



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 17, 2001

Nicholas J. Brader, III, P.E.
Matis Warfield
10540 York Road, Suite M
Hunt Valley, MD 21030

Dear Mr. Brader:

RE: Geis Property, Lot 3, Spirit & Intent Case #83-185-SPHXA

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Your request is for a determination by this office that the reconstruction of a fuel service station on lot 3 of the submitted red-lined site plan be approved as being within the spirit and intent of case #83-185-SPHXA APPROVED BY THE Board of Appeals on 12/8/83. This request, a 2nd refinement of the County Review Group (CRG) plan was suggested by the DRC on 4/30/01. This site had prior CRG approved on 6/9/83 and 1st refinement approved on 6/9/98. However, per Section 405.6 of the B.C.Z.R., your request can not be approved by a Spirit & Intent Letter but by a More in Keeping plan. The plan must state what is being done to be more in keeping including restroom facilities and compressed air available to customers, landscaping, etc. The plans will be reviewed for compliance with standards as much as possible. You must contact the Office of Planning and the Developers' Engineering Office for a determination that they can approve your request as a More in Keeping plan.

Once all agencies are satisfied, provide 3(Titled) More in Keeping plans signed by the Offices of Planning and Developers' Plan Review to this office for approval.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in cursive script, appearing to read "John J. Sullivan".

John J. Sullivan
Planner II
Zoning Review

JJS:ggs
c: 83-185-SPHXA
01-262-SPHXA





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Department of Permits and
Development Management

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111 West Chesapeake Avenue
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May 17, 2001

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10540 York Road, Suite M
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John J. Sullivan
Planner II
Zoning Review

JJS:ggs
c: 83-185-SPHXA
01-262-SPHXA



12/15/84
TO 33 - this ask
8
7-16
Case
83-185
XSPHA

LAW OFFICES
NOLAN, FLENNOFF & WILLIAMS
CLARENCE
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 823-7800

OF COUNSEL
RALPH E. DEITZ
9C26 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 822-2111

December 3, 1984

Honorable Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Proposed, Previously Approved
Royal Farm Stores Sign for the
Gies Property, Main Street,
Westminster Pike and Hanover Road,
Reisterstown, Maryland

Dear Commissioner Jablon:

As I explained during our office conference on November 19, 1984, the Gies property, including the proposed signs for the Shell Gas and Go Service Station, the Royal Farm Stores and other stores were covered in the Board of Appeals Order of December 8, 1983, in Case No. 83-185-XSPHA. A copy of the Board's Order is enclosed for your convenience.

We are also enclosing a copy of a site plan dated September 27, 1984, in which the approved site plan for the site is reproduced on the right hand side, and the proposed Royal Farm Stores sign is reproduced on the left.

As we discussed, this case was decided by the Board under the long established policy which considered double faced signs as only having one face for the purpose of computation of their area. The enclosed sign meets the 50 square foot requirement, and it also is 20 feet, the Board's requirement.

In view of the previously approved nature of these signs, we appreciate the agreement of your office to allow Mr. Bortz at Calhoun Sign Company to file for permits, have the permits issued, and actually physically erect the signs, while a Sign Variance Case is pending. It is my understanding from our discussion that this is similar to a policy which you followed in a recent matter involving Allstate.

Honorable Arnold Jablon
December 3, 1984
Page 2

Accordingly, by a carbon copy of this letter I am confirming a telephone conversation with Mr. Bortz to go ahead and prepare the necessary permits, and to point out to the approving member of your staff this permission which you have given and which we appreciate.

Of course, these permits and the actual erection of the sign would be subject to the subsequent granting of a Sign Variance, which we believe we can definitely prove in view of the previous policy, but nevertheless the permits would be issued without prejudice and contingent upon confirmation by a Sign Variance Case.

Thanking you and your staff for your cooperation in this regard, I am with best regards of the season.

Sincerely,

Newton A. Williams
Newton A. Williams

NAW:ylm

Enclosures

cc: Mr. Robert Baker, President
Cloverland Farms Dairy, Inc. (w/encl.)

Mr. Stephen Bortz
Calhoun Sign Company (w/encl.)

HAZEL GIES - #83-185-XSPHA

3.

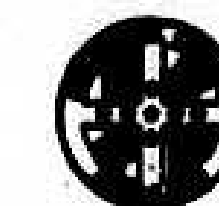
constitutes a use in combination. Throughout Baltimore County there are many small business operated by independent proprietors located on sites at which they utilize a common entrance and common maneuvering areas which are not considered uses in combination, and the Board sees no difference between these uses and the uses proposed on the subject site. The Board will order that the proposed convenience store and the retail outlets as proposed do not constitute a use in combination but are uses permitted by right under the existing zoning and will, therefore, dismiss the petition for a special exception to grant these uses. Protestants opposing this special hearing cited the heavy traffic conditions at the site and the lack of need for a gas and go operation or an additional food store in the area. There was testimony that this proposal would not be a traffic generator but would only use the already existing traffic and that the proposed improvements could only improve the existing traffic flow, and the issue of need raised by nearby existing service station operators must not be a factor considered by this Board when deciding proposed land use.

Testimony by Mr. Robert W. Baker from Cloverland Farms, Inc. showed that, while Cloverland hopes that profits from the proposed convenience store will warrant its being open 24 hours a day, if profits are not sufficient Cloverland will adjust the hours accordingly. No such statement was made by Mr. Robert J. Philburn from Shell Oil regarding the 24 hour service station operation.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 8th day of December, 1983, by the County Board of Appeals, ORDERED that a nonconforming use for a service station has existed and has been conducted on the subject property since the 1930s and as such is hereby GRANTED the right to continue; and it is

FURTHER ORDERED that an improved and expanded site plan, a common usage of access driveways and maneuvering areas by the service station (gas and go), food (convenience) store and retail uses, and the conversion of a full service station to a gas and go operation all in accordance with the site plan prepared by George W. Stephens, Jr. and Associates, Inc., revised May 16, 1983,



County Board of Appeals of Baltimore County

Room 260 Court House
Cotuit, Maryland 21204
(301) 494-3100

December 8, 1983

David M. Thomas, Esquire
Suite 200 - 15 Charles Plaza
Baltimore, Md. 21201

Re: Case No. 83-185-XSPHA
Hazel Gies

Dear Mr. Thomas:

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 I. Eisenhart
Edith I. Eisenhart, Adm. Secy.

Encl.

cc: Newton A. Williams, Esq.
Hazel Gies
Mrs. Alice LeGrande
Ms. Marion Cooper
Walter A. Frey, III
John W. Hession, III, Esq.
W. E. Barber
J. G. Howell
Jean M. H. Jung
J. E. Dyer
A. Jablon

HAZEL GIES - #83-185-XSPHA

and marked as Petitioner's Exhibit #11, are approved and as such the petition for special hearing is hereby GRANTED, subject to the following restrictions:

1. The proposed improvements shall be architecturally compatible, and all building materials used, including but not limited to kiosk, canopy, sign standards, and buildings, shall be similar in color and texture.
2. No more than three free-standing signs shall be permitted, shall be mounted on similar style standard, and shall not extend more than 20 feet above street level. The service station sign shall not exceed 100 square feet, including pricing signs and any other free-standing sign shall not exceed 50 square feet. A sign affixed to a building shall not extend above any part of the roof or parapet.
3. An existing underground storage tank(s) containing waste oil shall have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
4. The building located on the northwestern portion of the property and marked "proposed retail shops" may be relocated closer to Westminster Pike. The building along the northern property line may be as large as 33' x 76'.
5. Compliance with all requirements of the Maryland Department of Transportation.
6. 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 a detailed landscaping plan required for approval by the Current Planning and Development Division.

IT IS FURTHER ORDERED, that contingent upon the granting of the special hearing, the petition for a special exception is hereby DISMISSED; and it is

FURTHER ORDERED that the petition for variance to permit curb tangent lengths of 0 feet in lieu of 20 feet between access driveways and a street corner be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules

IN THE MATTER OF THE APPLICATION OF HAZEL GIES FOR SPECIAL EXCEPTION FOR A CONVENIENCE STORE; FOR SPECIAL HEARING TO APPROVE A NONCONFORMING SERVICE STATION USE, ETC. AND FOR A VARIANCE FROM §405.4.A.3.a OF THE BALTIMORE COUNTY ZONING REGULATIONS NW CORNER HANOVER ROAD & WESTMINSTER PIKE 4th DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
NO. 83-185-XSPHA

OPINION

This case comes before the Board of Appeals on an appeal from the Zoning Commissioner's Order approving the nonconforming use of the subject property which is located on the northwest corner of Hanover Road and Westminster Pike, in the Fourth Election District of Baltimore County, and granting a variance to permit 0 feet in lieu of the required 20 feet between access driveways and a street corner. The Zoning Commissioner's Order was dated June 14, 1983.

The Petitioner presented a specific plan which would require the removal of three existing structures on the 1.4 acres of land and the erection of three new facilities. The property and the buildings are all owned by a single owner and leased to the business persons who are utilizing parts of the site. The property is zoned B.L., which is a conforming, non-regulation use.

The owner has maintained a service station on the site since the early part of the twentieth century. The property was zoned commercial in December, 1967, and since a service station is a function of this classification it is in conformance. The property is non-regulation because it does not meet all the requirements for expansion. Therefore, it is in conforming, non-regulation use as grandfathered-in in December, 1967 zoning regulations.

In his petition the Petitioner has included a plan to expand his service station, which has been closed for approximately two years, to a "gas and go" operation. Also included in the plan is a proposal to build two new buildings which would be separate and apart from the service station operation. One would be a convenience store; the other a building housing three to four retail stores.

HAZEL GIES - #83-185-XSPHA

5.

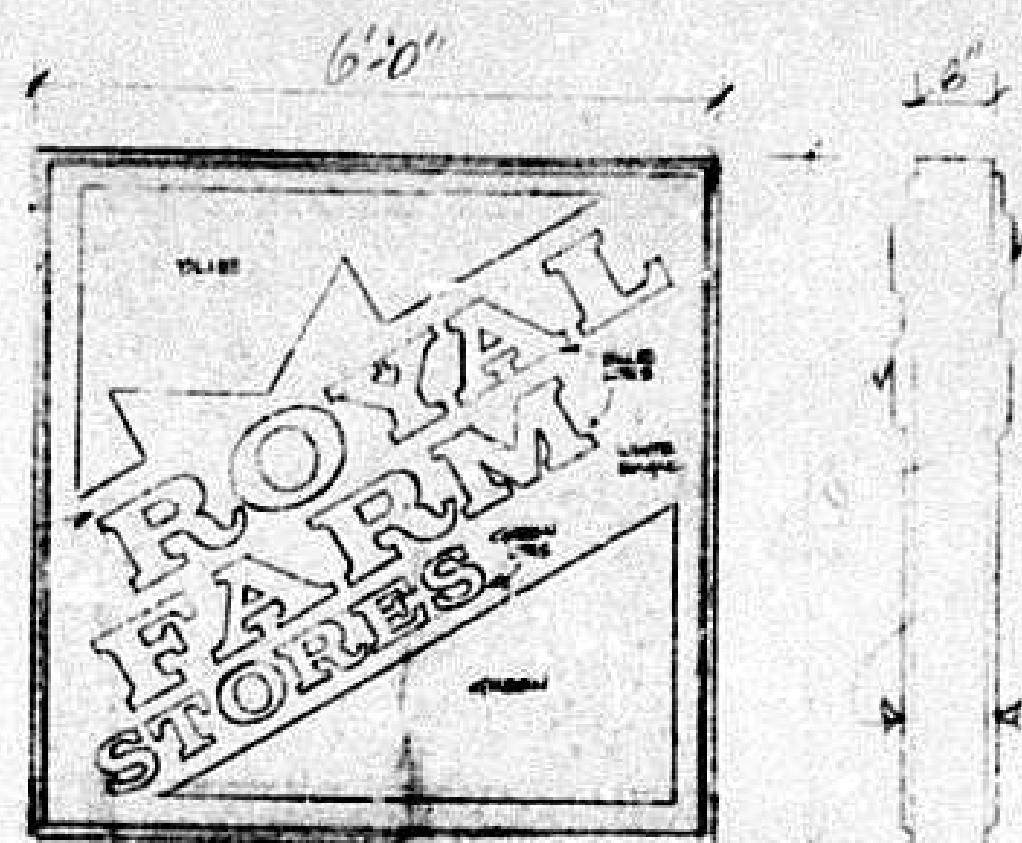
B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Diana K. Vincent
Diana K. Vincent

Patricia Phipps
Patricia Phipps



② SINGLE FACE
PINES MTD
PICK-TO-BACK

EMBOSSED LETTERS

FRONT FACE

FRONT FACE

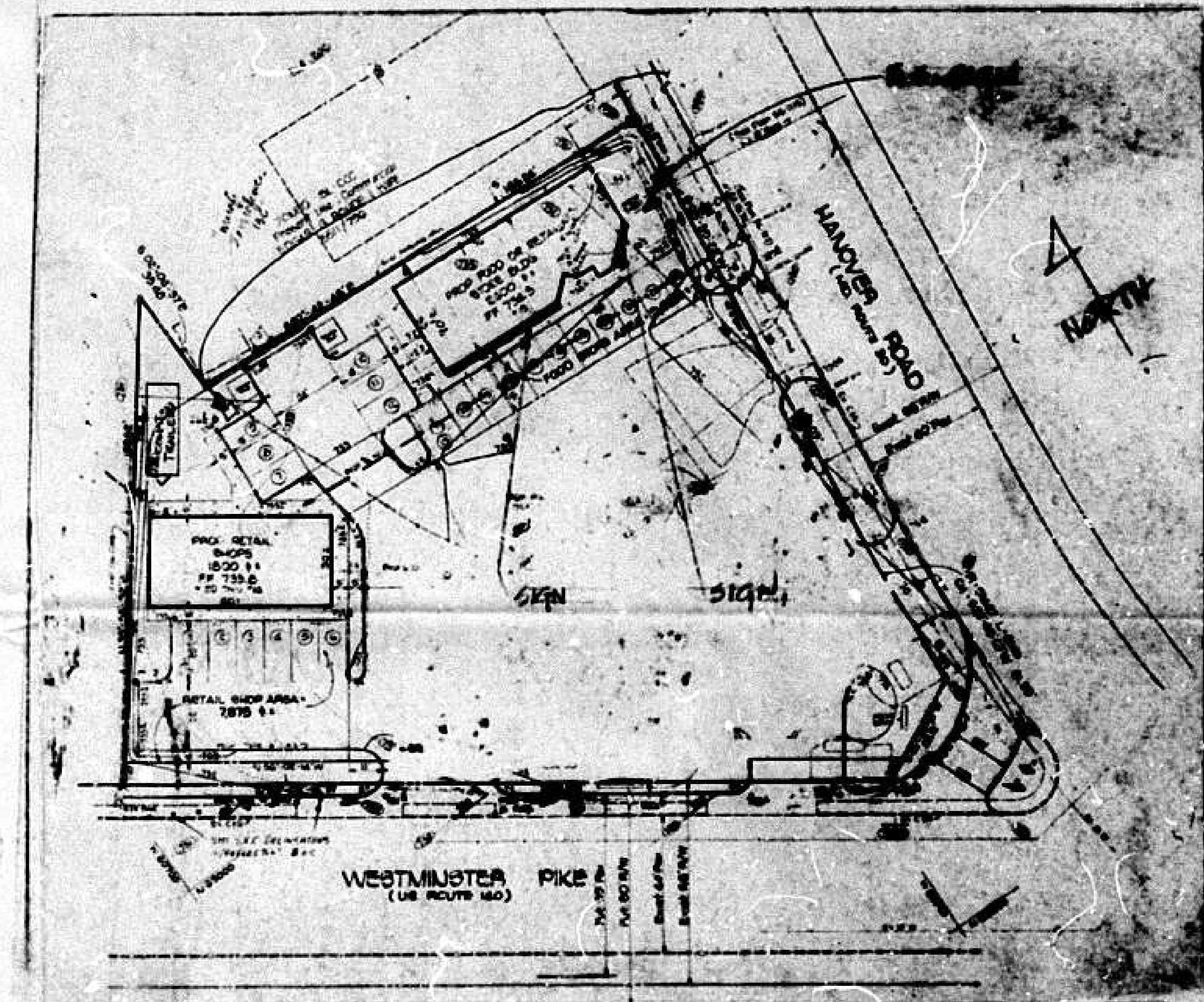
ANGLE IRON
TIE PIECES

SCALE 1/2"=1'-0"

ELEVATION

END VIEW

ROYAL FARM STORES
REISTERTOWN RD II
REISTERTOWN, MD



SITE PLAN
1"=40'

ROYAL FARM STORES

1/4"

