3/12/82
JWM/mgb

194

83-100-X-SPHA

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a food store as a use in combination with a service station. (gas and go)

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 / Lessee:

(Type or Print Name)

NOT REQUIRED
Signature

Joppa and York Roads
Address

Towson, Maryland 21204
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)
Division of ATLANTIC RICHFIELD

Signature J. P. Long, Region R.E. Negotiator

(Type or Print Name)

Signature

1500 Market Street 215-557-3145
Address Phone No.

Philadelphia, Pennsylvania 19101
City and State

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

J. William Martin
Name
Executive Plaza One (501)
Hunt Valley, Maryland 21031 667-4321
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of September, 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 19th day of October, 1982, at 10:30 o'clock A. M.

Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1

(over)

Tues 10-19-82 10:30 am

ORDER RECEIVED FOR FILING
DATE April 29, 1983
By Jean M. Hoffman

MICROFILMED

IN THE MATTER OF THE APPLICATION OF ARCO PETROLEUM PRODUCTS CO. FOR SPECIAL EXCEPTION FOR A FOOD STORE W/SERVICE STATION; FOR SPECIAL HEARING FOR AMENDMENT TO SITE PLAN, AND VARIANCE FROM §405.4 (A.1 & D.8) and §405.4.A.2.a OF THE BALTIMORE COUNTY ZONING REGULATIONS N/S JOPPA ROAD AT INT. OF ALLEGHENY AVE. & YORK RD. 9th DISTRICT

: BEFORE
: COUNTY BOARD OF APPEALS
: OF
: BALTIMORE COUNTY
: NO. 83-100-X-SPHA

OPINION

The above captioned matter came before the County Board of Appeals of Baltimore County on an appeal from the decision of the Zoning Commissioner, dated April 29, 1983.

At issue is a petition for a special exception so as to permit the use of a food store in conjunction with a "gas and go" service station, a petition for special hearing so as to permit an amendment to the site plan enabling the conversion to the use requested in the special exception and a petition for a variance so as to permit less than the required minimum area requirements and to permit setbacks less than those required. The Zoning Commissioner denied all these petitions.

No Protestants, except People's Counsel, appeared.

The hearing proceeded in a fashion this Board can only characterize as informal. Robert Oliver, Marketing Representative for Arco Petroleum Products Company, testified as to the history of the location and the fact that the proposed use of the site would not violate the criteria mandated by §502.1 of the Baltimore County Zoning Regulations.

Gary P. Barnes, the dealer at the Arco station located on the subject site, testified that he believed the combination food store and gas and go operation at the site is appropriate and feasible.

W. Worthington Ewell, a traffic expert retained by the Petitioner, testified that the proposed use of the location will not have an adverse effect upon traffic or traffic congestion. According to Dr. Ewell any increase in traffic as a result of the proposed use would be nominal.

Michael Flanigan, representing the Baltimore County Traffic

MICROFILMED

194

83-100-XSPHA

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 in Case #550 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store.

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 / Lessee:

(Type or Print Name)

NOT REQUIRED
Signature

Joppa and York Roads
Address

Towson, Maryland 21204
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)
Division of ATLANTIC RICHFIELD

Signature J. P. Long, Region R.E.

(Type or Print Name)

Signature

1500 Market Street 215-557-3145
Address Phone No.

Philadelphia, Pennsylvania 19101
City and State

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

J. William Martin
Name
Executive Plaza One (501)
Hunt Valley, Maryland 21031 667-4321
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of September, 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 19th day of October, 1982, at 10:30 o'clock A. M.

Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1

(over)

ORDER RECEIVED FOR FILING
DATE April 29, 1983
By Jean M. Hoffman

ARCO PETROLEUM PRODUCTS CO. - #83-100-XSPHA 2.

Engineering Dept., testified that there was no valid way to measure an increase or decrease in traffic congestion.

Anthony J. Corteal, Director of Site Development for Lyon Associates, Inc., presented a resume as well as a five page document outlining the project and containing, for the most part, his entire verbal presentation. This document was received into evidence and marked as Petitioner's Exhibit No. 1.

This Board is constrained to note that People's Counsel was extremely tolerant and did all in his power to ensure the Petitioner a fair and complete hearing.

We are cognizant of the time, effort and expense expended by the Petitioner. It is this Board's considered opinion that the proposed use of the location is feasible. We do not believe that the requested use would have an adverse effect on traffic and/or traffic congestion. We are persuaded, therefore, that the requested special exception would not have an adverse effect upon the health, education and general welfare of the community.

With respect to the variances requested, it is incumbent upon the Petitioner to establish that without the requested variance he shall encounter practical difficulty or a hardship. On prompting by People's Counsel, Mr. Corteal stated that the requested variances were required because the existing structure cannot be reasonably used as it presently exists. This Board does believe the factual requirements respecting practical difficulty and/or hardship have been established.

Having determined that the requested special exception and variances should be granted, the special hearing for an amendment to the site plan must be similarly granted.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 2nd day of November, 1983, by the County Board of Appeals, ORDERED that the Order of the Zoning Commissioner, dated April 29, 1983, be REVERSED, and that the special exception, special hearing and variances petitioned for, be and the same are hereby GRANTED.

MICROFILMED

3/12/82
JWM/mgb

194

83-100-XSPHA

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.1 and D.8) to allow a site area of 17,364 square feet, in lieu of the required 21,800 square feet Section 405.4A 2a. to allow a setback of 2 feet from the right of way in lieu of the required 10 feet, and 32 feet from the centerline of the street in lieu of the required 35 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 35%. 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. The required 10 foot setback would result in the existing island being moved 8 feet closer to the other existing island. This would not only be expensive but would constrict the on-site flow of traffic causing a possible 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.

Contract Purchaser / Lessee:

(Type or Print Name)

NOT REQUIRED
Signature

Joppa and York Roads
Address

Towson, Maryland 21204
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)
Division of ATLANTIC RICHFIELD

Signature J. P. Long, Region R.E. Negotiator

(Type or Print Name)

Signature

1500 Market Street 215-557-3145
Address Phone No.

Philadelphia, Pennsylvania 19101
City and State

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

J. William Martin
Name
Executive Plaza One (501)
Hunt Valley, Maryland 21031 667-4321
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of September, 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 19th day of October, 1982, at 10:30 o'clock A. M.

Zoning Commissioner of Baltimore County.

(over)

Tues 10-19-82 10:30

ORDER RECEIVED FOR FILING
DATE April 29, 1983
By Jean M. Hoffman

ARCO PETROLEUM PRODUCTS CO. - #83-100-XSPHA 3.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

William R. Evans
William R. Evans

Note: By agreement of counsel and Petitioner's representative, this case was heard by a 2-man Board.

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCES
N/S Joppa Rd. at intersection of Allegheny Ave. & York Rd., 9th District

ARCO PETROLEUM PRODUCTS COMPANY, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
:
:
: Case No. 83-100-XSPHA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 24th day of September, 1982, a copy of the foregoing Order was mailed to J. William Martin, Esquire, Executive Plaza One (501), Hunt Valley, MD 21031, Attorney for Petitioner.

John W. Hessian, III

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BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

ORDER RECEIVED FOR FILING
DATE April 29, 1983
BY Arlene K. Lawyer
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the petition and by reason of failure to meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations and failure to prove that the proposed use would not be detrimental to the health, safety, and general welfare of the community, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of April, 1983, that the Petition for Special Exception for a food store as a use in combination with a gas and go operation is hereby DENIED.

William E. Hammond
Zoning Commissioner of
Baltimore County

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ORDER RECEIVED FOR FILING
DATE April 29, 1983
BY Arlene K. Lawyer
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the petition, by reason of the decision rendered in the accompanying Special Exception Order, and it appearing that the proposed amendment would be detrimental to the health, safety, and general welfare of the community, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of April, 1983, that the amendment to the site plan filed in Case No. 5304 to allow the conversion of an existing full service station to a gas and go operation in conjunction with a food store should not be approved and, as such, the Petition for Special Hearing is hereby DENIED.

William E. Hammond
Zoning Commissioner of
Baltimore County

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ORDER RECEIVED FOR FILING
DATE April 29, 1983
BY Arlene K. Lawyer
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the petition and by reason of the decision rendered in the accompanying Special Exception Order, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of April, 1983, that the herein Petition for Variances is hereby DISMISSED.

William E. Hammond
Zoning Commissioner of
Baltimore County

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BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

October 11, 1982

c/o
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: Case #83-100-XASPH (Item No. 194)
Petitioner-Arco Petroleum Products Company
Special Hearing, Special Exception and Variance Hearing

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.

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

As indicated in my previous conversations with you and Mr. Cortesi and Mr. Kubin of Lyon Associates, I was witholding the scheduling of this hearing until the comments from Traffic Engineering were addressed.

In view of the fact that no one could give me a definite answer concerning the proposed improvements to the intersection of Joppa, Allegheny and York Road, I decided to schedule the hearing.

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Case #83-100-XASPH
Petitioner-Arco Petroleum Products Company
Page 2

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

NBC:mch

Enclosures

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

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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 #194 (1981-1982)
Property Owner: Arco Petroleum Products Company
N/S Joppa Rd. at intersection of York Rd. and Allegheny Ave.
Acres: 0.339 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:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Any conflicts between this property and the Towson Master Plan should be resolved with the Baltimore County Office of Planning and Zoning and the Baltimore County Administration.

All public facilities exist for this site.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 194 (1981-1982).

Very truly yours,

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

RAM:EAM:FWR:ss

cc: Jack Wimbley
John Trenner
Frank H. Fisher

N-NW Key Sheet
38 & 39 NE 3 Pos. Sheets
EE 10 A Topo
70 & 70A Tax Maps

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 14, 1982

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

Re: Petitions for Special Exception, Special Hearing and Variances
N/S Joppa Rd. at intersection of Allegheny Avenue & York Road
Arco Petroleum Products Company - Petitioner
Case #83-100-XSPHA Item #194

Dear Mr. Martin:

This is to advise you that $98.59 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
Zoning Commissioner

WEH:aj

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 113028

DATE 12/16/82 ACCOUNT R-01-615-000
AMOUNT $98.59
RECEIVED FROM J. William Martin, Esquire
FOR Advertising & Posting Case #83-100-XSPHA (Arco Petroleum)
VALIDATION OR SIGNATURE OF CASHIER

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	TOTAL ACCIDENTS	# FATALITIES	INTERSECTION RELATED ACCIDENTS	DRIVEWAY RELATED ACCIDENTS	# REAR END COLLISIONS	ACCIDENTS DIRECTLY ATTRIBUTABLE TO SITE
1977	15	0	7	0	4	0
78	21	0	6	1	5	0
79	10	0	1	1	3	1
80	10	0	3	0	1	0
81	5	0	NO DATA COLLECTED			0
1/82 TO 7/82	4	0	NO DATA COLLECTED	0	NO DATA COLLECTED	0

ACCIDENT DATA: YORK ROAD AT JOPPA / ALLEGHENY TOWSON, MARYLAND

DATA OBTAINED FROM BUREAU OF ACCIDENT STUDIES, TRAFFIC DIV. MARYLAND STATE HIGHWAY ADMINISTRATION

EXHIBIT 14

WILLIAM P. MONK
land planner
p.o. box 11415
baltimore, maryland
21239

- D LEVEL INTERSECTIONS
- E LEVEL INTERSECTIONS
- F LEVEL INTERSECTIONS

JULY, 1981
ADOPTED BY PLANNING BD.

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State Highway Administration of Maryland
Bureau of Traffic Engineering
Record of Intersection Count

RECEIVED
JUL 22 1980
DISTRICT
TRAFFIC ENGINEER

Location Md 45 at Ashland Square - Allegheny Ave
Date & Day 7-2-80 Wed.
Requested by Darrell Wilkes
Compiled by [illegible]
County Baltimore
Weather Clear
Recorder Miller
Hours Counted 7-9
Town Towson

RECEIVED
JUL 22 1980
DISTRICT
TRAFFIC ENGINEER

CODED

EXHIBIT 13-A

TRAFFIC MOVEMENT SUMMARY TABLE

Names of Streets	Md 45 From North				From South				Ashland Square From East				Allegheny Ave From West				Grand Total
Time	L	S	R	Tot.	L	S	R	Tot.	L	S	R	Tot.	L	S	R	Tot.	
AM 6-7																	
7-8	57	143	19	219					—	181	108	289	1	121	5	127	635
8-9	53	223	32	338					4	327	185	516	7	154	12	173	1027
9-10	50	213	41	304					—	270	183	453	3	133	5	147	944
10-11	58	211	36	325					—	259	190	449	24	233	28	267	1051
11-12	94	207	24	325					1	198	231	430	30	226	21	307	1062
PM 12-1	110	187	46	351					1	173	279	453	32	255	53	340	1144
1-2	148	207	19	374					2	268	250	520	28	243	72	343	1237
2-3	135	254	18	397					—	285	242	514	29	285	82	356	1267
3-4	115	228	24	366					1	290	284	605	14	276	28	318	1189
4-5	114	207	16	337					3	240	201	474	21	207	26	269	1015
5-6	114	205	18	337					3	284	262	549	28	261	34	433	1319
6-7	101	193	26	320					2	274	228	505	19	205	24	368	1193
7-8																	
8-9																	
9-10																	
TOTAL	1235	2499	315	4093	—	—	—	—	18	2976	2603	5597	248	2835	360	3443	13083

SHA 52.2-88 8-14-75

BALTIMORE COUNTY

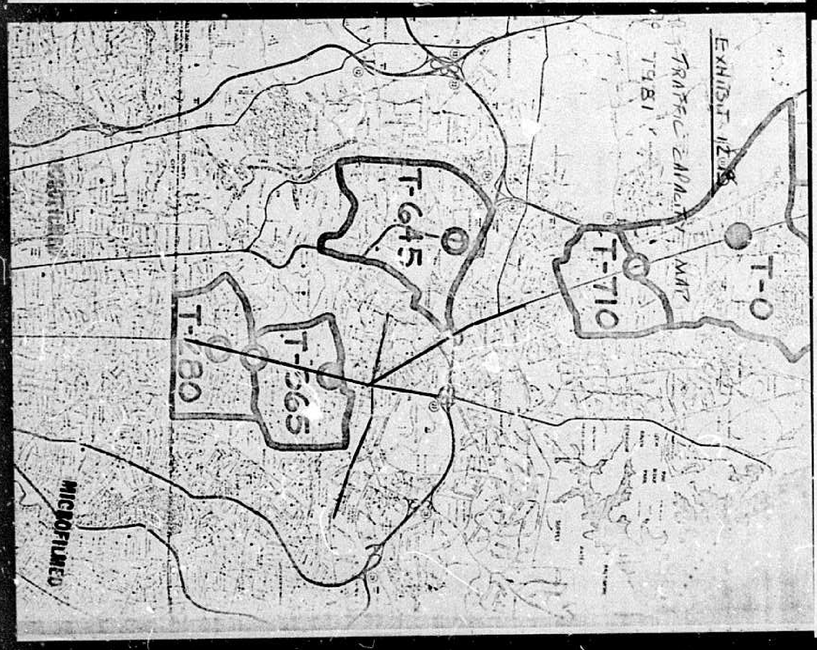
BASIC SERVICES MAP

TRANSPORTATION AREA MAP

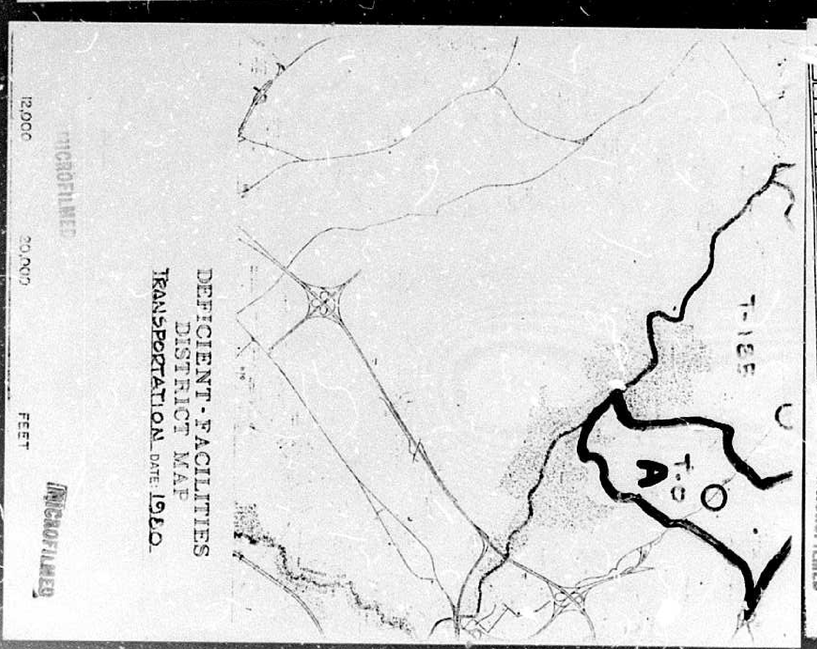
"T" TRANSPORTATION AREA
(SEE BALTIMORE COUNTY ZONING REGULATIONS FOR EXPLANATION OF NUMERAL)

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- D LEVEL INTERSECTIONS
- E LEVEL INTERSECTIONS
- F LEVEL INTERSECTIONS



BALTIMORE COUNTY
BASIC SERVICES MAP
TRANSPORTATION AREA MAP
("T" TRANSPORTATION AREA
(SEE BALTIMORE COUNTY ZONING
REGULATIONS FOR EXPLANATION
OF NUMERAL)



State Highway Administration of Maryland
Bureau of Traffic Engineering
Record of Intersection Count

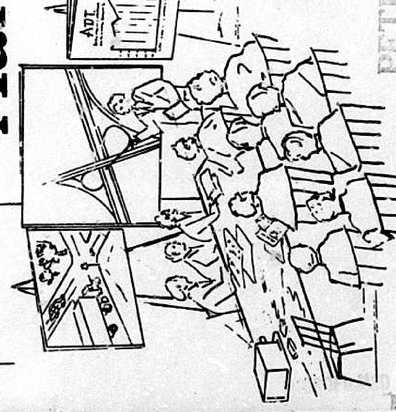
RECEIVED
MAY 20 1981
DISTRICT
TRAFFIC ENGINEER

CODED

TRAFFIC MOVEMENT SUMMARY TABLE



Maryland state highway needs inventory 1980



PETITIONER'S EXHIBIT 7

Maryland Department of Transportation

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EXHIBIT 10

PETITIONER'S EXHIBIT 6

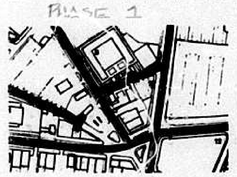
TOWSON TOWN CENTER 2

WORKING PAPER

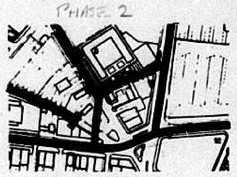
COPE LINDER WALMSLEY Architects Engineers Landscape Architects



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Close Joppa Road



Realign York Road

PHASE 1

the improved Allegheny Avenue and turn right on a widened Washington Avenue. Such a minor detour would be more than compensated by the simplification it would facilitate at York Road.

PHASE 2

In the longer term future, when York Road (south of Joppa Road) is reduced to two moving lanes, this intersection could be further simplified by realigning the northern branch of York Road to create, in effect, two intersections instead of one. This realignment would help deter traffic from carrying straight on down the York Road semi-mall and would create a larger and, therefore, more flexible development parcel bounded by Investment Place/York Road/Dulaney Valley Road/Allegheny Avenue.

Improved Junction at Dulaney Valley Road and Fairmount Avenue

An extra turning lane should be provide for traffic southbound on Dulaney Valley Road which is making a left turn onto Fairmount Avenue. The existing turning lane is no longer adequate to satisfy the demand for this movement. With increased development and new parking facilities east of York Road demand for a left turn onto the Loop, at this intersection, will increase.

Location of Future Parking Garages

As a general principle we recommend that future parking structures be located with direct access from the major north/south distributors (Washington and Virginia Avenues). This would ultimately result in a ring of parking structures surrounding the walkable core area.

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wise have taken place. Such a "better development" may include retail space at grade, the provision of pleasant pedestrian spaces adjacent to major pedestrian promenades.

Bikeways

A county wide system of bikeways has been planned. Bikeways already exist in Towson on Fairmount Avenue and Bosley Avenue and are programmed for Joppa Road and Towsontown Boulevard. These routes will connect Towson to the county wide system. We recommend that additional bikeways be provided in Central Towson to tie in with the county wide system and extend the pedestrian promenades into the immediate neighborhoods of West and East Towson, namely on Pennsylvania to the east, Chesapeake to the west, Maryland Avenue to the south. In the pedestrian core cyclists will be restricted to the cartway (posribly with a widened curb lane) but on routes from the neighborhoods sidewalks will be ramped and signed similar to the county system. Provision for bike storage should be made at major entrances to the core, and in Revenue Authority garages and at the more important public buildings.

Changes to York Road/Joppa Road Junction

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PHASE 1

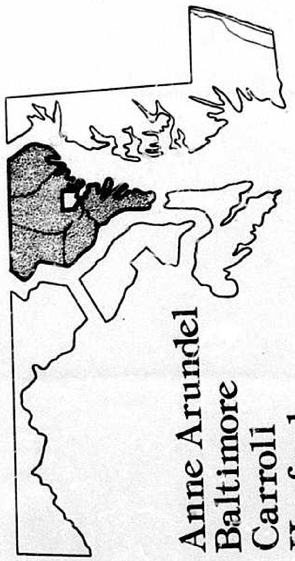
MICROFILMED

MARYLAND HIGHWAY NEEDS INVENTORY



SECONDARY Highway System

MICROFILMED



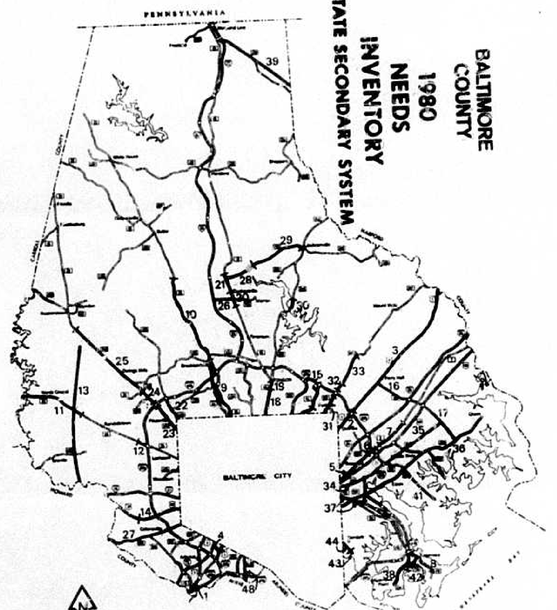
Anne Arundel
Baltimore
Carroll
Harford
Howard

Baltimore Region

MICROFILMED

BALTIMORE COUNTY 1980 NEEDS INVENTORY

STATE SECONDARY SYSTEM



MICROFILMED

SECONDARY-BALTIMORE 1980 HIGHWAY NEEDS INVENTORY

MAP REF.	ROUTE-ROUTE NAME LIMITS-LENGTH		MTP NEED	CATEGORY	IMPROVEMENT TYPE* COST ($000)
	Md. 41-Perring Parkway Taylor Avenue to 0.2 mile south of I-695	1.1 mi.	-	Se	multi-lane reconstruct 500
15	Md. 43-White Hars Boulevard U. S. 1 to Honeygo Boulevard	2.3 mi.	-	Se	multi-lane construct 17,600
16	Md. 43-White Marsh Boulevard U.S. 40 to Md. 150 at Carroll	3.0 mi.	-	Se	multi-lane construct 12,100
17	Md. 45-York Road Baltimore City Line to Burke Avenue	1.7 mi.	-	Se	multi-lane reconstruct 4,150
18	Md. 45-York Road Burke Ave. to Roaldy Avenue	0.9 mi.	-	Se	multi-lane reconstruct 1,700
19	Md. 45-York Road 0.1 north of Industry Lane to Cockeysville Road	1.0 mi.	-	Se	multi-lane reconstruct 1,500
20	Md. 45-Wight Road to Shawan Road	1.1 mi.	-	Se	multi-lane reconstruct 2,600
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22	Md. 140-Reisterstown Road Baltimore City Line to 0.1 mile south of I-695	1.8 mi.	-	Se	multi-lane reconstruct 2,800
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24	Md. 140-Reisterstown Road McDonogh Road to Chartley Boulevard	6.0 mi.	-	Se	multi-lane reconstruct 11,100
25	Md. 143 Extended-Warren Road I-83 to Md. 45	1.4 mi.	-	Se	2 lane construct 7,500
26	Md. 144-Frederick Road Howard County Line to Baltimore City Line	4.9 mi.	-	Se	multi-lane reconstruct 10,900
27	Md. 145-Red Paper Mill Road Md. 146 to 0.2 mile west of Phoenix Road	1.8 mi.	-	Se	2 lane construct 2,500
28					

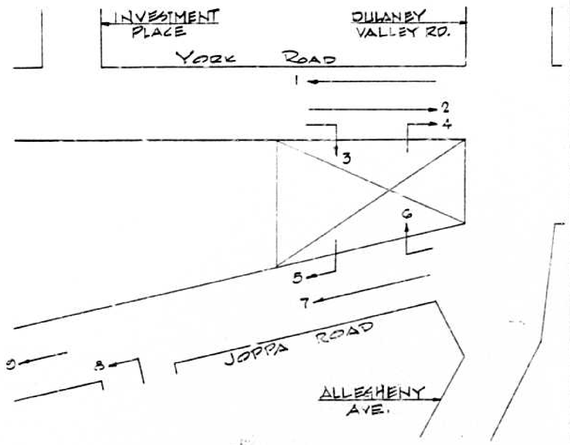
*No final alignment or improvement type can be recommended until studies are completed indicating the most feasible alternative.

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LYON ASSOCIATES, INC.
8707 WHITESTONE ROAD
BALTIMORE, MARYLAND 21207
TELEPHONE 301-944-8118

SUBJECT Traffic Study
York & Joppa Roads

SHEET NO. 1 OF 1
JOB NO.
BY DATE
CHK'D DATE
REV. DATE



DATE	TIME	1	2	3	4	5	6	7	8	9
FRI.	12^{00}-1^{00} PM	329	418	56	55	16	19	72	21	109
9/23/83	4^{30}-5^{30} PM	311	475	64	60	28	23	101	68	107

DATE	TIME	GAS IN	GAS OUT	STORE IN	STORE OUT	TOTAL	STORE %
FRI.	2^{00}-3^{00} PM	52	52	14	14	66	21%
9/23/83	4^{30}-5^{30} PM	80	88	42	40	131	32%

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WILLIAM P. MONK

land planning
urban design
commercial revitalization

EXHIBIT 6

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
Hardees
Burger King
Golden Corral
Mr. Donut
Arco Petroleum
Gulf Oil
Subway Sub Shops

PETITIONER'S EXHIBIT 2

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

WILLIAM P. MONK

land planning
urban design
commercial revitalization

EXHIBIT 7

JURISDICTIONS WHERE WORK HAS BEEN PERFORMED

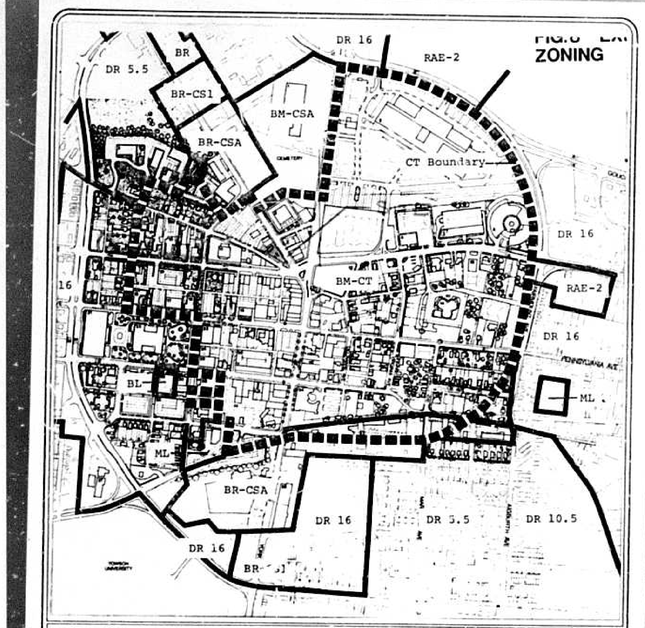
MARYLAND
Aberdeen
Annapolis
Anne Arundel County
Baltimore
Baltimore County
Belair
Bowie
Cambridge
Carroll County
Cecil County
Centerville
Chestertown
Columbia
Easton
Gaithersburg
Harford County
Howard County
Kent County
Laurel
Montgomery County
Perryville
Prince Georges County
Queen Annes County
Rockville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

DELAWARE
Kent County
Newark

PETITIONER'S EXHIBIT 3

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(301) 987-5294 (301) 323-1885 (BALTIMORE)



ZONING MAP

PETITIONER'S EXHIBIT 4

EXHIBIT 9

WILLIAM P. MONK
land planner

p.o. box 11415
baltimore, maryland
21239

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 16, 1983

J. William Martin, Esquire
Suite 301, Executive Plaza I
Hunt Valley, Maryland 21031

RE: Petitions for Special Exception, Special Hearing, and Variances
N/S of Joppa Road at the intersection of Allegheny Avenue and York Road - 9th Election District
ARCO Petroleum Products Company - Petitioner
NO. 83-100-XSPHA (Item No. 194)

Dear Mr. Martin:

In response to your letter of May 13, 1983, this is to advise that a meeting would serve no useful purpose in view of the denials, particularly the special exception.

Therefore, I would suggest you file the appeal referred to by you in earlier correspondence.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

MICROFILMED
MICROFILMED

83-100-XSPHA

J. William Martin
Attorney at Law

SUITE 301 Executive Plaza I 667-4321 • HUNT VALLEY, MARYLAND 21031

May 13, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing, and Variances
N/S Joppa Road at the intersection of Allegheny Avenue and York Road - 9th Election District
ARCO Petroleum Products Company - Petitioner
NO. 83-100-XSPHA (Item No. 194)

Mr. Hammond:

I would appreciate a meeting with you in your office by Wednesday, May 18th, or as soon thereafter as possible. I am hopeful that another hearing can be scheduled in this case to clear up the problem, as opposed to filing an Appeal. We saved a good bit of time by doing this in the York Road/Ashland Avenue case.

Thank you for your consideration.

J. William Martin

JWM/mcb

P. S. I would appreciate your secretary acknowledging receipt of this letter by a phone call or brief note to me.

MAY 16 8:30 AM

MICROFILMED
MICROFILMED

County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

November 2, 1983

Mr. Robert Oliver, Region R. E. Negotiator
c/o Arco Petroleum Products Co.
1500 Market Street - 17th Floor
Philadelphia, Penna. 19101

Re: Case No. 83-100-XSPHA
Arco Petroleum Prods. Co.

Dear Mr. Oliver:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart

Edith T. Eisenhart,
Administrative Secretary

Encl.

cc: John W. Hessian, III, Esquire
Mary Ginn
Joseph Werner
N. E. Gerber
J. G. Hoswell
A. Jablon
J. E. Dyer
J. Jung

MICROFILMED

STV/LYON ASSOCIATES. 130

ENGINEERS, ARCHITECTS & PLANNERS.

September 22, 1983

Re: Case No. 83-100-XSPHA
Arco Petroleum Products Company
N/S Joppa Road at intersection of
Alleghany Avenue and York Road
9th District

Mr. Clerk:

Please issue a summons for Michael S. Flanigan, of the Department of Traffic Engineering, Baltimore County, located in the County Courts Building, Towson, Maryland, to appear and testify at the above referenced hearing before the County Board of Appeals of Baltimore County, scheduled for ~~Wednesday, September 28, 1983, at 10:00 a.m.~~, in Room 218 of the Court House.

REISSUE FOR THURSDAY, OCTOBER 13, 1983 AT 10:30 am

SW 10-11-83

Michael G. Kobin
Agent for Arco Petroleum

COST $ 35.00
10/11

Recvd. 9/23/83
9:25 a.m.
Mr. Sheriff

Please issue this summons.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

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STV ENGINEERS Engineers, Architects, Planners, Construction Managers. Professional Member Firms: STV Baltimore Transportation Associates; STV/Lyon Associates; STV Management Consultants Group; STV/H.C. Nottingham & Associates; STV/Sanders & Thomas; STV/Sanitechnic; STV/Seelye Stevenson Value & Knecht

---

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO... William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Date... October 5, 1982

FROM... Office of Planning and Zoning

SUBJECT... Zoning Petition No. 83-100-XSPHA
Arco Petroleum Products Company

The petitioner should be aware of the fact that the subject property is in the path of proposed road improvements as shown in the Towson Town Center plan, a part of the Baltimore County Master Plan.

Norman E. Gerber per JGHoswell
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess

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WILLIAM P. MONK

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Burger King
Golden Corral
Mr. Donut
Arco Petroleum
Gulf Oil
Subway Sub Shops

EXHIBIT 2

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(301) 987-5294 (301) 323-1885 (BALTIMORE)

WILLIAM P. MONK

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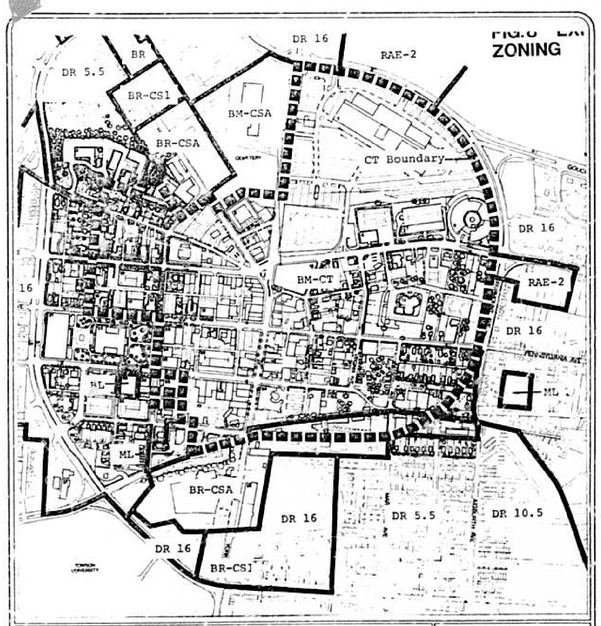
JURISDICTIONS WHERE WORK HAS BEEN PERFORMED

MARYLAND
Aberdeen
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
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Perryville
Prince Georges County
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Westminster

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ZONING MAP

EXHIBIT 9

WILLIAM P. MONK
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p.o. box 11415
baltimore, maryland
21239

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PETITIONER'S EXHIBIT 6

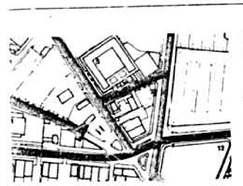
TOWSON TOWN CENTER

WORKING PAPER 2

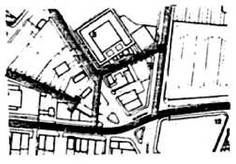
COPE LINDER WALMSLEY Architects Engineers Landscape Architects



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Close Joppa Road



Realign York Road

the improved Allegheny Avenue and turn right on a widened Washington Avenue. Such a minor detour would be more than compensated by the simplification it would facilitate at York Road.

In the longer term future, when York Road (south of Joppa Road) is reduced to two moving lanes, this intersection could be further simplified by realigning the northern branch of York Road to create, in effect, two intersections instead of one. This realignment would help deter traffic from carrying straight on down the York Road semi-mall and would create a larger and, therefore, more flexible development parcel bounded by Investment Place/York Road/Dulaney Valley Road/Allegheny Avenue.

Improved Junction at Dulaney Valley Road and Fairmount Avenue

An extra turning lane should be provide for traffic southbound on Dulaney Valley Road which is making a left turn onto Fairmount Avenue. The existing turning lane is no longer adequate to satisfy the demand for this movement. With increased development and new parking facilities east of York Road demand for a left turn onto the Loop, at this intersection, will increase.

Location of Future Parking Garages

As a general principle we recommend that future parking structures be located with direct access from the major north/south distributors (Washington and Virginia Avenues). This would ultimately result in a ring of parking structures surrounding the walkable core area.

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---

wise have taken place. Such a "better development" may include retail space at grade, the provision of pleasant pedestrian spaces adjacent to major pedestrian promenades.

Bikeways

A county wide system of bikeways has been planned. Bikeways already exist in Towson on Fairmount Avenue and Bosley Avenue and are programmed for Joppa Road and Towsontown Boulevard. These routes will connect Towson to the county wide system. We recommend that additional bikeways be provided in Central Towson to tie in with the county wide system and extend the pedestrian promenades into the immediate neighborhoods of West and East Towson, namely on Pennsylvania to the east, Chesapeake to the west, Maryland Avenue to the south. In the pedestrian core cyclists will be restricted to the cartway (possibly with a widened curb lane) but on routes from the neighborhoods sidewalks will be ramped and signed similar to the county system. Provision for bike storage should be made at major entrances to the core, and in Revenue Authority garages and at the more important public buildings.

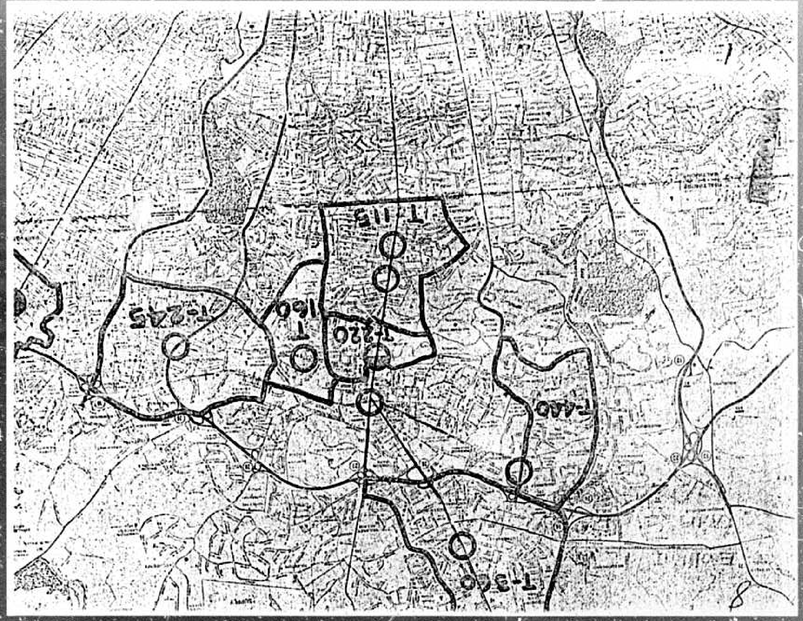
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D LEVEL INTERSECTIONS
E LEVEL INTERSECTIONS
F LEVEL INTERSECTIONS

JULY, 1981
ADOPTED BY PLANNING BO

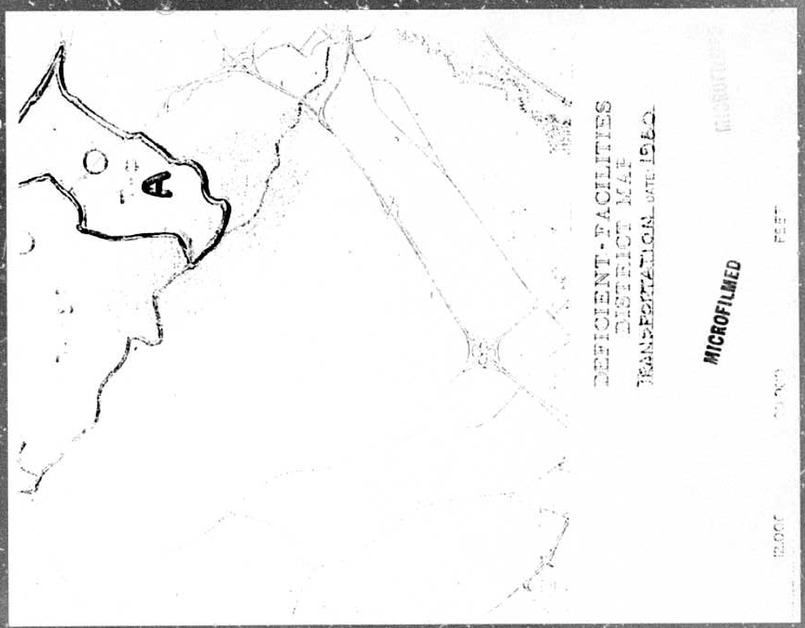


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Baltimore Region

Anne Arundel
Baltimore
Carroll
Harford
Howard





DEFICIENT-FACILITIES
DISTRICT MAP
TRANSPORTATION STUDY

MICROFILMED

SECONDARY Highway System

MARYLAND
HIGHWAY
NEEDS
INVENTORY



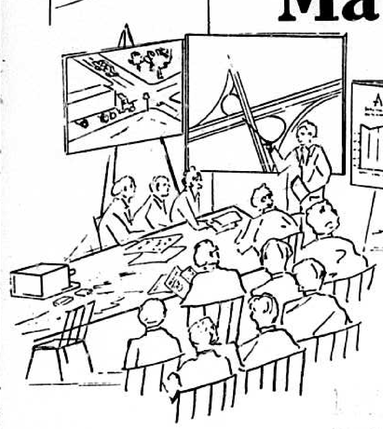
MICROFILMED

SECONDARY-BALTIMORE — 1980 HIGHWAY NEEDS INVENTORY

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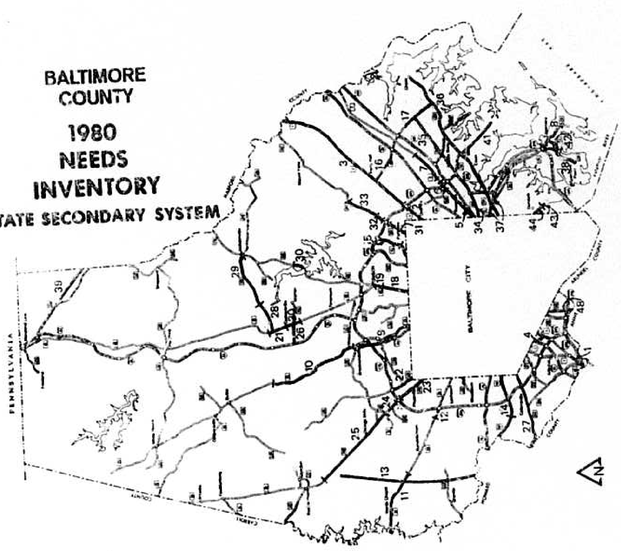
Maryland state highway needs inventory 1980



Maryland Department of Transportation

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BALTIMORE COUNTY
1980
NEEDS
INVENTORY
STATE SECONDARY SYSTEM



Requested by Dave Flemming — Compiled by MCook

Hours Counted 7AM-9AM

RECEIVED
MAY 20 1981
DISTRICT
TRAFFIC ENGINEER

TRAFFIC MOVEMENT SUMMARY TABLE

Names of Streets	MD 45 From North				Stoph Rd From South				Allegheny Ave From East				Allegheny Ave From West				Grand Total
Time	L	S	R	Tot.	L	S	R	Tot.	L	S	R	Tot.	L	S	R	Tot.	
AM 6-7	—	—	208		—	—	—		164	150	324		11	93	10	114	646
7-8	32	143	31	206	24	34			93	152	388	633	12	154	15	186	819
8-9	53	251	23	327	41	41			210	128	368		24	201	35	260	1031
9-10	34	242	27	353	30	30			173	124	361		22	230	45	292	1046
10-11	42	262	22	331	16	16			173	124	361		22	230	45	292	1031
11-12	80	192	20	292	32	32			196	118	364		26	145	24	235	923
PM 12-1	88	122	22	232	30	30			164	163	447		36	238	41	315	1080
1-2	132	169	45	346	20	20			329	191	520		60	270	52	382	1228
2-3	140	252	45	437	34	34			226	154	380		32	261	29	322	1153
3-4	111	238	36	385	18	18			209	184	393		29	293	38	360	1142
4-5	111	194	37	342	58	58			276	159	435		29	420	25	474	1309
5-6	114	213	26	353	27	27			225	157	382		25	352	31	413	1180
6-7	100	211	20	331	21	21			210	144	354		22	320	28	370	1082
7-8																	
8-9																	
9-10																	
TOTAL	1138	2569	331	4038					2133	1931	4122		376	2998	346	3668	12821

State Highway Administration of Maryland
Bureau of Traffic Engineering
Record of Intersection Count

Location Maryland Route 45 (York Road) at Maryland Route 146 (Joppa Road)
Date & Day 7-22-80 Tues.
Requested by Dave Lubin — Compiled by A. Ness

RECEIVED
JUL 22 1980
DISTRICT
TRAFFIC ENGINEER

County Baltimore
Weather Clear
Recorder Ness
Hours Counted 7-9

TRAFFIC MOVEMENT SUMMARY TABLE

CODED

Names of Streets	MD 45 From North				Joppa Rd From South				Maryland Ave From East				Joppa Rd From West				Grand Total
Time	L	S	R	Tot.	L	S	R	Tot.	L	S	R	Tot.	L	S	R	Tot.	
AM 6-7	57	143	19	219	—	—	—	—	181	198	289	668	1	121	5	127	635
7-8	53	233	32	318	41	41			227	185	516		7	159	12	178	1027
8-9	52	242	40	334	—	—			220	153	453		3	133	5	141	944
9-10	56	211	34	301	—	—			195	119	449		2	83	2	87	865
10-11	59	207	26	292	—	—			211	141	430		1	83	2	86	808
11-12	67	207	26	300	—	—			193	179	453		30	144	11	185	938
PM 12-1	68	207	26	301	2	—			212	216	520		31	215	20	266	1089
1-2	68	207	21	296	—	—			224	214	514		33	203	22	258	1068
2-3	65	259	18	342	—	—			220	215	520		33	243	32	308	1210
3-4	85	284	29	398	—	—			244	215	505		24	215	42	281	1284
4-5	114	247	36	397	3	—			270	216	514		14	216	32	262	1173
5-6	114	247	26	387	3	—			240	201	474		21	207	36	264	1125
6-7	114	247	18	379	1	—			211	212	549		32	201	37	433	1319
7-8	112	232	16	360	3	—			217	198	505		15	215	24	368	1193
8-9																	
9-10																	
TOTAL	1235	2493	315	4043	—	—	—	—	18	2976	2460	5597	248	2835	360	3443	13,063

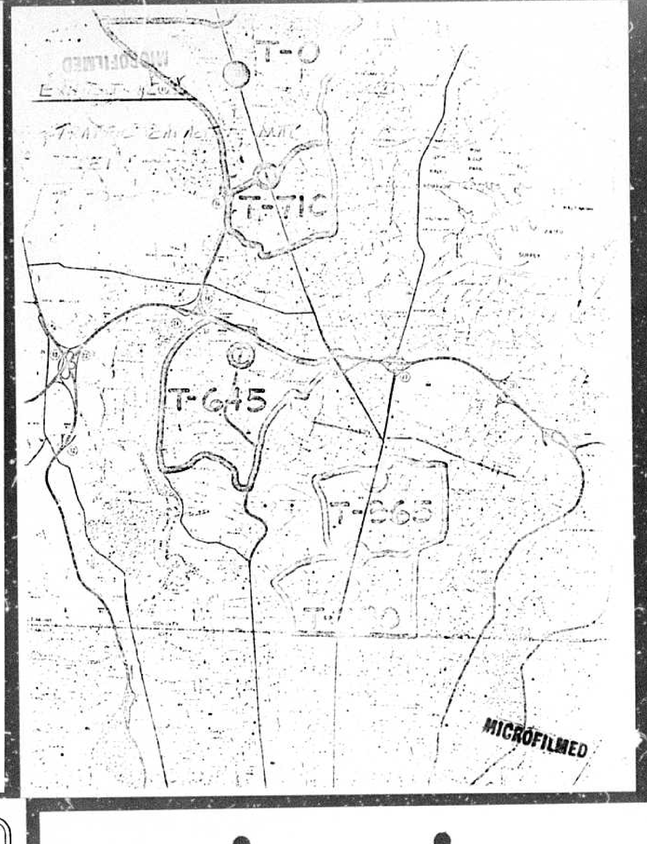
MICROFILMED

BASIC SERVICES MAP

TRANSPORTATION AREA MAP

"T" TRANSPORTATION AREA
(SEE BALTIMORE COUNTY ZONING REGULATIONS FOR EXPLANATION OF NUMERAL)

BALTIMORE COUNTY



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	TOTAL ACCIDENTS	# FATALITIES	INTERSECTION RELATED ACCIDENTS	DRIVE WAY RELATED ACCIDENTS	# PEDS AND CYCLISTS	ACCIDENTS DIRECTLY ATTRIBUTABLE TO SITE
1977	15	0	7	0	4	0
78	21	0	6	1	5	0
79	10	0	1	1	3	1
80	10	0	3	0	1	0
81	5	0	NO DATA COLLECTED			0
1/82 TO 7/82	4	0	NO DATA COLLECTED	0	NO DATA COLLECTED	0

ACCIDENT DATA: YORK ROAD AT JOPPA / ALLEGHENY TOWSON, MARYLAND

DATA CHANGES FROM BUREAU OF ACCIDENT STUDIES, TRAFFIC DIV. MARYLAND STATE HIGHWAY ADMINISTRATION

EXHIBIT 14

WILLIAM P. MONK
land planner

p.o. box 11415
baltimore, maryland
21239

J. William Martin
Attorney at Law

SUITE 501 Executive Plaza I 667-4321 • HUNT VALLEY, MARYLAND 21031

CERTIFIED MAIL
#P 368 301 232

May 25, 1983

Zoning Commissioner
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing and Variances
N/S Joppa Road at the intersection of Allegheny Avenue & York Road - 9th Election District
ARCO Petroleum Products Company - Petitioner
NO. 83-100-XSPHA (Item No. 194)

Sir:

Please enter the Appeal of the Petitioner for a hearing before the County Board of Appeals on the above petitions.

Counsel's check for $255.00 payable to Baltimore County, Maryland, is enclosed.

Please receipt the enclosed copy of letter of Appeal and return it to Counsel.

J. William Martin

JWM/mgb
Enclosure: Check - $255.00
CC of above letter

MAY 26 10 AM

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3350

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 27, 1983

John W. Hessian, III, Esquire
People's Counsel
Room 223 Courthouse
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing and Variances
N/S Joppa Road at the intersection of Allegheny Avenue and York Road
Arco Petroleum Products Company - Petitioner
Case No. 83-100-XSPHA

Dear Mr. Hessian:

Please be advised that an appeal has been filed by J. William Martin, Esquire, on behalf of the petitioner, from the decision rendered by the Zoning Commissioner of Baltimore County, in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

William E. Hammond
Zoning Commissioner

WEH:aj

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BALTIMORE COUNTY ZONING PLANS ADVISORY COMMI

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

cc: 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

June 24, 1982

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

RE: Item No. 194
Petitioner - Arco Petroleum Product
Special Hearing & Variance Petition

Dear Mr. Martin:

I am withholding the scheduling of a hearing on the above petition until the comments from the Department of Traffic En are satisfied. I have spoken with your engineer Mr. Tony Cort and he indicated that he would pursue the matter.

If you have any questions, you may contact me at 494-3391

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

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

MICROFILMED

April 29, 1983

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

RE: Petitions for Special Exception, Special Hearing and Variances
N/S of Joppa Road at the intersection of Allegheny Avenue and York Road - 9th Election District
Arco Petroleum Products Company - Petitioner
NO. 83-100-XSPHA (Item No. 194)

Dear Mr. Martin:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

MICROFILMED

83-990
A/S 4/Jr

J. William Martin
Attorney at Law

Suite 501 Executive Plaza 1 667-4321 • HUNT VALLEY, MARYLAND 21031

May 4, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception,
Special Hearing, and Variances
N/S Joppa Road at the Intersection
of Allegheny Avenue and York Road -
9th Election District
ARCO Petroleum Products Company, Petitioner
NO. 83-100-XSPHA (Item No. 194)

Mr. Hammond:

This is to advise that an Appeal of your decision in the above matter will be filed within the statutory period.

J. William Martin

JWM/mgb

cc: Mr. R. B. Sloan
Region Real Estate Negotiator
Atlantic Richfield Company
1540 Market Street
Post Office Box 7258
Philadelphia, Pennsylvania 19101

MAY 9 8 3 AM
ZONING DEPARTMENT
By

MICROFILMED

J. William Martin
Attorney at Law

Suite 501 Executive Plaza 1 667-4321 • HUNT VALLEY, MARYLAND 21031

CERTIFIED MAIL
#P 368 301 232

May 25, 1983

Zoning Commissioner
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing and Variances
N/S Joppa Road at the intersection of Allegheny Avenue & York Road - 9th Election District
ARCO Petroleum Products Company - Petitioner
NO. 83-100-XSPHA (Item No. 194)

Sir:

Please enter the Appeal of the Petitioner for a hearing before the County Board of Appeals on the above petitions.

Counsel's check for $255.00 payable to Baltimore County, Maryland, is enclosed.

Please receipt the enclosed copy of letter of Appeal and return it to Counsel.

J. William Martin

JWM/mgb
Enclosure. Check - $255.00
CC of above letter

MAY 26 8 AM
ZONING DEPARTMENT
By

MICROFILMED

PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES

9th Election District

ZONING: Petition for Special Exception, Special Hearing and Variances

LOCATION: North side Joppa Road at intersection of Allegheny Avenue and York Road

DATE & TIME: Tuesday, October 19, 1982 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception for a food store as a use in combination with a service station (gas and go); Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 5504 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store; Variances to allow a site area of 17,364 sq. ft. in lieu of the required 21,800 sq. ft and to allow a setback of 2 ft. from the street right of way in lieu of the required 10 ft. and 32 ft. from the centerline of the street in lieu of the required 35 ft.

The Zoning Regulation to be excepted as follows:
Section 405.4 (A.1 and D.8) - minimum lot area required for a service station in combination with a food store
Section 405.4A.2.a - setback of canopy from street right of way and centerline

All that parcel of land in the Ninth 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, October 19, 1982 at 10:30 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

MICROFILMED

September 21, 1982

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

NOTICE OF HEARING
Re: Petitions for Special Exception, Special Hearing & Variances
N/S Joppa Rd. at intersection of Allegheny Ave. & York Rd.
Arco Petroleum Products Company - Petitioner
Case #83-100-XSPHA

TIME: 10:30 A.M.

DATE: Tuesday, October 19, 1982

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

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

MICROFILMED

83-558

J. William Martin
ATTORNEY AT LAW

SUITE 501 EXECUTIVE PLAZA 1 667-4321 • HUNT VALLEY, MARYLAND 21031

March 23, 1982

Mr. Nicholas B. Commadari
Chairman
Zoning Plans Advisory Committee
Baltimore County
111 West Chesapeake Avenue
Towson, MD. 21204

RE: York & Joppa - ARCO PETROLEUM PRODUCTS COMPANY
Item No. 194

Mr. Commadari:

Seven copies of the Zoning Description for the above captioned location are enclosed. Site plans were delivered yesterday, March 22nd.

J. William Martin

JWM/mjb
Enclosures: 7 Zoning Descriptions

MAR 24 '82 AM
ZONING DEPARTMENT
By

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ARCHITECTURE
ENGINEERING
CONSULTING

LYON ASSOCIATES, INC.

RESUME

ANTHONY J. CORTEAL
Director of Site Development
Project Manager
Lyon Associates, Inc.

Years experience: With This Firm 10, With Other Firms 8

Other Experience and Qualifications relevant to the proposed project:

Mr. Corteal is currently the Department Head for the Site Development Section of the Baltimore Design Office of Lyon Associates. From this position, he directs all phases of Lyon Associates' regional efforts in the disciplines of surveys, property line computations, and the preparation and processing of site development documents.

During his tenure with Lyon Associates, Mr. Corteal has been in responsible charge of the preparation of over 500 individual site development projects, ranging in size from 2500 square feet to 650 acres.

Preparation and approval of Site Development Documents, whether processed as part of a comprehensive project or a single entity, have given Mr. Corteal extensive experience in the field and has allowed for optimization of office efficiency under his direction. Mr. Corteal has repeatedly demonstrated the value of his diverse experience through successful completion of innumerable projects.

The following is a partial list of the projects for which Mr. Corteal was responsible.

- o Curtis Bay Coal Facility, Baltimore City, Maryland
- o White Flint Fashion Mall, Rockville, Maryland
- o Rash Field, Baltimore City, Maryland
- o Dundalk Community College, Maryland
- o Anne Arundel Community College
- o Winter Green, Mountain Ski Resort
- o Aberdeen Proving Grounds, Master Plan
- o BWI, Undeveloped Lands Proposal

With regard to Mr. Corteal's experience in zoning cases, the following is a list of projects within the past two years in which Mr. Corteal was directly responsible for preparing the necessary documents. Additionally, Mr. Corteal has testified as an expert witness for over 80% of the listed projects.

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RESUME
ANTHONY J. CORTEAL
Page 2

Baltimore County

Shell Oil Company 700 N. Rolling Road	Setback Variance	July 20, 1983
Shell Oil Company 925 Sanford Avenue	Setback Variance	August 4, 1983
Shell Oil Company 401 Compass Road	Setback Variance	August 18, 1983
Shell Oil Company 8200 Liberty Road	Setback Variance	August 3, 1982
Shell Oil Company 7100 Liberty Road	Setback Variance	January 3, 1983
Shell Oil Company Reisterstown Rd. & Rosewood	Setback Variance	November 15, 1982
Arco Petroleum York and Ashland	Special Hearing Special Exception Area Variance	March 22, 1982
Arco Petroleum York and Joppa	Special Hearing Special Exception Area Variance	March 23, 1982
Arco Petroleum Stemmers and Marlyn	Special Hearing Special Exception Area Variance	January 3, 1983
Cloverland Farms Dairy York and Ridgely	Special Hearing Special Exception Area Variance	November 29, 1982
Taco Bell Joppa and Harford	Parking and Setback Variance	August 19, 1981
Taco Bell York and Willow	Parking and Setback Variance	
Taco Bell Baltimore National Pike	Parking Variance	August 17, 1983
Devon Hill 915 West Lake Ave.	Building Setback	March 15, 1983

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CONSULTING

RESUME
ANTHONY J. CORTEAL
Page 3

Baltimore City

Glen Arm Development Co. Edgewood St. & Joh Ave.	Parking Variance	March 12, 1983
Hardee's 6612 Belair Road	Drive Thru City Council Hearing	September 1983
Shell Oil Company 2001 Orleans St.	Conditional Use	March 26, 1982
Arco Petroleum 5920 Moravia Road	Board of Appeals to Permit Conversion	June 10, 1981
Arco Petroleum Edmondson and Swan	Conditional Use	May 6, 1981
Apostolic Housing Corp. Valley and Homewood	Request for 22 Setback Variances	June, 1982
N. Charles General Hospital Maryland Avenue	Board of Appeals to Permit Parking Lot	August, 1982
Cycle Shop O'Donnell Street	Conditional Use	August, 1981
Safeway Stores Belair and Kenwood	Re-zoning	January, 1981

Prince George's County

Gulf Oil U.S. 2911 Colebrook Drive	Special Exception	January 20, 1983
Gulf Oil U.S. 1348 University Blvd.	Special Exception	September 15, 1982
Taco Bell University Blvd.	Special Exception Parking Variance	June, 1982
Taco Bell Oxon Hill	Special Exception Parking Variance	June, 1982

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CONSULTING

RESUME
ANTHONY J. CORTEAL
Page 4

Anne Arundel County

Arco Petroleum Camp Meade Road	Sign and Canopy Variance	March 4, 1982
Arco Petroleum Fort Smallwood & Valley	Sign and Canopy Variance	November, 1981
Arco Petroleum Ritchie Hwy. & McKinsey	Sign and Canopy Variance	Noveember, 1981

Howard County

Arco Petroleum Baltimore National Pike and Center Drive	Planning Board Appeals	January 12, 1983

Fairfax, Virginia

Gulf Oil U.S. 7501 Richmond Highway	Special Exception	August 5, 1982
Sogecliff Limited Lee Highway	Setback Variance	January, 1983
Taco Bell Lee Highway	Setback and Parking Variance	November, 1982

Washington, D.C.

Gulf Oil U.S. 2200 "P" Street, N.W.	Fine Arts Approval	July 13, 1982

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II. Project Overview

A. Proposed conversion of an existing 17,000 SF, three bay Arco Service Station to a mini market with gas facilities.

B. Display #1 Site Plan - Note that revisions have been made to provide some additional landscaping and to make rear parking area more convenient.

C. Site Characteristics

1) Site is lorated at the intersection of York Road and Joppa Road just West of Dulaney Valley Road.

2) Area surrounding the site is BM-CT or Business Major - Commercial, Town Center Core. This zoning classification allows for a highly diverse range of uses ranging from Hotels and Marinas to Service Garages, Automobile Sales Rooms and Night Clubs.

3) Two pump islands currently exist with two dual dispensers on each. The level of gasoline service will not change as a result of this proposal.

D. Proposed Site Work

1) Interior renovations - Floor Plan.
All proposed building modifications, including the prefab cooler, are to take place within the limits of the existing building. No additions will be made.

2) Exterior Improvements - Exterior Photo, Existing Photo.

3) New 24' x 26' canopy to be constructed over York Road island.

4) Parking Required = 9 spaces.
Parking Provided = 11 spaces including one handicapped.

5) Landscaping Required = 868 SF (5%).
Landscaping Provided = 1,590 SF (9.2%).

III. Traffic

A. All existing entrances are proposed to remain. Site area is sufficient to allow free flow of traffic through the site.

B. Traffic Safety - Display #2 Accident Study

1) We have studied the accident reports from January, 1980 through June, 1983. The study area extended 200 feet North and 100 feet South of the intersection on York Road, 200 feet West and 100 feet East on Joppa Road, and 100 feet West on Alleghaney Avenue. The greater distances North along York and West along Joppa were

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taken to encompass all the site's entrances. The resulting data is shown here (referring to display). Two things that we would like to point out about these results are: (1) the frequency of accidents is not above normal for an intersection in this type of locality, and (2) none of the accidents studied are directly attributable to the Arco Site.

2) Also at this time, we would like to submit the latest traffic counts for this intersection. These being the State Highway Administration traffic count from 4/20 and 4/24/81, and a peak hour traffic count from Baltimore County dated 6/7/83. These figures are also about average for an intersection in a locality such as this.

C. The State Highway Administration and the Baltimore County Department of Traffic Engineering have no negative comments related to the traffic conditions at this site, as documented in the previous Z PAC Report.

D. Based on this information, with regard to existing entrances, on-site traffic flow and the available accident reports, this site and the automobiles entering and existing it impose no traffic safety problem. To further substantiate this, I would like to call upon the first of two traffic experts we have on hand today, Dr. Worthington Ewell.

E. Ewell's Testimony - submit professional qualifications.

Questions for Dr. Ewell:

1) Approximately how many traffic cases have you testified in?

2) Are you familiar with the Towson Town Master Plan as it relates to this intersection?

3) In your professional opinion, do you feel that the proposed changes to this intersection are necessary?

4) Are you familiar with this intersection?

5) Do you feel the traffic count for this intersection is high?

6) Have you performed any traffic counts of your own in this area?

7) What were your findings?

8) Do you feel that a mini market at this location would have an adverse effect on the health, safety, and welfare of the general public?

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Thank you Dr. Ewell. Next I would like to call Mr. Michael Flanigan of the Baltimore County Department of Engineering.

F. Mr. Flanigan's Testimony

Questions for Mr. Flanigan:

1) Mr. Flanigan, could you please describe your duties with the Department.

2) Are you aware of the Towson Town Master Plan as it relates to this intersection?

3) Do you feel that this plan will be implemented anytime in the foreseeable future?

4) How does the County currently rate this intersection?

5) What is meant by a "D" rated intersection?

