

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.2. to permit a setback of 15' from the street right-of-way in lieu of the required 35' and 48' from the centerline of the street in lieu of the required 60' and a setback of 6' from the right-of-way in lieu of the required 10' for a canopy.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)

The layout of this site has forced us to use space within the required setbacks in order to avoid a possible hazard to cars coming out of the service bays.

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 penalty of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Lyon Associates, Inc. (Tony Cortesi)
Name
Address
City and State
Attorney's Telephone No.:
Address

Legal Owner(s):
Virginia L. Baker, et al
(Type or Print Name)
Signature
Eileen B. Garner
(Type or Print Name)
Signature
Betty Taylor Robinson
(Type or Print Name)
Signature
Philip M. Leary
(Type or Print Name)
Signature
Poland S. Lages
(Type or Print Name)
Signature
3615 Stoneybrook Road
Address
Baltimore, Maryland
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Lyon Associates, Inc. (Tony Cortesi)
Name
Address
City and State
Attorney's Telephone No.:
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of August, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of October, 1982, at 9:45 a.m.

Zoning Commissioner of Baltimore County

(over)

Item #27 (1982-1983)
Property Owner: Virginia L. Baker, et al
Page 1
August 31, 1982

Water and Sanitary Sewer:

There are 8-inch and 12-inch public water mains in Langrehr and Liberty Roads, respectively; and, 8-inch public sanitary sewerage exists in each of these roads.

Very truly yours,

POB:R.A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:SS

cc: Jack Wimbley

P-SF Key Sheet
22 NW 28 Pos. Sheet
NW 6 G Topo
77 Tax Map

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Calhoun
Administrator

August 27, 1982

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

Attention: Mr. N. Commodari

RE: ZAC Meeting of 8-17-82
ITEM: #27
Property Owner: Virginia L. Baker, et al
Location: NW corner Liberty Rd. (Route 26) & Essex Rd.
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a kiosk within the 35' setback line and to permit a setback of 6' in lieu of the required 10' for a canopy.
Acres: 0.775
District: 2nd

Dear Mr. Hammond:

On review of the site plan of July 26, 1982 and field inspection, the State Highway Administration will require revisions to the plan.

The revised plan must show the existing centerline of Liberty Road and the correct right of way as shown on R/W Plat #25139.

A field check on the day of inspection shows a distance of 30' from the centerline of Liberty Road to the face of the existing roadside curbs and 47' from the centerline to the existing R/W.

The plan must be revised to show the existing field conditions and R/W correctly.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:vrd
cc: Mr. J. Wimbley

My telephone number is (301) 659-1350
Teletypewriter for impaired hearing: 1-800-462-STATEWIDE
383 7555 Baltimore Metro - 565 0451 D.C. Metro - 1-800-462-STATEWIDE
P.O. Box 717 707 North Calvert St. Baltimore, Maryland 21203 0717

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 18, 1982

Ms. Virginia Baker
3615 Stoneybrook Road
Randallstown, Maryland 21133

RE: Item No. 27 - Case No. 83-105-A
Petitioner - Virginia L. Baker, et al
Variance Petition

Dear Ms. Baker:

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.

Particular attention should be afforded to the comments of the State Highway Administration.

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. CONNODARI
Chairman
Zoning Plans Advisory Committee

NBC:bse
Enclosures
cc: Lyon Associates, Inc.
4 Tony Cortesi
7131 Rutherford Road
Baltimore, Md. 21207

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
6-5-1310

October 8, 1982

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

Attention: Nick Connodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Virginia L. Baker, et al

Location: NW corner Liberty Road and Essex Road

Item No.: 27

Zoning Agenda: Meeting of August 17, 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 and incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

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

EXCEEDS the maximum allowed by the Fire Department.

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

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

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

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

Noted and Approved: George M. Regan
Planning Group
Special Inspection Division

/s/

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: September 10, 1982

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

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

- Item #3 - Marriott Corporation
- Item #24 - Andrew & Maria Styka
- Item #25 - Samuel J. Salvo
- Item #27 - Virginia L. Baker, et al
- Item #28 - Villa Maria, Incorp.
- Item #29 - Wade J. & Joan B. Webster
- Item #30 - Stanley Larry Posner
- Item #31 - Glenn C. & Karen L. Snyder
- Item #32 - Cla. Stanbaugh
- Item #33 - The White Marsh Joint Venture
- Item #34 - Preston C. & Ann D. Shelton
- Item #36 - Gary D. & Leslie P. Piotnick
- Item #43 - Jay I. & Ellen Morstein

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

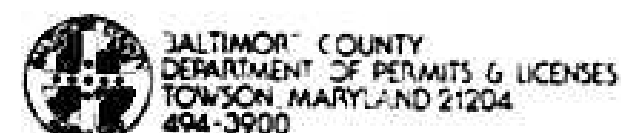
Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of November, 1982, that the Petition for Variance(s) to permit setbacks of 15 feet from the street right of way in lieu of the required 35 feet, 48 feet from the centerline of the street (Liberty Road) in lieu of the required 60 feet, and 6 feet from the right of way in lieu of the required 10 feet, for the expressed purpose of Shell Oil Company, lessee, making improvements to the existing service station, in accordance with the site plan prepared by Lyon Associates, Inc., dated July 26, 1982, and marked Petitioners' Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the conditions contained in the Order dated May 12, 1966, Case No. 66-247-X.
2. Compliance with the comments submitted by the Maryland Department of Transportation, dated August 27, 1982, and the Office of Planning and Zoning, dated October 19, 1982; in particular, submit a detailed landscaping plan to the Current Planning and Development Division for approval and inclusion on the site plan.