9/27/84

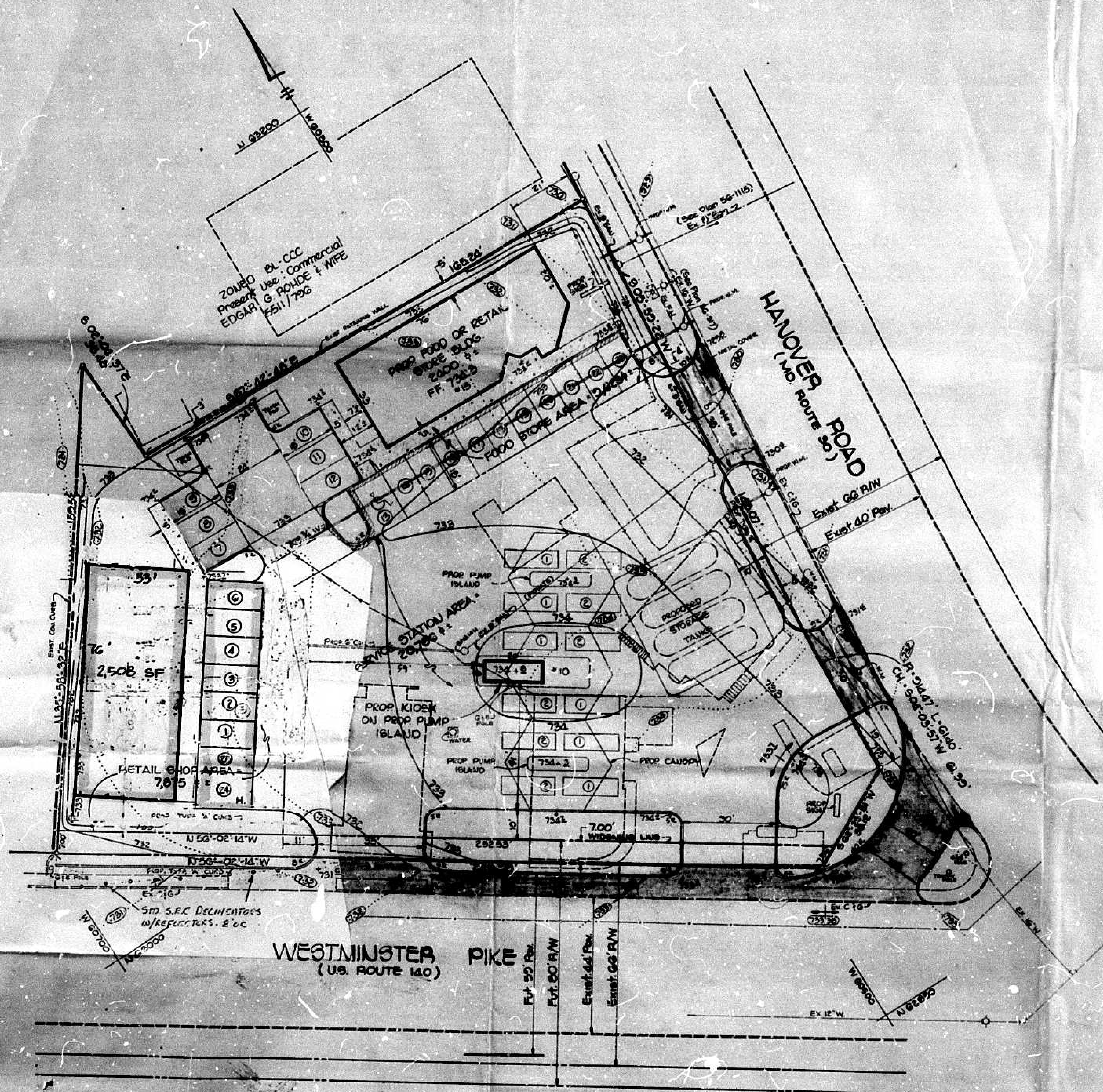
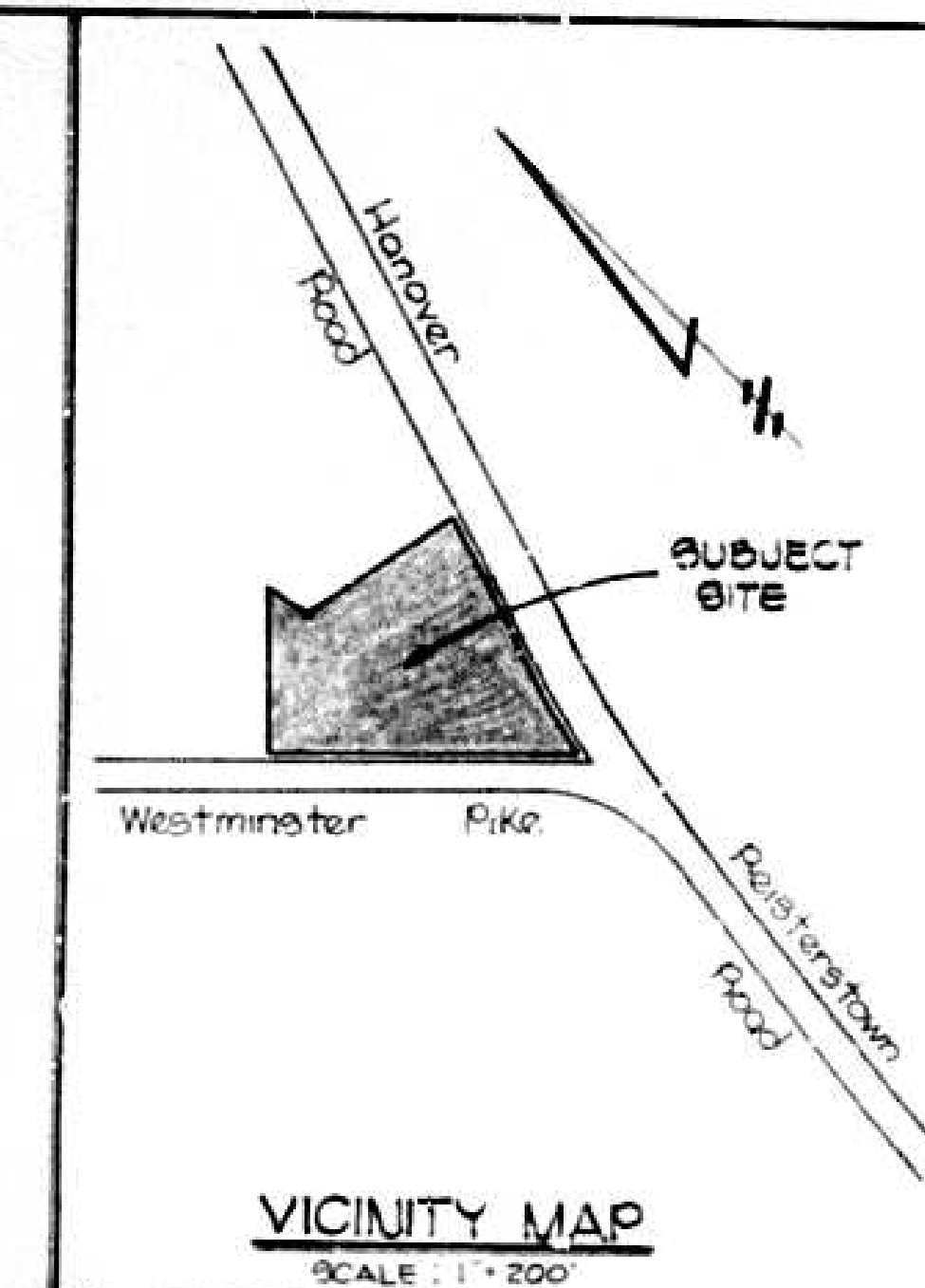
D.S.

5915



GENERAL NOTES

- Paving section to be established by soil engineer but shall be a minimum of 6" crusher run stone and 2" bituminous concrete and shall be well drained. The materials and construction shall conform to Baltimore County Specifications.
- Lighting shall be erected so as not to:
 - Reflect into residential areas
 - Interfere with traffic
 - Exceed 16 feet in height
- Curb parallel and adjacent to state roads shall be Standard Type 'A'. All other curb and gutter shall be standard Baltimore County 7" Combination Curb & Gutter. Reverse gutter pan slope shown thus:
- Entrances to public streets shall be 7" standard concrete on 4" crusher run base as per Baltimore County Standards and Specifications - See Plate A-32
- Easements for right of ingress and egress will be provided by Lessee of service station area to lessors of food or retail areas.
- Property outline and topography taken from survey plat prepared by W.T. Sadler, outline dated 2-13-84, topo dated 7-31-84



SITE TABULATION

Ex. Zoning	BL-CCC
Crab Area	1.4 Ac.
Net Area of Tract	10 Ac.
Deed Reference	6129/233 & 237
Existing Service Station to be Converted to:	
Proposed Gas & Go Area:	
Minimum Area Required	15,000 sq ft
Area Provided	20,786 sq ft
Proposed Food Store Area (Retail):	
Floor Area	2,400 sq ft
Area Required 4-2400	2,600 sq ft
Area Provided	2,623 sq ft
Proposed Shop Area (Retail):	
(Relocation of Existing Shoe Shop and Beauty Shop):	
Floor Area	2,508 sq ft
Area Provided	7,675 sq ft
Parking Provided:	
Gas & Go Area (Number of Self-Serve Pumps - 10):	
(1) Waiting Space to be Provided For Each Fuel-Serving Space - 6 Fuel-Serving Areas	
(2) Serving Space	
(3) Waiting Space	
Food Store (2400 sq ft - 200)	12 Spaces
Gas Provided	14 Spaces
Shops (2600 sq ft - 200)	13 Spaces
Gas Provided	5 Spaces
Total Required	25 Spaces
Total Provided	25 Spaces
Open Space Required	0.2 Ac. (Entire Site)
Open Space Provided	0.2 Ac. (Entire Site)

PROPOSED AMENDMENT AS
REVIEWED AND APPROVED BY
CHAIRMAN OF B.O.A. SEE LETTER
FROM J. DYER TO ROB. KUNTZ
DATED 9/19/84

SITE PLAN

FOR THE
"GIES PROPERTY"
FOR FUTURE
SHELL OIL COMPANY - GAS AND GO,
ROYAL FARMS STORE &
GIES RETAIL SHOPS

Elect. Dist. No. 4
Scale: 1" = 20'
Baltimore County, Md.
Date: March 2, 1984



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

ARNOLD JABLON
ZONING COMMISSIONER

September 19, 1984

Mr. Robert S. Knatz
227 Main Street
Reisterstown, Maryland 21136

RE: Site Plan Amendment
Gies Property
(Case No. 83-185-XSPHA)
NW Corner of Hanover Road
and Westminster Pike
4th Election District

Dear Mr. Knatz:

Your proposed relocation and floor area expansion from 1800 square feet to 2508 square feet of the retail shop area, as originally indicated on Petitioner's Exhibit 11, has been reviewed with William T. Hackett, Chairman, County Board of Appeals of Baltimore County, and found to be acceptable within the context of the above-referenced hearing.

The overall plan should be amended and officially submitted upon the application of a building permit for the retail shops. The amended plan will be inserted in the referenced case file.

Very truly yours,

JAMES E. DYER
Zoning Supervisor

JED:nr

cc: Mr. Arnold Jablon
Zoning Commissioner
William T. Hackett
Chairman, Board of Appeals

ENGINEER
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
305 Allegheny Avenue
Towson, Maryland
21204
301-625-8120

OWNER
Mrs. Hazel V. Gies
Hanover Rd & Westminster Pike
Reisterstown, Md. 21136
(410) 833-2247

LESSEE - SERVICE STATION AREA
Shell Oil Company
5565 Sterrett Place
Columbia, Md. 21044

Charles Reg. No. Date

Revised

PL 04683-S, 04725-C

83-185-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.3.a. to permit curb tangent lengths of zero (0) feet in lieu of the required twenty (20) feet between access driveways and a street corner

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

1. That the requested 40 foot curb tangent at Westminster Pike and Reisterstown Road, as well as the need for adequate access to the site, precludes such 20 foot curb tangents.
2. That the Petitioners, by providing a 40 foot curb tangent for two busy roads are providing them with benefits for the state and county, and thus, do not have room for the required tangents.
3. That strict compliance with the Regulations would cause practical difficulty and undue hardship to the Petitioners, and the required variance will in no way harm the health, safety or welfare of the area involved.

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.

CLOVERLAND FARMS DAIRY, INC., Contract Partial

Lessee
2200 North Monroe Street
Baltimore, MD 21217, Phone: 669-2222
Contract Purchaser:

SHELL OIL COMPANY
(Type or Print Name)

Signature
Clark Building, Suite 312
5565 Sterrett Place
Address

Columbia, Maryland 21044
City and State

Attorney for Petitioner:
NEWTON A. WILLIAMS AND NOLAN, PLUMHOFF
AND WILLIAMS, CHARTERED
(Type or Print Name)

Signature
204 West Pennsylvania Avenue
Address

Towson, Maryland 21204
City and State

Attorney's Telephone No.: 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of January, 1983, 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 24th day of February, 1983, at 1:30 o'clock P.M.

21136
833-2011

Signature
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL HEARING 83-185-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 600.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

(a) a non-conforming service station use, (b) conversion to gas'n go operation from full service, (c) in the alternative to and/or supplemental to part (a), that an improved, expanded site plan be approved under §405.8 of the Regulations, (d) that the proposed site plan does not constitute a use-in-combination service station and food store (convenience store). Property is to be posted and advertised as prescribed by Zoning Regulations. (See below for (e))

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.

CLOVERLAND FARMS DAIRY, INC., Contract Partial

Lessee
2200 North Monroe Street
Baltimore, Maryland 21217
Phone: 669-2222
Contract Purchaser:

SHELL OIL COMPANY
(Type or Print Name)

Signature
Clark Building, Suite 312
5565 Sterrett Place
Address

Columbia, Maryland 21044
City and State

Attorney for Petitioner:
NEWTON A. WILLIAMS AND NOLAN, PLUMHOFF
AND WILLIAMS, CHARTERED
(Type or Print Name)

Signature
204 West Pennsylvania Avenue
Address

Towson, Maryland 21204
City and State

Attorney's Telephone No.: 823-7800

Mr. Robert Philburn, Sr., Real Estate Rep.
Shell Oil Company, 5565 Sterrett Place
Columbia, MD 21044 995-1200 AND
Address Phone No.
Mr. Douglas Gies, Hanover Rd. & Westminster Pike
Reisterstown, MD 21136, 833-2011

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of January, 1983, 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 24th day of February, 1983, at 1:30 o'clock P.M.

21136
833-2011

Signature
Zoning Commissioner of Baltimore County.

(over)

(e) a common usage of access drives and maneuvering areas by the service station, convenience store and retail uses.

PETITION FOR SPECIAL EXCEPTION 83-185-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 (convenience store) as a use-in-combination with a service station (gas'n 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.

CLOVERLAND FARMS DAIRY, INC., Contract Partial

Lessee
2200 North Monroe Street
Baltimore, Maryland 21217 Phone: 669-2222
Contract Purchaser:

SHELL OIL COMPANY
(Type or Print Name)

Signature
Clark Building, Suite 312
5565 Sterrett Place
Address

Columbia, Maryland 21044
City and State

Attorney for Petitioner:
NEWTON A. WILLIAMS AND NOLAN, PLUMHOFF
AND WILLIAMS, CHARTERED
(Type or Print Name)

Signature
204 West Pennsylvania Avenue
Address

Towson, Maryland 21204
City and State

Attorney's Telephone No.: 823-7800

Mr. Robert Philburn, Sr., Real Estate Rep.
Shell Oil Company, 5565 Sterrett Place
Columbia, MD 21044 995-1200 AND
Address Phone No.
Mr. Douglas Gies, Hanover Rd. & Westminster Pike
Reisterstown, MD 21136, 833-2011

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of January, 1983, 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 24th day of February, 1983, at 1:30 o'clock P.M.

21136
833-2011

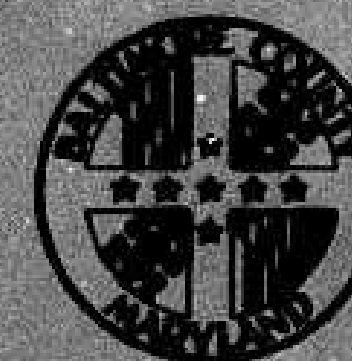
Signature
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Newton A. Williams, Esquire
204 W. Pennsylvania Ave
Towson, Md. 21204

George W. Stephens, Jr. & Assoc.
303 Allegheny Ave
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 18th day of January, 1983.

Signature
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Hazel Gies

Petitioner's Attorney: Newton A. Williams, Esq.
Reviews by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 16, 1983

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

000
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

Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 47 - Case No. 83-185-XSPHA
Petitioner - Hazel Gies
Special Exception, Special Hearing
and Variance Petition

Dear Mr. Williams:

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.

The subject property, zoned B.L. and located at the northwest corner of Westminster Pike and Hanover Road, is presently improved with a service station, laundromat and commercial building.

This combination hearing is necessitated by your client's proposal to raze the existing buildings and construct an integrated development consisting of a service station (gas and go) and two retail buildings. The special hearing includes a number of questions that, if granted, would allow the proposed uses to be developed separately, rather than requiring the special exception for a use-in-combination with the service station (gas and go). The variances are required due to the alignment of the two entrances at the intersection.

It is my understanding that the site plan will be revised to incorporate the enclosed comments and any other revisions that may have been acquired by the County Review Group (CRG). These plans should be presented prior to the scheduled hearing.

Item No. 47 - Case No. 83-185-XSPHA
Petitioner - Hazel Gies
Special Exception, Special Hearing
and Variance Petition
Page 2

Enclosed are all comments submitted from the members of the Committee at this time. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Signature
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: George William Stephens, Jr. & Assoc., Inc.
303 Allegheny Avenue
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

October 19, 1982

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

Re: Item #7 (1982-1983)
Property Owner: Hazel Gies
N/W corner Hanover Rd. and Westminster Pike
Acres: 1.0 District: 4th

Dear Mr. Hammond:

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

Highways:

Hanover Road (Md. 36) and Westminster Pike (U.S. 140) are State Roads; 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.

The entrance locations are also subject to approval by the Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Therefore, IT IS ORDERED by the ^{Deputy} ~~Zoning~~ Commissioner of Baltimore County, this 14th day of June, 1983, that the herein Petition for Variance(s) to permit curb tangent lengths of zero feet in lieu of the required 20 feet between access driveways and a street corner is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Hearing Order.

Jean M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

1. The petitioner herein seeks approval of a nonconforming use for a service station; an improved and expanded site plan, in accordance with Section 405.8 of the Baltimore County Zoning Regulations; common usage of access drives and maneuvering areas by the service station, food (convenience) store, and retail uses; conversion of a full service station to a gas and go operation; and, additionally, a determination as to whether or not the proposed site plan constitutes a service station and food (convenience) store as a use in combination.
2. Testimony in behalf of the petitioner indicated that a service station operation was conducted on the subject site from the 1930's until July, 1982. At that time, the station closed in anticipation of sale. Uses presently operating from the site include a beauty salon, laundromat, and shoe repair shop, all with associated parking. There are also two billboards on the site. The petitioner proposes to remove all existing improvements and to locate a gas and go operation on the southern portion of the property, a building for a food or other retail store(s) along the northern property line, and retail shops on the northwestern portion of the property. Easements will be provided for the common access drives and maneuvering areas. The gas and go operation and the food store will be operated by two separate lessees.
3. In opposition, testimony presented indicated the number of service stations already existing in the area, declining gas sales, traffic congestion, and accidents that have occurred at the intersection.
4. To approve the nonconforming use for a service station would be in strict harmony with the spirit and intent of the zoning regulations and would not adversely affect the health, safety, and general welfare of the community, and, furthermore, the requirements of Section 405.8 of the zoning regulations have been met.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14TH day of June, 1983, that a nonconforming use for a service station has existed and has been conducted on the subject property since the 1930's and, as such, is hereby GRANTED the right to continue and, further, that an improved and expanded site plan; a common usage of access drives and maneuvering areas by the service station, food (convenience) store, and retail uses; and the conversion of a full service station to a gas and go operation, all in accordance with the site plan prepared by George W. Stephens, Jr. and Associates, Inc., revised February 7, 1983, and marked Petitioner's Exhibits 1 and 5, are approved and, as such, the Petition for Special

Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

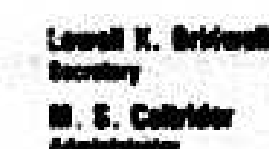
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

During the course of construction on this property, protection must be afforded by the contractor for the public sanitary sewerage within this property. (See Drawing #56-1115, File 1).

Very truly yours,

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

SE Key Sheet
63 & 64 NW 41 Pos. Sheets
NW 16 K Topo
AR Tax Map



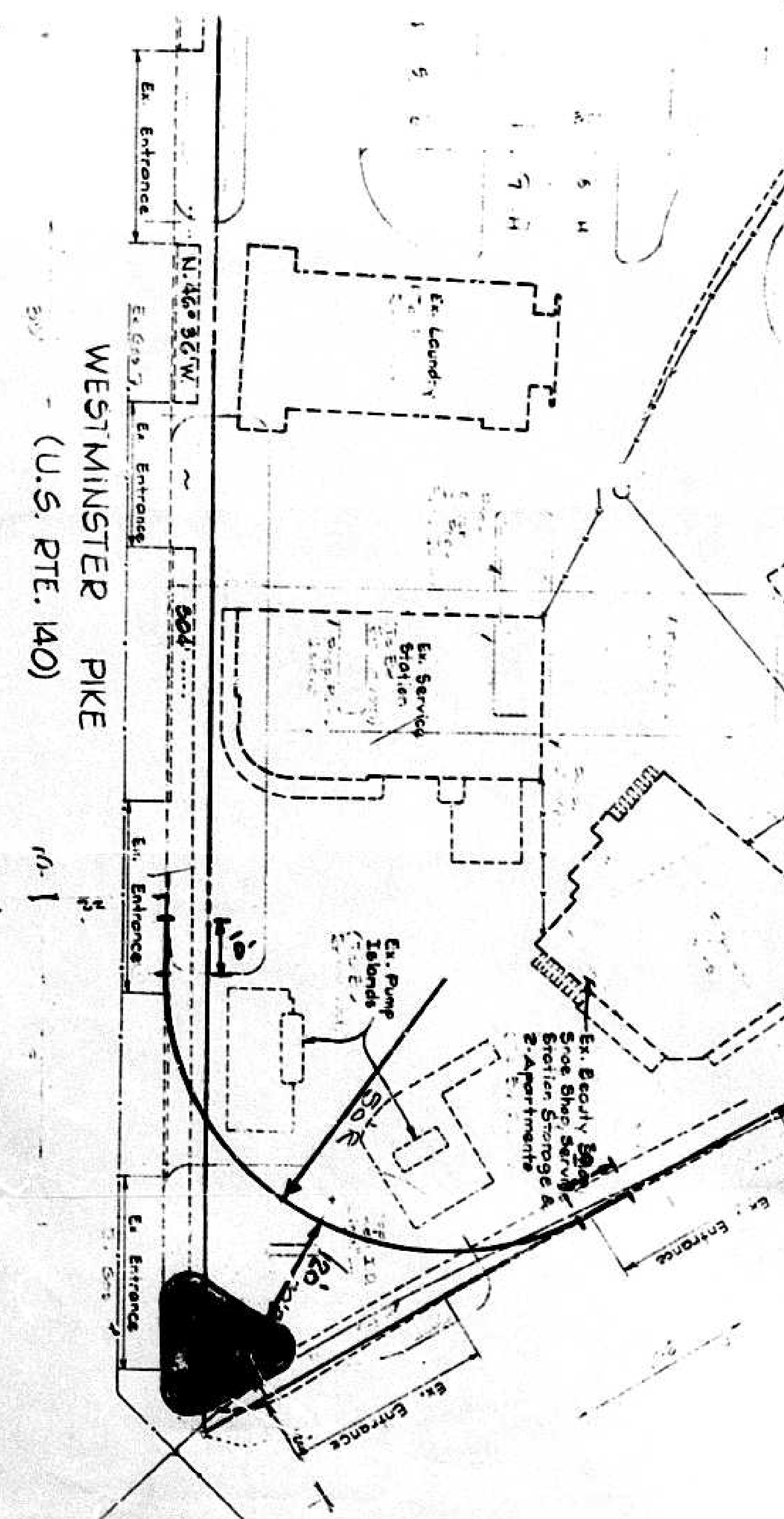
Re: ZAC Meeting of 9-21-82
ITEM: #47.
Property Owner: Hazel Gless
Location: NW/Cor Hanover
Road, Route 30, and West-
minister Pike
Existing Zoning: B.L.-CCC
Proposed Zoning: Special
Hearing to approve con-
version of the full service
gas line station to a gas
and go operation as well
as other commercial uses
and buildings.
Acres: 1.0
District: 5th

My telephone number is (301) 659-1350

363-7555 Baltimore Metro — 585-0451 D.C. Metro — 1-800-482-5082 Statewide Toll Free
P.O. Box 217 / 207 North Calvert St. Baltimore, Maryland 21203 - 0717

Michael S. Flanigan
Traffic Engineering Assoc. II

NSF/CCT



October 25, 1982

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

Dear Mr. Hammond:

Comments on Item #7, Zoning Advisory Committee Meeting of
September 21, 1982, are as follows:

Property Owner: Hazel Gies
Location: NW/Cor. Hanover Road and Westminster Pike
Existing Zoning: B.L.-CCC
Proposed Zoning: Special Hearing to approve conversion of a full
service gasoline station to a gas and go operation
as well as other commercial uses and build-
ings.
Acres: 1.0
District: 4th

Metropolitan water and sewer are available.