6) Do you feel that a mini market at this location would create a traffic problem?

Thank you Mr. Flanigan.

IV. Relationship to the Zoning Ordinance

A. Special Hearing to allow conversion to gas and go.

1) Display #3 Area map - Describe existing service facilities.

2) Based on the number of service related facilities in the area we feel that the public will still have a variety of automotive service centers to choose from and will not be detrimented by our proposal.

B. Special Exception to allow a food store in conjunction with a service station.

1) The extensive research and studies that have been performed with regard to this site, together with today's testimony, have shown that; (1) it will be a viable operation, (2) the public need exists, and (3) the surrounding community will not be adversely effected by traffic or conjestion.

C. Variance #1 to allow a canopy 2 feet from the right-of-way line and 32 feet from the street centerline.

1) Display #4 Canopy Elevation - describe proposed canopy.

(a) The proposed canopy is intended for the convenience of the customer and is constructed in such a man-

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ner that it will not obstruct vision or impede traffic either on site or off.

2) Display #5 showing proposed canopy and outline of canopy brought into compliance.

(a) A practical difficulty arises when the canopy is brought into conformance with the zoning ordinance in this instance. Moving the island and canopy the 8 feet necessary to accomplish this would create a congested situation between this island and the existing island located on Joppa Road. This leaves insufficient area for stacking and interior automobile circulation.

D. Variance #2 to allow a site area of 17,364 sq. ft. in lieu of the required 21,800 sq. ft.

1) The 21,800 sq. ft. figure is arrived at by adding 6,800 SF (total building area of 1,700 SF x a factor of 4 - section 405.4 D 6) for the use in combination to the 15,000 SF min. for a service station.

2) In order to bring the site into compliance with this requirement, one of two things would have to be done:

(a) Acquire additional property - This is not feasible since the adjacent property is already developed.

(b) Descrease the building square footage by approximately 35%. This would leave us with a building of approximately 1,105 SF - This area would not be adequate for a food store to function properly. 1,600 SF is about the minimum floor area required for this type of operation.

The average size of conventional convenience stores are as follows:

WAWA	2,400 - 3,000 sqaure feet
7-11	2,400 - 2,650 square feet
Royal Farm Stores	2,200 - 2,500 square feet

Based upon these figures, it appears that even if the variance is granted, that the total useable floor area would be anywhere from 25% to 45% less than its major competors.

3) It is our professional opinion that the decreased lot size would not have an adverse affect on the adjacent properties and community at large.

4) There have been prior approvals for the reduced lot size for a fond store in combination with gasoline sales in Baltimore County. A few that we are familiar with are:

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Case 83-29	9410 Harford Road	7-11
83-157	York and Ridgely	Cloverland
83-240	401 Stemmers Run Rd.	Arco

These cases reflect a marketing trend and are indicative that existing full service stations can be converted assuming adequate lot size and the proper site engineering, so as not to negatively affect the safety, health, and welfare of the community.

V. CLOSING

The 15,000 square foot minimum lot size for service stations is predicated on the assumption that service bays are an integral part of the service station operation. In this case, service bays are excluded from the operation and; therefore, the lot size requirement is subject to a valid reduction. This argument was set forth and upheld in a previous Arco case before the Baltimore County Zoning Commissioner (#83-240XSPHA). In short, without service bays, there is no need for on-site auto storage overnight or for longer periods of time for the repair or maintenance of vehicles.

The inherent nature of the Gas-N-Go operation and the food store clearly indicates that autos would enter and exit within a relatively short time frame. Although no minimum square footage figure for Gas-N-Go operations has been established in the Zoning Regulations, one can safely assume that these types of operations do not require the amount of space as set forth, and that a reduction will not negatively affect the safety, health, and welfare of the general public. Nor would it be contradictory to the spirit and intent of the Zoning Regulations as indicated by the recent Special Exceptions granted to Cloverland, 7-Eleven and Arco as previously stated.

Furthermore, we firmly believe that this application meets the criteria as set forth in the following sections of the Baltimore County Zoning Code:

Section:	405	Service Stations
	405.3	Findings Necessary to Grant Special Exceptions
	405.4	Standards for Individual Sites
	502	Special Exceptions
	307	Variances

We thank you for your time.

Prepared by:
Lyon Associates, Inc.
Anthony J. Corteal
Michael G. Kobin

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County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180

June 21, 1983

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 83-100-XSPHA	ARCO PETROLEUM PRODUCTS COMPANY
	N/S Joppa Rd. at intersection of Allegheny Ave. and York Road
	9th District
	SE--Food store w/service station SH--Amendment to site plan Variances--Setbacks
	4/29/83 - Z.C.'s Order - DENIED
ASSIGNED FOR:	WEDNESDAY, SEPTEMBER 28, 1983, at 10 a.m.
cc: J. William Martin, Esq.	Attorney for Petitioner
Arco Petroleum Prod. Co. c/o J. P. Long	Petitioner
J. W. Hessian, Esq.	People's Counsel
N. Gerber	
J. Hoswell	
W. E. Hammond	
J. E. Dyer	

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June Holmen, Secretary

6/21/83 - Following were notified of hearing set for Wed., September 28, 1983, at 10 a.m.:

J. Wm. Martin
Arco Petroleum Co.
J. Hessian
N. Gerber
J. Haswell
W. Hammond
J. Dyer

Postponed at hearing Case did not appear not necessary to have same heard

9/28/83 - Above notified of hearing scheduled for THURSDAY, OCTOBER 13, 1983 at 10:30 a.m.

Also, Mary Ginn
Joseph Werner
Robert Oliver

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494-3180

County Board of Appeals
Room 200, Court House
Towson, Maryland 21204

(HEARING ROOM #200)

Sept. 29, 1983

NOTICE OF ASSIGNMENT

CONTINUED HEARING

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 83-100-XSPHA — ARCO PETROLEUM PRODUCTS COMPANY

N/S JOPPA ROAD AT INTERSECTION OF ALLEGHENY AVENUE AND YORK ROAD

9th DISTRICT

SE - FOOD STORE W/SERVICE STATION
SPH - AMENDMENT TO SITE PLAN
VARIANCES - SETBACKS

4/29/83 - Z.C. DENIED PETITION

ASSIGNED FOR: THURSDAY, OCTOBER 13, 1983 at 10:30 a.m.

cc: Robert Oliver, Arco Petroleum — Petitioner
Joseph Werner, Pres., Council of Unit Owners, Towson Towers — Protestant
Mary Ginn — "
John W. Hessian, Esq. — People's Counsel
N. E. Gerber
J. G. Haswell
A. Jablon
J. Jung
J. E. Dyer

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Edith T. Eisenhart, Adm. Secretary

STV/LYON ASSOCIATES.
ENGINEERS, ARCHITECTS & PLANNERS.
7131 RUTHERFORD ROAD
BALTIMORE, MD 21207
301/944-9112, 301/944-9091

September 22, 1983

Re: Case No. 83-100-XSPHA
Arco Petroleum Products Company
N/S Joppa Road at intersection of
Alleghany Avenue and York Road
9th District

Mr. Clerk:

Please issue a summons for Michael S. Flanigan, of the Department of Traffic Engineering, Baltimore County, located in the County Courts Building, Towson, Maryland, to appear and testify at the above referenced hearing before the County Board of Appeals of Baltimore County, scheduled for ~~Wednesday, September 28, 1983, at 10:00 a.m.~~, in Room 218 of the Court House.

REISSUE FOR THURSDAY, OCTOBER 13, 1983 at 10:30 am

Michael G. Kobin
Agent for Arco Petroleum

Recd. 9/23/83
9:25 a.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

MICROFILMED

STV ENGINEERS, Engineers, Architects, Planners, Construction Managers. Principal Member Firms
STV/Baltimore Transportation Associates; STV/Lyon Associates; STV/Management Consultants Group; STV/
H. D. Nottingham & Associates; STV/Sanders & Thomas; STV/Sanitechnic; STV/Seelye Stevenson Value & Knecht

Joppa

ARCHITECTURE
ENGINEERING
CONSULTING

LYON ASSOCIATES, INC.

ZONING DESCRIPTION

Existing ARCO Service Station at York Road and Joppa Road
Baltimore County, Maryland

BEGINNING FOR THE SAME at a point on the North side of Joppa Road at the intersection of Allegheny Avenue and York Road to the North of this three way intersection; thence running and binding with the Northermost side of Joppa Reed North 57°04'00" West 88.42 feet; thence by a curve to the left having a chord bearing of North 59°10'38" West 180.15 feet and a radius of 2446.00 feet with an arc length of 180.19 feet; thence leaving said curve and running North 37°41'45" East 57.96 feet; thence North 49°55'49" East 6.15 feet; thence South 52°08'11" East 58.05 feet; thence running along the same bearing South 52°08'11" East 18.10 feet; thence North 33°42' 49" East 27.72 feet; thence North 30°00'11" West 24.75 feet; thence North 59°01'49" East 28.05 feet; thence running along the Southermost Right-of-way line of York Road South 31°29'11" East 216.50 feet; thence leaving said Right-of-Way line South 32°56'00" West 21.13 feet to the place of beginning.

And containing in all 17,364.45 sq. ft. or 0.399 Ac. ±.

Philip A. Legulla 5/6/82

STATE OF MARYLAND

MICROFILMED

J. William Martin
Attorney at Law

Suite 301 Executive Plaza I 667-4321 • HUNT VALLEY, MARYLAND 21031

CERTIFIED MAIL
#P 368 301 232

May 26, 1983

Zoning Commissioner
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing and Variances
N/S Joppa Road at the intersection of Allegheny Avenue & York Road - 9th Election District
ARCO Petroleum Products Company - Petitioner
NO. 83-100-XSPHA (Item No. 194)

Sir:

Please enter the Appeal of the Petitioner for a hearing before the County Board of Appeals on the above petitions.

Counsel's check for $255.00 payable to Baltimore County, Maryland, is enclosed.

Please receipt the enclosed copy of letter of Appeal and return it to Counsel.

J. William Martin

JWM/mgb
Enclosure: Check - $255.00
CC of above letter

MAY 26 83 AM

MICROFILMED

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell, Secretary
M. S. Caltrider, Administrator

April 12, 1982

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

Attention: Mr. N. Commodari

Re. ZAC Meeting of April 6, 1982
ITEM: #194
Property Owner: Arco Petroleum Products Company
Location: N/S Joppa Road at intersection of York Road Route 45, & Allegheny Avenue
Existing Zoning: B.M.-CT
Proposed Zoning: Special Hearing to amend the site plan in Case #5504 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store. Special Exception for a food store as a use in combination with a service station. Variance to permit a site area of 17,364 sq. ft. in lieu of the required 21,800 sq. ft. and to allow a setback of 2' from the right of way in lieu of the required 10' and 32' from the centerline of the street in lieu of the required 35'.
Acres: 0.399
District: 9th

Dear Mr. hammond:

On review of the site plan and field inspection, the State Highway Administration finds the plan generally acceptable.

MICROFILMED

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro -- 565-0451 D.C. Metro -- 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



MICROFILMED

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

RE: Item 194 - ZAC Meeting of April 6, 1982
Property Owner: Arco Petroleum Products Company
Location: N/S Joppa Road at intersection of York Road and Allegheny Avenue
Existing Zoning: B.M. - CT
Proposed Zoning: Special Hearing to amend the site plan in CASE #5504 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store. Special exception for a food store as a use in combination with a service station. Variance to permit a site area of 17,364 sq. ft. in lieu of the required 21,800 sq. ft. and to allow a setback of 2' from the right-of-way in lieu of the required 10 ft. and 32 ft. from the centerline of the street in lieu of the required 35 ft.
Acres: 0.399
District: 9th

Dear Mr. Hammond:

The subject site does not incorporate the improvements to the intersection of Joppa, Allegheny and York Road as set forth in the Towson Plan and must be revised.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer
Planning & Design

CRM:bza

cc - Mr. Jack Wimbley
Current Planning

MICROFILMED

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 194, Zoning Advisory Committee Meeting of April 6, 1982, are as follows:

Property Owner:	Arco Petroleum Products Company
Location:	N/S Joppa Road at intersection of York Road and Allegheny Avenue
Existing Zoning:	B.M.-CT
Proposed Zoning:	Special Hearing to amend the site plan in Case #5504 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store. Special Exception for a food store as a use in combination with a service station. Variance to permit a site area of 17,364 sq. ft. in lieu of the required 21,800 sq. ft. and to allow a setback of 2' from the right of way in lieu of the required 10' and 32' from the centerline of the street in lieu of the required 35'
Acres:	0.399
District:	9th

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

MICROFILMED

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

April 26, 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: N/S Joppa Road at intersection of York Road and Allegheny Avenue

Item No.: 194 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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

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

EXCEEDS the maximum allowed by the Fire Department.

(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. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

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

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

REVIEWER: Noted and Approved: George M. Hammond
Planning Group
Special Inspection Division
Fire Prevention Bureau

JK/mbj cm

MICROFILMED

Mr. W. Hammond -2- April 12, 1982

It is requested that the roadside curb, gutter and sidewalk on the west side of York Road be repaired or replaced due to the deteriorated condition.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Wimbley

STV LYON ASSOCIATES.
ENGINEERS, ARCHITECTS & PLANNERS
711 BATHERUAL ROAD
BALTIMORE, MD. 21207
301/944-7112 301/944-7242

September 22, 1983

Re: Case No. 83-100-XSPHA
Arco Petroleum Products Company
N/S Joppa Road at intersection of
Alleghany Avenue and York Road
9th District

Mr. Clerk:

Please issue a summons for Michael S. Flanigan, of the Department of Traffic Engineering, Baltimore County, located in the County Courts Building, Towson, Maryland, to appear and testify at the above referenced hearing before the County Board of Appeals of Baltimore County, scheduled for ~~Wednesday, September 28, 1983, at 10:00 a.m.~~, in Room 218 of the Court House.

REISSUE FOR THURSDAY, OCTOBER 13, 1983 AT 10:30 AM

Michael G. Kobin
Agent for Arco Petroleum

Recvd. 9/23/83
9:25 a.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

STV ENGINEERS, Engineers, Architects, Planners, Construction Managers. Professional Member Firms: STV Baltimore Transportation Associates; STV Lyon Associates; STV Management Consulting Group, Inc.; P. D. Nottingham & Associates; STV Ruddock & Thomas; STV Sanratic; STV Gentis Sorensen Vaun & Knecht

Mr. William Hammond
Zoning Commissioner
April 26, 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
494-3900

TED ZALESKI 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 # 194 Zoning Advisory Committee Meeting are as follows:

Property Owner: Arco Petroleum Products Company
Location: N/S Joppa Road at intersection of York Rd. & Alleghery Ave.
Existing Zoning: B.M.-CT
Proposed Zoning: Special hearing to amend the site plan in Case 5504 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store. Special (SEE ATTACHED)
Acres: 0.399
District: 9th

The items checked below are applicable:

X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Handicapped and Aged and other applicable Codes.

X B. A building/ & other Miscellaneous permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer ~~xxx~~ REV 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 1407 and Table 1402.

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 401.

X I. Comments: A change of occupancy from "B" Business Use to mixed uses. "M" Mercantile and "B" Business shall be required. No fire separation of uses is required for this change.

NOTE: 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 #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:rrj

Zoning Advisory Committee
Meeting of April 6, 1982

Comments on Item #194. Proposed zoning (Cont'd.)

Exception for a food store as a use in combination with a service station. Variance to permit a site area of 17,364 sq.ft. in lieu of the required 21,800 sq. ft. and to allow a setback of 2' from the right of way in lieu of the required 10' and 32' from the centerline of the street in lieu of the required 35'.

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,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

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 194, Zoning Advisory Committee Meeting of April 6, 1982, are as follows:

Property Owner:	Arco Petroleum Products Company
Location:	N/S Joppa Road at intersection of York Road and Allegheny Avenue
Existing Zoning:	B.M.-CT
Proposed Zoning:	Special Hearing to amend the site plan in Case #5504 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store. Special Exception for a food store as a use in combination with a service station. Variance to permit a site area of 17,364 sq. ft. in lieu of the required 21,800 sq. ft. and to allow a setback of 2' from the right of way in lieu of the required 10' and 32' from the centerline of the street in lieu of the required 35'
Acres:	0.399
District:	9th

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

MICROFILMED

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

April 26, 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: N/S Joppa Road at intersection of York Road and Allegheny Avenue

Item No.: 194 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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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( ) 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. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

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

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

REVIEWER: Noted and Approved: George M. Hammond
Planning Group
Special Inspection Division
Fire Prevention Bureau

JK/mbj cm

MICROFILMED

Mr. W. Hammond -2- April 12, 1982

It is requested that the roadside curb, gutter and sidewalk on the west side of York Road be repaired or replaced due to the deteriorated condition.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Wimbley

STV LYON ASSOCIATES.
ENGINEERS, ARCHITECTS & PLANNERS
711 BATHERUAL ROAD
BALTIMORE, MD. 21207
301/944-7112 301/944-7242

September 22, 1983

Re: Case No. 83-100-XSPHA
Arco Petroleum Products Company
N/S Joppa Road at intersection of
Alleghany Avenue and York Road
9th District

Mr. Clerk:

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Michael G. Kobin
Agent for Arco Petroleum

Recvd. 9/23/83
9:25 a.m.

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Please issue this summons.

Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

STV ENGINEERS, Engineers, Architects, Planners, Construction Managers. Professional Member Firms: STV Baltimore Transportation Associates; STV Lyon Associates; STV Management Consulting Group, Inc.; P. D. Nottingham & Associates; STV Ruddock & Thomas; STV Sanratic; STV Gentis Sorensen Vaun & Knecht

Mr. William Hammond
Zoning Commissioner
April 26, 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
494-3900

TED ZALESKI 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 # 194 Zoning Advisory Committee Meeting are as follows:

Property Owner: Arco Petroleum Products Company
Location: N/S Joppa Road at intersection of York Rd. & Alleghery Ave.
Existing Zoning: B.M.-CT
Proposed Zoning: Special hearing to amend the site plan in Case 5504 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store. Special (SEE ATTACHED)
Acres: 0.399
District: 9th

The items checked below are applicable:

X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Handicapped and Aged and other applicable Codes.

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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 401.

X I. Comments: A change of occupancy from "B" Business Use to mixed uses. "M" Mercantile and "B" Business shall be required. No fire separation of uses is required for this change.

NOTE: 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 #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:rrj

Zoning Advisory Committee
Meeting of April 6, 1982

Comments on Item #194. Proposed zoning (Cont'd.)

Exception for a food store as a use in combination with a service station. Variance to permit a site area of 17,364 sq.ft. in lieu of the required 21,800 sq. ft. and to allow a setback of 2' from the right of way in lieu of the required 10' and 32' from the centerline of the street in lieu of the required 35'.

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.

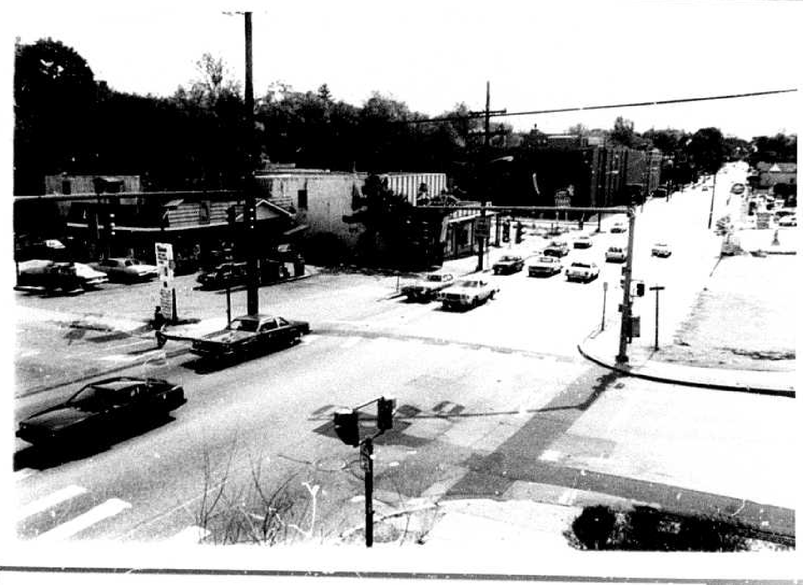
Very truly yours,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp











CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-100-XSPHA

District 9th Date of Posting October 1, 1982
Posted for: Special Exception and Variances
Petitioner: Arco Petroleum Products Company
Location of property: N/S Joppa Rd. at intersection of Allegheny Ave. & York Rd.
Location of Signs: N/S Joppa Road at the intersection of Allegheny Avenue & York Road
Remarks:
Posted by D. J. Ruta Signature Date of return: October 8, 1982
Number of Signs: 3

MICROFILMED





CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-100-XSPHA

District 9th Date of Posting June 5, 1983
Posted for: Special
Petitioner: Arco Petroleum Products Company
Location of property: N/S of Joppa Road at the intersection of Allegheny Avenue and York Road
Location of Signs: North side of Joppa road at the intersection of Allegheny Avenue and York road
Remarks:
Posted by D. J. Ruta Signature Date of return: June 10, 1983
Number of Signs: 1

MICROFILMED

#83-100-XSPHA 9th district

N/S Joppa Rd. at intersection of Allegheny Ave. and York Rd.

Arco Petroleum Products Co.

1 SIGN

MICROFILMED



MICROFILMED





MICROFILMED

PETITION MAPPING PROGRESS SHEET

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

Reviewed by: JMH Revised Plans:
Change in outline or description ___ Yes ___ No
Previous case: 5504 Map # _____

MICROFILMED

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

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 13th day of September, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Arco Petroleum Products Co.

Petitioner's Attorney J. William Martin Reviewed by: Nicholas B. Commodari

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 23 day of March, 1983.*

Filing Fee $ 50 Received: ✓ Check
Cash
Other

#194

William E. Hammond, Zoning Commissioner

Petitioner Arco Submitted by J. Martin

Petitioner's Attorney J. Martin Reviewed by

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

MICROFILMED

PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES
9th Election District

ZONING: Petition for Special Exception, Special Hearing and Variances
LOCATION: North side Joppa Road at intersection of Allegheny Avenue and York Road
DATE & TIME: Tuesday, October 19, 1982 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception for a food store as a use in combination with a service station (gas and go); Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 82-4 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store; Variances to allow a site area of 17,364 sq. ft. in lieu of the required 21,800 sq. ft. and to allow a setback of 2 ft. from the street right of way in lieu of the required 10 ft. and 32 ft. from the centerline of the street in lieu of the required 35 ft.

The Zoning Regulation to be excepted as follows:
Section 405.4 (A.1 and D.3)--minimum lot area required for a service station in combination with a food store
Section 405.4A.2.a--setback of canopy from street right of way and centerline

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

Beginning for the same at a point on the North side of Joppa Road at the intersection of Allegheny Avenue and York Road to the North of this three way intersection; thence running and binding with the Northernmost side of Joppa North 37° 04' 00" West 86.42 feet; thence by a curve to the left having a chord bearing of North 59° 10' 38" West 180.15 feet and a radius of 2446.00 feet with an arc length of 180.19 feet; thence leaving said curve and running North 37° 41' 45" East 87.96 feet; thence North 49° 50' 49" East 6.15 feet; thence South 52° 08' 11" East 88.05 feet; thence running along the same bearing South 52° 08' 11" East 18.0 feet; thence North 22° 42' 49" East 27.72 feet; thence North 50° 00' 11" West 24.75 feet; thence North 39° 01' 49" East 28.05 feet; thence running along the Southernmost Right-of-way line of York Road South 31° 29' 11" East 216.50 feet; thence leaving said Right-of-Way line South 22° 56' 00" West 21.13 feet to the place of beginning.

And containing in all 17,364.45 sq. ft. or 0.398 Acres ±.

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

Hearing Date: Tuesday, October 19, 1982 at 10:30 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

Sept. 30.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 30, 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., ~~once each~~ at one time ~~successive weeks~~ before the 19th day of October, 1982, the first publication appearing on the 30th day of September 1982.

THE JEFFERSONIAN,
D. Frank Stricker
Manager.

Cost of Advertisement, $

MICROFILMED

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

No. 117627

DATE 5/27/83 ACCOUNT R-01-615-000

AMOUNT $255.00

RECEIVED FROM: J. William Martin, Esquire
FOR: Appeal of Case #83-100-XSPHA
(Arco Petroleum Products Company)

MICROFILMED

C 022*****25500:b 827

VALIDATION OR SIGNATURE OF CASHIER

From the desk of
EDITH T. EISENHART

Mr. Sheriff:

The summons for the new date was lost in the mail and inasmuch as this subpoena is for the hearing on this Thursday, we would appreciate it if it could be served immediately. Thank you.

Edith T. Eisenhart

MICROFILMED

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

No. 105767

DATE 3/23/82 ACCOUNT 01-662

AMOUNT 50.00

RECEIVED FROM: J. Martin
FOR: Filing fee for item #194
Petitioner - Arco

MICROFILMED

B12 PAID 23 50.00

VALIDATION OR SIGNATURE OF CASHIER

3/12/82
JWM/mgb

PETITION FOR ZONING VARIANCE

83-100-XSPHA

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.1 and B.3) to allow a site area of 17,364 square feet, in lieu of the required 21,800 square feet Section 405.4A 2a. to allow a setback of 2 feet from the right of way in lieu of the required 10 feet, and 32 feet from the centerline of the street in lieu of the required 35 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 35%. 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. The required 10 foot setback would result in the existing island being moved 8 feet closer to the other existing island. This would not only be expensive but would constrict the on-site flow of traffic causing a possible 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.

Contract Purchaser Lessee:	Legal Owner(s):
(Type or Print Name)	Arco Petroleum Products Company (Type or Print Name)
Signature	Division of ATLANTIC RICHFIELD
Joppa and York Roads Address	Signature J. P. Long, Region R.E. Negotiator
Towson, Maryland 21204 City and State	(Type or Print Name)
Attorney for Petitioner:	Signature
J. William Martin (Type or Print Name)	1500 Market Street 215-557-3145 Address Phone No.
Signature	Philadelphia, Pennsylvania 19101 City and State
Executive Plaza One (501) Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Hunt Valley, Maryland 21031 City and State	J. William Martin Name
Attorney's Telephone No.: 667-4321	Executive Plaza One (501) Hunt Valley, Maryland 21031 667-4321 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of September, 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 19th day of October, 1982, at 10:30 o'clock A. M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE April 29 1982
BY Linda A. Fonseca

Arco Petroleum Products 83-100-XSPHA
N/S Joppa Rd. at intersection of Allegheny Ave. & York Rd.
1st D.

PETITION FOR SPECIAL HEARING

83-100-XSPHA

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 in Case #5504 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store.

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 Lessee:	Legal Owner(s):
(Type or Print Name)	Arco Petroleum Products Company (Type or Print Name)
Signature	Division of ATLANTIC RICHFIELD
Joppa and York Roads Address	Signature J. P. Long, Region R.E.
Towson, Maryland 21204 City and State	(Type or Print Name)
Attorney for Petitioner:	Signature
J. William Martin (Type or Print Name)	1500 Market Street 215-557-3145 Address Phone No.
Signature	Philadelphia, Pennsylvania 19101 City and State
Executive Plaza One (501) Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Hunt Valley, Maryland 21031 City and State	J. William Martin Name
Attorney's Telephone No.: 667-4321	Executive Plaza One (501) Hunt Valley, Maryland 21031 667-4321 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of September, 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 19th day of October, 1982, at 10:30 o'clock A. M.

Zoning Commissioner of Baltimore County.

ZCO—No. 1

(over)

ORDER RECEIVED FOR FILING
DATE April 29 1982
BY Linda A. Fonseca

3/12/82
JWM/mgb

PETITION FOR SPECIAL EXCEPTION

83-100-XSPHA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a food store as a use in combination with a service station. (gas and go)

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 Lessee:	Legal Owner(s):
(Type or Print Name)	Arco Petroleum Products Company (Type or Print Name)
Signature	Division of ATLANTIC RICHFIELD
Joppa and York Roads Address	Signature J. P. Long, Region R.E. Negotiator
Towson, Maryland 21204 City and State	(Type or Print Name)
Attorney for Petitioner:	Signature
J. William Martin (Type or Print Name)	1500 Market Street 215-557-3145 Address Phone No.
Signature	Philadelphia, Pennsylvania 19101 City and State
Executive Plaza One (501) Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Hunt Valley, Maryland 21031 City and State	J. William Martin Name
Attorney's Telephone No.: 667-4321	Executive Plaza One (501) Hunt Valley, Maryland 21031 667-4321 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of September, 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 19th day of October, 1982, at 10:30 o'clock A. M.

Zoning Commissioner of Baltimore County.

ZCO—No. 1

(over)

ORDER RECEIVED FOR FILING
DATE April 29 1982
BY Linda A. Fonseca

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

BALTIMORE COUNTY MARYLAND

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

ooo

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

October 11, 1982

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

RE: Case #83-100-XASPH (Item No. 194)
Petitioner-Arco Petroleum Products Company
Special Hearing, Special Exception and Variance Hearing

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.

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

As indicated in my previous conversations with you and Mr. Corteal and Mr. Fubin of Lyon Associates, I was witholding the scheduling of this hearing until the comments from Traffic Engineering were addressed.

In view of the fact that no one could give me a definite answer concerning the proposed improvements to the intersection of Joppa, Allegheny and York Road, I decided to schedule the hearing.

Case #83-100-XASPH
Petitioner-Arco Petroleum Products Company
Page 2

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
Chairman
Zoning Plans Advisory Committee

NBC:mch

Enclosures

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

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 #194 (1981-1982)
Property Owner: Arco Petroleum Products Company
N/S Joppa Rd. at intersection of York Rd. and Allegheny Ave.
Acres: 0.399 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:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any work by construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Any conflicts between this property and the Towson Master Plan should be resolved with the Baltimore County Office of Planning and Zoning and the Baltimore County Administration.

All public facilities exist for this site.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 194 (1981-1982).

Very truly yours,

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

RAM:EAM:FWR:ss

cc: Jack Wimbley
John Trenner
Frank H. Fisher

N-NW Key Sheet
38 & 39 NE 3 Pos. Sheets
NE 10 A Topo
70 & 70A Tax Maps

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

April 12, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of April 6, 1982
ITEM: #194
Property Owner: Arco Petroleum Products Company
Location: N/S Joppa Road at Intersection of York Road Route 45, & Allegheny Avenue
Existing Zoning: B.M.-CT
Proposed Zoning: Special Hearing to amend the site plan in Case #5504 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store. Special Exception for a food store as a use in combination with a service station. Variance to permit a site area of 17,364 sq. ft. in lieu of the required 21,800 sq. ft. and to allow a setback of 2' from the right of way in lieu of the required 10' and 32' from the centerline of the street in lieu of the required 35'.
Acres: 0.399
District: 9th

Dear Mr. Hammond:

On review of the site plan and field inspection, the State Highway Administration finds the plan generally acceptable.

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717

ORDER RECEIVED FOR FILING
DATE April 29, 1983
BY Linda K. Conway
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the petition and by reason of the decision rendered in the accompanying Special Exception Order, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of April, 1983, that the herein Petition for Variances is hereby DISMISSED.

William E. Hammond
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE April 29, 1983
BY Linda K. Conway
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the petition, by reason of the decision rendered in the accompanying Special Exception Order, and it appearing that the proposed amendment would be detrimental to the health, safety, and general welfare of the community, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of April, 1983, that the amendment to the site plan filed in Case No. 5504 to allow the conversion of an existing full service station to a gas and go operation in conjunction with a food store should not be approved and, as such, the Petition for Special Hearing is hereby DENIED.

William E. Hammond
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE April 29, 1983
BY Linda K. Conway
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the petition and by reason of failure to meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations and failure to prove that the proposed use would not be detrimental to the health, safety, and general welfare of the community, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of April, 1983, that the Petition for Special Exception for a food store as a use in combination with a gas and go operation is hereby DENIED.

William E. Hammond
Zoning Commissioner of
Baltimore County

Mr. W. Hammond -2- April 12, 1982

It is requested that the roadside curb, gutter and sidewalk on the west side of York Road be repaired or replaced due to the deteriorated condition.

Very truly yours,

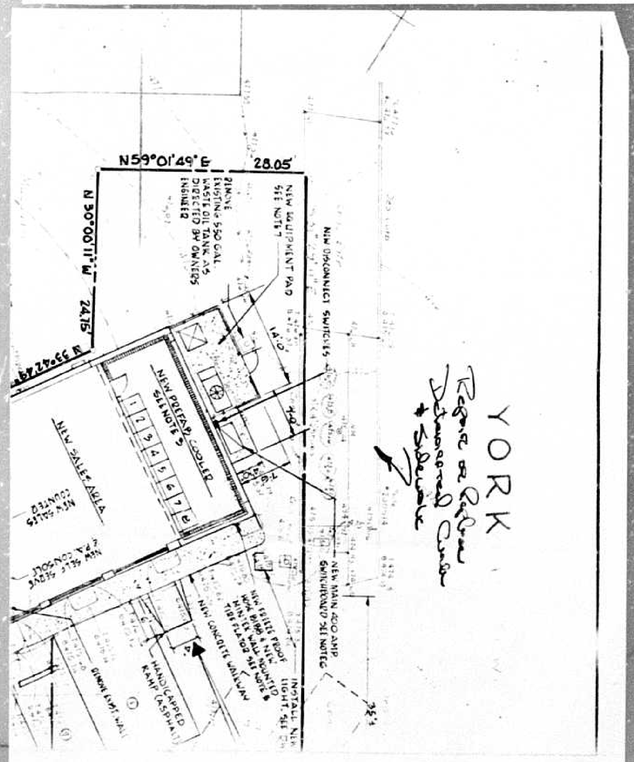
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By: George Wittman

Attachment

cc: Mr. J. Wimbley



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

S. DIXON COLLINS

May 10, 1982

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

RE: Item 194 - ZAC Meeting of April 6, 1982
Property Owner: Arco Petroleum Products Company
Location: N/S Joppa Road at intersection of York Road and Allegheny Avenue
Existing Zoning: B.M. - CT
Proposed Zoning: Special Hearing to amend the site plan in CASE #5504 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store. Special exception for a food store as a use in combination with a service station. Variance to permit a site area of 17,364 sq. ft. in lieu of the required 21,800 sq. ft. and to allow a setback of 2' from the right-of-way in lieu of the required 10 ft. and 32 ft. from the centerline of the street in lieu of the required 35 ft.
Acres: 0.399
District: 9th

Dear Mr. Hammond:

The subject site does not incorporate the improvements to the intersection of Joppa, Allegheny and York Road as set forth in the Towson Plan and must be revised.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer
Planning & Design

CRM/bza

cc - Mr. Jack Wimbley
Current Planning

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 194, Zoning Advisory Committee Meeting of April 6, 1982, are as follows:

Property Owner: Arco Petroleum Products Company
Location: N/S Joppa Road at intersection of York Road and Allegheny Avenue
Existing Zoning: B.M.-CT
Proposed Zoning: Special Hearing to amend the site plan in Case #5504 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store. Special Exception for a food store as a use in combination with a service station. Variance to permit a site area of 17,364 sq. ft. in lieu of the required 21,800 sq. ft. and to allow a setback of 2' from the right of way in lieu of the required 10' and 32' from the centerline of the street in lieu of the required 35'
Acres: 0.399
District: 9th

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 26, 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: N/S Joppa Road at intersection of York Road and Allegheny Avenue

Item No.: 194 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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

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

EXCEEDS the maximum allowed by the Fire Department.

(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. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

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

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

REVIEWER: Cpt. J. W. Illy 4-27-82 Noted and Approved: George W. Kommodt
Planning Group
Special Inspection Division
Fire Prevention Bureau

JK/mb/cm

Mr. William Hammond
Zoning Commissioner
April 26, 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
494-3900

TED ZALESKI, 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 # 194 Zoning Advisory Committee Meeting are as follows:

Property Owner: Arco Petroleum Products Company
Location: N/S Joppa Road at intersection of York Rd. & Allegheny Ave.
Existing Zoning: B.M.-CT
Proposed Zoning: Special hearing to amend the site plan in Case 550; to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store. Special
Acres: 0.399 (SEE ATTACHED)
District: 9th

The items checked below are applicable:

X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. A building/ & other miscellaneous permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6'0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 401, line 2, Section 1407 and Table 1402.

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 401.

X I. Comments: A change of occupancy from "B" Business Use to mixed uses. "M" Mercantile and "B" Business shall be required. No fire separation of uses is required for this change.

NOTE: 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 #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham

Charles E. Burnham, Chief
Plans Review

CEB:rrj

Zoning Advisory Committee
Meeting of April 6, 1982

Comments on Item #194, Proposed zoning (Cont'd.)

Exception for a food store as a use in combination with a service station. Variance to permit a site area of 17,361 sq.ft. in lieu of the required 21,800 sq. ft. and to allow a setback of 2' from the right of way in lieu of the required 10' and 32' from the centerline of the street in lieu of the required 35'.

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,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
N/S Joppa Rd. at intersection of
Allegheny Ave. & York Rd., :
9th District :
:
ARCO PETROLEUM PRODUCTS
COMPANY, Petitioner : Case No. 83-100-XSPHA

:::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 24th day of September, 1982, a copy of the foregoing Order was mailed to J. William Martin, Esquire, Executive Plaza One (501), Hunt Valley, MD 21031, Attorney for Petitioner.

John W. Hessian, III

IN THE MATTER : BEFORE
OF THE APPLICATION OF :
ARCO PETROLEUM PRODUCTS CO. : COUNTY BOARD OF APPEALS
FOR SPECIAL EXCEPTION FOR A :
FOOD STORE W/SERVICE STATION; : OF
FOR SPECIAL HEARING FOR :
AMENDMENT TO SITE PLAN, AND : BALTIMORE COUNTY
VARIANCE FROM §405.4 (A.1 & :
B.B) and §405.4.A.2.a OF :
THE BALTIMORE COUNTY : NO. 83-100-XSPHA
ZONING REGULATIONS :
N/S JOPPA ROAD AT INT. OF :
ALLEGHENY AVE. & YORK RD. :
9th DISTRICT :

: :

OPINION

The above captioned matter came before the County Board of Appeals of Baltimore County on an appeal from the decision of the Zoning Commissioner, dated April 29, 1983.

At issue is a petition for a special exception so as to permit the use of a food store in conjunction with a "gas and go" service station, a petition for special hearing so as to permit an amendment to the site plan enabling the conversion to the use requested in the special exception and a petition for a variance so as to permit less than the required minimum area requirements and to permit setbacks less than those required. The Zoning Commissioner denied all these petitions.

No Protestants, except People's Counsel, appeared.

The hearing proceeded in a fashion this Board can only characterize as informal. Robert Oliver, Marketing Representative for Arco Petroleum Products Company, testified as to the history of the location and the fact that the proposed use of the site would not violate the criteria mandated by §502.1 of the Baltimore County Zoning Regulations.

Gary P. Barnes, the dealer at the Arco station located on the subject site, testified that he believed the combination food store and gas and go operation at the site is appropriate and feasible.

W. Worthington Ewell, a traffic expert retained by the Petitioner, testified that the proposed use of the location will not have an adverse effect upon traffic or traffic congestion. According to Dr. Ewell any increase in traffic as a result of the proposed use would be nominal.

Michael Flanigan, representing the Baltimore County Traffic

Engineering Dept., testified that there was no valid way to measure an increase or decrease in traffic congestion.

Anthony J. Corteal, Director of Site Development for Lyon Associates, Inc., presented a resume as well as a five page document outlining the project and containing, for the most part, his entire verbal presentation. This document was received into evidence and marked as Petitioner's Exhibit No. 1.

This Board is constrained to note that People's Counsel was extremely tolerant and did all in his power to ensure the Petitioner a fair and complete hearing.

We are cognizant of the time, effort and expense expended by the Petitioner. It is this Board's considered opinion that the proposed use of the location is feasible. We do not believe that the requested use would have an adverse effect on traffic and/or traffic congestion. We are persuaded, therefore, that the requested special exception would not have an adverse effect upon the health, education and general welfare of the community.

With respect to the variances requested, it is incumbent upon the Petitioner to establish that without the requested variance he shall encounter practical difficulty or a hardship. On prompting by People's Counsel, Mr. Corteal stated that the requested variances were required because the existing structure cannot be reasonably used as it presently exists. This Board does believe the factual requirements respecting practical difficulty and/or hardship have been established.

Having determined that the requested special exception and variances should be granted, the special hearing for an amendment to the site plan must be similarly granted.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 2nd day of November, 1983, by the County Board of Appeals, ORDERED that the Order of the Zoning Commissioner, dated April 29, 1983, be REVERSED, and that the special exception, special hearing and variances petitioned for, be and the same are hereby GRANTED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

William T. Hackett, Chairman

William R. Evans

Note: By agreement of counsel and Petitioner's representative, this case was heard by a 2-man Board.

BALTIMORE COUNTY

BASIC SERVICES MAP

TRANSPORTATION AREA MAP

"T" TRANSPORTATION AREA
(SEE BALTIMORE COUNTY ZONING REGULATIONS FOR EXPLANATION OF NUMERAL)

EXHIBIT 14

ACCIDENT DATA: York Road at Texas / Allegheny, Towson, Maryland

Data obtained from Bureau of Accident Studies, Traffic Div. Maryland State Highway Administration

WILLIAM P. MONK
land planner
p.o. box 11415
baltimore, maryland
21239

	Total Accidents	# Fatalities	Intersection Related Accidents	Driveway Related Accidents	# Road Locations	Accidents Attributable to Site
1977	15	0	7	0	4	0
78	21	0	6	1	5	0
79	15	0	1	1	3	1
80	10	0	3	0	1	0
81	5	0	NO DATA COLLECTED		NO DATA COLLECTED	
1/82 to 7/82	4	0	NO DATA COLLECTED		NO DATA COLLECTED	



State Highway Administration of Maryland
Bureau of Traffic Engineering
Record of Intersection Count

Location Alt 45 at Upper Falls - Allegheny
Date & Day 7-2-80 Wed.
Requested by Parsons Wilcox
Compiled by P. Wilcox

RECEIVED
JUL 22 1980
DISTRICT TRAFFIC ENGINEER

County 103 Baltimore
Weather Clear
Recorder Miller
Hours Counted 7-7
Town Towson

RECEIVED
JUL 22 1980
DISTRICT TRAFFIC ENGINEER

CODED

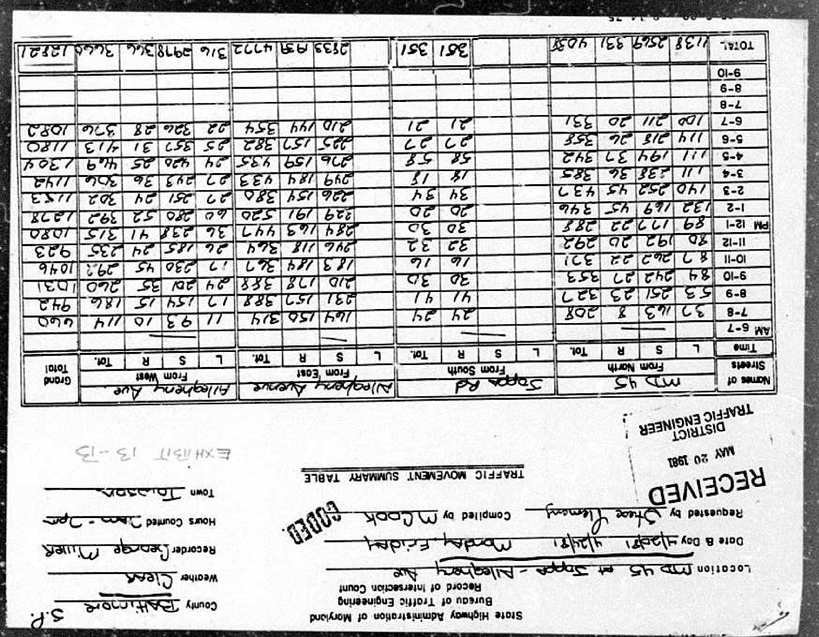
EXHIBIT 13-A

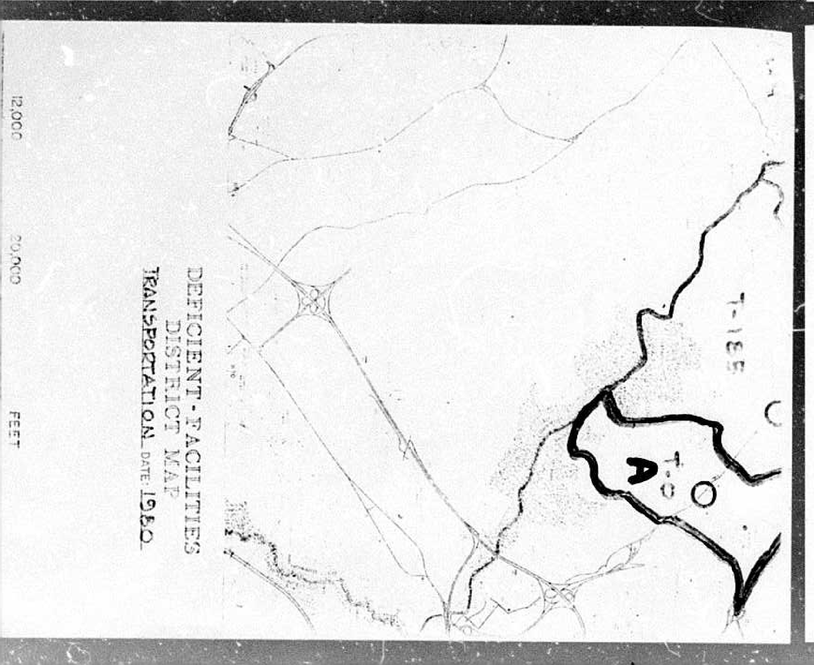
TRAFFIC MOVEMENT SUMMARY TABLE

Names of Streets	Alt 45 From North				— From South				Upper Falls Allegheny Ave From East				Allegheny Ave From West				Grand Total
Time	L	S	R	Tot.	L	S	R	Tot.	L	S	R	Tot.	L	S	R	Tot.	
AM 6-7																	
7-8	57	143	19	219					—	181	148	289	1	121	5	127	635
8-9	53	233	32	338					4	367	185	516	7	154	12	173	1027
9-10	50	243	41	344					—	270	183	453	3	139	5	147	944
10-11	58	211	36	335					—	257	190	449	21	233	23	267	1051
11-12	97	207	24	325					1	288	201	430	30	206	31	307	1062
PM 12-1	118	187	46	351					1	193	219	453	32	255	53	340	1144
1-2	108	207	19	374					2	278	240	520	23	243	47	343	1237
2-3	125	254	18	397					—	251	263	514	24	285	47	356	1267
3-4	115	223	24	366					1	270	234	505	14	276	28	318	1189
4-5	114	247	16	397					3	240	201	414	21	207	36	264	1015
5-6	114	245	18	337					3	234	262	549	28	301	34	433	1319
6-7	105	193	22	320					3	234	268	505	19	315	24	368	1193
7-8																	
8-9																	
9-10																	
TOTAL	1235	2493	315	4093	—	—	—	—	18	2976	2603	5597	248	2835	360	3443	13083

SHA 52.2-88 8-14-75

- D LEVEL INTERSECTIONS
- E LEVEL INTERSECTIONS
- F LEVEL INTERSECTIONS





- D LEVEL INTERSECTIONS
- E LEVEL INTERSECTIONS
- F LEVEL INTERSECTIONS

JULY, 1981
ADOPTED BY PLANNING BO

PHASE 1

wise have taken place. Such a "better development" may include retail space at grade, the provision of pleasant pedestrian spaces adjacent to major pedestrian promenades.

Bikeways

A county wide system of bikeways has been planned. Bikeways already exist in Towson on Fairmount Avenue and Bosley Avenue and are programmed for Joppa Road and Te[illegible]town Boulevard. These routes will connect Towson to the [illegible] and to Central We recommend that [illegible] county wide sy[illegible] and extend the pedestrian promenades into the immediate neighborhoods of West and East Towson, namely on Pennsylvania to the east, Chesapeake to the west, Maryland Avenue to the south. In the pedestrian core cyclists will be restricted to [illegible] from the neighborhoods side-walks will be ramped and signed similar to the county system. Provision for bike storage should be made at major en[illegible]ances to the core, and in Revenue Authority garages and at the more important public buildings.

Chesapeake to York Road/Joppa Road Junction

This intersection is renowned in Towson as being a major bottleneck and a danger[illegible]. Immediate improvements [illegible] second to [illegible] the number of movement choices. Those changes [illegible] reduce the number of signal sequences necessary to accommodate all turns and thus reduce waiting time and accommodate [illegible] connection. Though Joppa Road is an important historical route the fact remains that today [illegible] than local purposes. Joppa Road [illegible] is flanked by institutions and [illegible] some converted to secondary office space. Allegheny Avenue does not continue as a major distributor west of Bosley; but it does provide access to one of Towson's major parking structures (and may in the future provide access to an additional Revenue Authority garage south of the [illegible] as [illegible] transition into a major east/west distributor in the core and this function will become even more significant when the balance of opportunity sites in this quadrant is fully developed. For this reason it is our recommendation to close the first block of Joppa [illegible] in the de-sac). Through traffic westbound on Joppa Road could take

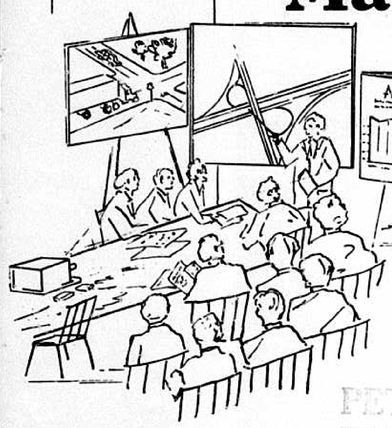
BALTIMORE COUNTY

BASE REVISED MAP

TRANSPORTATION AREA MAP

[illegible] TRANSPORTATION AREA MAP
FOR PARTICULAR COUNTY ZONING
REGULATIONS FOR EXPLANATION
(PINK AREA)

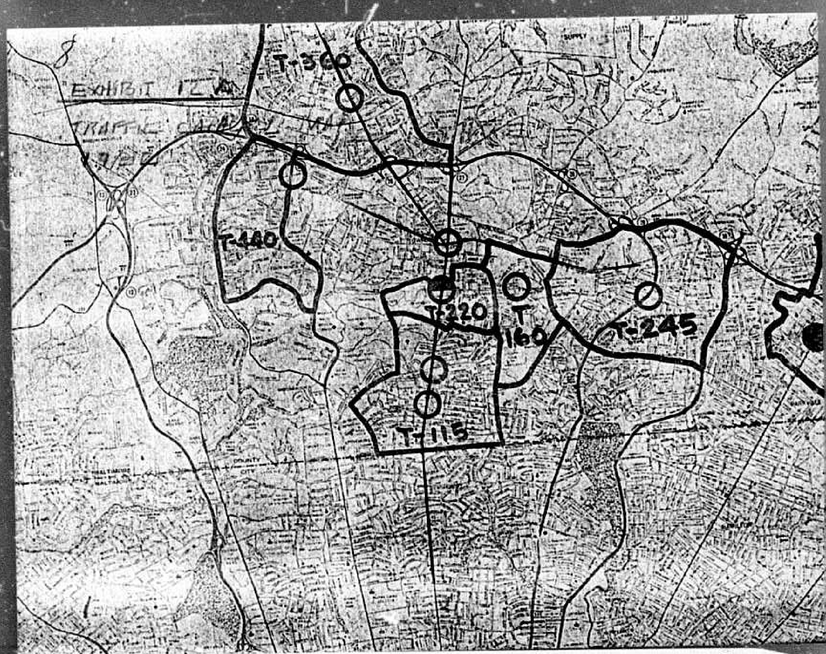
GEORGE [illegible] EXHIBIT 8

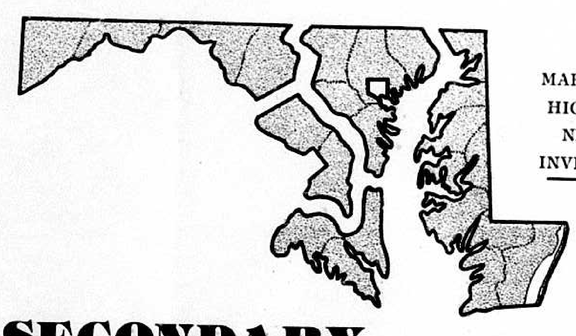


Maryland state highway needs inventory 1980

PETITIONER'S EXHIBIT 7

Maryland Department of Transportation





MARYLAND HIGHWAY NEEDS INVENTORY

SECONDARY Highway System



TOWSON TOWN CENTER

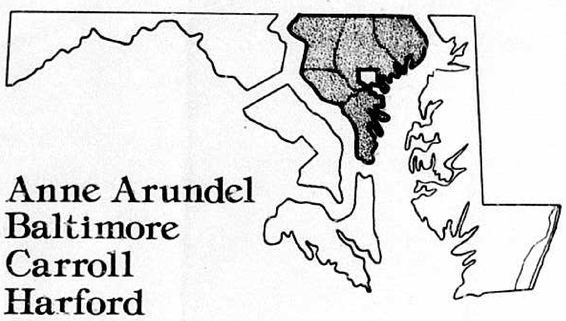
2 WORKING PAPER

COPE LINDER WALMSLEY

Architects Engineers Landscape Architects

PETITIONER'S EXHIBIT 6

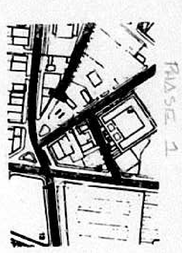
EXHIBIT 10



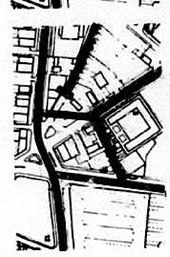
Anne Arundel
Baltimore
Carroll
Harford
Howard

Baltimore Region

PHASE 2



PHASE 2



Close Joppa Road

Realign York Road

the improved Allegheny Avenue and turn right on a widened Washington Avenue. Such a minor detour would be more than compensated by the simplification it would facilitate at York Road.

1

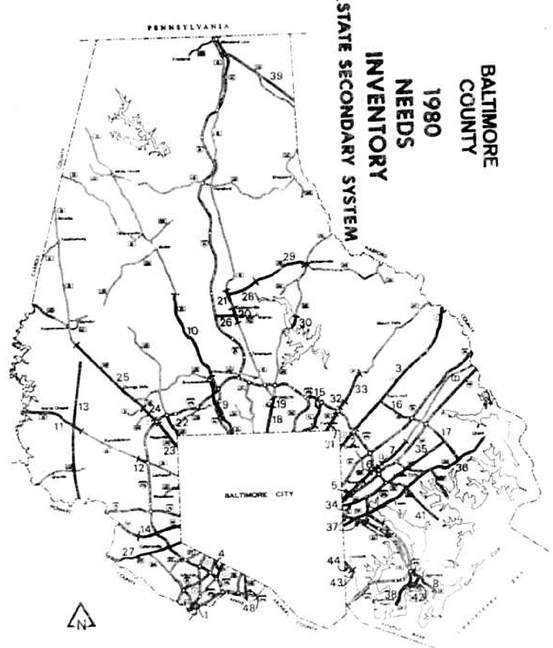
In the longer term future, when York Road (south of Joppa Road) is reduced to two moving lanes, this intersection could be further simplified by realigning the northern branch of York Road to create, in effect, two intersections instead of one. This realignment would [illegible] straight on down the [illegible] more flexible development parcel bounded by [illegible] Avenue.

Improved Junction at Dulaney Valley Road and Fairmount Avenue

An extra turning lane should be provide for traffic southbound on Dulaney Valley Road which is making a left turn onto Fairmount Avenue. The existing turning lane is no longer adequate to satisfy the demand. [illegible] With increased demand for a left turn onto the loop, at this intersection, will increase.

Location of Future Parking Garages

As a general principle we recommend that future parking structures be located with direct access from the major north/south distributors (Washington and Virginia Roads). This would ultimately result in a ring of parking structures surrounding the walkable core area.



BALTIMORE COUNTY 1980 NEEDS INVENTORY
STATE SECONDARY SYSTEM

1980 HIGHWAY NEEDS INVENTORY

SECONDARY-BALTIMORE

MAP REF.	ROUTE-ROUTE NAME LIMITS-LENGTH		MTP CATEGORY NEED	IMPROVEMENT TYPE* COST ($000)
	Md. 41-Perring Parkway Taylor Avenue to 0.2 mile south of I-695	1.1 mi.	- Se	multi-lane reconstruct 500
15	Md. 43-White Marsh Boulevard U.S. 1 to Honeygo Boulevard	2.4 mi.	- Se	multi-lane construct 17,600
16	Md. 43-White Marsh Boulevard U.S. 40 to Md. 150 at Carroll Island Road	3.0 mi.	- Sa	multi-lane construct 12,100
17	Md. 45-York Road Md. 45 Spur to Burke Avenue	1.7 mi.	- Se	multi-lane reconstruct 4,400
18	Baltimore-York Road Md. 45 Spur to Burke Ave.	0.9 mi.	- Se	multi-lane reconstruct. 1,700
19	Md. 45-York Road 0.1 north of Industry Lane to Cockeysville Road	1.0 mi	- Se	multi-lane reconstruct 1,500
20	Md. 45-York Road Cockeysville Road to Shawan Road	1.1 mi.	- Se	multi-lane reconstruct 2,600
21	Md. 129-Park Heights Avenue Baltimore City line to 0.1 mile south of I-695	1.3 mi.	- Se	multi-lane reconstruct 2,400
22	Md. 140-Reisterstown Road Baltimore City line to 0.1 mile south of I-695	1.5 mi.	- Se	multi-lane reconstruct 2,800
23	Md. 140-Reisterstown Road I-695 to McDonogh Road	0.9 mi.	- Sa,Se	urban divided reconstruct 3,000
24	Md. 170-Reisterstown Road McDonogh Road to Owings Mills Boulevard	6.0 mi.	- Se	multi-lane reconstruct 9,300
25	McDonogh Road-Warren Road Md. 103 to Md. 45	1.4 mi.	- Se	2 lane construct 7,500
26	Md. 144-Frederick Road Howard County line to Baltimore City line	4.9 mi.	- Se	multi-lane reconstruct 10,900
27	Md. 145 Rel.-Paper Mill Road Md. 45 to Md. 145 0.2 mile west of Phoenix Road	1.9 mi.	- Se	2 lane construct 2,500

*No final alignment or improvement type can be recommended until studies are completed indicating the most feasible alternative.

WILLIAM P. MONK

land planning
urban design
commercial revitalization

EXHIBIT 6

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
Hardees
Burger King
Golden Corral
Mr. Donut
Arco Petroleum
Gulf Oil
Subway Sub Shops

PETITIONER'S EXHIBIT 2

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

WILLIAM P. MONK

land planning
urban design
commercial revitalization

EXHIBIT 7

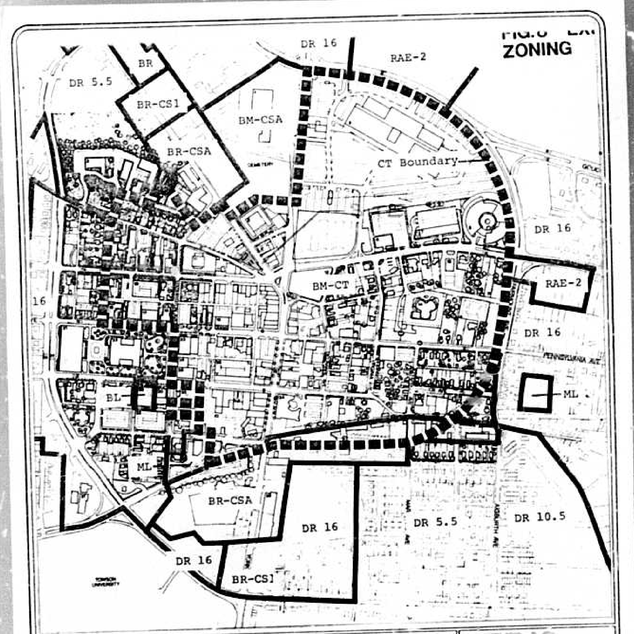
JURISDICTIONS WHERE WORK HAS BEEN PERFORMED

MARYLAND
- Aberdeen
- 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 3

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



ZONING MAP

PETITIONER'S EXHIBIT 4

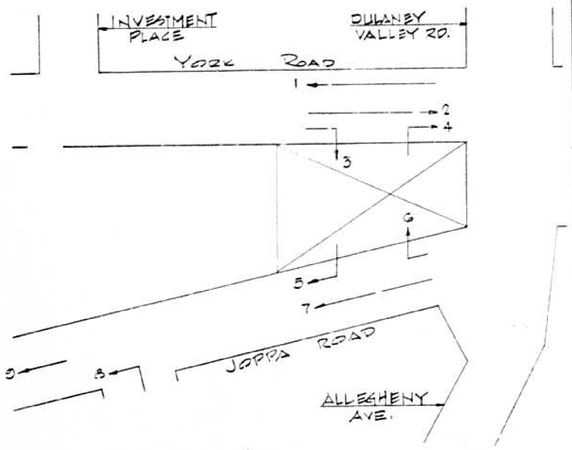
EXHIBIT 9

WILLIAM P. MONK
land planner
p.o. box 11415
baltimore, maryland
21239

LYON ASSOCIATES, INC.
6707 WHITESTONE ROAD
BALTIMORE, MARYLAND 21207
TELEPHONE 301-944-8112

SUBJECT TRAFFIC STUDY — SHEET NO 1 OF 1
JOB NO
BY DATE
CHK'D DATE
REV DATE

York & Joppa Roads



DATE	TIME	1	2	3	4	5	6	7	8	9
FRI.	12[00]-1[00] P.M.	320	48	56	55	16	19	72	21	169
9/23/83	4[00]-5[00] P.M.	311	475	64	60	28	23	101	38	197

DATE	TIME	GAS IN	GAS OUT	STORE IN	STORE OUT	TOTAL	STORE %
FRI.	12[00]-1[00] P.M.	52	52	14	14	66	21%
9/23/83	4[00]-5[00] P.M.	80	88	42	40	131	32%

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 16, 1983

J. William Martin, Esquire
Suite 501, Executive Plaza 1
Hunt Valley, Maryland 21031

RE: Petitions for Special Exception, Special Hearing, and Variances
N/S of Joppa Road at the intersection of Allegheny Avenue and York Road - 9th Election District
ARCO Petroleum Products Company - Petitioner
NO. 83-100-XSPHA (Item No. 194)

Dear Mr. Martin:

In response to your letter of May 13, 1983, this is to advise that a meeting would serve no useful purpose in view of the denials, particularly the special exception.

Therefore, I would suggest you file the appeal referred to by you in earlier correspondence.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

83-100-XSPHA

J. William Martin
Attorney at Law
Suite 501 Executive Plaza 1 667-4321 • HUNT VALLEY, MARYLAND 21031

May 13, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing, and Variances
N/S Joppa Road at the intersection of Allegheny Avenue and York Road - 9th Election District
ARCO Petroleum Products Company - Petitioner
NO. 83-100-XSPHA (Item No. 194)

Mr. Hammond:

I would appreciate a meeting with you in your office by Wednesday, May 18th, or as soon thereafter as possible. I am hopeful that another hearing can be scheduled in this case to clear up the problem, as opposed to filing an Appeal. We saved a good bit of time by doing this in the York Road/Ashland Avenue case.

Thank you for your consideration.

J. William Martin

JWM/mgb

P. S. I would appreciate your secretary ackrowledging receipt of this letter by a phone call or brief note to me.

MAY 16 8:50 AM

County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

November 2, 1983

Mr. Robert Oliver, Region R. E. Negotiator
c/o Arco Petroleum Products Co.
1500 Market Street - 17th Floor
Philadelphia, Penna. 19101

Re: Case No. 83-100-XSPHA
Arco Petroleum Prods. Co.

