

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 convenience store as a use in combination with a gas 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/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: The Southland Corporation
 Legal Owner(s): Cities Service Company
 By Harry Brown
 By Stanley C. Burton
 8605 Old Harford Road
 Baltimore, Maryland 21234
 Attorney for Petitioner: Brian A. Goldman
 1910 Charles Center South
 36 South Charles Street
 Baltimore, Maryland 21201
 Attorney's Telephone No.: (301) 752-5006

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of June, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of August, 1982, at 10:15 o'clock.

[Signature]
 Zoning Commissioner of Baltimore County.

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 105.4 (A.1. & A.2) to have a lot area of 23,085 sq. ft. in lieu of the required 25,080 sq. ft.

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

Property was approved as a gas and go and quick mart on August 16, 1978 (78-266X)

Existing gas station with entire lot containing 27,552 sq. ft.

Recent widening of Harford Road reduced area in BL zone

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.

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 Legal Owner(s): Cities Service Company
 By Harry Brown
 By Stanley C. Burton
 8605 Old Harford Road
 Baltimore, Maryland 21234
 Attorney for Petitioner: Brian A. Goldman
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[Signature]
 Zoning Commissioner of Baltimore County.

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 _____ conversion from full service gas station to gas and go in combination with a food store, and amend site plans Nos. 4078-X and 71-254-SPH.

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.

Contract Purchaser: The Southland Corporation
 Legal Owner(s): Cities Service Company
 By Harry Brown
 By Stanley C. Burton
 8605 Old Harford Road
 Baltimore, Maryland 21234
 Attorney for Petitioner: Brian A. Goldman
 1910 Charles Center South
 36 South Charles Street
 Baltimore, Maryland 21201
 Attorney's Telephone No.: (301) 752-5006

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[Signature]
 Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING P ADVISORY COMMITTEE

July 27, 1982

COUNTY OFFICE BLDG.,
 111 W. Chesapeake Ave.,
 Towson, Maryland 21204
 900
 Nicholas, 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

Brian A. Goldman, Esquire
 1910 Charles Center South
 36 South Charles Street
 Baltimore, Maryland 21201

RE: Case #83-29-XSPHA
 Item No. 224
 Petitioner-Cities Service Company
 Special Exception, Special Hearing
 and Variance Petition

Dear Mr. Goldman:

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.

In view of your client's proposal to convert the existing full-service gasoline station to a gas and go operation and construct a food store, this combination hearing is required.

Particular attention should be afforded to the comments of the office of Current Planning and the Department of Traffic Engineering. For further information on these comments, you may contact Mr. Jack Wimbley at 494-3335 or Mr. Mike Flanagan at 494-3554, respectively.

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,

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

cc: James S. Spamer & Assoc.
 P.O. Box 9804
 Towson, Maryland 21204



HARRY J. PISTEL, P.E.
 DIRECTOR May 25, 1982

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

Re: Item #224 (1981-1982)
 Property Owner: Cities Service Company
 N/E corner Harford Rd. and Scherer Ave.
 Acres: 0.632 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Items 88 (1979-1971) and 183 (1977-1978) are referred to for your consideration.

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.

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 224 (1981-1982).

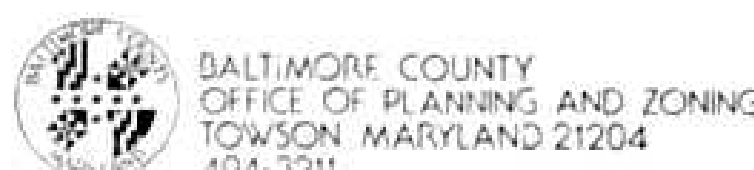
Very truly yours,

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

RAM:EAM:FWR:ss

cc: Jack Wimbley

N-NE Key Sheet
 35 NE 17 Pos. Sheet
 NE 9 E Topo
 71 Tax Map



NORMAN E. GENDER
 DIRECTOR July 20, 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 #224, Zoning Advisory Committee Meeting, May 11, 1982, are as follows:

Property Owner: Cities Service Company
 Location: NE/Corner Harford Road and Scherer Avenue
 Acres: 0.632
 District: 9th

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

The remaining service island could cause traffic conflicts at the northern most driveway on Harford Road.

Landscaping should be provided along the existing roads where possible.

Very truly yours,

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



Louise K. Bridwell
 Secretary
 M. S. Catrider
 Administrator

May 21, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of May 11, 1982
 ITEM: #224
 Property Owner: Cities Service Company
 Location: NE/Cor. Harford Rd. (Route 147) and Scherer Avenue
 Existing Zoning: BL-CG-2
 Proposed Zoning: Special Hearing for a conversion from full service gas station to gas and go in combination with a food store and amend site plans for Case Nos. 4078 X & 71-254 SPH.
 Special Exception for a food convenience store as a use in combination with a gas station. Variance to have a lot area of 23,085 sq. ft. in lieu of the required 25,080 sq. ft.
 Acres: 0.632
 District: 9th

Dear Mr. Hammond:

On review of the site plan of March 31, 1982 and field inspection, the State Highway Administration offers the following comments.

The State Highway Administration has an existing construction contract in progress and all access to the site has or will be improved by the State Highway Administration.

Very truly yours,

[Signature]
 Charles Lee, Chief
 Bureau of Eng. Access Permits

CL:GW:maw

cc: Mr. J. Wimbley

My telephone number is _____
 Teletypewriter for Impaired Hearing or Speech By: George Wittman
 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
 P.O. Box 717 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 13, 1982

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

Z.A.C. Meeting of: May 11, 1982

RE: Item No: 224, 225, 226
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,

Wm. Nick Petrowich
Wm. Nick Petrowich, Assistant
Department of Planning

NNP/bp

LIBER 5221 PAGE 388

BEING the same lot or parcel of ground as described in a Deed dated June 5, 1957 and recorded among the Land Records of Baltimore County in Liber C.L.B. No. 3172, folio 459, from Michael A. Kilchenstein and wife, et al, to the Grantor herein.

It is the intention by the execution of these presents that a certain Lease dated January 25, 1957, recorded among the Land Records of Baltimore County in Liber C.L.B. No. 3172, folio 467, between the Grantor and Grantee herein, covering a portion of the above described property, be forever merged and extinguished in this conveyance.

As part of the consideration for this conveyance, the party of the first part, for itself, and its successors and assigns, covenants with the party of the second part, its successors and assigns, that property now or hereafter owned or leased by the party of the first part herein within a radius of 1000 yards of the hereinbefore described property will not be used for service station purposes for so long as the property herein conveyed shall be so used. This covenant shall be a restriction running with the land to which it pertains.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
NW corner of Harford Road and
Scherer Avenue, 9th District :
CITIES SERVICE COMPANY, Petitioner: Case No. 83-29-XSPHA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 324.1 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
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 16th day of July, 1982, a copy of the foregoing Order was mailed to A. Goldman, Esquire, 1910 Charles Center South, 36 S. Charles Street, Baltimore, Md. 21201, Attorney for Petitioner; and Mr. Harry Brown, The Southland Corporation, 8605 Old Harford Road, Baltimore, Maryland 21234, Contract Purchaser.

John W. Hession, III

BRIAN A. GOLDMAN
ATTORNEY AT LAW
SUITE 1910 CHARLES CENTER SOUTH
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201
(301) 782-5006

September 2, 1982

Mr. James E. Dyer
Zoning Supervisor
Room 113
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Zoning Petition No. 83-29-XSPHA
Cities Service Company
Proposed 7-Eleven Store at
9410 Harford Road and Scherer
Baltimore County, Maryland
Store No. 2501-23783

Dear Mr. Dyer:

In accordance with my telephone conversation with Deputy Commissioner Jean Jung on August 26, 1982, enclosed please find a photocopy of the Deed from Joppa Green, Inc. to Cities Service Oil Company, dated September 24, 1971, which was recorded in the Land Records of Baltimore County at Liber OTG No. 5221, Folio 387.