A Permit to Construct from the Division of Air Pollution Control is
required for such items as paint spray processes, underground gasoline storage
tanks (5,000 gallons or more) and any other equipment or process which exhausts
into the atmosphere.

Any existing underground storage tanks containing gasoline or waste
oil must have the contents removed by a licensed hauler and either be removed
from the property or properly backfilled.

Prior to approval of a Building Permit for construction, renovation
and/or installation of equipment for this food service facility, complete plans
and specifications must be submitted to the Plans Review Section, Environmental
Support Services, Baltimore County Department of Health, for review and approval.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/als

cc: Jessie Butcher
David Filbert

PAUL H. RENCKE
CHIEF

September 28, 1982

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Hazel Gies

Location: NW/Cor. Hanover Road and Westminster Pike

Item No.: 47

Zoning Agenda: Meeting of September 21, 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.

- (X) 1. Fire hydrants for the referenced property are required and shall be
located at intervals of 300 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 Attached)
- (X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 Edition prior
to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Noted and
Planning/Group Approved: [Signature]
Special Inspection Division Fire Prevention Bureau

JK/mb/cm

Item #4: NFPA Standard 30, Section 7-7.4.3 shall apply, gas attendant's duty shall
be to supervise, observe and control dispensing of gasoline.

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 # 47 Zoning Advisory Committee Meeting
are as follows:

Property Owner: Hazel Gies
Location: NW/Cor. Hanover Road and Westminster Pike
Existing Zoning: B.L.-CCC
Proposed Zoning: Special Hearing to approve conversion of a full service
gasoline station to a gas and go operation as well as other commercial
uses and building.

Acres: 1.0
District: 4th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/
Council Bill 1-82 State of Maryland Code for the Building and Code
and other applicable Codes.
- X 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.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered
Architect or Engineer shall be required to file a permit application.
- X E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour
fire resistive construction, an opening permitted within 3'-0" of lot line. A
firewall is required if construction is on the lot line. See Table 401, line 2,
Section 1407 and Table 1402.
- F. Requested variances conflict with the Baltimore County Building Code,
Section 5.
- G. A change of occupancy shall be applied for, along with an alteration permit
application, and three required sets of drawings indicating how the structure
will meet the Code requirements for the proposed change. Drawings may require
a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru
the services of a Registered in Maryland Architect or Engineer certify to this
office, that, the structure for which a proposed change in use is proposed can
comply with the height/area requirements of Table 505 and the required construction
classification of Table 101.
- I. Comments: See attached sheet of 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., Towson, 21204.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:CTJ
JAN 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 15, 1982

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

Z.A.C. Meeting of: September 21, 1982

RE: Item No: 47, 48, 49, 50, 51, 52
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,
[Signature]
Mr. Nick Petrovich, Assistant
Department of Planning

NHP/bp

GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
301 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description of Accompanying Petition for
Special Hearing: [Signature]

September 21, 1982

Beginning for the same at the intersection formed by the southeast right-of-
way line of Westminster Pike (U.S. Route 140) with the westerlymost right-of-way
line of Hanover Road (Maryland Route 30) and running thence and ending on the
northeast right-of-way line of Westminster Pike

- 1) North 46° 36' West 304 feet thence
- 2) North 44° 09' East 160.8 feet thence
- 3) South 1° 03' West 35.3 feet thence
- 4) South 78° 51' East 167 feet to the said westerlymost right-of-way line of
Hanover Road thence binding on said right-of-way line.
- 5) South 11° 49' West 260 feet to the place of beginning.

[Signature]
#3026

20-20-25
[Signature]
[Signature]
OK
WHT

3 Hanover Road
Reisterstown, Md. 21136
September 11, 1982

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

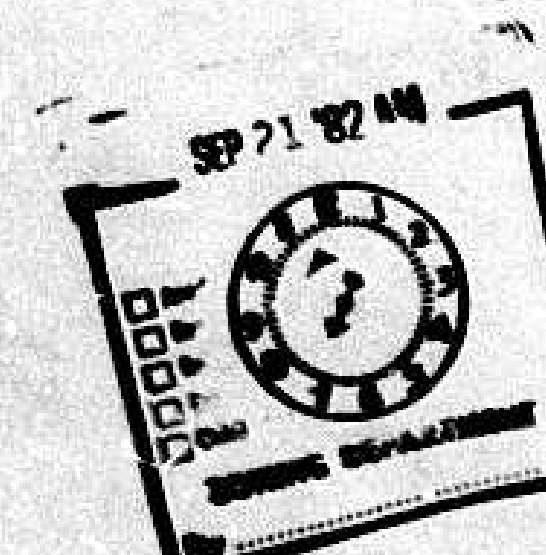
Dear Mr. Hammond:

Any assistance you could extend the scheduling of my
application for the special hearing on the corner of
Hanover Road and Westminster Pike would be appreciated.

Some of my property is now vacant and it is more and more
difficult to secure any short-term tenants. This is a
further loss of income to me. If this goes into winter,
I will incur further losses of income.

Sincerely,

[Signature]
Hazel V. Gies
47



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 8, 1982

COUNTY OFFICE BLDG.,
111 W. Chesapeake Ave.,
Towson, Maryland 21204oBo
Nicholas B. Commodari
ChairmanMEMBERS
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
DevelopmentMr. Robert Philburn, Sr.
Shell Oil Company
5565 Sterrett Place
Columbia, Maryland 21044RE: Item No. 47
Petitioner - Hazel Gies
Special Hearing Petition

Dear Mr. Philburn:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

State Highway Administration (George Wittman 659-1350)
Dept. Traffic Engineering (Michael Flanagan 494-3554)
Office of Current Planning (John Wimbley 494-3335)

In order to avoid any future delay in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
cc: Mr. Douglas Gies, Hanover Rd. & Westminster Pike
Reisterstown, Md. 21136

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 14, 1983

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception, Special Hearing and Variance NW/corner of Hanover Rd. and Westminster Pike - 4th Election District
Hazel Gies - Petitioner
NO. 83-185-XSPHA (Item No. 47)

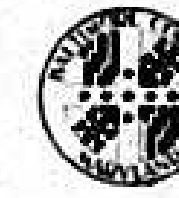
Dear Mr. Williams:

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

Very truly yours,
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: David Thomas, Esquire
5 Charles Plaza
Baltimore, Maryland 21201Mrs. Alice LeGrande
25 Olive Lane
Owings Mills, Maryland 21117John W. Hessian, III, Esquire
People's CounselMs. Marion Cooper
Community Times
P.O. Box 247
458 Main Street
Reisterstown, Maryland 21136BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 1, 1983

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing and Variance NW/corner of Hanover Rd. and Westminster Pike
Hazel Gies - Petitioner
Case No. 83-185-XSPHA

Dear Mr. Williams:

Please be advised that an appeal has been filed by David M. Thomas, Esquire, on behalf of protestants, from the decision rendered by the Deputy 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
William E. Hammond
Zoning Commissioner

WEH:aj

cc: Mrs. Alice LeGrande
25 Olive Lane
Owings Mills, Maryland 21117Ms. Marion Cooper
Community Times
P. O. Box 247
458 Main Street
Reisterstown, Maryland 21136John W. Hessian, III, Esquire
People's Counsel

83-185-XSPHA
J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM E. HESSIAN, JR.
THOMAS J. REINER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN
G. SCOTT BARNHART
ROBERT L. HANLEY, JR.

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204TELEPHONE
(301) 823-7800

March 31, 1983

The Honorable Jean M. H. Jung
Deputy Zoning Commissioner
Zoning Commissioner's Office
County Office Building
Towson, Maryland 21204

Re: Proposed Thirty-Three Feet Deep Cloverland Farms Store On The Gies Property, Case No. 83-185-XSPHA

Dear Commissioner Jung:

As your file will disclose, at the hearings on the above case on February 24 and March 7, 1983, among the other exhibits, we offered an exhibit marked "Petitioners' Exhibit 1", namely, a George W. Stephens plat as revised March 7, 1983.

Recently, the Royal Farms Store staff discovered that their new prototype store is in fact 33 feet deep by 76 feet in length, rather than 30.83 feet deep and 75.58 feet in length.

As you can see, these building revisions are very minor, and the only other change on this plat is that the sidewalk in front of the proposed Royal Farms Store would be 5 feet in width, rather than 7 feet in width, as earlier shown.

Thanking you and your staff for your kind attention to this revised plan, and awaiting your decision in this important Reisterstown matter, I am -

Respectfully,

Newton A. Williams
Newton A. Williams

NW:pr
enc.cc: John W. Hessian, III, Esquire
Peter M. Zimmerman, Esquire
David M. Thomas, Esquire
Ms. Julie Duffy
Mr. Robert J. PhilburnMr. Robert Baker
Mr. Douglas Gies and
Mrs. Hazel Gies
Mr. Robert Knatz
Mr. Charles Stark
Mr. Bernard WillemainBALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 25, 1983

Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Zoning Case No. 83-185-XSPHA
Hazel Gies - Petitioner
Continued Hearing

Dear Mr. Williams:

This is to notify you that the continued hearing date for the above captioned matter will be Monday, March 7, 1983 at 12:00 noon. If there are any questions, please advise.

Very truly yours,
William E. Hammond
William E. Hammond
Zoning Commissioner

WEH:aj

cc: David M. Thomas, Esquire
15 Charles Plaza, Suite 200
Baltimore, Maryland 21201

83-185-XSPHA
J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM E. HESSIAN, JR.
THOMAS J. REINER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN
G. SCOTT BARNHART
ROBERT L. HANLEY, JR.

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204TELEPHONE
(301) 823-7800

February 25, 1983

The Honorable Jean M. H. Jung
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Continued Gies Property Hearing on Monday, March 7, 1983
at Noon

Dear Mrs. J.:

Pursuant to a telephone conversation of February 25th with Mrs. January of your office, we understand that there is a violation case presently set for 9:30 on Monday which did not show up on your schedule the other day.

We are sure that everyone involved in this case has already reserved the entire day on March 7th, and by a carbon copy of this letter we are informing our four remaining witnesses, as well as Mr. Thomas, counsel for the Retailer's Association.

In view of the fact that March 7th is the last day before you go into a five day per week hearing schedule, we are hopeful that both sides can finish their cases on the 7th, and we will do the very best that we can to condense the testimony of our various witnesses.

Thanking you and your staff, and looking forward to continuing this important case before you on the 7th, I am -

Respectfully,
Newton A. Williams
Newton A. Williams

NW:mp
cc: David M. Thomas, Esquire
Pfeifer & Fabian, P.A.

Robert J. Philburn
Dist. Real Estate Representative
Shell Oil CompanyRobert Baker, Executive Vice President
Cloverland Farms Dairy, Inc.

Mr. Robert Knatz

Charles Stack
Stephens & AssociatesMrs. Hazel Gies,
Mr. Douglas Gies and
Mr. Edward Gies

Mr. Bernard M. Willemain

LAW OFFICES
PFEIFER & FABIAN, P.A.
SUITE 200
15 CHARLES PLAZA
BALTIMORE, MARYLAND 21201TELEPHONE
838-0885
AREA CODE 301

June 30, 1983

Zoning Commissioner
County Office Building
Towson, Maryland 21204

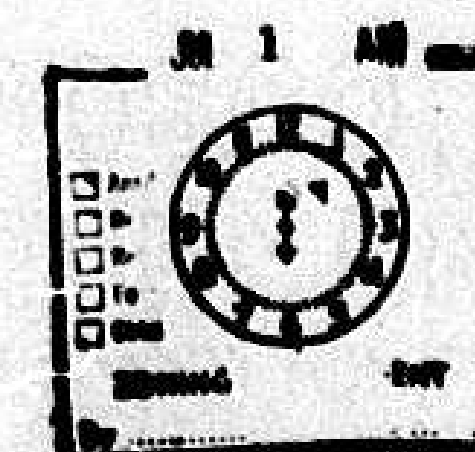
RE: Greater Washington Maryland Service Station Association, Norman Seitz and Harry Snyder vs. Baltimore County Zoning Commissioner

Gentlemen:

Please file the enclosed Order for Appeal in the above captioned matter.

I am enclosing herewith our check in the amount of \$255.00 for the cost of same.

Very truly yours,
David M. Thomas
DAVID M. THOMAS

DMT:gs
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond

TO: Zoning Commissioner

Date: February 16, 1983

FROM: Norman E. Garber, Director

Office of Planning and Zoning

SUBJECT: Zoning Petition No. 83-185-XSPHA
Hazel Gies

This proposal was the subject of a CRG meeting on 2/23/83 and is on the agenda for the CRG meeting on 2/23/83. Conceptually, this office believes the proposed uses here to be appropriate. However, the following items identified by the CRG should be noted:

1. An 80 foot wide right-of-way must be provided for Westminster Pike (Md. Rte. 140).
2. Improvements at the intersection should be made to conform to SHA comments.
3. The site is in a deficient sewer service area.
4. The site is in an "E" level traffic area.

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

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

NEG:JGH:slc

cc: Arlene January
Shirley Hess

PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE

4th Election District

ZONING: Petition for Special Exception, Special Hearing and Variance

LOCATION: Northwest corner of Hanover Road and Westminster Pike

DATE & TIME: Thursday, February 24, 1983 at 1:30 P.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 (convenience store) as a use in combination with a service station (gas 'n go): 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 (a) a nonconforming service station use, (b) conversion to gas 'n go operation from full service, (c) in the alternative to and/or supplemental to part (a), that an improved expanded site plan be approved under Section 405.8 of the Regulations, (d) that the proposed site plan does not constitute a use in combination service station and food store (convenience store), and (e) a common, usage of access drives and maneuvering areas by the service station, food store (convenience store) and retail uses; and Variance to permit curb tangent lengths of 0 ft. in lieu of the required 20 ft. between access driveways and a street corner

The Zoning Regulation to be excepted as follows:
Section 405.4. A. 3. a - minimum distance between access driveways and a street corner for a service station

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

Being the property of Hazel Gies, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, February 24, 1983 at 1:30 P.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 ZONING PLANS ADVISORY COMMITTEE

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

080
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

February 22, 1983

Horton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 47 - Case No. 83-185-XSPHA
Petitioner - Hazel Gies
Special Exception, Special Hearing
and Variance Petition

Dear Mr. Williams:

Enclosed are comments from the County Review Group (CRG) that were received by this office subsequent to my comments of February 16, 1983. Please note that these comments are more recent and therefore, they should be used when revising the site plan.

If you have any further questions please feel free to contact me at 444-3391.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman

Zoning Plans Advisory Committee

ENCLOSURE

Enclosures:

cc: George W. Stephens, Jr. & Assoc., Inc.
303 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

DATE: January 31, 1983

PROJECT NAME: Gies Property
PROJECT NUMBER: #83005
LOCATION: Westminster Pike and
Hanover Road
DISTRICT: 4C1

The Plan as submitted, dated July 28, 1982, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL AND HIGHWAY COMMENTS:

Hanover Road and Westminster Pike are both State Roads.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The Developer is responsible for the full cost of all highway and storm drain construction required for this site. This also includes cost of relocating any existing utility poles.

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line.

It shall be the responsibility of the Developer's engineer to clarify all right-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Project #83005
Gies Property
Page 2
January 31, 1983

GENERAL AND HIGHWAY COMMENTS: (Cont'd)

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

The entrance locations are subject to approval by the Department of Traffic Engineering, and the State Highway Administration.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee to the County of said rights-of-way. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

Project #83005
Gies Property
Page 3
January 31, 1983

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

A sediment control plan will be required.

No storm water management is required.

WATER AND SANITARY SEWER COMMENTS:

Public water and sewer exist to serve the existing buildings.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

This property is subject to a Water and/or Sewer System Connection Charge based on the size of water meter utilized.

The total Water and/or Sewer System Connection Charge is determined, and payable, at time of plumbing permit application. This Charge is in addition to the normal front foot assessment and permit charges.

If new connections are required, permission to obtain metered connections from the existing main may be obtained from the Department of Permits and Licenses.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

The Developer will be given credit for one System Connection Charge for each existing house connection.

Permission to connect additional sanitary fixtures to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private water lines and sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

Project #83005
Gies Property
Page 4
January 31, 1983

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

For the construction of two or more buildings, the Developer shall submit one (1) set of engineering drawings, signed and sealed by a Design Engineer to be directed to the Plumbing Division via the Buildings Review Section when applying for a new building permit application. These drawings will include, but are not limited to the following information:

- All proposed lines will be marked with size of line and type of pipe.
- Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.
- Invert elevations for all proposed cleanouts and/or manholes.
- Proposed elevations and grades of proposed building floor elevations and finished grades.
- Percent grades between cleanouts and/or manholes.
- Proposed location of connection to each building.
- The number of dwelling units in each building.
- Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

This drawing will become the copy for the Baltimore County Plumbing Department's permanent files and records. When received, the Plumbing Inspection Division will authorize issuance of a permit for the construction of the private sewer system upon proper application by a master plumber with installation to be made by journeyman plumbers.

No building permit applications will be approved until these drawings have been submitted to the Plumbing Division.

This site is subject to the sewer allocation policy as established by the Baltimore County Council. This site sewers to the Gwynns Falls Sewer Area. The Developer's Engineer should contact the Office of Planning to find out what information is necessary to provide sewers for the re-built site.

The Developer is responsible for protection of the existing public sanitary which runs thru this property, and is cautioned that he cannot build any permanent structure within the existing Baltimore County easement.

Project #83005
Gies Property
Page 5
January 31, 1983

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The Developer's Engineer should contact the Baltimore County Fire Bureau to be sure that existing fire hydrants provide adequate fire protection for this property.

EAX:HWS:ss
cc: File

Edward A. McDonough
EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division



Maryland Department of Transportation
State Highway Administration

Larry H. Bridwell
Secretary
M. S. Calverley
Assistant

RECEIVED
JAN 31 1983

BUREAU OF PUBLIC SERVICE January 20, 1983

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Bldg.
Towson, Maryland 21204

Re: CRG Meeting of 2-3-83
"Gies Property", S/W
side Westminster Pike
(Route 140) W/S o.
Hanover Pike (Route 30)

Dear Mr. Morton:

On review of the site plan of 7-28-82 and field inspection, the State Highway Administration will require revisions to the plan.