A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

William E. Hammond
Zoning Commissioner of
Baltimore County



TED Z. LESH JR.
DIRECTOR
Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

September 8, 1982

Dear Mr. Hammond:
Comments on Item # 27 Zoning Advisory Committee Meeting August 17, 1982 are as follows:
Property Owners: Virginia L. Baker, et al
Location: NW Cor. Liberty Road and Essex Road
Proposed Zoning: Variance to permit a kiosk within the 35' setback line and to permit a setback of 6' in lieu of the required 10' for a canopy.
Area: 0.775
Notes: 2nd

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aging and other applicable codes.
- B. A building and other miscellaneous permits 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.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" of an adjacent lot line shall be of non-burn 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 101, line 2, Section 1007 and Table 1002.
- F. Requested variance conflicts with the Baltimore County Zoning 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 all in a proposed change in use is proposed in compliance with the height/area requirements of Table 505 and the required construction classification of Table 101.
- I. Comments:

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., 21204.

Very truly yours,
Charles E. Hammond, Chief
Plans Review

CHE:msj
FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 11, 1982

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

Z.A.C. Meeting of: August 17, 1982

RE: Item No: 26, 27, 28
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 VARIANCES : BEFORE THE ZONING COMMISSIONER
NW corner of Liberty & Langrehr : OF BALTIMORE COUNTY
Roads, 2nd District :
VIRGINIA L. BAKER, et al, : Case No. 83-105-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

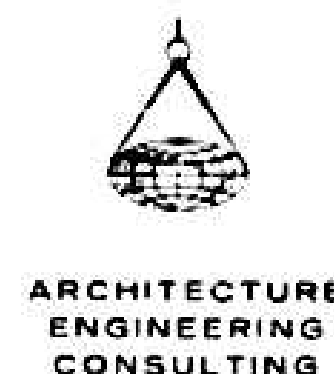
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in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

Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 14th day of October, 1982, a copy of the foregoing Order was mailed to Virginia L. Baker, Eileen B. Camer, Betty Taylor Robinson, Philip N. Lages and Roland E. Lages, 3615 Stoneybrook Road, Randallstown, Maryland 21133, Petitioners; and Tony Corallo, Lyon Associates, Inc., 7131 Rutherford Road, Baltimore, Maryland 21207, who requested notification.

John W. Hession, III



LYON ASSOCIATES, INC.

Zoning Description

Existing Shell Service Station at Liberty and Langrehr Roads
Baltimore County, Maryland

BEGINNING FOR THE SAME at a point on the Northwest corner of Liberty Road and Langrehr Road; thence leaving said point and running North 61° 57' 00" West 225.00 feet along the Northern Right-of-Way line of Liberty Road; thence North 28° 03' 00" East 150.00 feet; thence South 61° 57' 00" East 225.00 feet to intersect the Western Right-of-Way line of Langrehr Road; thence running along the Western Right-of-Way line South 28° 05' 00" West 150.00 feet to the place of beginning.

Containing in all 33,750 sq. ft. or 0.775 ac.±



Philip J. Papella 1/24/82

PETITION FOR VARIANCES

2nd Election District

ZONING: Petition for Variances
LOCATION: Northwest corner of Liberty and Langrehr Roads
DATE & TIME: Tuesday, October 26, 1982 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variances to permit a setback of 15 ft. from the street right of way in lieu of the required 35 ft. and 48 ft. from the centerline of the street in lieu of the required 60 ft. and a setback of 6 ft. from the right of way in lieu of the required 10 ft. for a canopy.

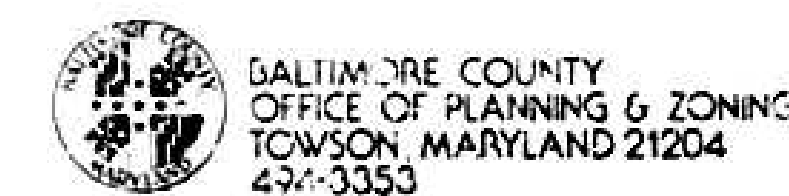
The Zoning Regulation to be excepted as follows:
Section 103.3.2.2.a - minimum setback of building and canopy from street right of way and centerline

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

Being the property of Virginia L. Baker, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, October 26, 1982 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY



WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 21, 1982

714 Ania L. Baker, et al
3615 Stoneybrook Road
Randallstown, Maryland 21133

Re: Petition for Variance
NW corner Liberty & Langrehr Rds.
Virginia L. Baker, et al
Case #83-105-A Item #27

Dear Ladies and Gentlemen:

This is to advise you that \$55.75 is due for advertising and posting of the above property.