I am sending a copy of this Deed to you in order to verify that Cities Service Oil Service is the owner of the subject property, and so that Deputy Commissioner Jean Jung can complete her opinion with respect to the hearing which was held on August 5, 1982.

Thank you for your cooperation.

Sincerely yours,

Brian A. Goldman

BAG/bq

Enclosure

cc: Mr. Harry Brown w/e

LIBER 5221 PAGE 389

TOGETHER, with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

TO HAVE AND TO HOLD the said lot or parcel of ground-----and premises; above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said party of the second part, its successors and assigns,-----in fee-simple.

AND the said party of the first part-----hereby covenants that/ has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he it will warrant specially the property hereby granted, and that he it will execute such further assurances of the same as may be requisite.

WITNESS the ~~SEAL~~ seal of said grantor and the signature of its President, the day and year first herein written.

Blanche C. Kenney
Blanche C. Kenney
President of Joppa Green, Inc.

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:
I HEREBY CERTIFY, that on this 24th day of September, 1982, in the year one thousand nine hundred and seventy-one before me, the subscriber, a Notary Public-----of the State of Maryland, personally appeared BLANCHE C. KENNEY, President of Joppa Green, Inc., Grantor herein, and she acknowledged the foregoing Deed to be her act.

Witness my hand and notarial seal the day and year last above written.

Rec'd for record SEP 30 1982
Per Orville T. Connell, Clerk
Mail to REAL ESTATE TITLE CO., INC.
Receipt No. 1730

My Commission Expires July 1, 1974

LAW OFFICES
WHITE, MINDEL CLARKE & HILL
SUITE 310
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 828-1050
August 20, 1982

HAND DELIVERED

Ms. Jean Jung, Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Ms. Jung:

The property manager for Scott Adam Road Limited Partnership, the owner of the property located at York and Scott Adam Roads, which property is leased to Cities Service Company has just left my office. He had with him information obtained, earlier today, off a zoning hearing notice located on the subject property indicating that Case No. 83-33-XSPH would be heard on August 12th at 1:30 p.m. Since that date had already passed, I called the Zoning Office and was notified that the matter had, in fact, been heard on that date and was pending a decision and order to be rendered sometime in the near future.

Scott Adam Road Limited Partnership as owner of the property and lessor to the Citgo Station vehemently objects to the granting of the request petitioned for. There is a specific prohibition within the lease between the owner and Citgo to wit paragraph 25(b), a copy of which is enclosed herewith, against the sale of food or foodstuffs, etc., etc.

In October 1981, having heard a rumor that Cities Service Company was possibly negotiating with the Seven-Eleven Stores, a certified letter was forwarded to that company, to the attention of S. C. Burton, a copy of which is also attached hereto and which is self-explanatory. As a result of that letter, Mr. Stanley C. Burton, Manager Real Estate, Cities Service Company, on October 30, 1981, responded. A copy of that letter is also attached hereto. As you will note, I underlined in red their language "Please rest assured, whatever arrangements are made, we intend to strictly adhere to the terms and conditions of our lease with you". Aided by the comfort of this letter, the owners and managers of the property felt the matter had finally been put to rest.

They were met with an extreme shock in the events that occurred earlier today and consequently object to the granting

REAL ESTATE TITLE COMPANY,
INCORPORATED
Kupper Building
Baltimore, Md.
LL Chapter 8-3212

SEE SIMPLE DEED

This Deed, Made this 24th day of September, 1982, in the year one thousand nine hundred and seventy-one by JOPPA GREEN, INC., a body corporate, duly organized and existing under the Laws of the State of Maryland, party of the first part; and CITIES SERVICE OIL COMPANY, a body corporate, duly organized and existing under the Laws of the State of Delaware, party of the second part.

WITNESSETH that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged; the said party of the first part-----

doth grant and convey unto the said party of the second part, its successors-----and assigns, in fee-simple, all that lot or parcel of ground-----situate, lying and being in Baltimore County, State of Maryland,-----and described as follows, that is to say: BEGINNING for the same at an iron pipe now set on the Northeast side of Scherer Avenue, 50 feet wide, as shown on the Plat of Scherer Avenue, recorded among the Land Records of Baltimore County in Highways Liber 15-D, folio 447, said point of beginning being situate in the Southeast corner of Lot 1 shown on the Plat of "Scherer Heights", recorded among the beforementioned Land Records in Plat Book C.L.B. No. 24, folio 89; thence running from said point of beginning and binding along the Northeast side of Scherer Avenue, referring all courses to the True Meridian as established for the Baltimore County Metropolitan District, South 50° 14' 30" East 124.14 feet to the point of curve connecting said Northeast side of Scherer Avenue with the Northwest side of Harford Road, as now laid out 60 feet wide and shown on the State Roads Commission of Maryland Plat No. 2877; thence binding along said curve having a radius of 25.00 feet for an arc distance of 40.12 feet and a chord of North 83° 47' 05" East 35.95 feet to the Northwest side of Harford Road; thence binding along the Northwest side of Harford Road, North 37° 48' 40" East 164.06 feet to an iron pipe now set at the beginning of land which by Deed dated September 28, 1940, and recorded in Liber 1129, folio 231, was conveyed by Erma G. Salisbury to Russell Corbin Bannister and wife; thence leaving said Deed, as now surveyed, North 50° 12' 40" West 150.00 feet to intersect the Southeastly outline of the beforementioned Lot 1 of "Scherer Heights"; thence binding along said outline, as now surveyed, South 37° 48' 40" East 150.00 feet to the point of beginning; containing 0.651 acre, more or less.

(over)

486 5 9550 29 1.4 77.50 AC

WHITE, MINDEL CLARKE & HILL

Ms. Jean Jung
August 20, 1982
Page 2

of any zoning exceptions, modifications, special hearings or other changes without their specific consent. As owner of the property, they would be a necessary party to a zoning change and they were never notified by the lessee of any intent to file for such change.

Landlord will suffer irreparable damage with other tenants if this change in use of the Cities Service premises is allowed.

May we please request, for the foregoing reasons, that the subject petition be denied. If you would like any amplification of this information or further information from the principals of Scott Adam Road Limited Partnership, please let me know. If you would like to open this matter for further hearing and testimony, we would also be happy to comply. Thanks for your cooperation.

Sincerely,

R. Bruce Alderman

RBA/mvj

Enclosures

cc: Mr. Clark F. MacKenzie
Mr. C. J. Conway
Mr. S. C. Burton

October 21, 1981

CERTIFIED MAIL

Cities Service Company
Box 300
Tulsa, Oklahoma 74102

Ref: Property No. 19-005-053
York & Scott Adam Rds.
Cockeysville, Md. 21030

Attention: S. C. Burton

Gentlemen,

We have heard various rumors regarding the lease for the above location, the latest being a sublease to 7-11 Stores.

Please be advised that this particular use is not permitted under lease paragraph 25b.

We have attempted to reach you via phone. May we hear from you?

Sincerely yours,

C. J. Conway

CC/ac

CITIES SERVICE COMPANY
PETROLEUM PRODUCTS GROUP



Box 300
Tulsa, Oklahoma 74102

October 30, 1981

Mr. C. J. Conway
C. J. CONWAY, INC.
2324 West Jopka Road, Suite 350
Lutherville, Maryland 21093

RE: Property No. 19-005-053
York and Scott Adam Roads
Cockeysville, Maryland

Dear Mr. Conway:

We received your letter dated October 21, 1981 advising that under our lease with you on the captioned property, we are not permitted to sublease the location to 7-11 stores.

You are aware of the latest ruling by the State of Maryland that makes it illegal for Cities Service Company to salary operate service stations in Maryland. Because of this ruling, we have explored various alternatives and have had discussions with numerous companies regarding a sublease or assignment of our lease on this property. We have not, at this time, finalized any arrangements for this location. Please rest assured, whatever arrangements are made, we intend to strictly adhere to the terms and conditions of our lease with you.