The State Highway Administration and Baltimore County Traffic Engineering concur that a 5 lane section and 4 ft. median should be planned for future improvement to Westminster Pike. With this a future possibility, the S.H.A. will require a future R/W of 80' to be shown on Westminster Pike.

We find the 40'± radius at Westminster Pike and Hanover Pike generally acceptable.

With the elimination of the proposed directional island at Westminster Pike and Hanover Road, the developer will be responsible for the relocation of the existing G&E pole and signal pole and accept all financial responsibility for same.

The State Highway Administration strongly recommends the developer consider all access to the site by way of the proposed 35' entrances and eliminate all access near the intersection of Westminster Pike and Hanover Road.

All existing concrete curb and gutter in a deteriorated condition must be repaired or replaced at the discretion of the S.H.A. Inspector.

All work within the S.H.A. Right of way must be through permit with the posting of a bond in the amount of \$14,000.00 to guarantee construction and a letter must be obtained from the utility company indicating arrangements have been made (both physical and financial) for relocation of the affected utilities.

My telephone number is (301) 659-1350

Countywide for Injured Hearing or Speech
303-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21202 - 0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

January 20, 1983

Mr. R.A. Morton

It is requested that all approvals and permits be held until all State Highway Administration comments have been resolved and the plan revised.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GM:vrdr

By: George Wittman

TO: CRG, c/o Susan Carrell

Date: Jan. 28 1983

FROM: John McGrain OPZ

SUBJECT: Gies Property

The Landmarks Preservation Commission discussed the proposed development of the Gies property, which falls within the lines of a National Register Historic District and contains one structure that was listed by Historic Reisterstown, Inc., in drawing up the district.

The commission voted not to oppose the demolition of the small building unless there was also opposition on the part of the community organization, in this case entitled "BOG." I wrote to the president of BOG and asked if there was community concern about the loss of this building. I have had no reply from the current president. The historic group that was active a few years ago has disbanded or ceased to meet according to its founder, Ms. Cornelia H. Ives.

This building, now used as a beauty shop, is the portion of the old Ducker Hotel or Hiteshue Hotel that failed to burn when the greater part of the building was consumed in a fire of May 29, 1930.

Jan 20 1983

RECEIVED

JAN 25 1983

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

Gies Property
Subdivision Name: Section and/or Plat: *George W. Stephens, Jr.*
Developer and/or Engineer: *3*
Watershed: *44* No. of Lots or Units: *Public* Total Acreage: *Public* Water: *Public* Sewer:

COMMENTS ARE AS FOLLOWS:

Soil percolation tests are required; a minimum of two tests are required within a designated 10,000 square foot sewage disposal reserve area. After soil tests have been conducted, the engineer and/or developer is responsible for meeting with the Health Department to determine any needed revisions and submitting three (3) final prints of acceptable plans.

Soil percolation tests have been conducted. Revised plans must be submitted prior to approval of plats, are not required and the plat can be approved as submitted. Contact this office at 444-2762 for more complete information.

☒ Public sewers must be utilized and/or extended to serve the property.

No sewage disposal area shall be located within feet of any perennial stream or body of water or within a 100-year floodplain and must be 10 feet removed from any easement or property line.

Wells must be located a minimum distance of from any sewage disposal areas: 100 ft. from any wells, 40 ft. from dwellings, 10 ft. from property lines, 15 ft. from road widening easements, and must be positioned at a higher elevation than the sewage disposal area on the same lot.

☒ Public water must be utilized and/or extended to serve the property.

Due to a possible seasonal change in the groundwater table, soil tests must be conducted between February 1 and April 30.

Sewage disposal areas must not be placed on slopes of 25% or greater.

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH
Page 2

☒ A Hydrogeological Study and Environmental Effects Report for this subdivision must be submitted. must be updated, ☒ can be waived, must be revised.

A Water Appropriation Permit Application must be submitted. Note: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

Locate all existing bodies of water, wells and septic systems within the property and within 100 feet of the exterior property line.

The developer must contact this office at 444-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests.

☒ This plan can be approved as submitted.

This plan cannot be approved at this time. See checked revisions and/or comments.

SS 782

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: February 3, 1983

PROJECT NAME: GIES PROPERTY

PLAN: XXXXXXXXXXXXXXXXXXXX

COUNCIL & ELECTION DISTRICT: IV-242 C-3

PLAN EXTENSION

REVISED PLAN

PLAT

The Office of Planning and Zoning has the following comments on the subject plan:

The existing uses and existing zoning must be shown opposite this site on the properties on the southwest side of Westminster Pike and the Northeast side of Hanover Road.

Landscaping must be provided along Hanover Road and Westminster Pike.

Handicapped parking must be shown for the proposed retail shops.

The property is located in a deficient service area, the Gwynns Falls Drainage Area, as defined by Bill 178-79. Bill 178-79 Section 4A02.3C. requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. In the event at there is no capacity available, the Plat may be recorded, but building permits would not be issued until capacity becomes available.

The property is located in a traffic area controlled by an "X level intersection", Westminster Pike and Hanover Road, and it is possible that as conditions change traffic capacity may become more limited. The Basic Services areas which determine traffic deficiency will be re-evaluated by the Planning Board in October, 1983, and new maps will be adopted by the County Council in December, 1983. The Basic Services Areas are re-evaluated annually. Issuance of building permits in the future may be determined by the constraints of re-evaluation of deficient areas.

Susan Carrell
Susan Carrell

TO: Mr. Robert Morton

DATE: February 2, 1983

FROM: C. Richard Moore

SUBJECT: C.R.G. COMMENTS

PROJECT NAME	Gies Property	C.R.G. PLAN	☒
PROJECT NUMBER & DISTRICT	4C3	DEVELOPMENT PLAN	☐
LOCATION	Westminster Pike & Hanover Pike	RECORD PLAT	☐

Westminster Pike needs to be widened for an ultimate 5-lane section approximately 29 1/2 ft. off the centerline of existing paving, which would involve approximately 7 1/2 ft. of additional paving off of the existing curb.

The location of the entrances is subject to the approval of the State Highway Administration.

C. Richard Moore
C. Richard Moore
Asst. Traffic Engineer

CRG/GMJ/ccm

CONTINUED MEETING
COUNTY REVIEW GROUP MEETING
Wednesday, February 13, 1983

GIES PROPERTY

COUNTY REVIEW GROUP - THOSE PRESENT

Gilbert S. Benson, Chairman	- Department of Public Works
Harris Shalowitz	- Bureau of Public Services
E. A. Boher	- Office of Planning & Zoning
Susan Carrell	- Office of Planning
Diane Itter	- Office of Zoning
Greg Jones	- Traffic Engineering
Robert J. Philburn	- Shell Oil - Real Estate
Robert S. Knatz, Jr.	- Realtor
Bernard Williams	- Planning Consultant
R. Tambascio	- Shell Oil Co. - Project Engineer
Robert W. Baker	- Cloverland Farms Dairy, Inc.
Hazel V. Gies	- Developer
Douglas Gies	- Developer
Edward L. Gies	- Developer
Newton Williams	- Attorney for Developer
Charles K. Stank	- G. W. Stephens, Inc., Dev.'s Engr.

The meeting was called to order by the Chairman, Gilbert S. Benson, at 10:00 a.m.

Mr. Newton Williams presented the plan and stated that the changes had been made as requested by Baltimore County and the State Highway Administration. He further stated that the sewer right-of-way, a private right-of-way and that this had been noted on the plan.

E. Boher presented the written comments from the Office of Planning and stated that the two signs for this site, one for Royal Farms Stores and one for Shell service station, shall be placed on like sign poles. He also stated that the proposed Shell sign shall be less than 25 feet in height. The building design should be coordinated by the architect with special attention to materials and facades. This requirement is due to the special nature of this site in the center of Reisterstown.

GIES PROPERTY

-2-

February 23, 1983

Diane Itter presented written comments from the Office of Zoning and stated that a combined special hearing and variance hearing for this redevelopment is scheduled for February 24, 1983. The site plan meets the zoning requirements for the referenced hearing.

State Highway Administration comments were presented and it was stated that Rt. 30 shall be improved with an ultimate 66-foot right-of-way. The pole along Rt. 30 at the westernmost property line shall be relocated. A taper in the paving will also be required at this location. The four entrances as shown on the plan are acceptable to the State Highway Administration. A median is proposed in the future for Rt. 140, and therefore should be noted on the plan.

Greg Jones from Traffic Engineering stated that a 4-foot median is required in the future for Rt. 140. There is no schedule for this improvement; however, it would be a continuous median from Rt. 30 westerly.

Harris Shalowitz from Developers Engineering Division stated that the plan appears to be satisfactory to their office and previous comments of January 31, 1983 are still valid.

Mr. Newton Williams stated that they would request that the median issue be resolved prior to the approval of the plan, and therefore it will be necessary to resolve this issue prior to another continued meeting.

A County Review Group Continued Meeting will be required for this subdivision. The meeting was adjourned at 11:30 a.m.

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

CONTINUED

DATE: February 23, 1983

PROJECT NAME: GEIS PROPERTY PLAN: XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: PLAN EXTENSION
REVISED PLAN
FLAT

The Office of Planning and Zoning has reviewed the revised plan dated January 28, 1983 and has the following comments:

A detailed landscape plan will be required with the building permit application.

It is recommended that the proposed Shell sign be less than 25' in height.

The building designs should be coordinated by an architect with special attention to materials and facades. This is essential due to the special nature of this site in the center of old Reisterstown.

Susan Carrell (CRH)
Susan Carrell

SUBJECT: COUNTY REVIEW GROUP COMMENTS

FROM: ZONING

DATE: February 23, 1983

PROJECT NAME: Gies Property PLAN: ✓
LOCATION: N/W Cor. Hanover Road and Westminster Pike DEVELOPMENT PLAN:
DISTRICT: 4th Election District FLAT:

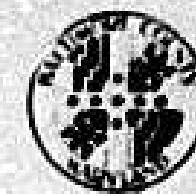
1. A combination Special Exception, Special Hearing and Variance hearing (Case No. 83-185-XSPHA) for this proposed redevelopment has been scheduled on February 24, 1983. The site plan meets the zoning requirements for the above referenced hearings. CRG Plan approval is acceptable provided it is understood that final approval of plat and building permits are contingent upon the outcome of the zoning hearings.

Diana Titter
DIANA TITTER
Zoning Associate III

DI:bsc

7/32ban

Re: Chairman Hackett and Mr. Holman 7/22/83

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353WILLIAM E. HAMMOND
ZONING COMMISSIONER

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing and Variance
NW corner of Hanover Rd. and Westminster Pike
Hazel Gies - Petitioner
Case No. 83-185-XSPHA

Dear Mr. Williams:

Please be advised that an appeal has been filed by David M. Thomas, Esquire, on behalf of protestants, from the decision rendered by the Deputy 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
William E. Hammond
Zoning Commissioner

WJH:aj

cc: Mrs. Alice LeGrande
25 Olive Lane
Owings Mills, Maryland 21117

Ms. Marion Cooper
Community Times
P. O. Box 247
458 Main Street
Reisterstown, Maryland 21136

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

*Also notice due to
Dave Thomas, Esq., for
Baseline Retailers*

*Rec'd 7/22/83
3:30 PM*

494-3180

County Board of Appeals

Room 200, Court House
Towson, Maryland 21204
July 28, 1983

(Hearing Room #218)

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. 83-185-XSPHA

HAZEL GIES

SE-Food store in combination with service station
SPH - Site plan
Variance - To permit curb tangent lengths of 0' in lieu of the required 20' between access driveways and a street corner

NW corner Hanover Rd. and Westminster Pike
4th District

6/14/83 - Z.C. DISMISSED SE,
Z.C. GRANTED SPH and VARIANCE

ASSIGNED FOR:

THURSDAY, AUGUST 25, 1983 at 10 a.m.

cc: Newton A. Williams, Esq.

Counsel for Petitioner

Hazel Gies

Petitioner

David M. Thomas, Esq.

Counsel for Protestants

Mrs. Alice LeGrande

Protestant

Ms. Marion Cooper

Requested Notification

John W. Hession, III, Esq.

People's Counsel

Mr. N. E. Garber

Mr. J. G. Howell

Mr. W. E. Hammond

Mr. J. E. Dyer

Ms. Jean M. H. Jung

Edith T. Eisenhart, Adm. Secretary



County Board of Appeals of Baltimore County

Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180

August 26, 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. 83-185-XSPHA

HAZEL GIES

SE-Food store in combo. w/service station
SPH-Site plan
Variance-To permit curb tangent lengths of 0' in lieu of the required 20' between access driveways and a street corner

NW corner Hanover Rd. and Westminster Pike

4th District

6/14/83 - Z.C. DISMISSED SE,
Z.C. GRANTED SPH and Variance

ASSIGNED FOR:

THURSDAY, SEPTEMBER 8, 1983, at 10 a.m.

cc: Newton A. Williams, Esq.

Counsel for Petitioner

Hazel Gies

Petitioner

David M. Thomas, Esq.

Counsel for Protestants

Mrs. Alice LeGrande

Protestant

Ms. Marion Cooper

Requested Notification

J. W. Hession, Esq.

People's Counsel

N. Garber

J. Howell

A. Juhon

J. Dyer

J. Jung

June Holman, Secretary

7/28/83 - Notified of appeal hearing scheduled for THURSDAY, AUGUST 25, 1983 at 10 a.m.

Newton A. Williams, Esq.
Hazel Gies
David M. Thomas, Esq.
Mrs. Alice LeGrande
Ms. Marion Cooper

8/24/83 - Above notified of CONTINUED HEARING on Sept. 8, 1983.

Envelope of Exhibits in back of drawer

*Petitioner's exhibits
nos. 2, 3, 4, 6 are in
Bd. of App. desk.*

J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.
THOMAS J. DENVER
WILLIAM F. ENGLISH, JR.
STEPHEN J. HOLAN
G. SCOTT BARRHUGH
ROBERT L. HANLEY, JR.

LAW OFFICES
POLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

TELEPHONE:
(301) 823-7800

September 14, 1983

Honorable William T. Hackett, Chairman
County Board of Appeals of Baltimore County
Court House
Towson, Maryland 21204

Re: Zoning Relief Sought In The Hazel Gies Case,
Case Number 83-185-XSPHA

Dear Chairman Hackett and Members of the Board:

As promised during my closing argument to the Board on September 18, we are outlining the relief sought.

After having thoroughly reviewed the zoning aspects of this case in order to be absolutely safe all of the following zoning relief has been requested:

1. A petition for special hearing covering:

- (a) The nonconforming status of the present BP Station, including the amount of square footage;

- (b) The conversion from full service to Gas & Go, as required by Section 157 F of Article 56 of the Annotated Code of Maryland (1982 Repl. Vol. 10)

- (c) A possible expansion to improve the site in the event we are unable to prove the previous use of 25,000 sq. ft. for service station purposes, which poses the Board enjoys under Section 405.88. of the Baltimore County Zoning Regulations;

- (d) A declaration that the proposed usage does not constitute a use in combination, service station and convenience store; and

- (e) A right of common usage for access, parking, maneuvering, etc., between the three new proposed uses, the service station, the convenience store and the retail stores, as present on virtually every shopping center site with multiple stores and shared parking and access.

*Rec'd 9-14-83
3:10 PM*

Honorable William T. Hackett, Chairman
County Board of Appeals of Baltimore County
September 14, 1983

2. A petition for special exception to permit a use in combination service station (Gas Only) and convenience store, as an alternative request in the event that the site would be held to constitute a use in combination, despite the separate ownerships, and the fact that there are no economic or other links between the proposed service station and the convenience store.

3. Variances from Section 405.4.A.3.a. to permit curb tangent lengths of 0 feet at the newly created corner in lieu of the 20 feet required by the service station ordinance, which variances are required by the turning line at the corner of Hanover Road, (Md. Rt. 30), and Westminster Pike (U.S. Route 140) as a part of the widening and improvement of the Westminster Pike frontage as a part of the County Review Growth (C.R.G.) Approval.

The purpose of these multiple, and in some cases alternative zoning requests, is to assure all concerned that we covered all possible solutions at the hearing, and give the Board all the alternative forms of relief that the facts may require.

We will be glad to further explain the relief sought at the request of the Board, or to answer any other question or concern.

Finally, we have prepared in outline form a summary of how we feel the Gies family property as proposed to be upgraded by the family, Shell Oil Company and Royal Farm Stores (Cloverland) meets all requirements of the state and county laws.

We thank the Board for your consideration of this request by the Gies family to be allowed to continue to serve the heart of Reisterstown, and to once again upgrade this vital corner, which hopefully will be just the first step in Main Street's revival.

Sincerely yours,

Newton A. Williams
Newton A. Williams

NWH:juc

cc: Honorable Patricia Phyllis Board Member

cc: Mr. Robert Philburn Shell Oil Company

Honorable Diana K. Vincent, Board Member

Mr. Robert Baker Cloverland Farms Dairy

Hazel Gies, Douglas Gies, and Edward Gies

Mr. Robert Knitz

David M. Thomas, Esquire

Mr. Charles Stark, Stephens & Associates

J. W. Hession, Esquire

Mr. Bernard Willersrain

PROPOSED UPGRADING OF THE GIES PROPERTY

THE VILLAGE OF REISTERSTOWN BADLY IN NEED OF REVIVAL AND UPGRADING
THE GIES PROPERTY IS THE KEY TO REVIVAL OF THE VILLAGE AND UPGRADING OF
SITE AND IMPORTANT, DISABLING INTERSECTION

SPECIAL HEARINGS

NON-CONFORMING GAS STATION SITE, 25,000 SQ. FT.

GAS STATION SITE SINCE BEGINNING OF AUTO AGE

1930's PHOTO SHOWS 10 PLUS BRAND GAS N' GO

BP STATION DATES TO "E" COMMERCIAL ZONE PERIOD PRIOR TO 1953 REGULATION
AND B.L.

BP USE OF THREE PLUS MAJOR AREAS, MAIN SITE PLUS TWO LARGE WESTMINSTER
PIKE LOTS, GARAGE AND PART OF BUILDING

THERE ON 12/31/67 CONFORMING, NON-REGULATION STATION - NEW STATION WILL
MUCH MORE NEARLY CONFORM

CONVERSION OF GAS N' GO

BP STATION POORLY SITED AND OUTDATED

NUMEROUS SERVICE STATIONS AND SERVICE GARAGES IN AREA (Art. 56, Sec.
157F).