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

Very truly yours,

William E. Hammond
Commissioner

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

No. 112330

DATE 11/3/82 ACCOUNT R-01-615-000

AMOUNT \$55.75
Maryland Surveying and Engineering Co., a
division of Lyon Associates, Inc.
Advertising & Posting Case #83-105-A
(Virginia L. Baker, et al)

0 165*****57516 54482

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL EXCEPTION:
For Gasoline Filling Station -
NW Cor. Liberty Road and Langrehr
Roads, 2nd District
Donallen N. Lages and A. Marie
Lages, Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-247-X

The petitioners have requested a special exception for a gasoline filling station at the northeast corner of Liberty and Langrehr Roads in the Second District of Baltimore County.

As the petitioners have complied with all the requirements of Section 502.1 of the Baltimore County Zoning Regulations the special exception should be granted.

It is this 12th day of May, 1966, by the Zoning Commissioner of Baltimore County, ORDERED that a special exception for a gasoline filling station should be and the same is hereby granted, from and after the date of this Order, provided that Donallen N. Lages and A. Marie Lages, their heirs and assigns, shall comply strictly with Section 405.1 of said Regulations, in that the gasoline filling station will not be used for any of the following:

1. Storing of school buses shall not be permitted for any portion of the day.
2. Rental trucks and rental trailers shall not be stored or rented from the subject premises.
3. No used cars or wrecked cars shall be stored on the subject property.
4. No advertising displays shall be permitted on the outside of the building without prior approval of the Zoning Commissioner.
5. No vending machines shall be permitted on the property except such as are approved by the Office of Planning and Zoning on the final construction and building plans for the gasoline filling station at the time a building permit shall be issued.

The site plan for the development of said property is subject to approval of the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

MICROFILMED

September 29, 1982

Virginia L. Baker, et al
3615 Stoneybrook Road
Randallstown, Maryland 21133

NOTICE OF HEARING

Re: Petition for Variances
NW/corner of Liberty and Langrehr Roads
Virginia L. Baker, et al - Petitioners
Case #83-105-A Item #27

TIME: 9:45 A.M.

DATE: Tuesday, October 26, 1982

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

TOWSON, MARYLAND

cc: Mr. Tony Cortesi
Lyon Associates, Inc.
7121 Rutherford Road
Baltimore, Maryland 21207

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-105-A
Virginia L. Baker, et al

Date: October 19, 1982

If granted it is requested that details of landscaping be submitted to the Division of Current Planning and Development. Please note that this project is within the Liberty Action Plan area and will ultimately be part of an overall streetscape upgrading for Liberty Road. Hence, this office is particularly concerned with the overall visual appearance of the property.

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

NEG:JGH:slc

cc: Arlene January
Shirley Hess

November 5, 1982

Mr. Tony Cortesi
Lyon Associates, Inc.
7121 Rutherford Road
Baltimore, Maryland 21207

RE: Petition for Variances
NW/corner of Liberty and Langrehr
Roads - 2nd Election District
Virginia L. Baker, et al -
Petitioners
NO. 83-105-A (Item No. 27)

Dear Mr. Cortesi:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:arl

Attachments

cc: Ms. Virginia L. Baker, et al
3615 Stoneybrook Road
Randallstown, Maryland 21133

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

Ms. Virginia Baker
3615 Stoneybrook Road
Randallstown, Md. 21133

Lyon Associates, Inc.
c/o Tony Cortesi
7121 Rutherford Road
Baltimore, Md. 21207

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 17th day of August, 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Virginia L. Baker, et al

Petitioner's Attorney: Reviewed by: *Nicholas E. Commodari*
Nicholas E. 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 3 day of August, 1982.

Filing Fee \$ 100.00 Received: ☒ Check

☐ Cash

☐ Other

Item # 27
107964

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

No. 107964

William E. Hammond
E. Hammond, Zoning Commissioner
by: *Philip P. ...*
wed by: *...*

DATE: 8/3/82 AMOUNT: 01662

AMOUNT: 100.00

RECEIVED FROM: *Lyon Associates*
FOR: *Filing fee for Item #27*
Re: Virginia Baker
C 881*****1006078 2046A

VALIDATION OR SIGNATURE OF CASHIER

REGISTERED COMMUNITY TIMES
Office of The Carroll County Times

Westminster, Md. October 7, 1982

THIS IS TO CERTIFY that the annexed, P.O. 39363 Reg 1 38143
was published for one successive week ending on the 7th
day of October 1982 in The Carroll County Times a daily
newspaper published in Westminster, Carroll County, Maryland.