Dear Mr. Oliver:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart

Edith T. Eisenhart,
Administrative Secretary

Encl.

cc: John W. Hessian, III, Esquire
Mary Gin
Joseph Kerner
N. E. Gerber
J. G. Hoswell
A. Jablon
J. E. Dyer
J. Jung

STV/LYON ASSOCIATES.
ENGINEERS, ARCHITECTS & PLANNERS.
[illegible] RUTHERGLEN ROAD
BALTIMORE, MD. 21220
(301) 944-9112 TELEX 87-944 (STV)

130

September 22, 1983

Re: Case No. 83-100-XSPHA
Arco Petroleum Products Company
N/S Joppa Road at intersection of
Allegheny Avenue and York Road
9th District

SVD
10-11-83

Mr. Clerk:

Please issue a summons for Michael S. Flanigan, of the Department of Traffic Engineering, Baltimore County, located in the County Courts Building, Towson, Maryland, to appear and testify at the above referenced hearing before the County Board of Appeals of Baltimore County, scheduled for ~~Wednesday, September 28, 1983, at 10:00 a.m.~~, in Room 218 of the Court House.

REISSUE FOR THURSDAY, OCTOBER 13, 1983 at 10:30 am

COST $5.00
SUMMONED 10/11/83

Michael G. Kobin
Michael G. Kobin
Agent for Arco Petroleum

Recvd. 9/23/83
9:25 a.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

STV ENGINEERS Engineers Architects Planners Construction Managers Professional Member Firms
STV Baltimore Transportation Associates STV/Lyon Associates STV Management Consultants Group STV
H. D. Nottingham & Associates STV Sanders & Thomas STV Sanitaire STV Seelye Stevenson Value & Knecht

---

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO... William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
FROM... Office of Planning and Zoning

Date... October 5, 1982

SUBJECT... Zoning Petition No. 83-100-XSPHA
Arco Petroleum Products Company

The petitioner should be aware of the fact that the subject property is in the path of proposed road improvements as shown in the Towson Town Center plan, a part of the Baltimore County Master Plan.

Norman E. Gerber per JGHowell
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess

WILLIAM P. MONK

land planning
urban design
commercial revitalization

PROJECTS

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Dunkin' Donuts
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High's
Wawa Food Stores
Taco Bell
Jiffy Lube
Big Boys
Roy Rogers
Church's Fried Chicken
K-Mart
Hardees
Burger King
Golden Corral
Mr. Donut
Arco Petroleum
Gulf Oil
Subway Sub Shops

PETITIONER'S EXHIBIT 2

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

WILLIAM P. MONK

land planning
urban design
commercial revitalization

JURISDICTIONS WHERE WORK HAS BEEN PERFORMED

MARYLAND
- Aberdeen
- 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 3

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

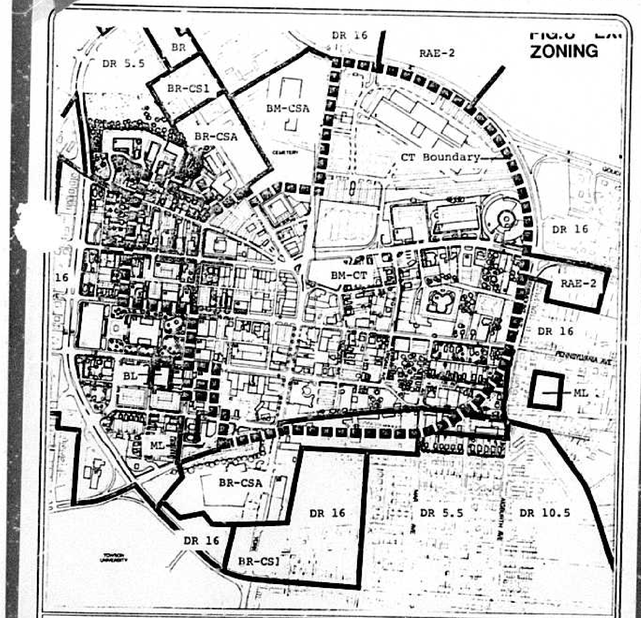


FIG. 6 EXISTING ZONING

ZONING MAP

PETITIONER'S EXHIBIT 4

EXHIBIT 9

WILLIAM P. MONK
land planner

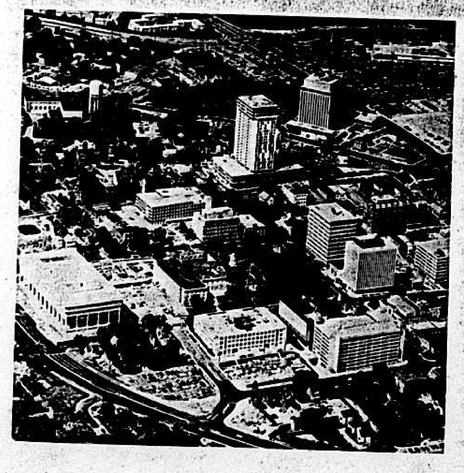
p.o. box 11415
baltimore, maryland
21239

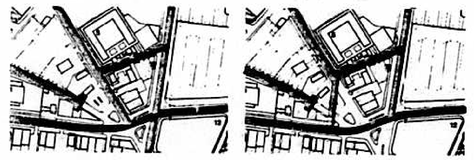
PETITIONER'S EXHIBIT 6

TOWSON TOWN CENTER

WORKING PAPER 2

COPE LINDER WALMSLEY Architects Engineers Landscape Architects





Close Joppa Road Realign York Road

the improved Allegheny Avenue and turn right on a widened Washington Avenue. Such a minor detour would be more than compensated by the simplification it would facilitate at York Road.

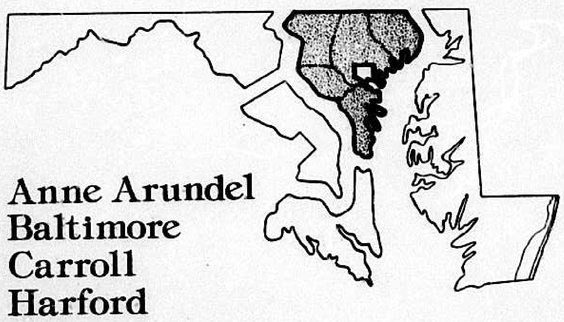
In the longer term future, when York Road (south of Joppa Road) is reduced to two moving lanes, this intersection could be further simplified by realigning the northern branch of York Road to create, in effect, two intersections instead of one. This realignment would help deter traffic from carrying straight on down the York Road semi-mall and would create a larger and, therefore, more flexible development parcel bounded by Investment Place/York Road/Dulaney Valley Road/Allegheny Avenue.

Improved Junction at Dulaney Valley Road and Fairmount Avenue

An extra turning lane should be provide for traffic southbound on Dulaney Valley Road which is making a left turn onto Fairmount Avenue. The existing turning lane is no longer adequate to satisfy the demand for this movement. With increased development and new parking facilities east of York Road demand for a left turn onto the Loop, at this intersection, will increase.

Location of Future Parking Garages

As a general principle we recommend that future parking structures be located with direct access from the major north/south distributors (Washington and Virginia Avenues). This would ultimately result in a ring of parking structures surrounding the walkable core area.



Anne Arundel
Baltimore
Carroll
Harford
Howard

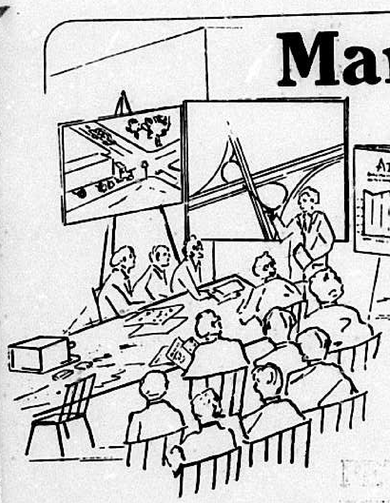
Baltimore Region



MARYLAND
HIGHWAY
NEEDS
INVENTORY

SECONDARY
Highway System

Maryland state highway needs inventory 1980



PETITIONER'S EXHIBIT 7

Maryland Department of Transportation

SECONDARY-BALTIMORE — 1980 HIGHWAY NEEDS INVENTORY

MAP REF.	ROUTE-ROUTE NAME LIMITS-LENGTH		MTP CATEGORY NEED	IMPROVEMENT TYPE* COST ($000)
15	Md. 41-Perring Parkway Taylor Avenue to 0.2 mile south of I-695	1.1 mi.	- Se	multi-lane reconstruct 500
16	Md. 43-White Marsh Boulevard U. S. 1 to Honeygo Boulevard	2.3 mi.	2 Se	multi-lane construct 17,600
17	Md. 43-White Marsh Boulevard U.S. 40 to Md. 150 at Carroll Island Road	3.0 mi.	- Se	multi-lane construct 12,100
18	Md. 45-York Road Baltimore City Line to Burke Avenue	1.7 mi.	- Se	multi-lane reconstruct 4,400
19	Md. 45-York Road Burke Ave. to Rosley Avenue	0.9 mi.	- Se	multi-lane reconstruct 1,700
20	Md. 45-York Road 0.1 north of Industry Lane to Cockeysville Road	1.0 mi.	- Se	multi-lane reconstruct 1,500
21	Md. 45-York Road Cockeysville Road to Shawan Road	1.1 mi.	- Se	multi-lane reconstruct 2,600
22	Md. 129-Park Heights Avenue Baltimore City Line to 0.1 mile south of I-695	1.3 mi.	- Se	multi-lane reconstruct 2,400
23	Md. 140-Reisterstown Road Baltimore City Line to 0.1 mile south of I-695	1.8 mi.	- Se	multi-lane reconstruct 2,800
24	Md. 140-Reisterstown Road I-695 to McDonogh Road	0.9 mi.	2 Sa,Se	urban divided reconstruct 3,000
25	Md. 140-Reisterstown Road McDonogh Road to Chartley Boulevard	6.0 mi.	- Se	multi-lane reconstruct 9,300
26	Md. 143 Extended-Warren Road I-83 to Md. 45	1.4 mi.	- Se	2 lane construct 7,500
27	Md. 144-Frederick Road Howard County Line to Baltimore City Line	4.9 mi.	- Se	multi-lane reconstruct 10,900
28	Md. 145 Rel.-Paper Mill Road Md. 45 to Md. 145 0.2 mile west of Phoenix Road	1.8 mi.	- Se	2 lane construct 2,500

*No final alignment or improvement type can be recommended until studies are completed indicating the most feasible alternative.

19

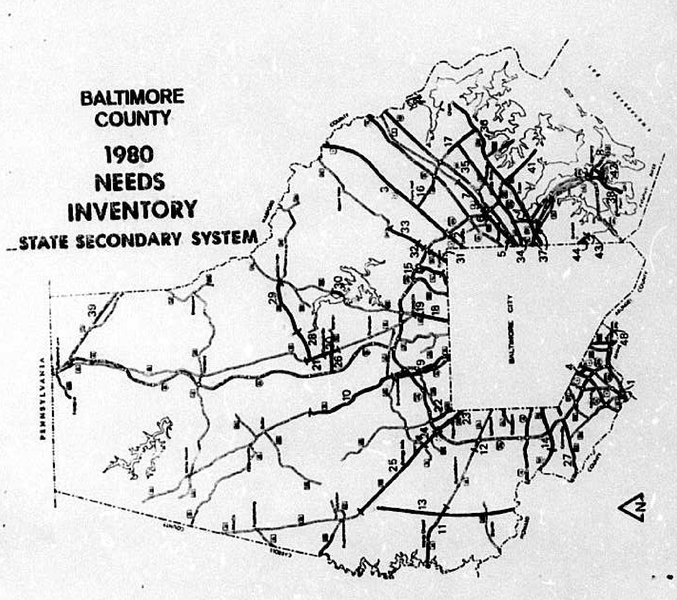
wise have taken place. Such a "better development" may include retail space at grade, the provision of pleasant pedestrian spaces adjacent to major pedestrian promenades.

Bikeways

A county wide system of bikeways has been planned. Bikeways already exist in Towson on Fairmount Avenue and Bosley Avenue and are programmed for Joppa Road and Dulaney Valley Road. These routes will become part of the county wide system. We recommend that additional bikeways be provided in Central Towson to tie in with the county wide system and extend the pedestrian promenades into the immediate neighborhoods of West and East Towson, namely on Pennsylvania to the east, Chesapeake to the west, Walker Mill to the south and Hillen Road to the north. These routes will be restricted to the cartway (possibly with a widened curb lane) but on routes from the neighborhoods sidewalks will be ramped and signed similar to the county system. Provision for bike storage should be made at major entrances to the core, and in Revenue Authority garages and at the more important public buildings.

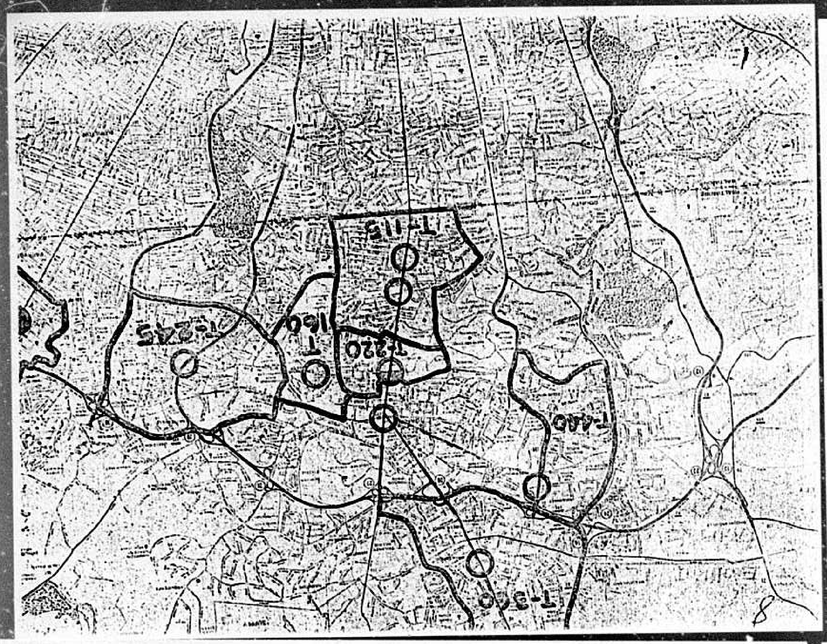
Changes to York Road/Joppa Road Junction

This intersection is renowned in Towson as being a major bottleneck. A number of remedies to improvements are discussed to simplify traffic movement through the junction by reducing the number of movement choices. These changes would reduce the number of signal sequences necessary to accommodate all turns and thus reduce waiting time and congestion. Though Joppa Road is the principal route through Towson, it is also used by people using it for more than local purposes and within the core it is flanked by institutions and older residences, some converted to secondary office space. Allegheny Avenue does not continue as a major distributor west of Bosley, but it does provide access to future major parking structures (and currently parking structure south of the Pontchosel). It is undergoing transition into a major east/west distributor in the core and this function will become even more significant when the balance of opportunity sites in this quadrant is fully developed. For this reason it is recommended that consideration to close the first block of Joppa Road to service cul-de-sac). Through traffic westbound on Joppa Road could take



PETITIONER'S
EXHIBIT 9

PETITIONER'S
EXHIBIT 10



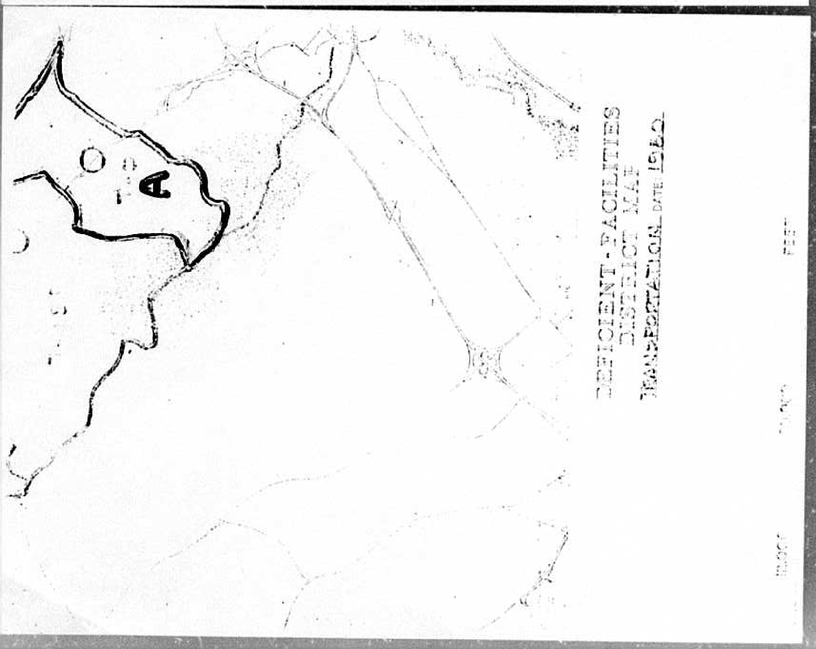


BALTIMORE COUNTY

BASIC SERVICES MAP

TRANSPORTATION AREA MAP

"T" TRANSPORTATION AREA
(SEE BALTIMORE COUNTY ZONING
REGULATIONS FOR EXPLANATION
OF NUMERAL)



- D LEVEL INTERSECTIONS
- E LEVEL INTERSECTIONS
- F LEVEL INTERSECTIONS

JULY, 1981
ADOPTED BY PLANNING BO

J. William Martin
Attorney at Law
SUITE 501 Executive Plaza I 667-4321 • HUNT VALLEY, MARYLAND 21031

CERTIFIED MAIL
#P 362 301 232

May 25, 1983

Zoning Commissioner
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing and Variances
N/S Joppa Road at the intersection of Allegheny Avenue & York Road - 9th Election District
ARCO Petroleum Products Company - Petitioner
NO. 83-100-XSPHA (Item No. 194)

Sir:

Please enter the Appeal of the Petitioner for a hearing before the County Board of Appeals on the above petitions.

Counsel's check for $255.00 payable to Baltimore County, Maryland, is enclosed.

Please receipt the enclosed copy of letter of Appeal and return it to Counsel.

J. William Martin

JWM/mgb
Enclosure: Check - $255.00
CC of above letter

MAY 26 83 AM

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 27, 1983

John W. Hessian, III, Esquire
People's Counsel
Room [illegible] Courthouse
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing and Variances
N/S Joppa Road at the intersection of of Allegheny Avenue and York Road
Arco Petroleum Products Company - Petitioner
Case No. 83-100-XSPHA

Dear Mr. Hessian:

Please be advised that an appeal has been filed by J. William Martin, Esquire, on behalf of the petitioner, from the decision rendered by the Zoning Commissioner of Baltimore County, in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

William E. Hammond
Zoning Commissioner

WEH:aj

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

cbo

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

June 24, 1982

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

RE: Item No. 194
Petitioner - Arco Petroleum Products Company
Special Hearing & Variance Petition

Dear Mr. Martin:

I am withholding the scheduling of a hearing on the above petition until the comments from the Department of Traffic Engineering are satisfied. I have spoken with your engineer Mr. Tony Corteal, and he indicated that he would pursue the matter.

If you have any questions, you may contact me at 494-3391.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

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

April 29, 1983

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

RE: Petitions for Special Exception, Special Hearing, and Variances
N/S of Joppa Road at the intersection of Allegheny Avenue and York Road - 9th Election District
Arco Petroleum Products Company - Petitioner
NO. 83-100-XSPHA (Item No. 194)

Dear Mr. Martin:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

Names of Streets: MD 45 (North) / Joppa Rd (South) / Allegheny Avenue (East) / Allegheny Ave (West)

Time	From North L	S	R	Tot.	From South L	S	R	Tot.	From East L	S	R	Tot.	From West L	S	R	Tot.	Grand Total
AM 6-7	33	143	8	208	—	—	—	—	144	150	34	328	11	93	10	114	650
7-8	53	251	23	327	29	29			231	157	388		17	254	45	316	942
8-9	84	242	27	353	30	30			210	178	388		24	220	35	280	1031
9-10	203	22	3	321	16	16			143	144	367		12	230	45	292	1046
10-11	192	20	2	292	32	32			246	118	364		26	185	24	235	923
11-12	177	22	2	285	30	30			284	163	447		36	238	41	315	1080
PM 12-1	169	45	3	346	20	20			329	191	520		60	280	52	392	1378
1-2	182	45	3	430	34	34			226	154	380		27	251	24	302	1153
2-3	252	45	3	383	18	18			219	184	403		22	293	36	306	1142
3-4	238	36	3	277	58	58			276	159	435		24	420	25	469	1304
4-5	194	32	3	342	27	27			225	157	382		25	357	31	413	1180
5-6	218	26	3	356	21	21			210	144	354		22	326	28	376	1082
6-7	211	20	3	334													
7-8																	
8-9																	
9-10																	
TOTAL	2549	331	40	3921	351	351			3933	2931	6722		376	2998	366	3740	12721

Names of Streets: MD 45 (North) / Joppa Rd (South) / Allegheny Avenue (East) / Allegheny Ave (West)

Time	From North L	S	R	Tot.	From South L	S	R	Tot.	From East L	S	R	Tot.	From West L	S	R	Tot.	Grand Total
AM 6-7	33	143	8	208	—	—	—	—	144	150	34	328	11	93	10	114	650
7-8	53	251	23	327	29	29			231	157	388		17	254	45	316	942
8-9	84	242	27	353	30	30			210	178	388		24	220	35	280	1031
9-10	203	22	3	321	16	16			143	144	367		12	230	45	292	1046
10-11	192	20	2	292	32	32			246	118	364		26	185	24	235	923
11-12	177	22	2	285	30	30			284	163	447		36	238	41	315	1080
PM 12-1	169	45	3	346	20	20			329	191	520		60	280	52	392	1378
1-2	182	45	3	430	34	34			226	154	380		27	251	24	302	1153
2-3	252	45	3	383	18	18			219	184	403		22	293	36	306	1142
3-4	238	36	3	277	58	58			276	159	435		24	420	25	469	1304
4-5	194	32	3	342	27	27			225	157	382		25	357	31	413	1180
5-6	218	26	3	356	21	21			210	144	354		22	326	28	376	1082
6-7	211	20	3	334													
7-8																	
8-9																	
9-10																	
TOTAL	2549	331	40	3921	351	351			3933	2931	6722		376	2998	366	3740	12721

Slate Highway Administration of Maryland
Bureau of Traffic Engineering
Record of Intersection Count

Location: MD 45 at Joppa - Allegheny Ave
Date & Day: Thursday Monday Friday
Requested by: Steve Klemsky
Compiled by: Mark Gober

RECEIVED
MAY 20 1981
DISTRICT
TRAFFIC ENGINEER

TRAFFIC MOVEMENT SUMMARY TABLE

Slate Highway Administration of Maryland
Bureau of Traffic Engineering
Record of Intersection Count

County: Baltimore S.K.
Weather: Clear
Recorder: George Miller
Hours Counted: 7am - 7pm
Town: Towson

ACCIDENT DATA: YORK ROAD AT JOPPA / ALLEGHENY TOWSON, MARYLAND

DATA OBTAINED FROM BUREAU OF ACCIDENT STUDIES, TRAFFIC DIV. MARYLAND STATE HIGHWAY ADMINISTRATION

	TOTAL ACCIDENTS	# FATALITIES	INTERSECTION RELATED ACCIDENTS	TOWNSHIP RELATED ACCIDENTS	# PERS. AND SOLICITORS	ACCIDENTS ATTRIBUTED TO SPS
1977	15	0	7	6	4	0
78	21	0	6	1	1	0
79	15	0	1	1	3	1
80	10	0	3	0	1	0
81	5	0	NO DATA COLLECTED			0
1/82 TO 7/82	4	0	NO DATA COLLECTED	0	NO DATA COLLECTED	0

EXHIBIT 14

WILLIAM P. MONK
land planner

p.o. box 11415
baltimore, maryland
21239

Slate Highway Administration of Maryland
Bureau of Traffic Engineering
Record of Intersection Count

Location: Allegheny Ave & Joppa Rd
Date & Day: 7-12-80 Sat.
Requested by: Bureau Chief
Compiled by: Allen

RECEIVED
JUL 22 1980
DISTRICT
TRAFFIC ENGINEER

TRAFFIC MOVEMENT SUMMARY TABLE

COPIED

County: Baltimore Co.
Weather: Clear
Recorder: Miller
Hours Counted: 7-7
Town: Towson

Names of Streets: Allegheny Ave (North) / Joppa Rd (South) / Allegheny Ave (East) / Allegheny Ave (West)

Time	From North L	S	R	Tot.	From South L	S	R	Tot.	From East L	S	R	Tot.	From West L	S	R	Tot.	Grand Total
AM 6-7	46	143	19	219	—	—	—	—	181	198	289		1	121	5	127	635
7-8	52	233	33	328	4	4			317	187	516		7	159	15	173	1021
8-9	70	213	41	324	2	2			220	183	453		3	133	5	147	944
10-11	52	211	34	297	—	—			225	176	449		21	233	24	267	1051
11-12	57	247	31	335	1	1			333	241	630		30	344	31	307	1062
PM 12-1	48	243	26	317	1	1			153	219	453		32	315	20	348	1146
1-2	52	242	19	313	2	2			228	216	520		33	243	42	343	1237
2-3	52	254	18	324	—	—			226	215	514		24	215	42	356	1267
3-4	53	251	21	325	1	1			226	215	514		24	215	42	356	1267
4-5	53	251	21	325	1	1			226	215	514		24	215	42	356	1267
5-6	111	247	19	377	1	1			196	244	595		14	234	18	266	1239
6-7	111	247	19	377	1	1			196	244	595		14	234	18	266	1239
7-8	111	247	19	377	3	3			211	212	549		32	361	34	433	1359
8-9	111	247	19	377	3	3			211	212	549		32	361	34	433	1359
9-10	111	247	19	377	3	3			211	212	549		32	361	34	433	1359
TOTAL	1225	2193	315	10193	—	—	—	—	18	2976	2603	5597	248	2835	360	3443	19233

Names of Streets: Allegheny Ave (North) / Joppa Rd (South) / Allegheny Ave (East) / Allegheny Ave (West)

Time	From North L	S	R	Tot.	From South L	S	R	Tot.	From East L	S	R	Tot.	From West L	S	R	Tot.	Grand Total
AM 6-7	46	143	19	219	—	—	—	—	181	198	289		1	121	5	127	635
7-8	52	233	33	328	4	4			317	187	516		7	159	15	173	1021
8-9	70	213	41	324	2	2			220	183	453		3	133	5	147	944
10-11	52	211	34	297	—	—			225	176	449		21	233	24	267	1051
11-12	57	247	31	335	1	1			333	241	630		30	344	31	307	1062
PM 12-1	48	243	26	317	1	1			153	219	453		32	315	20	348	1146
1-2	52	242	19	313	2	2			228	216	520		33	243	42	343	1237
2-3	52	254	18	324	—	—			226	215	514		24	215	42	356	1267
3-4	53	251	21	325	1	1			226	215	514		24	215	42	356	1267
4-5	53	251	21	325	1	1			226	215	514		24	215	42	356	1267
5-6	111	247	19	377	1	1			196	244	595		14	234	18	266	1239
6-7	111	247	19	377	1	1			196	244	595		14	234	18	266	1239
7-8	111	247	19	377	3	3			211	212	549		32	361	34	433	1359
8-9	111	247	19	377	3	3			211	212	549		32	361	34	433	1359
9-10	111	247	19	377	3	3			211	212	549		32	361	34	433	1359
TOTAL	1225	2193	315	10193	—	—	—	—	18	2976	2603	5597	248	2835	360	3443	19233

SHA 520-2-81A H-14-76

83-190
A

J. William Martin
Attorney at Law

Suite 501 Executive Plaza I 667-4321 • HUNT VALLEY, MARYLAND 21031

May 4, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception,
Special Hearing, and Variances
N/S Joppa Road at the Intersection
of Allegheny Avenue and York Road -
9th Election District
ARCO Petroleum Products Company, Petitioner
NO. 83-100-XSPHA (Item No. 194)

Mr. Hammond:

This is to advise that an Appeal of your decision in the above matter will be filed within the statutory period.

J. William Martin

JWM/mgb

cc: Mr. R. B. Sloan
Region Real Estate Negotiator
Atlantic Richfield Company
1500 Market Street
Post Office Box 7258
Philadelphia, Pennsylvania 19101

MAY 9 8 3 AM

J. William Martin
Attorney at Law

Suite 501 Executive Plaza I 667-4321 • HUNT VALLEY, MARYLAND 21031

CERTIFIED MAIL
#P 368 301 232

May 25, 1983

Zoning Commissioner
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing
and Variances
N/S Joppa Road at the intersection of Allegheny
Avenue & York Road - 9th Election District
ARCO Petroleum Products Company - Petitioner
NO. 83-100-XSPHA (Item No. 194)

Sir:

Please enter the Appeal of the Petitioner for a hearing before the County Board of Appeals on the above petitions.

Counsel's check for $255.00 payable to Baltimore County, Maryland, is enclosed.

Please receipt the enclosed copy of letter of Appeal and return it to Counsel.

J. William Martin

JWM/mgb
Enclosure: Check - $255.00
CC of above letter

MAY 26 8 AM

PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES

9th Election District

ZONING: Petition for Special Exception, Special Hearing and Variances

LOCATION: North side Joppa Road at intersection of Allegheny Avenue and York Road

DATE & TIME: Tuesday, October 19, 1982 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception for a food store as a use in combination with a service station (gas and go); Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 5504 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store; Variances to allow a site area of 17,364 sq. ft. in lieu of the required 21,800 sq. ft and to allow a setback of 2 ft. from the street right of way in lieu of the required 10 ft. and 32 ft. from the centerline of the street in lieu of the required 35 ft.

The Zoning Regulation to be excepted as follows:
Section 405.4 (A.1 and D.8) - minimum lot area required for a service station in combination with a food store
Section 405.4A.2.a - setback of canopy from street right of way and centerline

All that parcel of land in the Ninth 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, October 19, 1982 at 10:30 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

October 14, 1982

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

Re: Petitions for Special Exception, Special
Hearing and Variances
N/S Joppa Rd. at intersection of Allegheny
Avenue & York Road
Arco Petroleum Products Company - Petitioner
Case #83-100-XSPHA Item #194

Dear Mr. Martin:

This is to advise you that $98.59 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
Zoning Commissioner

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

No. 113028

DATE 12/16/82 ACCOUNT R-01-615-000

AMOUNT $98.59

RECEIVED J. William Martin, Esquire

FOR Advertising & Posting Case #83-100-XSPHA (Arco Petroleum)

B 034######98591b #168A

VALIDATION OR SIGNATURE OF CASHIER

September 21, 1982

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

NOTICE OF HEARING

Re: Petitions for Special Exception, Special Hearing & Variances
N/S Joppa Rd. at intersection of Allegheny Ave. & York Rd.
Arco Petroleum Products Company - Petitioner
Case #83-100-XSPHA

TIME: 10:30 A.M.

DATE: Tuesday, October 19, 1982

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

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

83-138

J. William Martin
ATTORNEY AT LAW

SUITE 501 EXECUTIVE PLAZA I 667-4321 • HUNT VALLEY, MARYLAND 21031

March 23, 1982

Mr. Nicholas B. Commadari
Chairman
Zoning Plans Advisory Committee
Baltimore County
111 West Chesapeake Avenue
Towson, MD. 21204

RE: York & Joppa - ARCO PETROLEUM PRODUCTS COMPANY
Item No. 194

Mr. Commadari:

Seven copies of the Zoning Description for the above captioned location are enclosed. Site plans were delivered yesterday, March 22nd.

J. William Martin

JWM/mgb
Enclosures: 7 Zoning Descriptions

MAR 24 '82 AM

ZONING DEPARTMENT

By

ARCHITECTURE
ENGINEERING
CONSULTING

LYON ASSOCIATES, INC.

RESUME

ANTHONY J. CORTEAL
Director of Site Development
Project Manager
Lyon Associates, Inc.

Years experience: With This Firm 10, With Other Firms 8

Other Experience and Qualifications relevant to the proposed project:

Mr. Corteal is currently the Department Head for the Site Development Section of the Baltimore Design Office of Lyon Associates. From this position, he directs all phases of Lyon Associates' regional efforts in the disciplines of surveys, property line computations, and the preparation and processing of site development documents.

During his tenure with Lyon Associates, Mr. Corteal has been in responsible charge of the preparation of over 500 individual site development projects, ranging in size from 2500 square feet to 650 acres.

Preparation and approval of Site Development Documents, whether processed as part of a comprehensive project or a single entity, have given Mr. Corteal extensive experience in the field and has allowed for optimization of office efficiency under his direction. Mr. Corteal has repeatedly demonstrated the value of his diverse experience through successful completion of innumerable projects.

The following is a partial list of the projects for which Mr. Corteal was responsible.

- o Curtis Bay Coal Facility, Baltimore City, Maryland
- o White Flint Fashion Mall, Rockville, Maryland
- o Rash Field, Baltimore City, Maryland
- o Dundalk Community College, Maryland
- o Anne Arundel Community College
- o Winter Green, Mountain Ski Resort
- o Aberdeen Proving Grounds, Master Plan
- o BWI, Undeveloped Lands Proposal

With regard to Mr. Corteal's experience in zoning cases, the following is a list of projects within the past two years in which Mr. Corteal was directly responsible for preparing the necessary documents. Additionally, Mr. Corteal has testified as an expert witness for over 80% of the listed projects.

ARCHITECTURE
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LYON ASSOCIATES, INC.

RESUME
ANTHONY J. CORTEAL
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Baltimore County		
Shell Oil Company 700 N. Rolling Road	Setback Variance	July 20, 1983
Shell Oil Company 925 Sanford Avenue	Setback Variance	August 4, 1983
Shell Oil Company 401 Compass Road	Setback Variance	August 18, 1983
Shell Oil Company 8200 Liberty Road	Setback Variance	August 3, 1982
Shell Oil Company 7100 Liberty Road	Setback Variance	January 3, 1983
Shell Oil Company Reisterstown Rd. & Rosewood	Setback Variance	November 15, 1982
Arco Petroleum York and Ashland	Special Hearing Special Exception Area Variance	March 22, 1982
Arco Petroleum York and Joppa	Special Hearing Special Exception Area Variance	March 23, 1982
Arco Petroleum Stemmers and Marlyn	Special Hearing Special Exception Area Variance	January 3, 1983
Cloverland Farms Dairy York and Ridgely	Special Hearing Special Exception Area Variance	November 29, 1982
Taco Bell Joppa and Harford	Parking and Setback Variance	August 19, 1981
Taco Bell York and Willow	Parking and Setback Variance	
Taco Bell Baltimore National Pike	Parking Variance	August 17, 1983
Devon Hill 915 West Lake Ave.	Building Setback	March 15, 1983

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ARCHITECTURE
ENGINEERING
CONSULTING

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Baltimore City

Glen Arm Development Co. Edgewood St. & Joh Ave.	Parking Variance	March 12, 1983
Hardee's 6612 Belair Road	Drive Thru City Council Hearing	September 1983
Shell Oil Company 2001 Orleans St.	Conditional Use	March 26, 1982
Arco Petroleum 5920 Moravia Road	Board of Appeals to Permit Conversion	June 10, 1981
Arco Petroleum Edmondson and Swan	Conditional Use	May 6, 1981
Apostolic Housing Corp. Valley and Homewood	Request for 22 Setback Variances	June, 1982
N. Charles General Hospital Maryland Avenue	Board of Appeals to Permit Parking Lot	August, 1982
Cycle Shop O'Donnell Street	Conditional Use	August, 1981
Safeway Stores Belair and Kenwood	Re-zoning	January, 1981

Prince George's County

Gulf Oil U.S. 2911 Colebrook Drive	Special Exception	January 20, 1983
Gulf Oil U.S. 1348 University Blvd.	Special Exception	September 15, 1982
Taco Bell University Blvd.	Special Exception Parking Variance	June, 1982
Taco Bell Oxon Hill	Special Exception Parking Variance	June, 1982

LYON ASSOCIATES, INC.

ARCHITECTURE
ENGINEERING
CONSULTING

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Anne Arundel County

Arco Petroleum Camp Meade Road	Sign and Canopy Variance	March 4, 1982
Arco Petroleum Fort Smallwood & Valley	Sign and Canopy Variance	November, 1981
Arco Petroleum Ritchie Hwy. & McKinsey	Sign and Canopy Variance	Noveember, 1981

Howard County

Arco Petroleum Baltimore National Pike and Center Drive	Planning Board Appeals	January 12, 1983

Fairfax, Virginia

Gulf Oil U.S. 7501 Richmond Highway	Special Exception	August 5, 1982
Sogecliff Limited Lee Highway	Setback Variance	January, 1983
Taco Bell Lee Highway	Setback and Parking Variance	November, 1982

Washington, D.C.

Gulf Oil U.S. 2200 "P" Street, N.W.	Fine Arts Approval	July 13, 1982

STV/LYON ASSOCIATES.

II. Project Overview

A. Proposed conversion of an existing 17,000 SF, three bay Arco Service Station to a mini market with gas facilities.

B. Display #1 Site Plan - Note that revisions have been made to provide some additional landscaping and to make rear parking area more convenient.

C. Site Characteristics

1) Site is located at the intersection of York Road and Joppa Road just West of Dulaney Valley Road.

2) Area surrounding the site is BM-CT or Business Major - Commercial, Town Center Core. This zoning classification allows for a highly diverse range of uses ranging from Hotels and Marinas to Service Garages, Automobile Sales Rooms and Night Clubs.

3) Two pump islands currently exist with two dual dispensers on each. The level of gasoline service will not change as a result of this proposal.

D. Proposed Site Work

1) Interior renovations - Floor Plan.
All proposed building modifications, including the prefab cooler, are to take place within the limits of the existing building. No additions will be made.

2) Exterior Improvements - Exterior Photo, Existing Photo.

3) New 24' x 26' canopy to be constructed over York Road island.

4) Parking Required = 9 spaces.
Parking Provided = 11 spaces including one handicapped.

5) Landscaping Required = 868 SF (5%).
Landscaping Provided = 1,590 SF (9.2%).

III. Traffic

A. All existing entrances are proposed to remain. Site area is sufficient to allow free flow of traffic through the site.

B. Traffic Safety - Display #2 Accident Study

1) We have studied the accident reports from January, 1980 through June, 1983. The study area extended 200 feet North and 100 feet South of the intersection on York Road, 200 feet West and 100 feet East on Joppa Road, and 100 feet West on Alleghaney Avenue. The greater distances North along York and West along Joppa were

STV/LYON ASSOCIATES.

taken to encompass all the site's entrances. The resulting data is shown here (referring to display). Two things that we would like to point out about these results are: (1) the frequency of accidents is not above normal for an intersection in this type of locality, and (2) none of the accidents studied are directly attributable to the Arco Site.

2) Also at this time, we would like to submit the latest traffic counts for this intersection. These being the State Highway Administration traffic count from 4/20 and 4/24/81, and a peak hour traffic count from Baltimore County dated 6/7/83. These figures are also about average for an intersection in a locality such as this.

C. The State Highway Administration and the Baltimore County Department of Traffic Engineering have no negative comments related to the traffic conditions at this site, as documented in the previous Z PAC Report.

D. Based on this information, with regard to existing entrances, on-site traffic flow and the available accident reports, this site and the automobiles entering and existing it impose no traffic safety problem. To further substantiate this, I would like to call upon the first of two traffic experts we have on hand today, Dr. Worthington Ewell.

E. Ewell's Testimony - submit professional qualifications.

Questions for Dr. Ewell:

1) Approximately how many traffic cases have you testified in?

2) Are you familiar with the Towson Town Master Plan as it relates to this intersection?

3) In your professional opinion, do you feel that the proposed changes to this intersection are necessary?

4) Are you familiar with this intersection?

5) Do you feel the traffic count for this intersection is high?

6) Have you performed any traffic counts of your own in this area?

7) What were your findings?

8) Do you feel that a mini market at this location would have an adverse effect on the health, safety, and welfare of the general public?

STV/LYON ASSOCIATES.

Thank you Dr. Ewell. Next I would like to call Mr. Michael Flanigan of the Baltimore County Department of Engineering.

F. Mr. Flanigan's Testimony

Questions for Mr. Flanigan:

1) Mr. Flanigan, could you please describe your duties with the Department.

2) Are you aware of the Towson Town Master Plan as it relates to this intersection?

3) Do you feel that this plan will be implemented anytime in the foreseeable future?

4) How does the County currently rate this intersection?

5) What is meant by a "D" rated intersection?

6) Do you feel that a mini market at this location would create a traffic problem?

Thank you Mr. Flanigan.

IV. Relationship to the Zoning Ordinance

A. Special Hearing to allow conversion to gas and go.

1) Display #3 Area map - Describe existing service facilities.

2) Based on the number of service related facilities in the area we feel that the public will still have a variety of automotive service centers to choose from and will not be detrimented by our proposal.

B. Special Exception to allow a food store in conjunction with a service station.

1) The extensive research and studies that have been performed with regard to this site, together with today's testimony, have shown that; (1) it will be a viable operation, (2) the public need exists, and (3) the surrounding community will not be adversely effected by traffic or conjestion.

C. Variance #1 to allow a canopy 2 feet from the right-of-way line and 32 feet from the street centerline.

1) Display #4 Canopy Elevation - describe proposed canopy.

(a) The proposed canopy is intended for the convenience of the customer and is constructed in such a manner that it will not obstruct vision or impede traffic either on site or off.

2) Display #5 showing proposed canopy and outline of canopy brought into compliance.

(a) A practical difficulty arises when the canopy is brought into conformance with the zoning ordinance in this instance. Moving the island and canopy the 8 feet necessary to accomplish this would create a congested situation between this island and the existing island located on Joppa Road. This leaves insufficient area for stacking and interior automobile circulation.

D. Variance #2 to allow a site area of 17,364 sq. ft. in lieu of the required 21,800 sq. ft.

1) The 21,800 sq. ft. figure is arrived at by adding 6,800 SF (total building area of 1,700 SF x a factor of 4 - section 405.4 D 8) for the use in combination to the 15,000 SF min. for a service station.

2) In order to bring the site into compliance with this requirement, one of two things would have to be done:

(a) Acquire additional property - This is not feasible since the adjacent property is already developed.

(b) Descrease the building square footage by approximately 35%. This would leave us with a building of approximately 1,105 SF - This area would not be adequate for a food store to function properly. 1,600 SF is about the minimum floor area required for this type of operation.

The average size of conventional convenience stores are as follows:

WAWA	2,400 - 3,000 sqaure feet
7-11	2,400 - 2,650 square feet
Royal Farm Stores	2,200 - 2,500 square feet

Based upon these figures, it appears that even if the variance is granted, that the total useable floor area would be anywhere from 25% to 45% less than its major competors.

3) It is our professional opinion that the decreased lot size would not have an adverse affect on the adjacent properties and community at large.

4) There have been prior approvals for the reduced lot size for a food store in combination with gasoline sales in Baltimore County. A few that we are familiar with are:

STV/LYON ASSOCIATES.

Case 83-29	9410 Harford Road	7-11
83-157	York and Ridgely	Cloverland
83-240	401 Stemmers Run Rd.	Arco

These cases reflect a marketing trend and are indicative that existing full service stations can be converted assuming adequate lot size and the proper site engineering, so as not to negatively affect the safety, health, and welfare of the community.

V. CLOSING

The 15,000 square foot minimum lot size for service stations is predicated on the assumption that service bays are an integral part of the service station operation. In this case, service bays are excluded from the operation and; therefore, the lot size requirement is subject to a valid reduction. This argument was set forth and upheld in a previous Arco case before the Baltimore County Zoning Commissioner (#83-240XSPHA). In short, without service bays, there is no need for on-site auto storage overnight or for longer periods of time for the repair or maintenance of vehicles.

The inherent nature of the Gas-N-Go operation and the food store clearly indicates that autos would enter and exit within a relatively short time frame. Although no minimum square footage figure for Gas-N-Go operations has been established in the Zoning Regulations, one can safely assume that these types of operations do not require the amount of space as set forth, and that a reduction will not negatively affect the safety, health, and welfare of the general public. Nor would it be contradictory to the spirit and intent of the Zoning Regulations as indicated by the recent Special Exceptions granted to Cloverland, 7-Eleven and Arco as previously stated.

Furthermore, we firmly believe that this application meets the criteria as set forth in the following sections of the Baltimore County Zoning Code:

Section: 405	Service Stations
405.3	Findings Necessary to Grant Special Exceptions
405.4	Standards for Individual Sites
502	Special Exceptions
307	Variances

We thank you for your time.

Prepared by:
Lyon Associates, Inc.
Anthony J. Corteal
Michael G. Kobin

County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180
June 21, 1983

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 83-100-XSPHA — ARCO PETROLEUM PRODUCTS COMPANY

N/S Joppa Rd. at intersection of Allegheny Ave. and York Road

9th District

SE--Food store w/service station
SH--Amendment to site plan
Variances--Setbacks

4/29/83 - Z.C.'s Order - DENIED

ASSIGNED FOR: WEDNESDAY, SEPTEMBER 28, 1983, at 10 a.m.

cc: J. William Martin, Esq. — Attorney for Petitioner

Arco Petroleum Prod. Co.
c/o J. P. Long — Petitioner

J. W. Hessian, Esq. — People's Counsel

N. Gerber

J. Hoswell

W. E. Hommond

J. E. Dyer

June Holmen, Secretary

STV/LYON ASSOCIATES.
ENGINEERS, ARCHITECTS & PLANNERS.
7131 RUTHERFORD ROAD
BALTIMORE, MD. 21207
301/944-9112, 301/944-9291

September 22, 1983

Re: Case No. 83-100-XSPHA
Arco Petroleum Products Company
N/S Joppa Road at intersection of
Alleghany Avenue and York Road
9th District

Mr. Clerk:

Please issue a summons for Michael S. Flanigan, of the Department of Traffic Engineering, Baltimore County, located in the County Courts Building, Towson, Maryland, to appear and testify at the above referenced hearing before the County Board of Appeals of Baltimore County, scheduled for ~~Wednesday, September 28, 1983, at 10:00 a.m.~~, in Room 218 of the Court House.

REISSUE FOR THURSDAY, OCTOBER 13, 1983 at 10:30 am

Michael G. Kobin
Agent for Arco Petroleum

Recd. 9/23/83
9:25 a.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

STV ENGINEERS, Engineers, Architects, Planners, Construction Managers. *Professional Member Firms:* STV/Baltimore Transportation Associates; STV/Lyon Associates; STV/Management Consultants Group; STV/H. D. Nottingham & Associates; STV/Sanders & Thomas; STV/Sanitechic; STV/Seelye Stevenson Value & Knecht

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From the desk of
EDITH T. EISENHART

Mr. Sheriff:

The summons for the new date was lost in the mail and inasmuch as this subpoena is for the hearing on this Thursday, we would appreciate it if it could be served immediately. Thank you.

Edith T. Eisenhart

6/21/83 - Following were notified of hearing set for Wed., Spptember 28, 1983, at 10 a.m.:

J. Wm. Martin
Arco Petroleum Co.
J. Hessian
N. Gerber
J. Hoswell
W. Hammond
J. Dyer

Postponed at hearing - case did not open - not necessary to have same Board

9/28/83 - Above notified of hearing scheduled for THURSDAY, OCTOBER 13, 1983 at 10:30 a.m.

Also, Mary Ginn
Joseph Werner
Robert Oliver

494-3180

County Board of Appeals
Room 200, Court House
Towson, Maryland 21204

(HEARING ROOM #200)

Sept. 29, 1983

NOTICE OF ASSIGNMENT

CONTINUED HEARING

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 83-100-XSPHA	ARCO PETROLEUM PRODUCTS COMPANY N/S JOPPA ROAD AT INTERSECTION OF ALLEGHENY AVENUE AND YORK ROAD 9th DISTRICT SE - FOOD STORE W/SERVICE STATION SPH - AMENDMENT TO SITE PLAN VARIANCES - SETBACKS 4/29/83 - Z.C. DENIED PETITION
ASSIGNED FOR:	THURSDAY, OCTOBER 13, 1983 at 10:30 a.m.
cc: Robert Oliver, Arco Petroleum	Petitioner
Joseph Werner, Pres. Council of Unit Owners Towson Towers	Protestant
Mary Ginn	"
John W. Heasian, Esq.	People's Counsel
N. E. Gerber	
J. G. Hoswell	
A. Jablon	
J. Jung	
J. E. Dyer	

Edith T. Eisenhart, Adm. Secretary

STV/LYON ASSOCIATES.
ENGINEERS, ARCHITECTS & PLANNERS.
7131 RUTHERFORD ROAD
BALTIMORE, MD. 21207
301/944-9112, 301/944-9291

September 22, 1983

Re: Case No. 83-100-XSPHA
Arco Petroleum Products Company
N/S Joppa Road at intersection of
Alleghany Avenue and York Road
9th District

Mr. Clerk:

Please issue a summons for Michael S. Flanigan, of the Department of Traffic Engineering, Baltimore County, located in the County Courts Building, Towson, Maryland, to appear and testify at the above referenced hearing before the County Board of Appeals of Baltimore County, scheduled for ~~Wednesday, September 28, 1983, at 10:00 a.m.~~, in Room 218 of the Court House.

REISSUE FOR THURSDAY, OCTOBER 13, 1983 at 10:30 am

Michael G. Kobin
Agent for Arco Petroleum

Recd. 9/23/83
9:25 a.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

STV ENGINEERS, Engineers, Architects, Planners, Construction Managers. *Professional Member Firms:* STV/Baltimore Transportation Associates; STV/Lyon Associates; STV/Management Consultants Group; STV/H. D. Nottingham & Associates; STV/Sanders & Thomas; STV/Sanitechic; STV/Seelye Stevenson Value & Knecht

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Joppa

LYON ASSOCIATES, INC.

ARCHITECTURE
ENGINEERING
CONSULTING

ZONING DESCRIPTION

Existing ARCO Service Station at York Road and Joppa Road
Baltimore County, Maryland

BEGINNING FOR THE SAME at a point on the North side of Joppa Road at the intersection of Allegheny Avenue and York Road to the North of this three way intersection; thence running and binding with the Northermost side of Joppa Road North 57°04'00" West 88.42 feet; thence by a curve to the left having a chord bearing of North 59°10'38" West 180.15 feet and a radius of 2446.00 feet with an arc length of 180.19 feet; thence leaving said curve and running North 37°41'45" East 57.96 feet; thence North 49°55'49" East 6.15 feet; thence South 52°08'11" East 58.05 feet; thence running along the same bearing South 52°08'11" East 18.10 feet; thence North 33°42' 49" East 27.72 feet; thence North 30°00'11" West 24.75 feet; thence North 59°01'49" East 28.05 feet; thence running along the Southermost Right-of-way line of York Road South 31°29'11" East 216.50 feet; thence leaving said Right-of-Way line South 32°56'00" West 21.13 feet to the place of beginning.

And containing in all 17,364.45 sq. ft. or 0.399 Ac. ±.

STATE OF MARYLAND

Philip R. Lepplar 2/6/82

J. William Martin
Attorney at Law

Suite 501 Executive Plaza I 667-4321 • HUNT VALLEY, MARYLAND 21031

CERTIFIED MAIL
#P 368 301 232

May 25, 1983

Zoning Commissioner
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing and Variances
N/S Joppa Road at the intersection of Allegheny Avenue & York Road - 9th Election District
ARCO Petroleum Products Company - Petitioner
NC. 83-100-XSPHA (Item No. 194)

Sir:

Please enter the Appeal of the Petitioner for a hearing before the County Board of Appeals on the above petitions.

Counsel's check for $255.00 payable to Baltimore County, Maryland, is enclosed.

Please receipt the enclosed copy of letter of Appeal and return it to Counsel.

J. William Martin

JWM/mgb
Enclosure: Check - $255.00
CC of above letter

MAY 26 83 AM

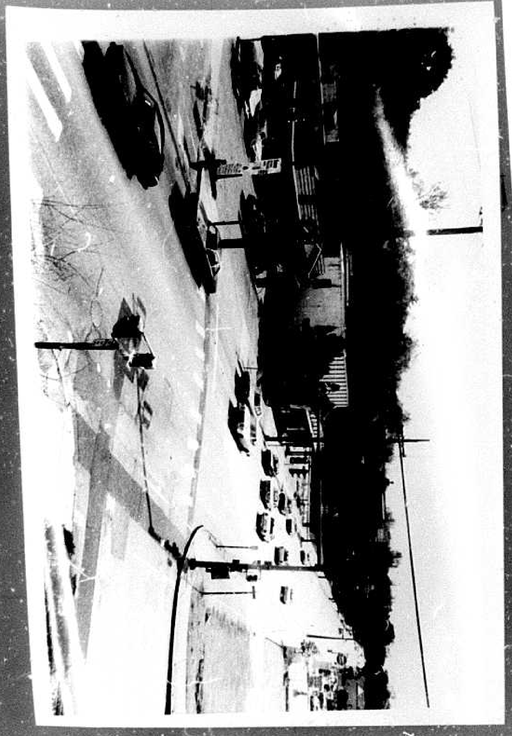














J. William Martin, Esquire
Executive Plaza One (501)
Hunt Valley, Maryland 21031

cc: Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Maryland 21208

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 13th day of September, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Arco Petroleum Products Co.

Petitioner's Attorney J. William Martin Reviewed by: Nicholas B. Commodari

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-100-XSPHA

District 9th Date of Posting October 1, 1982
Posted for: Special Exception and Variances
Petitioner: Arco Petroleum Products Company
Location of property: N/S Joppa Rd. at intersection of Allegheny Ave. & York Rd.
Location of Signs: N/S of Joppa Road at the intersection of Allegheny Avenue & York Rd.
Remarks:
Posted by N. J. Ostrom Date of return October 8, 1982
Signature
Number of Signs: #3

PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES
9th Election District

ZONING: Petition for Special Exception, Special Hearing and Variances
LOCATION: North side Joppa Road at intersection of Allegheny Avenue and York Road
DATE & TIME: Tuesday, October 19, 1982 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception for a food store as a use in combination with a service station (gas and oil); Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 1264 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store; Variances to allow a site area of 17,264 sq. Ft. in lieu of the required 21,000 sq. Ft. and to allow a setback of 2 ft. from the street right of way in lieu of the required 10 ft. and 32 ft. from the centerline of the street in lieu of the required 55 ft.

The Zoning Regulation to be excepted as follows:

Section 405.4 (A.1 and D.5)—minimum lot area required for a service station in combination with a food store

Section 405.4.A.2—setback of canopy from street right of way and centerline

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

Beginning for the same at a point on the North side of Joppa Road at the intersection of Allegheny Avenue and York Road to the North of this three way intersection; thence running and binding with the Northernmost side of Joppa North 57° 06' 00" West 88.42 feet; thence by a curve to the left having a chord bearing of North 59° 10' 30" West 160.15 feet and a radius of 2440.00 feet with an arc length of 160.19 feet; thence leaving said curve and running North 37° 47' 45" East 27.96 feet; thence North 49° 52' 45" East 215 feet; thence South 52° 08' 11" East 58.05 feet; thence running along the same bearing South 52° 08' 11" East 18.10 feet; thence North 22° 42' 49" East 27.72 feet; thence North 52° 00' 11" West 51.75 feet; thence North 59° 01' 49" East 29.05 feet; thence running along the Southernmost Right-of-way line of York Road South 31° 29' 11" East 216.50 feet; thence leaving said Right-of-Way line South 32° 30' West 21.13 feet to the place of beginning.

And containing in all 17,264.45 sq ft, or 0.396 Acres ±.

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

Hearing Date: Tuesday, October 19, 1982 at 10:30 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

Sept. 30.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 30, 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 in each~~ of one time ~~successive weeks~~ before the 19th day of October, 1982, the first publication appearing on the 30th day of September, 19 82.

THE JEFFERSONIAN,
L. Frank Stricker
Manager.

Cost of Advertisement, $.....

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 23 day of March, 1982.

Filing Fee $ 50 Received: ___ Check ___ Cash ___ Other

#194

BALTIMORE COUNTY, MARYLAND No. 105767
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 3/23/82 ACCOUNT 01-662

AMOUNT 50.00

RECEIVED FROM: J. Norton
FOR: Filing fee for item 194
Petition - Arco
B12 PRINTED 50.00

VALIDATION OR SIGNATURE OF CASHIER

E. Hammond, Zoning Commissioner
d by J. Norton
wed by
f the Petition for assignment of a

BALTIMORE COUNTY, MARYLAND No. 117627
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 5/27/83 ACCOUNT R-01-615-000

AMOUNT $255.00

RECEIVED FROM J. William Martin, Esquire
FOR Appeal of Case #83-100-XSPHA
(Arco Petroleum Products Company)

C 022PRINTED255.00TH B27WA

VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

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

Reviewed by: JMH Revised Plans:
Change in outline or description ___Yes ___No
Previous case: 5504 Map # ___







#83-100-XSPHA 9th district
N/S Joppa Rd., at intersection of Allegheny Ave. and York Rd.
Arco Petroleum Products Co.
1 SIGN

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-100-XSPHA

District 9th Date of Posting June 5, 1983
Posted for: Appeal
Petitioner: Arco Petroleum Products Company
Location of property: N/S of Joppa Road at the intersection of Allegheny Avenue, York Road &
Location of Signs: North side of Joppa road at the intersection of Allegheny Avenue and York road
Remarks:
Posted by N. J. Ostrom Date of return June 10, 1983
Signature
Number of Signs: 1

3/12/82
JWM/mgL

PETITION FOR ZONING VARIANCE

83-100-XSPHA

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.1 and B.8) to allow a site area of 17,364 square feet, in lieu of the required 21,800 square feet Section 405.4A 2a. to allow a setback of 2 feet from the right of way in lieu of the required 10 feet, and 32 feet from the centerline of the street in lieu of the required 35 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 35%. 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. The required 10 foot setback would result in the existing island being moved 8 feet closer to the other existing island. This would not only be expensive but would constrict the on-site flow of traffic causing a possible 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.

Contract Purchaser: Lessee:	Legal Owner(s):
(Type or Print Name)	Arco Petroleum Products Company (Type or Print Name) Division of ATLANTIC RICHFIELD
Signature	Signature J. P. Long, Region R.E. Negotiator
Joppa and York Roads Address	(Type or Print Name)
Towson, Maryland 21204 City and State	Signature
Attorney for Petitioner: J. William Martin (Type or Print Name)	1500 Market Street 215-557-3145 Address Phone No.
Signature	Philadelphia, Pennsylvania 19101 City and State
Executive Plaza One (501) Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Hunt Valley, Maryland 21031 City and State	J. William Martin Name Executive Plaza One (501) Hunt Valley, Maryland 21031 667-4321 Address Phone No.
Attorney's Telephone No.: 667-4321	

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of September, 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 19th day of October, 1982, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE April 29, 1983
BY Stella M. Pevirnik

Arco Petroleum Products 83-100-XSPHA
N/S Joppa Rd. at intersection of Allegheny Ave. & York Rd. 9th E.D.

PETITION FOR SPECIAL HEARING

83-100-XSPHA

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 in Case #5504 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store.

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: Lessee:	Legal Owner(s):
(Type or Print Name)	Arco Petroleum Products Company (Type or Print Name) Division of ATLANTIC RICHFIELD
Signature	Signature J. P. Long, Region R.E.
Joppa and York Roads Address	(Type or Print Name)
Towson, Maryland 21204 City and State	Signature
Attorney for Petitioner: J. William Martin (Type or Print Name)	1500 Market Street 215-557-3145 Address Phone No.
Signature	Philadelphia, Pennsylvania 19101 City and State
Executive Plaza One (501) Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Hunt Valley, Maryland 21031 City and State	J. William Martin Name Executive Plaza One (501) Hunt Valley, Maryland 21031 667-4321 Address Phone No.
Attorney's Telephone No.: 667-4321	

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of September, 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 19th day of October, 1982, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1 (over)

ORDER RECEIVED FOR FILING
DATE April 29, 1983
BY Stella M. Pevirnik

3/12/82
JWM/mgb

PETITION FOR SPECIAL EXCEPTION

83-100-XSPHA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a food store as a use in combination with a service station. (gas and go)

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: Lessee:	Legal Owner(s):
(Type or Print Name)	Arco Petroleum Products Company (Type or Print Name) Division of ATLANTIC RICHFIELD
Signature	Signature J. P. Long, Region R.E. Negotiator
Joppa and York Roads Address	(Type or Print Name)
Towson, Maryland 21204 City and State	Signature
Attorney for Petitioner: J. William Martin (Type or Print Name)	1500 Market Street 215-557-3145 Address Phone No.
Signature	Philadelphia, Pennsylvania 19101 City and State
Executive Plaza One (501) Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Hunt Valley, Maryland 21031 City and State	J. William Martin Name Executive Plaza One (501) Hunt Valley, Maryland 21031 667-4321 Address Phone No.
Attorney's Telephone No.: 667-4321	

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of September, 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 19th day of October, 1982, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1 (over)

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCES
N/S Joppa Rd. at intersection of Allegheny Ave. & York Rd., 9th District
ARCO PETROLEUM PRODUCTS COMPANY, Petitioner
: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
: Case No. 83-100-XSPHA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 24th day of September, 1982, a copy of the foregoing Order was mailed to J. William Martin, Esquire, Executive Plaza One (501), Hunt Valley, MD 21031, Attorney for Petitioner.

John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

ooo

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

October 11, 1982

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

RE: Case #83-100-XASPH (Item No. 194)
Petitioner-Arco Petroleum Products Company
Special Hearing, Special Exception and Variance Hearing

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.

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

As indicated in my previous conversations with you and Mr. Corteal and Mr. Kuhin of Lyon Associates, I was witholding the scheduling of this hearing until the comments from Traffic Engineering were addressed.

In view of the fact that no one could give me a definite answer concerning the proposed improvements to the intersection of Joppa, Allegheny and York Road, I decided to schedule the hearing.

Case #83-100-XASPH
Petitioner-Arco Petroleum Products Company
Page 2

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
Chairman
Zoning Plans Advisory Committee

NBC:mch

Enclosures

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

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 #194 (1981-1982)
Property Owner: Arco Petroleum Products Company
N/S Joppa Rd. at intersection of York Rd. and Allogheny Ave.
Acres: 0.399 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:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Any conflicts between this property and the Towson Master Plan should be resolved with the Baltimore County Office of Planning and Zoning and the Baltimore County Administration.

All public facilities exist for this site.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 194 (1981-1982).

Very truly yours,

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

RAM:EAM:FWR:ss

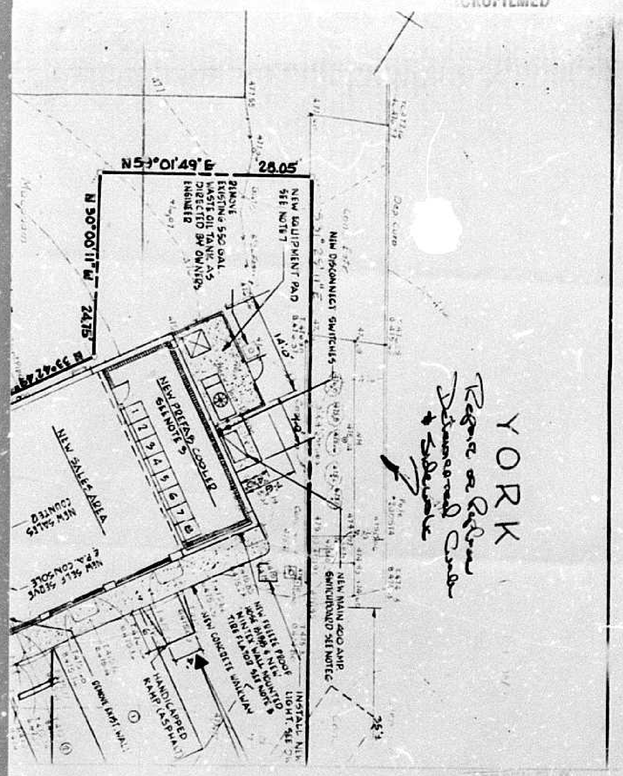
cc: Jack Wimbley
John Trenner
Frank H. Fisher

N-NW Key Sheet
38 & 39 NE 3 Pos. Sheets
No 10 A Topo
70 & 70A Tax Maps

ORDER RECEIVED FOR FILING
DATE April 29, 1983
BY Linda K. Conway
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the petition and by reason of the decision rendered in the accompanying Special Exception Order, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of April, 1983, that the herein Petition for Variances is hereby DISMISSED.