CORNER SITE IS WASTED FOR SERVICE - CORRECT USE - QUICK IN AND OUT -
SHELL AND ROYAL FARM

VOLUNTARY UPGRADING OF SITE BY VARIOUS PRIVATE SECTOR COMPANIES

PROPOSED USE OF 25,000 SQ. FT. FOR SHELL

CONSTITUTES AN UPGRADING UNDER BILL 40

WILL OPEN UP SITE TO UPGRADED USES, SIGHTS AND CIRCULATION

FOUR MODERN ENTRANCES VS. SEVEN, OUTDATED POORLY SITED ENTRANCES

MAJOR ROAD IMPROVEMENTS TO WESTMINSTER PIKE AND 40 FT. TANGENT AND
ISLAND AT CORNER

TWO MODERN BUILDINGS PLUS KIOSK IN PLACE OF OBSOLETE BP, OLDER
LAUNDROMAT AND RETAIL AND SERVICE STORES (RELOCATED), TWO APARTMENTS
ELIMINATED

SITE WILL BE PROPERLY PAVED, LANDSCAPED AND MAINTAINED

HARMONIOUS, COORDINATED SITE DEVELOPMENT VS. THREE DIVERGENT, FORMER
BUILDINGS

NOT A USE IN COMBINATION

NOT COMBINED STATION AND CONVENIENCE STORE AS SOME ARCO'S AND 7-11'S IN
AREA

ONE LAND OWNER, TWO DIFFERENT TENANTS ON SEPARATE, SEPARATELY LEASED
PARCELS

COORDINATED JOINT SITE WITH TWO DISTINCT, BUT FAMILIAR AREA CONCERNS -
SHELL AND ROYAL FARM

STORE NOT ACCESSORY TO STATION

JOINT SITE - COMMON EASEMENTS - ALL SHOPPING CENTERS, EXAMPLE,
ALTERNATIVELY, SHELL AND ROYAL FARM DO MEET SPECIAL EXCEPTION
REQUIREMENTS OF SECTION 502.1

WILL BENEFIT HEALTH, SAFETY AND WELFARE

NEW CRG AND DEVELOPMENT REGULATIONS, AND HAS PASSED BOTH 1981 BOCA CODE
AND FIRE CODES

HEALTH DEPARTMENT REQUIREMENTS

PUBLIC WATER AND SEWER LOAD CUT - TWO APARTMENT AND HEAVY USER
LAUNDROMAT - GONE

FIRST STEP BACK FOR VILLAGE

UPGRADING OF SIGNS, AND REMOVAL OF TWO LARGE BILLBOARDS

WILL NOT CONGEST ROADS, STREETS AND ALLEYS

1985 N/W EXPRESSWAY AND REISTERSTOWN BYPASS

DRAW ON PRESENT TRAFFIC ALREADY ON ROAD

WILL IMPROVE WESTMINSTER PIKE AND CORNER

SEVEN ENTRANCES CUT TO FOUR

BETTER ON SITE CIRCULATION

WILL NOT LEAD TO FIRE, PANIC OR OTHER DANGERS

FULL FIRE PROTECTION

1981 BOCA AND FIRE CODES

IMPROVED ROADS, CORNER, SITE AND SIGHT DISTANCES AND VIEWS

2

MORE OPEN, UNCLUTTERED AND UNCONGESTED SITE

WILL NOT CAUSE UNDESIRABLE CONCENTRATION OF POPULATION

TWO APARTMENTS ELIMINATED

LAUNDROMAT GONE

PROPOSED USES ALL ENCOURAGE SHORT, EFFICIENT VISITS

WILL ENHANCE PUBLIC IMPROVEMENTS

SEVEN FOOT ROAD WIDENING

IMPROVEMENTS TO WESTMINSTER PIKE

FORTY FOOT CURB TANGENT AND ISLAND

REPAIRED AND UPGRADED SIDEWALKS

LESS SEWER AND WATER LOADS

BULK OF COSTS BORNE BY SITE USERS

WILL UPGRADE INTERSECTION FUNCTION AND RATING

ADEQUATE LIGHT AND AIR

WILL OPEN UP CORNER AND SITE

FEWER, LOWER STRUCTURES

TWO BILLBOARDS GONE

WILL ENHANCE LIGHT AND AIR

3

WALTER A. FREY, III
7 EAST REDWOOD STREET
BALTIMORE, MARYLAND 21203
c/o Legg Mason Wood Walker, Inc.

September 2, 1983

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

RE: Case #83-185-XS-PHA
Intersection of Routes
140 and 30
Reisterstown, Maryland 21136

Hazel/Gies

Gentlemen:

I am a property owner with approximately 136 acres
of land immediately north of the Reisterstown Lumber
Company on Route 30, about .8 miles from the property
described above, and bordering the Old Hanover Pike.
I wish to register my strong objection to proposed
zoning changes that would permit development of a
retail gasoline outlet and other small retail stores
on the subject property.

Traffic at the Route 140 and Route 30 intersection
has been dense for nearly 15 years. In the mid 1970's
in a letter to me, former County Executive Venetoulis
referred to that location as a "dangerous intersection".
Traffic volumes have increased substantially since
that time, and the interruption to traffic flow caused
by users of the proposed stores will compound the
problem. It is conceivable that those of us north of
Reisterstown will be effectively cut off from access
to Reisterstown Road during rush hour periods, at least.
The County should, in fact, consider limiting access to
and from properties near that intersection.

The Reisterstown Road corridor, from the Beltway to
Westminster, is already well served with retail stores
of many kinds, and is especially populated with retail
gasoline outlets, offering substantial choices of
products and prices, including many of the "gas and go"
variety. There is certainly no need for additional
gasoline facilities in the area, with the consequent
additional traffic impact.

Board of Zoning Appeals
September 2, 1983
Page two of two

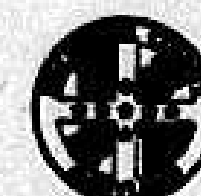
Finally, "gas and go" facilities add little benefit
to the community because they do not provide mechanical
services or even routine automotive maintenance. In
the case of the subject property there can be no
benefit, only a significant downgrading of the quality
of life in the area.

I urge that the request relating to redevelopment
of this property be denied in the best interest of the
people of the Reisterstown area.

Sincerely yours,

Walter A. Frey, III
Walter A. Frey, III

Kemp Road
Reisterstown, Maryland 21136



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

December 8, 1983

David M. Thomas, Esquire
Suite 200 - 15 Charles Plaza
Baltimore, Md. 21201

Re: Case No. 83-185-XS-PHA
Hazel Gies

Dear Mr. Thomas:

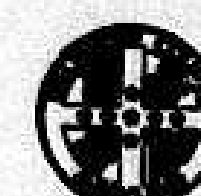
Enclosed herewith is a copy of the Opinion
and Order passed today by the County Board of Appeals in the
above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secy.

Encl.

cc: Newton A. Williams, Esq.
Hazel Gies
Mrs. Alice LeGrande
Ms. Marion Cooper
Walter A. Frey, III
John W. Hession, III, Esq.
M. E. Gerber
J. G. Howell
Jean M. H. Jung
J. E. Dyer
A. Jablon



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

December 15, 1983

David M. Thomas, Esquire
Suite 200 - 15 Charles Plaza
Baltimore, Md. 21201

Re: Case No. 83-185-XS-PHA
Hazel Gies

Dear Mr. Thomas:

Enclosed herewith is a copy of the corrected Page 1
of the Opinion and Order passed by the County Board of Appeals on
December 8, 1983.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart,
Adm. Secretary

Encl.

cc: Newton A. Williams, Esq.
Hazel Gies
Mrs. Alice LeGrande
Ms. Marion Cooper
Walter A. Frey, III
John W. Hession, III, Esq.
M. E. Gerber
J. G. Howell
Jean M. H. Jung
J. E. Dyer
A. Jablon

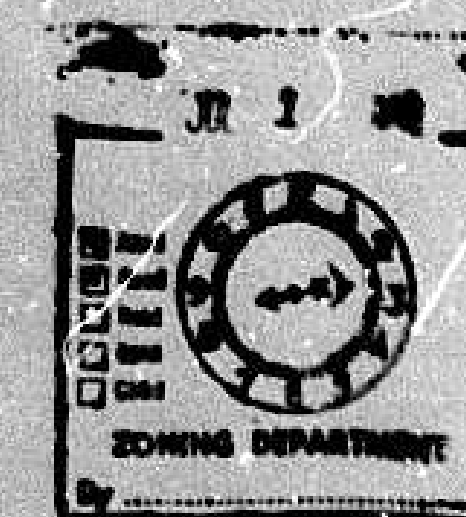
GREATER WASHINGTON MARYLAND : IN THE
SERVICE STATION ASSOCIATION :
By its Executive Director :
WILLIAM SHOEMAKER :
9200 Edmonston Road :
Suite 304 :
Greenbelt, Maryland 20770 :
and : BALTIMORE COUNTY
NORMAN SEITZ :
Norma's Hess :
534 Main Street :
Reisterstown, Maryland 21136 :
and :
HARRY SNYDER :
Reisterstown Exxon : BOARD OF APPEALS
101 Main Street :
Reisterstown, Maryland 21136 :
vs. :
BALTIMORE COUNTY ZONING :
COMMISSIONER :
114 N. Chesapeake Avenue :
Towson, Maryland 21204 :

ORDER FOR APPEAL

The Greater Washington Maryland Service Station Associa-
tion, by and through its Executive Director, William Shoemaker, an
interested party, together with Norman Seitz and Harry Snyder, both
Baltimore County taxpayers, nearby gasoline station dealers and
interested parties, all having participated at the hearing before
the Zoning Commissioner and all feeling aggrieved by the decision
of said Zoning Commissioner, do hereby jointly and severally appeal
to the Baltimore County Board of Appeals in Case No. 83-185-XS-PHA
by and through their attorneys, Pfeifer & Fabian, P.A. and David M.
Thomas, Esquire, this Board being the appropriate body of appellate
decision and the date of the aforesaid decision being June 14, 1983.

PFEIFER & FABIAN, P.A.

BY: *David M. Thomas*
DAVID M. THOMAS
Suite 200 - 15 Charles Plaza
Baltimore, Maryland 21201
385-0385



Rec'd. 9/6/83
11/10/83

I HEREBY CERTIFY That on this 30th day of June, 1983, a copy of the foregoing Order for Appeal was mailed to William E. Hammond, Zoning Commissioner of Baltimore County c/o Baltimore County Office of Planning and Zoning, Towson, Maryland 21204.

David M. Thomas
DAVID M. THOMAS

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING :
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
NW corner of Hanover Rd. &
Westminster Pike, 4th District :
HAZEL GIES, Petitioner : Case No. 83-185-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 28th day of January, 1983, a copy of the foregoing Order was mailed to Newton A. Williams, Esquire and Nolan Plumbhoff & Williams, Chartered, 204 W. Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner; Cloverland Farms Dairy, Inc., 2200 North Monroe Street, Baltimore, MD 21217 and Robert Philburn, Sr., Real Estate Rep., Shell Oil Company, 5565 Sherett Place, Columbia, MD 21044, Contract Partial Lessees.

John W. Hessian, III
John W. Hessian, III

I HEREBY CERTIFY That on this 30th day of June, 1983, a copy of the foregoing Order for Appeal was mailed to William E. Hammond, Zoning Commissioner of Baltimore County c/o Baltimore County Office of Planning and Zoning, Towson, Maryland 21204.

David M. Thomas
DAVID M. THOMAS

IN THE MATTER : BEFORE
OF THE APPLICATION OF :
HAZEL GIES : COUNTY BOARD OF APPEALS
FOR SPECIAL EXCEPTION FOR : OF
A CONVENIENCE STORE :
FOR SPECIAL HEARING TO : BALTIMORE COUNTY
APPROVE A NONCONFORMING :
SERVICE STATION USE, ETC. : NO. 83-185-XSPHA
AND FOR A VARIANCE FROM :
§405.4.A.3.A OF THE :
BALTIMORE COUNTY :
ZONING REGULATIONS :
NW CORNER HANOVER ROAD :
& WESTMINSTER PIKE :
4th DISTRICT :

OPINION

Deputy *W.H.* This case comes before the Board of Appeals on an appeal from the Zoning Commissioner's Order approving the nonconforming use of the subject property which is located on the northwest corner of Hanover Road and Westminster Pike, in the Fourth Election District of Baltimore County, and granting a variance to permit 0 feet in lieu of the required 20 feet between access driveways and a street corner. The Zoning Commissioner's Order was dated June 14, 1983.

The Petitioner presented a specific plan which would require the removal of three existing structures on the 1.4 acres of land and the erection of three new facilities. The property and the buildings are all owned by a single owner and leased to the business persons who are utilizing parts of the site. The property is zoned B.L., which is a conforming, non-regulation use.

The owner has maintained a service station on the site since the early part of the twentieth century. The property was zoned commercial in December, 1967, and since a service station is a function of this classification it is in conformance. The property is non-regulation because it does not meet all the requirements for expansion. Therefore, it is in conforming, non-regulation use as grandfathered-in in December, 1967 zoning regulations.

In his petition the Petitioner has included a plan to expand his service station, which has been closed for approximately two years, to a "gas and go" operation. Also included in the plan is a proposal to build two new buildings which would be separate and apart from the service station operation. One would be a convenience store; the other a building housing three to four retail stores.

Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The proposed improvements shall be architecturally compatible, and all building materials used, including but not limited to kiosk, canopy, sign standards, and buildings, shall be similar in color and texture.
2. No more than three free-standing signs shall be permitted, shall be mounted on similar style standard, and shall not extend more than 20 feet above street level. The service station sign shall not exceed 100 square feet, including pricing signs and any other free-standing sign shall not exceed 50 square feet. A sign affixed to a building shall not extend above any part of the roof or parapet.
3. An existing underground storage tank(s) containing waste oil shall have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
4. The building located on the northwestern portion of the property and marked "proposed retail shops" may be relocated closer to Westminster Pike. The building along the northern property line may be as large as 33' x 76'.
5. Compliance with all requirements of the Maryland Department of Transportation.
6. 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 a detailed landscaping plan required for approval by the Current Planning and Development Division.

IT IS FURTHER ORDERED that Petitioner's Exhibit 1 does not constitute a use in combination service station and food (convenience) store since the proposed uses will each be operated by a separate lessee.

John M. H. Jones
Deputy Zoning Commissioner of
Baltimore County

HAZEL GIES - #83-185-XSPHA

2.

According to §405.8.A of the Baltimore County Zoning Regulations, a service station may be reconstructed and expanded as long as such reconstruction and expansion is confined to the limits of the site, is located in a B.L. zone and, in the judgment of the Zoning Commissioner, is improved to be more in keeping with Subsections 405.4 and 405.5 of the regulations. Subsections 405.4 and 405.5 include requirements to site layout, street improvements, setbacks, access, parking, lighting, signs, internal circulation and screening. The Board finds that the Petitioner's plan does, in fact, consider all of these factors and meets all the requirements set forth in these subsections. Further, this Board finds that by granting the variance on the curb length, the radius of the curb at the corner of the property will be eased, allowing a better traffic flow at that point.

Testimony by Mr. Michael Flanigan, an engineer with the Baltimore County Department of Traffic Engineering, indicated that there will be no increase in the volume of traffic as a result of the operation of the proposed "gas and go" service station and the convenience store. In fact, testimony by Mr. Baker from Cloverland Farms, Inc. substantiated this fact. He stated that Cloverland builds or operates its convenience stores in areas where the volume of traffic is already sufficient to maintain such an operation.

The question raised by the Protestants is whether Petitioner's plan for a convenience store apart from but on the same site as the service station is a use in combination. §405.4.D of the Baltimore County Zoning Regulations states: "The uses listed below and uses accessory thereto may be permitted in integral combination with such a service station by special exception." In the opinion of this Board, by referencing the words "integral combination" the regulations are quite specific. Such wording not only suggests that both operations are under one roof, but also that one is financially dependent on the other and/or use the same sales personnel and necessarily are open for business the exact same hours. The proposed renovation of the subject site approaches a mini shopping center containing a gas and go, a convenience food store and several small retail outlets all leased and operated by separate individual proprietors, but all using common access points and maneuvering areas. The Board is of the opinion that this use in no way

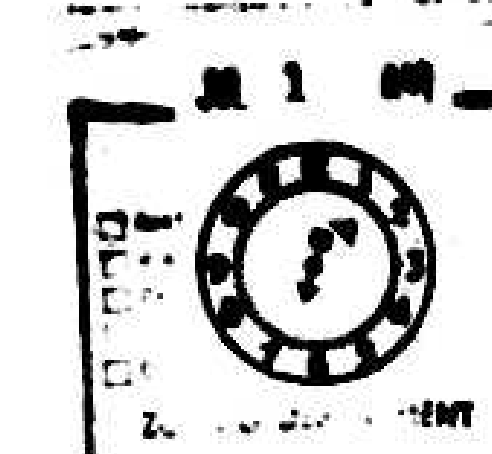
GREATER WASHINGTON MARYLAND : IN THE
SERVICE STATION ASSOCIATION :
By its Executive Director :
WILLIAM SHOEMAKER :
9200 Edmonston Road :
Suite 304 :
Greenbelt, Maryland 20770 :
and : BALTIMORE COUNTY
NORMAN SEITZ :
Norm's Hess :
534 Main Street :
Reisterstown, Maryland 21136 :
and :
HARRY SNYDER :
Reisterstown Exxon : BOARD OF APPEALS
101 Main Street :
Reisterstown, Maryland 21136 :
vs. :
BALTIMORE COUNTY ZONING :
COMMISSIONER :
111 W. Chesapeake Avenue :
Towson, Maryland 21204 :

ORDER FOR APPEAL

The Greater Washington Maryland Service Station Association, by and through its Executive Director, William Shoemaker, an interested party, together with Norman Seitz and Harry Snyder, both Baltimore County taxpayers, nearby gasoline station dealers and interested parties, all having participated at the hearing before the Zoning Commissioner and all feeling aggrieved by the decision of said Zoning Commissioner, do hereby jointly and severally appeal to the Baltimore County Board of Appeals in Case No. 83-185-XSPHA by and through their attorneys, Pfeifer & Fabian, P.A. and David M. Thomas, Esquire, this Board bring the appropriate body of appellate decision and the date of the aforesaid decision being June 14, 1983.

PFEIFER & FABIAN, P.A.

BY: *David M. Thomas*
DAVID M. THOMAS
Suite 200 - 15 Charles Plaza
Baltimore, Maryland 21201
385-0305



HAZEL GIES - #83-185-XSPHA

3.

constitutes a use in combination. Throughout Baltimore County there are many small business operated by independent proprietors located on sites at which they utilize a common entrance and common maneuvering areas which are not considered uses in combination, and the Board sees no difference between these uses and the uses proposed on the subject site. The Board will order that the proposed convenience store and the retail outlets as proposed do not constitute a use in combination but are uses permitted by right under the existing zoning and will, therefore, dismiss the petition for a special exception to grant these uses. Protestants opposing this special hearing cited the heavy traffic conditions at the site and the lack of need for a gas and go operation or an additional food store in the area. There was testimony that this proposal would not be a traffic generator but would only use the already existing traffic and that the proposed improvements could only improve the existing traffic flow, and the issue of need raised by nearby existing service station operators must not be a factor considered by this Board when deciding proposed land use.

Testimony by Mr. Robert W. Baker from Cloverland Farms, Inc. showed that, while Cloverland hopes that profits from the proposed convenience store will warrant its being open 24 hours a day, if profits are not sufficient Cloverland will adjust the hours accordingly. No such statement was made by Mr. Robert J. Philburn from Shell Oil regarding the 24 hour service station operation.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 8th day of December, 1983, by the County Board of Appeals, ORDERED that a nonconforming use for a service station has existed and has been conducted on the subject property since the 1930s and as such is hereby GRANTED the right to continue; and it is

FURTHER ORDERED that an improved and expanded site plan, a common usage of access driveways and maneuvering areas by the service station (gas and go), food (convenience) store and retail uses, and the conversion of a full service station to a gas and go operation all in accordance with the site plan prepared by George W. Stephens, Jr. and Associates, Inc., revised May 16, 1983,

and marked as Petitioner's Exhibit #11, are approved and as such the petition for special hearing is hereby GRANTED, subject to the following restrictions:

1. The proposed improvements shall be architecturally compatible, and all building materials used, including but not limited to kiosk, canopy, sign standards, and buildings, shall be similar in color and texture.
2. No more than three free-standing signs shall be permitted, shall be mounted on similar style standard, and shall not extend more than 20 feet above street level. The service station sign shall not exceed 100 square feet, including pricing signs and any other free-standing sign shall not exceed 50 square feet. A sign affixed to a building shall not extend above any part of the roof or parapet.
3. An existing underground storage tank(s) containing waste oil shall have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
4. The building located on the northwestern portion of the property and marked "proposed retail shops" may be relocated closer to Westminster Pike. The building along the northern property line may be as large as 33' X 76'.
5. Compliance with all requirements of the Maryland Department of Transportation.
6. 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 a detailed landscaping plan required for approval by the Current Planning and Development Division.

IT IS FURTHER ORDERED, that contingent upon the granting of the special hearing, the petition for a special exception is hereby DISMISSED; and it is

FURTHER ORDERED that the petition for variance to permit curb tangent lengths of 0 feet in lieu of 20 feet between access driveways and a street corner be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules

B-1 through B-13 of the Maryland Rules of Procedure.

