:

On review of the site plan of September 25, 1981, the State Highway Administration finds the plan generally acceptable.

However, there must be a minimum of 5' standard curb from the property line to the beginning of the depressed curb transition at the entrance.

Mr. W. Hammond

The radius at the corner must be noted and a handicap ramp must be provided at the corner.

It is requested that the plan be revised, access permit be applied for and a performance bond in the amount of \$8,000.00 be posted to guarantee construction.

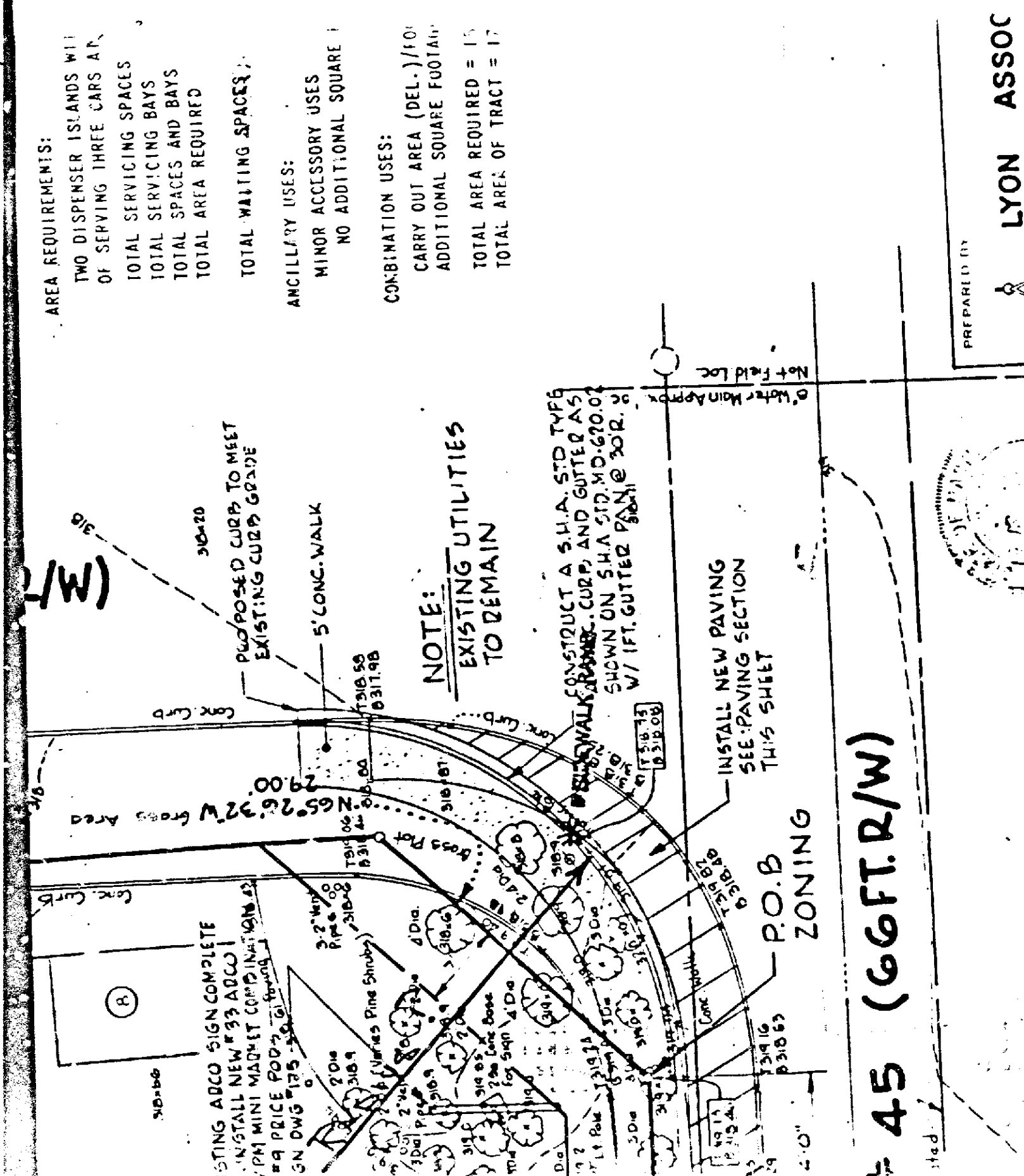
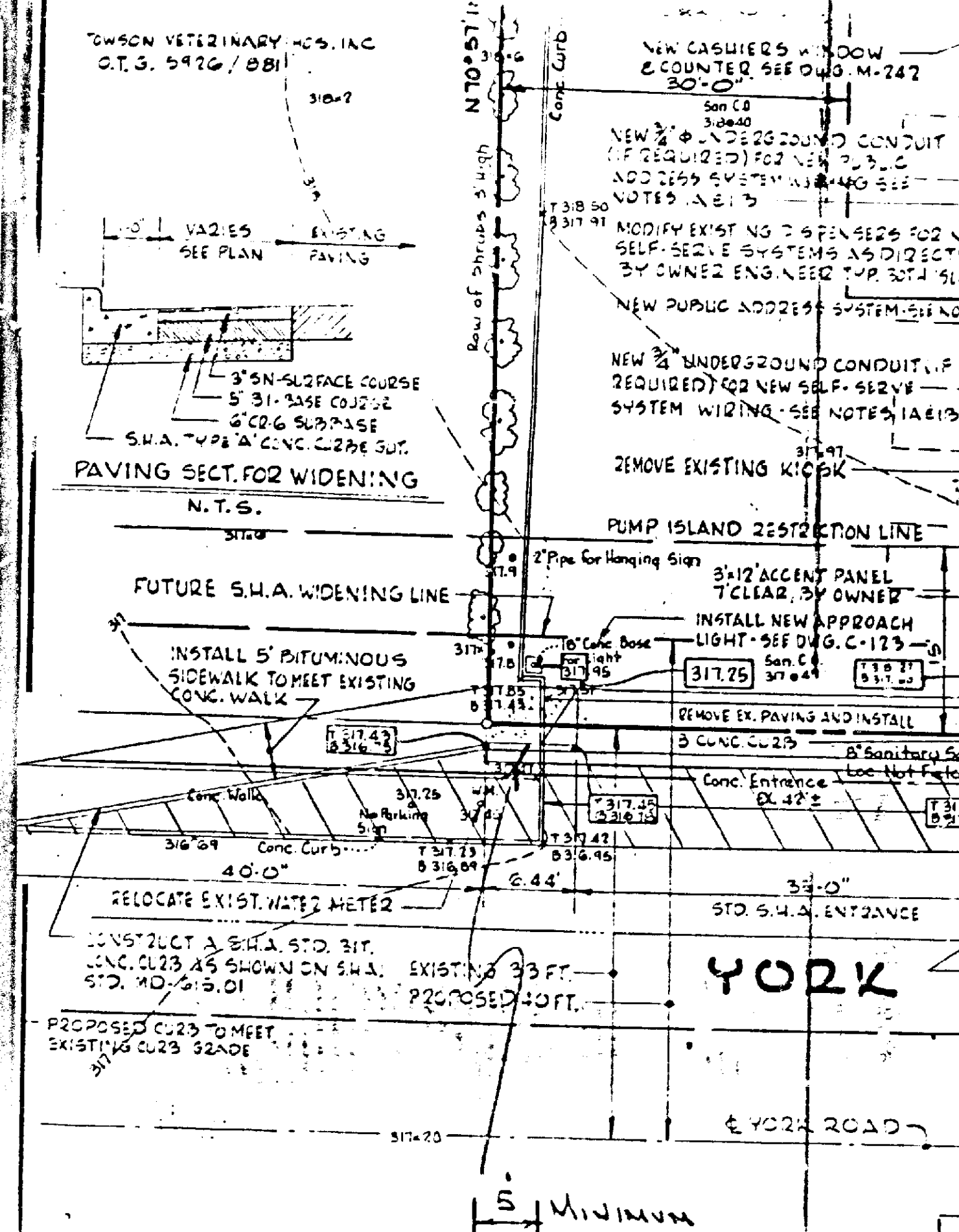
Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd
Enclosures
cc: Mr. J. Wimbley (w-sketch)