William E. Hammond
Zoning Commissioner of
Baltimore County



ORDER RECEIVED FOR FILING
DATE April 29, 1983
BY Linda K. Conway
ADMINISTRATIVE ASSISTANT

Pursuaat to the advertisement, posting of property, and public hearing on the petition, by reason of the decision rendered in the accompanying Special Exception Order, and it appearing that the proposed amendment would be detrimental to the health, safety, and general welfare of the community, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of April, 1983, that the amendment to the site plan filed in Case No. 5504 to allow the conversion of an existing full service station to a gas and go operation in conjunction with a food store should not be approved and, as such, the Petition for Special Hearing is hereby DENIED.

William E. Hammond
Zoning Commissioner of
Baltimore County

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

RE: Item 194 - ZAC Meeting of April 6, 1982
Property Owner: Arco Petroleum Products Company
Location: N/S Joppa Road at intersection of York Road and Allegheny Avenue
Existing Zoning: B.M. - CT
Proposed Zoning: Special Hearing to amend the site plan in CASE #5504 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store. Special exception for a food store as a use in combination with a service station. Variance to permit a site area of 17,364 sq. ft. in lieu of the required 21,800 sq. ft. and to allow a setback of 2' from the right-of-way in lieu of the required 10 ft. and 32 ft. from the centerline of the street in lieu of the required 35 ft.
Acres: 0.399
District: 9th

Dear Mr. Hammond:

The subject site does not incorporate the improvements to the intersection of Joppa, Allegheny and York Road as set forth in the Towson Plan and must be revised.

Very truly yours,
C. Richard Moore
Assistant Traffic Engineer
Planning & Design

CRM/bza

cc - Mr. Jack Wimbley
Current Planning

ORDER RECEIVED FOR FILING
DATE April 29, 1983
BY Linda K. Conway
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the petition and by reason of failure to meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations and failure to prove that the proposed use would not be detrimental to the health, safety, and general welfare of the community, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of April, 1983, that the Petition for Special Exception for a food store as a use in combination with a gas and go operation is hereby DENIED.

William E. Hammond
Zoning Commissioner of
Baltimore County

#83-100-XSPHA 9th district
N/S Joppa Rd. at intersection of Allegheny Ave. and York Rd.
Arco Petroleum Products Co.
1 SIGN

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 194, Zoning Advisory Committee Meeting of April 6, 1982, are as follows:

Property Owner: Arco Petroleum Products Company
Location: N/S Joppa Road at intersection of York Road and Allegheny Avenue
Existing Zoning: B.M.-CT
Proposed Zoning: Special Hearing to amend the site plan in Case #5504 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store. Special Exception for a food store as a use in combination with a service station. Variance to permit a site area of 17,364 sq. ft. in lieu of the required 21,800 sq. ft. and to allow a setback of 2' from the right of way in lieu of the required 10' and 32' from the centerline of the street in lieu of the required 35'
Acres: 0.399
District: 9th

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

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

April 12, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of April 6, 1982
ITEM: #194
Property Owner: Arco Petroleum Products Company
Location: N/S Joppa Road at intersection of York Road Route 45, & Allegheny Avenue
Existing Zoning: B.M.-CT
Proposed Zoning: Special Hearing to amend the site plan in Case #5504 to allow the conversion of the existing full service gas station to a gas and go operation in conjuaction with a food store. Special Exception for a food store as a use in combination with a service station. Variance to permit a site area of 17,364 sq. ft. in lieu of the required 21,800 sq. ft. and to allow a setback of 2' from the right of way in lieu of the required 10' and 32' from the centerline of the street in lieu of the required 35'.
Acres: 0.399
District: 9th

Dear Mr. Hammond:

On review of the site plan and field inspection, the State Highway Administration finds the plan generally acceptable.

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

April 26, 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: N/S Joppa Road at intersection of York Road and Allegheny Avenue

Item No.: 194 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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

( ) 3. The vehicle dead end condition shown at _____
_____ EXCEEDS the maximum allowed by the Fire Department.

(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. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

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

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

REVIEWER: Lt. Jim Mezick / Sgt. Joe Kelly Planning Group / Special Inspection Division

Noted and Approved: George W. Zepp, Jr. Fire Prevention Bureau

JK/mb/cm

MICROFILMED

Mr. W. Hammond -2- April 12, 1982

It is requested that the roadside curb, gutter and sidewalk on the west side of York Road be repaired or replaced due to the deteriorated condition.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By: George Wittman

Attachment

cc: Mr. J. Wimbley

MICROFILMED

STV LYON ASSOCIATES.

ENGINEERS, ARCHITECTS & PLANNERS.
[illegible]
BALTIMORE, MD. 21209
301/944-9112, 301/944-9241

September 22, 1983

Re: Case No. 83-100-XSPHA
Arco Petroleum Products Company
N/S Joppa Road at intersection of
Alleghany Avenue and York Road
9th District

Mr. Clerk:

Please issue a summons for Michael S. Flanigan, of the Department of Traffic Engineering, Baltimore County, located in the County Courts Building, Towson, Maryland, to appear and testify at the above referenced hearing before the County Board of Appeals of Baltimore County, scheduled for ~~Wednesday, September 28, 1983, at 10:00 a.m.~~, in Room 218 of the Court House.

REISSUE FOR THURSDAY, OCTOBER 13, 1983 at 10:30 am

Michael G. Kobin
Agent for Arco Petroleum

Recvd. 9/23/83
9:25 a.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

STV ENGINEERS, Engineers, Architects, Planners, Construction Managers. Professional Member Firms:
STV/Baltimore Transportation Associates; STV/Lyon Associates; STV/Management Consultants Group; STV/
H. D. Nottingham & Associates; STV/Sanders & Thomas; STV/Seneca; STV/Seelye Stevenson Value & Knecht

Mr. William Hammond
Zoning Commissioner
April 26, 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
494-3900

TED ZALESKI, 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 # 194 Zoning Advisory Committee Meeting are as follows:

Property Owner: Arco Petroleum Products Company
Location: N/S Joppa Road at intersection of York Rd. & Allegheny Ave.
Existing Zoning: B.M.-CNS
Proposed Zoning: Special hearing to amend the site plan in Case 5504 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store. Special
Acres: 0.399 (SEE ATTACHED)
District: 9th

The items checked below are applicable:

X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. A building/ & other miscellaneous permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer seal may 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 1407 and Table 1402.

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 401.

X I. Comments: A change of occupancy from "B" Business Use to mixed uses. "M" Mercantile and "B" Business shall be required. No fire separation of uses is required for this change.

NOTE: 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 #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

Zoning Advisory Committee
Meeting of April 6, 1982

Comments on Item #194, Proposed zoning (Cont'd.)

Exception for a food store as a use in combination with a service station. Variance to permit a site area of 17,364 sq. ft. in lieu of the required 21,800 sq. ft. and to allow a setback of 2' from the right of way in lieu of the required 10' and 32' from the center of the street in lieu of the required 35'.

MICROFILMED

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,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

MICROFILMED

11

	TOTAL ACCIDENTS	# FATALITIES	INTERSECTION RELATED ACCIDENTS	DRIVEWAY RELATED ACCIDENTS	# REAR END COLLISIONS	ACCIDENTS DIRECTLY ATTRIBUTABLE TO SITE
1977	15	0	7	6	4	0
78	21	0	6	1	5	0
79	10	0	1	1	3	1
80	10	0	3	0	1	0
81	5	0	NO DATA COLLECTED			0
1/81 TO 7/82	4	0	NO DATA COLLECTED	0	NO DATA COLLECTED	0

ACCIDENT DATA: YORK ROAD AT JOPPA / ALLEGHENY TOWSON, MARYLAND

DATA OBTAINED FROM BUREAU OF ACCIDENT STUDIES, TRAFFIC DIV., MARYLAND STATE HIGHWAY ADMINISTRATION

EXHIBIT 14

WILLIAM P. MONK
land planner

p.o. box 11415
baltimore, maryland
21239

EXHIBIT 13-A

State Highway Administration of Maryland
Bureau of Traffic Engineering
Record of Intersection Count

RECEIVED
JUL 22 1980
DISTRICT
TRAFFIC ENGINEER

Location Allegheny Ave. & York Rd. Type Allyday
Date & Day 7-7-80 Mon.
Requested by Bureau Admin. Compiled by A. Hess

TRAFFIC MOVEMENT SUMMARY TABLE

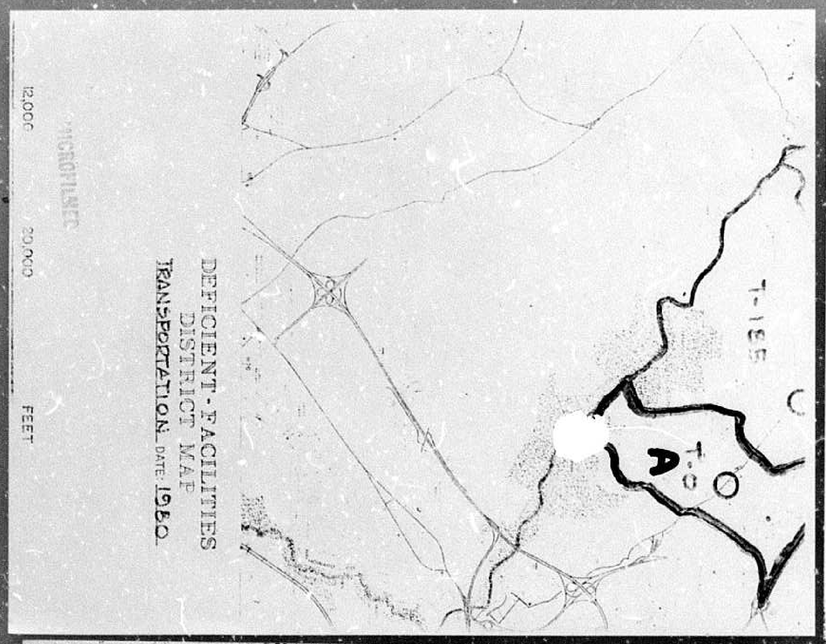
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JUL 22 1980
DISTRICT
TRAFFIC ENGINEER

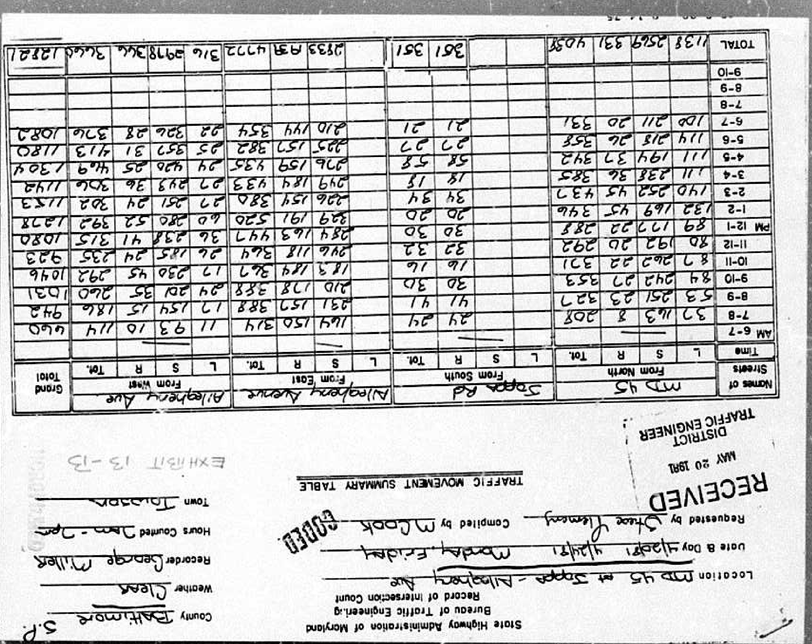
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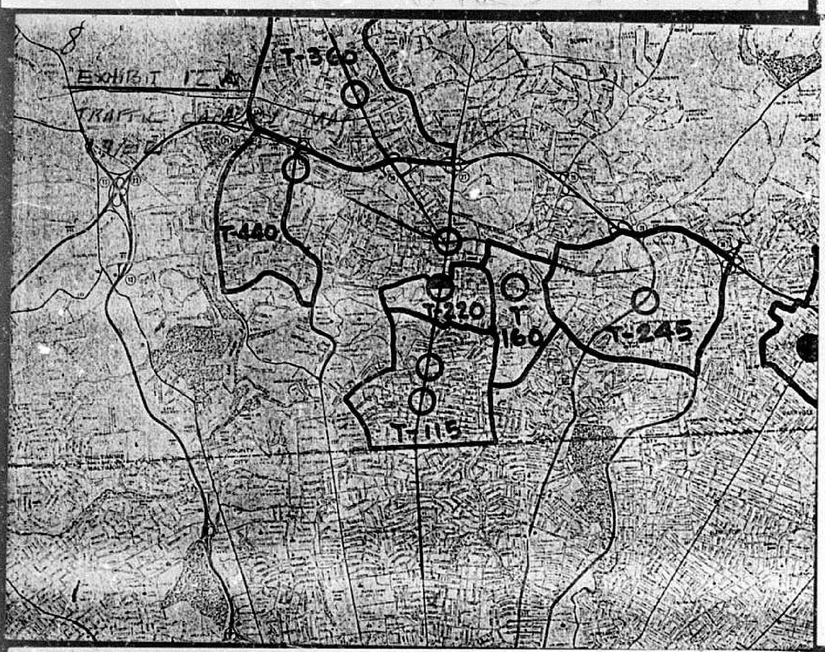
County Baltimore
Weather Clear
Recorder Arthur
Hours Counted 7-12
Town Towson

Names of Streets	Allegheny Ave. From North				Joppa Rd. From South				Allegheny Ave. From East				Joppa Rd. From West				Grand Total
Time	L	S	R	Tot.	L	S	R	Tot.	L	S	R	Tot.	L	S	R	Tot.	
AM 6-7																	
7-8	52	143	19	214					—	181	148	289	1	121	5	127	635
8-9	53	223	32	338					4	337	185	516	7	154	12	173	1027
9-10	56	242	46	344					—	270	183	453	3	133	5	147	944
10-11	42	211	36	325					—	265	170	449	3	253	11	267	1051
11-12	54	227	24	325					1	233	201	430	16	226	21	307	1062
PM 12-1	46	227	24	351					1	193	259	453	22	245	53	346	1144
1-2	42	257	15	374					2	278	240	520	33	243	67	343	1237
2-3	45	259	18	397					—	226	288	514	24	245	87	356	1267
3-4	45	253	27	366					1	276	228	505	14	216	88	318	1189
4-5	44	247	16	337					3	240	211	454	21	227	36	284	1075
5-6	44	245	18	337					3	241	225	469	28	201	37	433	1319
6-7	42	193	22	320					3	274	228	505	15	205	24	368	1192
7-8																	
8-9																	
9-10																	
TOTAL	1235	2493	315	4043	—	—	—	—	18	2976	2605	5597	248	2835	360	3443	13083

SHA 52.2-RR 8-1-75

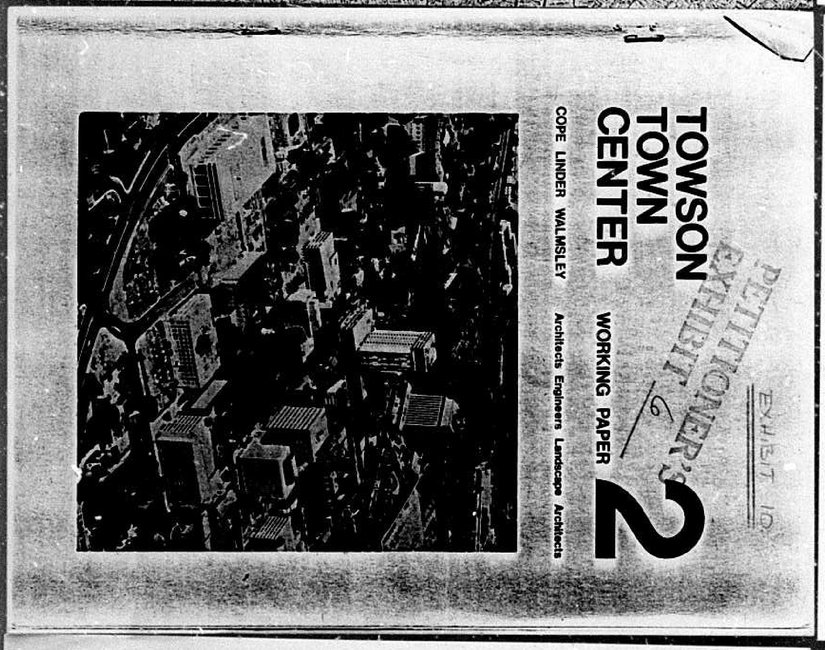






- D LEVEL INTERSECTIONS
- E LEVEL INTERSECTIONS
- F LEVEL INTERSECTIONS

JULY, 1981
ADOPTED BY PLANNING BO



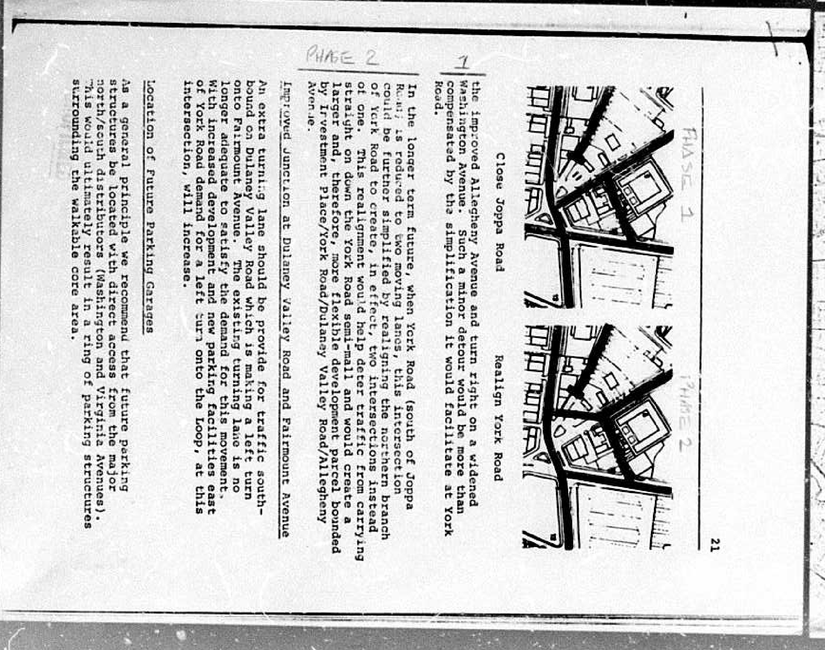
BALTIMORE COUNTY

BASIC SERVICES MAP

TRANSPORTATION AREA MAP

"T" TRANSPORTATION AREA
(SEE BALTIMORE COUNTY ZONING REGULATIONS FOR EXPLANATION OF NUMERAL)

MICROFILMED



1

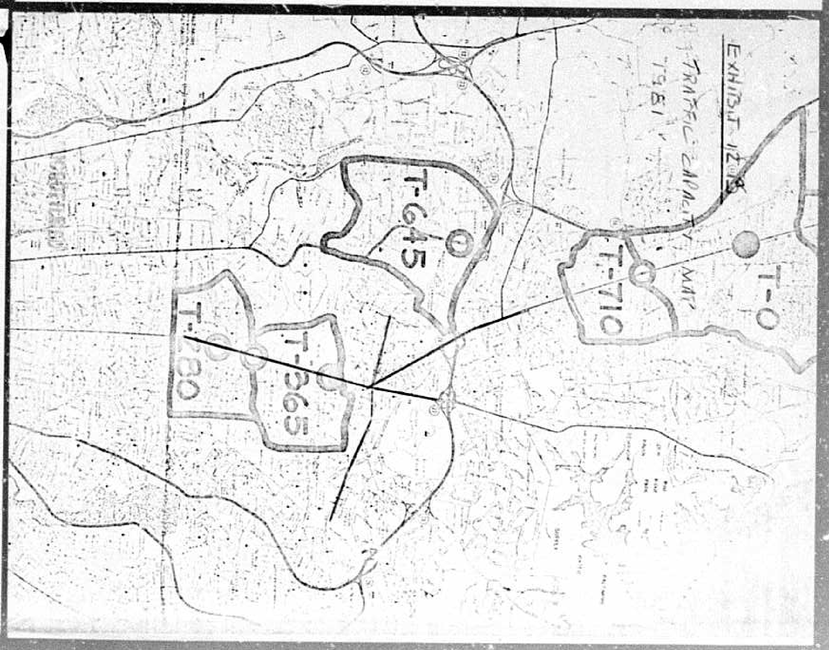
In the longer term future, when York Road (south of Joppa Road) is reduced to two moving lanes, this intersection could be further simplified by realigning the northern branch of York Road to create, in effect, two intersections instead of one. This realignment would help deter traffic from carrying through to Towson. It would also create a larger and therefore more flexible development parcel bounded by Irvetement Place/York Road/Dulaney Valley Road/Allegheny Avenue.

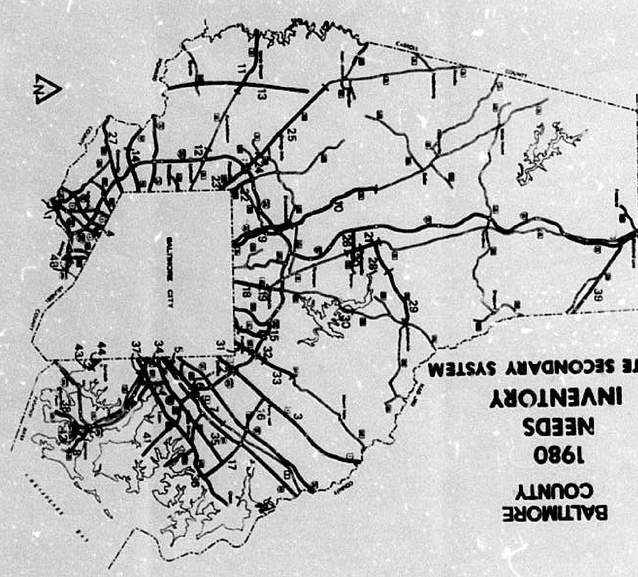
Improved Junction at Dulaney Valley Road and Fairmount Avenue

An extra turning lane should be provide for traffic southbound on Dulaney Valley Road which is making a left turn onto Fairmount Avenue. The existing turning lane is no longer adequate to satisfy the demand for this movement. Additional parking facilities that would be displaced from a realigned York Road and the left turn onto the loop, at this intersection, will increase.

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As a general principle we recommend that future parking structures be located with direct access from the major north/south distributors (Washington and Virginia Avenues). This would ultimately result in a ring of parking structures surrounding the walkable core area.





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This intersection is renowned in Towson as being a major bottleneck during peak hours. Immediate improvements are needed to simplify traffic movement through the junction by reducing the number of movement choices. These changes would reduce the number of signal sequences necessary to accommodate all turns and thus reduce waiting time and congestion. Though Joppa Road is an important local route for local purposes and within the core it is flanked by institutions and older residences, some converted to secondary office space. Allegheny Avenue does not continue as a major distributor west of Bosley; but it does provide access to one of Towson's major parking structures (and may in the future provide access to a second). In addition, Revenue Avenue will transition into a major east/west distributor in the core and this function will become even more significant when the balance of opportunity sites in this quadrant is fully developed. For this reason it is our recommendation to close the first block of Joppa Road (creating a service cul-de-sac). Through traffic westbound on Joppa Road could take

SECONDARY-BALTIMORE 1980 HIGHWAY NEEDS INVENTORY

MAP REF.	ROUTE-ROUTE NAME LIMITS-LENGTH		MTP CATEGORY NEED	IMPROVEMENT TYPE* COST ($000)
15	Md. 41-Perring Parkway Taylor Avenue to 0.2 mile south of I-695	1.1 mi.	- Se	multi-lane reconstruct 500
16	Md. 43-White Marsh Boulevard U. S. 1 to Honeygo Boulevard	2.3 mi.	2 Se	multi-lane construct 17,600
17	Md. 43-White Marsh Boulevard U.S. 40 to Md. 150 at Carroll Island Road	3.0 mi.	- Se	multi-lane construct 12,100
18	Md. 45-York Road Baltimore City Line to Burke Avenue	1.7 mi.	Se	multi-lane reconstru 4,400
19	Md. 45-York Road Burke Ave. to Rosley Avenue	0.9 mi.	- Se	multi-lane reconstru 1,700
20	Md. 45-York Road 0.1 north of Industry Lane to Cockeysville Road	1.0 mi.	- Se	multi-lane reconstruct 1,500
21	Md. 45-York Road Cockeysville Road to Shawan Road	1.1 mi.	- Se	multi-lane reconstruct 2,600
22	Md. 129-Park Heights Avenue Baltimore City Line to 0.1 mile south of I-695	1.3 mi.	- Se	multi-lane reconstruct 2,400
23	Md. 140-Reisterstown Road Baltimore City Line to 0.1 mile south of I-695	1.8 mi.	- Se 2	multi-lane reconstruct 2,800 urban divided reconstruct 3,000
24	Md. 140-Reisterstown Road I-695 to McDonogh Road	0.9 mi.	Sa,Se	multi-lane reconstruct 9,300
25	Md. 140-Reisterstown Road McDonogh Road to Chartley Boulevard	6.0 mi.	- Se	2 lane construct 7,500
26	Md. 143 Extended-Warren Road I-83 to Md. 45	1.4 mi.	- Se	multi-lane reconstruct 10,900
27	Md. 144-Frederick Road Howard County Line to Baltimore City Line	4.9 mi.	- Se	2 lane construct 2,500
28	Md. 145 Rel.-Paper Mill Road Md. 45 to Md. 145 0.2 mile west of Phoenix Road	1.8 mi.	- Se	

*No final alignment or improvement type can be recommended until studies are completed indicating the most feasible alternative.

Maryland state highway needs inventory 1980



Maryland Department of Transportation

PETITIONER'S EXHIBIT 7

WILLIAM P. MONK
land planning
urban design
commercial revitalization

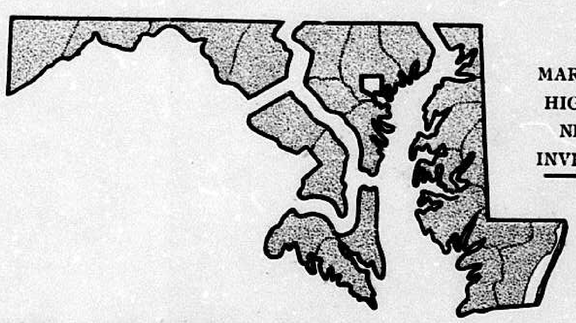
SEVERN PROFESSIONAL BUILDING • P.O. BOX 135 • MILLERSVILLE, MARYLAND 21108
(301) 987-5294 (301) 323-1885 (BALTIMORE)

PROJECTS

During the past 2 years I have prepared over 250 feasibility studies and preliminary development plans for commercial projects throughout Maryland. These studies include; office buildings, residential subdivisions, industrial parks, free standing commercial uses and industrial warehouses. These 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 Boy
Roy Rogers
Church's Fried Chicken
K-Mart
Hardees
Burger King
Golden Corral
Mr. Donut
Arco Petroleum
Gulf Oil
Subway Sub Shops

PETITIONER'S EXHIBIT 2



MARYLAND HIGHWAY NEEDS INVENTORY

SECONDARY Highway System

WILLIAM P. MONK
land planning
urban design
commercial revitalization

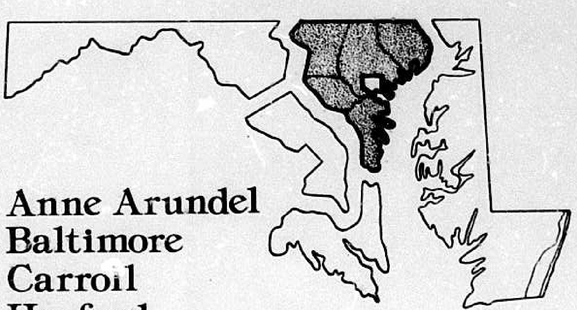
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(301) 987-5294 (301) 323-1885 (BALTIMORE)

JURISDICTIONS WHERE WORK HAS BEEN PERFORMED

MARYLAND
Aberdeen
Annapolis
Anne Arundel County
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
Queenstown
Rockville
Salisbury
Talbot County
Westminster

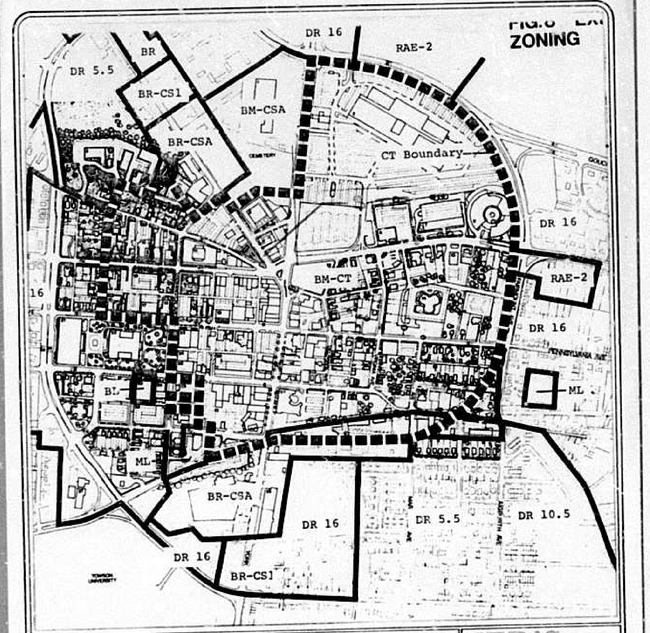
DELAWARE
Kent County
Newark

PETITIONER'S EXHIBIT 3



Anne Arundel
Baltimore
Carroll
Harford
Howard

Baltimore Region



ZONING MAP

PETITIONER'S EXHIBIT 4

EXHIBIT 9

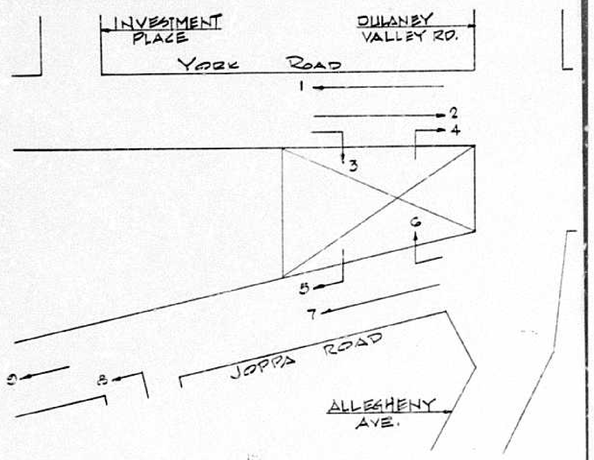
WILLIAM P. MONK
land planner

p.o. box 11415
baltimore, maryland
21239

LYON ASSOCIATES, INC.
9707 WHITESTONE ROAD
BALTIMORE, MARYLAND 21207
TELEPHONE: 301 944-9112

SUBJECT: Traffic Survey
York & Joppa Roads

SHEET NO. 1 OF 1
JOB NO.
BY DATE
CHK'D DATE
REV DATE



DATE	TIME	1	2	3	4	5	6	7	8	9
FRI.	12[00]-1[00] P.M.	320	418	56	55	16	15	72	21	109
9/23/83	4[30]-5[30] P.M.	311	475	64	60	28	23	101	68	107

DATE	TIME	GAS IN	GAS OUT	STORE IN	STORE OUT	TOTAL	STORE %
FRI. 9/23/83	12[00]-1[00] P.M.	52	52	14	14	66	21%
	4[30]-5[00] P.M.	30	33	12	10	131	32%

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 16, 1983

J. William Martin, Esquire
Suite 301, Executive Plaza 1
Hunt Valley, Maryland 21031

RE: Petitions for Special Exception, Special Hearing, and Variances
N/S of Joppa Road at the intersection of Allegheny Avenue and York Road - 9th Election District
ARCO Petroleum Products Company - Petitioner
NO. 83-100-XSPHA (Item No. 194)

Dear Mr. Martin:

In response to your letter of May 13, 1983, this is to advise that a meeting would serve no useful purpose in view of the denials, particularly the special exception.

Therefore, I would suggest you file the appeal referred to by you in earlier correspondence.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

MICROFILMED

83-194-A

J. William Martin
Attorney at Law

Suite 301 Executive Plaza 1 667-4321 • HUNT VALLEY, MARYLAND 21031

May 13, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing, and Variances
N/S Joppa Road at the intersection of Allegheny Avenue and York Road - 9th Election District
ARCO Petroleum Products Company - Petitioner
NO. 83-100-XSPHA (Item No. 194)

Mr. Hammond:

I would appreciate a meeting with you in your office by Wednesday, May 18th, or as soon thereafter as possible. I am hopeful that another hearing can be scheduled in this case to clear up the problem, as opposed to filing an Appeal. We saved a good bit of time by doing this in the York Road/Ashland Avenue case.

Thank you for your consideration.

J. William Martin

JWM/mgb

P. S. I would appreciate your secretary acknowledging receipt of this letter by a phone call or brief note to me.

MAY 16 '83 AM

MICROFILMED

County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

November 2, 1983

Mr. Robert Oliver, Region E. E. Negotiator
c/o Arco Petroleum Products Co.
1500 Market Street - 17th Floor
Philadelphia, Penna. 19101

Re: Case No. 83-100-XSPHA
Arco Petroleum Prods. Co.

Dear Mr. Oliver:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart

Edith T. Eisenhart,
Administrative Secretary

Encl.

cc: John W. Hessian, III, Esquire
Mary Ginn
Joseph Werner
N. E. Gerber
J. G. Hoswell
A. Jablon
J. E. Dyer
J. Jung

MICROFILMED

STV/LYON ASSOCIATES.
ENGINEERS, ARCHITECTS & PLANNERS.
[illegible]
BALTIMORE, MD. [illegible]
301/484-9112, 301/944-9091

130

September 22, 1983

Re: Case No. 83-100-XSPHA
Arco Petroleum Products Company
N/S Joppa Road at intersection of
Allegheny Avenue and York Road
9th District

SVH
10-11-83

Mr. Clerk:

Please issue a summons for Michael S. Flanigan, of the Department of Traffic Engineering, Baltimore County, located in the County Courts Building, Towson, Maryland, to appear and testify at the above referenced hearing before the County Board of Appeals of Baltimore County, scheduled for ~~Wednesday, September 28, 1983, at 10:00 a.m.~~, in Room 218 of the Court House.

REISSUE FOR THURSDAY, OCTOBER 13, 1983 at 10:30 am

Michael G. Kobin
Agent for Arco Petroleum

COST $ 5.00
SUMMONED 10/4 1983
NOT SUMT 19
NON SUMT 19
COPY LEFT 19

Recvd. 9/23/83
9:25 a.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

STV ENGINEERS, Engineers, Architects, Plan ers, Construction Managers, Professional Member Firms: STV/Baltimore Transportation Associates; STV/Lyon Associates; STV/Management Consultants Group; STV/H. D. Nottingham & Associates; STV/Sanders & Thomas; STV/Sentenac; STV/Seelye Stevenson Value & Knecht

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner — Date: October 5, 1982
FROM: Norman E. Gerber, Director, Office of Planning and Zoning

SUBJECT: Zoning Petition No. 83-100-XSpHA
Arco Petroleum Products Company

The petitioner should be aware of the fact that the subject property is in the path of proposed road improvements as shown in the Towson Town Center plan, a part of the Baltimore County Master Plan.

Norman E. Gerber per JGH
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene Jenurry
Shirley Hess

MICROFILMED

WPM

WILLIAM P. MONK

land planning
urban design
commercial revitalization

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Dunkin' Donuts
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Jiffy Lube
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Hardees
Burger King
Golden Corral
Mr. Donut
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Gulf Oil
Subway Sub Shops

PETITIONER'S EXHIBIT 2

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(301) 987-5294 (301) 323-1885 (BALTIMORE)

WPM

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JURISDICTIONS WHERE WORK HAS BEEN PERFORMED

MARYLAND
- Aberdeen
- 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 3

SEVERN PROFESSIONAL BUILDING • P.O. BOX 135 • MILLERSVILLE, MARYLAND 21108
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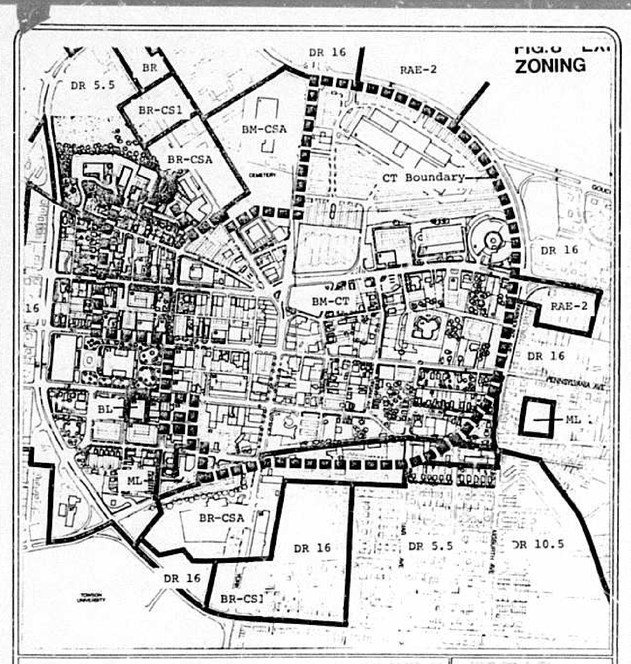


FIG.8 EX
ZONING

ZONING MAP

EXHIBIT 4

EXHIBIT 9

WILLIAM P. MONK
land planner
p.o. box 11415
baltimore, maryland
21239

PETITIONER'S EXHIBIT 6

TOWSON TOWN CENTER 2

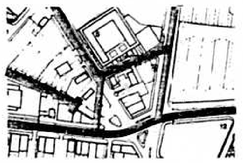
WORKING PAPER

COPE LINDER WALMSLEY Architects Engineers Landscape Architects





Close Joppa Road



Realign York Road

the improved Allegheny Avenue and turn right on a widened Washington Avenue. Such a minor detour would be more than compensated by the simplification it would facilitate at York Road.

In the longer term future, when York Road (south of Joppa Road) is reduced to two moving lanes, this intersection could be further simplified by realigning the northern branch of York Road to create, in effect, two intersections instead of one. This realignment would help deter traffic from carrying straight on down the York Road semi-mall and would create a larger and, therefore, more flexible development parcel bounded by Investment Place/York Road/Dulaney Valley Road/Allegheny Avenue.

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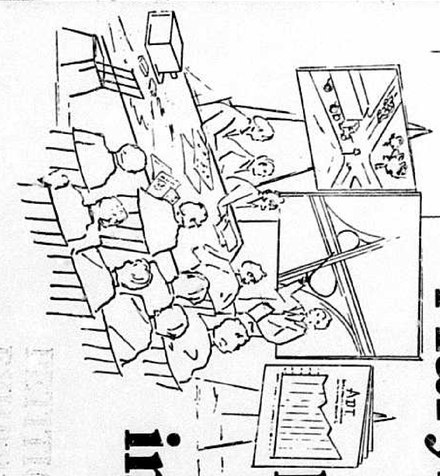
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Maryland Department of Transportation

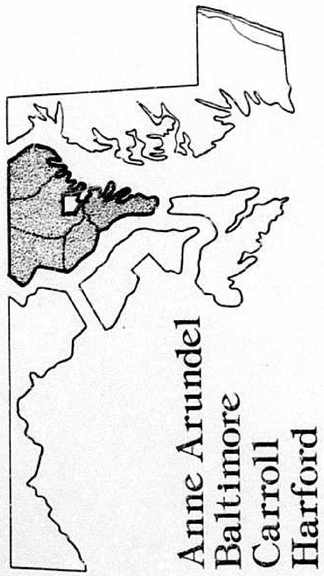
Maryland state highway needs inventory 1980

PETITIONER'S EXHIBIT 7

MARYLAND HIGHWAY NEEDS INVENTORY

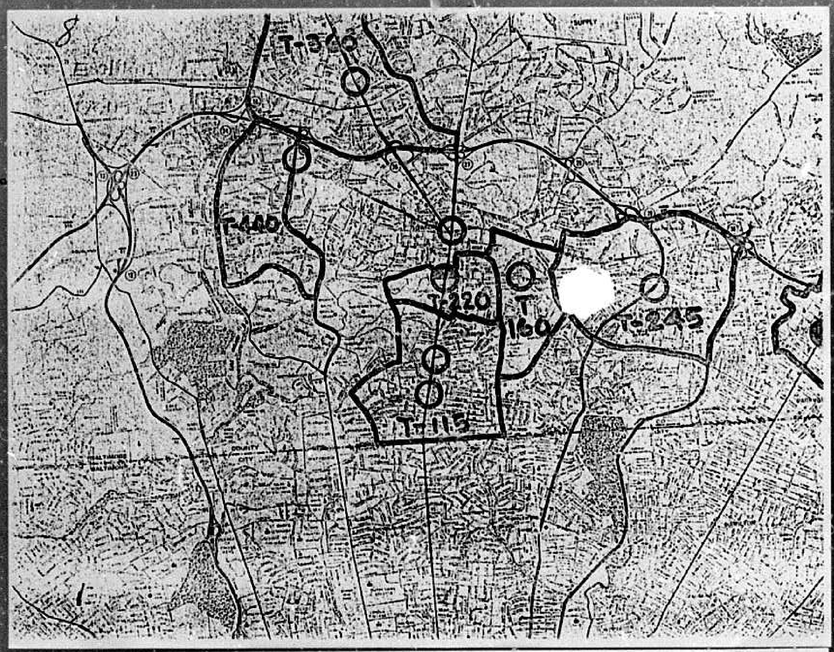


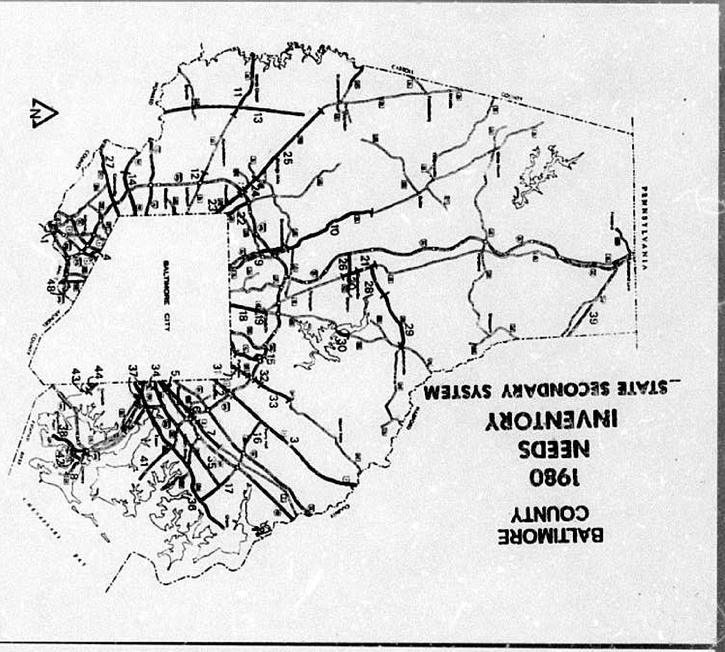
SECONDARY Highway System



Anne Arundel
Baltimore
Carroll
Harford
Howard

Baltimore Region





PETITIONER'S EXHIBIT 9

SECONDARY-BALTIMORE — 1980 HIGHWAY NEEDS INVENTORY

MAP REF.	ROUTE-ROUTE NAME LIMITS-LENGTH	MTP CATEGORY NEED	IMPROVEMENT TYPE* COST ($000)	
15	MD. 41-Perring Parkway Taylor Avenue to 0.2 mile south	–	multi-lane reconstruct 500	
	I-695 to Hanover Road	2	multi-lane construct 17,600	
16	MD. 43-White Marsh Boulevard U.S. 1 to Honeygo Boulevard	2.3 mi. Se		
	MD. 43-White Marsh Boulevard U.S. 40 to MD. 150 at Carroll	–	multi-lane construct 12,100	
17	Island Road	3.0 mi. So		
	MD. 45-York Road Baltimore City Line to Burke Avenue	–	multi-lane reconstruct 4,400	
18	MD. 45-York Road Burke Ave. to Bosley Avenue	1.7 mi. Se		
19	MD. 45-York Road 0.1 North of Industry Lane to	0.9 mi. Se	multi-lane reconstruct 1,700	
20	Cockeysville Road MD. 45-York Road	1.0 mi. Se	multi-lane reconstruct 1,500	
21	Cockeysville Road to Shawan Road MD. 129-Park Heights Avenue	1.1 mi. Se	multi-lane reconstruct 2,600	
22	Baltimore City Line to 0.1 mile south of I-695	1.3 mi. Se	multi-lane reconstruct 2,400	
	MD. 140-Reisterstown Road Baltimore City Line to 0.1 mile	–	multi-lane reconstruct 2,800	
23	south of I-695	2	urban divided reconstruct 3,000	
24	MD. 140-Reisterstown Road I-695 to McDonogh Road	1.8 mi. Se		
	MD. 140-Reisterstown Road McDonogh Road to Chesterley Boulevard 6.0 mi.	0.9 mi. Sa,Se	multi-lane reconstruct 9,300	
25	MD. 143 Extended-Watten Road	–	2 lane construct 7,500	
26	I-83 to MD. 45	1.4 mi. Se		
	MD. 144-Frederick Road Howard County Line to Baltimore	–	multi-lane reconstruct 10,900	
27	City Line	4.9 mi. Se		
	MD. 145 Rel.-Paper Mill Road MD. 45 to MD. 145 0.2 mile west of	–	2 lane construct 2,500	
28	Phoenix Road	1.8 mi. Se		

*No final alignment or improvement type can be recommended until studies are completed indicating the most feasible alternative.

PETITIONER'S EXHIBIT 9

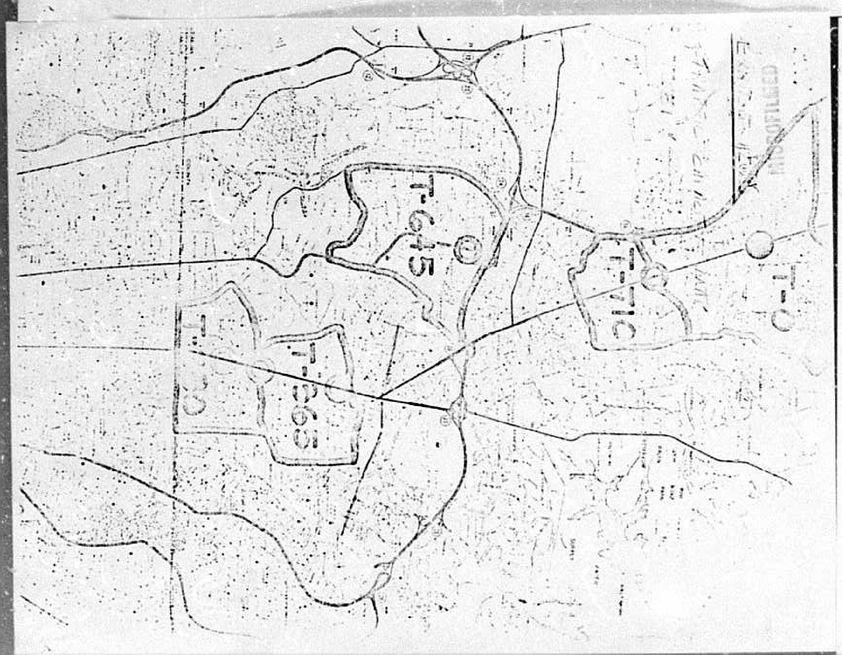
BALTIMORE COUNTY

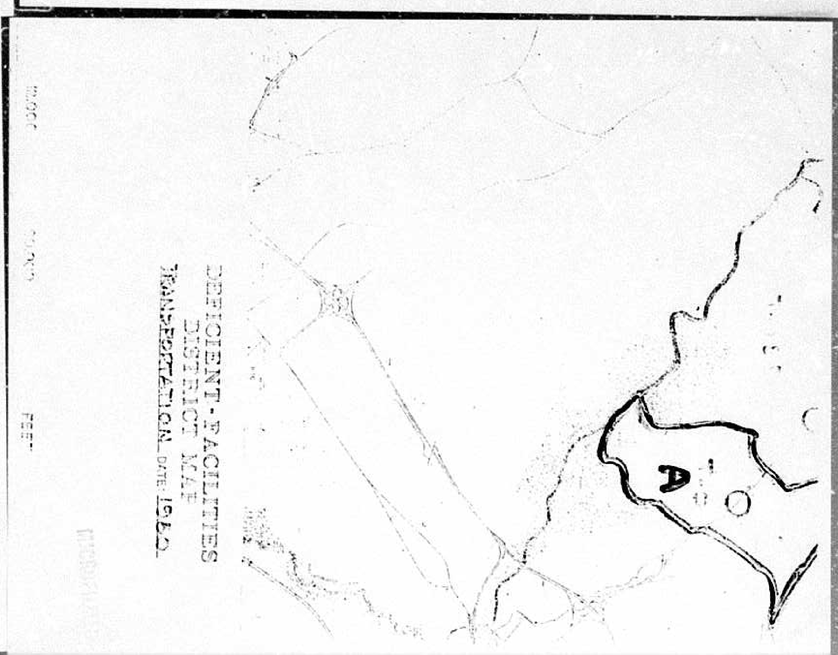
BASIC SERVICES MAP

TRANSPORTATION AREA MAP

"T" TRANSPORTATION AREA
(SEE BALTIMORE COUNTY ZONING REGULATIONS FOR EXPLANATION OF NUMERAL)

PETITIONER'S EXHIBIT 8





BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

June 24, 1982

John
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
Eccleston, Plass & Martin
Hunt Valley, Maryland 21031

RE: Item No. 194
Petitioner - Arco Petroleum Products Company
Special Hearing & Variance Petition

Dear Mr. Martin:

I am withholding the scheduling of a hearing on the above petition until the comments from the Department of Traffic Engineering are satisfied. I have spoken with your engineer Mr. Tony Cortesi, and he indicated that he would pursue the matter.

If you have any questions, you may contact me at 494-3391.

Very truly yours,

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

NBC:bsc

Enclosure

cc: Mr. Tony Cortesi
Lyon Associates, Inc.
711 Rodgerick Road
Baltimore, Md. 21207

RECEIVED

MAY 20 1981

DISTRICT
TRAFFIC ENGINEER

State Highway Administration of Maryland
Bureau of Traffic Engineering
Record of Intersection Count

Location MD 45 at Joppa - Allegheny Ave
Date & Day 4/20/81 4/24/81 Monday, Friday
Requested by Steve Clemency Compiled by M Cook CODED
County Baltimore S.T.
Weather Clear
Recorder George Miller
Hours Counted 7am - 7pm
Town Towson

TRAFFIC MOVEMENT SUMMARY TABLE

Names of Streets	MD 45 From North				Joppa Rd From South				Allegheny Avenue From East				Allegheny Ave From West				Grand Total
Time	L	S	R	Tot.	L	S	R	Tot.	L	S	R	Tot.	L	S	R	Tot.	
AM 6-7																	
7-8	32	163	8	208			24	24		164	150	314	11	93	10	114	660
8-9	53	251	23	327			41	41		231	157	388	17	154	15	186	942
9-10	84	242	27	353			30	30		210	178	388	24	201	35	260	1031
10-11	87	262	22	371			16	16		193	184	367	17	230	45	292	1046
11-12	80	192	20	292			32	32		246	118	364	26	185	24	235	923
PM 12-1	89	177	22	288			30	30		284	163	447	36	238	41	315	1080
1-2	132	169	45	346			20	20		329	191	520	60	280	52	392	1278
2-3	140	252	45	437			34	34		226	154	380	27	251	24	302	1153
3-4	111	238	36	385			18	18		249	184	433	27	243	36	306	1142
4-5	111	194	37	342			58	58		276	159	435	24	420	25	469	1304
5-6	114	218	26	358			27	27		225	157	382	25	355	31	413	1180
6-7	100	211	20	331			21	21		210	144	354	22	326	28	376	1082
7-8																	
8-9																	
9-10																	
TOTAL	1138	2589	331	4038			351	351		2833	1881	4772	316	2978	366	3660	12821

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 27, 1983

John W. Hessian, III, Esquire
People's Counsel
Room 223 Courthouse
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing and Variances
N/S Joppa Road at the intersection of Allegheny Avenue and York Road
Arco Petroleum Products Company - Petitioner
Case No. 83-100-XSPHA

Dear Mr. Hessian:

Please be advised that an appeal has been filed by J. William Martin, Esquire, on behalf of the petitioner, from the decision rendered by the Zoning Commissioner of Baltimore County, in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

William E. Hammond
Zoning Commissioner

WEH:aj

RECEIVED

JUL 22 1980

DISTRICT
TRAFFIC ENGINEER

CODED

State Highway Administration of Maryland
Bureau of Traffic Engineering
Record of Intersection Count

Location Md 45 at Joppa - Allegheny
Date & Day 7-2-80 Wed.
Requested by Doreen Wilke Compiled by Bova
County Baltimore
Weather Clear
Recorder Miller
Hours Counted 7-7
Town Towson

TRAFFIC MOVEMENT SUMMARY TABLE

Names of Streets	Md 45 From North				— From South				Joppa Rd / Allegheny Ave From East				Allegheny Ave From West				Grand Total
Time	L	S	R	Tot.	L	S	R	Tot.	L	S	R	Tot.	L	S	R	Tot.	
AM 6-7																	
7-8	57	143	19	219					—	181	108	289	1	121	5	127	635
8-9	53	223	32	338					4	327	185	516	7	154	12	173	1027
9-10	90	213	41	344					—	270	193	463	3	133	5	147	944
10-11	88	211	36	335					—	259	190	449	21	233	13	267	1051
11-12	94	207	24	325					1	227	201	430	30	246	31	307	1062
PM 12-1	118	187	46	351					1	193	259	453	31	255	52	340	1144
1-2	108	207	19	334					2	278	240	520	33	243	67	343	1237
2-3	125	254	18	397					—	252	262	514	24	235	82	356	1267
3-4	115	223	28	366					1	240	264	505	14	276	28	318	1189
4-5	114	207	16	337					3	270	201	474	21	207	36	264	1015
5-6	114	205	18	337					3	231	262	549	38	301	34	433	1319
6-7	105	193	22	320					3	234	268	505	19	235	24	368	1193
7-8																	
8-9																	
9-10																	
TOTAL	1235	2493	315	4043	—	—	—	—	18	2976	2603	5597	248	2835	360	3443	13083

SHA 52.2-BR 8-14-75

J. William Martin
Attorney at Law

CERTIFIED MAIL
#P 368 301 232

May 25, 1983

Zoning Commissioner
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing and Variances
N/S Joppa Road at the intersection of Allegheny Avenue & York Road - 9th Election District
ARCO Petroleum Products Company - Petitioner
NO. 83-100-XSPHA (Item No. 194)

Sir:

Please enter the Appeal of the Petitioner for a hearing before the County Board of Appeals on the above petitions.

Counsel's check for $255.00 payable to Baltimore County, Maryland, is enclosed.

Please receipt the enclosed copy of letter of Appeal and return it to Counsel.

Very truly yours,

J. William Martin

JWM/mgb
Enclosure: Check - $255.00
CC of above letter

PETITIONER'S EXHIBIT 10

	Total Accidents	# Fatalities	Intersection Related Accidents	Pedestrian Related Accidents	# Peds Killed	Accidents Outside Intersections Rt. 5/15
1977	15	0	7	0	4	0
78	21	0	6	1	1	0
79	12	0	1	0	3	1
80	10	0	3	0	1	0
81	5	0	NO DATA COLLECTED	0	NO DATA COLLECTED	0
1/82 to 7/82	4	0	NO DATA COLLECTED	0	NO DATA COLLECTED	0

ACCIDENT DATA: York Road at Joppa / Allegheny, Towson, Maryland

DATA OBTAINED FROM BUREAU OF ACCIDENT STUDIES, TRAFFIC DIV. MARYLAND STATE HIGHWAY ADMINISTRATION

EXHIBIT 14

WILLIAM P. MONK
land planner

P.O. box 11415
baltimore, maryland
21239

MICROFILMED

April 29, 1983

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

RE: Petitions for Special Exception, Special Hearing, and Variances
N/S of Joppa Road at the intersection of Allegheny Avenue and York Road - 9th Election District
Arco Petroleum Products Company - Petitioner
NO. 83-100-XSPHA (Item No. 194)

Dear Mr. Martin:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

MICROFILMED

83-990 A

J. William Martin
Attorney at Law

Suite 501 Executive Plaza / 667-4321 • HUNT VALLEY, MARYLAND 21031

May 4, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception,
Special Hearing, and Variances
N/S Joppa Road at the Intersection
of Allegheny Avenue and York Road -
9th Election District
ARCO Petroleum Products Company, Petitioner
NO. 83-100-XSPHA (Item No. 194)

Mr. Hammond:

This is to advise that an Appeal of your decision in the above matter will be filed within the statutory period.

J. William Martin

JWM/mgb

cc: Mr. R. B. Sloan
Region Real Estate Negotiator
Atlantic Richfield Company
1500 Market Street
Post Office Box 7258
Philadelphia, Pennsylvania 19101

MAY 9 83 AM
ZONING DEPARTMENT
By

J. William Martin
Attorney at Law

Suite 501 Executive Plaza / 667-4321 • HUNT VALLEY, MARYLAND 21031

CERTIFIED MAIL
#P 369 301 232

May 25, 1983

Zoning Commissioner
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing
and Variances
N/S Joppa Road at the intersection of Allegheny
Avenue & York Road - 9th Election District
ARCO Petroleum Products Company - Petitioner
NO. 83-100-XSPHA (Item No. 194)

Sir:

Please enter the Appeal of the Petitioner for a hearing before the County Board of Appeals on the above petitions.

Counsel's check for $255.00 payable to Baltimore County, Maryland, is enclosed.

Please receipt the enclosed copy of letter of Appeal and return it to Counsel.

J. William Martin

JWM/mgb
Enclosure: Check - $255.00
CC of above letter

MAY 26 83 AM
ZONING DEPARTMENT
By

PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES

9th Election District

ZONING: Petition for Special Exception, Special Hearing and Variances

LOCATION: North side Joppa Road at intersection of Allegheny Avenue and York Road

DATE & TIME: Tuesday, October 19, 1982 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception for a food store as a use in combination with a service station (gas and go); Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 5504 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store; Variances to allow a site area of 17,364 sq. ft. in lieu of the required 21,800 sq. ft and to allow a setback of 2 ft. from the street right of way in lieu of the required 10 ft. and 32 ft. from the centerline of the street in lieu of the required 35 ft.

The Zoning Regulation to be excepted as follows:
Section 405.4 (A.1 and D.8) - minimum lot area required for a service station in combination with a food store
Section 405.4A.2.a - setback of canopy from street right of way and centerline

All that parcel of land in the Ninth 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, October 19, 1982 at 10:30 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

PUBLISHED

September 21, 1982

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

NOTICE OF HEARING
Re: Petitions for Special Exception, Special Hearing & Variances
N/S Joppa Rd. at intersection of Allegheny Ave. & York Rd.
Arco Petroleum Products Company - Petitioner
Case #83-100-XSPHA

TIME: 10:30 A.M.

DATE: Tuesday, October 19, 1982

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

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

MICROFILMED

83-354

J. William Martin
ATTORNEY AT LAW

SUITE 501, EXECUTIVE PLAZA 1 667-4321 • HUNT VALLEY, MARYLAND 21031

March 23, 1982

Mr. Nicholas B. Commadari
Chairman
Zoning Plans Advisory Committee
Baltimore County
111 West Chesapeake Avenue
Towson, MD. 21204

RE: York & Joppa - ARCO PETROLEUM PRODUCTS COMPANY
Item No. 194

Mr. Commadari:

Seven copies of the Zoning Description for the above captioned location are enclosed. Site plans were delivered yesterday, March 22nd.

J. William Martin

JWM/mgb
Enclosures: 7 Zoning Descriptions

MAR 24 '82 AM
ZONING DEPARTMENT
By
MICROFILMED

ARCHITECTURE
ENGINEERING
CONSULTING

LYON ASSOCIATES, INC.

RESUME

ANTHONY J. CORTEAL
Director of Site Development
Project Manager
Lyon Associates, Inc.

Years experience: With This Firm 10, With Other Firms 8

Other Experience and Qualifications relevant to the proposed project:

Mr. Corteal is currently the Department Head for the Site Development Section of the Baltimore Design Office of Lyon Associates. From this position, he directs all phases of Lyon Associates' regional efforts in the disciplines of surveys, property line computations, and the preparation and processing of site development documents.

During his tenure with Lyon Associates, Mr. Corteal has been in responsible charge of the preparation of over 500 individual site development projects, ranging in size from 2500 square feet to 650 acres.

Preparation and approval of Site Development Documents, whether processed as part of a comprehensive project or a single entity, have given Mr. Corteal extensive experience in the field and has allowed for optimization of office efficiency under his direction. Mr. Corteal has repeatedly demonstrated the value of his diverse experience through successful completion of innumerable projects.

The following is a partial list of the projects for which Mr. Corteal was responsible.

- o Curtis Bay Coal Facility, Baltimore City, Maryland
- o White Flint Fashion Mall, Rockville, Maryland
- o Rash Field, Baltimore City, Maryland
- o Dundalk Community College, Maryland
- o Anne Arundel Community College
- o Winter Green, Mountain Ski Resort
- o Aberdeen Proving Grounds, Master Plan
- o BWI, Undeveloped Lands Proposal

With regard to Mr. Corteal's experience in zoning cases, the following is a list of projects within the past two years in which Mr. Corteal was directly responsible for preparing the necessary documents. Additionally, Mr. Corteal has testified as an expert witness for over 80% of the listed projects.

MICROFILMED

ARCHITECTURE
ENGINEERING
CONSULTING

LYON ASSOCIATES, INC.