If you have any questions regarding this, please feel free to contact me.

Sincerely,

Stanley C. Burton
Stanley C. Burton
Manager, Real Estate

SCB:dm

cc: Mr. T. C. Spann
Jerry Evenson

County of Maryland
State of Maryland

Para. No. 24

Landlord's obligation under this lease shall be limited to Fifty Thousand (\$50,000.00) Dollars for construction costs. However, it is understood and agreed that such costs shall not include the costs of filling and bringing the site to the grade of abutting streets. This fill to include piling, piers and/or compacted fill to provide a minimum soil bearing of Three Thousand (3,000) pounds per square foot.

In the event the cost of improvements shall vary upward from Fifty Thousand (\$50,000.00) Dollars, the rent specified in Paragraph Three (3) will be adjusted on the basis of Ten (\$10.00) Dollars per month, per thousand (\$1,000.00) dollars of the cost of improving the premises, from the aforesaid Fifty Thousand (\$50,000.00) Dollars.

Provided, further, however, that in no event shall the Landlord incur any cost in excess of Fifty Thousand (\$50,000.00) Dollars without the prior written approval of the Tenant.

Para. No. 25

(a) Tenant shall use the leased premises as a motor vehicle service station and/or for any other lawful purpose not in competition with any exclusive use which may from time to time be granted in any other lease covering all or part of the Shopping Center herein referred to, of which the leased premises is a part. Provided, that in no event shall Tenant use the leased premises in any manner which would conflict with the lease paramount to which Landlord holds the leased premises. Tenant shall not perform any acts or refuse to perform any acts which performance or refusal to perform shall constitute a violation of the Landlord's obligations under the said Lease thereunder. Landlord shall furnish Tenant with a copy of, or recording data of, the Lease.

(b) Notwithstanding anything to the contrary in this Lease Agreement, Tenant shall not use or permit any person or entity to use all or any part of the leased premises for the conduct of a supermarket business, food market business, food storage or sale, or for the offer for sale of foods, food stuffs, food products, groceries, meats, vegetables, sea-foods, snuffs, trees, plants, Christmas trees. The prohibition in this paragraph is not intended to restrict the Tenant from the sale of soft drinks, cigarettes, confections and vending machine items normally sold in motor vehicle service stations.

Para. No. 26

Notwithstanding anything to the contrary, it is agreed by Landlord and Tenant that no rentals shall be payable hereunder until such time as a minimum of 19,000 square feet of food store building is constructed and open to the public for the conduct of business on another part of the shopping center controlled by Landlord (separated from the subject premises by Scott Adam Road) and known as Scotts Corner Shopping Center. In the event that the food store building is not constructed and open to the public for the conduct of business by October 1, 1980, Tenant shall have the right to cancel this lease.

*Strike One
21-17-02-100 1-42
(Use with 98 or 100 Lease form)

Stanley C. Burton
Landlord
CITIES SERVICE OIL COMPANY
Tenant
2
VICE PRESIDENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-29-XSPHA
Cities Service Company

If granted it is requested that details of landscaping be submitted to the Division of Current Planning and Development for review and approval.

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

NEG:JGH:slc

cc: Arlene January
Shirley Hess

July 6, 1982

Brian A. Goldman, Esquire
1910 Charles Center South
36 S. Charles Street
Baltimore, Maryland 21201

NOTICE OF HEARING

Re: Petitions for Special Exception, Spec. Hearing & Variance
NW/corner of Harford Rd. and Scherer Avenue
Cities Service Company - Petitioner
Case #83-29-XSPHA

TIME: 10:15 A.M.

DATE: Thursday, August 5, 1982

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

cc: The Southland Corporation
c/o Harry Brown
8605 Old Harford Road
Baltimore, Maryland 21234

William E. Hammond
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE

9th Election District

ZONING: Petition for Special Exception, Special Hearing and Variance
LOCATION: Northwest corner of Harford Road and Scherer Avenue
DATE: Thursday, August 5, 1982 at 10:15 A.M.
PUBL. 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 convenience store as a use in combination with a gas station; Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve conversion from full service gas station to gas and go in combination with a food store and amend site plans in Case Nos. 4078-X and 71-254-SPH; and Variances to permit a lot area of 23,085 sq. feet in lieu of the required 25,080 sq. feet

The Zoning Regulation to be excepted as follows:
Section 405.4 (A.1. & D.8) - minimum lot area required for a service station with food store

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

Being the property of Cities Service Company, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 5, 1982 at 10:15 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 29, 1982

Brian A. Goldman, Esquire
1910 Charles Center South
36 S. Charles Street
Baltimore, Maryland 21201

Re: Petitions for Spec. Exception, Spec. Hearing & Variance
NW/corner of Harford Rd. & Scherer Avenue
Cities Service Company - Petitioner
Case #83-29-XSPHA

Dear Mr. Goldman:

This is to advise you that \$93.80 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
WILLIAM E. HAMMOND
Commissioner

BALTIMORE COUNTY, MARYLAND		No. 10P932	
OFFICE OF FINANCE - REVENUE DIVISION			
MISCELLANEOUS CASH RECEIPT			
DATE	8/4/82	ACCOUNT	01-662
AMOUNT		\$93.80	
RECEIVED	Brian A. Goldman, Esquire		
FROM	Advertising & Posting Case #83-29-XSPHA		
FOR	(Cities Service Company)		
6 114*****336010 8058A			
VALIDATION OR SIGNATURE OF CASHIER			

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

April 12, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #183 (1977-1978)
Property Owner: Cities Service Co.
N/W cor. Harford Rd. & Scherer Ave.
Existing Zoning: B.L.-C.S. 2 & D.R. 5.5
Proposed Zoning: Special Exception for food and sundries in combination with a service station.
Acres: 0.651 District: 11th

Dear Mr. DiNenna:

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:

Comments were supplied for this property in connection with the Zoning Advisory Committee review for Item #88 (1970-1971).

Baltimore County highway and utility improvements are not directly involved, and this office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #183 (1977-1978).

Very truly yours,

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

END: EAM: PWR: ss

N-NE Key Sheet
35 NE 17 Pos. Sheet
NE 9E Topo
71 Tax Map

MACTHFILED

78-266-X



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 10, 1982

Brian A. Goldman, Esquire
1910 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201

RE: Petitions for Special Exception, Special
Hearing, and Variance
NW corner of Harford Rd. & Scherer Ave., -
9th Election District
Cities Service Co. - Petitioner
NO. 83-29-XSPHA (Item No. 224)

Dear Mr. Goldman:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH/mc

Attachment

cc: Mr. John Duffy
Field Representative
Greater Washington/Maryland Service Station Assoc.
35 Darrow Drive
Baltimore, Maryland 21228

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

JAMES E. SPAMER, P.E., L.S.
W. D. LUTTE, P.E., L.S.
JOHN C. WHITE, L.S.

AREA CODE: 301
832-8037
832-8278

JAMES E. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
P.O. BOX 9804 - BALTIMORE, MD 21204

ZONING DESCRIPTION
9110 HARFORD ROAD

Beginning at a point on the northwest side of Harford Road
as now widened by R.P.L. Plat No. 146116 at the end of the 25 foot
radius connecting Harford Road to the northeast side of Scherer Avenue,
and running thence, bearing on Harford Road, (1) North 36° 25' 32" East
165.82 feet, thence for lines of division, (2) North 50° 12' 40" West
113.11 feet and (3) South 37° 18' 10" West 180.05 feet to the northeast
side of Scherer Avenue (50 feet wide), thence binding on Scherer Avenue,
(4) South 50° 11' 30" East 124.11 feet, (5) by a line curving left with
a radius of 25 feet the distance of 15.85 feet with a chord bearing
South 68° 24' 31" East 15.59 feet and (6) by a line curving left with a
radius of 25 feet the distance of 21.59 feet with a chord bearing
North 61° 09' 18" East 20.91 feet to the place of beginning.