THE CARROLL COUNTY TIMES

ma. Anne Clark
bookkeeper

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>W. O. ...</i>										
Revised Plans: Change in outline or description										
Previous case: <i>66-247 X</i>										
Map: <i>2B</i> <i>new 6C</i>										

Item # 27

CERTIFICATE OF PUBLICATION

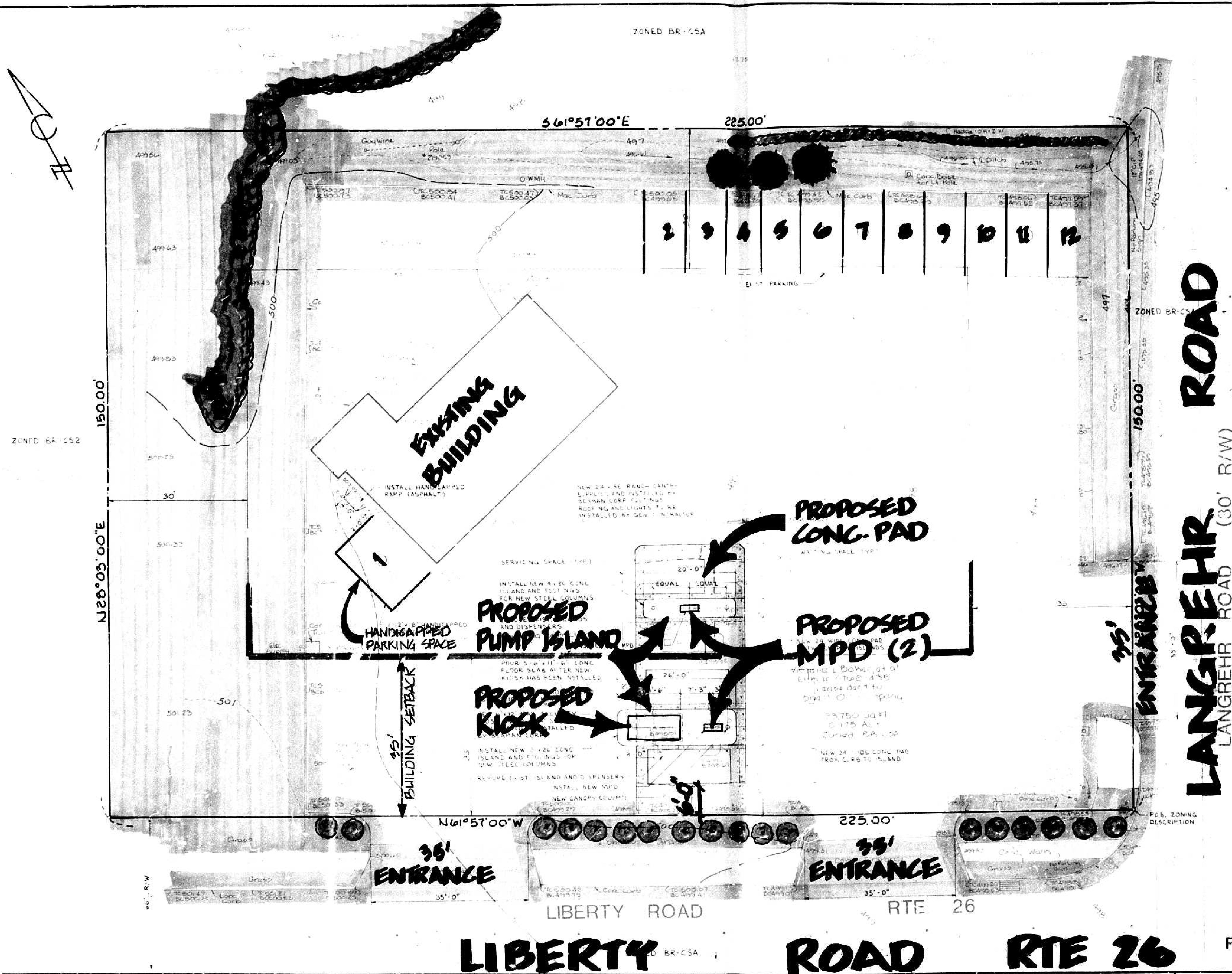
TOWSON, MD. October 7, 1982

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. 21204-21209, one time before the 25th day of October 1982, the 7th day of October 1982.

THE JEFFERSONIAN
Manager

Cost of Advertisement: \$





LOCATION MAP
Scale: 1:2000

GENERAL NOTES:

1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON DEEDS OF RECORD.
2. ELEVATIONS SHOWN HEREON ARE BASED ON BALTIMORE COUNTY
BM X-3156 ELEV. 447.93
3. OWNER OF PROPERTY
VIRGINIA L. BAKER, et. al.
CH. JR. 5762-435
4. LEASE DEED TO
SHELL OIL COMPANY
OTG 4572-036
5. AREA = 33.750 SQ. FT.
0.775 AC.
6. 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.
7. UTILITY COMPANIES:
CHESAPEAKE & POTOMAC TELEPHONE COMPANY
920 ST. PAUL STREET, BALTIMORE, MD. 21202
BALTIMORE GAS & ELECTRIC COMPANY
LEXINGTON & LIBERTY STREETS, BALTIMORE, MD. 21202
8. ZONED: 88-05A

ZUNING NOTES:

EXISTING ZONING: RR-CSA
PROPOSED ZONING: NO CHANGE BUT WITH A VARIANCE FROM SECTION 405.4A(2 TO PERMIT A KIOSK WITHIN THE 35' SETBACK LINE AND TO PERMIT A SETBACK OF 0 FEET IN LIEU OF THE REQ TO 10 FEET FOR A CANOPY.