RESUME
ANTHONY J. CORTEAL
Page 2

Baltimore County

Shell Oil Company 700 N. Rolling Road	Setback Variance	July 20, 1983
Shell Oil Company 925 Sanford Avenue	Setback Variance	August 4, 1983
Shell Oil Company 401 Compass Road	Setback Variance	August 18, 1983
Shell Oil Company 8200 Liberty Road	Setback Variance	August 3, 1982
Shell Oil Company 7100 Liberty Road	Setback Variance	January 3, 1983
Shell Oil Company Reisterstown Rd. & Rosewood	Setback Variance	November 15, 1982
Arco Petroleum York and Ashland	Special Hearing Special Exception Area Variance	March 22, 1982
Arco Petroleum York and Joppa	Special Hearing Special Exception Area Variance	March 23, 1982
Arco Petroleum Stemmers and Marlyn	Special Hearing Special Exception Area Variance	January 3, 1983
Cloverland Farms Dairy York and Ridgely	Special Hearing Special Exception Area Variance	November 29, 1982
Taco Bell Joppa and Harford	Parking and Setback Variance	August 19, 1981
Taco Bell York and Willow	Parking and Setback Variance	
Taco Bell Baltimore National Pike	Parking Variance	August 17, 1983
Devon Hill 915 West Lake Ave.	Building Setback	March 15, 1983

MICROFILMED

Baltimore City

Glen Arm Development Co. Edgewood St. & Joh Ave.	Parking Variance	March 12, 1983
Hardee's 6612 Belair Road	Drive Thru City Council Hearing	September 1983
Shell Oil Company 2001 Orleans St.	Conditional Use	March 26, 1982
Arco Petroleum 5920 Moravia Road	Board of Appeals to Permit Conversion	June 10, 1981
Arco Petroleum Edmondson and Swan	Conditional Use	May 6, 1981
Apostolic Housing Corp. Valley and Homewood	Request for 22 Setback Variances	June, 1982
N. Charles General Hospital Maryland Avenue	Board of Appeals to Permit Parking Lot	August, 1982
Cycle Shop O'Donnell Street	Conditional Use	August, 1981
Safeway Stores Belair and Kenwood	Re-zoning	January, 1981

Prince George's County

Gulf Oil U.S. 2911 Colebrook Drive	Special Exception	January 20, 1983
Gulf Oil U.S. 1348 University Blvd.	Special Exception	September 15, 1982
Taco Bell University Blvd.	Special Exception Parking Variance	June, 1982
Taco Bell Oxon Hill	Special Exception Parking Variance	June, 1982

Anne Arundel County

Arco Petroleum Camp Meade Road	Sign and Canopy Variance	March 4, 1982
Arco Petroleum Fort Smallwood & Valley	Sign and Canopy Variance	November, 1981
Arco Petroleum Ritchie Hwy. & McKinsey	Sign and Canopy Variance	Noveember, 1981

Howard County

Arco Petroleum Baltimore National Pike and Center Drive	Planning Board Appeals	January 12, 1983
Fairfax, Virginia		
Gulf Oil U.S. 7501 Richmond Highway	Special Exception	August 5, 1982
Sogecliff Limited Lee Highway	Setback Variance	January, 1983
Taco Bell Lee Highway	Setback and Parking Variance	November, 1982

Washington, D.C.

Gulf Oil U.S. 2200 "P" Street, N.W.	Fine Arts Approval	July 13, 1982

II. Project Overview

A. Proposed conversion of an existing 17,000 SF, three bay Arco Service Station to a mini market with gas facilities.

B. Display #1 Site Plan - Note that revisions have been made to provide some additional landscaping and to make rear parking area more convenient.

C. Site Characteristics

1) Site is located at the intersection of York Road and Joppa Road just West of Dulaney Valley Road.

2) Area surrounding the site is BM-CT or Business Major - Commercial, Town Center Core. This zoning classification allows for a highly diverse range of uses ranging from Hotels and Marinas to Service Garages, Automobile Sales Rooms and Night Clubs.

3) Two pump islands currently exist with two dual dispensers on each. The level of gasoline service will not change as a result of this proposal.

D. Proposed Site Work

1) Interior renovations - Floor Plan.
All proposed building modifications, including the prefab cooler, are to take place within the limits of the existing building. No additions will be made.

2) Exterior Improvements - Exterior Photo, Existing Photo.

3) New 24' x 26' canopy to be constructed over York Road island.

4) Parking Required = 9 spaces.
Parking Provided = 11 spaces including one handicapped.

5) Landscaping Required = 868 SF (5%).
Landscaping Provided = 1,590 SF (9.2%).

III. Traffic

A. All existing entrances are proposed to remain. Site area is sufficient to allow free flow of traffic through the site.

B. Traffic Safety - Display #2 Accident Study

1) We have studied the accident reports from January, 1980 through June, 1983. The study area extended 200 feet North and 100 feet South of the intersection on York Road, 200 feet West and 100 feet East on Joppa Road, and 100 feet West on Alleghaney Avenue. The greater distances North along York and West along Joppa were taken to encompass all the site's entrances. The resulting data is shown here (referring to display). Two things that we would like to point out about these results are: (1) the frequency of accidents is not above normal for an intersection in this type of locality, and (2) none of the accidents studied are directly attributable to the Arco Site.

2) Also at this time, we would like to submit the latest traffic counts for this intersection. These being the State Highway Administration traffic count from 4/20 and 4/24/81, and a peak hour traffic count from Baltimore County dated 6/7/83. These figures are also about average for an intersection in a locality such as this.

C. The State Highway Administration and the Baltimore County Department of Traffic Engineering have no negative comments related to the traffic conditions at this site, as documented in the previous Z PAC Report.

D. Based on this information, with regard to existing entrances, on-site traffic flow and the available accident reports, this site and the automobiles entering and existing it impose no traffic safety problem. To further substantiate this, I would like to call upon the first of two traffic experts we have on hand today, Dr. Worthington Ewell.

E. Ewell's Testimony - submit professional qualifications.

Questions for Dr. Ewell:

1) Approximately how many traffic cases have you testified in?

2) Are you familiar with the Towson Town Master Plan as it relates to this intersection?

3) In your professional opinion, do you feel that the proposed changes to this intersection are necessary?

4) Are you familiar with this intersection?

5) Do you feel the traffic count for this intersection is high?

6) Have you performed any traffic counts of your own in this area?

7) What were your findings?

8) Do you feel that a mini market at this location would have an adverse effect on the health, safety, and welfare of the general public?

Thank you Dr. Ewell. Next I would like to call Mr. Michael Flanigan of the Baltimore County Department of Engineering.

F. Mr. Flanigan's Testimony

Questions for Mr. Flanigan:

1) Mr. Flanigan, could you please describe your duties with the Department.

2) Are you aware of the Towson Town Master Plan as it relates to this intersection?

3) Do you feel that this plan implemented anytime in the foreseeable future?

4) How does the County currently rate this intersection?

5) What is meant by a "D" rated intersection?

6) Do you feel that a mini market at this location would create a traffic problem?

Thank you Mr. Flanigan.

IV. Relationship to the Zoning Ordinance

A. Special Hearing to allow conversion to gas and go.

1) Display #3 Area map - Describe existing service facilities.

2) Based on the number of service related facilities in the area we feel that the public will still have a variety of automotive service centers to choose from and will not be detrimented by our proposal.

B. Special Exception to allow a food store in conjunction with a service station.

1) The extensive research and studies that have been performed with regard to this site, together with today's testimony, have shown that; (1) it will be a viable operation, (2) the public need exists, and (3) the surrounding community will not be adversely effected by traffic or conjestion.

C. Variance #1 to allow a canopy 2 feet from the right-of-way line and 32 feet from the street centerline.

1) Display #4 Canopy Elevation - describe proposed canopy.

(a) The proposed canopy is intended for the convenience of the customer and is constructed in such a manner that it will not obstruct vision or impede traffic either on site or off.

2) Display #5 showing proposed canopy and outline of canopy brought into compliance.

(a) A practical difficulty arises when the canopy is brought into conformance with the zoning ordinance in this instance. Moving the island and canopy the 8 feet necessary to accomplish this would create a congested situation between this island and the existing island located on Joppa Road. This leaves insufficient area for stacking and interior automobile circulation.

D. Variance #2 to allow a site area of 17,364 sq. ft. in lieu of the required 21,800 sq. ft.

1) The 21,800 sq. ft. figure is arrived at by adding 6,800 SF (total building area of 1,700 SF x a factor of 4 - section 405.4 D 8) for the use in combination to the 15,000 SF min. for a service station.

2) In order to bring the site into compliance with this requirement, one of two things would have to be done:

(a) Acquire additional property - This is not feasible since the adjacent property is already developed.

(b) Decrease the building square footage by approximately 35%. This would leave us with a building of approximately 1,105 SF - This area would not be adequate for a food store to function properly. 1,600 SF is about the minimum floor area required for this type of operation.

The average size of conventional convenience stores are as follows:

WAWA	2,400 - 3,000 sqaure feet
7-11	2,400 - 2,650 square feet
Royal Farm Stores	2,200 - 2,500 square feet

Based upon these figures, it appears that even if the variance is granted, that the total useable floor area would be anywhere from 25% to 45% less than its major competors.

3) It is our professional opinion that the decreased lot size would not have an adverse affect on the adjacent properties and community at large.

4) There have been prior approvals for the reduced lot size for a food store in combination with gasoline sales in Baltimore County. A few that we are familiar with are:

Case 83-29	9410 Harford Road	7-11
83-157	York and Ridgely	Cloverland
83-240	401 Stemmers Run Rd.	Arco

These cases reflect a marketing trend and are indicative that existing full service stations can be converted assuming adequate lot size and the proper site engineering, so as not to negatively affect the safety, health, and welfare of the community.

V. CLOSING

The 15,000 square foot minimum lot size for service stations is predicated on the assumption that service bays are an integral part of the service station operation. In this case, service bays are excluded from the operation and; therefore, the lot size requirement is subject to a valid reduction. This argument was set forth and upheld in a previous Arco case before the Baltimore County Zoning Commissioner (#83-240XSPHA). In short, without service bays, there is no need for on-site auto storage overnight or for longer periods of time for the repair or maintenance of vehicles.

The inherent nature of the Gas-N-Go operation and the food store clearly indicates that autos would enter and exit within a relatively short time frame. Although no minimum square footage figure for Gas-N-Go operations has been established in the Zoning Regulations, one can safely assume that these types of operations do not require the amount of space as set forth, and that a reduction will not negatively affect the safety, health, and welfare of the general public. Nor would it be contradictory to the spirit and intent of the Zoning Regulations as indicated by the recent Special Exceptions granted to Cloverland, 7-Eleven and Arco as previously stated.

Furthermore, we firmly believe that this application meets the criteria as set forth in the following sections of the Baltimore County Zoning Code:

Section:	405	Service Stations
	405.3	Findings Necessary to Grant Special Exceptions
	405.4	Standards for Individual Sites
	502	Special Exceptions
	307	Variances

We thank you for your time.

Prepared by:
Lyon Associates, Inc.
Anthony J. Corteal
Michael G. Kobin

County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180

June 21, 1983

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 83-100-XSPHA	ARCO PETROLEUM PRODUCTS COMPANY
	N/S Joppa Rd. at intersection of Allegheny Ave. and York Road
	9th District
	SE--Food store w/service station SH--Amendment to site plan Variances--Setbacks
	4/29/83 - Z.C.'s Order - DENIED
ASSIGNED FOR:	WEDNESDAY, SEPTEMBER 28, 1983, at 10 a.m.
cc: J. William Martin, Esq.	Attorney for Petitioner
Arco Petroleum Prod. Co. c/o J. P. Long	Petitioner
J. W. Hessian, Esq.	People's Counsel
N. Gerber	
J. Hoswell	
W. E. Hammond	
J. E. Dyer	

MICROFILMED

6/21/83 - Following were notified of hearing set for Wed., September 28, 1983, at 10 a.m.:

J. Wm. Martin
Arco Petroleum Co.
J. Hessian
N. Gerber
J. Hoswell
W. Hammond
J. Dyer

Postponed at hearing
Case did not open
Not necessary to hear
same Board

9/28/83 - Above notified of hearing scheduled for THURSDAY, OCTOBER 13, 1983 at 10:30 a.m.

Also, Mary Ginn
Joseph Werner
Robert Oliver

494-3180

County Board of Appeals
Room 200, Court House
Towson, Maryland 21204

(HEARING ROOM #200)

Sept. 29, 1983

NOTICE OF ASSIGNMENT

CONTINUED HEARING

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 83-100-XSPHA	ARCO PETROLEUM PRODUCTS COMPANY N/S JOPPA ROAD AT INTERSECTION OF ALLEGHENY AVENUE AND YORK ROAD 9th DISTRICT SE - FOOD STORE W/SERVICE STATION SPH - AMENDMENT TO SITE PLAN VARIANCES - SETBACKS 4/29/83 - Z.C. DENIED PETITION
ASSIGNED FOR:	THURSDAY, OCTOBER 13, 1983 at 10:30 a.m.
cc: Robert Oliver, Arco Petroleum	Petitioner
Joseph Werner, Pres. Council of Unit Owners Towson Towers	Protestant
Mary Ginn	"
John W. Hessian, Esq.	People's Counsel
N. E. Gerber	
J. G. Hoswell	
A. Jablon	
J. Jung	
J. E. Dyer	

Edith T. Eisenhart, Adm. Secretary

STV/LYON ASSOCIATES.
ENGINEERS, ARCHITECTS & PLANNERS
711 RUTHERFORD ROAD
BALTIMORE, MD. 21207
301/944-9112, 301/944-9091

September 22, 1983

Re: Case No. 83-100-XSPHA
Arco Petroleum Products Company
N/S Joppa Road at intersection of
Alleghany Avenue and York Road
9th District

Mr. Clerk:

Please issue a summons for Michael S. Flanigan, of the Department of Traffic Engineering, Baltimore County, located in the County Courts Building, Towson, Maryland, to appear and testify at the above referenced hearing before the County Board of Appeals of Baltimore County, scheduled for ~~Wednesday, September 28, 1983, at 10:00 a.m.~~, in Room 218 of the Court House.

REISSUE FOR THURSDAY, OCTOBER 13, 1983 at 10:30 am

Michael G. Kobin
Agent for Arco Petroleum

Rec'd. 9/23/83
9:25 a.m.

Mr. Sheriff:

Please issue this summons.

Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

STV ENGINEERS, Engineers, Architects, Planners, Construction Managers. Professional Member Firms: STV/Baltimore Transportation Associates; STV/Lyon Associates; STV/Management Consultants Group; STV/H. D. Nottingham & Associates; STV/Sanders & Thomas; STV/Sentehr; STV/Seelye Stevenson Value & Knecht

JOPPA

LYON ASSOCIATES, INC.

ARCHITECTURE
ENGINEERING
CONSULTING

ZONING DESCRIPTION

Existing ARCO Service Station at York Road and Joppa Road
Baltimore County, Maryland

BEGINNING FOR THE SAME at a point on the North side of Joppa Road at the intersection of Allegheny Avenue and York Road to the North of this three way intersection; thence running and binding with the Northernmost side of Joppa Road North 57°04'00" West 88.42 feet; thence by a curve to the left having a chord bearing of North 59°10'38" West 180.15 feet and a radius of 2446.00 feet with an arc length of 180.19 feet; thence leaving said curve and running North 37°41'45" East 57.96 feet; thence North 49°55'49" East 6.15 feet; thence South 52°08'11" East 58.05 feet; thence running along the same bearing South 52°08'11" East 18.10 feet; thence North 33°42'49" East 27.72 feet; thence North 30°00'11" West 24.75 feet; thence North 59°01'49" East 28.05 feet; thence running along the Southernmost Right-of-way line of York Road South 31°29'11" East 216.50 feet; thence leaving said Right-of-Way line South 32°56'00" West 21.13 feet to the place of beginning.

And containing in all 17,364.45 sq. ft. or 0.399 Ac. ±.

Philip A. Legolla 2/5/82

J. William Martin
Attorney at Law

Suite 301 Executive Plaza 1 667-4321 • HUNT VALLEY, MARYLAND 21031

CERTIFIED MAIL
#P 368 301 232

May 25, 1983

Zoning Commissioner
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing and Variances
N/S Joppa Road at the intersection of Allegheny Avenue & York Road - 9th Election District
ARCO Petroleum Products Company - Petitioner
NO. 83-100-XSPHA (Item No. 194)

Sir:

Please enter the Appeal of the Petitioner for a hearing before the County Board of Appeals on the above petitions.

Counsel's check for $255.00 payable to Baltimore County, Maryland, is enclosed.

Please receipt the enclosed copy of letter of Appeal and return it to Counsel.

J. William Martin

JWM/mgb
Enclosure: Check - $255.00
CC of above letter

MAY 26 83 AM

MICROFILMED

IN THE MATTER OF THE APPLICATION OF ARCO PETROLEUM PRODUCTS CO. FOR SPECIAL EXCEPTION FOR A FOOD STORE W/SERVICE STATION; FOR SPECIAL HEARING FOR AMENDMENT TO SITE PLAN, AND VARIANCE FROM §405.4 (A.1 & D.8) and §405.4.A.2.a OF THE BALTIMORE COUNTY ZONING REGULATIONS N/S JOPPA ROAD AT INT. OF ALLEGHENY AVE. & YORK RD. 9th DISTRICT	:	BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY NO. 83-100-XSPHA

: :

OPINION

The above captioned matter came before the County Board of Appeals of Baltimore County on an appeal from the decision of the Zoning Commissioner, dated April 29, 1983.

At issue is a petition for a special exception so as to permit the use of a food store in conjunction with a "gas and go" service station, a petition for special hearing so as to permit an amendment to the site plan enabling the conversion to the use requested in the special exception and a petition for a variance so as to permit less than the required minimum area requirements and to permit setbacks less than those required. The Zoning Commissioner denied all these petitions.

No Protestants, except People's Counsel, appeared.

The hearing proceeded in a fashion this Board can only characterize as informal. Robert Oliver, Marketing Representative for Arco Petroleum Products Company, testified as to the history of the location and the fact that the proposed use of the site would not violate the criteria mandated by §502.1 of the Baltimore County Zoning Regulations.

Gary P. Barnes, the dealer at the Arco station located on the subject site, testified that he believed the combination food store and gas and go operation at the site is appropriate and feasible.

W. Worthington Ewell, a traffic expert retained by the Petitioner, testified that the proposed use of the location will not have an adverse effect upon traffic or traffic congestion. According to Dr. Ewell any increase in traffic as a result of the proposed use would be nominal.

Michael Flanigan, representing the Baltimore County Traffic

MICROFILMED

Engineering Dept., testified that there was no valid way to measure an increase or decrease in traffic congestion.

Anthony J. Corteal, Director of Site Development for Lyon Associates, Inc., presented a resume as well as a five page document outlining the project and containing, for the most part, his entire verbal presentation. This document was received into evidence and marked as Petitioner's Exhibit No. 1.

This Board is constrained to note that People's Counsel was extremely tolerant and did all in his power to ensure the Petitioner a fair and complete hearing.

We are cognizant of the time, effort and expense expended by the Petitioner. It is this Board's considered opinion that the proposed use of the location is feasible. We do not believe that the requested use would have an adverse effect on traffic and/or traffic congestion. We are persuaded, therefore, that the requested special exception would not have an adverse effect upon the health, education and general welfare of the community.

With respect to the variances requested, it is incumbent upon the Petitioner to establish that without the requested variance he shall encounter practical difficulty or a hardship. On prompting by People's Counsel, Mr. Corteal stated that the requested variances were required because the existing structure cannot be reasonably used as it presently exists. This Board does believe the factual requirements respecting practical difficulty and/or hardship have been established.

Having determined that the requested special exception and variances should be granted, the special hearing for an amendment to the site plan must be similarly granted.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 2nd day of November, 1983, by the County Board of Appeals, ORDERED that the Order of the Zoning Commissioner, dated April 29, 1983, be REVERSED, and that the special exception, special hearing and variances petitioned for, be and the same are hereby GRANTED.

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Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

William R. Evans
William R. Evans

Note: By agreement of counsel and Petitioner's representative, this case was heard by a 2-man Board.

MICROFILMED

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 14, 1982

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

Re: Petitions for Special Exception, Special Hearing and Variances
N/S Joppa Rd. at intersection of Allegheny Avenue & York Road
Arco Petroleum Products Company - Petitioner
Case #83-100-XSPHA Item #194

Dear Mr. Martin:

This is to advise you that $98.59 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
Zoning Commissioner

WEH:aj

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

No. 113028

DATE 12/16/82 ACCOUNT R-01-615-000

AMOUNT $98.59

RECEIVED FROM J. William Martin, Esquire

FOR Advertising & Posting Case #83-100-XSPHA
(Arco Petroleum)

B034******9859:0 2160A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES
9th Election District

ZONING: Petition for Special Exception, Special Hearing and Variances

LOCATION: North side Joppa Road at Intersection of Allegheny Avenue and York Road

DATE & TIME: Tuesday, October 19, 1982 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception for a food store as a use in combination with a service station (gas and gas); Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 5504 to allow the conversion of the existing full service gas station to a gas and go operation in conjunction with a food store; Variances to allow a site area of 17,364 sq. ft. in lieu of the required 21,000 sq. ft. and to allow a setback of 2 ft. from the street right of way in lieu of the required 10 ft. and 32 ft. from the centline of the street in lieu of the required 55 ft.

The Zoning Regulation to be excepted as follows:

Section 405.4 (A.1 and D.3)—minimum lot area required for a service station in combination with a food store

Section 405.4A.2 a—setback of canopy from street right of way and centerline

All that parcel of land in the 9th District of Baltimore County

Beginning for the same at a point on the North side of Joppa Road at the intersection of Allegheny Avenue and York Road to the North of this three way intersection; thence running and binding with the Northernmost side of Joppa North 57° 04' 00" West 38.42 feet; thence by a curve to the left having a chord bearing of North 59° 10' 30" West 186.15 feet and a radius of 2440.00 feet with an arc length of 190.19 feet; thence leaving said curve and running North 27° 41' 45" East 27.86 feet; thence North 49° 32' 45" East 6.15 feet; thence South 57° 06' 11" East 58.05 feet; thence running along the same bearing South 57° 06' 11" East 18.10 feet; thence North 33° 12' 15" East 27.72 feet; thence North 30° 00' 11" West 24.75 feet; thence North 59° 01' 45" East 26.05 feet; thence running along the Southernmost Right-of-way line of York Road South 31° 29' 11" East 216.50 feet; thence leaving said Right-of-Way line South 22° 56' 00" West 21.13 feet to the place of beginning.

And containing in all 17,364.45 sq. ft. or 0.398 Acres +/-.

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

Hearing Date: Tuesday, October 19, 1982 at 10:00 A.M.

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

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

Sept. 30.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 30, 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 each~~ ~~one time~~ ~~successive weeks~~ before the 19th day of October, 19 82, the first publication appearing on the 30th day of September, 19 82.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, $



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-100-XSPHA

District 9th Date of Posting October 1, 1982

Posted for: Appeal Exception and Variances

Petitioner: Arco Petroleum Products Company

Location of property: N/S Joppa Rd. at intersection of Allegheny Ave. & York Rd.

Location of Signs: N/S Joppa Road at the intersection of Allegheny Avenue & York Road

Remarks:

Posted by A. J. Ostro (Signature) Date of return October 6, 1982

Number of Signs: #3

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-100-XSPHA

District 9th Date of Posting December 5, 1982

Posted for: Appeal

Petitioner: Arco Petroleum Products Company

Location of property: N/S of Joppa Road at the intersection of Allegheny Avenue and York Road

Location of Signs: North end of Joppa road at the intersection of Allegheny Avenue and York road

Remarks:

Posted by A. J. Ostro (Signature) Date of return December 10, 1982

Number of Signs: 1

PETITION MAPPING PROGRESS SHEET

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

Reviewed by: JMP

Revised Plans: Change in outline or description ___ Yes ___ No

Previous case: 5504

Map # ___

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

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 13th day of September, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Arco Petroleum Products Co.

Petitioner's Attorney J. William Martin Reviewed by: Nicholas B. Commodari

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 23 day of March, 1983.*

Filing Fee $ 50 Received: ___ Check ___ Cash ___ Other

#194

William E. Hammond, Zoning Commissioner

Petitioner Arco Submitted by J. Martin

Petitioner's Attorney J. Martin Reviewed by JMP

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

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

No. 117627

DATE 5/27/83 ACCOUNT R-01-615-000

AMOUNT $255.00

RECEIVED FROM J. William Martin, Esquire

FOR Appeal of Case #83-100-XSPHA
(Arco Petroleum Products Company)

C 022*****2555D1B B27CA

VALIDATION OR SIGNATURE OF CASHIER





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

No. 105767

DATE 3/3/82 ACCOUNT 01-662

AMOUNT 50.00

RECEIVED FROM J. Martin

FOR Filing fee for item 194
Petitioner - Arco

B121 PRINTED IN U.S.A. 50.00

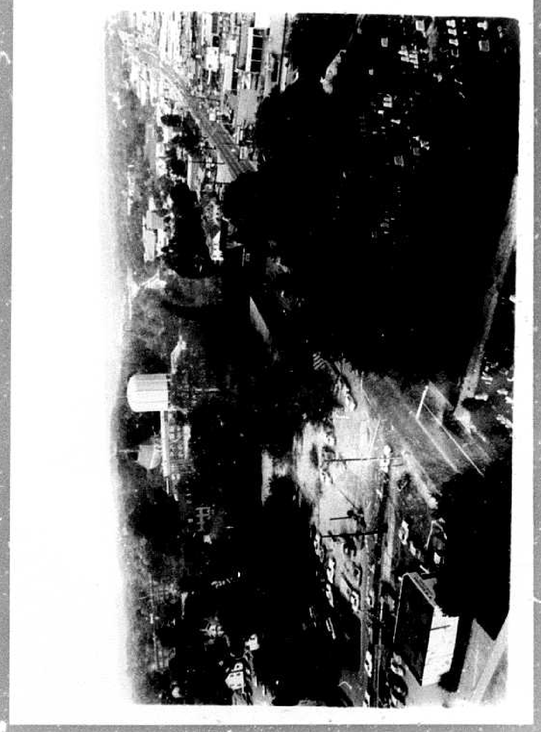
VALIDATION OR SIGNATURE OF CASHIER

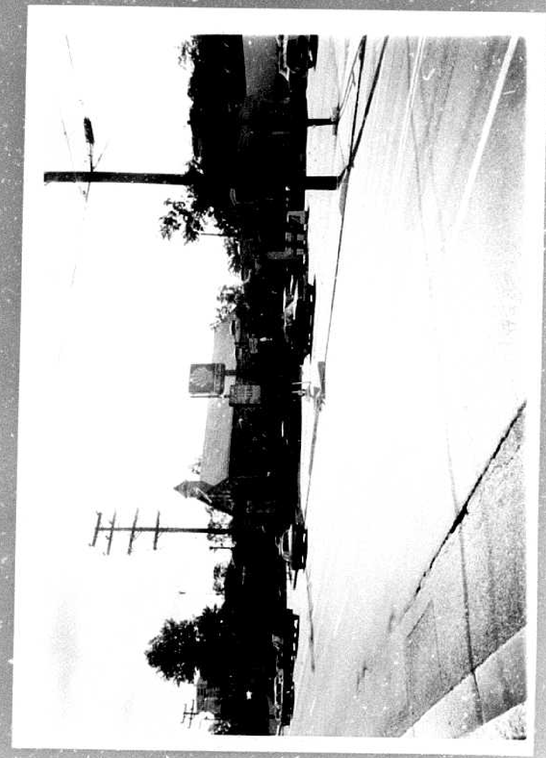
From the desk of
EDITH T. EISENHART

Mr. Sheriff:

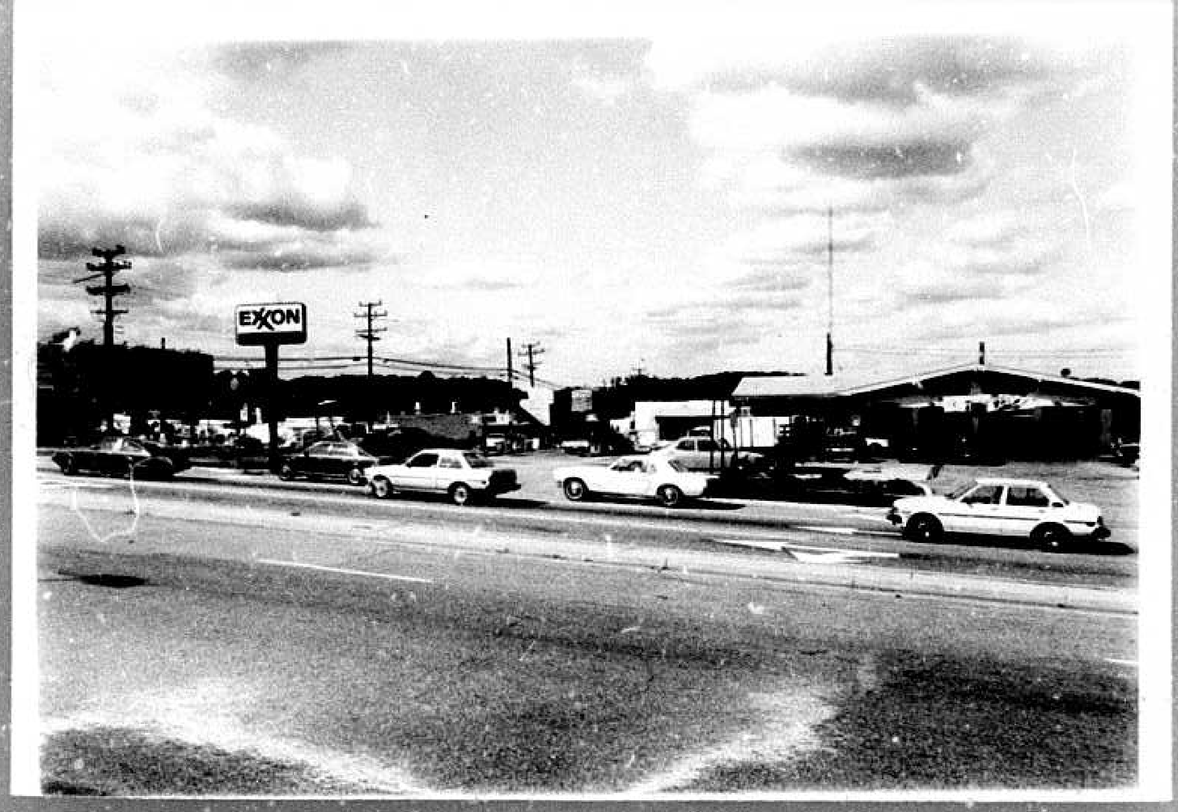
The summons for the new date was lost in the mail and inasmuch as this subpoena is for the hearing on this Thursday, we would appreciate it if it could be served immediately. Thank you.

Edith T. Eisenhart

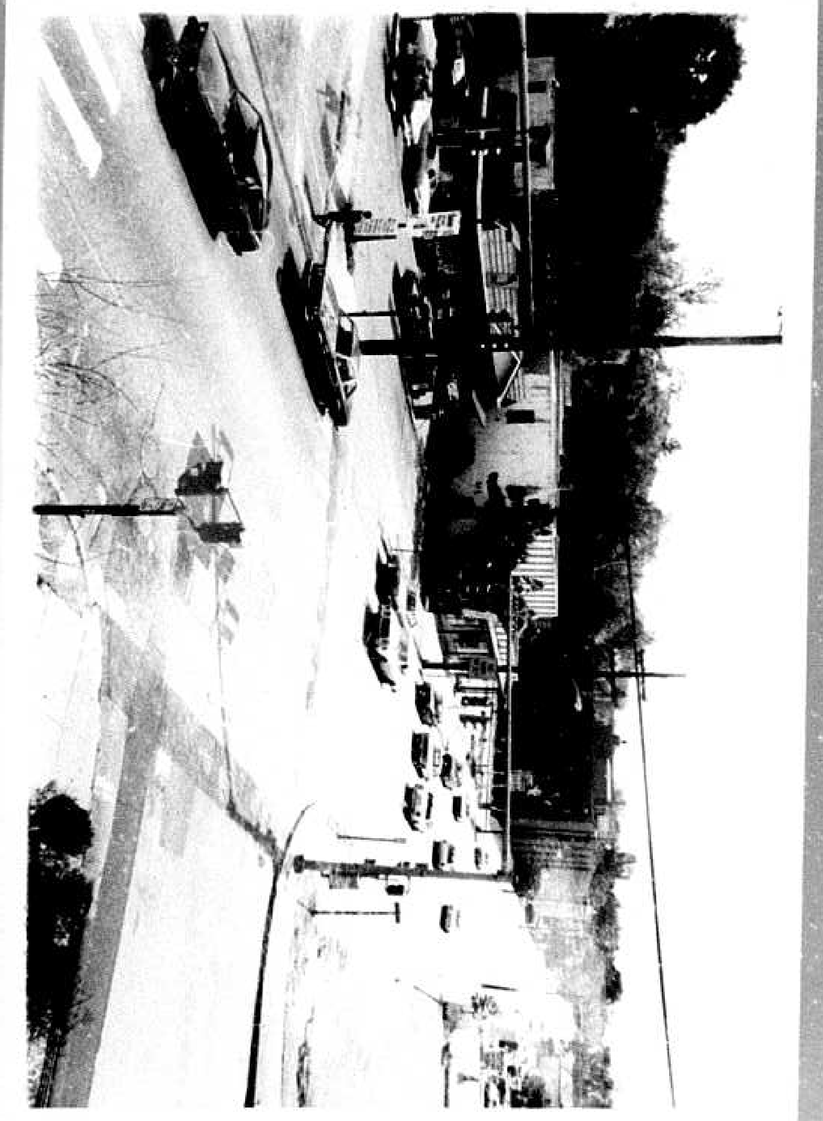




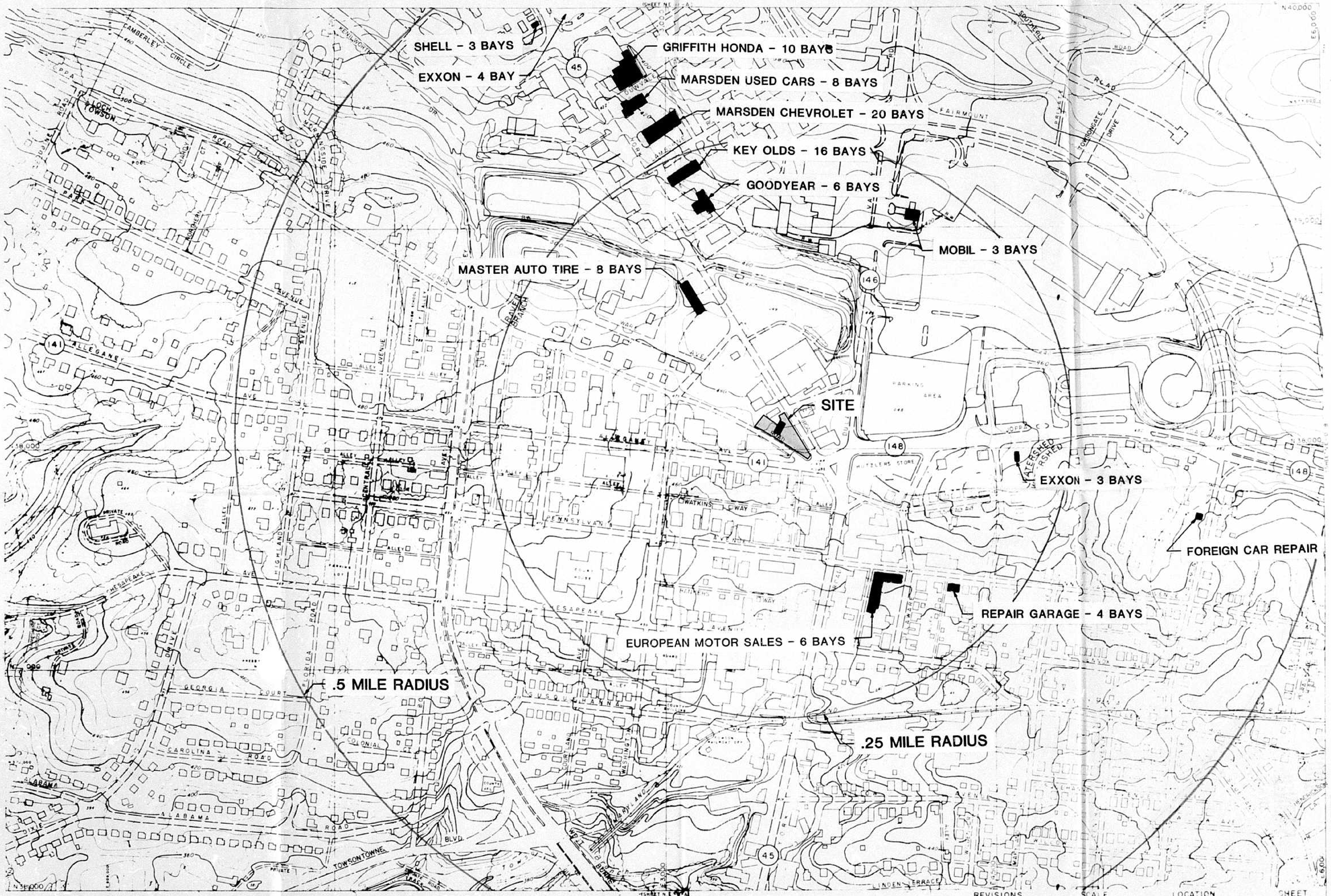



EXXON






EXXON



O-NE N-NW
S-SE R-SW

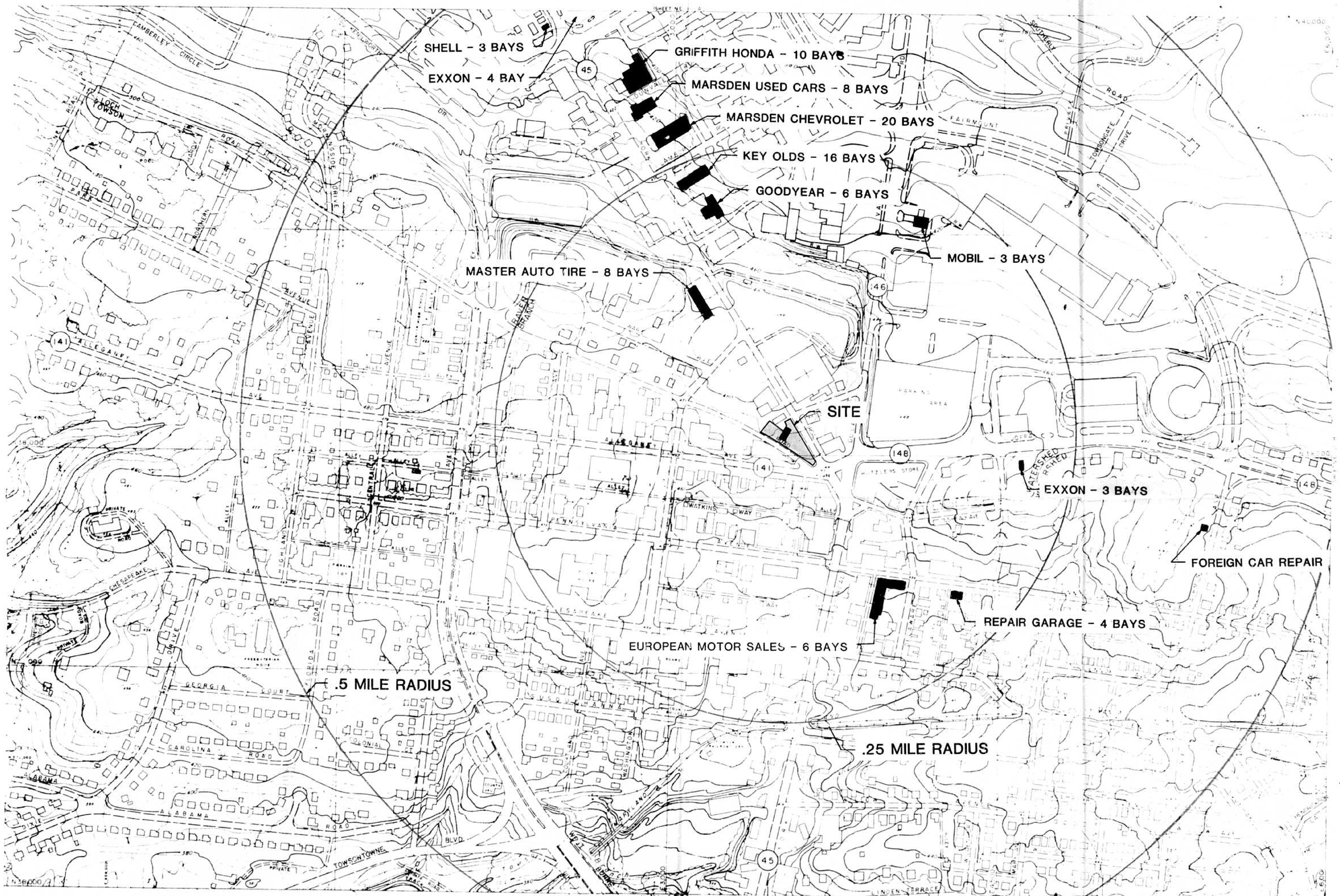
PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	SCALE	LOCATION	SHEET
BY DATE	1" = 200'		NE
Topographic MAPS, INC 4-11-70	DATE OF PHOTOGRAPHY APRIL 1953	TOWSON	10-A

JSE 11/3/82

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION PHILADELPHIA, PA

MICROFILMED



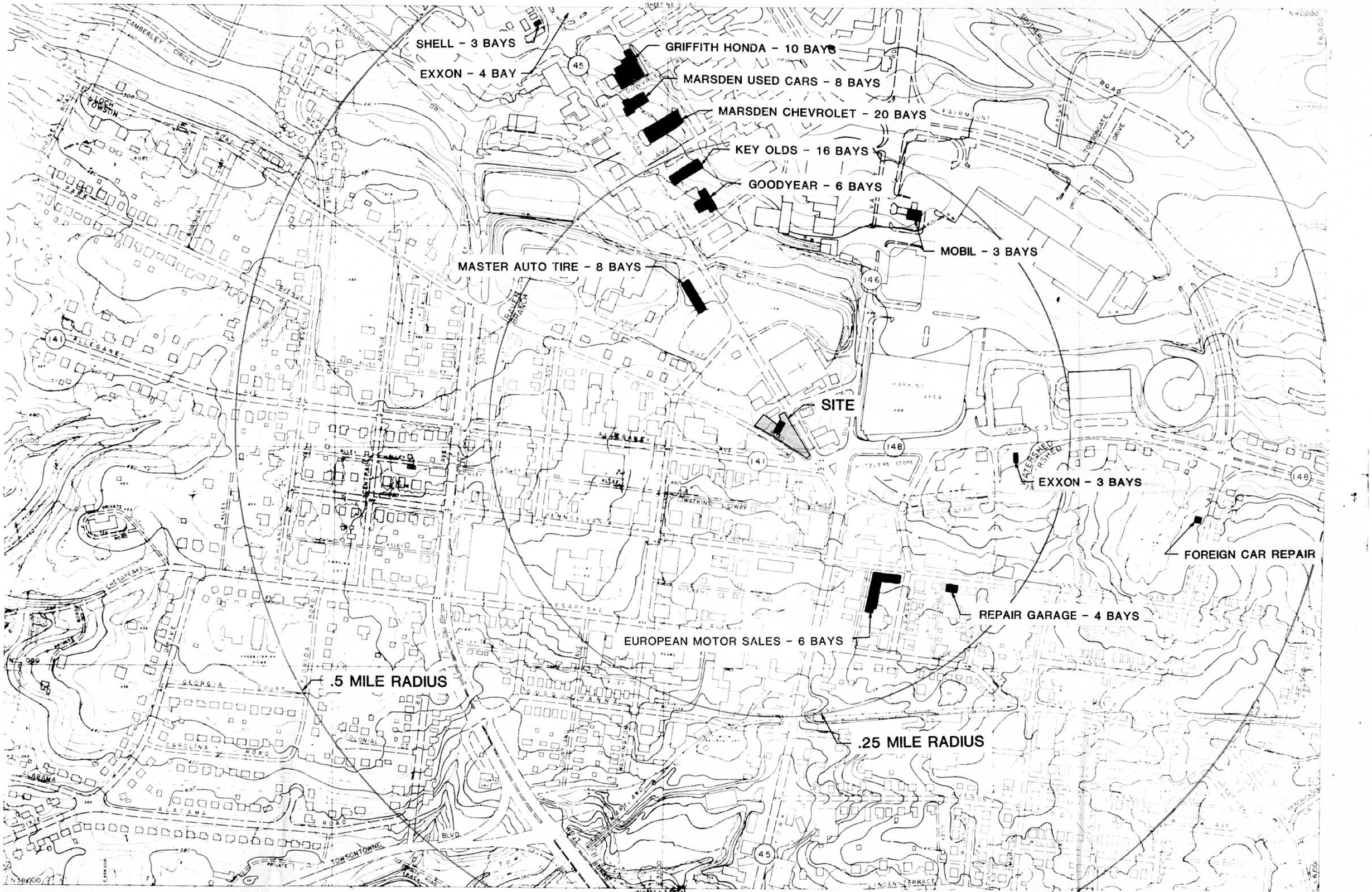
O-NE N-NW
S-SE R-SW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
Topographic MAPS	4-11-70	1" = 200'		NE
JSE	11/3/82	DATE OF PHOTOGRAPHY APRIL 1953	TOWSON	10-A

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION - PHILADELPHIA, PA

MICROFILMED

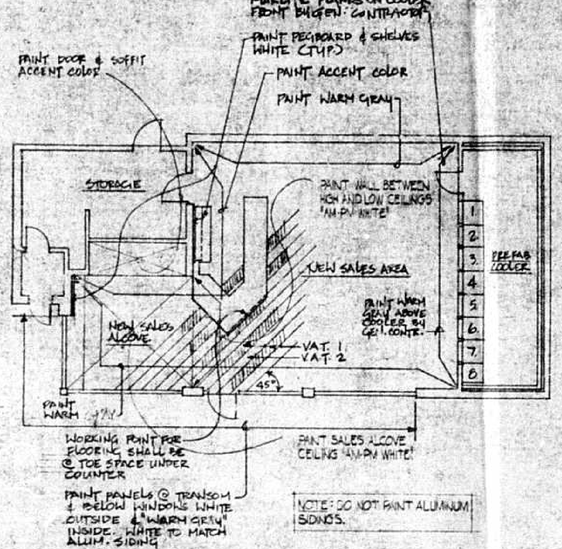


O-NE N-NW
S-SE R-SW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'		NE
Topographic Maps, Inc.	4-11-70			
JSR	11/3/82	DATE OF PHOTOGRAPHY APRIL 1953	TOWSON	10-A

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION PHILADELPHIA, PA



FLOOR FINISH & COLOR KEY PLAN

SCALE: 1/8"=1'-0"

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 6" FIBERGLASS INSULATION BATTS ABOVE.

NEW FLOORING
THE PATTERN OF THE FLOOR COVERING SHALL BE DIAGONAL STRAIGHTS FOR THE FULL EXTENT OF THE SALES FLOOR AREAS.

V.A.T.-1 ARMSTRONG EXCELON # 51843, "CASA ORANGE" ¼" GA 12" x 12"

V.A.T.-2 ARMSTRONG IMPERIAL EXCELON QUALITY ¼" GA 12" x 12" COLOR— "SHELTER WHITE" # 51836

WALL BASE
ALL WALL BASES SHALL BE 4" HIGH, BLACK COVE VINYL OR RUBBER

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

COLOR FOR ACCENT WALLS AND DOOR—PRATT AND LAMBERT NO. 7019-S (CALIBRATED RED) OR "FULLER O'BRIEN" NO. 619-72 AND ADD GC 14Y PER GALLON (CALIBRATED RED).

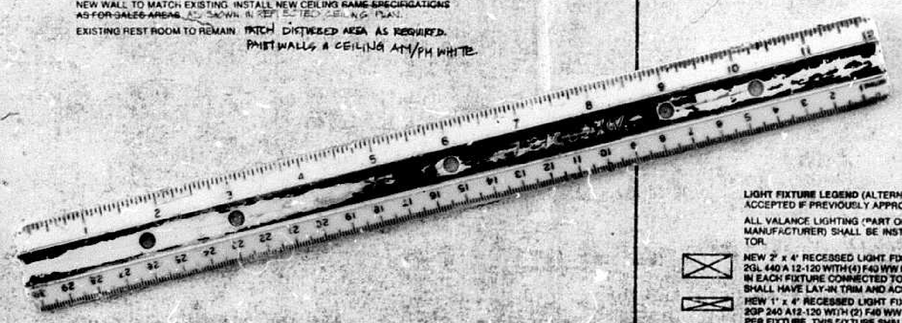
ALL LAMINATED PLASTIC SURFACES ON FRONT AND BACK SALES COUNTER SHALL BE FORMICA NO. 949 WHITE WITH MATTE FINISH. SEE COUNTER DETAIL DRAWINGS.

EXTERIOR PAINT EXCEPT ALUM. SIDING
ALL EXTERIOR WALLS, BOLD UNION PIPES, TRANSOMS ETC. SHALL BE PAINTED WHITE AS DIRECTED BY OWNER'S ENGINEER. DO NOT PAINT NEW PRE-FINISHED MATERIALS. WHITE COLOR TO MATCH ALUM. SIDING.

STORAGE ROOM— NEW CONC. FILL TO LEVEL OF EXISTING SALES FLOOR ELEVATION, PATCH DISTURBED AREAS TO MATCH ADJACENT, FINISH WITH LIQUID HARDENER. PAINT WALLS & CEILING AM/PM WHITE.

NEW WALL TO MATCH EXISTING. INSTALL NEW CEILING SAME SPECIFICATIONS AS FOR SALES AREAS AS SHOWN IN REFLECTED CEILING PLAN.

EXISTING REST ROOM TO REMAIN. PATCH DISTRESSED AREA AS REQUIRED. PAINT WALLS & CEILING AM/PM WHITE.



STORE FIXTURE NOTES

1. NEW PRE-FABRICATED COOLER—SIZE 8'-8½" x 25'-11⅝" x 8'-2" HIGH, SHALL BE COMPLETE WITH 1—30½" x 81" WALK IN DOOR AND 8—30½" x 67" COOLER DOORS, WITH SHELVING, INCLUDING ALL INTERIOR DOOR AND SHELVING LIGHTING. MANUFACTURER SHALL MAKE FIELD MEASUREMENTS PRIOR TO FABRICATION. IN CASE OF OBSTRUCTIONS (PIPES, VENTS, VALVES REQUIRING ACCESS, ETC.) ADJUSTMENTS SHALL BE MADE ON SIZE OF COOLER TO BE ORDERED. OR COOLER TO BE MOVED ACCORDINGLY. NOTIFY OWNER'S ENGINEER AND WAIT FOR HIS INSTRUCTIONS. COOLER SHALL BE ERECTED BY ITS MANUFACTURER WHO SHALL FURNISH SHOP DRAWINGS SHOWING MECHANICAL AND ELECTRICAL WORK TO BE DONE BY GENERAL CONTRACTOR.
2. SALES & WALL COUNTERS TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SEE DRAWINGS M-206 & M-229 FOR DETAILS OF COUNTERS, SHELF, PEGBOARD ABOVE AND DIMENSIONS NOT SHOWN.
3. WALL SHELVES IN SALES AREA (EXCLUDING SHELF AND PEGBOARD ABOVE COUNTER) AND GONDOLAS SHALL BE FURNISHED BY OWNER AND ERECTED ON SITE BY GENERAL CONTRACTOR. THESE SHELVES AND GONDOLAS SHALL HAVE 19" DEEP BASES. SEE DRAWING C-128 FOR DESCRIPTION OF SHELVING SHOWN THUS ○.
4. CONTRACTOR SHALL FURNISH AND INSTALL 5 ROWS OF NEW ADJUSTABLE 16" DEEP x ¾" THICK PLYWOOD SHELVES IN STORAGE ROOM, AS SHOWN ON FLOOR PLAN. INSTALL ONLY 2 ROWS OF 12" DEEP SHELVES ABOVE DESK AND/OR SINKS. SHELVES SHALL HAVE SMOOTH FINISH AND BE VARNISHED OR PAINTED BY GENERAL CONTRACTOR.
5. ALL STORE FIXTURES SHALL BE MATCHING WHITE.
6. FAST FOOD MODULE, ICE VENDOR, UPRIGHT & LOW MERCHANDISERS SHALL BE FURNISHED & INSTALLED BY OWNER.
7. UPRIGHT MERCHANDISERS SHALL HAVE JOINER KIT AND FRONT AND SIDE WALL EXTENSIONS UP TO 7' TOTAL HEIGHT.
8. LOW FREEZER SHALL BE COMPLETE WITH 20" WIDE TOP. GENERAL CONTRACTOR SHALL FINISH TOP IN PLASTIC LAMINATE TO MATCH ADJOINING COUNTER TOP.
9. SPECIAL 52½" ± LONG ISLAND FAST FOOD MODULE COMPLETE WITH BUILT-IN SOUP CUP AND NAPKIN DISPENSER. RECESS ON ONE SIDE AND SPACE FOR TRASH CONTAINER. ALL EXPOSED SURFACES TO BE FINISHED WITH FORMICA # 949 WHITE WITH MATTE FINISH FROM FORMICA'S 1982 COLOR GRID.

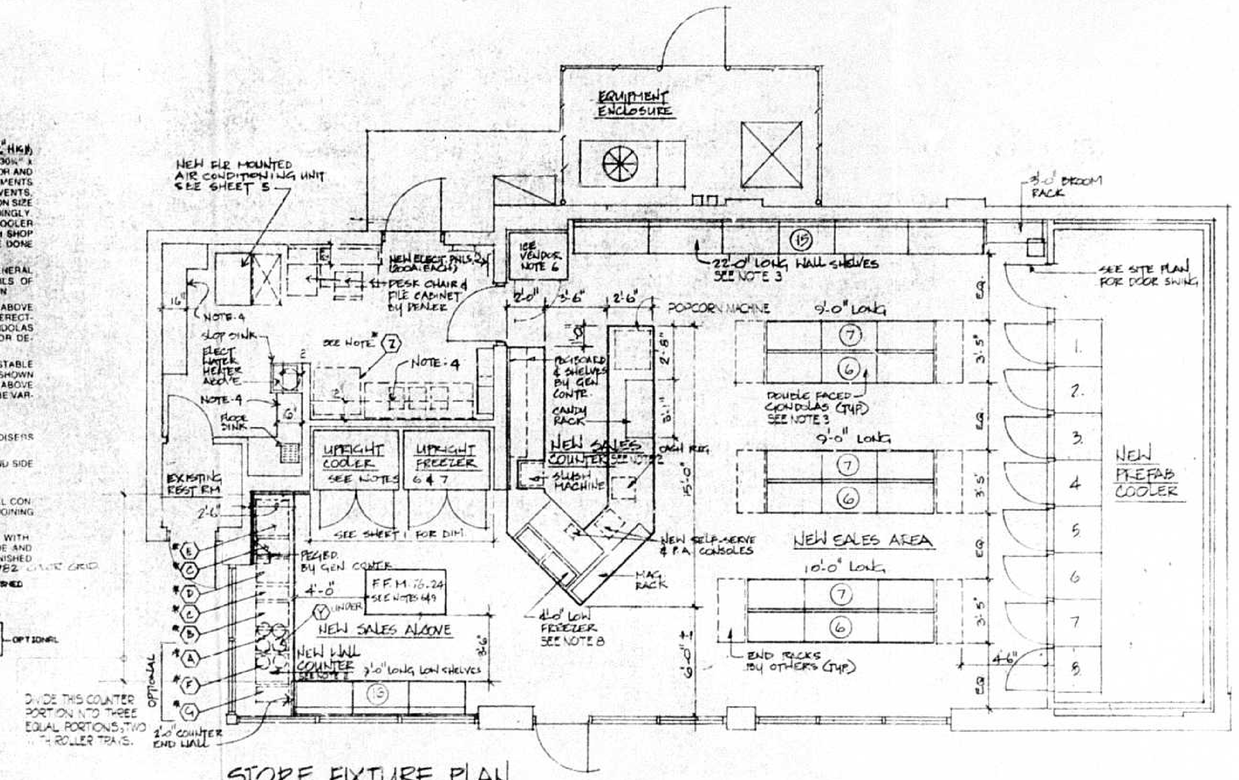
⊕10. FOUNTAIN DRINK PROCESS: FOLLOWING EQUIPMENT TO BE FURNISHED AND INSTALLED BY OTHERS.

- ① FOUNTAIN DRINK DISPENSER
- ② ICE DISPENSER
- ③ 2-CUP DISPENSERS
- ④ COFFEE MAKER
- ⑤ MICROWAVE OVEN
- ⑥ CO2 AND SYRUP TANKS
- ⑦ ICE MAKER SEE BELOW
- ⑧ THIN JET SPRAY
- ⑨ ICE TEA MACHINE
- ⑩ HOT CHOCOLATE MACHINE

— OPTIONAL

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

*(Z) MANITOWOC SERIES 200 ICE CUBER. MODEL # CD 0202A



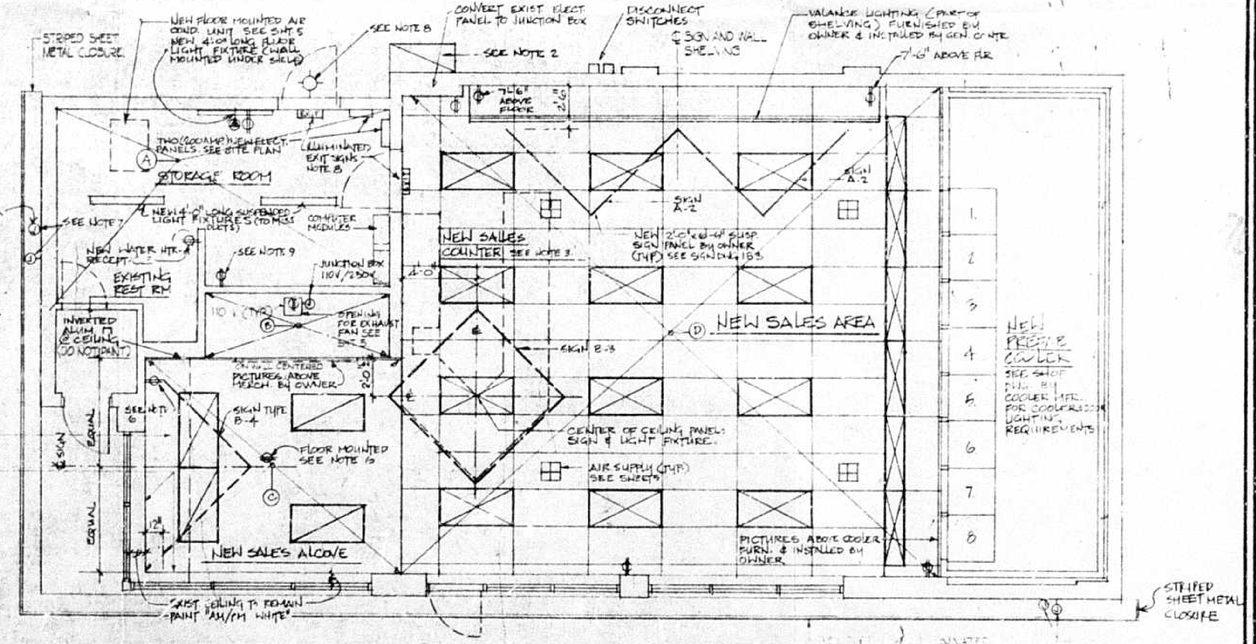
STORE FIXTURE PLAN

SCALE: 1/8"=1'-0"

SUSPENDED SIGN
SEE SIGN DRAWING 183 FOR SUSPENDED SIGN PANELS (FURNISHED AND INSTALLED BY OWNER)

ELECTRICAL NOTES

1. CONTRACTOR SHALL CHECK EXISTING ELECTRICAL SERVICE (IF IT IS TO REMAIN) CLEAN AND TIGHTEN CONNECTIONS, ETC. AS REQUIRED TO PLACE IT IN PROPER OPERATING CONDITION. THE FINAL LOAD OF THE PANEL SHALL BE BALANCED, CHANGING THE CIRCUITS AT THE BREAKERS AS REQUIRED TO ACCOMPLISH THIS. HE SHALL ALSO PROVIDE A MINIMUM OF SIX SPARE 20 AMP. SINGLE POLE BREAKERS IN EACH ELECTRICAL PANEL IN ADDITION TO ALL REQUIRED BREAKERS.
2. NEW 400 AMP. MAIN SWITCHBOARD WITH METER AND TWO BRANCH BREAKERS. SEE SITE PLAN FOR EXACT LOCATION AND DRAWING M-234 FOR SPECIFICATIONS.
3. SEE DRAWINGS M-[illegible] & M-229 FOR NUMBER AND LOCATION OF ELECTRICAL RECEPTACLES AT SALES & WALL COUNTERS.
4. (OMITTED)
5. **RELAMP** ALL EXISTING EXTERIOR BUILDING & CANOPY LIGHTS.
6. GENERAL CONTRACTOR TO FURNISH AND INSTALL ONE 20 AMPERE 125 VOLTS 3 WIRE RECEPTACLE CONNECTED TO A SEPARATE CIRCUIT FOR MICROWAVE OVEN (OTHER THAN CIRCUITS SHOWN ON ELECTRICAL PLANS). SEE SHEETS # 5 & 7.
7. CONTRACTOR TO FURNISH AND INSTALL ONE 110-VOLT, 20-AMPERE JUNCTION BOX CONNECTED TO A SEPARATE CIRCUIT EACH FOR NEW TIREFLATOR, BUILDING FASCIA AND 24 HOURS SIGN. SEE SITE PLAN FOR LOCATION OF TIREFLATOR.
8. INSTALL NEW WALL MOUNTED RECESS WITH LIGHT EXIT SIGN'S ABOVE DOORS AND INSTALL SILENT WATCHMAN, A BRAND SYSTEM ONLY, WHEN RECD. SEE LIGHT - L91 - ACP - 1044 PREVIOUSLY INSTALLED AT STATE OF THE ART.
9. GENERAL CONTRACTOR TO FURNISH AND INSTALL ICE MAKER RECEPTACLE CONNECTED TO A SEPARATE 30 AMP. BREAKER IN PANELBOARD "US" # 10 A.W.G. COPPER WIRING.



NEW WALL COUNTER, SEE NOTE 3

PAINT BETWEEN HIGH AND LOW CEILING AM-PM WHITE

LIGHT FIXTURE LEGEND (ALTERNATE EQUAL FIXTURES SHALL BE ACCEPTED IF PREVIOUSLY APPROVED BY OWNER'S ENGINEER).

ALL VALANCE LIGHTING (PART OF SHELVING AND FURNISHED BY MANUFACTURER) SHALL BE INSTALLED BY GENERAL CONTRACTOR.

NEW 2' x 4' RECESSED LIGHT FIXTURE, "LITHONIA" CATALOG # 2GL 440 A 12-120 WITH (4) F40 WW LAMPS AND (2) 2 LAMP BALLASTS IN EACH FIXTURE CONNECTED TO SEPARATE CIRCUITS. FIXTURES SHALL HAVE LAY-IN TRIM AND ACRYLIC LENS.

NEW 1' x 4' RECESSED LIGHT FIXTURE, "LITHONIA" CATALOG # 2GP 240 A12-120 WITH (2) F40 WW LAMPS AND (1) 2 LAMP BALLAST PER FIXTURE. THIS FIXTURE SHALL HAVE LAY-IN TRIM AND ACRYLIC LENS.

NEW 2' x 4' SURFACE MOUNTED LIGHT FIXTURE "LITHONIA" CATALOG # 2M 440 MA 12-120 WITH (4) F40 WW LAMPS AND (2) 2 LAMP BALLASTS. EACH FIXTURE CONNECTED TO SEPARATE CIRCUITS. FIXTURES SHALL HAVE ACRYLIC LENS.