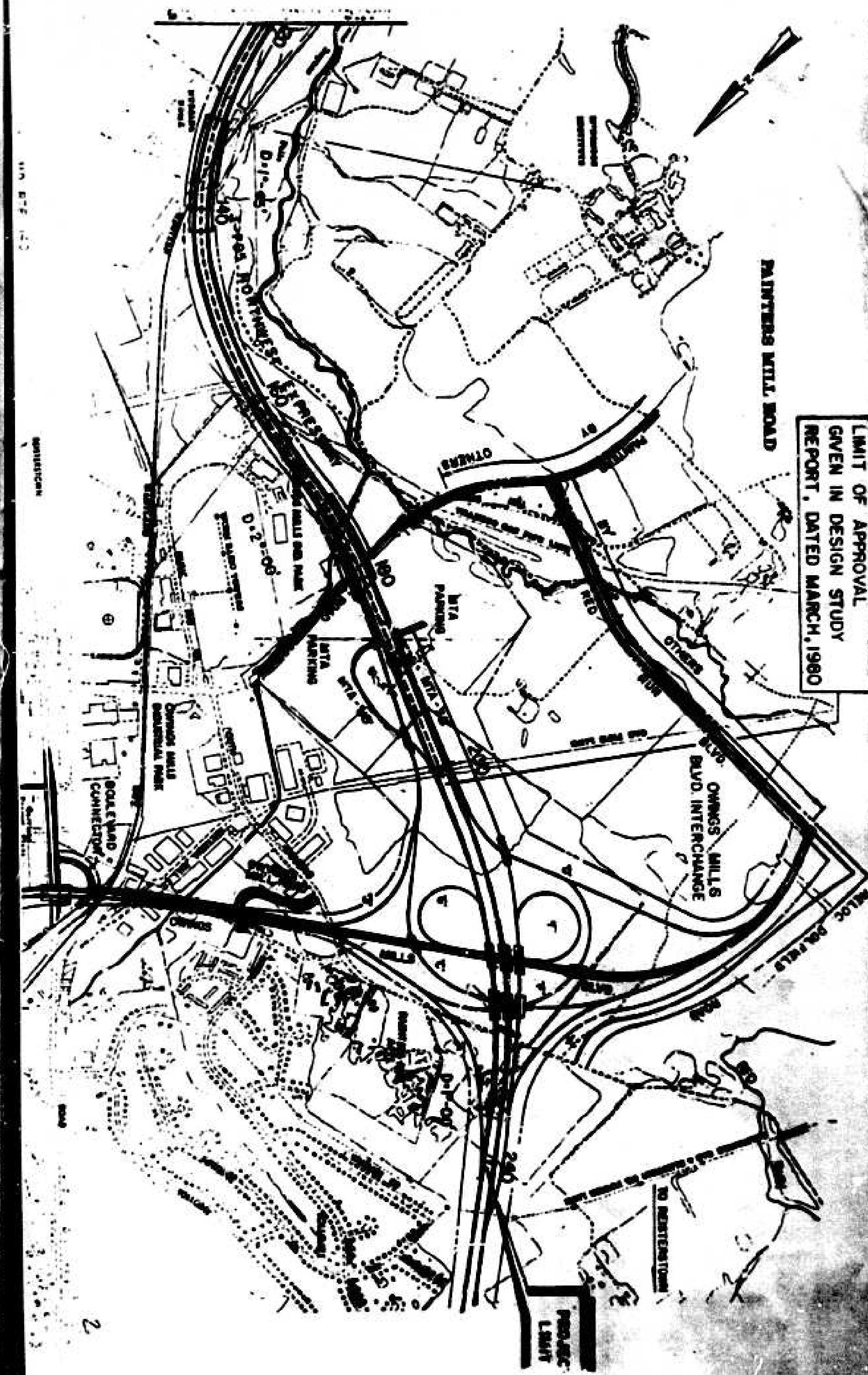
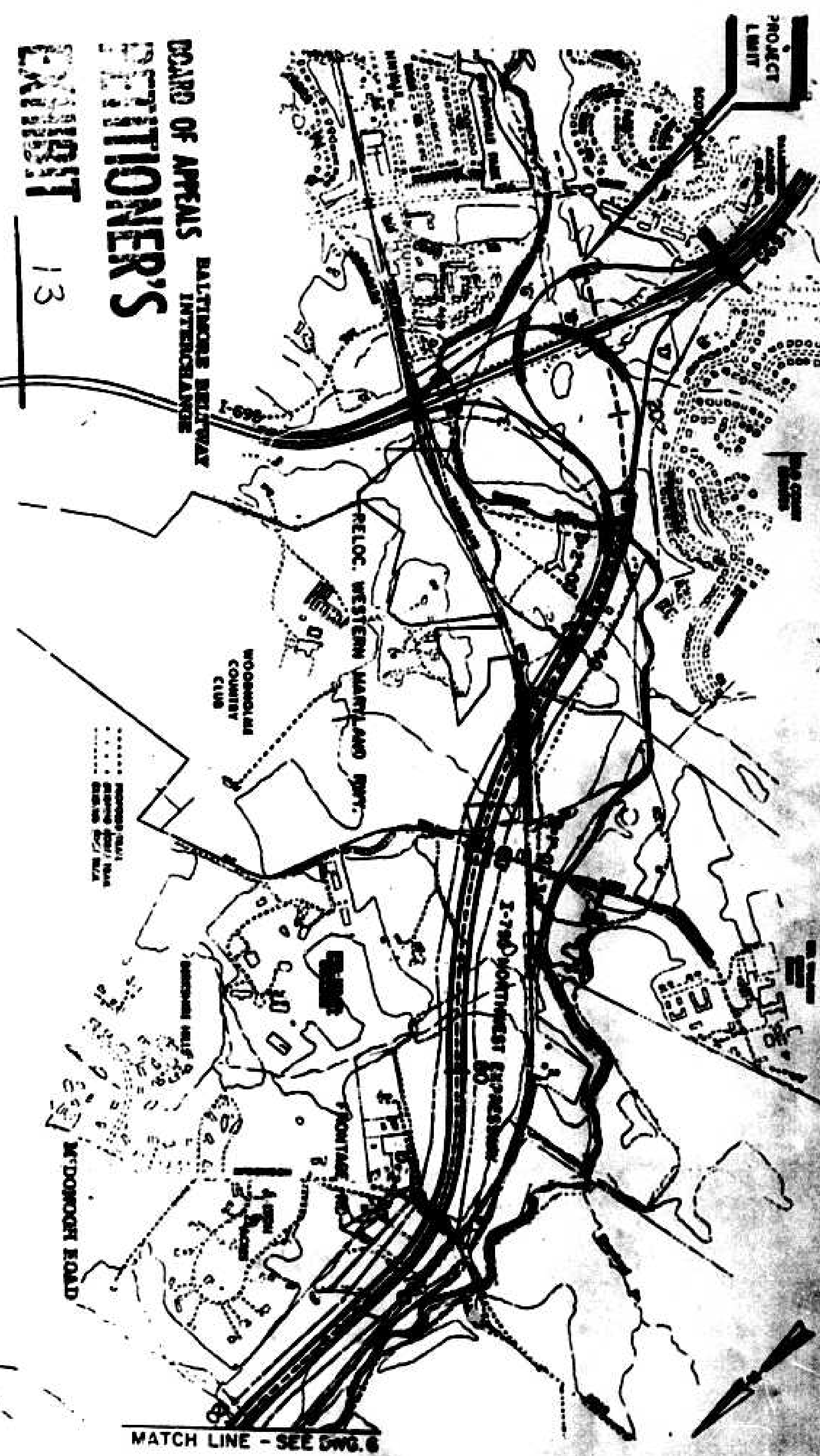
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Diana K. Vincent
Diana K. Vincent

Patricia Phipps
Patricia Phipps

BOARD OF APPEALS
PETITIONER'S
EXHIBIT 13



January 24, 1983

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING
Re: NW/corner of Hanover Rd. and
Westminster Pike
Petitions for Special Exception, Special Hearing & Variance
Hazel Gies - Petitioner
Case No. 83-185-XSPHA

TIME: 1:30 P.M.

DATE: Thursday, February 24, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

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

No. 112377

DATE 1/24/83 ACCOUNT R-01-615-000
AMOUNT 150.00

RECEIVED FOR *John B. Kelly*
FOR *Richard D. Kelly for Petition #42*
Hazel Gies

VALIDATION OR SIGNATURE OF CASHIER

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 16, 1983

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Petitions for Special Exception, Special
Hearing and Variance
NW/cor. of Hanover Rd. & Westminster Pike
Hazel Gies - Petitioner
Case No. 83-185-XSPHA

Dear Mr. Williams:

This is to advise you that \$96.50 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

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

No. 115023

DATE Feb. 24, 1983 ACCOUNT R-01-615-000
AMOUNT \$96.50

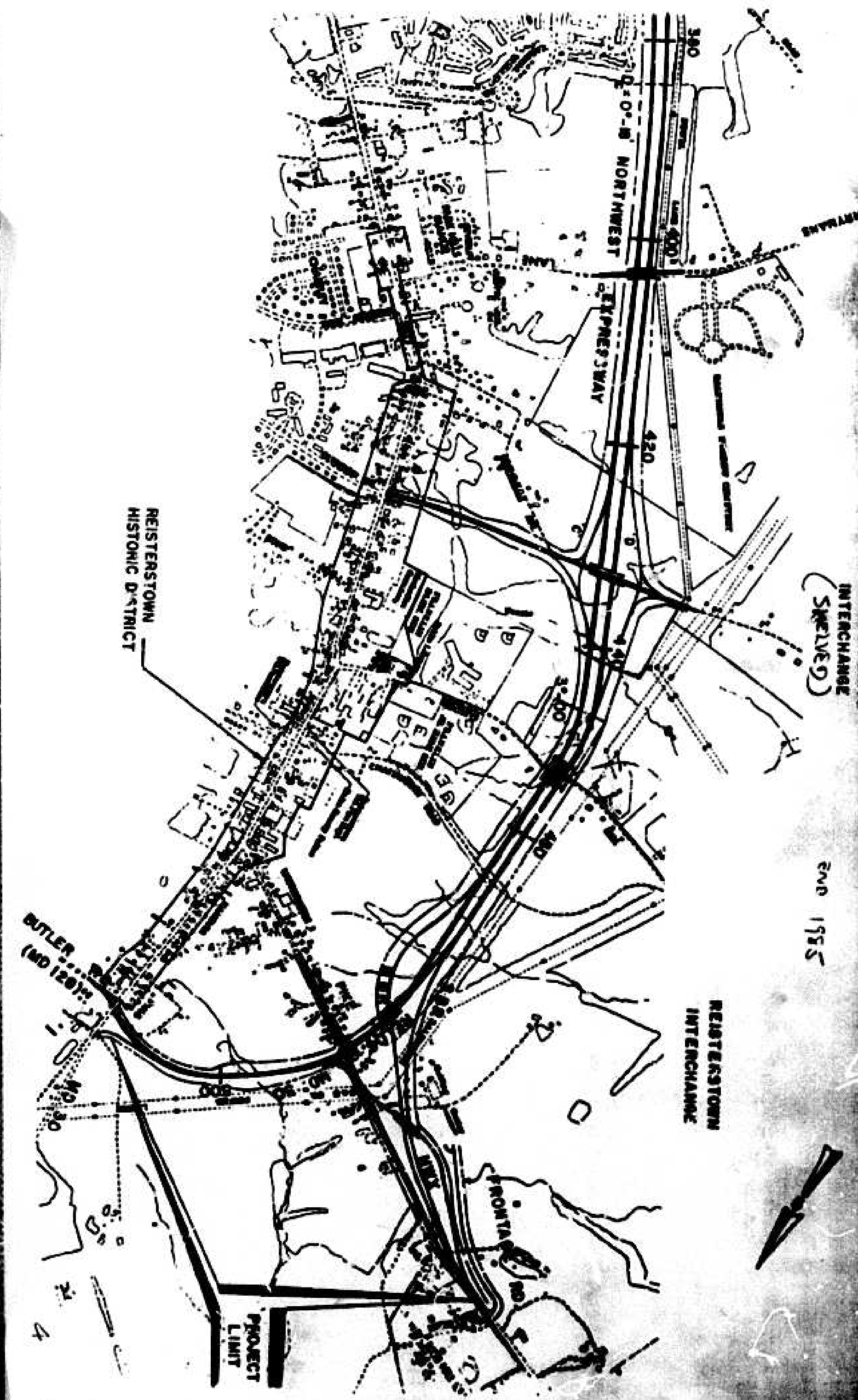
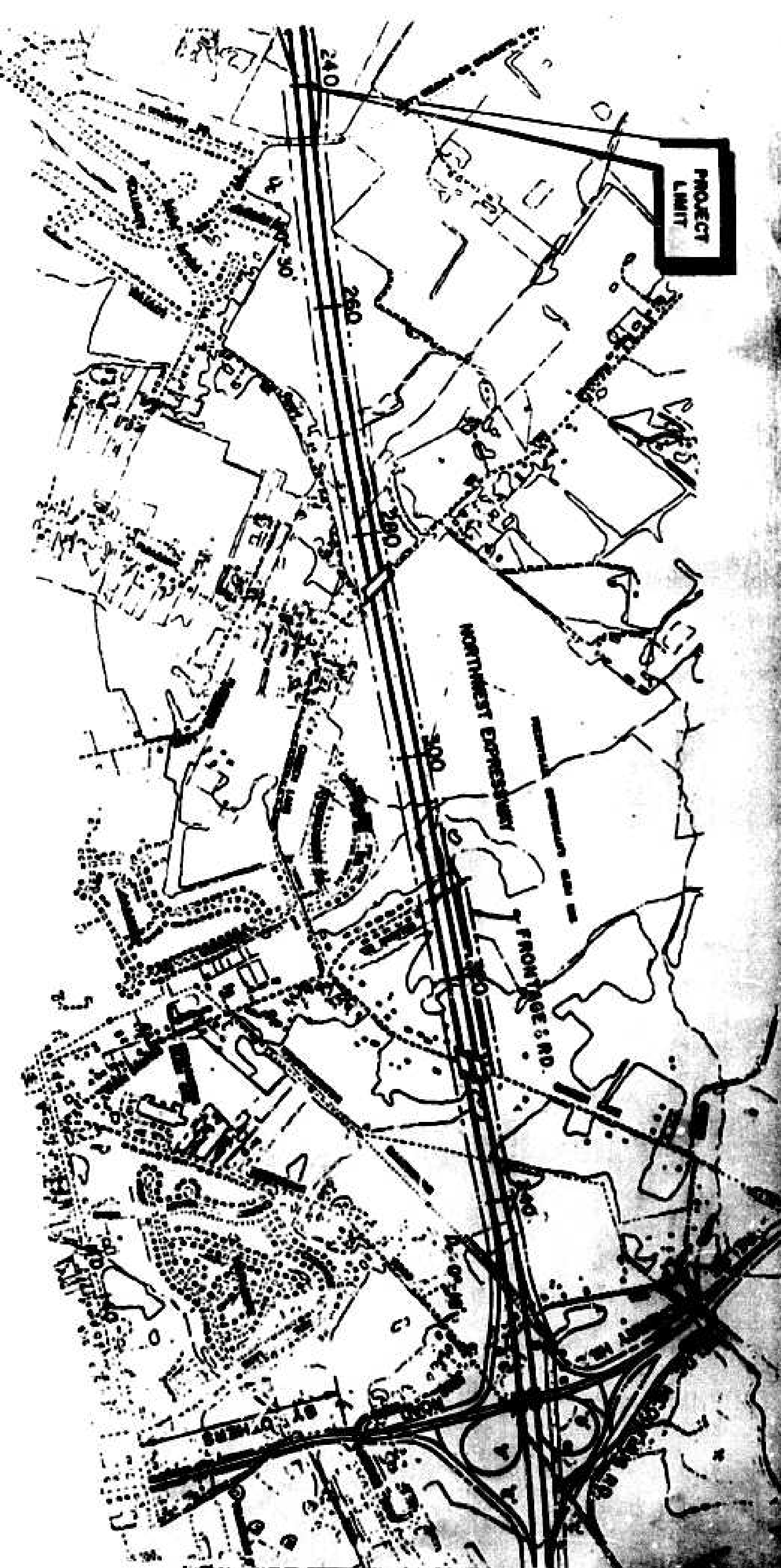
RECEIVED FROM *Shell Oil Company*
FOR *Advertising & Posting Case #83-185-XSPHA*
(Hazel Gies)

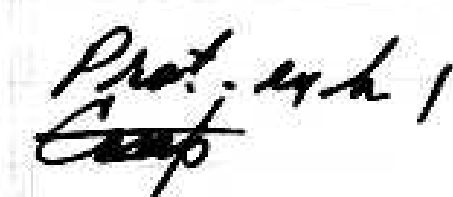
VALIDATION OR SIGNATURE OF CASHIER

TRAVEL EXPRESSWAY

RECOMMENDED PLAN ALTERNATE

SCALE 3





CERTIFICATE OF POSTING
BOATING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-185-XSPHA

District 4th Date of Posting 2-4-83

Posted for: Special Inspection, Special Licensing and Harbors

Petitioner: Hagel, Lisa

Location of property: NW corner of Hanover Rd and Westminster
Rd.

Location of Sign: Midwest corner of Hanover Rd. and
Westminster Rd.

Remarks:

Posted by: J. P. Roth Date of return: 2-11-83
Signature

Number of Signs: 4

Reisterstown Community Times
Office of The Carroll County Times
Westminster, Md., Feb. 3, 1983.....1983.....
THIS IS TO CERTIFY that the annexed Req. L 42032 P. O. 41364
was published for one (1) ~~successive~~ edition previous to the 3rd
day of Feb. 1983, in The Carroll County Times a daily
newspaper published in Westminster, Carroll County, Maryland.

THE CARROLL COUNTY TIMES
Per Thomas Keefe

119406
BALTIMORE COUNTY, MARYLAND
OFFICE OF TREASURER & REVENUE
UNRECORDED CASH RECEIPT

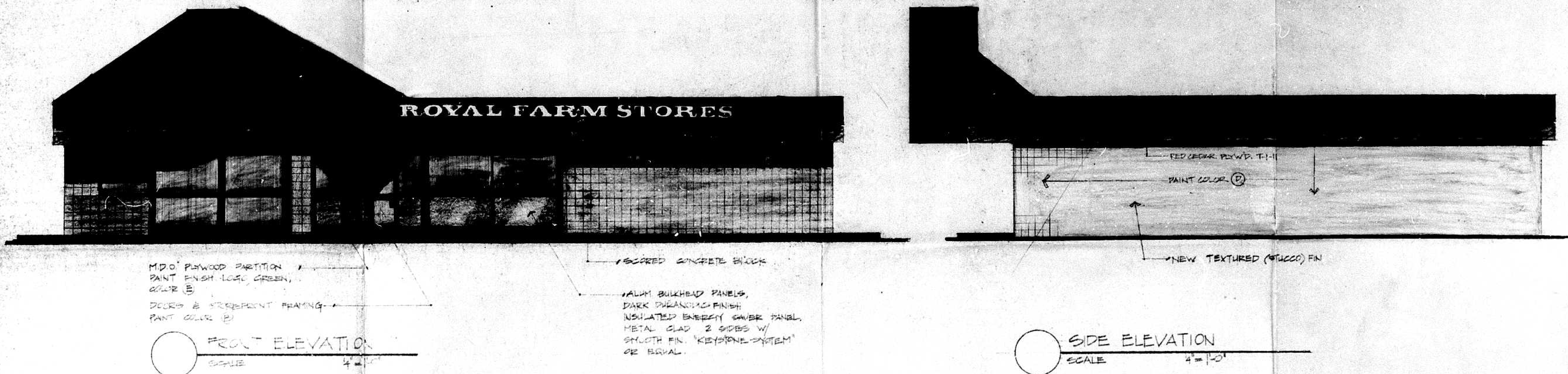
DATE 7/1/83 ACCOUNT R-01-618-150

AMOUNT \$355.00

PAID TO Mr. Thomas, Eugene
FOR Cash On Order (R-105-100000A)
BANK OF AMERICA

0 655-00002560010 2056A

[illegible]



Bo. of App.