Containing 0.632 acres of land more or less.

William O. Lutte
William O. Lutte, P.E. & L.S.

Brian A. Goldman, Esquire
1910 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201

cc: James S. Spamer & Assoc.
P.O. Box 9804
Baltimore, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 9th day
of June, 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Cities Service Company

Petitioner's Attorney Brian A. Goldman

Reviewed by: *Nicholas E. Commodari*
Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION FOR SPECIAL
EXCEPTION, SPECIAL HEARING
AND VARIANCE
ON ELECTION DISTRICT

ZONING: Petition for Special Ex-
ception, Special Hearing and Vari-
ance
LOCATION: Northwest corner of
Harford Road and Scherer Avenue
DATE & TIME: Thursday, August
5, 1982 at 10:15 A.M.
PUBLIC HEARING: Room 306
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

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

Petition for Special Exception for
a food convenience store as a use
in combination with a gas station.
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
or should approve conversion from
full service gas station to use and
go in combination with a food store
and service gas station in Case No.
8078-X and 71-264-2151; and Vari-
ance to permit a lot area of 2,000
sq. feet in lieu of the required 20,
000 sq. feet.

The Zoning Regulation to be ex-
cepted as follows:
Section 500.4 (A) 1 & D. 1) - mini-
mum lot area required for a service
station with food store.

All that parcel of land in the
North District of Baltimore County
beginning at a point on the north-
west side of Harford Road as now
widened by R.P.L. Plat No. 146116
at the end of the 25 foot radius con-
necting Harford Road to the north-
east side of Scherer Avenue, and
running thence, binding on Harford
Road, (1) North 36° 25' 32" East
165.82 feet, thence for lines of divi-
sion, (2) North 50° 12' 40" West
113.11 feet and (3) South 37° 18' 10"
West 180.05 feet to the northeast
side of Scherer Avenue (50 feet
wide), thence binding on Scherer
Avenue, (4) South 50° 11' 30" East
124.11 feet, (5) by a line curving
left with a radius of 25 feet the dis-
tance of 15.85 feet with a chord bear-
ing South 68° 24' 31" East 15.59 feet
and (6) by a line curving left with
a radius of 25 feet the distance of
21.59 feet with a chord bearing
North 61° 09' 18" East 20.91 feet to the
place of beginning.

Containing 0.632 acres of land
more or less.
Being the property of Cities Ser-
vice Company, as shown on plan
filed with the Zoning Department.
Hearing Date: Thursday, August
5, 1982 at 10:15 A.M.
Public Hearing: Room 306, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
July 19

CERTIFICATE OF PUBLICATION

TOWSON, MD July 12 1982

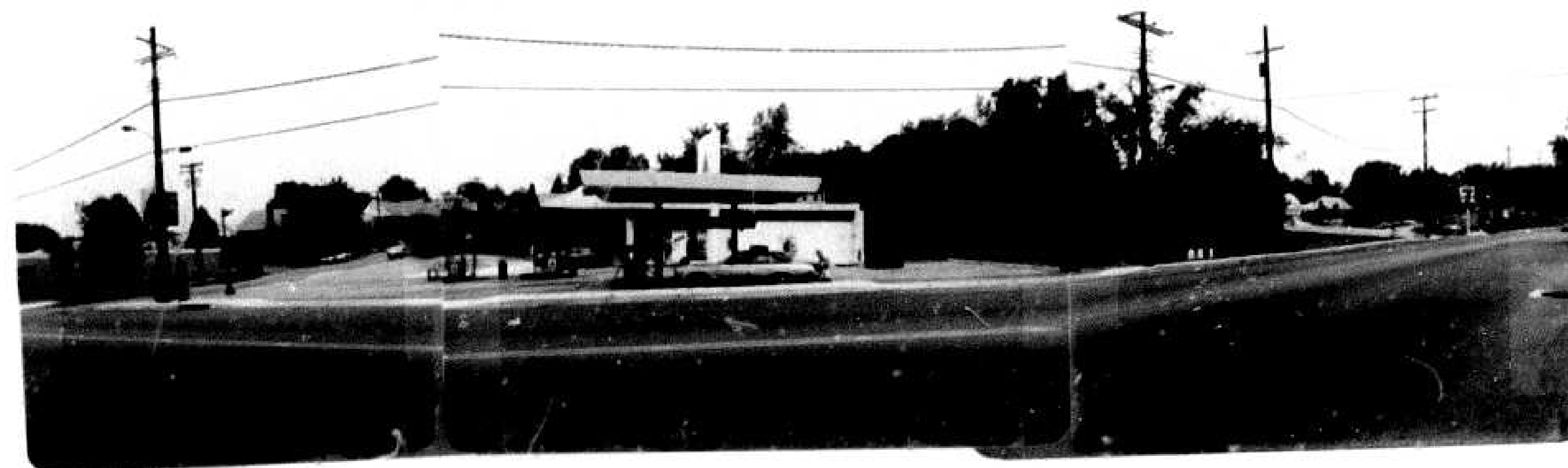
THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. ~~EXEMPT FROM~~

on and time ~~EXEMPT FROM~~ before the 11th
day of August 1982 the next publication
appearing on the 11th day of July
1982.

THE JEFFERSONIAN.

Manager

Cost of Advertisement \$



PETITIONER'S
EXHIBIT

Harford Road
Scherer Avenue
Baltimore County, Md.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Plat set 11/11/82 Date of Posting 11/11/82
Posted for James S. Spamer & Associates, Inc.
Petitioner Cities Service Company
Location of property Northwest corner of Harford Road and Scherer Avenue, Towson, Maryland
Location of Signs On the corner of Harford Road and Scherer Avenue
Remarks See attached plan
Posted by William O. Lutte Signature Date of return 7/13
Number of Signs 2

9110 Harford Road
Scherer Avenue
Baltimore County, Md.



PETITIONER'S
EXHIBIT

Mod 224
Remold
7/2



788-5050
800-492-0329

9200 Edmonston Rd. Suite 304
Greenbelt, Md 20770

JOIE DUFFY
FIELD REPRESENTATIVE

~~SORRY I MISSED YOU.~~

Mrs. Jung,

CITIES SERVICE COMPANY

Would it be possible for me to get
a transcript of the testimony on 83-29xSPHA
Item 224? I would also like to receive
the result of case 83-26-SPHA Item ^{noted} 198
if possible. Thank you for your
attention to this matter.

Joie Duffy

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 27 day of Apr, 1982

Filing Fee \$ 50

Received: ✓ Check

✓ Cash

 Other

#224

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Cities Service

Submitted by B. Goldman

Petitioner's Attorney B. Goldman

Reviewed by MB

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: DI Revised Plans:
Change in outline or description Yes
 No
Previous case: 4078x Map #
71-254 SPH