REFLECTED CEILING & ELECTRICAL PLAN

SCALE: ¼"=1'-0"

Ⓐ NEW 12" GWB BD. @ 8'-8" HIGH W/ R-19 INSULATION ABOVE
Ⓑ NEW ½" GWB BD. SOFFIT @ 7'-0¼" HIGH
Ⓒ NEW ½" GWB BD. CEILING OVER WOOD FURRING TO ALIGN W/ CEILING OVER. 2x10 RAFTERS. (NEW CEILING HEIGHT 8'-8") PROVIDE R-19 INSULATION ABOVE. SEE DETAIL 3/M-49
Ⓓ NEW 2x4 SUSPENDED ACOUSTICAL PANEL @ 8'-2" HIGH W/ R-19 INSULATION ABOVE

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DATE	

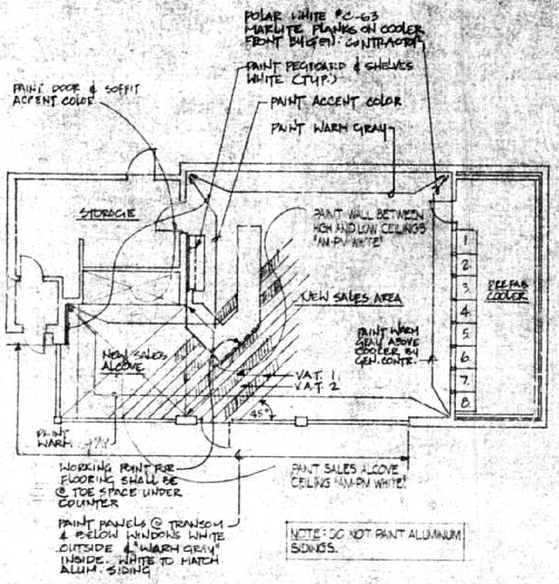
FAC. # 80423 PENNSAUKEN, NJ. FAC. # 33925 PALMER TWP, PA.

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

CONVERSION MINI MARKET
EXISTING SERVICE STATION BUILDING
TYPE A26-1 3C-FE
STORE FIXTURE, REFLECTED CEILING, ELECTRICAL
FLOOR FINISH & COLOR KEY PLANS & NOTES

appr. HEJ 2/9/82 — drawn DAH 2/11/82
type CONV. M.M. — date [illegible] 82
proj. 428 — drawn MR
sheet 2 of 4
rev.

DIETZGEN/PROST BLUEPRINT 3000



FLOOR FINISH & COLOR KEY PLAN

SCALE: 1/8"=1'-0"

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 MINEPAL FIBER WITH A CLASS "A" NON-COMBUSTIBLE RATING. INSTALL 6" FIBERGLASS INSULATION BATTS ABOVE.

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

V.A.T.-1 ARMS (RONG EXCELON # 51843, "CASA ORANGE" ⅛" GA 12" x 12")

V.A.T.-2 ARMSTRONG IMPERIAL EXCELON QUALITY ⅛" GA 12" x 12" COLOR– "SHELTER WHITE" # 51836.

WALL BASE
ALL WALL BASES SHALL BE 4" HIGH, BLACK COVE VINYL OR RUBBER.

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

COLOR FOR ACCENT WALLS AND DOOR– PRATT AND LAMBERT NO. 7019-S (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 SALES COUNTER SHALL BE FORMICA NO. 949 WHITE WITH ___ FINISH. SEE COUNTER DETAIL DRAWINGS. MATTE

EXTERIOR PAINT EXCEPT ALUM. SIDING
ALL EXTERIOR WALLS, SOLID WINDOW PANELS & TRANSOMS ETC. SHALL BE PAINTED ___ WHITE AS DIRECTED BY OWNER'S ENGINEER. DO NOT PAINT NEW PRE-FINISHED MATERIALS. MATCH COLOR TO MATCH ALUM. SIDING.

STORAGE ROOM– NEW CONC. FILL TO LEVEL OF EXISTING SALES FLOOR ELEVATION. PATCH DISTURBED AREAS TO MATCH ADJACENT. FINISH WITH LIQUID HARDENER. PAINT WALLS & CEILING AM/PM WHITE.

NEW WALL TO MATCH EXISTING. INSTALL NEW CEILING SAME SPECIFICATIONS AS FOR SALES AREAS AS SHOWN IN REFLECTED CEILING PLAN.

EXISTING REST ROOM TO REMAIN. PATCH DISTRESSED AREA AS REQUIRED. PAINT WALLS & CEILING AM/PM WHITE.

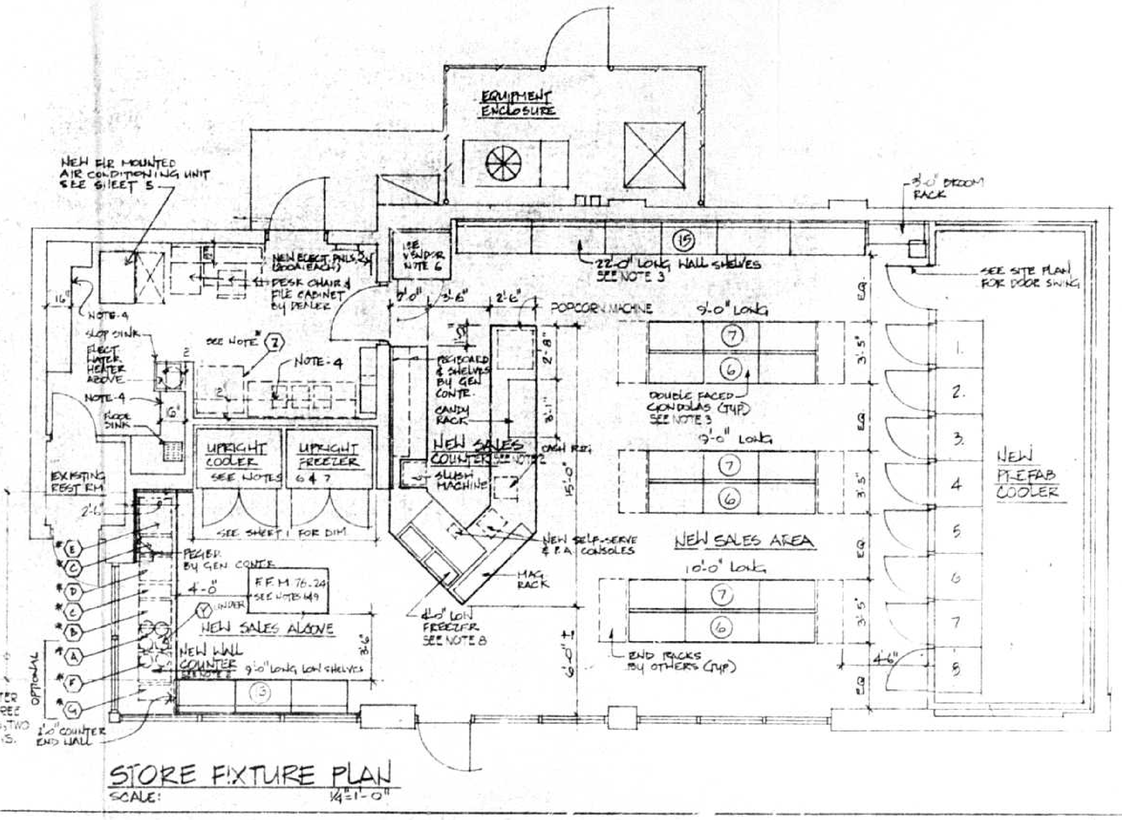
STORE FIXTURE NOTES

1. THE (2) PRE-FABRICATED COOLER – (SIZE 8'-8½" x 25'-11½" x 8'-2" HIGH) SHALL BE COMPLETE WITH 1–30½" x 81" WALK-IN DOOR AND 8–30½" x 67" COOLER DOORS, WITH SHELVING. INCLUDING ALL INTERIOR DOOR AND SHELVING LIGHTING. MANUFACTURER SHALL MAKE FIELD MEASUREMENTS PRIOR TO FABRICATION. IN CASE OF OBSTRUCTIONS (PIPES, VENTS, VALVES REQUIRING ACCESS, ETC.) ADJUSTMENTS SHALL BE MADE ON SIZE OF COOLER TO BE ORDERED. OR COOLER TO BE MOVED ACCORDINGLY. NOTIFY OWNER'S ENGINEER AND WAIT FOR HIS INSTRUCTIONS. COOLER SHALL BE ERECTED BY ITS MANUFACTURER WHO SHALL FURNISH SHOP DRAWINGS SHOWING MECHANICAL AND ELECTRICAL WORK TO BE DONE BY GENERAL CONTRACTOR.
2. SALES & WALL COUNTERS TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SEE DRAWINGS M-206 & M-219 FOR DETAILS OF COUNTERS, SHELF, PEGBOARD ABOVE AND DIMENSIONS NOT SHOWN.
3. WALL SHELVES IN SALES AREA (EXCLUDING SHELF AND PEGBOARD ABOVE COUNTER) AND GONDOLAS SHALL BE FURNISHED BY OWNER AND ERECTED ON SITE BY GENERAL CONTRACTOR. THESE SHELVES AND GONDOLAS SHALL HAVE 19" DEEP ___ BASES. SEE DRAWING C-128 FOR DESCRIPTION OF SHELVING SHOWN THUS ⬡.
4. CONTRACTOR SHALL FURNISH AND INSTALL 5 ROWS OF NEW ADJUSTABLE 16" DEEP x ¾" THICK PLYWOOD SHELVES IN STORAGE ROOM AS SHOWN ON FLOOR PLAN. INSTALL ONLY 2 ROWS OF 12" DEEP SHELVES ABOVE DESK AND/OR SINK(S). SHELVES SHALL HAVE SMOOTH FINISH AND BE VARNISHED OR PAINTED BY GENERAL CONTRACTOR.
5. ALL STORE FIXTURES SHALL BE MATCHING WHITE.
6. FAST FOOD MODULE, ICE VENDOR, UPRIGHT & LOW MERCHANDISERS SHALL BE FURNISHED & INSTALLED BY OWNER.
7. UPRIGHT MERCHANDISERS SHALL HAVE JOINER KIT AND FRONT AND SIDE WALL EXTENSIONS UP TO 7' TOTAL HEIGHT.
8. LOW FREEZER SHALL BE COMPLETE WITH 20" WIDE TOP. GENERAL CONTRACTOR SHALL FINISH TOP IN PLASTIC LAMINATE TO MATCH ADJOINING COUNTER TOP.
9. SPECIAL 52½" ± LONG ISLAND FAST FOOD MODULE COMPLETE WITH BUILT-IN SOUP CUP AND NAPKIN DISPENSER. RECESS ON ONE SIDE AND SPACE FOR TRASH CONTAINER. ALL EXPOSED SURFACES TO BE FINISHED WITH FORMICA # 949 WHITE WITH ___ FINISH FROM FORMICA'S "PRE-FINISHED WHITE".
10. FOUNTAIN DRINK PACKAGE: FOLLOWING EQUIPMENT TO BE FURNISHED AND INSTALLED BY OTHERS.
    - (1) FOUNTAIN DRINK DISPENSER
    - (2) ICE DISPENSER
    - (3) 2-CUP DISPENSERS
    - (4) COFFEE MAKER
    - (5) MICROWAVE OVEN
    - (6) CO2 AND SYRUP TANKS
    - (7) ICE MAKER SEE BELOW
    - (8) TWIN JET SPRITY
    - (9) ICE TEA MACHINE
    - (10) HOT CHOCOLATE MACHINE

    } OPTIONAL

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

*(2) MANITOWOC SERIES 200 ICE CUBER MODEL # CD 0262A



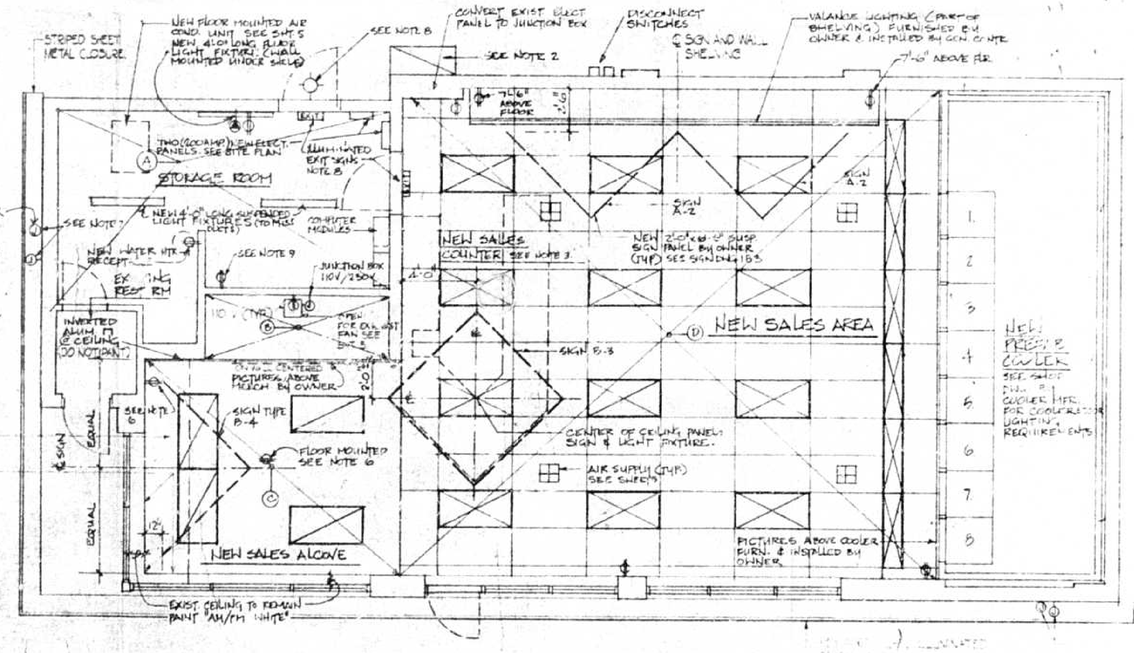
STORE FIXTURE PLAN

SCALE: 1/4"=1'-0"

SUSPENDED SIGN
SEE SIGN DRAWING 183 FOR SUSPENDED SIGN PANELS (FURNISHED AND INSTALLED BY OWNER).

ELECTRICAL NOTES

1. CONTRACTOR SHALL CHECK EXISTING ELECTRICAL SERVICE (IF IT IS TO REMAIN) CLEAN AND TIGHTEN CONNECTIONS, ETC. AS REQUIRED TO PLACE IT IN PROPER OPERATING CONDITION. THE FINAL LOAD OF THE PANEL SHALL BE BALANCED, CHANGING THE CIRCUITS AT THE BREAKERS AS REQUIRED TO ACCOMPLISH THIS. HE SHALL ALSO PROVIDE A MINIMUM OF SIX SPARE 20 AMP. SINGLE POLE BREAKERS IN EACH ELECTRICAL PANEL IN ADDITION TO ALL REQUIRED BREAKERS.
2. NEW 400 AMP. MAIN SWITCHBOARD WITH METER AND TWO BRANCH BREAKERS. SEE SITE PLAN FOR EXACT LOCATION AND DRAWING M-234 FOR SPECIFICATIONS.
3. SEE DRAWINGS M-206 & M-219 FOR NUMBER AND LOCATION OF ELECTRICAL RECEPTACLES AT SALES & WALL COUNTERS.
4. (6) SHUTTLED TIREFLATOR
5. ZELAMP ALL EXISTING EXTERIOR BUILDING & CANOPY LIGHTS.
6. GENERAL CONTRACTOR TO FURNISH AND INSTALL ONE 20 AMPERE 125 VOLTS 3 WIRE RECEPTACLE CONNECTED TO A SEPARATE CIRCUIT FOR MICROWAVE OVEN (UL E.C.L. FILE #E5131 OR INTERNAL #6209) FOR ITEM # 5 ABOVE.
7. CONTRACTOR TO FURNISH AND INSTALL ONE 110 VOLT, 20-AMPERE JUNCTION BOX CONNECTED TO A SEPARATE CIRCUIT EACH FOR NEW TIREFLATOR, BUILDING FASCIA AND 24 HOURS SIGN. SEE SITE PLAN FOR LOCATION OF TIREFLATOR.
8. INSTALL NEW WALL-MOUNTED FOURTH LIGHT EXIT SIGNS ABOVE DOORS AND INSTALL NEW WATCHMAN ALARM SYSTEM ONLY IF REQ'D. SEE LIGHT – LSI – ACP – 1044 PROVIDED BY LOCAL AUTHORITIES. (NOT SHOWN)
9. GENERAL CONTRACTOR TO FURNISH AND INSTALL ICE MAKER RECEPTACLE CONNECTED TO A SEPARATE 30 AMP. BREAKER IN PANELBOARD. USE # 10 A.W.G. COPPER WIRING.



REFLECTED CEILING & ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

LIGHT FIXTURE LEGEND (ALTERNATE EQUAL FIXTURES SHALL BE ACCEPTED IF PREVIOUSLY APPROVED BY OWNER'S ENGINEER).

ALL VALANCE LIGHTING (PART OF SHELVING AND FURNISHED BY MANUFACTURER), SHALL BE INSTALLED BY GENERAL CONTRACTOR.

NEW 2' x 4' RECESSED LIGHT FIXTURE, "LITHONIA" CATALOG # 2GL 440 A 12-120 WITH (4) F40 WW LAMPS AND (2) 2 LAMP BALLASTS IN EACH FIXTURE CONNECTED TO SEPARATE CIRCUITS. FIXTURES SHALL HAVE LAY-IN TRIM AND ACRYLIC LENS.

NEW 1' x 4' RECESSED LIGHT FIXTURE, "LITHONIA" CATALOG # 2GP 240 A12-120 WITH (2) F40 WW LAMPS AND (1) 2 LAMP BALLAST PER FIXTURE. THIS FIXTURE SHALL HAVE LAY-IN "RIM AND ACRYLIC LENS.

NEW 2' x 4' SURFACE MOUNTED LIGHT FIXTURE "LITHONIA" CATALOG # 2M 442 MA 12-120 WITH (4) F40 WW LAMPS AND (2) 2 LAMP BALLASTS IN EACH FIXTURE CONNECTED TO SEPARATE CIRCUITS. FIXTURES SHALL HAVE ACRYLIC LENS.

Ⓐ NEW ½" GYP. BD. @ 8'-8" HIGH W/ R-19 INSULATION ABOVE.
Ⓑ NEW ½" GYP. BD. SOFFIT @ 7'-0¼" HIGH.
Ⓒ NEW ½" GYP. BD. CEILING OVER WOOD FURRING TO ALIGN W/ CEILING OVER 2x10 RAFTERS (NEW CEILING HEIGHT 8'-8") PROVIDE R-19 INSULATION ABOVE. SEE DETAIL
Ⓓ NEW 2'x4' SUSPENDED ACOUSTICAL PANEL @ 9'-2" HIGH W/ R-19 INSULATION ABOVE.

MICROFILMED MICROFILMED

DATE	BOARD OF APPEALS
	PETITIONER'S EXHIBIT #3

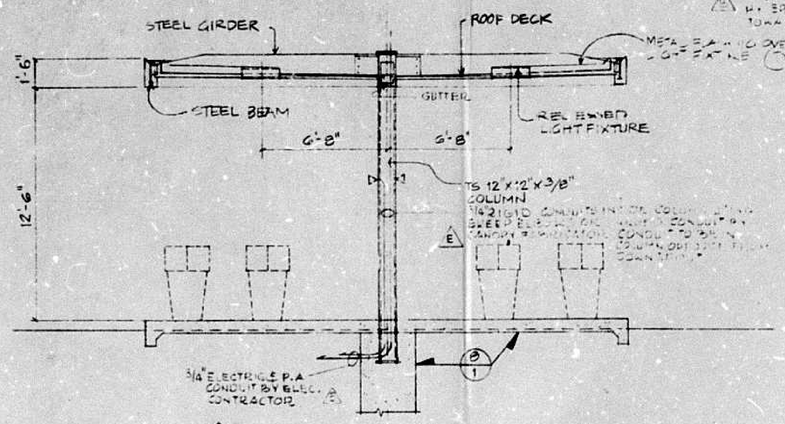
ARCO Petroleum Products Company
Division of Atlantic Richfield Company
Retail Marketing • Design & Engineering
515 South Flower St., Los Angeles, CA 90071

CONVERSION MINI MARKET
EXISTING SERVICE STATION BUILDING
TYPE A&S – 1500 – FE
STORE FIXTURE, REFLECTED CEILING, ELECTRICAL
FLOOR FINISH & COLOR KEY PLANS & NOTES

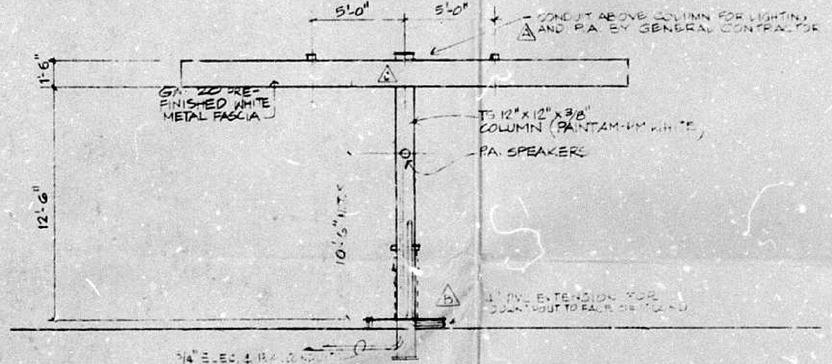
appr. HS 2/9/82 DAW 2/11/82

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rev.	sheet 2 of 4

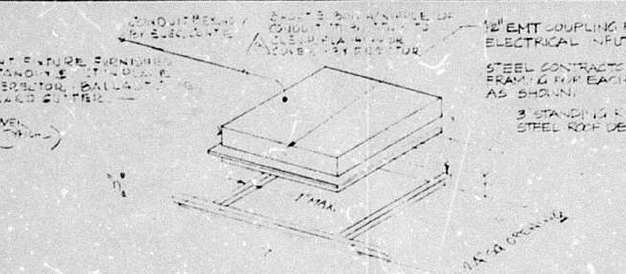
P.A. # 82423 PENNSAUKEN, NJ. FAC. # 39325 PALMER TWP., PA.



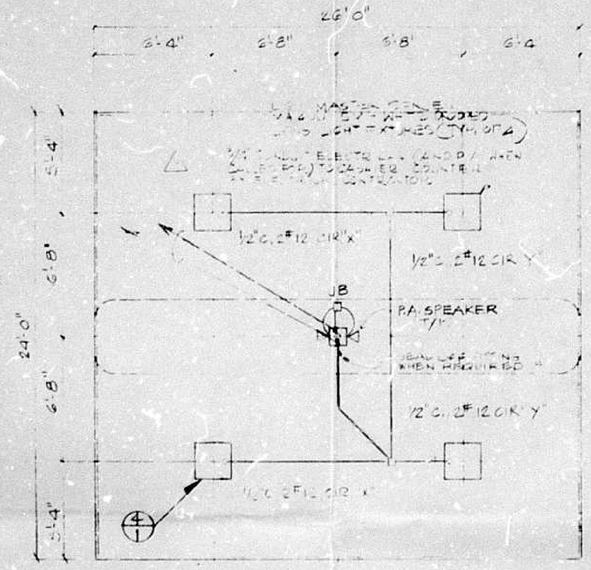
1/1 SECTION 1/4" = 1'-0"



2/1 ELEVATION (OTHER ELEVATION SIMILAR) 1/4"=1'-0"

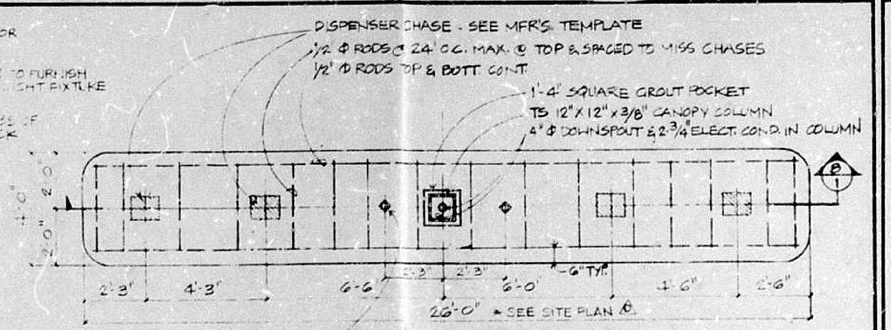


4/1 ISOMETRIC-RECESSED LIGHT FIXT. INSTALLATION



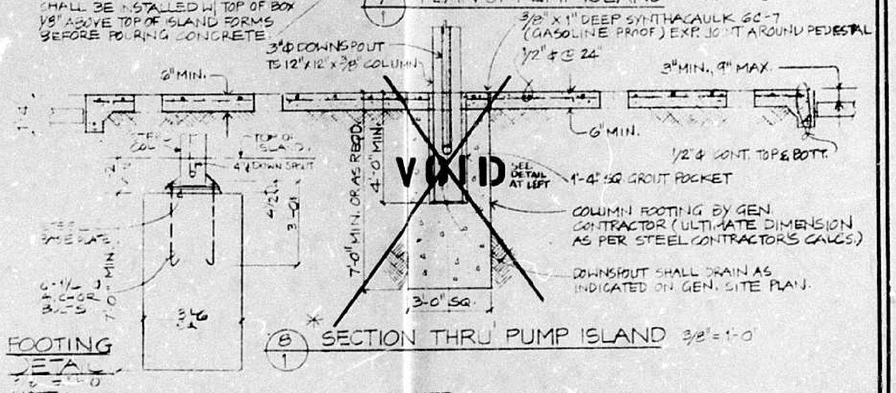
FIELD ENGINEER TO INDICATE BALLAST IF OTHER THAN 120 V.
2 CIRCUITS @ 1320 W EACH - CONNECT TO SPARE 20A BREAKERS IN PANEL BOARD. MAINTAIN BALANCE.

5/1 CANOPY LIGHTING PLAN 1/4"=1'-0"



JUNCTION BOXES & CONDUITS THERETO SHALL BE INSTALLED W/ TOP OF BOX 1/8" ABOVE TOP OF ISLAND FORMS BEFORE POURING CONCRETE

7/1 PLAN OF PUMP ISLAND 3/8"=1'-0"



8/1 SECTION THRU PUMP ISLAND 3/8"=1'-0"

FOOTING DETAIL

NOTE:
ALL LIGHT FIXTURES TO BE FURNISHED & INSTALLED BY CANOPY CONTRACTOR AND WIRED BY GENERAL CONTRACTOR.

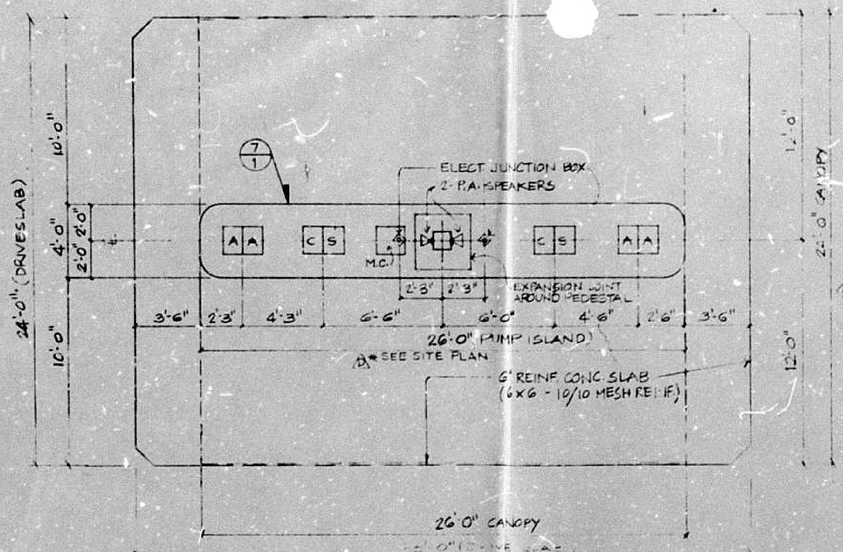
NOTE
DRAWING SHOWS A "SPADE" TYPE FOUNDATION. A SPREAD FOOTING TYPE FOUNDATION MAY BE USED. REFER TO MADISON INDUSTRIES FOUNDATION DRAWINGS FOR CHOICE.

SECTIONS AT LIGHT FIXTURE

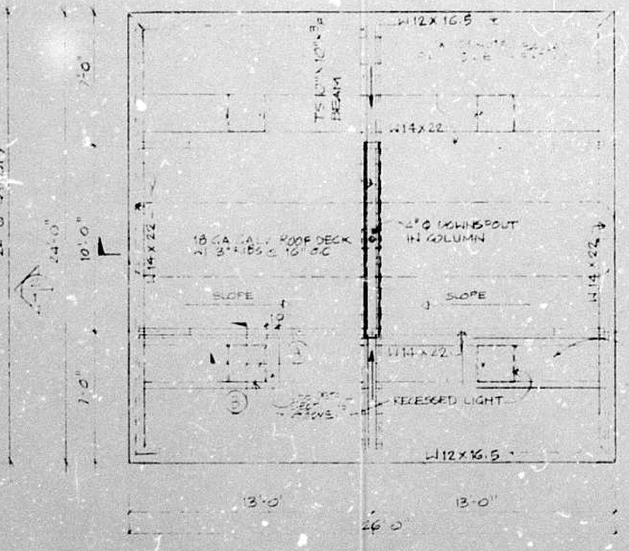
NOTES:

1. STEEL CONTRACTOR SHALL SUBMIT AND BE RESPONSIBLE FOR STEEL FRAMING & FOUNDATION DESIGN, MAINTAINING ARCHITECTURAL DESIGN CONCEPT FOR OWNER'S APPROVAL
2. DESIGN OF CANOPY FRAMING & COLUMNS SHALL SUIT LOCAL BUILDING CODE REQUIREMENTS & PREVAILING CONDITIONS. STEEL CONTRACTOR WILL THEN FURNISH GENERAL CONTRACTOR WITH APPROVED ENGINEERING DRAWINGS FOR THE POURING OF CANOPY FOOTINGS.
3. GENERAL CONTRACTOR SHALL FURNISH & INSTALL FOOTINGS & ALSO INSTALL AND CONNECT ALL ELECTRICAL EQUIPMENT [illegible]
4. THE STEEL CONTRACTOR SHALL FURNISH & INSTALL THE CANOPY COMPLETE, WITH WATERTIGHT PREFINISHED WHITE CEILING PANELS AND STRUCTURAL COLUMNS DOWN TO TOP OF CONCRETE FOUNDATION.
5. STEEL CONTRACTOR SHALL COOPERATE WITH OTHER S.B. CONTRACTORS AND INSTALL ALL OPENINGS FOR CONDUITS AND PIPES REQUIRED WITHIN STRUCTURAL MEMBERS AS SHOWN ON DRAWINGS.
6. CONCRETE F_c = 2,500 PSI @ 28 DAYS (FOOTING); 4,000 PSI @ 28 DAYS (EXPOSED SLAB)
7. NEW CANOPY TO BE DESIGNED FOR 30# LIVE LOAD AND 25# WIND LOAD UNLESS OTHERWISE DIRECTED BY OWNER'S ENGINEER.

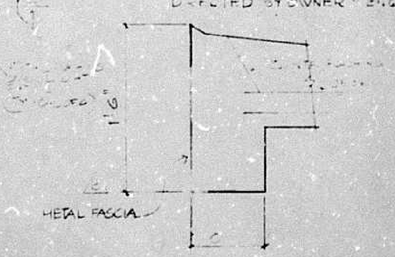
NOTE *
DETAILS OF DRIVESLAB AND PUMP ISLANDS AS SHOWN HEREON ARE FOR USE ONLY IF REQD. ON A PARTICULAR CONVERSION. SEE SITE PLAN FOR SPECIFIC REQUIREMENTS AND DIMENSION.



3/1 * PLAN 1/4"=1'-0"



6/1 ANOPY ROOF PLAN



CANOPY FASCIA PROFILE
SCALE 1/2"=1'-0"

BOARD OF APPEALS
PETITIONER'S EXHIBIT #7

NO.	DATE	BY	REVISION
A	12-9-75		SEE SITE PLAN NOTE ON PLANS
B	2-2-76		CANOPY SIZE, FOOTING DETAILS, SITE

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

TYPE M M SINGLE ISLAND CANOPY (26' x 24')
FOR MINI-MARKET LOCATIONS
FLOOR PLAN, ELEVATIONS & MISC. DETAILS

appr. RJC

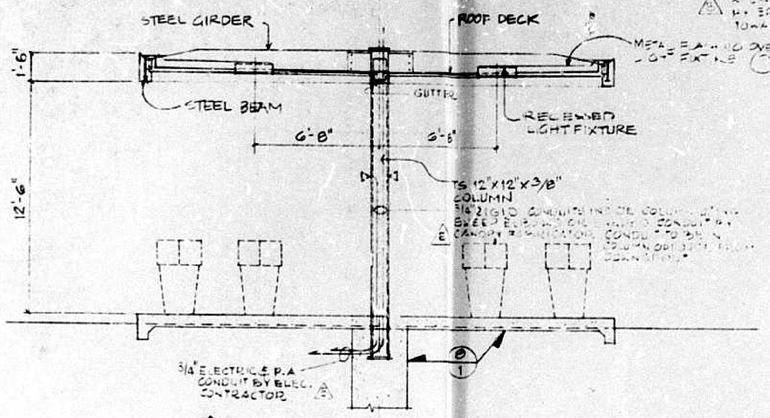
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M M
proj. 790
rev. B

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drawn ABB
sheet 1
of 1

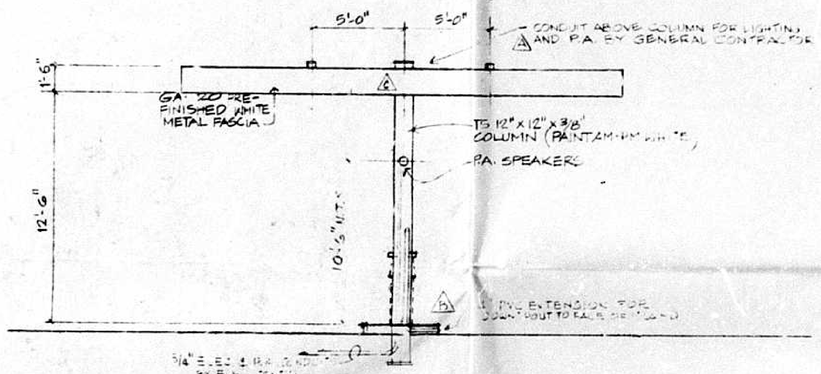
2/75 DIETZGEN POST "CLEARPRINT 1000"

MICROFILMED

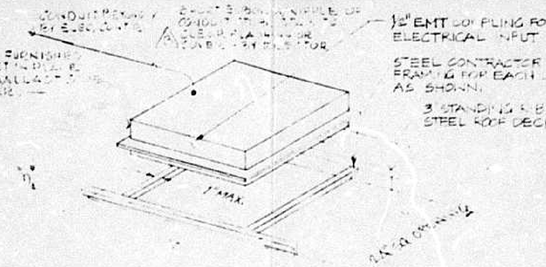
26'-24' M.M.



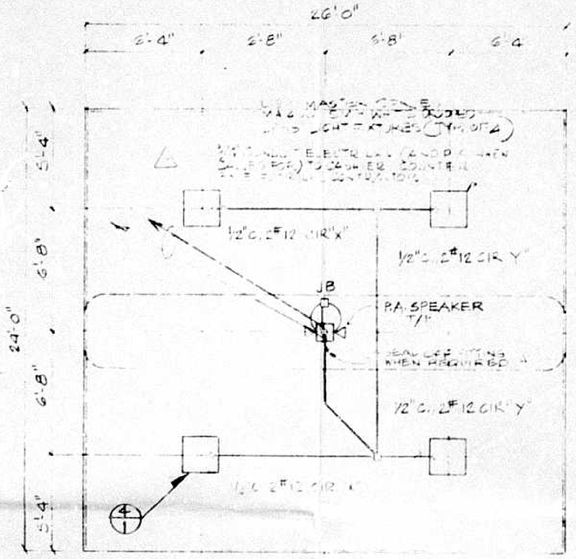
1/1 SECTION 1/4" = 1'-0"



2/1 ELEVATION (OTHER ELEVATION SIMILAR) 1/4"=1'-0"

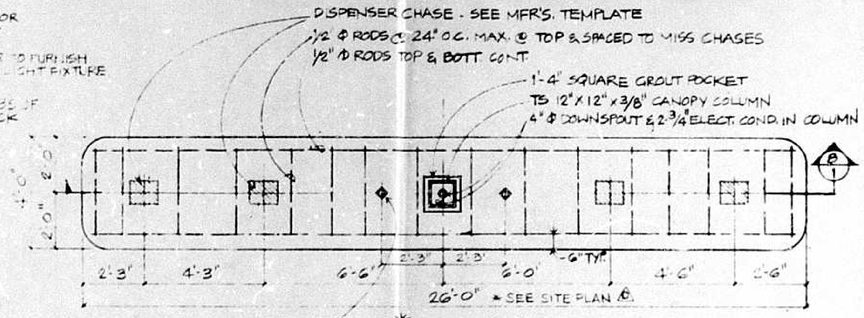


4/1 ISOMETRIC-RECESSED LIGHT FIXT. INSTALLATION

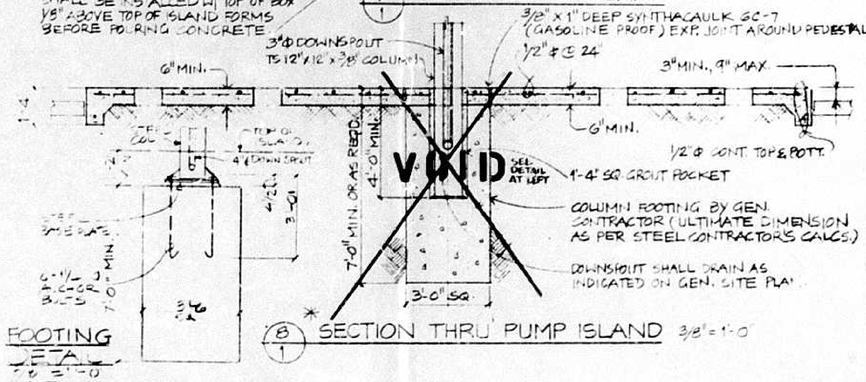


FIELD ENGINEER TO INDICATE BALLAST IF OTHER THAN 120 V.
2 CIRCUITS @ 1320 W EACH - CONNECT TO SPARE 20A BREAKERS IN PANEL BOARD MAINTAIN BALANCE.

5/1 CANOPY LIGHTING PLAN 1/4"=1'-0"



JUNCTION BOXES & CONDUITS THERETO SHALL BE INSTALLED W/ TOP OF BOX 1/8" ABOVE TOP OF ISLAND FORMS BEFORE POURING CONCRETE.



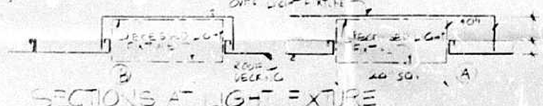
7/1 PLAN OF PUMP ISLAND 3/8"=1'-0"

8/1 SECTION THRU' PUMP ISLAND 3/8"=1'-0

FOOTING F.E.A. 1"=1'-0"

NOTE:
ALL LIGHT FIXTURES TO BE FURNISHED & INSTALLED BY CANOPY CONTRACTOR AND WIRED BY GENERAL CONTRACTOR

NOTE
DRAWING SHOWS A "SPADE" TYPE FOUNDATION. A SPREAD FOOTING TYPE FOUNDATION MAY BE USED. REFER TO MADISON INDUSTRIES FOUNDATION DRAWINGS FOR CHOICE.

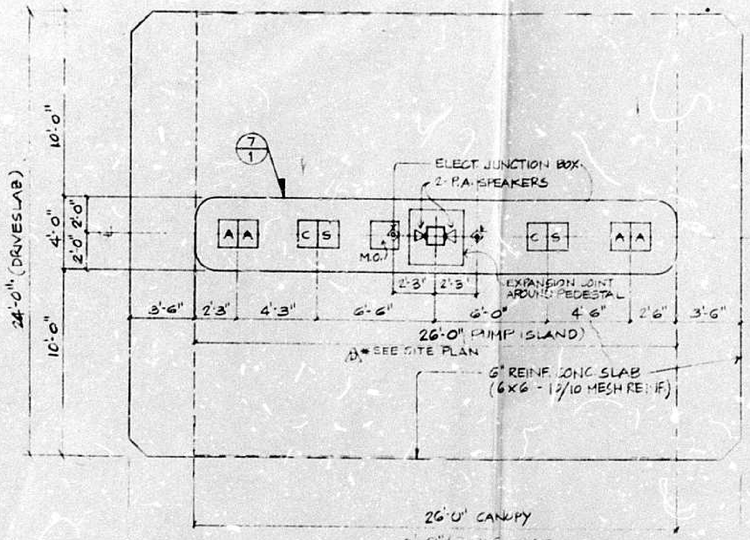


SECTIONS AT LIGHT FIXTURE
SCALE 3/4"=1'-0"

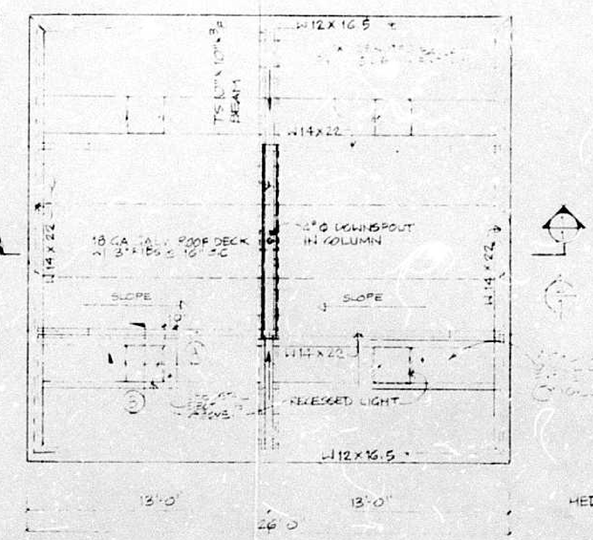
NOTES:

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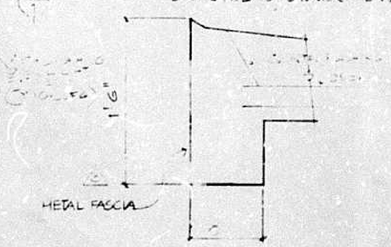
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3/1 * PLAN 1/4"=1'-0"



6/1 ANOPY ROOF PLAN 1/4"=1'-0



CANOPY FASCIA PROFILE
SCALE 1/2"=1'-0"

BOARD OF APPEALS
PETITIONER'S EXHIBIT #7
MICROFILMED

NO.	DATE	BY
A	12/29/78	SEE SITE PLAN NOTE ON PLANS
B	6/21/79	CANOPY FASCIA DESIGN REVISED

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

TYPE M M SINGLE ISLAND CANOPY (26' x 24')
FOR MINI-MARKET LOCATIONS
FLOOR PLAN, ELEVATIONS & MISC. DETAILS

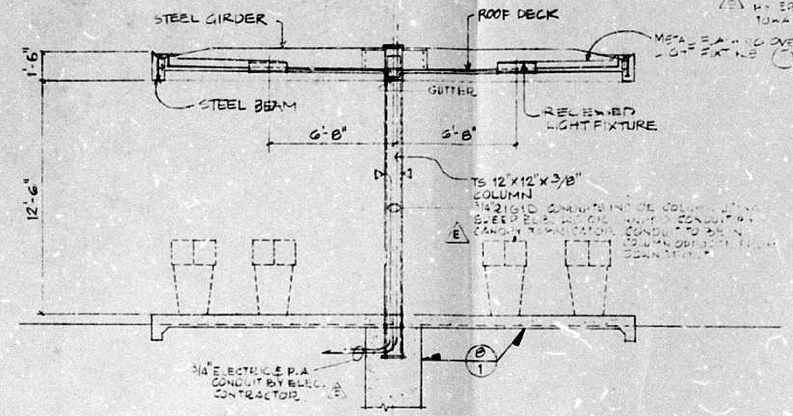
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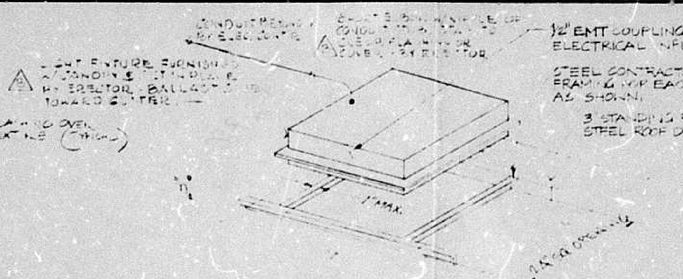
2/79 DIETERICH POST CLEARPRINT 3000

MICROFILMED

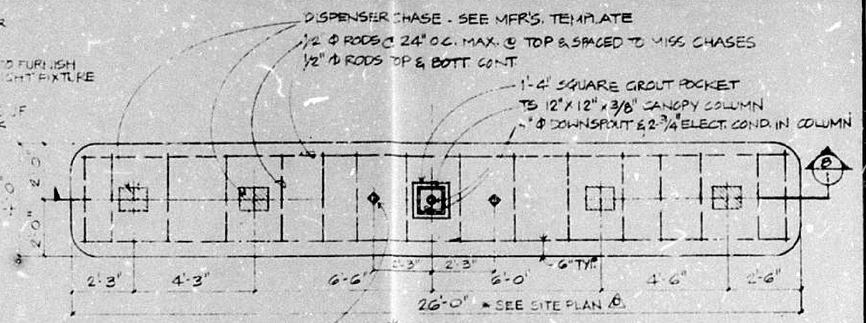
26'-24' M.M.

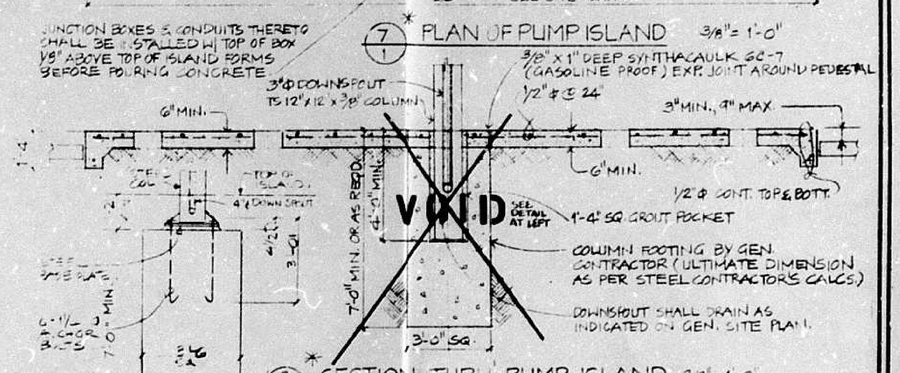


1/1 SECTION 1/4" = 1'-0"



4/1 ISOMETRIC-RECESSED LIGHT FIXT. INSTALLATION





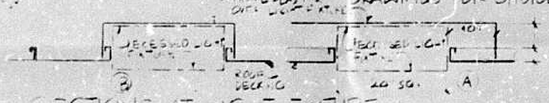
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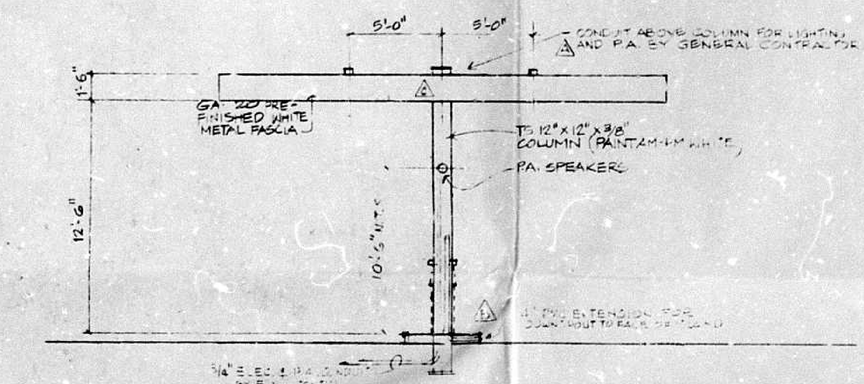
FOOTING DETAIL

NOTE:
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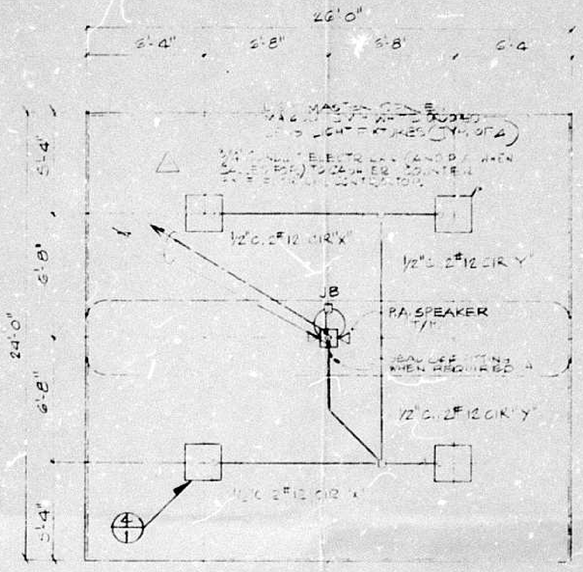
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SECTIONS AT LIGHT FIXTURE
SCALE 3/4" = 1'-0"



2/1 ELEVATION (OTHER ELEVATION SIMILAR) 1/4"=1'-0"



4/1

FIELD ENGINEER TO INDICATE BALLAST IF OTHER THAN 120 V.
2 CIRCUITS @ 1320 W EACH - CONNECT TO SPARE 20A BREAKERS IN PANEL BOARD. MAINTAIN BALANCE.

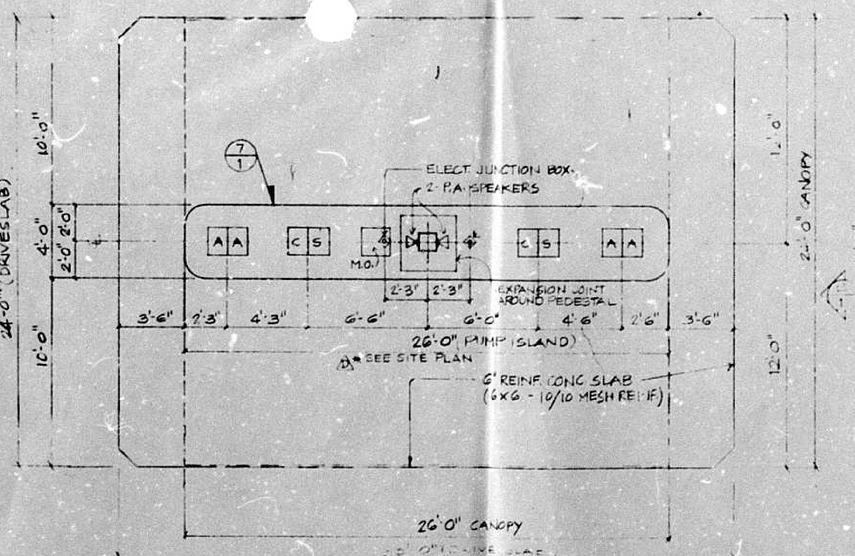
5/1 CANOPY LIGHTING PLAN 1/4"=1'-0"

NOTES:

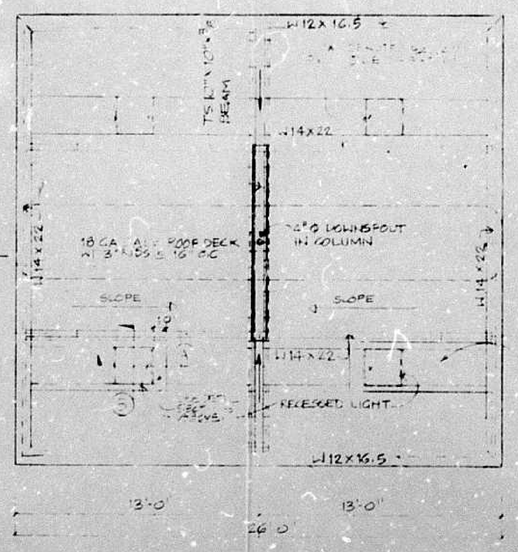
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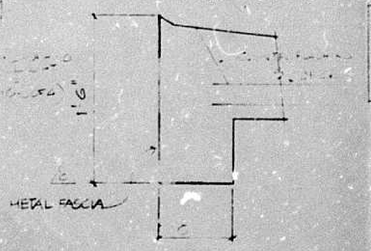
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3/1 * PLAN 1/4"=1'-0"



6/1 ANOPY ROOF PLAN 1/4"=1'-0"



CANOPY FASCIA PROFILE
SCALE 1/2"=1'-0"

BOARD OF APPEALS
PETITIONER'S
EXHIBIT #1

A 7/24 SEE SITE PLAN NOTE ON PLANS
6 2/24 CANOPY FASCIA PROFILE REVISED
REV. DATE

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

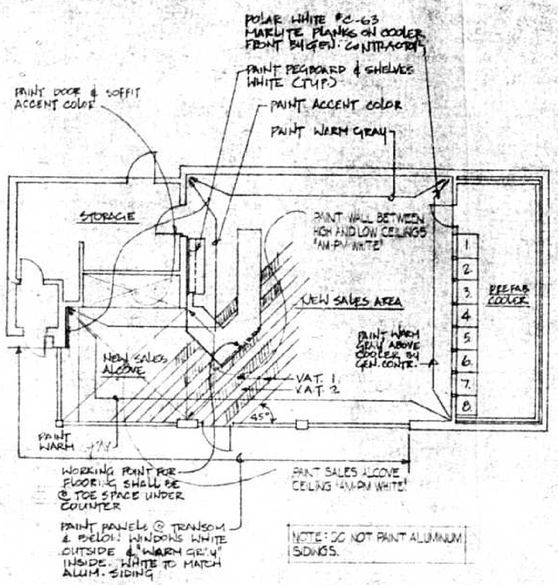
TYPE M M SINGLE ISLAND CANOPY (26' x 24')
FOR MINI-MARKET LOCATIONS
FLOOR PLAN, ELEVATIONS & MISC DETAILS

appr.

type	date
SIC M M	drawn ABB
proj. 790	sheet 1
rev. D	of

2/75 DIETERICH POST CLEARPRINT 1000

26' 24' M.M.



FLOOR FINISH & COLOR KEY PLAN

SCALE: 1/8"=1'-0"

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 6" FIBERGLASS INSULATION BATTS ABOVE.

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

V.A.T.-1 ARMSTRONG EXCELON # 51843, "CASA ORANGE" 1/8" GA 12" x 12"

V.A.T.-2 ARMSTRONG IMPERIAL EXCELON QUALITY 1/8" GA 12" x 12" COLOR– "SHELTER WHITE" # 51836

WALL BASE
ALL WALL BASES SHALL BE 4" HIGH, BLACK COVE VINYL OR RUBBER.

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

COLOR FOR ACCENT WALLS AND DOOR– PRATT AND LAMBERT NO. 7019-8 (CALIBRATED RED) OR "FULLER O'BRIEN" NO. 619-72 AND ADD CC 147 PER GALLON (CALIBRATED RED).

ALL LAMINATED PLASTIC SURFACES ON FRONT AND BACK SALES COUNTER SHALL BE FORMICA NO. 949 WHITE WITH ~~FINISH~~ MATTE FINISH. SEE COUNTER DETAIL DRAWINGS.

EXTERIOR PAINT EXCEPT: ALUM. SIDING
ALL EXTERIOR WALLS, SOLID WINDOW PANELS, TRANSOMS, ETC. SHALL BE PAINTED WHITE AS DIRECTED BY OWNER'S ENGINEER. DO NOT PAINT NEW PRE-FINISHED MATERIALS. ~~WHITE~~ COLOR TO MATCH ALUM. SIDING.

STORAGE ROOM– NEW CONC. FILL TO LEVEL OF EXISTING SALES FLOOR ELEVATION, PATCH DISTURBED AREAS TO MATCH ADJACENT, FINISH WITH LIQUID HARDENER. PAINT WALLS & CEILING AM/PM WHITE.

NEW WALL TO MATCH EXISTING. INSTALL NEW CEILING ~~SAME SPECIFICATIONS AS FOR SALES AREAS~~ AS SHOWN IN REFLECTED CEILING PLAN.

EXISTING REST ROOM TO REMAIN. PATCH DISTURBED AREA AS REQUIRED. PAINT WALLS & CEILING AM/PM WHITE.

STORE FIXTURE NOTES

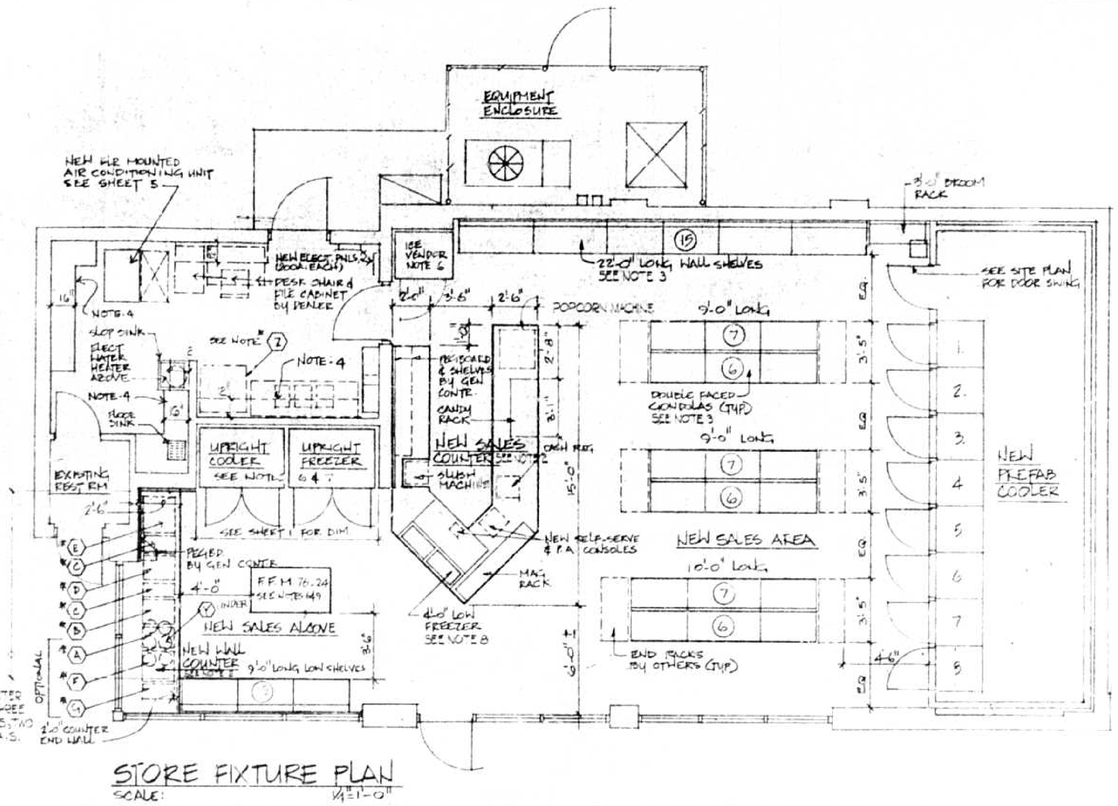
1. NEW PRE-FABRICATED COOLER – (SIZE 8'-8½" x 25'-11⅝" x 8'-2⅝" HKR) SHALL BE COMPLETE WITH 1–30¼" x 81" WALK-IN DOOR AND 8–3'-4" x 67" COOLER DOORS, WITH SHELVING, INCLUDING ALL INTERIOR DOOR AND SHELVING LIGHTING. MANUFACTURER SHALL MAKE FIELD MEASUREMENTS PRIOR TO FABRICATION. IN CASE OF OBSTRUCTIONS (PIPES, VENTS, VALVES REQUIRING ACCESS, ETC.) ADJUSTMENTS SHALL BE MADE ON SIZE OF COOLER TO BE ORDERED, OR COOLER TO BE MOVED ACCORDINGLY. NOTIFY OWNER'S ENGINEER AND WAIT FOR HIS INSTRUCTIONS. COOLER SHALL BE ERECTED BY ITS MANUFACTURER WHO SHALL FURNISH SHOP DRAWINGS SHOWING MECHANICAL AND ELECTRICAL WORK TO BE DONE BY GENERAL CONTRACTOR.
2. SALES & WALL COUNTERS TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SEE DRAWINGS M-206 & M-229 FOR DETAILS OF COUNTERS, SHELF, PEGBOARD ABOVE AND DIMENSIONS NOT SHOWN.
3. WALL SHELVES IN SALES AREA (EXCLUDING SHELF AND PEGBOARD ABOVE COUNTER) AND GONDOLAS SHALL BE FURNISHED BY OWNER AND ERECTED ON SITE BY GENERAL CONTRACTOR. THESE SHELVES AND GONDOLAS SHALL HAVE 19" DEEP ~~BASES~~. SEE DRAWING C-1.8 FOR DESCRIPTION OF SHELVING SHOWN THUS ⓒ
4. CONTRACTOR SHALL FURNISH AND INSTALL 5 ROWS OF NEW ADJUSTABLE 16" DEEP x ¾" THICK PLYWOOD SHELVES IN STORAGE ROOM AS SHOWN ON FLOOR PLAN. INSTALL ONLY 2 ROWS OF 12" DEEP SHELVES ABOVE DESK AND/OR SINKS. SHELVES SHALL HAVE SMOOTH FINISH AND BE VARNISHED OR PAINTED BY GENERAL CONTRACTOR.
5. ALL STORE FIXTURES SHALL BE MATCHING WHITE.
6. FAST FOOD MODULE, ICE VENDOR, UPRIGHT & LOW MERCHANDISERS SHALL BE FURNISHED & INSTALLED BY OWNER.
7. UPRIGHT MERCHANDISERS SHALL HAVE JOINER KIT AND FRONT AND SIDE WALL EXTENSIONS UP TO 7' TOTAL HEIGHT.
8. LOW FREEZER SHALL BE COMPLETE WITH 20" WIDE TOP. GENERAL CONTRACTOR SHALL FINISH TOP IN PLASTIC LAMINATE TO MATCH ADJOINING COUNTER TOP.
9. SPECIAL 52½" LONG ISLAND FAST FOOD MODULE COMPLETE WITH BUILT-IN SOUP CUP AND NAPKIN DISPENSER. RECESS ON ONE SIDE AND SPACE FOR TRASH CONTAINER. ALL EXPOSED SURFACES TO BE FINISHED WITH FORMICA # 949 WHITE WITH ~~FINISH~~ MATTE FINISH FROM FORMICA'S 1982 COLOR SERIES.
10. FOUNTAIN DRINK PACKAGE: FOLLOWING EQUIPMENT TO BE FURNISHED AND INSTALLED BY OTHERS.
    - (A) FOUNTAIN DRINK DISPENSER
    - (B) ICE DISPENSER
    - (C) 2-CUP DISPENSERS
    - (D) COFFEE MAKER
    - (E) MICROWAVE OVEN
    - (F) CO2 AND SYRUP TANKS
    - (G) ICE MAKER SEE BELOW
    - (H) TURN JET SPRAY
    - (I) ICE TEA MACHINE
    - (J) HOT CHOCOLATE MACHINE

    (I) & (J) OPTIONAL

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

* (Z) MANITOWOC SERIES 200 ICE CUBER MODEL # CD 0202A

DIVIDE THIS COUNTER TOP ON TWO THREE EQUAL PORTIONS TWO ROLLER TRAYS.