AREA REQUIREMENTS

TWO DISPENSER ISLANDS WITH ONE DUAL DISPENSER SERVING TWO CARS AT ONE TIME.

TOTAL SERVICING SPACES	= 4
TOTAL SERVICING BAYS	= 3
TOTAL SPACES AND BAYS	= 7
TOTAL AREA REQUIRED	= $7 \times 1,500 \text{ SF} = 10,500 \text{ SF}$ (USE 15,000 SF)
TOTAL WAITING SPACES	= 4

ANCILLARY USES:

VEHICLE REPAIR SERVICES SALE OF SMALL AUTO PARTS AND ACC
VENDING MACHINES CHRISTMAS TREE SALES
TIRE SALES AND INSTALLATION MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED

COMBINATION USES: NONE

TOTAL AREA REQUIRED = 15,000 SF
TOTAL AREA OF TRACT = 33,750 SF

ACCESS POINTS.

NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
REQUIRED SITE WIDTH = $2 \times 65'$ = 130'
ACTUAL SITE WIDTH = 225'

LANDSCAPING:

LANDSCAPING REQUIRED (5% OF SITE) = 1,688 SF
LANDSCAPING PROVIDED = 9,325 SF

PARKING:

PARKING SPACES REQUIRED = 3 BAYS x 3 EACH = 9
 PARKING SPACES PROVIDED = 12 (INCLUDING ONE HANDICAPPED)
 AREA DISTURBED BY NEW CONSTRUCTION = 1.416 SF

FLAT TO ACCOMPANY
ZONING VARIANCE

DRAWING NO.
2166-026

SHEET NO.
1 of 1

INSTALLATION OF NEW KIOSK,
ISLANDS, CANOPY AND MPD'S
SHELL OIL COMPANY
8200 LIBERTY ROAD
ELECT. DIST. 2 BALTIMORE CO., MD.