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

No. 106869

DATE 4/27/82 ACCOUNT 01-662

AMOUNT 50.00

RECEIVED FROM

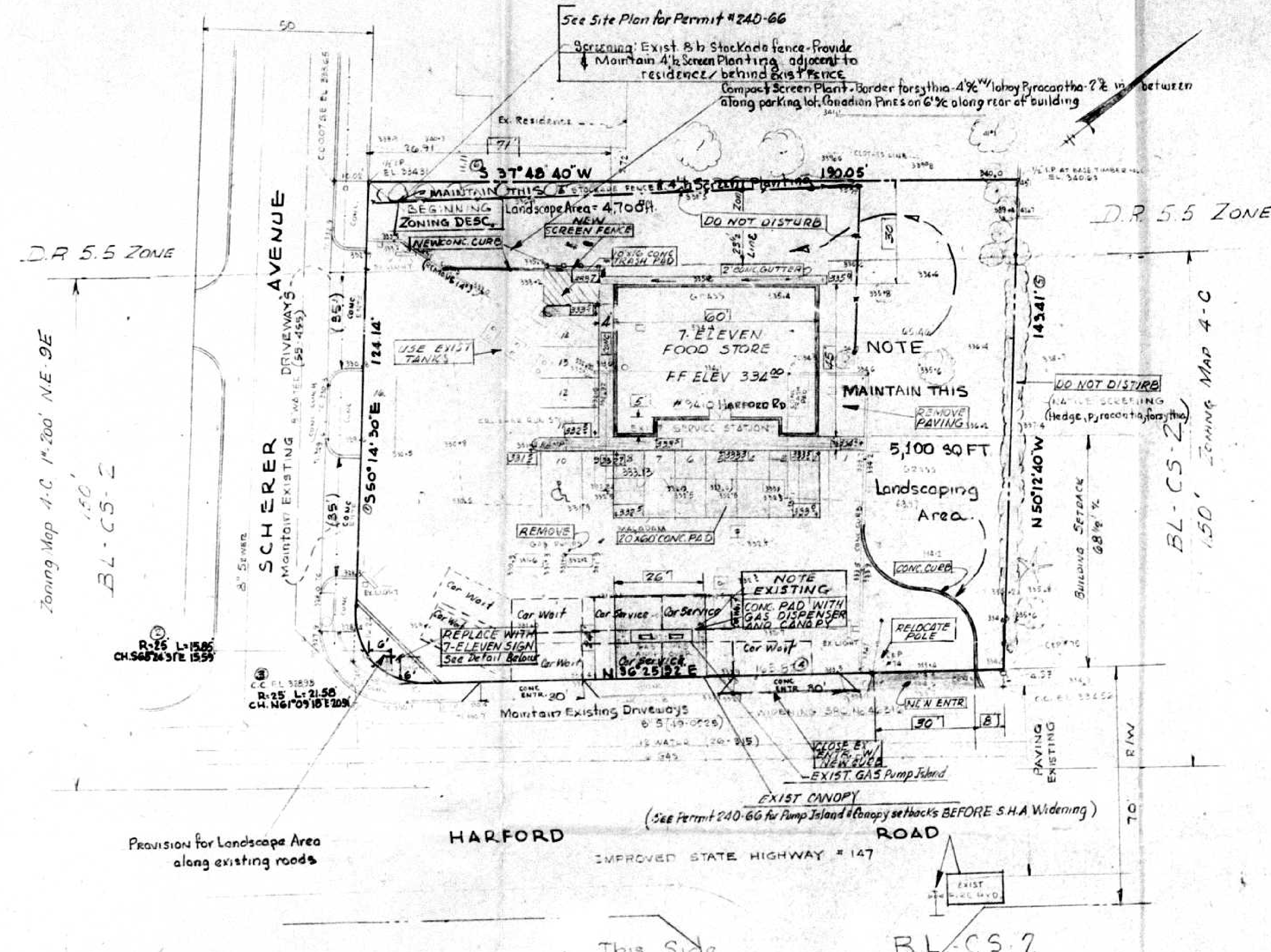
William E. Hammond
Zoning Commission - Item 224
Cities Service

FOR

50 35 48 27

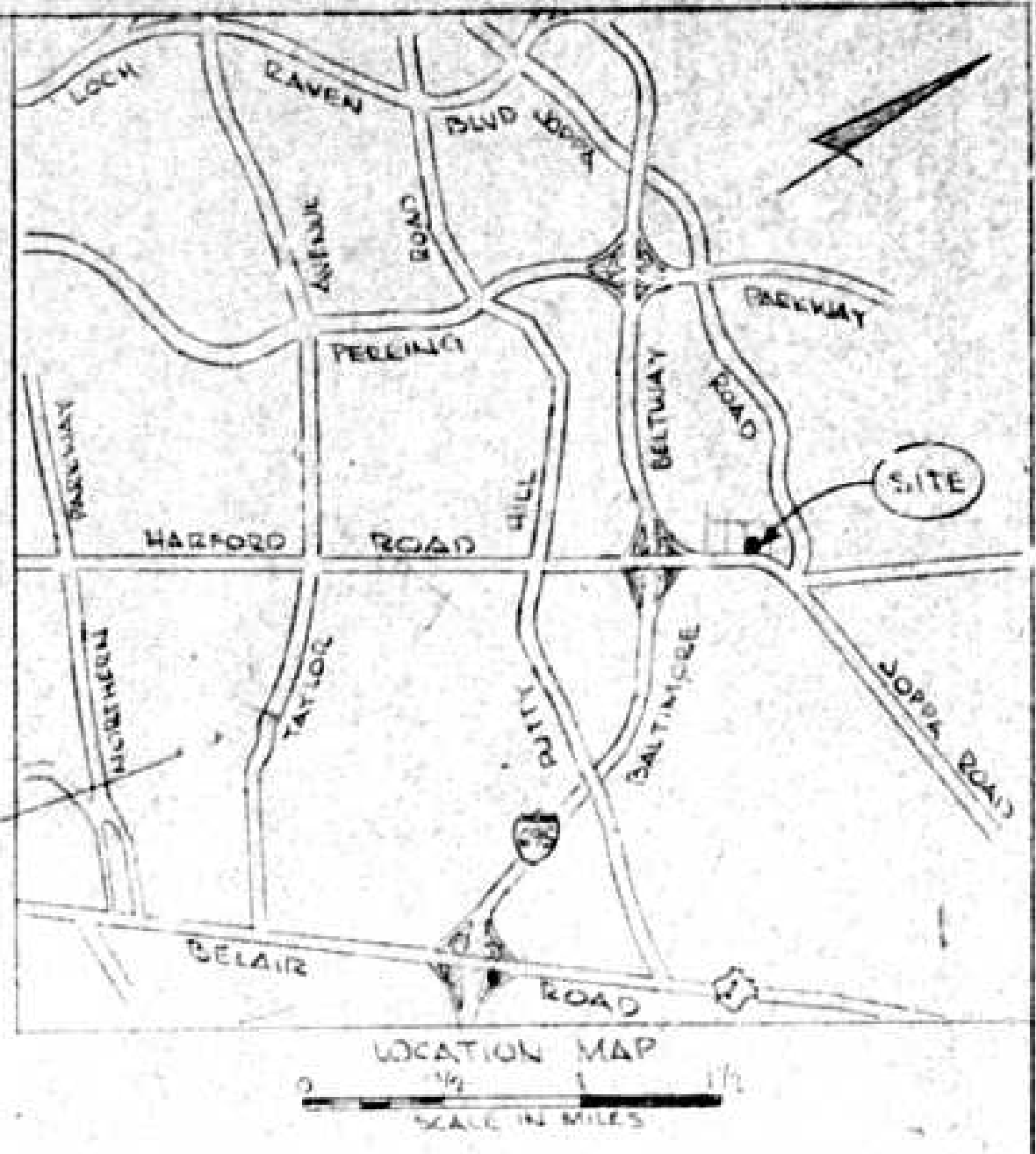
50.00

VALIDATION OR SIGNATURE OF CASHIER



GENERAL NOTES

ZONING B.L. - C-3.2 **EXISTING GAS STATION**
LOT AREA 27,552 S.F. (23,085 S.F. B.L. + 4,467 S.F. D.R.S.)
USE - RETAIL FOOD STORE WITH GAS AND COOPERATION
BUILDING AREA - 2520 S.F.
PARKING REQUIRED - 2520 + 200 = 13 SPACES
PARKING PROVIDED 14 SPACES
NEW WORK & GRADES IN SLANTED LETTERING - 3/32" X 1/8"
EXISTING ENTRANCES TO BE UTILIZED & UNDISTURBED
EXISTING PERIMETER LIGHTING LOCATION TO BE USED
BITUMINOUS CONCRETE TO BE USED TO TRANSITION FROM
EXISTING PAVING TO NEW WORK
EXISTING VEGETATION & SCREEN FENCE 8" H. UNDISTURBED
NOTE THAT 30% OF THIS SITE IS A LANDSCAPE AREA
 = 8,266 S.F.
ALL UTILITIES & CONNECTIONS EXIST ON SITE. F.H. AS SHOWN