Pet. Eph. 14

BOARD OF APPEALS
PETITIONER'S
EXHIBIT 14

PRELIMINARY, NOT FOR CONSTRUCTION



COLOR SCHEDULE

A	PITTSBURGH PAINTS 10-LUSTRE (SATIN)	D4065 BLUE BRIO	E	WATCH EXTRA FINISH	PANTONE COLOR SYSTEM (PMS) 3610 LOGO GREEN
B	P.O.	Y7652 JAVA			
C	P.O.	M3792 AGATE GRAY			
D	P.O.	P2344 STONE MOUNTAIN			

ROYAL FARM STORES
GROUND-UP PROTOTYPE

EXTERIOR ELEVATIONS

DESIGNS
CREATING THE NEW AMERICAN
HOME

2

GENERAL NOTES

- Paving section to be established by soils engineer but shall be a minimum of 8" crusher run stone and 2" bituminous concrete and shall be well drained. The materials and construction shall conform to Baltimore County Specifications.
- Lighting shall be erected so as not to:
 - Reflect into residential areas
 - Interfere with traffic
 - Exceed 16 feet in height
- Curb parallel and adjacent to state roads shall be Standard Type "A". All other curb and gutter shall be standard Baltimore County 7" Combination Curb & Gutter. Reverse gutter pan slope shown thus:
- Landscaping shown thus:
 - Service station: 3,420 sq ft = 14%
 - Food stores: 2,402 sq ft = 10%
 - Shop areas: 2,471 sq ft = 11%
- No ancillary uses proposed service station area.
- Plan complies with zoning regulations:
 - 405.4-A.1, 405.4-A.2a, 405.4-A.2b, 405.4-A.4a, 405.4-A.4b, 405.4-B.2, 405.4-B.3, 405.4-B.6.
- Entrances to public streets shall be 7" standard concrete on 4" crusher run base as per Baltimore County Standards and Specifications - See Plate E-32.
- Public water and sewer utilities are available.
- Ⓜ - Denotes Trash Pad
- Easements For Right Of Ingress And Egress Will Be Provided By Lessee Of Service Station Area To Lessees Of Food Or Retail Areas.
- EXISTING SERVICE STATION HAS BEEN IN OPERATION SINCE THE 1920'S
- NO SLOPES GREATER THAN 25%
- EX. VEGETATION - GRASS AND WEEDS
- THERE ARE NO EXISTING STREAMS OR SPRING
- NO FLOODPLAINS AFFECT THIS SITE
- THERE IS NO HISTORIC SITE PROTECTED BY BALTO. CO LANDMARKS LEGISLATION
- SITE IS NOT IN A:
 - CRITICAL AREA
 - ARCHAEOLOGICAL SITE
 - ENDANGERED SPECIES HABITAT
 - HAZARDOUS MATERIAL SITE
- SITE IS EXEMPT FROM STORM WATER MANAGEMENT
- PROPERTY OUTLINE AND TOPOGRAPHY TAKEN FROM SURVEY PLAT PREPARED BY W.T. SADLER, DATED 7/31/82.
- LANDSCAPING WILL BE A Mixture OF SPREADING YEW, ARBORVITAE AND LEGUMINUM AND OTHER EVERGREEN AND WILL BE PLANTED IN THE OPEN AREAS AND ISLANDS. PLANTING PLAN WILL BE COORDINATED BETWEEN THE LESSEES OF THE THREE AREAS.
- SIGN STANDARDS TO BE COORDINATED BETWEEN LESSEES.
- FOOD STORE & RETAIL SHOPS ARCHITECTURE & OUTSIDE TREATMENT OF BUILDINGS TO BE COORDINATED

TRADE OFF DATA SANITARY / ADI

PRESENT USE	S.F.	SEWER YIELD	TRAFFIC YIELD
LAWNDRY MAT	(25 X 56) 400 X 0.05 GAL	70 GPD	14 X 147 = 21 TRIPS
BP STATION	(20 X 55) 1050 X 0.05 GAL	825 GPD	1.65 X 147 = 24 TRIPS
BEAUTY SHOP & SHOE SHOP	(24 X 35) 1716 X 0.05 GAL	85.16 GPD	1.716 X 147 = 25 TRIPS
TWO APARTMENTS	200 GPD X 2	400 GPD	.05 X 3 = 1.7 PEAK HR.
TOTALS		635.3 GPD	72 PEAK TRIPS

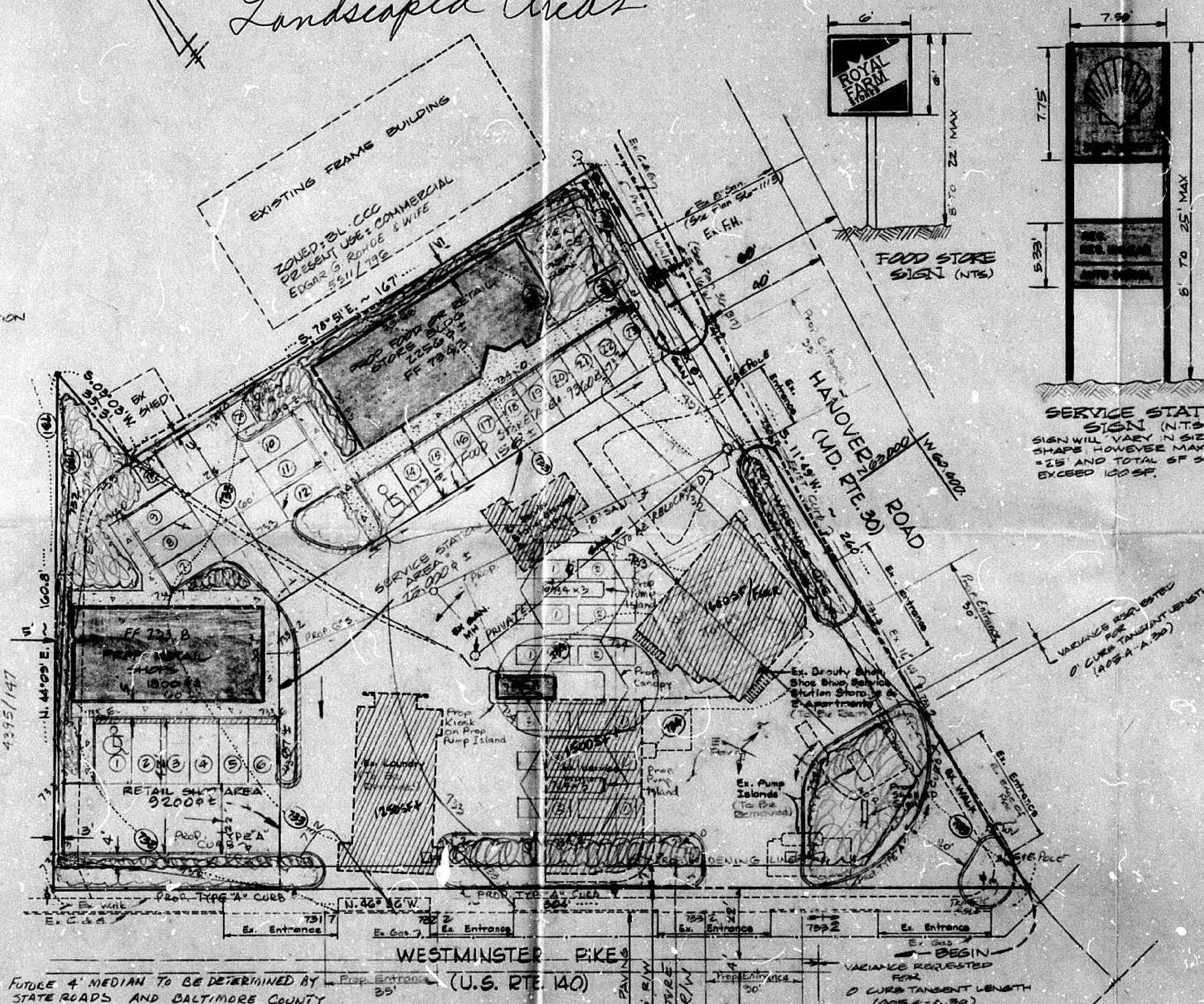
PROP. USE	S.F.	SEWER YIELD	TRAFFIC YIELD
RETAIL STORES	1000 X 0.05 GAL	50 GPD	8 X 147 = 26.3 TRIPS
FARM STORES	2213 X 0.05 GAL	111 GPD	2.213 X 147 = 32.6 TRIPS
GAS 'N' GO	140 X 0.05 GAL	7 GPD	1.40 X 147 = 2.1 TRIPS
TOTALS		208 GPD	61 PEAK TRIPS

ENGINEER
GEORGE WILLIAM STEPHENS, JR.
& ASSOCIATES, INC.
303 ALLEGHENY AVENUE
TOWSON, MARYLAND
21204
301-825-6120

Charles K. Stark
Rep. Uo
Date

Z. C. Pet. Esh. 8.

Proposed
Landscaped Areas



FUTURE 4' MEDIAN TO BE DETERMINED BY STATE ROADS AND BALTIMORE COUNTY

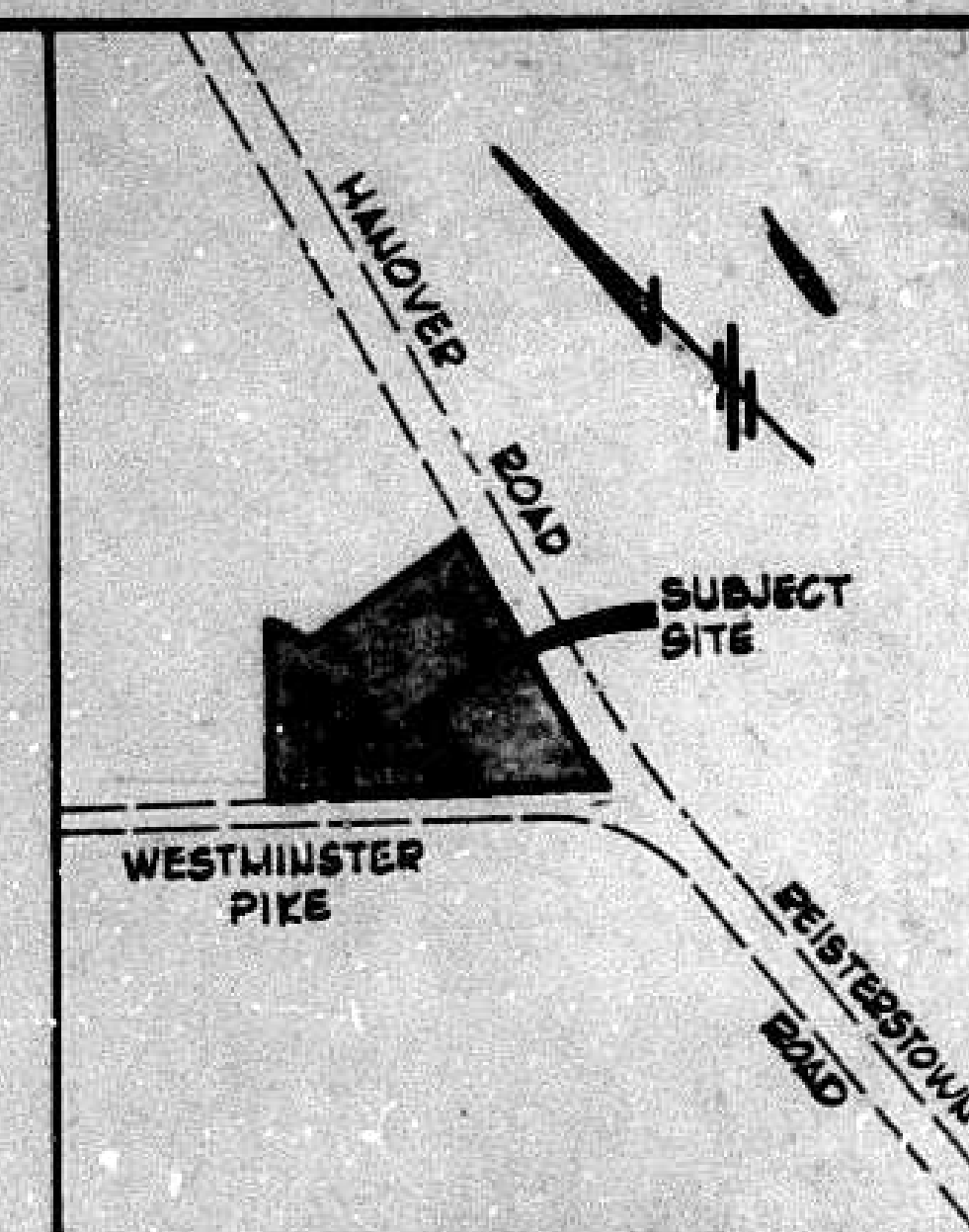
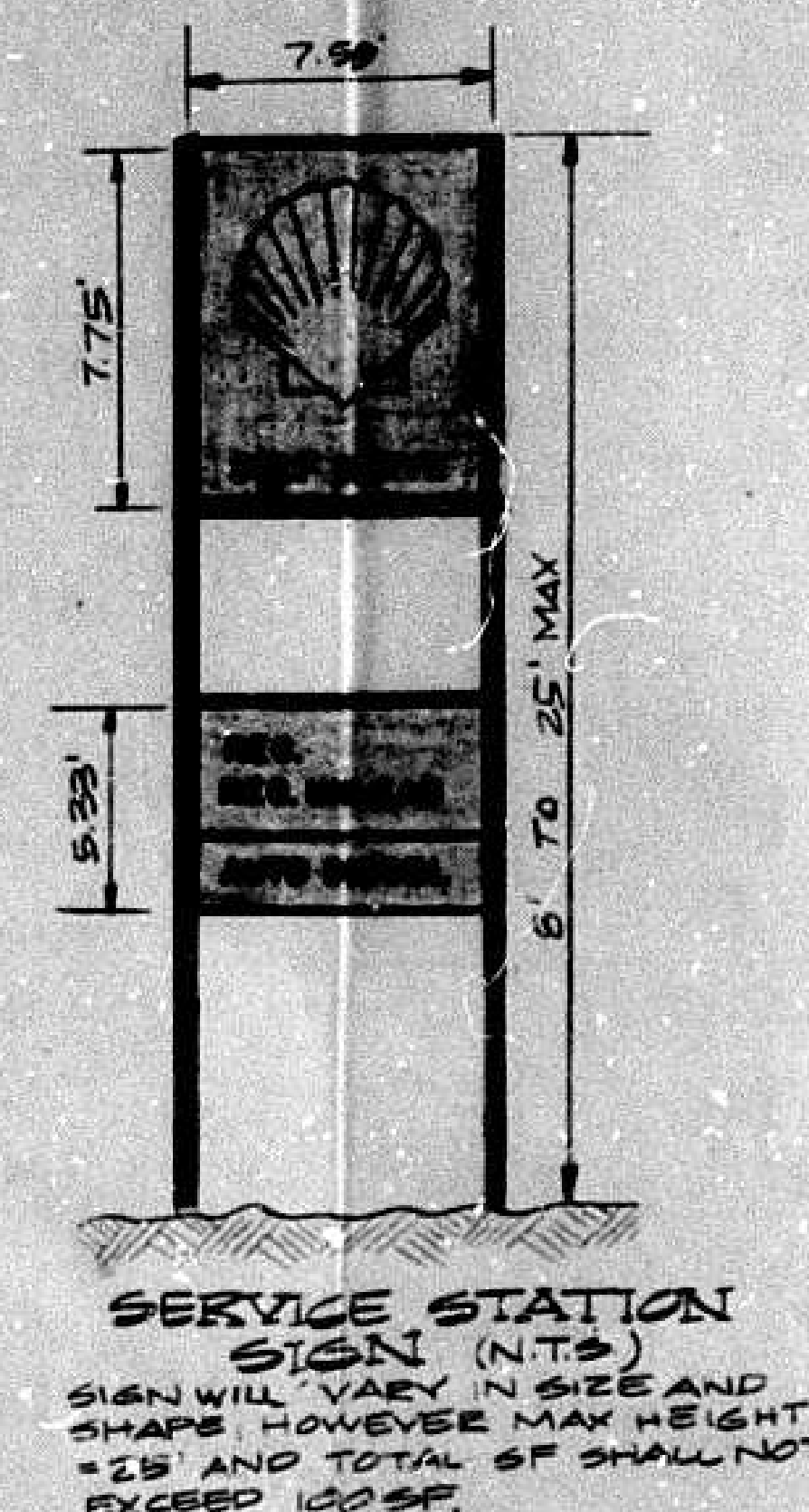
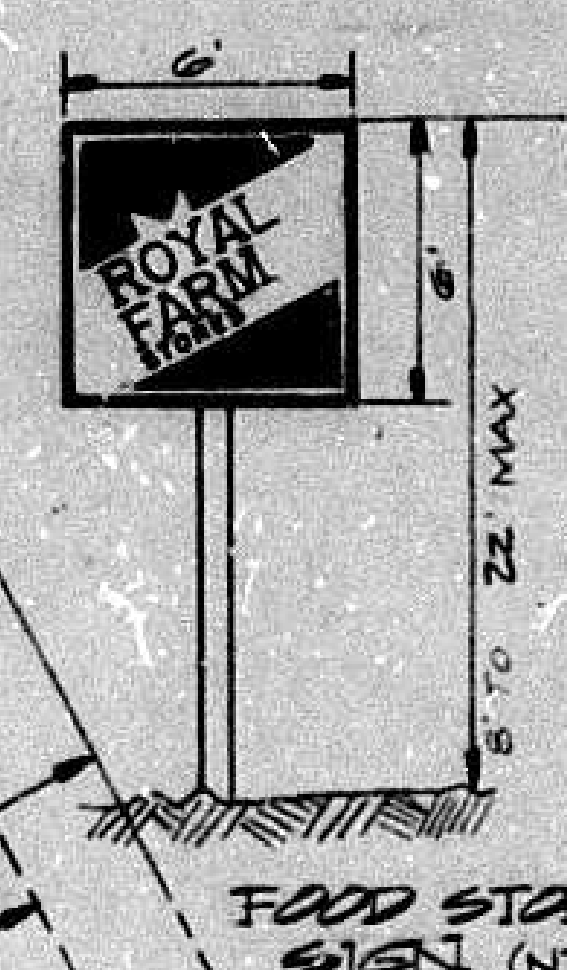
NOTE: Existing entrances to be removed and replaced w/ new 35' wide entrances as shown.

FUTURE CURB LOCATION TO BE DETERMINED BY STATE & BALTIMORE COUNTY

OWNER
MRS. HAZEL V. GIES
HANOVER RD & WESTMINSTER PIKE
REISTERSTOWN, MD, 21136
6129/233 & 237
(301) 833-2249

LESSEE - SERVICE STATION AREA
SHELL OIL COMPANY
5503 STEWART PLACE
COLUMBIA, MD, 21044

- ### REVISIONS
- 8-4-82 REV. PAVING CURB & FINISHING ON HANOVER ROAD
 - 8-10-82 REV. PROP. AREA, & PARKING
 - 8-20-82 ADDED NOTES 02-11
 - 10-19-82 REV. FOOD STORE & PARKING
 - 12-9-82 REV. RAD. ENTRANCES AT INTERSECTION AS PER STATE COMMENTS
 - 12-21-82 REV. FOR C.R.G. PROCESSING REV. GRAPHS.
 - 1-19-83 REV. PER ZAC. COMMENTS
 - 2-7-83 REV. PER C.R.G.