April 8, 1982



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

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



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

May 10, 1982

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

RE: ZAC Meeting of April 6, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items number 191, 192, (193) 195, 196, 197 and 198.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer
Planning & Design

CRV/bza

cc - Mr. Jack Wimbley
Current Planning

6/1 82-255-SPHA



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3521

NORMAN E. GERBER
DIRECTOR

May 18, 1982

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

Dear Mr. Hammond:

Comments on Item #193, Zoning Advisory Committee Meeting, April 6, 1982, are as follows:

Property Owner: Arco Petroleum Products Company
Location: NE/cor York and Ashland Roads
Acres: 0.410
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.

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 HEALTH
TOWSON, MARYLAND 21204

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

May 4, 1982

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

Dear Mr. Hammond:

Comments on Item 193, Zoning Advisory Committee Meeting of April 6, 1982, are as follows:

Property Owner: Arco Petroleum Products Company
Location: NE/Corner York and Ashland Roads
Existing Zoning: B.R.-C-2
Proposed Zoning: Variance to permit a site area of 17,861 sq. ft. in lieu of the required 24,120 sq. ft. Special Hearing to amend the site plan and restriction #3 in Case #82-155 XASPH to allow an increase in sq. ft. devoted to uses in combination with the proposed gas and go operation.
Acres: 0.410
District: 8th

Metropolitan water and sewer exist.

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

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

April 22, 1982

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.: 193

Zoning Agenda: Meeting of April 6, 1982

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. (See attachment)

(X) 5. Two 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: [Signature] 4/27/82, 4/27/82, 4/27/82
Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb/cm

Mr. William Hammond
Zoning Commissioner
April 22, 1982
Page two

Comment #4. Building shall comply with NFPA 30, 1976, Section 7-7.4.3. All self-service stations shall have at least one attendant on duty while the station is open to the public. The attendant's primary function shall be to supervise, observe and control the dispensing of class I liquids while said liquids are actually being dispensed.



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3500

TED JALESKI JR.
DIRECTOR

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

Dear Mr. Hammond:

Comments on Item # 193 Zoning Advisory Committee Meeting are as follows:

Property Owner: Arco Petroleum Products Company
Location: NE/Cor. York and Ashland Roads
Existing Zoning: B.R.-C-2
Proposed Zoning: Variance to permit a site area of 17,861 sq. ft. in lieu of the required 24,120 sq. ft. Special Hearing to amend the site plan and restriction #3 in Case #82-155 XASPH to allow an increase in sq. ft. devoted to uses in combination with the proposed gas and go operation.
Acres: 0.410
District: 8th

The items checked below are applicable:

X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. A building/ & other miscellaneous permit shall be required before -reming 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 must 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 lines. A firewall is required if construction is on the lot line. See Table 401, line 2, Section 1607 and Table 1602.

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 505 and the required construction classification of Table 101.

X I. Comments The existing structure will need various permits for proposed improvements. The wood frame structure located beside the permanent building is illegal and shall be removed or see Section 503.2 and/or Table 401 Section 1, if it is the intent to acquire a permit for this structure. See also the definition of "fire separation, exterior wall" ON PAGE 29 OF THE 1981 BOCA Code. As it

NOTES: These comments reflect only on the information provided by the drawings 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 2122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles P. Burnham, Chief
Plans Review

appears, the Mercantile use will dominate a change of occupancy to mixed uses "M" (Mercantile) & "B" (Business) would be required. No fire separation.

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 2, 1982

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

Z.A.C. Meeting of: April 6, 1982

RE: Item No: 190, 191, 192, 193, 194, 195, 196, 197, 198
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

- The specified uses in combination and the variance granted therefor shall terminate at such time as the gas and go operation is terminated or reconverted to a full-service station.
- The temporary structure presently located at or near the north property line shall be removed.
- Compliance with the comments submitted by the Maryland Department of Transportation, dated April 8, 1982, the Department of Permits and Licenses, undated, the Fire Department, particularly comment 4 attached thereto, dated April 22, 1982, and the Department of Health, dated May 4, 1982.
- A site plan, or revised site plan if the comments referred to in restriction 3 above necessitate amendments to Petitioner's Exhibit 7, 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 landscaping and screening required for approval by the Current Planning and Development Division.

William E. Hammond
Zoning Commissioner of
Baltimore County

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
NE Corner of York Rd. & Ashland Ave., 8th District : OF BALTIMORE COUNTY

ARCO PETROLEUM PRODUCTS COMPANY, Petitioner : Case No. 82-255-SPHA

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
491-2188

I HEREBY CERTIFY that on this 10th day of May, 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 Mr. Thomas N. Banister, York and Ashland Roads, Cockeysville, Maryland 21031, Lessee.

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

May 3, 1982

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

NOTICE OF HEARING

Re: Petition for Special Hearing & Variance
NE/Cor. of York Rd. & Ashland Ave.
Arco Petroleum Products Company - Petitioner
Case #82-255-SPHA

TIME: 9:45 A.M.

DATE: Tuesday, June 1, 1982

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

TOWSON, MARYLAND

cc: Thomas N. Banister
York and Ashland Roads
Cockeysville, Maryland 21030

J. William Martin
ZONING COMMISSIONER OF
BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING: BEFORE THE
AND VARIANCE
NE/corner of York Road and Ashland Avenue - 8th Election District : ZONING COMMISSIONER
Arco Petroleum Products Company - : OF
Petitioner : BALTIMORE COUNTY
NO. 82-255-SPHA (Item No. 193) : *****

The petitioner herein, Arco Petroleum Products Company, seeks to amend restriction 3 and the site plan filed in Case No. 82-155-XSPHA to allow an increase in the square footage devoted to the uses in combination with a gas and go operation and a variance to allow a site area of 17,861 square feet in lieu of the required 24,120 square feet. The subject property is located on the northeast corner of York Road and Ashland Avenue and is zoned B.R. (Business, Roadside) with a C.S-2 (Commercial, Strip) District imposed thereon.