GRADING PERMIT DATA
DISTURBED AREA 2800 S.F. (FOR NEW STORE)
THE RUNOFF FACTOR - C-0.92 DOES NOT CHANGE FOR THIS SITE
STORM WATER MGMT. APPLICATION FOR WAIVER BY GRANDFATHERING

BILL 40 CALCULATIONS & COMMENTS

- Site is an existing Auto-Service Station with proposal for use in common with a Food Store and conversion to a gas & go operation.
- All streets are fully improved. Driveways 20' exist on this corner lot (Sect. 405.4.A.3a+b)
- Area Required = 15,000'² Provided: 121.5' x 190' = 23,085'² AVAILABLE See 405.4.A.3 Below
- Site Car Service & waiting areas shown. Sect. 405.4.A.4.b
- EXISTING canopy is 0 and gasoline pump island is 10' setback from road R.O.W. (SEE PERMIT 240/GG)
- Landscaping: Required: 27,552 x 5% = 1,378'² PROVIDED: 30% (9,800'²)
- EXISTING 8" stockade fence. Planting along residential provided & shown hereon, which includes 4" screen planting along rear of 8" fence. SEE PERMIT 240/GG
- EXISTING Lighting conforms to Sect. 405.4.B.5
- EXISTING sign to be replaced with a 7-Eleven sign. See detail
- See Car stacking diagram on site
- In addition to the servicing spaces themselves, at least one waiting space shall be provided for each fuel servicing space. Shown hereon: 4 servicing spaces & 4 waiting spaces: 8
- AREA 5: Site Area: Minimum is 1,500'² times the total no. of fuel service spaces plus service bays = 1500 x 4 + 0 = 6,000'² or min 6,000'² Service Station: At least 15,000'² and Food Store Area increased by a factor of 4 times retail sales area.
- Proposed Food Store = 2520'² times 4 = 10,080'² of site area increase needed
- TOTAL AREA: So, Total Site Area Required = 15,000'² (service station) minimum 10,080'² (Food store) minimum
- AVAILABLE: B.L. 23,085'² 31A widening = 1,905'² 24,990'²

SITE PLAN FOR PERMIT PURPOSES
 405.2.B. Special Exception From Automotive Services Station - to combine with a 7-Eleven Food Store & conversion to Gas & Go Operation. Also Special Hearing

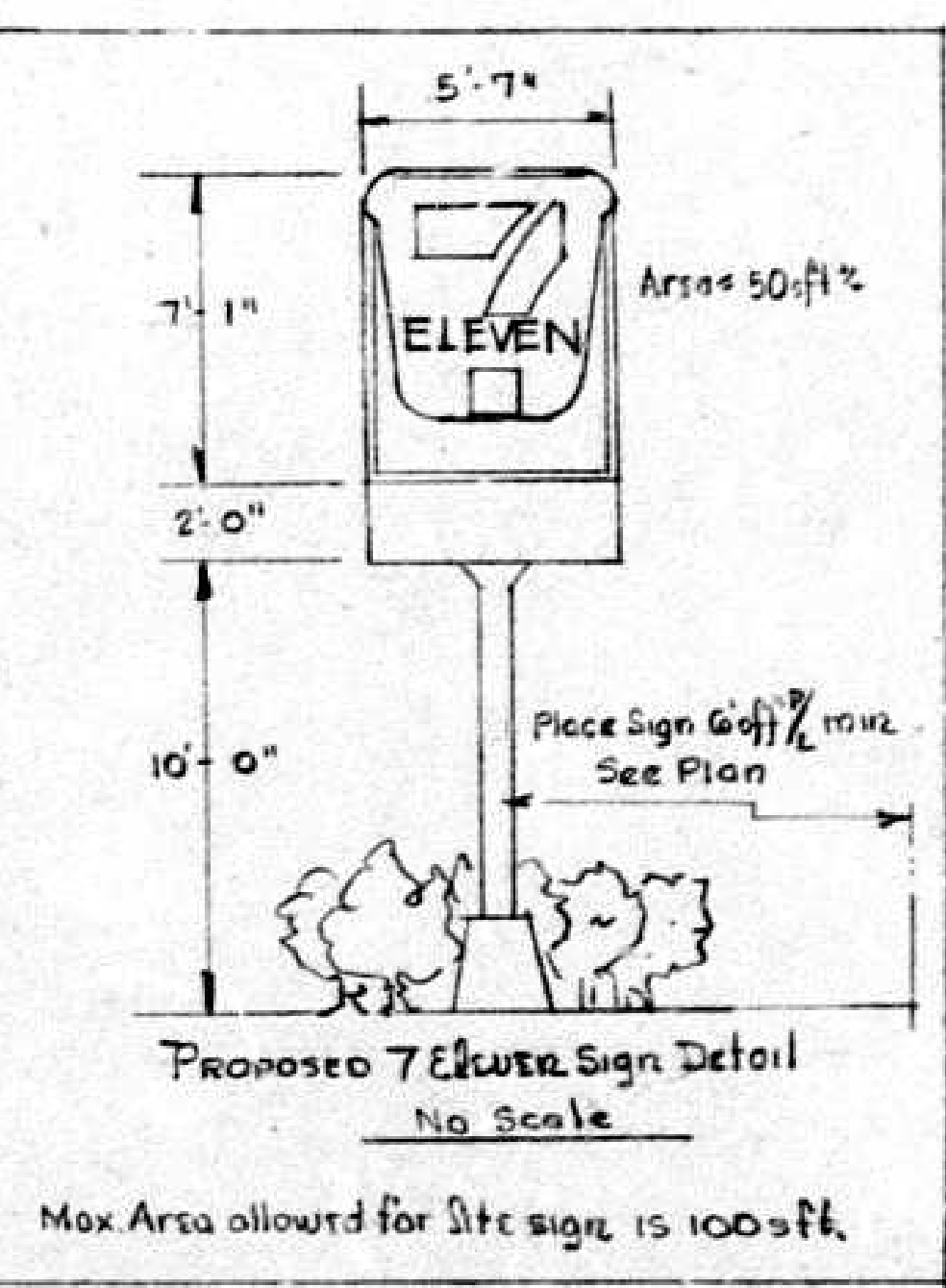
THE SOUTHLAND CORPORATION
 LOCATED
 9410 HARFORD ROAD - CARNEY
 9TH ELECT. DIST. BALTO. CO. MD.
 STORE NO. 1501-13703

PERMIT PLAT **OCT 25, 1982**

TITLE OTG 5221-387
See Zoning Case #83-29-XSPHA - Oct 10, 1982 approved
NOTE: FOR DETAILED SURVEY SEE SURVEY BY SPAMER NOV 23, 1981

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *[Signature]*
 DATE 12/15/82
 BY *[Signature]*
 DATE 1/3/83
 83-29-XSPHA
 C-1487-82

JAMES S. SPAMER & ASSOCIATES
 ENGINEERS & SURVEYORS
 PO BOX 7804
 TOWSON, MARYLAND 11204
 SCALE: 1" = 20' **OCT 25, 1982**
 9410 HARFORD RD





See Car stacking diagram on site

In addition to the servicing spaces themselves, at least one waiting space shall be provided for each fuel servicing space. Shown here are 4 servicing spaces & 4 waiting spaces = 8

AREAS: Site Area: Minimum is 1500' times (the total no. of fuel service spaces plus service bays) = $1500 \times 4 + 0 = 6,000'$ or min 6,000'

Service Station: At least 15,000' and Food Store Area increased by a factor of 4 times retail sales area.