PLAN PREPARATION

DRAWN BY	MH PORTS	DATE	JULY 26, 1968
DESIGNED BY		SCALE	1"=10'
CHECKED BY	AL CORTIAL		

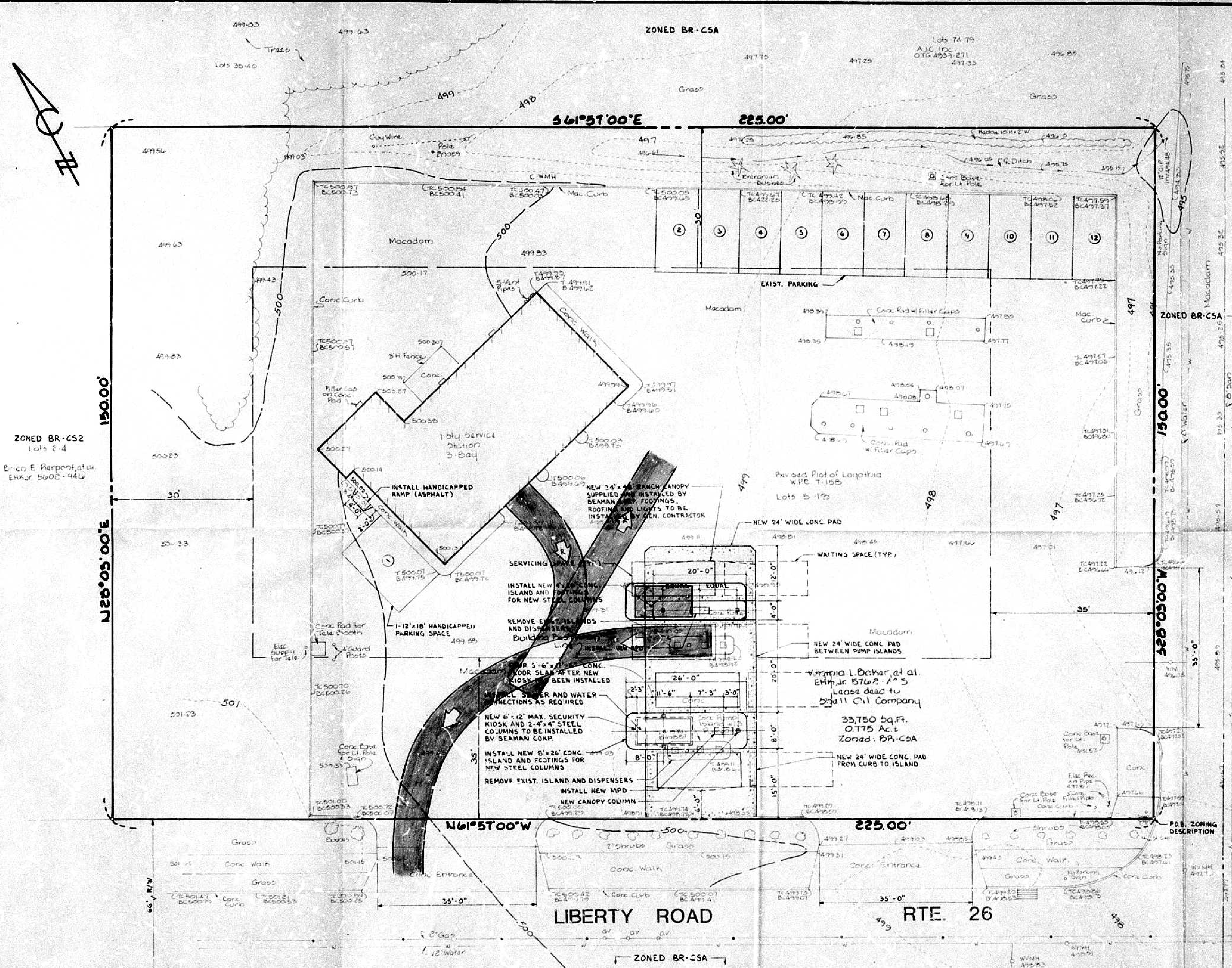
REVISIONS

NO	DATE	DESCRIPTION
1	10/1/78	...
2	10/2/78	...
3	10/3/78	...
4	10/4/78	...
5	10/5/78	...
6	10/6/78	...
7	10/7/78	...
8	10/8/78	...
9	10/9/78	...
10	10/10/78	...
11	10/11/78	...
12	10/12/78	...
13	10/13/78	...
14	10/14/78	...
15	10/15/78	...
16	10/16/78	...
17	10/17/78	...
18	10/18/78	...
19	10/19/78	...
20	10/20/78	...
21	10/21/78	...
22	10/22/78	...
23	10/23/78	...
24	10/24/78	...
25	10/25/78	...
26	10/26/78	...
27	10/27/78	...
28	10/28/78	...
29	10/29/78	...
30	10/30/78	...
31	10/31/78	...

[illegible]

LYON ASSOCIATES, INC.

7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-644-9112



LOCATION MAP
Scale: 1"=2000'

- GENERAL NOTES:**
1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON DEEDS OF RECORD.
 2. ELEVATIONS SHOWN HEREON ARE BASED ON BALTIMORE COUNTY BM X-9156 ELEV. 487.93
 3. OWNER OF PROPERTY
VIRGINIA L. BAKER et. al.
ENR. JR. 5762-43
 4. LEASE DEED TO
SHELL OIL COMPANY
OTG 4572-036
 5. AREA = 33,750 SQ. FT.
0.775 AC
 6. 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.
 7. UTILITY COMPANIES:
CHESAPEAKE & POTOMAC TELEPHONE COMPANY,
320-ST. PAUL STREET, BALTIMORE, MD. 21202
BALTIMORE GAS & ELECTRIC COMPANY
LEANINGTON & LIBERTY STREETS, BALTIMORE, MD. 21202
 8. ZONED: BR-CSA

- ZONING NOTES:**
- EXISTING ZONING: BR-CSA
PROPOSED ZONING: NO CHANGE BUT WITH A VARIANCE FROM SECTION 406.4A(2) TO PERMIT A KIOSK WITHIN THE 25' SETBACK LINE AND TO PERMIT A SETBACK OF 6 FEET IN LIEU OF THE REQUIRED 10 FEET FOR A CANOPY.
- AREA REQUIREMENTS**
- TWO DISPENSER ISLANDS WITH ONE DUAL DISPENSER SERVING TWO CARS AT ONE TIME.
- TOTAL SERVING SPACES = 4
TOTAL SERVICING BAYS = 3
TOTAL SPACES AND BAYS = 7
TOTAL AREA REQUIRED = 7x1,500 SF = 10,500 SF (USE 15,000 SF MIN.)
TOTAL WAITING SPACES = 4
- ANCILLARY USES:**
- VEHICLE REPAIR SERVICES
VENDING MACHINES
TIRE SALES AND INSTALLATION
- SALE OF SMALL AUTO PARTS AND ACC.
CHRISTMAS TREE SALES
MINOR ACCESSORY USES
- NO ADDITIONAL SQUARE FOOTAGE REQUIRED
- COMBINATION USES: NONE**
- TOTAL AREA REQUIRED = 15,000 SF
TOTAL AREA OF TRACT = 33,750 SF
- ACCESS POINTS:**
- NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
REQUIRED SITE WIDTH = 2 x 65' = 130'
ACTUAL SITE WIDTH = 225'
- LANDSCAPING:**
- LANDSCAPING REQUIRED (5% OF SITE) = 1,688 SF
LANDSCAPING PROVIDED = 9,325 SF
- PARKING:**
- PARKING SPACES REQUIRED = 3 BAYS x 3 EACH = 9
PARKING SPACES PROVIDED = 12 (INCLUDING ONE HANDICAPPED)
- AREA DISTURBED BY NEW CONSTRUCTION = 1,416 SF