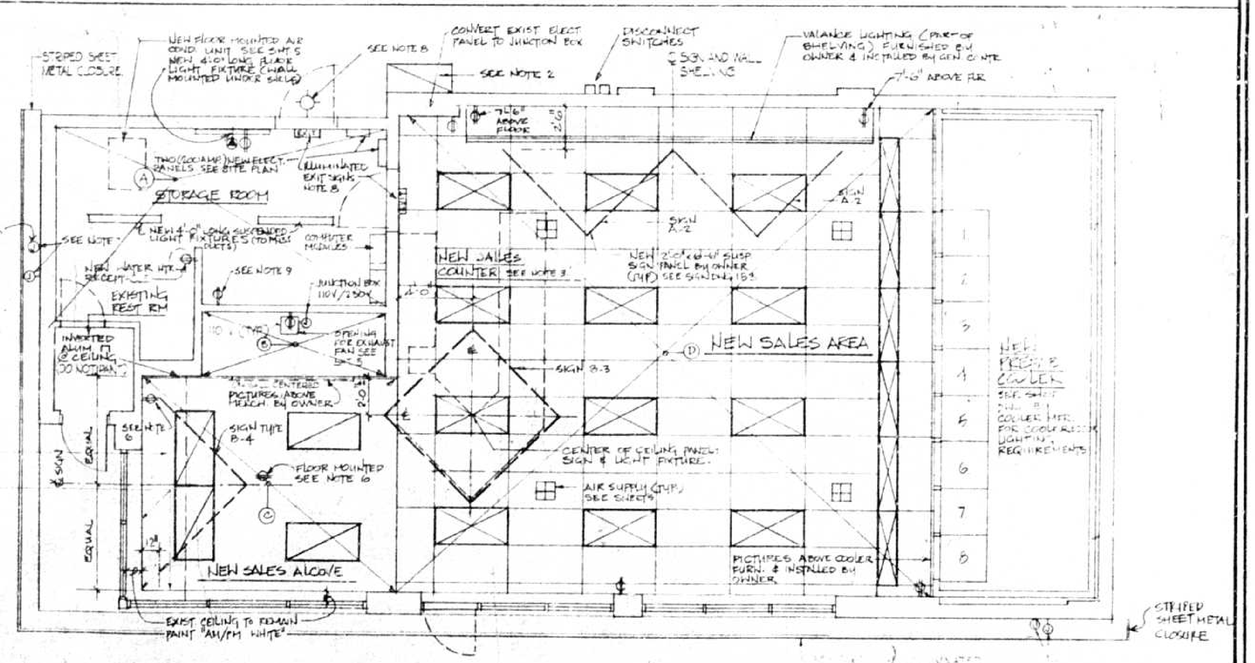
STORE FIXTURE PLAN

SCALE: 1/4"=1'-0"

SUSPENDED SIGN
SEE SIGN DRAWING 183 FOR SUSPENDED SIGN PANELS (FURNISHED AND INSTALLED BY OWNER).

ELECTRICAL NOTES

1. CONTRACTOR SHALL CHECK EXISTING ELECTRICAL SERVICE (IF IT IS TO REMAIN) CLEAN AND TIGHTEN CONNECTIONS, ETC. AS REQUIRED TO PLACE IT IN PROPER OPERATING CONDITION. THE FINAL LOAD OF THE PANEL SHALL BE BALANCED, CHANGING THE CIRCUITS AT THE BREAKERS AS REQUIRED TO ACCOMPLISH THIS. HE SHALL ALSO PROVIDE A MINIMUM OF SIX SPARE 20 AMP. SINGLE POLE BREAKERS IN EACH ELECTRICAL PANEL IN ADDITION TO ALL REQUIRED BREAKERS.
2. NEW 400 AMP. MAIN SWITCHBOARD WITH METER AND TWO BRANCH BREAKERS. SEE SITE PLAN FOR EXACT LOCATION AND DRAWING M-234 FOR SPECIFICATIONS.
3. SEE DRAWINGS M-207 & M-229 FOR NUMBER AND LOCATION OF ELECTRICAL RECEPTACLES AT SALES & WALL COUNTERS.
4. ~~OMITTED~~ TIREFLATOR.
5. RELAMP ALL EXISTING EXTERIOR BUILDING & CANOPY LIGHTS.
6. GENERAL CONTRACTOR TO FURNISH AND INSTALL ONE 20 AMPERE 125 VOLTS 3 WIRE RECEPTACLE CONNECTED TO A SEPARATE CIRCUIT FOR MICROWAVE OVEN (USE CIRCUIT 25 IN PANEL BOARD #2). SEE ELECTRICAL PLAN THIS SHEET.
7. CONTRACTOR TO FURNISH AND INSTALL ONE 110-VOLT, 20-AMPERE JUNCTION BOX CONNECTED TO A SEPARATE CIRCUIT EACH FOR NEW TIREFLATOR, BUILDING FASCIA AND 24 HOURS SIGN. SEE SITE PLAN FOR LOCATION OF TIREFLATOR.
8. INSTALL NEW WALL-MOUNTED SECURITY LIGHT EXIT SIGNS ABOVE DOORS AND INSTALL SILENT WATCHMAN ALARM SYSTEM. OWNER TO FURNISH AND INSTALL ALL SENSORS, DOOR CONTACTS AND TAPE AS REQUIRED BY HIS SYSTEM.
9. GENERAL CONTRACTOR TO FURNISH AND INSTALL ICE MAKER RECEPTACLE CONNECTED TO A SEPARATE 30 AMP. BREAKER IN PANELBOARD. USE # 10 A.W.G. COPPER WIRING.



REFLECTED CEILING & ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

Ⓐ NEW 15" GYP BD. @ 8'-8" HIGH W/ R-19 INSULATION ABOVE.
Ⓑ NEW ½" GYP BD. SOFFIT @ 7'-0¼" HIGH.
Ⓒ NEW ½" GYP BD. CEILING OVER WOOD FURRING TO ALIGN W/ CEILING OVER. 2X10 RAFTERS (NEW CEILING HEIGHT 8'-3") PROVIDE R-19 INSULATION ABOVE. SEE DETAIL 3/M-229
Ⓓ NEW 2x4 SUSPENDED ACOUSTICAL PANEL @ @ 9'-8" HIGH W/ R-19 INSULATION ABOVE

LIGHT FIXTURE LEGEND (ALTERNATE EQUAL FIXTURES SHALL BE ACCEPTED IF PREVIOUSLY APPROVED BY OWNER'S ENGINEER)

ALL VALANCE LIGHTING (PART OF SHELVING AND FURNISHED BY MANUFACTURER) SHALL BE INSTALLED BY GENERAL CONTRACTOR.

NEW 2' x 4' RECESSED LIGHT FIXTURE, "LITHONIA" CATALOG # 2GL 440 A 12-120 WITH (4) F40 WW LAMPS AND (2) 2 LAMP BALLASTS IN EACH FIXTURE CONNECTED TO SEPARATE CIRCUITS. FIXTURES SHALL HAVE LAY-IN TRIM AND ACRYLIC LENS.

NEW 1' x 4' RECESSED LIGHT FIXTURE, "LITHONIA", CATALOG # 2GP 240 A12-120 WITH (2) F40 WW LAMPS AND (1) 2 LAMP BALLAST PER FIXTURE. THIS FIXTURE SHALL HAVE LAY-IN TRIM AND ACRYLIC LENS.

NEW 2' x 4' SURFACE MOUNTED LIGHT FIXTURE "LITHONIA" CATALOG # 2M-440 MA 12-120 WITH (4) F40 WW LAMPS AND (2) 2 LAMP BALLASTS IN EACH FIXTURE CONNECTED TO SEPARATE CIRCUITS. FIXTURES SHALL HAVE ACRYLIC LENS.

DATE	BOARD OF APPEALS
	PETITIONER'S EXHIBIT #3

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

CONVERSION MINI "J" TYPE
EXISTING SERVICE STATION BUILDING
TYPE 426-TR-RE
STORE FIXTURE, REFLECTED CEILING, ELECTRICAL
FLOOR FINISH & COLOR KEY PLANS & NOTES

appr. BAir 2/9/82
type CONV.
proj. 423
drawn MR
sheet 2
of 4
rev.

PA. # 20425 FEASTERVILLE, PA. FAC. # 33925 PALMER TWP., PA.

YORK (60FT L/W) ROAD

YORK ROAD

ZONED: B.M.-CT
COMMERCIAL SHOPS

BALTO. CO. GRID NORTH

ZONED: B.M.-CT
COMMERCIAL SHOPS

EDWARD D. POLLARD & WF.
3461/293

NEW DISCONNECT SWITCH

NEW MAIN 400 AMP SWITCHBOARD SEE NOTE 6

NEW EQUIPMENT PAD SEE NOTE 7

REMOVE EXISTING 550 GAL. WASTE OIL TANK AS DIRECTED BY OWNERS ENGINEER

NEW FREEZE PROOF HOSE BIBB & NEW MINUTE MAN MOUNTED TIRE FILLING SEE NOTE 8

INSTALL NEW APPROACH LIGHT SEE DWG. C-123

NEW CONCRETE WALKWAY

EXISTING SERVICE STATION BUILDING TO BE CONVERTED TO MINI-MARKET AS PER PROJECT SEE SHEET 1 THRU 7

HANDICAPPED RAMP (ASPHALT)

PROVIDE 1-12'x20' HANDICAP PARKING SPACE

NEW PREFAB COOLER SEE NOTE 9

NEW SALES AREA

NEW SALES COUNTER

NEW WALL MOUNTED FAN CONDENSER

HAND SINK

EX. FREEZER

NEW SALES ALCOVE

EX. COOLER

NEW WALL COUNTER

3 SQUARE SHELVES

NEW CASHIER'S WINDOW & COUNTER SEE DWG. C-124

PROVIDE 3-8.5'x18' PARKING SPACES W/ CONC. WHEEL STOPS

*35 FT. BLDG. SET BACK LIST PRIOR TO RESTRICTION

PARCEL #2
ATLANTIC REFINING CO.
4600/368 ZONED: B.M.-CT

NEW 2" UNDERGROUND CONDUIT (IF REQUIRED) FOR NEW PUBLIC ADDRESS SYSTEM WIRING SEE NOTES 1A & 1B

NEW PUBLIC ADDRESS SYSTEM SEE NOTE 2

*35 FT. BLDG. SET BACK LIST PRIOR TO RESTRICTION

PARCEL #1
ATLANTIC REFINING CO.
1490/377 ZONED: B.M.-C

NEW 2" UNDERGROUND CONDUIT (IF REQUIRED) FOR NEW SELF-SERVE SYSTEM WIRING - SEE NOTES 1A & 1B

NEW EXPLOSION PROOF J-BOX MOUNTED PLUG-IN ISLAND TOP (TYP.)

WAITING SPACE (TYP.)

SERVICING SPACE (TYP.)

INSTALL 24'x26' CANOPY

10FT. CANOPY SET BACK LINE

8FT. PARKING SET BACK LINE

INSTALL NEW APPROACH LIGHT SEE DWG. C-123

REMOVE AND RE-INSTALL CURBING AS NEEDED FOR SIGN BASE

REMOVE EXISTING ARCO SIGN AND CONC. BASE THEN GRD DISTURBED AREA

POINT OF BEGINNING ZONING DESCRIPTION

INSTALL NEW 25' POLE & 2-20 SQ. FT. MINI MAGNIT CONSTRUCTION SIGN W/ 2-8' DUAL FACE FLOOD LIGHT

PAINT NO AMP ELECT PANEL COVER TO I-BOX TO MATCH AS REQUIRED

3'x4' CONC. LANDING W/ RAILING AT ELEV. TO 21 ALL 4 STEPS

RETAIN WALL PER C-121 & 3 COMPARTMENT SINK SEE NOTE 10 CONTRACT

REMOVE WALL & STACK N.I.C. FLOOD MOUNTED AIR CONDITION UNIT

PROVIDE 6-PARKING SPACES @ 8.5'x18'

PARCEL #3
ATLANTIC REFINING CO.
2481/157 ZONED: B.M.-CT

EXISTING EASEMENT IN 346/293 (USE IN COMMON)

EX. 1-550 GAL. USED OIL TANK TO REMAIN

INSTALL NEW APPROACH LIGHT SEE DWG. C-123

PROPERTY LINE

CHD. N 58°14'47" W 98.28'
R=2446.00'
L=98.30'

CHD. N 59°10'38" W 180.15'
R=2446.00'
L=180.19'

DELD. LINE

CHD. N 60°26'25" W 67.86'
R=2446.00'
L=67.86'

NOTE: EXISTING UTILITIES SERVICES TO REMAIN

ZONED: B.M.-CT
COMMERCIAL SHOPS

JOPPA ROAD

JOPPA

SCALE: 1"=10'

NOTES:

1. COORDINATES AND BEARINGS SHOWN ARE BASED ON: BALTO. COUNTY TRAVERSE STATIONS

X-4962	N 37951.11 E 8579.34	X-4963	N 37978.26 E 9360.70

2. ELEVATIONS SHOWN ARE BASED ON EXISTING FIRST FLOOR EL. ARCO SERVICE STATION = 478.71
3. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL 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 THE UTILITY 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

ARCO
am/pm mini market
Self Serve 00.0 ARCO Gasoline
Self Serve 00.0 Unleaded Gasoline

SIGN DETAIL
N.T.S.

Philip A. Pozzolo 2/5/82

ZONING NOTES:

EXISTING ZONING: BM-CT
PROPOSED ZONING: NO CHANGE - BUT WITH TWO VARIANCES AND ONE SPECIAL EXCEPTION
VARIANCE #1: TO PERMIT CANOPY WITHIN THE MINIMUM 10' SETBACK LINE
VARIANCE #2: TO PERMIT PROP. WORK TO BE DONE ON TRACT 4436 S.F. SMALLER THAN THE MIN. AREA REQUIRED
SPECIAL EXCEPTION: TO PERMIT A FOOD STORE WITHIN THIS ZONING AREA

AREA REQUIREMENTS:

ONE DISPENSER ISLAND, WITH TWO DJAL DISPENSERS, CAPABLE OF SERVING FOUR CARS AT ONE TIME.
ONE DISPENSER ISLAND, WITH TWO DISPENSERS, CAPABLE OF SERVING TWO CARS AT ONE TIME.
TOTAL SERVICING SPACES = 6
TOTAL SERVICING BAYS = 0
TOTAL SPACE AND BAYS = 6
TOTAL AREA REQUIRED = 6 x 1500 SF = 9000 SF (USE 15,000 SF MIN.)

ANCILLARY USES:

MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED.

COMBINATION USES:

FOOD STORE SALES (MINI-MARKET)
ADDITIONAL SQUARE FOOTAGE = FACTOR 4 x 1700SF = 6800SF.
TOTAL AREA REQUIRED = 15,000 SF + 6800 SF = 21,800 SF
TOTAL AREA OF TRACT = 17,363.45 SQUARE FEET OR 0.399 Ac±.

ACCESS POINTS:

NUMBER OF DRIVEWAYS ON MAJOR STREET = 3.
REQUIRED SITE WIDTH = 3 x 65' = 195'
ACTUAL SITE WIDTH = 216.50'

LANDSCAPING:

LANDSCAPING REQUIRED (5% OF SITE) = 868 SF
LANDSCAPING PROVIDED = 1145 SF

PARKING: ~~Towson Town Ctr 1 spc/325' - 5 spaces req'd~~

PARKING SPACES REQUIRED = ~~1 FOR EVERY 200 SF OF FLOOR SPACE~~
= 1700SF + ~~200~~ 176 SF = ~~8.5 OR 9 SPACES~~

PARKING SPACES PROVIDED = 11 (INCLUDING 1 HANDICAPPED)

AREA DISTURBED BY NEW CONSTRUCTION = 280 SF±

NOTE: NO NEW SIGNS TO BE PLACED AT THIS TIME.

SITE INFORMATION:

ELECTION DISTRICT NO. 9
OWNER: ATLANTIC REFINING CO.
EXISTING USE: SERVICE STATION
PROPOSED USE: AM/PM MARKET WITH GAS FACILITY

LOCATION MAP
SCALE: 1"=1000'

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

DATE:
FILE: 1764-207

NO.	DATE	REVISIONS
1	10-18-82	Revised Parking Layout

PETITIONER'S EXHIBIT # 1

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

CONVERSION OF MINI MARKET

ZONING PLAT
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE & SPECIAL EXCEPTIONS

EXISTING SERVICE STATION AT THE INTERSECTION OF YORK ROAD AND JOPPA ROADS, TOWSON BALTIMORE COUNTY MARYLAND
ZONING PLAT & SITE PLAN

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MICROFILMED

1764-207

YORK (60FT.L/W) ROAD

YORK ROAD

ZONED: B.M.-CT
COMMERCIAL SHOPS

ZONED: B.M.-CT
COMMERCIAL SHOPS

BALTO. CO. GRID NORTH

NEW DISCONNECT SWITCH

NEW MAIN 400 AMP SWITCHBOARD SEE NOTE 6

NEW EQUIPMENT PAD SEE NOTE 7

REMOVE EXISTING 550 GAL. WASTE OIL TANK AS DIRECTED BY OWNERS ENGINEER

NEW FREEZE PROOF YORK B1788 & NEW MINI-EX WALL MOUNTED TIRE FLAKER SEE NOTE 8

NEW CONCRETE WALKWAY

INSTALL NEW APPROACH LIGHT. SEE DWG. C-123

EXISTING SERVICE STATION BUILDING TO BE CONVERTED TO MINI-MARKET "1 AS PER PLOT PLAN SHEET 1 THRU 7

HANDICAPPED RAMP (ASPHALT)

PROVIDE 1-12'x20' HANDICAP PARKING SPACE

NEW PREFAB. COOLER SEE NOTE 5

NEW SALES AREA

NEW SALES COUNTER

NEW SELF SERVE FAN CANOPY

HAND SINK

EX. F.F.ELEV.=187.1

NEW SALES ALCOVE

STORAGE

NEW WALL COUNTER

NEW PUBLIC ADDRESS SYSTEM-SEE NOTE 2

NEW CANOPY 26 WINDOW & COUNTER SEE DWG. M-742

NEW 2" UNDERGROUND CONDUIT (IF REQUIRED) FOR NEW PUBLIC ADDRESS SYSTEM W/#13 SEE NOTES 1A & 1B

NEW 2" UNDERGROUND CONDUIT (IF REQUIRED) FOR NEW SELF-SERVE SYSTEM WIRING - SEE NOTES 1A & 1B

NEW EXPLOSION PROOF J-BOX MOUNTED FLUSH ON ISLAND TOP (TYP.)

WAITING SPACE (TYP.)

PROVIDE 3 - 8.5'x16' PARKING SPACES W/ CONC. WHEEL STOPS

* 35 FT. BLDG. SET BACK EXIST. STD. 2 M.P. P/210 TO RESTRICTION

PARCEL #2
ATLANTIC REFINING CO.
4000/368 ZONED: B.M.-CT

EXIST. 550 GAL. FUEL OIL TANK TO REMAIN

INSTALL NEW APPROACH LIGHT SEE DWG. C-123

PROPERTY LINE

CHD N 58°14'47"W 98.28'
R=2446.00 Δ=2°18'30" L=98.30'

NOTE: EXISTING UTILITIES SERVICES TO REMAIN

EXISTING EASEMENT IN 3961/293 (USE IN COMMON)

EXIST. 2 AMP ELECT PANEL CONVERT TO J-BOX AND ALL AS REQUIRED

5'-4" CONC. LANDING W/ RAILING AT ELEV. 15.21 AND 4 STEPS TURFED W/... SEE DWG. 3 FOR DETAILS

BRICK WALLS & STACK W/ FLOOR MOUNTED AIR CONDITION UNIT

EXIST. 550 GAL. FUEL OIL TANK TO REMAIN

INSTALL NEW APPROACH LIGHT SEE DWG. C-123

PROVIDE 6 - PARKING SPACES @ 8.5'x 18'

PARCEL # 3
ATLANTIC REFINING CO.
3961/159 ZONED: B.M.-CT

EDWARD D. POLLARD & WF.
3461/298

PARCEL #1
ATLANTIC REFINING CO.
1490/377 ZONED: B.M.-CT

8 FT. PARKING SET BACK LINE

10 FT. CANOPY SET BACK LINE

SERVICING SPACE (TYP.)

INSTALL 24'x26' CANOPY

REMOVE AND DISPOSE CURBING AS NEEDED FOR SIGN BASE

INSTALL NEW APPROACH LIGHT SEE DWG. C-123

REMOVE EXISTING ARCO SIGN AND CONC. BASE THEN GOD DISTURBED AREA

POINT OF BEGINNING ZONING DESCRIPTION

S 52°56'00" W 21.13'

S 31° 29' 11" E 216.00'

S 31° 29' 11" E

N 59°01'49" E 28.05'

N 30°08'11" W 24.75'

S 52°08'11" E 58.05'

N 49°55'49" E 6.15'

N 37°41'41" E 57.96'

N 33°42'49" E 180.22'

S 51°04'00" W 58.42'

24'± 24'± TWO 4" SQ. POSTS

INSTALL NEW AM/PM MINI MARKET COMBINATION SIGN W/ 2 8 AM 4 PDF LIGHT

CHD. N 59° 10' 35" W 180.15'

R 600.00'

L= 180.19'

CHD. N 60°26'25" W 67.80'
R= 2446.00' L= 69.63'

DEED LINE

JOPPA ROAD

JOPPA ROAD

ZONED: B.M.-CT
COMMERCIAL SHOPS

SCALE: 1"=10'

NOTES:

1. COORDINATES AND BEARINGS SHOWN ARE BASED ON: BALTO. COUNTY TRAVERSE STATIONS
   X-4962 N 37951.11 E 3579.34 X-4963 N 37978.26 E 3360.70
2. ELEVATIONS SHOWN ARE BASED ON EXISTING FIRST FLOOR EL. ARCO SERVICE STATION = 475.71
3. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL 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 THE UTILITY 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

ARCO
pm mini market
Bell Servo 00.0 ARCO Gasoline
Bell Servo 00.0 Unleaded Gasoline

SIGN DETAIL
N.T.S.

Philip A. Pozzello 2/5/82

ZONING NOTES:

EXISTING ZONING: BM-CT
PROPOSED ZONING: NO CHANGE - BUT WITH TWO VARIANCES AND ONE SPECIAL EXCEPTION
VARIANCE #1: TO PERMIT CANOPY WITHIN THE MINIMUM 10' SETBACK LINE
VARIANCE #2: TO PERMIT PROP. WORK TO BE DONE ON TRACT 4436 SF SMALLER THAN THE MIN. AREA REQUIRED
SPECIAL EXCEPTION: TO PERMIT A FOOD STORE WITHIN THIS ZONING AREA

AREA REQUIREMENTS:
ONE DISPENSER ISLAND, WITH TWO DUAL DISPENSERS, CAPABLE OF SERVING FOUR CARS AT ONE TIME.
ONE DISPENSER ISLAND, WITH TWO DISPENSERS, CAPABLE OF SERVING TWO CARS AT ONE TIME.
TOTAL SERVICING SPACES = 6
TOTAL SERVICING BAYS = 0
TOTAL SPACE AND BAYS = 6
TOTAL AREA REQUIRED = 6 x 1500 SF = 9000 SF (USE 15,000 SF MIN.)

ANCILLARY USES:
MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED.

COMBINATION USES:
FOOD STORE SALES (MINI-MARKET)
ADDITIONAL SQUARE FOOTAGE = FACTOR 4 x 1700SF = 6800SF.
TOTAL AREA REQUIRED = 15,000 SF + 6800 SF = 21,800 SF
TOTAL AREA OF TRACT = 17,364.45 SQUARE FEET OR 0.399 Ac±.

ACCESS POINTS:
NUMBER OF DRIVEWAYS ON MAJOR STREET = 3.
REQUIRED SITE WIDTH = 3 x 65' = 195'
ACTUAL SITE WIDTH = 216.50'

LANDSCAPING:
LANDSCAPING REQUIRED (5% OF SITE) = 868 SF
LANDSCAPING PROVIDED = 1145 SF

PARKING: TOWSON TOWN CTR 1490/377 = 5 SPACES REQ'D
PARKING SPACES REQUIRED = ~~1 FOR EVERY 200 SF OF FLOOR SPACE~~ = 1700SF ÷ ~~200~~ 175 SF = ~~8.5 OR 9 SPACES~~
PARKING SPACES PROVIDED = 11 (INCLUDING 1 HANDICAPPED)

AREA DISTURBED BY NEW CONSTRUCTION = 280 SF±

NOTE: NO NEW SIGNS TO BE PLACED AT THIS TIME.

SITE INFORMATION:

ELECTION DISTRICT NO. 9
OWNER: ATLANTIC REFINING CO.
EXISTING USE: SERVICE STATION
PROPOSED USE: AM/PM MARKET WITH GAS FACILITY

LOCATION MAP
SCALE: 1"=1000'

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

DATE: FILE: 1764-207

DATE	REVISIONS
1 10-18-82	Revised Parking Layout

PETITIONER'S EXHIBIT # 1

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

CONVERSION OF MINI MARKET

ZONING PLAT
PLAT TO ACCOMPANY PETITION FOR ZONING: VARIANCE & SPECIAL EXCEPTIONS

EXISTING SERVICE STATION AT THE INTERSECTION OF YORK AND JOPPA ROADS, TOWSON BALTIMORE COUNTY MARYLAND

ZONING PLAT & SITE PLAN

appr.

type	date
	drawn
proj.	sheet
rev.	of

1764-207

YORK ROAD

ZONED: B.M.-CT
COMMERCIAL SHOPS

BALTO. CO. GRID NORTH

NEW DISCONNECT SWITCHES

NEW MAIN 400 AMP. SWITCHBOARD SEE NOTE 6

NEW EQUIPMENT PAD SEE NOTE 7

REMOVE EXISTING 550 GAL. WASTE OIL TANK AS DIRECTED BY OWNERS ENGINEER

NEW PREFAB. COOLER SEE NOTE 5

NEW FREEZE PROOF HOSE BIBB & NEW WALL MOUNTED TIRE FILLING SEE NOTE 8

NEW CONCRETE WALKWAY

INSTALL NEW APPROACH LIGHT SEE DWG. C-123

EXISTING SERVICE STATION BUILDING TO BE CONVERTED TO MINI-MARKET "I AS PER PROJECT SEE SHEET "TURN 7"

HANDICAPPED RAMP (ASPHALT)

PROVIDE 1-12'-20' VAN/HCP PARKING SPACE

*36 FT. BLDG. SET BACK. EXIST. STA. BUILT PRIOR TO RESTRICTION

NEW PUBLIC ADDRESS SYSTEM - SEE NOTE 2

NEW 2" UNDERGROUND CONDUIT (IF REQUIRED) FOR NEW SELF-SERVE SYSTEM WIRING SEE NOTES 14 & 15

NEW EXPLOSION PROOF J-BOX MOUNTED ON ISLAND TOP (TYP.)

WAITING SPACE (TYP.)

NEW 2" UNDERGROUND CONDUIT (IF REQUIRED) FOR NEW PUBLIC ADDRESS SYSTEM WIRING SEE NOTES 14 & 15

PROVIDE 3 - 8.5'x18' PARKING SPACES W/ CONC. WHEEL STOPS

*36 FT. BLDG. SET BACK & 15' STR. BUILT PRIOR TO RESTRICTION

PARCEL # 2
ATLANTIC REFINING CO.
4000/368 ZONED: B.M.-CT

PARCEL # 1
ATLANTIC REFINING CO.
1490/377 ZONED: B.M.-CT

8 FT. PARKING SET BACK LINE

10 FT. CANOPY SET BACK LINE

INSTALL 24'x26' CANOPY

SERVICING SPACE (TYP.)

REMOVE AND REINSTALL CURBING AS NEEDED FOR SIGN BASE

INSTALL NEW APPROACH LIGHT SEE DWG. C-123

REMOVE EXISTING ARCO SIGN AND CONC. BASE THEN SOD DISTURBED AREA

S 52° 06' 00" W 21.13'

POINT OF BEGINNING ZONING DESCRIPTION

NEW SALES AREA

NEW SALES COUNTER

NEW SELF-SERVE ISLAND

EX. SERVICE BAY

NEW SALES ALCOVE

HAND SINK

EXIST. 200 AMP EL. CT. PANEL CONVERT TO 2-POLE FUSE AS REQUIRED

3'-6" CONC. RETAINING WALL AT ELEV. 475.21 AND 4 STEPS

FIXED WALL SIGN SEE NOTE 3 COMPARTMENT

REMOVE WALL & STACK NEW FLOOD MOUNTED AIR CONDITION UNIT

EXIST. 550 GAL. WASTE OIL TANK TO REMAIN

INSTALL NEW APPROACH LIGHT SEE DWG. C-123

EXISTING EASEMENT IN 346/293 (USE IN COMMON)

PROVIDE 6 PARKING SPACES @ 8.5'x18'

PARCEL # 3
ATLANTIC REFINING CO.
3667/189 ZONED: B.M.-CT

EDWARD D. POLLARD & WF.
346/293

PROPERTY LINE

C.L.D. N 58° 14' 47" W 98.28'
R = 2446.00 L = 98.30

NOTE: EXISTING UTILITIES SERVICES TO REMAIN

ZONED: B.M.-CT
COMMERCIAL SHOPS

ZONED: B.M.-CT
COMMERCIAL SHOPS

ROAD

JOPPA ROAD

SCALE: 1" = 10'

N 59° 01' 49" E 28.05'

N 30° 08' 11" W 24.75'

S 52° 08' 11" E 50.05'

N 49° 55' 49" E 6.15'

N 37° 47' 45" E 57.96'

N 39° 42' 49" E 80.22'

S 37° 47' 45" W 57.96'

C.H.D. N 59° 0' 38" W 180.19'

DEED LINE

R = 2446.00' L = 180.19'

C.H.D. N 60° 26' 25" W 67.82'

R = 2446.00' L = 67.82'

S 31° 29' 11" E

S 31° 29' 11" E

36'± 35'

36'± 36'

28'

14'

18.01'

55.4'

22'±

NOTES

1. COORDINATES AND BEARINGS SHOWN ARE BASED ON: BALTO. COUNTY TRAVERSE STATIONS

X-4962	N 3795.11 E 3579.34	X-4923	N 3797.26 E 3360.70

2. ELEVATIONS SHOWN ARE BASED ON: EXISTING FIRST FLOOR EL. ARCO SERVICE STATION = 475.71
3. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL 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 THE UTILITY 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

ARCO
pm mini market
Bell Sen. 000 ARCO Grades
Bell Series 000 Unleaded Gasoline

SIGN DETAIL
N.T.S.

Philip A. Pazzella 2/5/82

ZONING NOTES:

EXISTING ZONING: BM-CT

PROPOSED ZONING: NO CHANGE - BUT WITH TWO VARIANCES AND ONE SPECIAL EXCEPTION
VARIANCE #1: TO PERMIT CANOPY WITHIN THE MINIMUM 10' SETBACK LINE
VARIANCE #2: TO PERMIT PROP. WORK TO BE DONE ON TRACT 4436 S.F. SMALLER THAN THE MIN. AREA REQUIRED
SPECIAL EXCEPTION: TO PERMIT A FOOD STORE WITHIN THIS ZONING AREA

AREA REQUIREMENTS:
ONE DISPENSER ISLAND, WITH TWO DUAL DISPENSERS, CAPABLE OF SERVING FOUR CARS AT ONE TIME.
ONE DISPENSER ISLAND, WITH TWO DISPENSERS, CAPABLE OF SERVING TWO CARS AT ONE TIME.
TOTAL SERVICING SPACES = 6
TOTAL SERVICING BAYS = 0
TOTAL SPACE AND BAYS = 6
TOTAL AREA REQUIRED = 6 x 1500 SF = 9000 SF (USE 15,000 SF MIN.)

ANCILLARY USES:
MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED.

COMBINATION USES:
FOOD STORE SALES (MINI-MARKET)
ADDITIONAL SQUARE FOOTAGE = FACTOR 4 x 1700SF = 6800SF.
TOTAL AREA REQUIRED = 15,000 SF + 6800 SF = 21,800 SF
TOTAL AREA OF TRACT = 17,364.85 SQUARE FEET OR 0.39) Ac±.

ACCESS POINTS:
NUMBER OF DRIVEWAYS ON MAJOR STREET = 3.
REQUIRED SITE WIDTH = 3 x 65' = 195'
ACTUAL SITE WIDTH = 216.50'

LANDSCAPING:
LANDSCAPING REQUIRED (5% OF SITE) = 868 SF
LANDSCAPING PROVIDED = 1145 SF

PARKING:
Towson Town Ctr 1 sec/365' - 5 spaces req
PARKING SPACES REQUIRED = ~~1 FOR EVERY 200 SF OF FLOOR SPACE~~ = 1700SF + ~~200~~ 365 SF = ~~8.5 OR 9 SPACES~~ 5
PARKING SPACES PROVIDED = 11 (INCLUDING 1 HANDICAPPED)

AREA DISTURBED BY NEW CONSTRUCTION = 280 SF±

NOTE: NO NEW SIGNS TO BE PLACED AT THIS TIME.

SITE INFORMATION:

ELECTION DISTRICT NO. 9
OWNER: ATLANTIC REFINING CO.
EXISTING USE: SERVICE STATION
PROPOSED USE: AM/FM MARKET WITH GAS FACILITY

LOCATION MAP
SCALE: 1" = 1000'

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

DATE | FILE 1764-207

DATE	REVISIONS
1 10-15-82	Revised Parking Layout

PETITIONER'S EXHIBIT # 1

MICROFILMED

MICROFILMED

1764-207

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

CONVERSION OF MINI MARKET

ZONING PLAT
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE & SPECIAL EXCEPTIONS

EXISTING SERVICE STATION AT THE INTERSECTION OF YORK AND JOPPA ROADS, TOWSON BALTIMORE COUNTY MARYLAND

ZONING PLAT # SITE PLAN

appl | type | date | drawn | proj | sheet | rev | of

YORK (60FT.L/W) ROAD

YORK ROAD

ZONED: B.M.-CT
COMMERCIAL SHOPS

ZONED: B.M.-CT
COMMERCIAL SHOPS

BALTO. CO. GRID NORTH

NEW DISCONNECT SWITCH

NEW MAIN 400 AMP SWITCHBOARD SEE NOTE 6

NEW EQUIPMENT PAD SEE NOTE 7

REMOVE EXISTING 550 GAL. WASTE OIL TANK AS DIRECTED BY OWNERS ENGINEER

NEW FREEZE PROOF YORK B1788 & NEW MINI-EX WALL MOUNTED TIRE FLAKER SEE NOTE 8

NEW CONCRETE WALKWAY

INSTALL NEW APPROACH LIGHT. SEE DWG. C-123

EXISTING SERVICE STATION BUILDING TO BE CONVERTED TO MINI-MARKET "1 AS PER PLOT PLAN SHEET 1 THRU 7

HANDICAPPED RAMP (ASPHALT)

PROVIDE 1-12'x20' HANDICAP PARKING SPACE

NEW PREFAB. COOLER SEE NOTE 5

NEW SALES AREA

NEW SALES COUNTER

NEW SELF SERVE FAN CANOPY

HAND SINK

EX. F.F.ELEV.=187.1

NEW SALES ALCOVE

STORAGE

NEW WALL COUNTER

NEW PUBLIC ADDRESS SYSTEM-SEE NOTE 2

NEW CANOPY 26 WINDOW & COUNTER SEE DWG. M-742

NEW 2" UNDERGROUND CONDUIT (IF REQUIRED) FOR NEW PUBLIC ADDRESS SYSTEM W/#13 SEE NOTES 1A & 1B

NEW 2" UNDERGROUND CONDUIT (IF REQUIRED) FOR NEW SELF-SERVE SYSTEM WIRING - SEE NOTES 1A & 1B

NEW EXPLOSION PROOF J-BOX MOUNTED FLUSH ON ISLAND TOP (TYP.)

WAITING SPACE (TYP.)

PROVIDE 3 - 8.5'x16' PARKING SPACES W/ CONC. WHEEL STOPS

* 35 FT. BLDG. SET BACK EXIST. STD. 2 M.P. P/210 TO RESTRICTION

PARCEL #2
ATLANTIC REFINING CO.
4000/368 ZONED: B.M.-CT

EXIST. 550 GAL. FUEL OIL TANK TO REMAIN

INSTALL NEW APPROACH LIGHT SEE DWG. C-123

PROPERTY LINE

CHD N 58°14'47"W 98.28'
R=2446.00 Δ=2°18'30" L=98.30'

NOTE: EXISTING UTILITIES SERVICES TO REMAIN

EXISTING EASEMENT IN 3961/293 (USE IN COMMON)

EXIST. 2 AMP ELECT PANEL CONVERT TO J-BOX AND ALL AS REQUIRED

5'-4" CONC. LANDING W/ RAILING AT ELEV. 15.21 AND 4 STEPS TURFED W/... SEE DWG. 3 FOR DETAILS

BRICK WALLS & STACK W/ FLOOR MOUNTED AIR CONDITION UNIT

EXIST. 550 GAL. FUEL OIL TANK TO REMAIN

INSTALL NEW APPROACH LIGHT SEE DWG. C-123

PROVIDE 6 - PARKING SPACES @ 8.5'x 18'

PARCEL # 3
ATLANTIC REFINING CO.
3961/159 ZONED: B.M.-CT

EDWARD D. POLLARD & WF.
3461/298

PARCEL #1
ATLANTIC REFINING CO.
1490/377 ZONED: B.M.-CT

8 FT. PARKING SET BACK LINE

10 FT. CANOPY SET BACK LINE

SERVICING SPACE (TYP.)

INSTALL 24'x26' CANOPY

REMOVE AND DISPOSE CURBING AS NEEDED FOR SIGN BASE

INSTALL NEW APPROACH LIGHT SEE DWG. C-123

REMOVE EXISTING ARCO SIGN AND CONC. BASE THEN GOD DISTURBED AREA

POINT OF BEGINNING ZONING DESCRIPTION

S 52°56'00" W 21.13'

S 31° 29' 11" E 216.00'

S 31° 29' 11" E

N 59°01'49" E 28.05'

N 30°08'11" W 24.75'

S 52°08'11" E 58.05'

N 49°55'49" E 6.15'

N 37°41'41" E 57.96'

N 33°42'49" E 180.22'

S 51°04'00" W 58.42'

24'± 24'± TWO 4" SQ. POSTS

INSTALL NEW AM/PM MINI MARKET COMBINATION SIGN W/ 2 8 AM 4 PDF LIGHT

CHD. N 59° 10' 35" W 180.15'

R 600.00'

L= 180.19'

CHD. N 60°26'25" W 67.80'
R= 2446.00' L= 69.63'

DEED LINE

JOPPA ROAD

JOPPA ROAD

ZONED: B.M.-CT
COMMERCIAL SHOPS

SCALE: 1"=10'

NOTES:

1. COORDINATES AND BEARINGS SHOWN ARE BASED ON: BALTO. COUNTY TRAVERSE STATIONS
   X-4962 N 37951.11 E 3579.34 X-4963 N 37978.26 E 3360.70
2. ELEVATIONS SHOWN ARE BASED ON EXISTING FIRST FLOOR EL. ARCO SERVICE STATION = 475.71
3. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL 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 THE UTILITY 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

ARCO
pm mini market
Bell Servo 00.0 ARCO Gasoline
Bell Servo 00.0 Unleaded Gasoline

SIGN DETAIL
N.T.S.

Philip A. Pozzello 2/5/82

ZONING NOTES:

EXISTING ZONING: BM-CT
PROPOSED ZONING: NO CHANGE - BUT WITH TWO VARIANCES AND ONE SPECIAL EXCEPTION
VARIANCE #1: TO PERMIT CANOPY WITHIN THE MINIMUM 10' SETBACK LINE
VARIANCE #2: TO PERMIT PROP. WORK TO BE DONE ON TRACT 4436 SF SMALLER THAN THE MIN. AREA REQUIRED
SPECIAL EXCEPTION: TO PERMIT A FOOD STORE WITHIN THIS ZONING AREA

AREA REQUIREMENTS:
ONE DISPENSER ISLAND, WITH TWO DUAL DISPENSERS, CAPABLE OF SERVING FOUR CARS AT ONE TIME.
ONE DISPENSER ISLAND, WITH TWO DISPENSERS, CAPABLE OF SERVING TWO CARS AT ONE TIME.
TOTAL SERVICING SPACES = 6
TOTAL SERVICING BAYS = 0
TOTAL SPACE AND BAYS = 6
TOTAL AREA REQUIRED = 6 x 1500 SF = 9000 SF (USE 15,000 SF MIN.)

ANCILLARY USES:
MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED.

COMBINATION USES:
FOOD STORE SALES (MINI-MARKET)
ADDITIONAL SQUARE FOOTAGE = FACTOR 4 x 1700SF = 6800SF.
TOTAL AREA REQUIRED = 15,000 SF + 6800 SF = 21,800 SF
TOTAL AREA OF TRACT = 17,364.45 SQUARE FEET OR 0.399 Ac±.

ACCESS POINTS:
NUMBER OF DRIVEWAYS ON MAJOR STREET = 3.
REQUIRED SITE WIDTH = 3 x 65' = 195'
ACTUAL SITE WIDTH = 216.50'

LANDSCAPING:
LANDSCAPING REQUIRED (5% OF SITE) = 868 SF
LANDSCAPING PROVIDED = 1145 SF

PARKING: TOWSON TOWN CTR 1490/377 = 5 SPACES REQ'D
PARKING SPACES REQUIRED = ~~1 FOR EVERY 200 SF OF FLOOR SPACE~~ = 1700SF ÷ ~~200~~ 175 SF = ~~8.5 OR 9 SPACES~~
PARKING SPACES PROVIDED = 11 (INCLUDING 1 HANDICAPPED)

AREA DISTURBED BY NEW CONSTRUCTION = 280 SF±

NOTE: NO NEW SIGNS TO BE PLACED AT THIS TIME.

SITE INFORMATION:

ELECTION DISTRICT NO. 9
OWNER: ATLANTIC REFINING CO.
EXISTING USE: SERVICE STATION
PROPOSED USE: AM/PM MARKET WITH GAS FACILITY

LOCATION MAP
SCALE: 1"=1000'

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

DATE: FILE: 1764-207

DATE	REVISIONS
1 10-18-82	Revised Parking Layout

PETITIONER'S EXHIBIT # 1

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

CONVERSION OF MINI MARKET

ZONING PLAT
PLAT TO ACCOMPANY PETITION FOR ZONING: VARIANCE & SPECIAL EXCEPTIONS

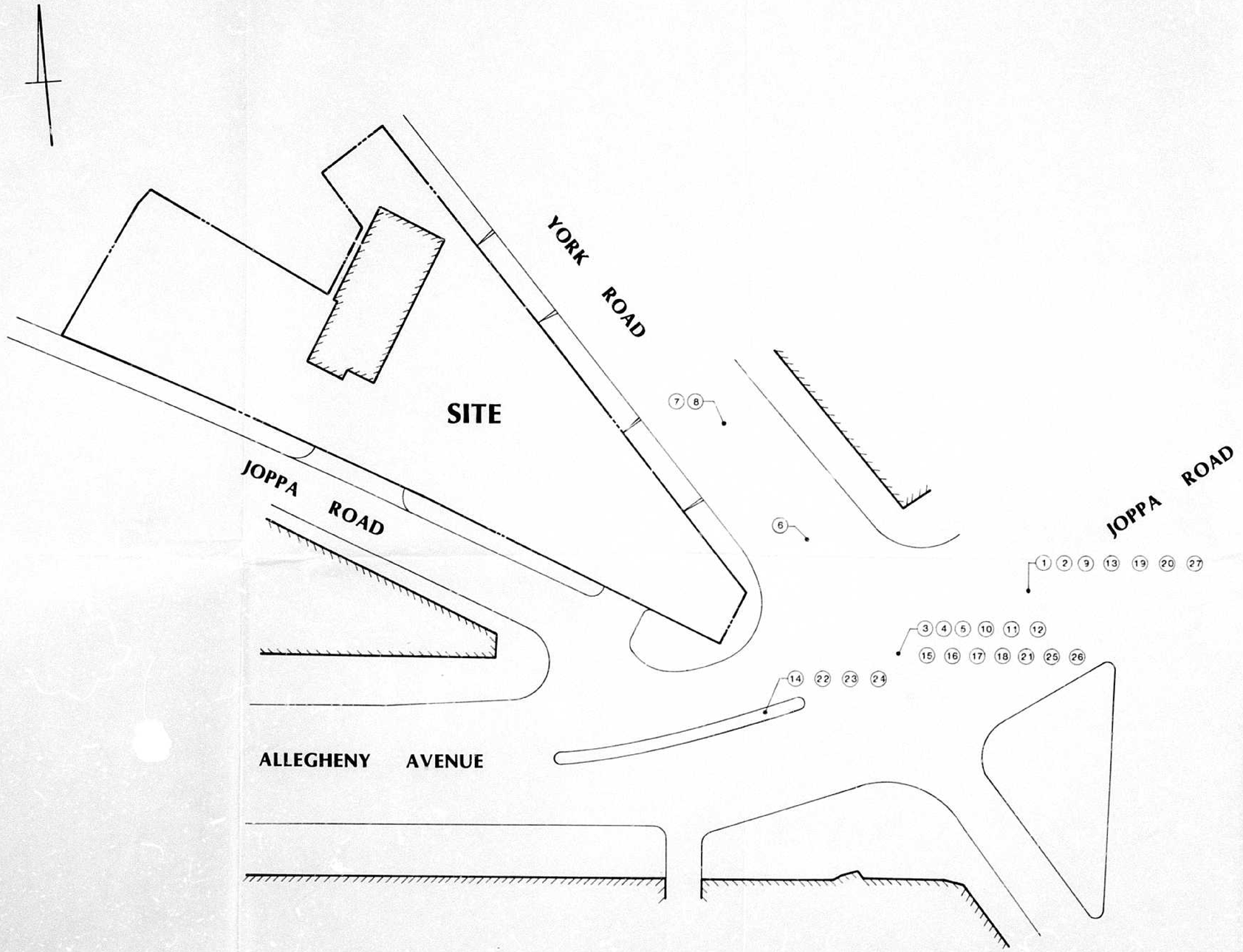
EXISTING SERVICE STATION AT THE INTERSECTION OF YORK AND JOPPA ROADS, TOWSON BALTIMORE COUNTY MARYLAND

ZONING PLAT & SITE PLAN

appr.

type	date
	drawn
proj.	sheet
rev.	of

1764-207



APPROX. LOCATION	DATE	TIME	WEATHER	EXPLANATION
1	3/11/80	1 AM	Cloudy	Property Damage, failed to drive within a single lane.
2	10/19/80	3 AM	Clear	Struck building, property damage, head been drinking.
3	9/26/80	3 PM	Clear	Property damage, failed to obey traffic signal.
4	8/20/80	4 PM	Clear	Injury one pedestrian, auto making right turn, use of drugs - pedestrian at fault.
5	9/28/80	12 PM	Clear	Property damage, rear end collision, negligent driving.
6	2/15/80	9 PM	Cloudy	Property damage, auto and light duty truck, changing lanes.
7	4/24/80	6 PM	Raining	Struck pole, injury, light duty truck, failed to drive in designated lane, weather elements.
8	9/24/80	12 AM	Clear	Struck 2 parked vehicles, property damage, negligent driving - use of alcohol.
9	9/17/80	8 AM	Cloudy	Injury 2 autos, failed to drive within single lane, failed to yield right-of-way.
10	11/2/81	11 AM	Clear	Injury one pedestrian, auto making right turn, failed to yield right-of-way.
11	8/1/81	2 PM	Clear	Injury, two autos, failed to obey traffic signal, use of alcohol.
12	4/18/81	1 AM	Clear	Two injuries, 2 autos, failed to obey traffic signal, failed to yield right-of-way.
13	11/12/81	1 PM	Clear	Property damage, 2 autos, failed to obey traffic signal.
14	6/14/81	1 AM	Raining	Three injuries, 2 autos, negligent driving.
15	3/22/82	10 PM	Clear	Property damage, 2 autos, failed to obey traffic signal.
16	7/7/82	2 PM	Clear	Property damage, 2 autos, failed to drive in designated lane.
17	4/9/82	--	Clear	Property damage, 2 autos, failed to reduce speed.
18	12/24/82	11 AM	Clear	Two injuries, 2 autos, failed to drive in designated lane.
19	4/28/82	7 PM	Clear	Three injuries, 2 autos, failed to yield right-of-way.
20	12/17/82	4 PM	Clear	Two injuries, 2 autos, failed to yield right-of-way.
21	12/30/82	5 PM	Cloudy	Two injuries, pedestrian, failed to yield right-of-way.
22	6/11/82	2 PM	Clear	Two injuries, 2 autos, failed to reduce speed.
23	12/20/82	10 AM	Clear	Property damage, hit and run, parked vehicle.
24	10/11/82	8 AM	Cloudy	Four injuries, pedestrian.
25	5/21/83	11 PM	Cloudy	Two injuries, 2 autos, failed to drive in designated lane.
26	3/21/83	3 PM	Raining	Two injuries, 2 autos, speed too great for conditions.
27	6/24/83	11 PM	Clear	Three injuries, 2 autos, failed to yield right-of-way.

BOARD OF APPEALS
PETITIONER'S EXHIBIT Y

MICROFILMED

LYON ASSOCIATES, INC.
Engineers Surveyors Planners
7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

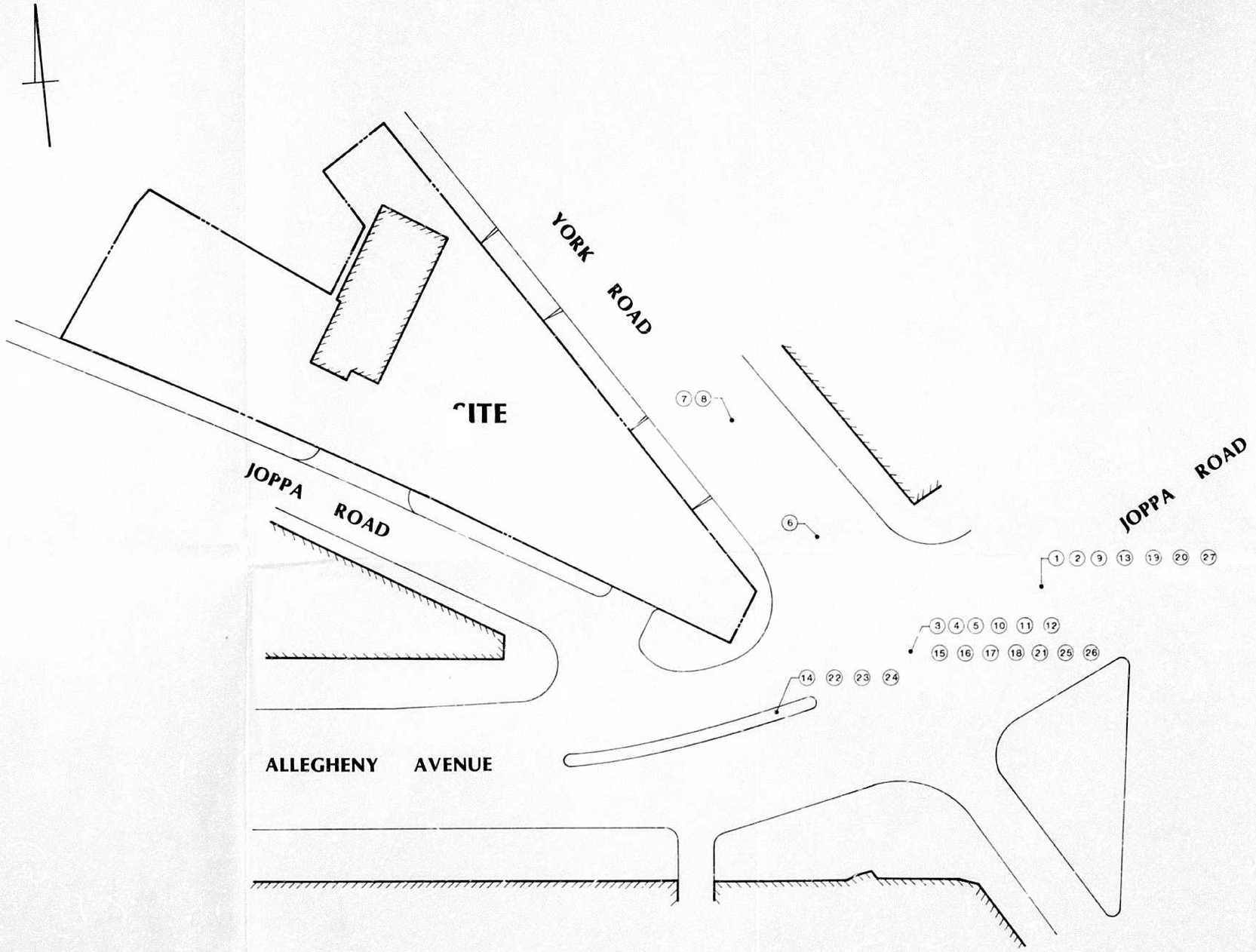
REVISIONS		
NO	DATE	DESCRIPTION

PLAN PREPARATION		
DRAWN BY	T.W.B.	DATE 9-26-1983
DESIGNED BY		SCALE 1" 20'-0"
CHECKED BY		

ACCIDENT STUDY
YORK ROAD & JOPPA-ALLEGHENY
TOWSON, MARYLAND

DRAWING NO.

SHEET NO. of



APPROX. LOCATION	DATE	TIME	WEATHER	EXPLANATION
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4	8/20/8[illegible]	4 PM	Clear	Injury one pedestrian, auto making right turn, use of drugs - pedestrian at fault.
5	8/28/80	12 PM	Clear	Property damage, rear end collision, negligent driving.
6	2/15/80	9 PM	Cloudy	Property damage, auto and light duty truck, changing lanes.
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8	9/24/80	12 AM	Clear	Struck 2 parked vehicles, property damage, negligent driving - use of alcohol.
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12	4/18/81	1 AM	Clear	Two injuries, 2 autos, failed to obey traffic signal, failed to yield right-of-way.
13	11/12/81	1 PM	Clear	Property damage, 2 autos, failed to obey traffic signal.
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26	3/21/83	3 PM	Raining	Two injuries, 2 autos, speed too great for conditions.
27	6/24/83	11 PM	Clear	Three injuries, 2 autos, failed to yield right-of-way.

BOARD OF APPEALS
PETITIONER'S EXHIBIT 8

LYON ASSOCIATES, INC.
Engineers Surveyors Planners
7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS

NO.	DATE	DESCRIPTION

PLAN PREPARATION

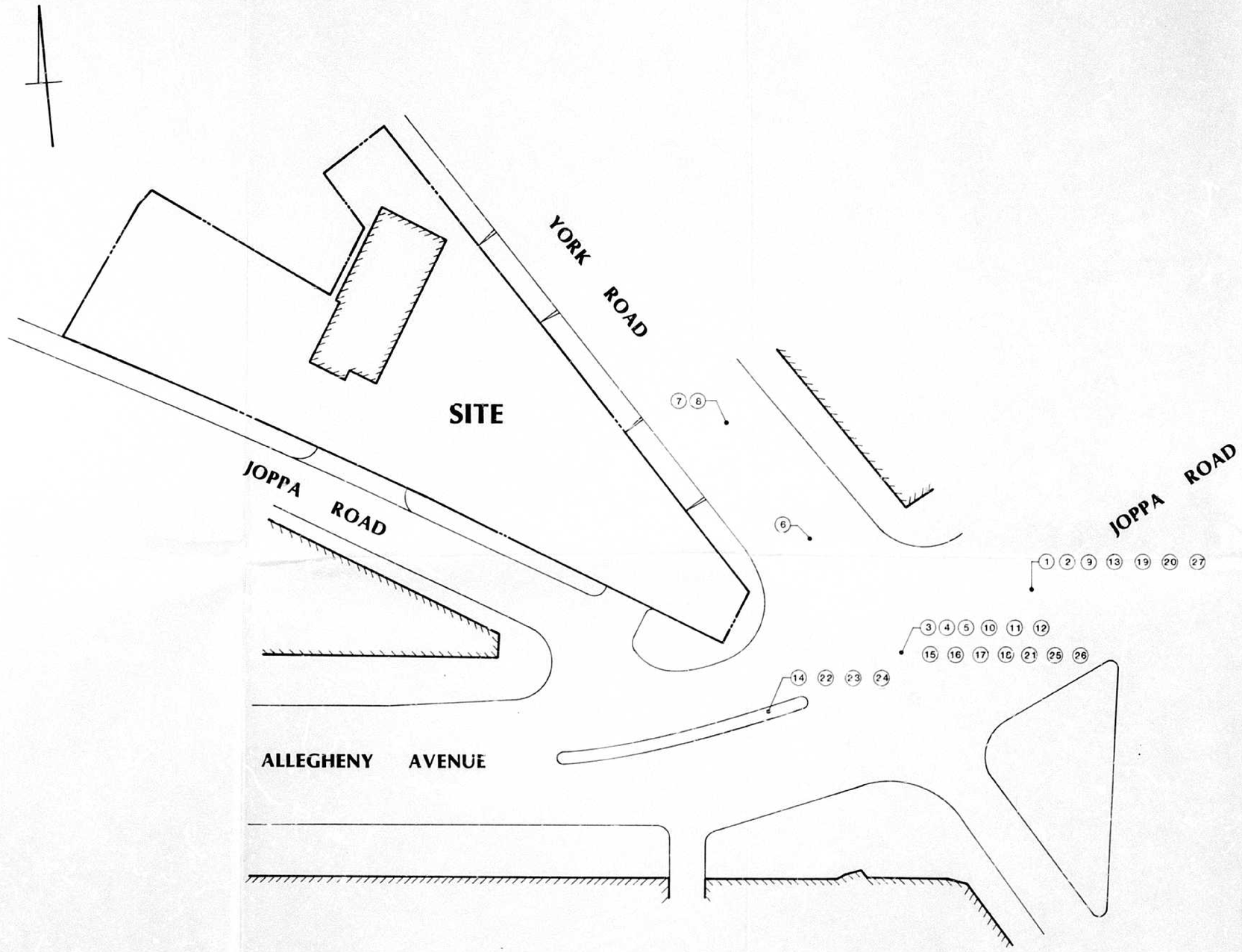
DRAWN BY	T.W.B.	DATE	9-26-1983
DESIGNED BY		SCALE	1" = 20'-0"
CHECKED BY			

ACCIDENT STUDY

YORK ROAD & JOPPA-ALLEGHENY
TOWSON, MARYLAND

DRAWING NO.

SHEET NO. of



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BOARD OF APPEALS
PETITIONER'S
EXHIBIT 8

MICROFILMED

MICROFILMED

LYON ASSOCIATES, INC.
Engineers Surveyors Planners
713 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS

NO	DATE	DESCRIPTION

PLAN PREPARATION

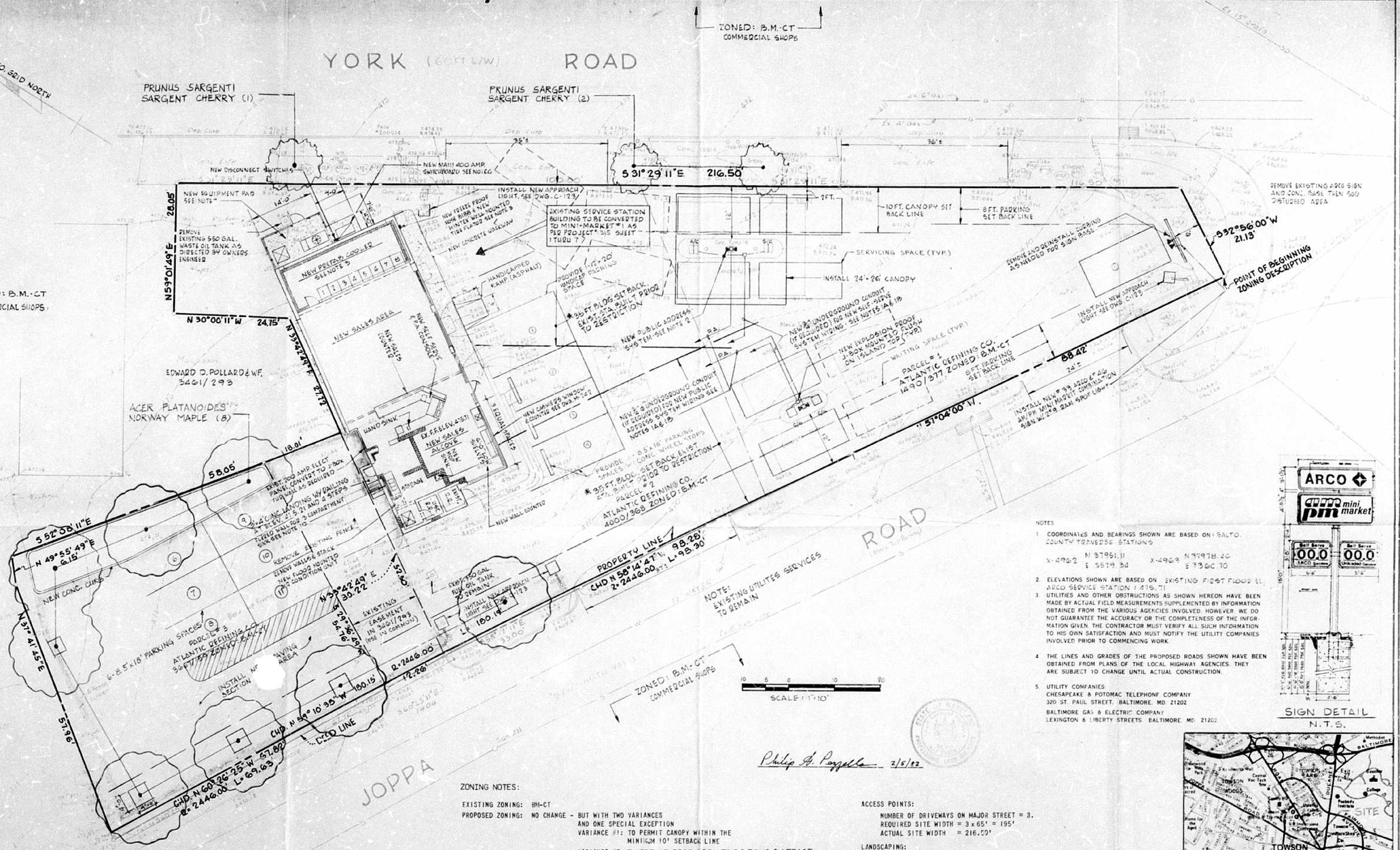
DRAWN BY	T.W.B.	DATE	9-26-1983
DESIGNED BY		SCALE	1" 20'-0"
CHECKED BY			

ACCIDENT STUDY

YORK ROAD & JOPPA-ALLEGHENY
TOWSON, MARYLAND

DRAWING NO.

SHEET NO. of



NOTES

1. COORDINATES AND BEARINGS SHOWN ARE BASED ON: BALTO. COUNTY TRAVERSE STATIONS
   X-4962 N 37951.11 E 3519.84 X-4969 N 37978.20 E 3360.10
2. ELEVATIONS SHOWN ARE BASED ON EXISTING FIRST FLOOR EL. ARCO SERVICE STATION: 419.71
3. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL 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 THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
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5. UTILITY COMPANIES
   CHESAPEAKE & POTOMAC TELEPHONE COMPANY 320 ST. PAUL STREET, BALTIMORE, MD. 21202
   BALTIMORE GAS & ELECTRIC COMPANY LEXINGTON & LIBERTY STREETS, BALTIMORE, MD. 21202

Philip A. Pozzella 2/5/82

ZONING NOTES:

EXISTING ZONING: BM-CT
PROPOSED ZONING: NO CHANGE - BUT WITH TWO VARIANCES AND ONE SPECIAL EXCEPTION
VARIANCE #1: TO PERMIT CANOPY WITHIN THE MINIMUM 10' SETBACK LINE
VARIANCE #2: TO PERMIT PROP. WORK TO BE DONE ON TRACT 4436 S.F. SMALLER THAN THE MIN. AREA REQUIRED
SPECIAL EXCEPTION: TO PERMIT A FOOD STORE WITHIN THIS ZONING AREA

AREA REQUIREMENTS:

ONE DISPENSER ISLAND, WITH TWO DUAL DISPENSERS, CAPABLE OF SERVING FOUR CARS AT ONE TIME.
ONE DISPENSER ISLAND, WITH TWO DISPENSERS, CAPABLE OF SERVING TWO CARS AT ONE TIME.
TOTAL SERVICING SPACES = 6
TOTAL SERVICING BAYS = 0
TOTAL SPACE AND BAYS = 6
TOTAL AREA REQUIRED = 6 x 1500 SF = 9000 SF (USE 15,000 SF MIN.)