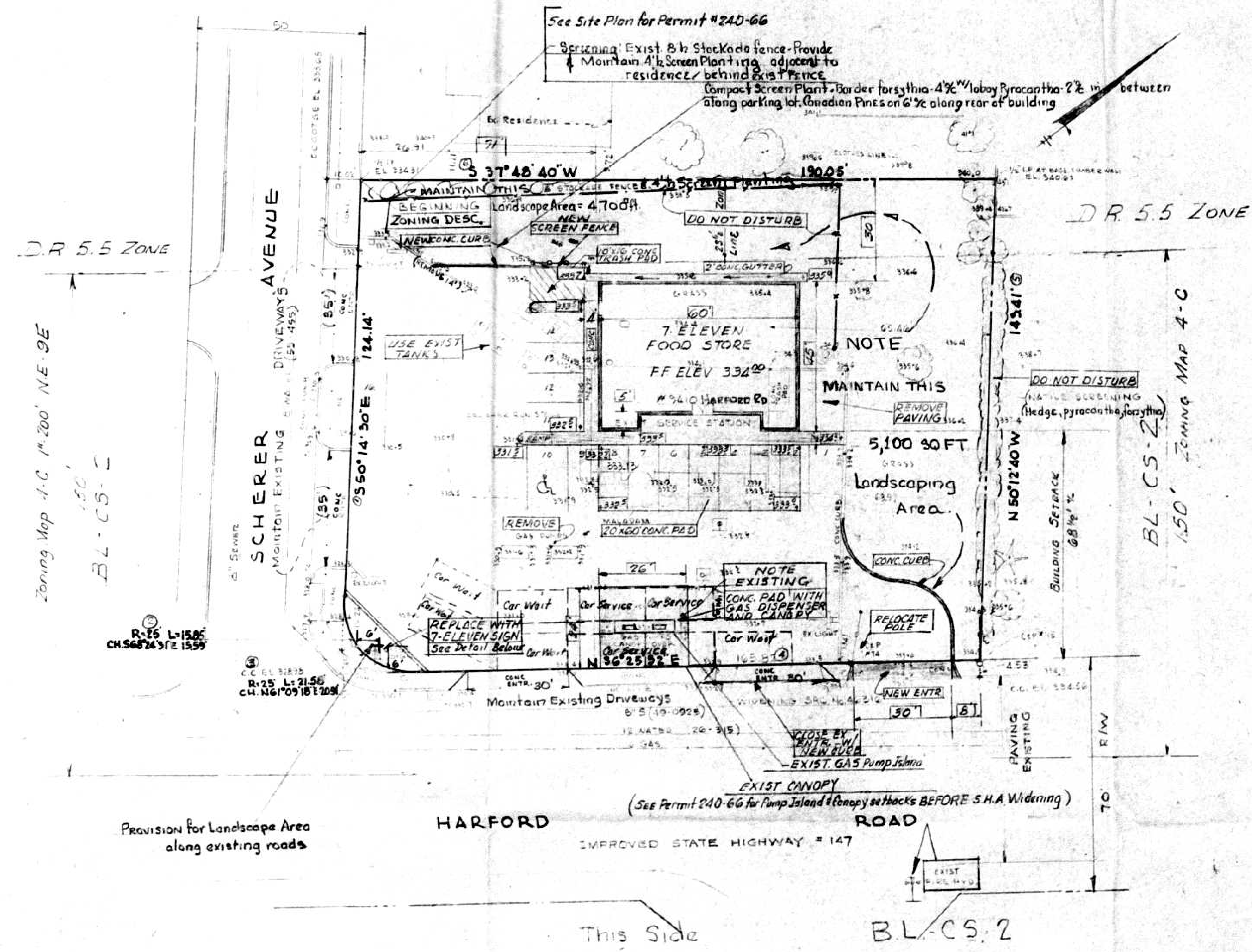
Proposed Food Store = 2520' times 4 = 10,080' of site area increase needed

TOTAL AREA: So, Total Site Area Required = 15,000' (service station) minimum + 10,080' (food store) = minimum 25,080'

AVAILABLE: BL = 23,055' SHA widening = 1,905' 24,960'

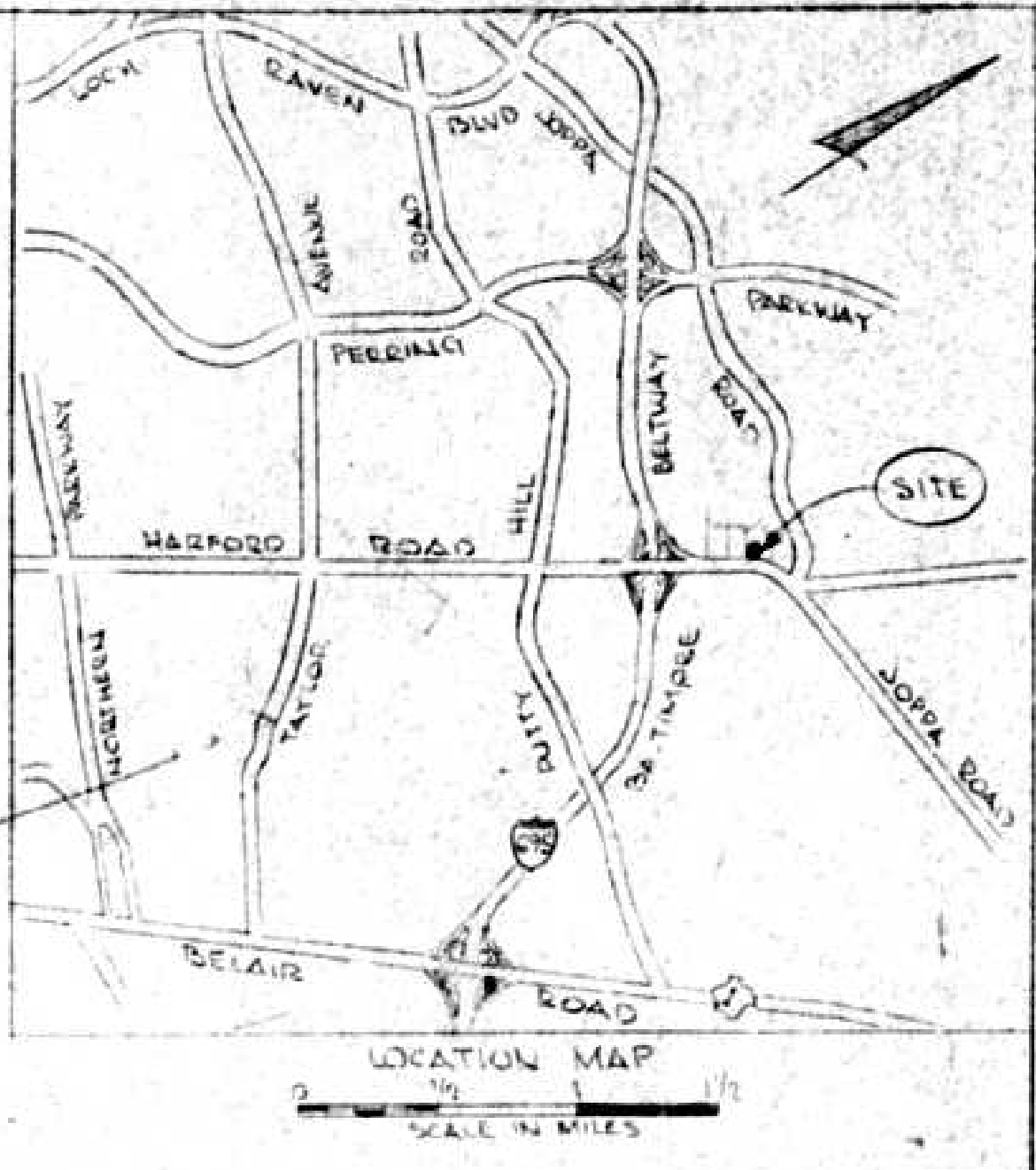
SCALE: 1"=20' APRIL 5th 1902
9410 HARFORD RD