PETITIONER'S EXHIBIT #2
PLAT TO ACCOMPANY ZONING VARIANCE

LYON ASSOCIATES, INC. 7131 Rutherford Road, Baltimore, Maryland 21207 Telephone: 301-944-9112	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION													<i>Philip D. Pappalardo</i> 7/23/82	PLAN PREPARATION <table border="1"> <thead> <tr> <th>DRAWN BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>MH PORTS</td> <td>JULY 26, 1982</td> </tr> <tr> <th>DESIGNED BY</th> <th>SCALE</th> </tr> <tr> <td> </td> <td>1"=10'</td> </tr> <tr> <th>CHECKED BY</th> <th> </th> </tr> <tr> <td>AJ CORTEAL</td> <td> </td> </tr> </tbody> </table>	DRAWN BY	DATE	MH PORTS	JULY 26, 1982	DESIGNED BY	SCALE		1"=10'	CHECKED BY		AJ CORTEAL		INSTALLATION OF NEW KIOSK, ISLANDS, CANOPY AND MPD'S SHELL OIL COMPANY 8200 LIBERTY ROAD ELECT. DIST. 2 BALTIMORE CO., MD.	DRAWING NO. 2166-026 SHEET NO. 1 of 1
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AJ CORTEAL																																



LYON ASSOCIATES, INC.

7131 RUTHERFORD ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 301-944-9281

ARCHITECTURE

ENGINEERING

SURVEYING

PLANNING

BALTIMORE OFFICE

PRINCIPALS

Frank E. Lyon
Bernhard H. Basse, III

ASSOCIATES

Joseph A. Morris
Edmund A. Berry
Edward P. Robinson
Anthony J. Corbett

CONTROLLER

Frederick Everhardt

10 February 1983
83MB-141

Baltimore County
Department of Public Works
Department of Permits and Licenses
Room 100
Baltimore County Office Building
111 Chesapeake Avenue
Towson, Maryland 21204

Attention: Mr. Peter Paff

Reference: Building Permit Application #51009
Shell Service Station
8200 Liberty Road

Dear Mr. Paff:

We would like to amend our permit application for the referenced project to reflect the proposed addition of a second dispenser to the inside pump island. Attached is a copy of the revised site plan showing the new layout.

If you should have any questions, please do not hesitate to call us.

Very truly yours,

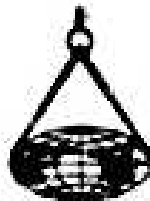
LYON ASSOCIATES, INC.

Michael G. Robin

Michael G. Robin

MGK/dls

*Revised
1526-83
2/15/83*



LYON ASSOCIATES, INC.

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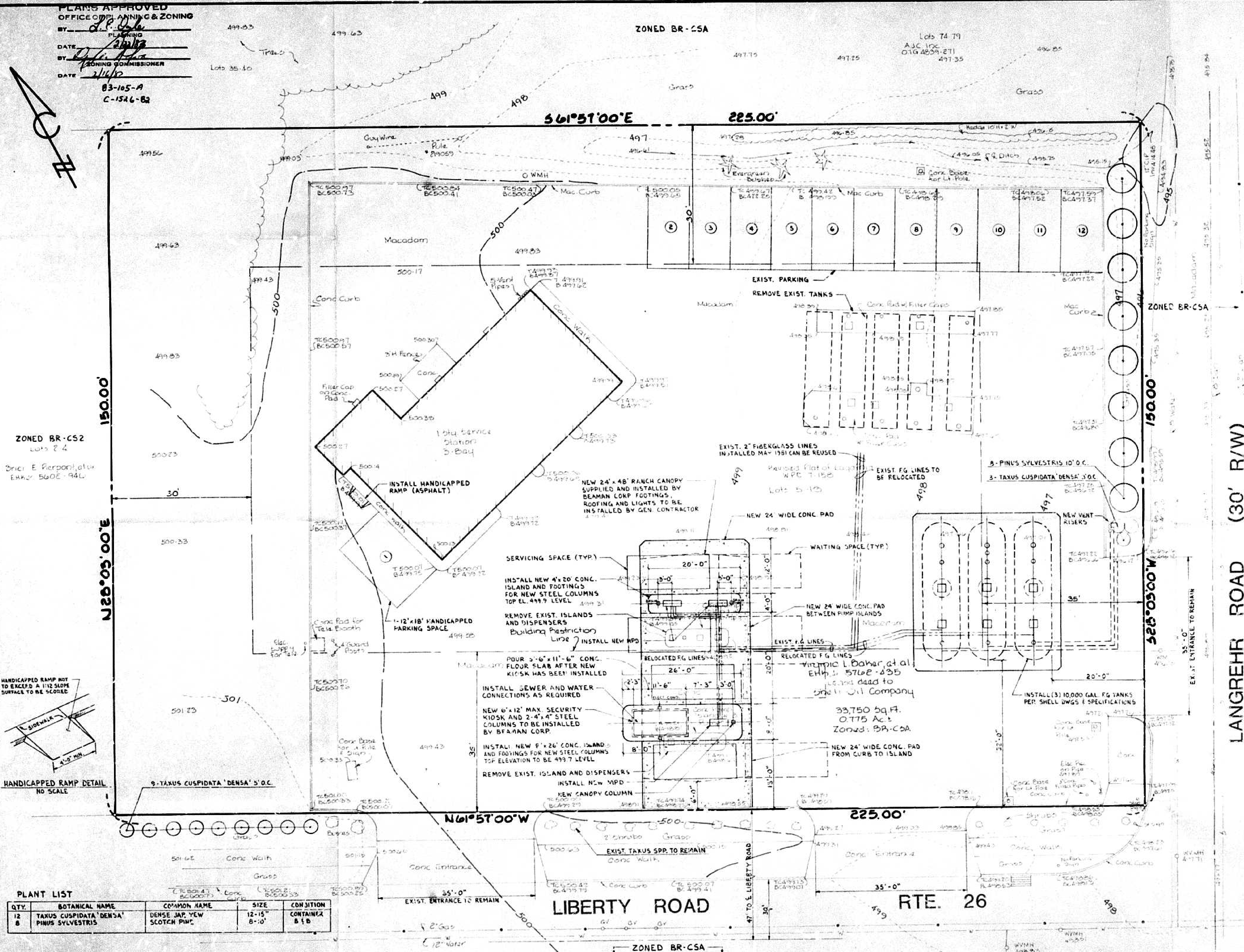
Michael G. Robin