ANCILLARY USES:

MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED.

COMBINATION USES:

FOOD STORE SALES (MINI-MARKET)
ADDITIONAL SQUARE FOOTAGE = FACTOR 4 x 1700SF = 6800SF.
TOTAL AREA REQUIRED = 15,000 SF + 6800 SF = 21,800 SF
TOTAL AREA OF TRACT = 17,364.45 SQUARE FEET OR 0.399 Ac.

ACCESS POINTS:

NUMBER OF DRIVEWAYS ON MAJOR STREET = 3.
REQUIRED SITE WIDTH = 3 x 65' = 195'
ACTUAL SITE WIDTH = 216.50'

LANDSCAPING:

LANDSCAPING REQUIRED (5% OF SITE) = 868 SF
LANDSCAPING PROVIDED = 1145 SF

PARKING:

PARKING SPACES REQUIRED = 1 FOR EVERY 200 SF OF FLOOR SPACE = 1700SF ÷ 200 SF = 8.5 OR 9 SPACES
PARKING SPACES PROVIDED = 11 (INCLUDING 1 HANDICAPPED)

AREA DISTURBED BY NEW CONSTRUCTION = 280 SF±

NOTE: NO NEW SIGNS TO BE PLACED AT THIS TIME.

SITE INFORMATION:

ELECTION DISTRICT NO. 9
OWNER: ATLANTIC REFINING CO.
EXISTING USE: SERVICE STATION
PROPOSED USE: AM/PM MARKET WITH GAS FACILITY

PREPARED BY
LYON ASSOCIATES, INC.
7131 RUTHERFORD ROAD
BALTIMORE, MARYLAND 21207
TELEPHONE 301-944-9112
DATE | FILE 1764-207

DATE	REVISIONS
10-8-82	Revised Parking Layout
2 9-20-82	REV. REAR PARKING ADDED LANDSCAPING

MICROFILMED

BOARD OF APPEALS' PETITIONER'S EXHIBIT 2

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

ZONING PLAT
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE & SPECIAL EXCEPTIONS

EXISTING SERVICE STATION AT THE INTERSECTION OF YORK AND JOPPA ROADS, TOWSON BALTIMORE COUNTY MARYLAND
CONVERSION OF MINI MARKET
ZONING PLAT & SITE PLAN

1764-207

YORK (GOLT L&W) ROAD

ZONED: B.M.-CT
COMMERCIAL SHOPS

BALTO. CO. GRID NORTH

PRUNUS SARGENTI
SARGENT CHERRY (1)

PRUNUS SARGENTI
SARGENT CHERRY (2)

NEW DISCONNECT SWITCHES

NEW MAIN 400 AMP SWITCHBOARD SEE NOTE 6

S 31° 29' 11" E 216.50'

NEW EQUIPMENT PAD SEE NOTE 7

INSTALL NEW APPROACH LIGHT, SEE DWG. C-123

NEW FREEZE PROOF HOSE BIB & NEW MINUTE MAN MOUNTED TIRE FILLER SEE NOTE 8

NEW CONCRETE WALKWAY

EXISTING SERVICE STATION BUILDING TO BE CONVERTED TO MINI-MARKET "I AS PER "PROJECT" SHT. SHEET 1 THRU 7

2 FT.

10 FT. CANOPY SET BACK LINE

8 FT. PARKING SET BACK LINE

REMOVE EXISTING ADPO SIGN AND CONC. BASE THEN SOD DISTURBED AREA

S 32° 56' 00" W 21.13'

POINT OF BEGINNING ZONING DESCRIPTION

REMOVE AND REINSTALL SIDING AS NEEDED FOR SIGN BASE

INSTALL NEW APPROACH LIGHT SEE DWG. C-123

N 53° 01' 49" E 28.05'

REMOVE EXISTING 550 GAL. WASTE OIL TANK AS DIRECTED BY OWNERS ENGINEER

NEW PREFAB. COOLER SEE NOTE 3

NEW SALES AREA

NEW WALK COUNTER

NEW SELF SERVE POP GONDOLA

N 30° 00' 11" W 24.75'

N 53° 52' 38" E 21.72'

EDWARD D. POLLARD & WF.
3401/293

ACER PLATANOIDES
NORWAY MAPLE (8)

HAND SINK

EX. F.F. ELEV. 415.51

NEW SALES ALCOVE

EQUAL SPACES

NEW 3'-0" x 1'-0" WINDOW & COUNTER SEE DWG. A-123

PROVIDE 1-H.C. PARKING SPACE

HANDICAPPED RAMP (ASPHALT)

PROVIDE 1-H.C.-P. HANDICAP SPACE PAINTING

* 35 FT. BLDG. SET BACK EXIST. SEE 3401/293 BUILT PRIOR TO RESTRICTION

NEW PUBLIC ADDRESS SYSTEM SEE NOTE 2

NEW 2" UNDERGROUND CONDUIT (IF REQUIRED) FOR NEW SELF-SERVE SYSTEM W/2 NO. SEE NOTES 1A & 1B

NEW EXPLOSION PROOF J BOX MOUNTED FLUSH ON ISLAND TOP (TYP.)

WAITING SPACE (TYP.)

PARCEL "1"
ATLANTIC REFINING CO.
1490/377 ZONED: B.M.-CT

8 FT. PARKING SET BACK LINE

58.42'

24'

S 51° 04' 00" W

INSTALL NEW 15' SPACED 6' AM/PM MINI MARKET COMBINATION SIGN W/ 2'-9" DIAM. GLOBE LIGHT

SERVICING SPACE (TYP.)

INSTALL 24'-0" CANOPY

A/C

S/C

NEW 2" UNDERGROUND CONDUIT TO NEW PUBLIC ADDRESS SYSTEM W/2 NO. SEE NOTES 1A & 1B

PROVIDE 1-H.C. PARKING SPACE W/ CONC. WHEEL STOPS

* 35 FT. BLDG. SET BACK EXIST. SEE 3401/293 BUILT PRIOR TO RESTRICTION

PARCEL "2"
ATLANTIC REFINING CO.
4400/368 ZONED: B.M.-CT

S 52° 08' 11" E

N 49° 55' 49" E 6.15'

NEW CONC. CURB

EXIST. 200 AMP FLECT PANEL CONVERT TO 1 BOX PANEL AS REQUIRED

2'-4" CONC. LANDING W/ RAILING SEE EL. 21 & 4 STEPS

FIELD WELD PER 6 x 6 SEE NOTE 10 COMPARTMENT

REMOVE EXISTING FENCE

REMOVE WALL & STACK

NEW FLOOD MOUNTED TWO CONDITION UNIT

N 37° 41' 45" E 57.96'

6-8.5' x 18' PARKING SPACES

PARCEL # 3
ATLANTIC REFINING CO.
5671/150 ZONED: B.M.-CT

INSTALL NEW PAVING SECTION THIS AREA

N 35° 42' 49" E 30.22'

EXISTING EASEMENT (IN 3401/293 USE IN COMMON)

EXIST. 550 GAL. WASTE OIL TANK TO BE REMOVED BY OWNER

INSTALL NEW APPROACH LIGHT SEE DWG. C-123

PROPERTY LINE

CHD. N 58° 14' 47" W 98.28'
R = 2446.00' L = 98.30'

L = 160.14'

R = 2446.00'

12.26'

CHD. N 56° 10' 35" W 160.15'

DEED LINE

CHD. N 60° 26' 25" W 67.80'
R = 2446.00' L = 69.63'

NOTE:
EXISTING UTILITIES SERVICES TO REMAIN

ZONED: B.M.-CT
COMMERCIAL SHOPS

JOPPA ROAD

SCALE: 1" = 10'

Philip A. Pazzella 2/5/02

NOTES

1. COORDINATES AND BEARINGS SHOWN ARE BASED ON: BALTO. COUNTY TRAVERSE STATIONS
   X-4962 N 37951.11 E 9579.34
   X-4963 N 37978.40 E 9260.70
2. ELEVATIONS SHOWN ARE BASED ON EXISTING FIRST FLOOR EL. ARCO SERVICE STATION = 415.71
3. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL 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 THE UTILITY 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

ARCO
am/pm mini market
Ball Service 00.0 ARCO Station
Ball Service 00.0 Unleaded Gasoline

SIGN DETAIL
N.T.S.

LOCATION MAP
SCALE: 1" = 1000'

SITE
TOWSON
21204

SITE INFORMATION:

ELECTION DISTRICT NO. 9
OWNER: ATLANTIC REFINING CO.
EXISTING USE: SERVICE STATION
PROPOSED USE: AM/PM MARKET WITH GAS FACILITY

ZONING NOTES:

EXISTING ZONING: BM-CT
PROPOSED ZONING: NO CHANGE - BUT WITH TWO VARIANCES AND ONE SPECIAL EXCEPTION
VARIANCE #1: TO PERMIT CANOPY WITHIN THE MINIMUM 10' SETBACK LINE
VARIANCE #2: TO PERMIT PROP. WORK TO BE DONE ON TRACT 4436 S.F. SMALLER THAN THE MIN. AREA REQUIRED
SPECIAL EXCEPTION: TO PERMIT A FOOD STORE WITHIN THIS ZONING AREA

AREA REQUIREMENTS:
ONE DISPENSER ISLAND, WITH TWO DUAL DISPENSERS, CAPABLE OF SERVING FOUR CARS AT ONE TIME.
ONE DISPENSER ISLAND, WITH TWO DISPENSERS, CAPABLE OF SERVING TWO CARS AT ONE TIME.
TOTAL SERVICING SPACES = 6
TOTAL SERVICING BAYS = 0
TOTAL SPACE AND BAYS = 6
TOTAL AREA REQUIRED = 6 x 1500 SF = 9000 SF (USE 15,000 SF MIN.)

ANCILLARY USES:
MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED.

COMBINATION USES:
FOOD STORE SALES (MINI-MARKET)
ADDITIONAL SQUARE FOOTAGE = FACTOR 4 x 1700SF = 6800SF.
TOTAL AREA REQUIRED = 15,000 SF + 6800 SF = 21,800 SF
TOTAL AREA OF TRACT = 17,364.45 SQUARE FEET OR 0.399 Ac±.

ACCESS POINTS:
NUMBER OF DRIVEWAYS ON MAJOR STREET = 3.
REQUIRED SITE WIDTH = 3 x 65' = 195'
ACTUAL SITE WIDTH = 216.50'

LANDSCAPING:
LANDSCAPING REQUIRED (5% OF SITE) = 868 SF
LANDSCAPING PROVIDED = 1145 SF

PARKING:
PARKING SPACES REQUIRED = 1 FOR EVERY 200 SF OF FLOOR SPACE = 1700SF ÷ 200 SF = 8.5 OR 9 SPACES
PARKING SPACES PROVIDED = 11 (INCLUDING 1 HANDICAPPED)

AREA DISTURBED BY NEW CONSTRUCTION = 280 SF±

NOTE: NO NEW SIGNS TO BE PLACED AT THIS TIME.

PREPARED BY
LYON ASSOCIATES, INC.
7131 RUTHERFORD ROAD
BALTIMORE, MARYLAND 21207
TELEPHONE 301-944-9112
DATE
FILE 1764-207

	DATE	REVISIONS
1	10-16-01	Revised Parking Layout
2	9-20-01	REV. REAR PARKING & ADDED LANDSCAPING

MICROFILMED

BOARD OF APPEALS
PETITIONER'S EXHIBIT
2

MICROFILMED

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

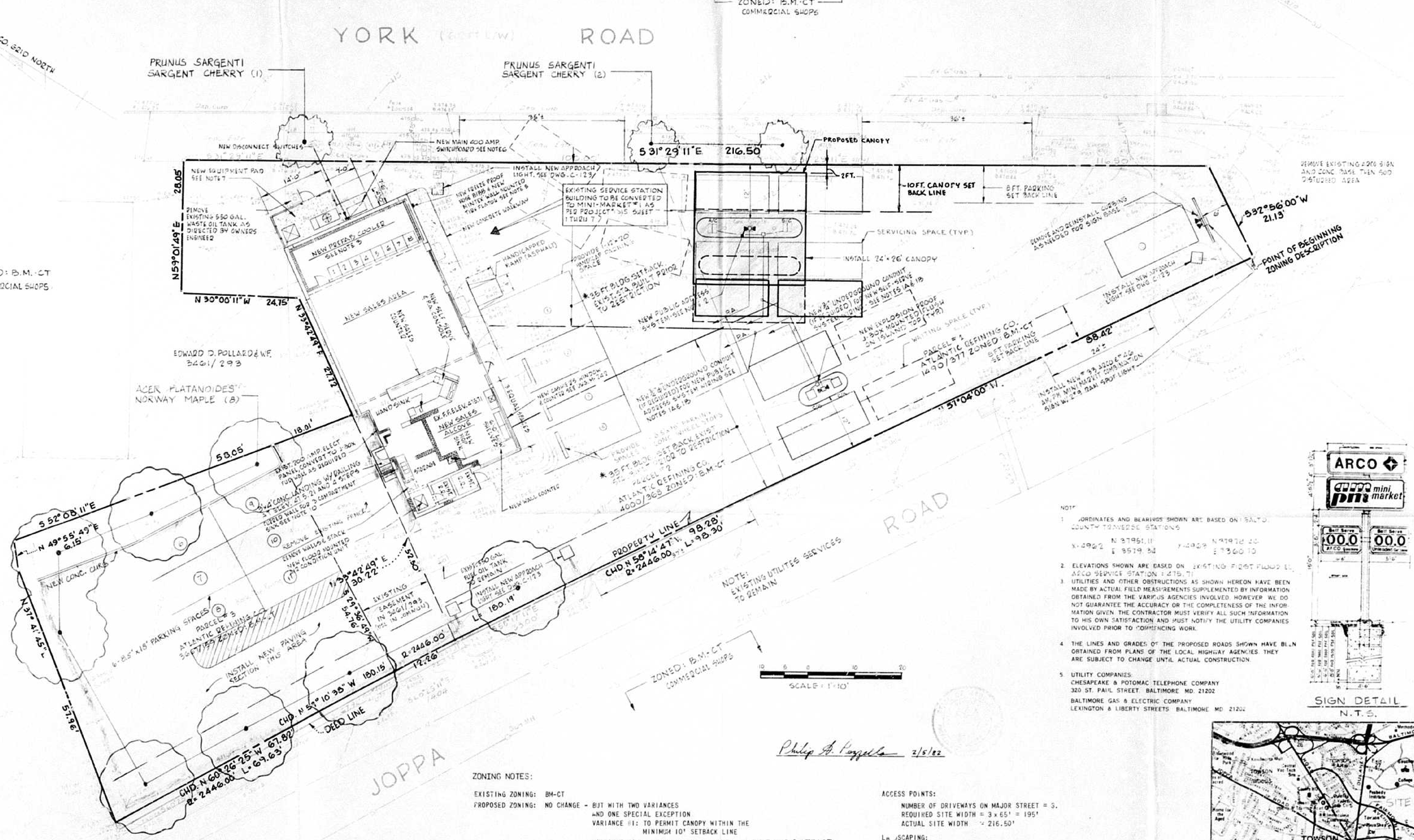
CONVERSION OF MINI MARKET

ZONING PLAT
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE & SPECIAL EXCEPTIONS

EXISTING SERVICE STATION AT THE INTERSECTION OF YORK AND JOPPA ROADS, TOWSON BALTIMORE COUNTY MARYLAND
ZONING PLAT & SITE PLAN

APPD.
DATE
DRAWN
SCALE
SHEET

1764-207



NOTE

1. COORDINATES AND BEARINGS SHOWN ARE BASED ON BALTO. COUNTY TRAVERSE STATIONS
   X=4922 N 37951.11 E 9519.84 X=4929 N 37976.20 E 9360.10
2. ELEVATIONS SHOWN ARE BASED ON EXISTING FIRST FLOOR EL. ARCO SERVICE STATION = 475.71
3. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL 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 THE UTILITY 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

SIGN DETAIL
N.T.S.

Philip A. Lazzella 2/5/02

ZONING NOTES:

EXISTING ZONING: BM-CT

PROPOSED ZONING: NO CHANGE - BUT WITH TWO VARIANCES AND ONE SPECIAL EXCEPTION

VARIANCE #1: TO PERMIT CANOPY WITHIN THE MINIMUM 10' SETBACK LINE

VARIANCE #2: TO PERMIT PROP. WORK TO BE DONE ON TRACT 4436 S.F. SMALLER THAN THE MIN. AREA REQUIRED

SPECIAL EXCEPTION: TO PERMIT A FOOD STORE WITHIN THIS ZONING AREA

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ONE DISPENSER ISLAND, WITH TWO DUAL DISPENSERS, CAPABLE OF SERVING FOUR CARS AT ONE TIME.

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TOTAL SERVICING BAYS = 0
TOTAL SPACE AND BAYS = 6
TOTAL AREA REQUIRED = 6 x 1500 SF = 9000 SF (USE 15,000 SF MIN.)

ANCILLARY USES:

MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED.

COMBINATION USES:

FOOD STORE SALES (MINI-MARKET)
ADDITIONAL SQUARE FOOTAGE = FACTOR 4 x 1700SF = 6800SF.

TOTAL AREA REQUIRED = 15,000 SF + 6800 SF = 21,800 SF
TOTAL AREA OF TRACT = 17,364.45 SQUARE FEET OR 0.399 Ac±.

ACCESS POINTS:

NUMBER OF DRIVEWAYS ON MAJOR STREET = 3.
REQUIRED SITE WIDTH = 3 x 65' = 195'
ACTUAL SITE WIDTH = 216.50'

LANDSCAPING:

LANDSCAPING REQUIRED (5% OF SITE) = 868 SF
LANDSCAPING PROVIDED = 1145 SF

PARKING:

PARKING SPACES REQUIRED = 1 FOR EVERY 200 SF OF FLOOR SPACE = 1700SF ÷ 200 SF = 8.5 OR 9 SPACES

PARKING SPACES PROVIDED = 11 (INCLUDING 1 HANDICAPPED)

AREA DISTURBED BY NEW CONSTRUCTION = 280 SF±

NOTE: NO NEW SIGNS TO BE PLACED AT THIS TIME.

SITE INFORMATION:

ELECTION DISTRICT NO. 9
OWNER: ATLANTIC REFINING CO.
EXISTING USE: SERVICE STATION
PROPOSED USE: AM/PM MARKET WITH GAS FACILITY



LOCATION MAP
SCALE: 1"=1000

PREPARED BY:
LYON ASSOCIATES, INC.
7131 RUTHERFORD ROAD
BALTIMORE, MARYLAND 21207
TELEPHONE 301-944-9112
DATE: FILE: 1764-207

DATE: Revised Parking

BOARD OF APPEALS
PETITIONER'S EXHIBIT 14

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

CONVERSION OF MINI MARKET
ON THE INTERSECTION OF YORK AND
JOPPA ROADS, TOWSON BALTIMORE COUNTY MARYLAND
ZONING PLAT & SITE PLAN

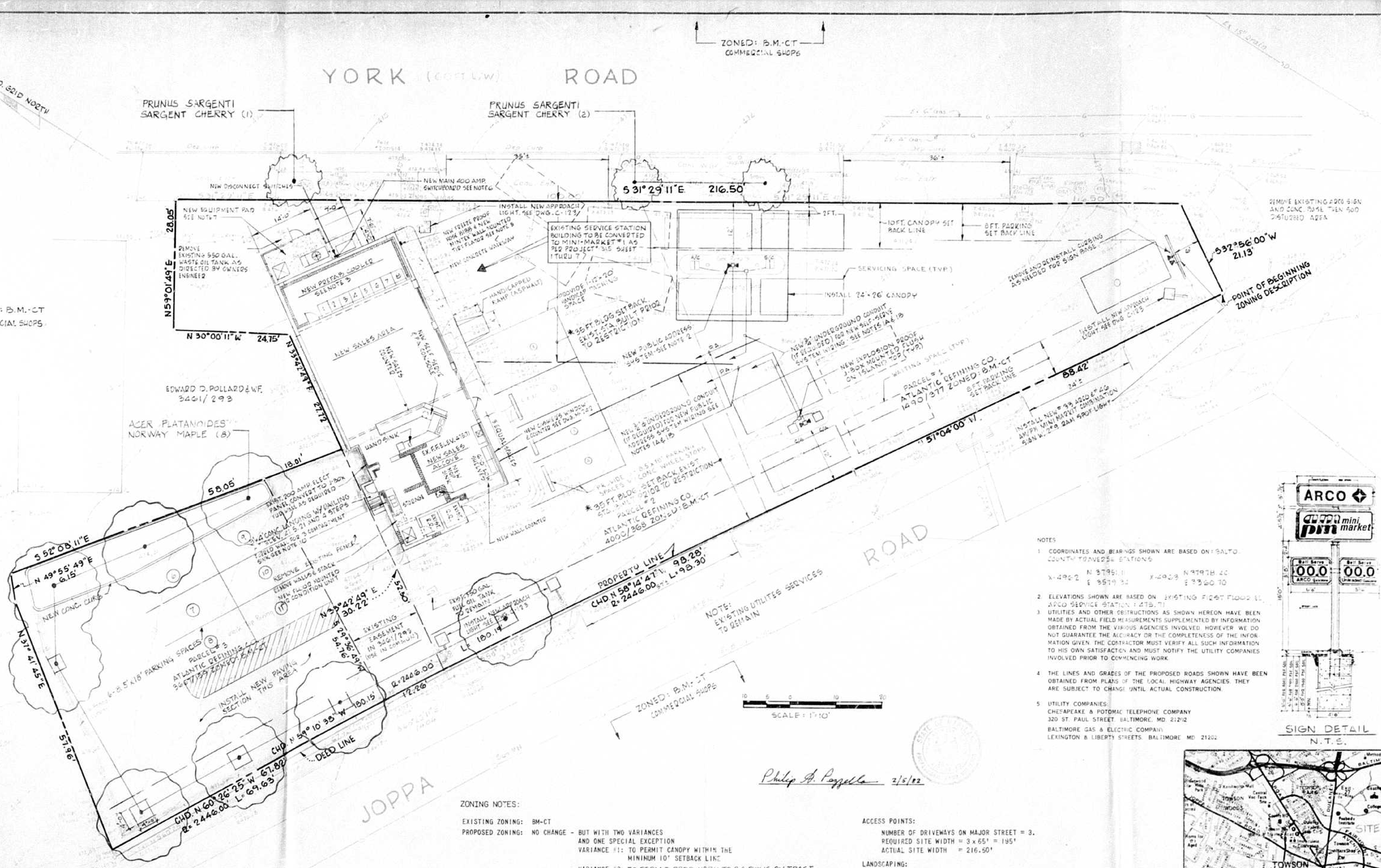
ZONING PLAT
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE & SPECIAL EXCEPTIONS

EXISTING SERVICE STATION AT THE INTERSECTION OF YORK AND JOPPA ROADS, TOWSON BALTIMORE COUNTY MARYLAND
ZONING PLAT & SITE PLAN

APP. | type | date | dsgnr | dtd | sheet | by

MICROFILMED

MICROFILMED 1764-207



Philip A. Pozzella 2/5/82

NOTES

1. COORDINATES AND BEARINGS SHOWN ARE BASED ON: BALTO. COUNTY TRAVERSE STATIONS
   X-4982 N 8795.11 E 9579.34 X-4929 N 9797.88 E 9360.10
2. ELEVATIONS SHOWN ARE BASED ON: EXISTING FIRST FLOOR EL. ARCO SERVICE STATION (ATB. 7)
3. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL 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 THE UTILITY 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

SIGN DETAIL
N.T.S.



SITE INFORMATION:

ELECTION DISTRICT NO. 9
OWNER: ATLANTIC REFINING CO.
EXISTING USE: SERVICE STATION
PROPOSED USE: AM/PM MARKET WITH GAS FACILITIY

ZONING NOTES:

EXISTING ZONING: BM-CT
PROPOSED ZONING: NO CHANGE - BUT WITH TWO VARIANCES AND ONE SPECIAL EXCEPTION
VARIANCE #1: TO PERMIT CANOPY WITHIN THE MINIMUM 10' SETBACK LINE
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TOTAL AREA REQUIRED = 6 x 1500 SF = 9000 SF (USE 15,000 SF MIN.)

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REQUIRED SITE WIDTH = 3 x 65' = 195'
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LANDSCAPING:

LANDSCAPING REQUIRED (5% OF SITE) = 868 SF
LANDSCAPING PROVIDED = 1145 SF

PARKING:

PARKING SPACES REQUIRED = 1 FOR EVERY 200 SF OF FLOOR SPACE = 1700SF ÷ 200 SF = 8.5 OR 9 SPACES
PARKING SPACES PROVIDED = 11 (INCLUDING 1 HANDICAPPED)

AREA DISTURBED NY NEW CONSTRUCTION = 280 SF±

NOTE: NO NEW SIGNS TO BE PLACED AT THIS TIME.

PREPARED BY
LYON ASSOCIATES, INC.
7131 RUTHERFORD ROAD
BALTIMORE, MARYLAND 21207
TELEPHONE 301-944-9112
DATE
FILE: 1764-207

DATE	REVISIONS
10-16-81	Revised Parking Layout
2 9-20-83	REV. REAR PARKING & ADDED LANDSCAPING

BOARD OF APPEALS
PETITIONER'S EXHIBIT 2

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

CONVERSION OF MINI MARKET

ZONING PLAT
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE & SPECIAL EXCEPTIONS

EXISTING SERVICE STATION AT THE INTERSECTION OF YORK AND JOPPA ROADS, TOWSON BALTIMORE COUNTY MARYLAND
ZONING PLAT & SITE PLAN

1764-207

YORK ROAD

BALTO. CO. GRID NORTH

ZONED: B.M.-CT
COMMERCIAL SHOPS

PRUNUS SARGENTI
SARGENT CHERRY (1)

PRUNUS SARGENTI
SARGENT CHERRY (2)

NEW DISCONNECT SWITCHES

NEW MAIN 400 AMP. SWITCHBOARD SEE NOTE 6

NEW EQUIPMENT PAD SEE NOTE 7

REMOVE EXISTING 550 GAL. WASTE OIL TANK AS DIRECTED BY OWNERS ENGINEER

N 53°01'49"E 28.05'

N 30°00'11"W 24.75'

S 31°29'11"E 216.50

PROPOSED CANOPY

2FT.

10FT. CANOPY SET BACK LINE

8FT. PARKING SET BACK LINE

INSTALL NEW APPROACH LIGHT SEE DWG. C-123

EXISTING SERVICE STATION BUILDING TO BE CONVERTED TO MINI-MARKET AS PER PROJECT SEE SHEET 1 THRU 7

NEW FREEZE PROOF HOSE BIBB & NEW MINTEX WALL MOUNTED FIRE EXTINGUISHER SEE NOTE 8

NEW CONCRETE WAINSCOT

NEW PREFAB. COOLER SEE NOTE 3

HAND-CAPPED RAMP (ASPHALT)

PROVIDE (1) 12'-0" x 20' HANDICAP PARKING SPACE

SERVICING SPACE (TYP.)

INSTALL 24'x26' CANOPY

REMOVE AND REINSTALL COPING AS NEEDED FOR SIGN BASE

REMOVE EXISTING ARCO SIGN AND CONC. BASE THEN SOD DISTURBED AREA

S 32°56'00"W 21.13'

POINT OF BEGINNING ZONING DESCRIPTION

INSTALL NEW APPROACH LIGHT SEE DWG. C-123

35 FT. BLDG SET BACK EXISTING PULL PROP TO RESTRICTION

NEW PUBLIC ADDRESS SYSTEM SEE NOTE 2

NEW 3" UNDERGROUND CONDUIT (IF REQUIRED) FOR NEW SYSTEM WIRING SEE NOTE 5

NEW EXPLOSION PROOF J-BOX MOUNTED FLUSH ON ISLAND TOP (TYP.)

NEW SALES AREA

NEW SELF-SERVE & VAC CONSOLE

NEW SALES ALCOVE

HAND SINK

EXIST. 200 AMP. ELECT. PANEL CONVERT TO 2-POLE TUMBLER AS REQUIRED

EXIST. 4" CONC. LANDING W/ 6 LEVELING RISERS AT S. 21 AND 2 STEPS

NEW 4" CONC. LANDING W/ 6 LEVELING RISERS AT E. 5 AND 2 STEPS FIELD HALL FOR 3 COMPARTMENT SINK SEE NOTE 10

REMOVE EXISTING FENCE

REMOVE WALL-MOUNTED AIR CONDITIONING UNIT

NEW FLOOD MOUNTED AIR CONDITIONING UNIT

NEW CONC. CURB

6-8.5'x18' PARKING SPACES

PARCEL 2
ATLANTIC REFINING CO.
SCHEDULED EXISTING 4000/368

INSTALL NEW PAVING SECTION THIS AREA

EXISTING EASEMENT (IN 3361/293 LOSE IN COMMOTI)

N 39°47'40"E 30.22'

N 53°47'45"E 57.96'

N 49°55'49"E 6.15'

S 52°08'11"E

CHD. N 60°26'25"W 67.82'
R-2446.00 L-69.63'

CHD. N 59°10'35"W 180.15'
R-2446.00 L-180.19'

DEED LINE

PROPERTY LINE

CHD N 58°14'47"W 98.28'
R-2446.00 L-98.30'

S 51°04'00"W 88.42'

PARCEL #1
ATLANTIC REFINING CO.
1490/377 ZONED: B.M.-CT

8FT. PARKING SET BACK LINE

INSTALL NEW #3 SOLID 6" ALG ANFR MINI MAX FIT COMBINATION 48W.W. 24W. 48DP LIGHT

EDWARD D. POLLARD & WF.
3401/293

ACER PLATANOIDES
NORWAY MAPLE (8)

58.05'

18.01'

NOTE:
EXISTING UTILITIES SERVICES TO REMAIN

ZONED: B.M.-CT
COMMERCIAL SHOPS

SCALE: 1"=10'

NOTES

1. COORDINATES AND BEARINGS SHOWN ARE BASED ON 1 SALTO. COUNTY TRAVERSE STATIONS
   X-4962 N 37951.11 E 3579.34
   X-4968 N 37978.20 E 3360.70
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5. UTILITY COMPANIES
   CHESAPEAKE & POTOMAC TELEPHONE COMPANY
   320 ST. PAUL STREET, BALTIMORE, MD. 21202
   BALTIMORE GAS & ELECTRIC COMPANY
   LEXINGTON & LIBERTY STREETS, BALTIMORE, MD. 21202

ARCO
am/pm mini market

SIGN DETAIL
N.T.S.

Philip A. Poggella 2/5/82

ZONING NOTES:

EXISTING ZONING: BM-CT
PROPOSED ZONING: NO CHANGE - BUT WITH TWO VARIANCES AND ONE SPECIAL EXCEPTION
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ONE DISPENSER ISLAND, WITH TWO DISPENSERS, CAPABLE OF SERVING TWO CARS AT ONE TIME.
TOTAL SERVICING SPACES = 6
TOTAL SERVICING BAYS = 0
TOTAL SPACE AND BAYS = 6
TOTAL AREA REQUIRED = 6 x 1500 SF = 9000 SF (USE 15,000 SF MIN.)

ANCILLARY USES:

MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED.

COMBINATION USES:

FOOD STORE SALES (MINI-MARKET)
ADDITIONAL SQUARE FOOTAGE = FACTOR 4 x 1700SF = 6800SF.
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TOTAL AREA OF TRACT = 17,364.45 SQUARE FEET OR 0.399 Ac±.

ACCESS POINTS:

NUMBER OF DRIVEWAYS ON MAJOR STREET = 3.
REQUIRED SITE WIDTH = 3 x 65' = 195'
ACTUAL SITE WIDTH = 216.50'

LANDSCAPING:

LANDSCAPING REQUIRED (5% OF SITE) = 868 SF
LANDSCAPING PROVIDED = 1145 SF

PARKING:

PARKING SPACES REQUIRED = 1 FOR EVERY 200 SF OF FLOOR SPACE
= 1700SF ÷ 200 SF = 8.5 OR 9 SPACES
PARKING SPACES PROVIDED = 11 (INCLUDING 1 HANDICAPPED)

AREA DISTURBED BY NEW CONSTRUCTION = 280 SF±

NOTE: NO NEW SIGNS TO BE PLACED AT THIS TIME.

SITE INFORMATION:

ELECTION DISTRICT NO. 9
OWNER: ATLANTIC REFINING CO.
EXISTING USE: SERVICE STATION
PROPOSED USE: AM/PM MARKET WITH GAS FACILTIY



LOCATION MAP
SCALE: 1"=1000'

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

DATE: FILE: 1764-207

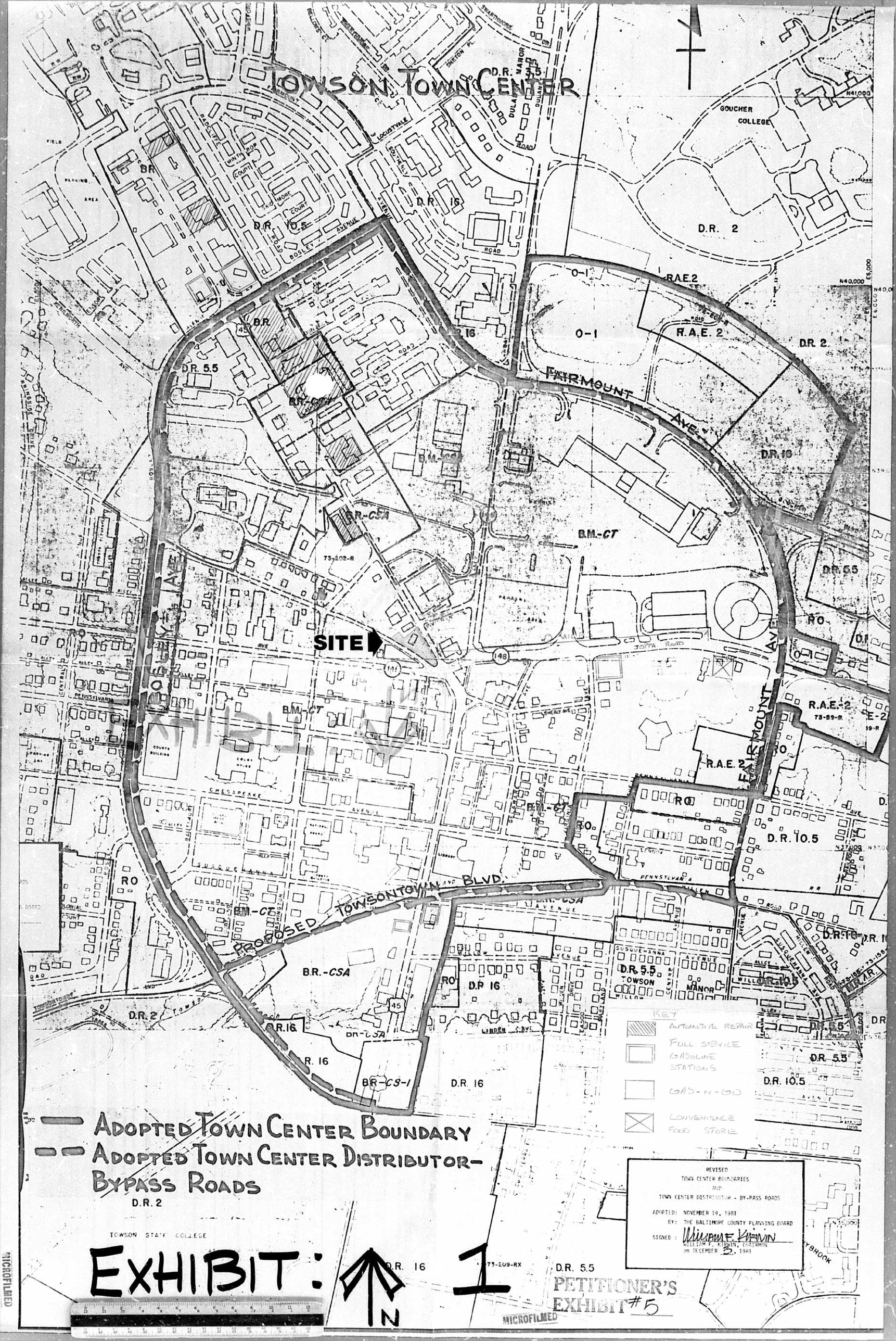
BOARD OF APPEALS
PETITIONER'S EXHIBIT 14

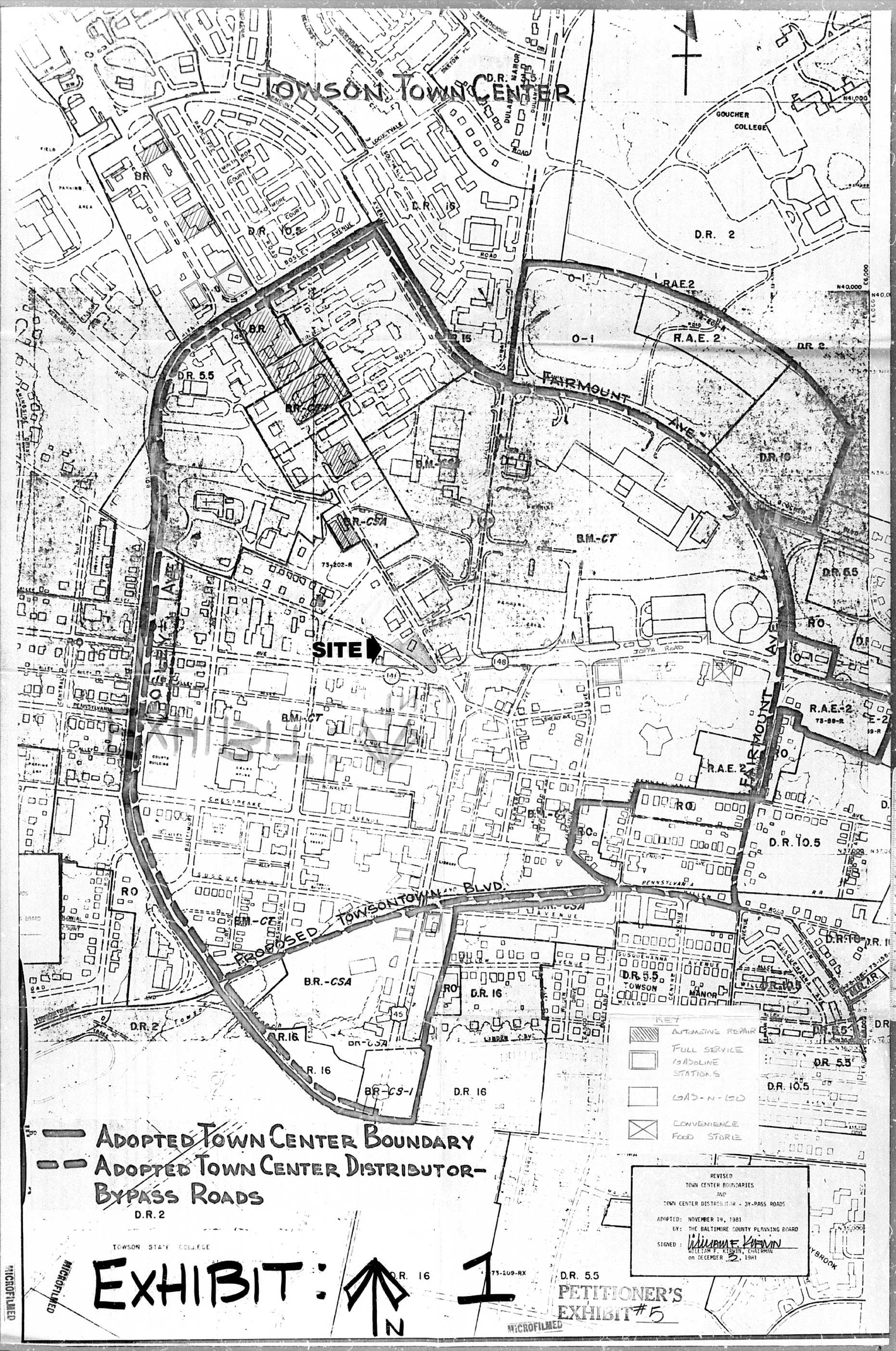
ARCO Petroleum Products Company
Division of Atlantic Richfield Company
Retail Marketing • Design & Engineering
515 South Flower St., Los Angeles, CA 90071

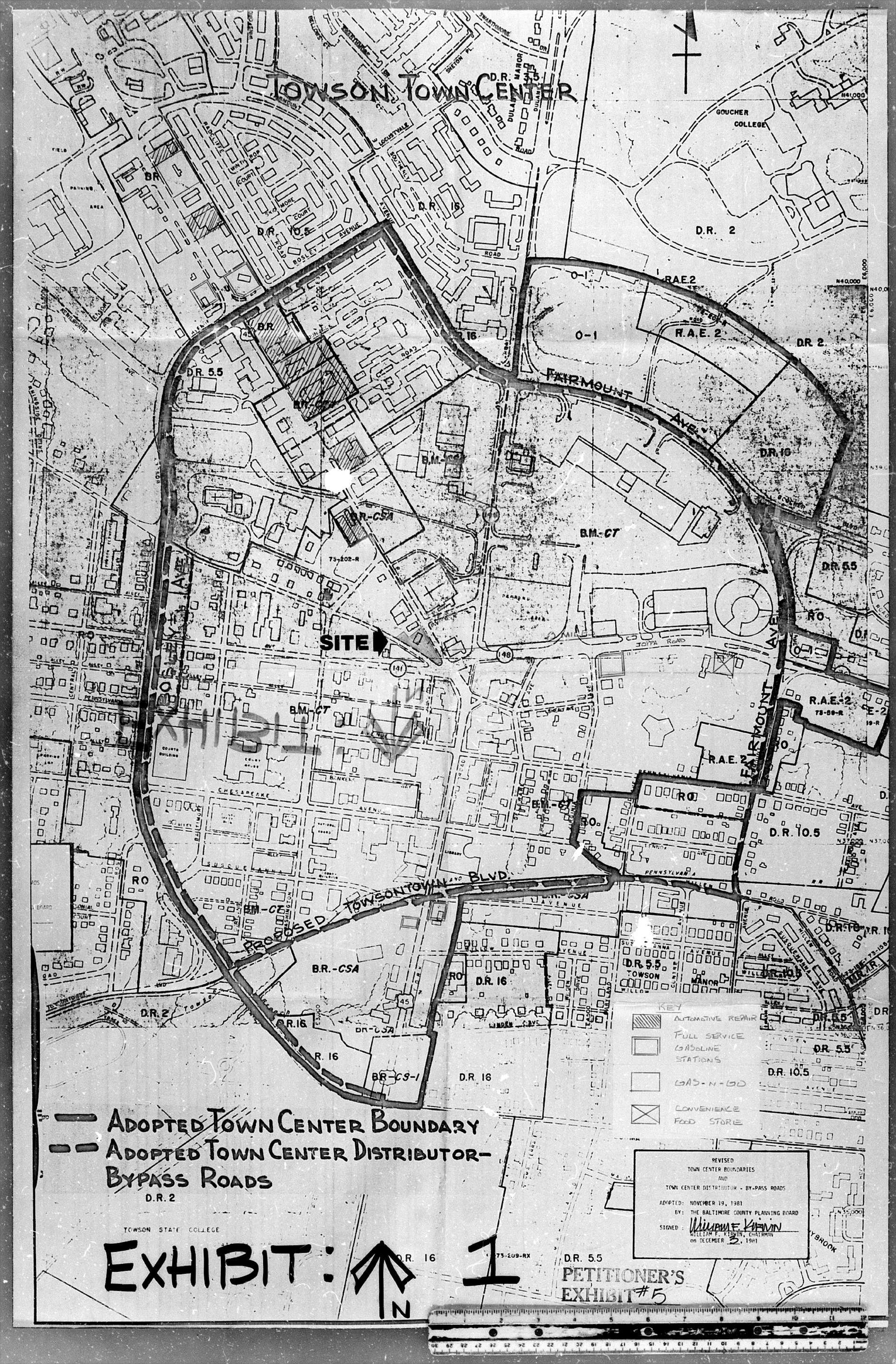
ZONING PLAT
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE & SPECIAL EXCEPTIONS

CONVERSION OF MINI MARKET
EXISTING SERVICE STATION AT THE INTERSECTION OF YORK AND JOPPA ROADS, TOWSON BALTIMORE COUNTY MARYLAND
ZONING PLAT & SITE PLAN

1764-207


TOWSON TOWN CENTER
SITE
FAIRMOUNT AVE.
PROPOSED TOWSONTOWN BLVD.
DULANEY VALLEY ROAD
GOUCHER COLLEGE
TOWSON STATE COLLEGE
TOWSON MANOR
D.R. 2
D.R. 5.5
D.R. 10.5
D.R. 16
R.A.E. 2
O-1
B.R.
B.R.-CSA
B.M.-CT
R.O.
B.R.-CS-1
ADOPTED TOWN CENTER BOUNDARY
ADOPTED TOWN CENTER DISTRIBUTOR-BYPASS ROADS
KEY
AUTOMOTIVE REPAIR
FULL SERVICE GASOLINE STATIONS
GAS-N-GO
CONVENIENCE FOOD STORE
REVISED
TOWN CENTER BOUNDARIES
AND
TOWN CENTER DISTRIBUTOR - BY-PASS ROADS
ADOPTED: NOVEMBER 19, 1981
BY: THE BALTIMORE COUNTY PLANNING BOARD
SIGNED: William F. Kirwin
WILLIAM F. KIRWIN, CHAIRMAN
ON DECEMBER 3, 1981
EXHIBIT: 1
PETITIONER'S EXHIBIT #5
MICROFILMED


TOWSON TOWN CENTER
GOUCHER COLLEGE
D.R. 2
D.R. 5.5
D.R. 16
D.R. 10.5
R.A.E.2
O-1
B.R.
B.R.-CSA
B.M.-CT
R.O.
FAIRMOUNT AVE.
YORK ROAD
JOPPA ROAD
PENNSYLVANIA AVENUE
CHESAPEAKE AVENUE
SUSQUEHANNA AVENUE
TOWSON MANOR
SITE
PROPOSED TOWSONTOWN BLVD.
TOWSON STATE COLLEGE
KEY
AUTOMOTIVE REPAIR
FULL SERVICE GASOLINE STATIONS
GAS-N-GO
CONVENIENCE FOOD STORE
ADOPTED TOWN CENTER BOUNDARY
ADOPTED TOWN CENTER DISTRIBUTOR-BYPASS ROADS
REVISED
TOWN CENTER BOUNDARIES
AND
TOWN CENTER DISTRIBUTOR - BY-PASS ROADS
ADOPTED: NOVEMBER 19, 1981
BY: THE BALTIMORE COUNTY PLANNING BOARD
SIGNED: WILLIAM E. KIRWIN, CHAIRMAN
on DECEMBER 2, 1981
EXHIBIT: 1
N
PETITIONER'S EXHIBIT #5
MICROFILMED


TOWSON TOWN CENTER
GOUCHER COLLEGE
D.R. 2
D.R. 5.5
D.R. 16
D.R. 10.5
D.R. 10
R.A.E.2
R.A.E. 2
0-1
B.M.-CT
B.R.-CSA
B.R.
R.O.
FAIRMOUNT AVE.
JOPPA ROAD
CHESAPEAKE AVENUE
PENNSYLVANIA AVENUE
PROPOSED TOWSONTOWN BLVD.
SITE
TOWSON MANOR
TOWSON STATE COLLEGE
KEY
AUTOMOTIVE REPAIR
FULL SERVICE GASOLINE STATIONS
GAS-N-GO
CONVENIENCE FOOD STORE
ADOPTED TOWN CENTER BOUNDARY
ADOPTED TOWN CENTER DISTRIBUTOR-BYPASS ROADS
REVISED
TOWN CENTER BOUNDARIES
AND
TOWN CENTER DISTRIBUTOR - BY-PASS ROADS
ADOPTED: NOVEMBER 19, 1981
BY: THE BALTIMORE COUNTY PLANNING BOARD
SIGNED: William E. Kirwin
WILLIAM E. KIRWIN, CHAIRMAN
on DECEMBER 2, 1981
EXHIBIT: 1
PETITIONER'S EXHIBIT #5
N

PETITIONER'S EXHIBIT 12

EXHIBIT 16

EXHIBIT 16

E. JOPPA ROAD

(70' R/W)

AVENUE (60' R/W)

VIRGINIA

MACADAM

INSTALL NEW BALTIMORE CO. STD. H.C. RAMPS & CANOPY

REMOVE EXIST CURB & CONC IN THIS AREA INSTALL NEW CONC WHERE

EXIST CONC RAMP

EAST CONC RAMP

S 84°-28'-51" W 104.40

S 39°-39'-12" W 42.60'

S 04°-09'-59" E 102.35'

N 06°-28'-31" W 127.80'

N 82°-35'-58" E 139.24'

POINT OF BEGINNING

EX. LIGHT POLE & FIXTURE PAINT LOAM BROWN

EX. TELEPHONE PEDESTAL

EX. CURB TO REMAIN - SANDBLAST

11' PUMP ISLAND SETBACK REQUESTED IN LIEU OF 16' AS REQUIRED

INSTALL PRICE'S 6 in ON LIGHT POLE, PAINT POLE & FIXTURE LOAM BROWN

INSTALL NEW ASPHALT DRIVEWAY IN THIS AREA, FEATHER TO MEET EXISTING (SEE PAVING NOTE #4 ON THIS SHEET)

EXISTING ASPHALT (SEE NOTE # 4)

TOTAL AREA: 0.395 Ac ±

REMOVE EXIST. CONC. IN THIS AREA AND REPLACE W/ ASPHALT

EXIST. CONCRETE TO REMAIN

EXIST TANK FILL IN THIS AREA - TO REMAIN 1) 5,000 2) 5,000

EXIST. CONC. WALL

EXIST. CONC RAMP

EXIST. SLOPE TO REMAIN

EXIST CONCRETE TO REMAIN

EXIST CONC WALK TO REMAIN

EXIST. CURB TO REMAIN - SANDBLAST

EXIST. STORAGE SHED

SERIES 47-1 MOD SERVICENTER

RANCH KIT TO BE REMOVED BY BLDG. FABRICATOR & REPLACED WITH FACELIFT FRONT & SIDES BY BLDG. FABRICATOR TO FACELIFT CASHIER AREA

NEW CASHIER AREA

REAR WALL OF EXIST. STORAGE SHED & EXIST. METAL STORAGE ROOM TO BE PAINTED LOAM BROWN

EXIST. CURB TO REMAIN - SANDBLAST

EXIST. S.D. INLET TO REMAIN CLEAN OUT

EXIST. CONC. TO REMAIN

IN ALL 10'x10'x6' HIGH PRESAB "PE MCD" METAL TRASH ENCLOSURE (SERIES 500), PAINT LOAM BROWN. CONSTRUCT 11'x11'-8" THICK REINFORCED CONC SLAB (SEE DWG M-1 FOR DETAILS)

INSTALL LIGHT & AIR & WATER UNITS ON CONC WALK W/SIGN (SEE DWG M-1) - SEE NOTE # 5

REPLACE ASPHALT HERE

TO MATCH EXIST CURB ON VIRGINIA AVE

NEW CONC CURB & GUTTER

NEW CONC. WALK

EXPANSION JOINT

PHONE BOOTH

WATER METER

REPAIR EXIST. FENCE & PAINT LOAM BROWN

IRON PIPE FD. N 37,604.39 E 4,582.07

20" MAPLE

50'

3 STORY STONE BUILDING

JOSEF & ANNE GEHRING 4784/ 269

FRAME GARAGE

IRON BAR SET N 37,504.32 E 4,670.69

EXISTING STORAGE BUILDING TO REMAIN - G.C. TO PAINT DOORS LOAM BROWN.

REMOVE EXIST. FENCE & PAINT LOAM BROWN

CONST. NEW CONC CURB & GUTTER

INSTALL BROWN LANDSCAPE STONE

RESTROOM PRIVACY SCREEN TO BE INSTALLED BY BLDG. FABRICATOR

TRIM EXIST. PINE TREES IN THIS AREA

EXIST. UTILITY POLE TO REMAIN

TRIM EXIST. PINE TREES IN THIS AREA.

6" HIGH CONCRETE CURB

NO PARKING SIGN

CONC WALK

CUT IN WATER METER

EXIST LIGHT-PHONE POLE & FIXTURE LOAM BROWN

EAST CONC RAMP

CANOPY SETBACK REQUESTED IN LIEU OF 16' AS REQUIRED

ISLAND SHELTER (SEE NOTE #1)

INSTALL ABV. WATER LINE W/FROST PROOF BIBB AT ISLAND SHELTER

FULL SERVE CANOPY (SIGN BOTH SIDES)

PROPOSED 30'x30' PREFAB. CONTEMP CANOPY (SEE NOTE 6)

SELF-SERVE CANOPY (SIGN BOTH SIDES)

EXIST. UST TO REMAIN (BY OTHERS)

EXIST. FUEL ISLAND TO REMAIN

EXIST. CONC. WALK TO REMAIN

EXIST. CURBS TO REMAIN - SANDBLAST

R.O. PAINT CONC CURB TO REMAIN LOAM BROWN

EDGE OF MACADAM

12' ALLEY

6' SANITARY

8" WATER

12" W

4" GAS

5" SANITARY

8" WATER VALVE

12" W (22-1012 A & C)

4" GAS

12" W

6" GAS

8" SANITARY

8" WATER VALVE

6" SANITARY

6" GAS

8" WATER

PETITIONER'S EXHIBIT 12

EXHIBIT 16

EXHIBIT 16

E. JOPPA ROAD (70' R/W)

AVENUE (60' R/W)

VIRGINIA

MACADAM

INSTALL NEW BALTIMORE CO. STD H.C. RAMPS & CANOPY

REMOVE EXIST. CURB & CONC IN THIS AREA (INSTALL NEW CONC. WHERE REQ'D)

EXIST. CONC RAMP

EXIST. LIGHT-PAINT POLE FIXTURE (LOAM BROWN)

6" HIGH CONCRETE CURB

NO PARKING SIGN

CONC. WALK

S 84°-28'-51"W 104.40

42.60'

S 39°-39'-12"W

102.35'

S 04°-09'-59"E

N 06°-28'-31"W 127.80'

N 82°-35'-58"E 139.24'

POINT OF BEGINNING

EXISTING ASPHALT (SEE NOTE # 4)

TOTAL AREA: 0.398 Ac ±

INSTALL NEW ASPHALT PAVEMENT IN THIS AREA, FEATHER TO MEET EXISTING (SEE DRIVEWAY TAPING NOTE #4 ON THIS SHEET)

REMOVE EXIST. CONC IN THIS AREA AND REPLACE W/ ASPHALT

EXIST. CONCRETE TO REMAIN

EXIST TANKFIELD IN THIS AREA - TO REMAIN
10,000 GAL
2 @ 6,000 GAL

SERIES 47-1 MOD. SERVICENTER

RANCH KIT TO BE REMOVED BY BUYER. FABRICATION, BLDG. FABRICATOR TO FACELIFT EXIST. 3 SIDES & INSTALL MAX SECURITY CASHIER AREA.

EXIST. STORAGE SHED

NEW DISPLAY AREA

EXIST. SUPPLEMENTAL TO REMAIN

EXIST. CONC. WALK TO REMAIN

EXIST. CURB TO REMAIN - SANDBLAST

EXIST. S.P. INLET TO REMAIN CLEAN OUT

REAR WALL OF EXIST. STORAGE SHED & EXIST. METAL STORAGE ROOM TO BE PAINTED LOAM BROWN

EXIST. CONC TO REMAIN

REMOVE EXIST. PUMP ISLANDS

INSTALL NEW ISLAND SHELTER (SEE NOTE #1)

INSTALL PRICE 'N SIGN ON LIGHT POLE, PAINT POLE & FIXTURE LOAM BROWN

11' PUMP ISLAND (STRUCT. REINFORCED) W/ CONC. FILL

EXIST. LIGHT-PAINT POLE & FIXTURE LOAM BROWN

EXIST. CURB TO REMAIN - SANDBLAST

EXIST. PAINT LOAM BROWN

EXIST. FLAG POLES (PAINT LOAM BROWN)

EXIST. CONC. TO REMAIN - SANDBLAST

INSTALL LIGHT & AIR & WATER UNITS ON CONC. WALK W/SIGN (SEE DWG M-1) SEE NOTE #5

REPLACE ASPHALT HERE

TO MATCH EXIST. CURB ON VIRGINIA AVE.

NEW CONC. CURB & GUTTER

NEW CONC. WALK

EXPANSION JOINTS

11'-11" ALL ID X 10'X6' HIGH PREFAB. "PE MCO" METAL TRASH ENCLOSURE (SERIES 900), PAINT LOAM BROWN. CONSTRUCT 11'x11'-8" THICK REINFORCED CONC SLAB (SEE DWG M-1 FOR DETAILS)

REPAIR EXIST. FENCE & PAINT LOAM BROWN

IRON PIPE FD. N 37,000.39 E 4,032.571

IRON BAR SET N 37,204.32 E 4,670.249

20" MAPLE

50'

3 STORY STONE BUILDING

JOSEPH & ANNE GEHRING 4764/269

FRAME GARAGE

EXISTING STORAGE BUILDING TO REMAIN - S.C. TO PAINT DOORS LOAM BROWN.

REPAIR EXIST FENCE & PAINT LOAM BROWN

TRIM EXIST. PINE TREES IN THIS AREA

EXIST. UTILITY POLE TO REMAIN

CONST. NEW CONC. CURB & GUTTER

INSTALL BROWN LANDSCAPE STONE

RESTROOM PRIVACY SCREEN TO BE INSTALLED BY BLDG. FABRICATOR

TRIM EXIST. PINE TREES IN THIS AREA

EXIST. UTILITY POLE TO REMAIN

TRIM EXIST. PINE TREES IN THIS AREA

EXISTING STORAGE BUILDING TO REMAIN - S.C. TO PAINT DOORS LOAM BROWN.

REPAIR EXIST FENCE & PAINT LOAM BROWN

EXIST. CONC. TO REMAIN

EXIST. CURB TO REMAIN - SANDBLAST

EXIST. S.P. INLET TO REMAIN CLEAN OUT

REAR WALL OF EXIST. STORAGE SHED & EXIST. METAL STORAGE ROOM TO BE PAINTED LOAM BROWN

EXIST. CONC. TO REMAIN

EXIST. CURB TO REMAIN - SANDBLAST

EXIST. PAINT LOAM BROWN

EXIST. CONC. WALK TO REMAIN

EXIST. CONC. RAMP

EXIST. CONC. WALK

EXIST. CONC. RAMP

EXIST. CONC. WALK

EXIST. CONC. RAMP

EXIST. CONC. WALK

PETITIONER'S EXHIBIT 12

EXHIBIT 16

EXHIBIT 16

E. JOPPA ROAD

(70' R/W)

VIRGINIA AVENUE (60' R/W)

TOTAL AREA: 0.398 Ac ±

POINT OF BEGINNING

S 84°-28'-51" W 104.40

S 39°-39'-12" W 42.60

S 04°-09'-59" E 102.35'

N 06°-28'-31" W 127.80'

N 82°-35'-58" E 139.24'

SERIES 47-1 MOD. SERVICENTER

RANCH KIT TO BE REMOVED BY BLDG. FABRICATOR TO FACELIFT FRONT & 2 SIDES & INSTALL MAX. SECURITY

EXIST. STORAGE SHED

EXIST. FRAME GARAGE

EXIST. 3 STORY STONE BUILDING

JOSEF & ANNE GEHRING 4784/ 269

EXISTING ASPHALT (SEE NOTE # 4)

MACADAM

INSTALL NEW BALTIMORE CO. STD. H.C. RAMPS & CANOPY

REMOVE EXIST. CURB & CONC. IN THIS AREA. INSTALL NEW CONC. WHERE REQ'D.

EXIST. CONC. RAMP

EXIST. CONC. WALK

EXIST. FLAG POLE

EXIST. LIGHT-PAINT POLE & FIXTURE LOAM BROWN

INSTALL PRICE S-6N ON LIGHT POLE, PAINT POLE & FIXTURE LOAM BROWN.

EXCURB TO REMAIN - CANDELA

11' PUMP ISLAND SETBACK REQUESTED IN LIEU OF 16' AS REQUIRED

INSTALL NEW ASPHALT DRIVEWAY IN THIS AREA, FEATHER TO MEET EXISTING (SEE DRIVEWAY PAVING NOTE #4 ON THIS SHEET)

ISLAND SHELTER (SEE NOTE #1)

INSTALL NEW WATER LINES W/ FROST PROOF BIBB AT FLOOR LEVEL

FULL SERVE CANOPY SIGN (BOTH SIDES)

PROPOSED 30'x30' PREFAB CONTEMP CANOPY (SEE NOTE #6)

SELF-SERVE CANOPY SIGN (BOTH SIDES)

EXIST. CURB TO REMAIN

EXIST. SLOPE TO REMAIN

EXIST. CONCRETE TO REMAIN

NEW CASHIER AREA

REMOVE EXIST. CONC. IN THIS AREA AND REPLACE W/ ASPHALT

EXIST. CONCRETE TO REMAIN

INSTALL ALL 10'x10'x6' HIGH PREFAB "PEMCO" METAL TRASH ENCLOSURE (SERIES 500). PAINT LOAM BROWN. CONSTRUCT 11'x11'-2" THICK REINFORCED CONC SLAB (SEE DWG M-1 FOR DETAILS)

INSTALL LIGHT & AIR & WATER UNITS ON CONC. WALK W/ SIGN (SEE DWG M-1) - SEE NOTE #5

TO MATCH EXIST CURB ON VIRGINIA AVE.

NEW CONC. CURB & GUTTER

REPLACE ASPHALT HERE

NEW CONC. WALK

EXPANSION JOINTS

EXIST. CURB TO REMAIN - SANDBLAST

REAR WALL OF EXIST. STORAGE SHED & EXIST. METAL STORAGE ROOM TO BE PAINTED LOAM BROWN

EXIST. S.D. INLET TO REMAIN CLEAN OUT

EXIST. CURB TO REMAIN - SANDBLAST

EXIST. CONC. TO REMAIN

REPAIR EXIST. FENCE & PAINT LOAM BROWN

IRON PIPE FD. N 37,604.332 E 41,522.971

IRON BAR SET N 37,704.326 E 41,670.649

20" MAPLE

50'

GRASS

EXIST. 6" HIGH CONCRETE CURB

NO PARKING SIGN

CUT IN WATER METER

EXIST. CONC. WALK

TRIM EXIST. PINE TREES IN THIS AREA

EXISTING STORAGE BUILDING TO REMAIN. G.C. TO PAINT DOORS LOAM BROWN.

REPAIR EXIST. FENCE & PAINT LOAM BROWN

CONST. NEW CONC. CURB & GUTTER

INSTALL BROWN LANDSCAPE STONE

RESTROOM PRIVACY SCREEN TO BE INSTALLED BY BLDG. FABRICATOR

TRIM EXIST. PINE TREES IN THIS AREA

EXIST. UTILITY POLE TO REMAIN

EXIST. 8" SANITARY

EXIST. 6" WATER

EXIST. 12" W

EXIST. 4" GAS

EXIST. 6" GAS

EXIST. 8" SANITARY

EXIST. 12" W (DRAWING A-4 C)

EXIST. WATER VALVE

EXIST. 12" W

EXIST. 4" GAS

EXIST. 6" GAS

EXIST. 8" SANITARY

EXIST. 12" W

EXIST. 8" SANITARY

EXIST. 6" WATER

EXIST. 8" SANITARY

EXIST. 6" WATER

EXIST. 8" SANITARY

EXIST. 6" WATER