GENERAL NOTES

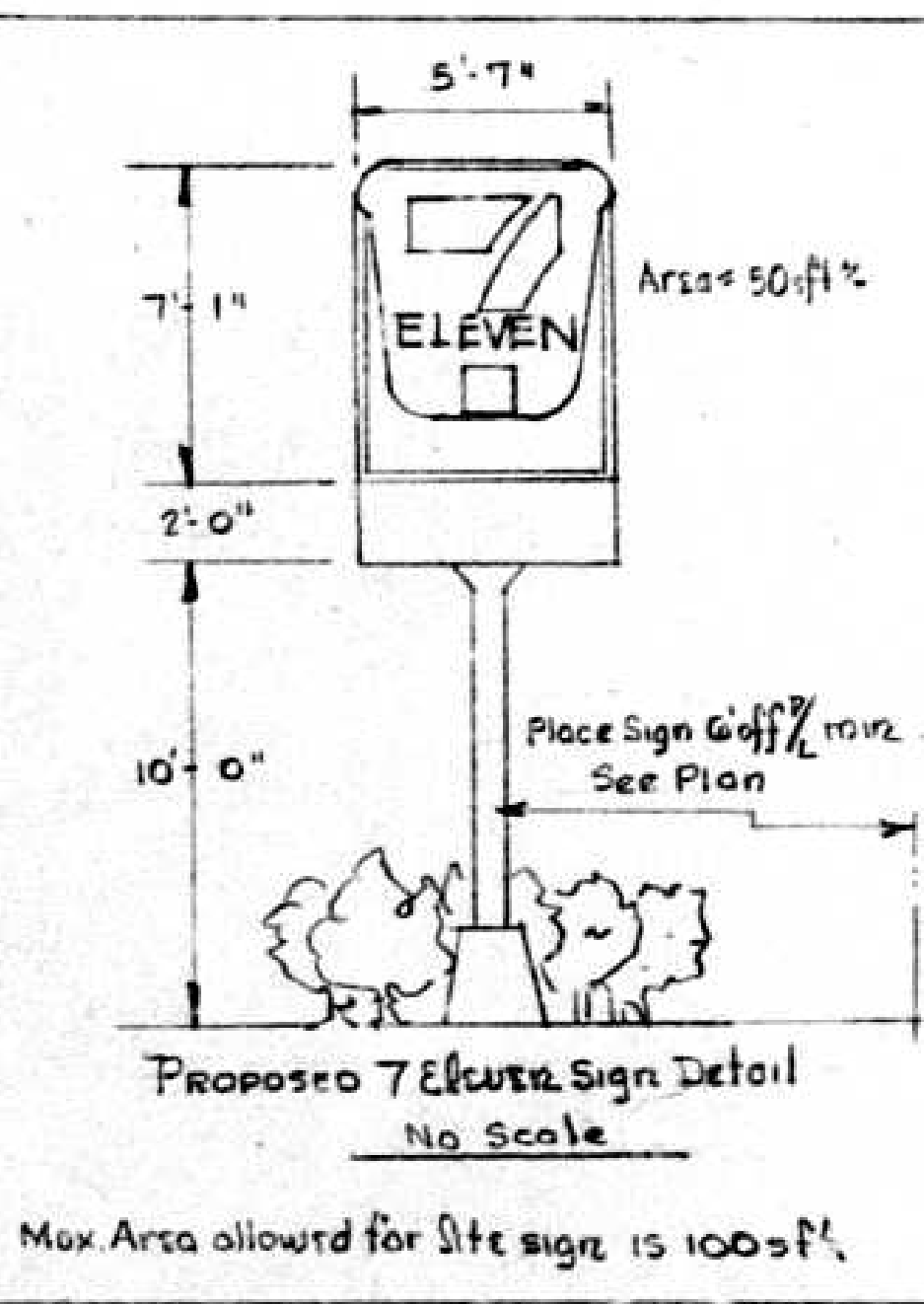
ZONING BL-CS-2 **EXISTING GAS STATION**
LOT AREA 27,552 S.F. (23,085 S.F. BL + 4,467 S.F. DR.S.B.)
USE - RETAIL FOOD STORE WITH GAS and COOPERATION
BUILDING AREA - 2520 S.F.
PARKING REQUIRED - $2520 \div 200 = 13$ SPACES
PARKING PROVIDED - 14 SPACES
NEW WORK & GRADES IN SLANTED LETTERING - 33' 40"
EXISTING ENTRANCES TO BE UTILIZED & UNDISTURBED
EXISTING PERIMETER LIGHTING LOCATION TO BE USED
BITUMINOUS CONCRETE TO BE USED TO TRANSITION FROM EXISTING PAVING TO NEW WORK
EXISTING VEGETATION & SCREEN FENCE TO BE UNDISTURBED
NOTE THAT 36% OF THIS SITE IS A LANDSCAPE AREA = 9,800 S.F.
ALL UTILITIES & CONNECTIONS EXIST ON SITE. F.H. AS SHOWN



GRADING PERMIT DATA
DISTURBED AREA 2800 S.F. (FOR NEW STORE)
THE RUNOFF FACTOR - C-0.92 DOES NOT CHANGE FOR THIS SITE
STORMWATER MGMT. APPLICATION FOR WAIVER BY GRANDFATHERING

BILL 40 CALCULATIONS & COMMENTS

- Site is an existing Auto-Service Station with proposal for use as a common with a Food Store and conversion to a gas & go operation.
- All Streets are fully improved. Driveways - 280 exist on this corner lot (Sect. 405.4.A.3a.1b)
- Area Required = 15,000² Provided = 121' x 130' = 23,085² AVAILABLE SEE 405.4.A.3a.1b
- Site Car Service & waiting areas shown. Sect. 405.4.A.4b
- EXISTING canopy is 0 and gasoline pump island is 10' setback from road R.O.W. (SEE PERMIT 240/GG)
- Landscaping Required = $27,552 \times 5\% = 1,378$ PROVIDED = 36% (9,800²)
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- EXISTING Lighting conforms to Sect. 405.4.B.5
- EXISTING sign to be replaced with a 7-Eleven sign. See detail
- See car stacking diagram on site
- In addition to the servicing spaces themselves, at least one waiting space shall be provided for each fuel servicing space. Shown hereon, 4 servicing spaces & 4 waiting spaces: 8
- AREAS: Site Area: Min reqd is 15,000² times (the total no of fuel service spaces plus service bays) = $1500 \times 4 + 0 = 6,000$ or min 15,000² Service Station: At least 15,000² Food Store: Area increased by a factor of 4 times retail sales area.
- Proposed Food Store = 2520² times 4 = 10,080² of site area increase needed
- TOTAL AREA: So, Total Site Area Required = 15,000² (service station) minimum 10,080² (Food Store) minimum 25,080²
- AVAILABLE: BL 23,085² S.H.A. Widening 1,905² 24,990²



PLANS APPROVED
OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 12/5/82
 BY: [Signature]
 DATE: 12/5/82
 83-29-X SPHA
 C-1489-B2

SITE PLAN for PERMIT PURPOSES
 405.2.B. Special Exceptions from Automotive Service Stations - to Combination with a 7-Eleven Food Store & Conversion to Gas & Go Operation. Also Special Hearing.

THE SOUTHLAND CORPORATION
 LOCATED
 9410 HARFORD ROAD - CARNEY
 9TH ELECT DIST. BALTO CO. MD.
 STORE NO 1501-23703

PERMIT PLAT **OCT 25, 1982**
TITLE - OTG 5221-387
See Zoning Case #83-29-XSPHA - Oct 10, 1982 Approved
NOTE - FOR DETAILED SURVEY SEE SURVEY BY SPAMER NOV 23, 1981

JAMES S. SPAMER & ASSOCIATES
 ENGINEERS & SURVEYORS
 PO BOX 1804
 TOWSON, MARYLAND 21204
 SCALE: 1"=20' **OCT 25, 1982**
 9410 HARFORD RD