Michael G. Robin

MGK/dls

*Revised
1526-83
2/15/83*

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY Philip A. Pappalardo
DATE 7/23/92
BY Planning Commissioner
DATE 7/14/92
03-105-A
C-1526-82



LOCATION MAP
Scale: 1"=2000'

GENERAL NOTES:

1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON DEEDS OF RECORD.
2. ELEVATIONS SHOWN HEREON ARE BASED ON BALTIMORE COUNTY ELEV. 1487.93
3. OWNER OF PROPERTY
VIRGINIA L. BAKER, et. al.
EHK. JR. 5762-435
4. LEASE DEED TO
SHELL OIL COMPANY
OTG 4572-036
5. AREA = 33,750 S. FT.
0.775 Acs
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320-ST. PAUL STREET, BALTIMORE, MD. 21202
BALTIMORE GAS & ELECTRIC COMPANY
LEXINGTON & LIBERTY STREETS, BALTIMORE, MD. 21202
8. ZONED: BR-CSA

ZONING NOTES:

- EXISTING ZONING: BR-CSA
PROPOSED ZONING: NO CHANGE BUT WITH A VARIANCE FROM SECTION 405.4A(2) TO PERMIT A KIOSK WITHIN THE 35' SETBACK LINE AND TO PERMIT A SETBACK OF 6 FEET IN LIEU OF THE REQUIRED 10 FEET FOR A CANOPY.

AREA REQUIREMENTS:

- TWO DISPENSER ISLANDS WITH ONE DUAL DISPENSER SERVING TWO CARS AT ONE TIME.
TOTAL SERVICING SPACES = 4
TOTAL SERVICING BAYS = 3
TOTAL SPACES AND BAYS = 7
TOTAL AREA REQUIRED = 7 x 1,500 SF = 10,500 SF (USE 15,000 SF MIN.)
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SALE OF SMALL AUTO PARTS AND ACC.
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CHRISTMAS TREE SALES
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MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED

COMBINATION USES: NONE

- TOTAL AREA REQUIRED = 15,000 SF
TOTAL AREA OF TRACT = 33,750 SF

ACCESS POINTS:

- NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
REQUIRED SITE WIDTH = 2 x 55' = 130'
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LANDSCAPING:

- LANDSCAPING REQUIRED (5% OF SITE) = 1,688 SF
LANDSCAPING PROVIDED = 9,325 SF

PARKING:

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PARKING SPACES PROVIDED = 12 (INCLUDING ONE HANDICAPPED)
AREA DISTURBED BY NEW CONSTRUCTION = 1,416 SF

VARIANCE FROM SECTION 405.4 A.2a AS DESCRIBED ABOVE WAS GRANTED NOVEMBER 5, 1982

SITE PLAN

LYON ASSOCIATES, INC.
7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS

NO.	DATE	DESCRIPTION
1	11-30-82	PER ZPAC COMMENTS
2	2-7-83	ADDED TANKS AND MPD

Philip A. Pappalardo 7/23/92

PLAN PREPARATION

DRAWN BY	MH PORTS	DATE	JULY 26, 1992
DESIGNED BY		SCALE	1"=10'
CHECKED BY	AJ CORTEAL		

INSTALLATION OF NEW KIOSK,
ISLANDS, CANOPY AND MPD'S
SHELL OIL COMPANY
8200 LIBERTY ROAD
ELECT. DIST. 2 BALTIMORE CO., MD.

DRAWING NO.
2166-026
SHEET NO.
1 of 1