On February 19, 1982, the petitioner was granted an amendment 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 and a special exception for a food store and carry-out food shop containing less than 5,000 square feet of retail sales area in combination with a service station subject to the filing of an amended site plan reflecting a reduction to 2,625 square feet for the area devoted to the uses in combination (restriction 3). The intent of the instant amendments specifically relates to the requested variance to the square footage required for those uses specified under Section 405.4.D of the Baltimore County Zoning Regulations, i.e., food store and carry-out food shop.

A review of the site plan prepared by Lyon Associates, Inc., revised April 22, 1982, and marked Petitioner's Exhibit 7, indicates that the calculation of the total area of the site has been corrected to show 17,861.23 square feet instead of the 17,625 square feet noted on Petitioner's Exhibit 1 in Case No. 82-155-XSPHA. There also appears to be an increase in the area proposed to be devoted to the food store from 825 square feet to 1,440 square feet

June 2, 1982

Mr. William E. Hammond
Zoning Commissioner
County Office Building - Room 109
Towson, Maryland 21204

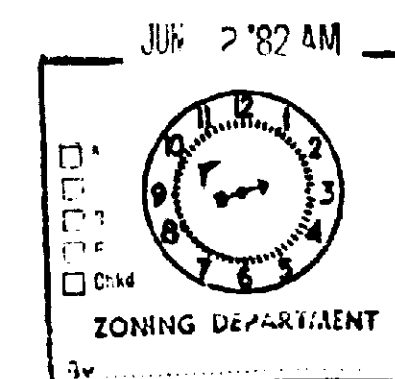
Re: ARCO Petroleum Products Company
NE Corner York Road & Ashland Avenue
Case #82-255-SPHA

Dear Mr. Hammond:

I would appreciate your advising me the approximate date we can expect a decision on the hearing conducted Tuesday, June 1, 1982.

J. William Martin

JWM/mgb



with the carry-out food shop remaining 80 square feet in area, both as shown on a calculation sheet (Petitioner's Exhibit 6) submitted by William P. Monk, a land planner. Mr. Monk also testified that his experience indicated that these area requirements were minimal for an effective operation and would be approximately 50% less than competitors would have in similar operations, exclusive of gas and go uses. These calculations dictate a total square footage of 9,120 square feet devoted to the uses in combination and 15,000 square feet as the minimum for a service station for a total of 24,120 square feet required for this proposal. The petitioner argues that the minimum 15,000 square foot requirement for a service station includes the area used for service bays and, as such, exceeds the minimum needed for a gas and go operation. This argument has substance to the extent that vehicles using the food store and carry-out food shop would enter and exit within a shorter time frame than would the vehicles requiring repair or maintenance services and, therefore, to require compliance with the area requirements of Section 405.4.D would cause practical difficulty and unreasonable hardship.

To approve the proposed amendments and the requested variance to the area requirements 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.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of July, 1982, that the amendments to restriction 3 and the site plan filed in Case No. 82-155-XSPHA to allow an increase in the square footage devoted to the uses in combination with a gas and go operation, in accordance with Petitioner's Exhibit 7, is approved and, as such, is hereby GRANTED and, additionally, the Petition for Variance to allow a site area of 17,861 square feet in lieu of the required 24,120 square feet, as shown on Petitioner's Exhibit 7, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 2 -

- 9 -

	PETITION REQUIREMENTS	ADJUSTED REQUIREMENTS
1) SERVICE STATION	15,000	15,000
2) CARRY OUT FOOD STORE	(15204 x 6) 9,120	(804 x 6) 480
3) FOOD STORE	-	(14404 x 4) 5760
4) TOTAL (1+2+3)	24,120 4	21,240 4
5) LOT AREA	17,861	17,861
6) LOT AREA DEFICIENCY (4-5)	6,259	3,379
7) % DEFICIENCY (6/100)	25.9%	15.9%
8) % DIFFERENTIAL		10%

PETITIONER'S
EXHIBIT 6

ORDER RECEIVED FOR FILING

DATE *July 14, 1982*
BY *John P. Raybeck*
ADMINISTRATIVE ASSISTANT