VICINITY MAP
SCALE: 1" = 200'

COUNCILMAN'S DISTRICT - 3RD
CENSUS TRACT - 0044.01
WATERSHED - 32
SUB SEWER SHED - 07
SOIL TYPE - SLS - SLENELS
ACCT. NO. 04-07-02070
CASE NO. 86-180 X 3 PHA

SITE TABULATION

EX. ZONING: BL-CCC
GROSS AREA: 1.8 AC. ±
NET AREA OF TRACT: 1.0 AC. ±

DEED REFERENCE: G129/233 & 237

EXISTING SERVICE STATION TO BE CONVERTED TO:

PROPOSED GAS & GO AREA:
MINIMUM AREA REQUIRED: 15,000 sq ft
AREA PROVIDED: 25,000 sq ft

PROPOSED FOOD STORE AREA (RETAIL):
FLOOR AREA: 2,500 sq ft
AREA REQUIRED 4X200 - 10,000 sq ft
AREA PROVIDED: 9,500 sq ft

PROPOSED SHOP AREA (RETAIL)
(RELOCATION OF EXISTING SHOE SHOP & BEAUTY SHOP):
FLOOR AREA: 1,800 sq ft
AREA PROVIDED: 9,500 sq ft

PARKING REQUIRED:
GAS & GO AREA (NUMBER OF SELF-SERVE PUMPS = 10):
(1) WAITING SPACE TO BE PROVIDED FOR EACH FUEL SERVING SPACE - 6 FUEL SERVING AREAS
① - SERVING SPACE
② - WAITING SPACE
FOOD STORE (2,500 ± 200) - 12 SPACES (9' X 18')
SHOPS (10,000 ± 300) - 4 SPACES
TOTAL REQUIRED: 21 SPACES
TOTAL PROVIDED: 23 SPACES
OPEN SPACE REQUIRED: 23 SPACES (MINIMUM)
OPEN SPACE PROVIDED: 23 SPACES (MINIMUM)

PLAN TO ACCOMPANY C.R.G.
PROCESSING, SPECIAL HEARING
SPECIAL EXCEPTIONS, AND
VARIANCES

for
"GIES PROPERTY"

BALTO COUNTY, MD. ELECT. DISTRICT NO. 4
SCALE: 1" = 80' DATE: 7-28-82

SHEET 1 OF 2

P.N. 04685

GENERAL NOTES

- Paving section to be established by soils engineer but shall be a minimum of 8" crusher run stone and 2" bituminous concrete and shall be well drained. The materials and construction shall conform to Baltimore County Specifications.
- Lighting shall be erected so as not to:
 - Reflect into residential areas
 - Interfere with traffic
 - Exceed 16 feet in height
- Curb parallel and adjacent to state roads shall be Standard Type "A". All other curb and gutter shall be standard Baltimore County 7" Combination Curb & Gutter. Reverse gutter pan slope shown thus:
- Landscaping shown thus:
 - Service station: 3,420 sq ft = 14%
 - Food store: 2,402 sq ft = 20%
 - Shop area: 2,471 sq ft = 27%
- No ancillary uses proposed service station area.
- Plan complies with zoning regulations: 405.4-A.1, 405.4-A.2a, 405.4-A.2b, 405.4-A.4a, 405.4-A.4b, 405.4-B.2, 405.4-B.3, 405.4-B.6.
- Entrances to public streets shall be 7" standard concrete on 4" crusher run base as per Baltimore County Standards and Specifications - See Plate E-32.
- Public water and sewer utilities are available.
- Denotes Trash Pad
- Easements For Right Of Ingress And Egress Will Be Provided By Lessee Of Service Station Area To Lessees Of Food Or Retail Areas
- EXISTING SERVICE STATION HAS BEEN IN OPERATION SINCE THE 1920'S
- NO SLOPES GREATER THAN 25%
- EX. VEGETATION - GRASS AND WEEDS
- THERE ARE NO EXISTING STREAMS OR SPRING
- NO FLOODPLAINS AFFECT THIS SITE
- THERE IS NO HISTORIC SITE PROTECTED BY BALTO. CO LANDMARKS LEGISLATION
- SITE IS NOT IN A:
 - CRITICAL AREA
 - ARCHAEOLOGICAL SITE
 - ENDANGERED SPECIES HABITAT
 - HAZARDOUS MATERIAL SITE
- SITE IS EXEMPT FROM STORM WATER MANAGEMENT
- PROPERTY OUTLINE AND TOPOGRAPHY TAKEN FROM SURVEY PLAT PREPARED BY W.T. SADER, DATED 7/31/82.
- LANDSCAPING WILL BE A MIXTURE OF SPREADING YEW, ARBORVITAE AND LEGUSTRUM AND OTHER EVERGREEN AND WILL BE PLANTED IN THE OPEN AREAS AND ISLANDS. PLANTING PLAN WILL BE COORDINATED BETWEEN THE LESSEES OF THE THREE AREAS.
- SIGN STANDARDS TO BE COORDINATED BETWEEN LESSEES.
- FOOD STORE & RETAIL SHOPS ARCHITECTURE & OUTSIDE TREATMENT OF BUILDINGS TO BE COORDINATED

TRADE OFF DATA SANITARY / ADT

PRESENT USE	S.F.	SEWER YIELD	TRAFFIC YIELD
LAWNDRUMAT	(25 X 56) 400 X 0.05 GAL	70 SPD	1.4 X 14.7 = 21 TRIPS
BP STATION	(30 X 55) 450 X 0.05 GAL	82.5 GPD	1.65 X 14.7 = 24 TRIPS
BEAUTY SHOP & SHOE SHOP	(40 X 35) 1716 X 0.05 GAL	85.6 GPD	1.716 X 14.7 = 25 TRIPS
TWO APARTMENTS	200 GPD X 2	400 GPD	.85 X 2 = 1.7 PEAK HR.
TOTALS		638.1 GPD	72 PEAK TRIPS

PROP. USE	S.F.	SEWER YIELD	TRAFFIC YIELD
RETAIL STORES	1000 X 0.05 GAL	90 GPD	1.8 X 14.7 = 26.5 TRIPS
FARM STORES	2213 X 0.05 GAL	111 GPD	2.213 X 14.7 = 32.5 TRIPS
GAS 'N' GO	40 X 0.05 GAL	7 GPD	1.40 X 14.7 = 21 TRIPS
TOTALS		208 GPD	61 PEAK TRIPS

ENGINEER

GEORGE WILLIAM STEPHENS, JR.
8 ASSOCIATES, INC.
303 ALLEGHENY AVENUE
TOWSON, MARYLAND
21204
901-825-8120

Charles K. Stark

Reg. No.

Date

FUTURE 4' MEDIAN TO BE DETERMINED BY STATE ROADS AND BALTIMORE COUNTY

NOTE: Existing entrances to be removed and replaced by new 35' wide entrances as shown.

FUTURE C.R.B. LOCATION TO BE DETERMINED BY STATE & BALTIMORE COUNTY

OWNER

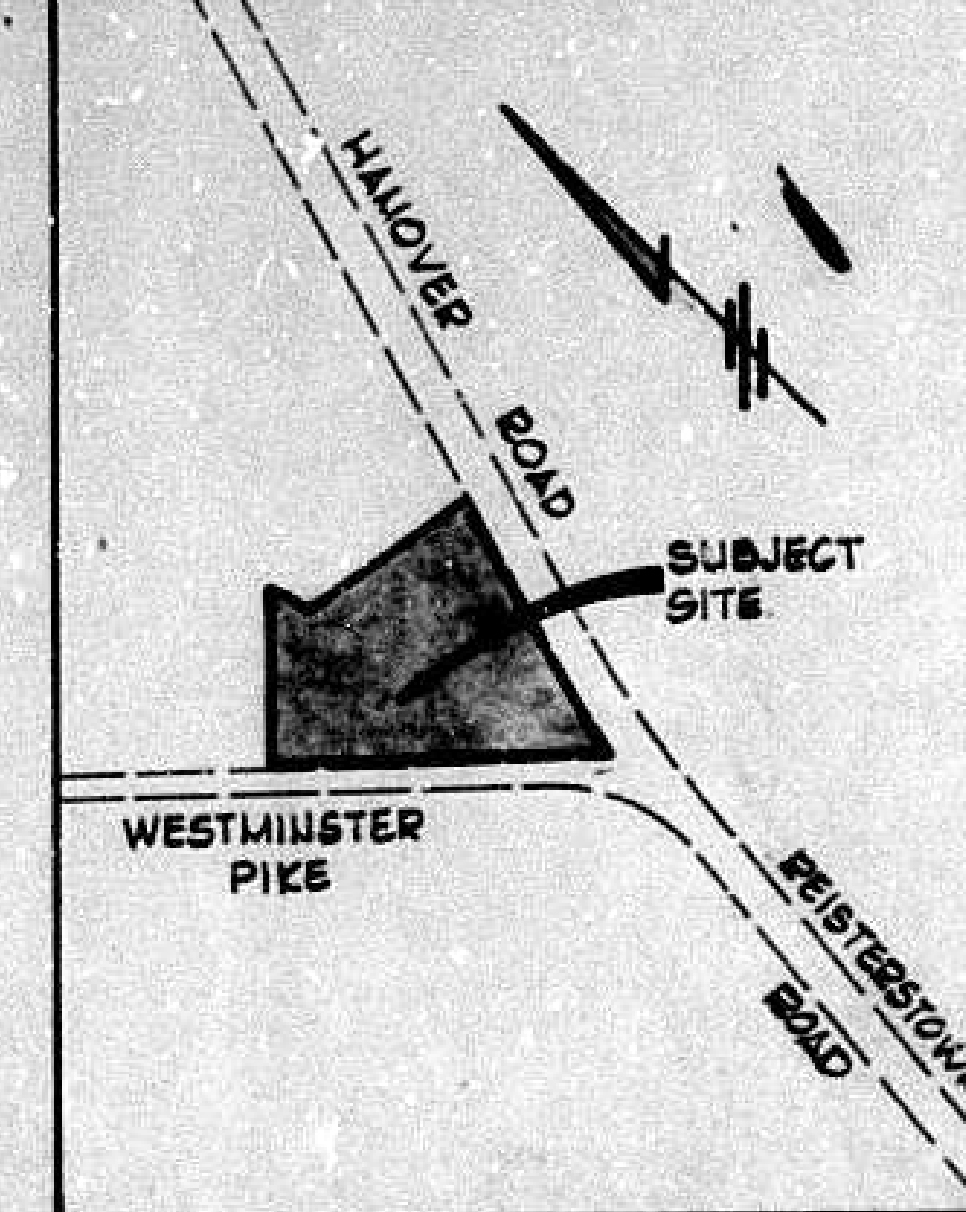
MRS. HAZEL V. GIES
HANOVER RD. & WESTMINSTER PIKE
EASTERTOWN, MD. 21136
410-293-6237
(301) 833-2249

LESSEE - SERVICE STATION AREA

SHELL OIL COMPANY
5565 STERRETT PLACE
COLUMBIA, MD. 21044

AREA UTILIZED BY EXISTING
SERVICE STATION

- REVISIONS
- 8-4-82 REV. PRO. CURB WIDENING ON HANOVER ROAD
 - 8-10-82 REV. PRO. AREAS & PARKING
 - 8-26-82 ADDED NOTES 10 & 11
 - 10-14-82 REV. FOOD STORE & PARKING
 - 12-9-82 REV. RAD. ENTRANCES AT INTERSECTION AS PER STATE COMMENTS
 - 12-21-82 REV. FOR C.R.B. PROCESSING
 - 1-19-83 REV. PER Z.A.C. COMMENTS
 - 2-7-83 REV. PER C.R.B. (ADDED LIGHTS)



VICINITY MAP SCALE: 1" = 200'

COUNCILMANIC DISTRICT - 3RD
CENSUS TRACT - 0044.01
WATERSHED - 32
SUB SEWER SHED - 07
SOIL TYPE - GLB - GLENELG
ACCT. NO. 04-07-028870
71
73
74
[] PROP LIGHT LIGHTING SHALL BE ERECTED AS NOT TO REFLECT RAYS INTO RESIDENTIAL ZONES, INTERFERE WITH TRAFFIC, EXCEED MAX HEIGHT OF 6' CASE NO. 85-185 X SPHA

SERVICE STATION
SIGN (N.T.S.)
SIGN WILL VARY IN SIZE AND SHAPE, HOWEVER MAX HEIGHT = 25' AND TOTAL SF SHALL NOT EXCEED 100 SF.

SITE TABULATION

EX. ZONING: DL-CCC
GROSS AREA: 1.4 AC. ±
NET AREA OF TRACT: 1.0 AC. ±

DEED REFERENCE: 6129/233 & 287

EXISTING SERVICE STATION TO BE CONVERTED TO:
PROPOSED GAS & GO AREA:
MINIMUM AREA REQUIRED: 15,000 sq ft
AREA PROVIDED: 25,000 sq ft
PROPOSED FOOD STORE AREA (RETAIL):
FLOOR AREA: 2,256 sq ft
AREA REQUIRED 4X2256 = 9,024 sq ft
AREA PROVIDED: 9,300 sq ft

PROPOSED SHOP AREA (RETAIL)
(RELOCATION OF EXISTING SHOE SHOP & BEAUTY SHOP):
FLOOR AREA: 1,800 sq ft
AREA PROVIDED: 9,200 sq ft

PARKING REQUIRED:
GAS & GO AREA (NUMBER OF SELF-SERVE PUMPS = 10):
(1) WAITING SPACE TO BE PROVIDED FOR EACH FUEL SERVING SPACE - 6 FUEL SERVING AREAS
① SERVING SPACE
② WAITING SPACE
FOOD STORE (2256 + 200) = 2456 sq ft
SHOPS (10208 + 200) = 10408 sq ft
TOTAL REQUIRED: 12,864 sq ft
TOTAL PROVIDED: 21,500 sq ft
OPEN SPACE REQUIRED: 9,344 sq ft
OPEN SPACE PROVIDED: 9,300 sq ft (ENTRANCE)

PLAN TO ACCOMPANY C.R.B. PROCESSING, SPECIAL HEARINGS, SPECIAL EXCEPTIONS, AND VARIANCES

for
"GIES PROPERTY"

BALTO. COUNTY, MD. ELECT. DISTRICT NO. 4
SCALE: 1" = 20' DATE: 7-25-82

SHEET 1 of 2

P.N. 04663

GENERAL NOTES

- Paving section to be established by soils engineer but shall be a minimum of 8" crusher run stone and 2" bituminous concrete and shall be well drained. The materials and construction shall conform to Baltimore County Specifications.
- Lighting shall be erected so as not to:
 - Reflect into residential areas
 - Interfere with traffic
 - Exceed 16 feet in height
- Curb parallel and adjacent to state roads shall be Standard Type "A". All other curb and gutter shall be standard Baltimore County 7" Combination Curb & Gutter. Reverse gutter pan slope shown thus:
- Landscaping shown thus:
 - Service station: 3,420 sq ft = 14%
 - Food store: 2,400 sq ft = 20%
 - Shop area: 2,471 sq ft = 27%
- No ancillary uses proposed service station area.
- Plan complies with zoning regulations: 405.4-A.1, 405.4-A.2a, 405.4-A.4a, 405.4-A.4b, 405.4-B.2, 405.4-B.3, 405.4-B.6.
- Entrances to public streets shall be 7" standard concrete on 4" crusher run base as per Baltimore County Standards and Specifications - See Plate E-32.
- Public water and sewer utilities are available.
- Ⓜ - Denotes Trash Pad
- Easements For Right Of Ingress And Egress Will Be Provided By Lessee Of Service Station Area To Lessees Of Food Or Retail Areas.
- EXISTING SERVICE STATION HAS BEEN IN OPERATION SINCE THE 1920'S
- NO SLOPES GREATER THAN 25%
- EX. VEGETATION - GRASS AND WEEDS
- THERE ARE NO EXISTING STREAMS OR SPRING
- NO FLOODPLAINS AFFECT THIS SITE
- THERE IS NO HISTORIC SITE PROTECTED BY BALTO. CO LANDMARKS LEGISLATION
- SITE IS NOT IN A:
 - CRITICAL AREA
 - ARCHAEOLOGICAL SITE
 - ENDANGERED SPECIES HABITAT
 - HAZARDOUS MATERIAL SITE
- SITE IS EXEMPT FROM STORM WATER MANAGEMENT
- PROPERTY OUTLINE AND TOPOGRAPHY TAKEN FROM SURVEY PLAT PREPARED BY W.T. SADER, DATED 7/31/82.
- LANDSCAPING WILL BE A MIXTURE OF SPREADING YEW, ARBUTUS AND LEGUSTRUM AND OTHER EVERGREEN AND WILL BE PLANTED IN THE OPEN AREAS AND ISLANDS. PLANTING PLAN WILL BE COORDINATED BETWEEN THE LESSEES OF THE THREE AREAS.
- SIGN STANDARDS TO BE COORDINATED BETWEEN LESSEES.
- FOOD STORE & RETAIL SHOPS ARCHITECTURE & OUTSIDE TREATMENT OF BUILDINGS TO BE COORDINATED

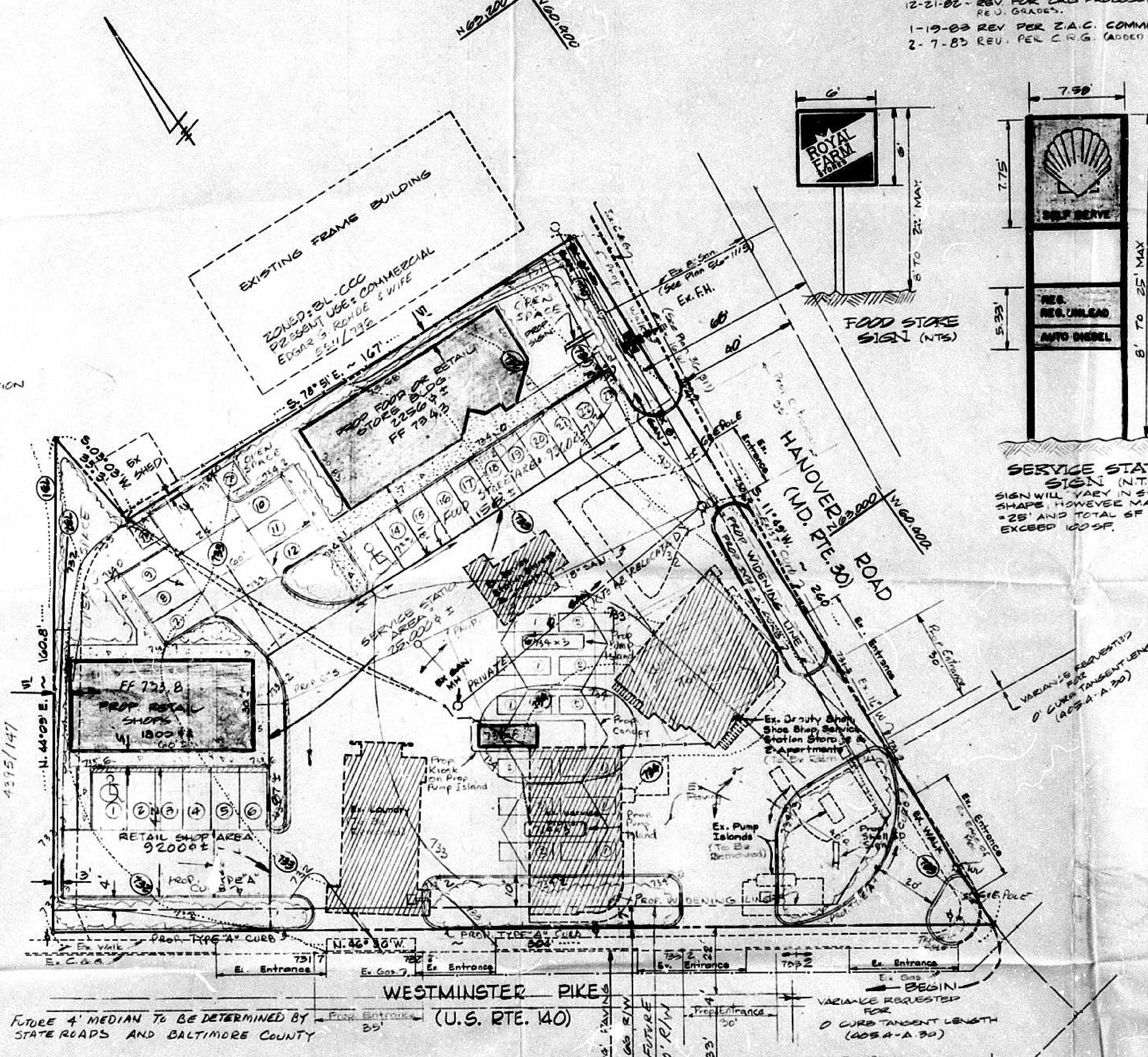
TRADE OFF DATA SANITARY / ADT

PRESENT USE	S.F.	SEWER YIELD	TRAFFIC YIELD
LAUNDROMAT	(25 X 56) 1400 X 0.05 GAL	70 GPD	1.4 X 147 = 21 TRIPS
BP STATION	(30 X 55) 1650 X 0.05 GAL	82.5 GPD	1.65 X 147 = 24 TRIPS
BEAUTY SHOP & SHOE SHOP	(24 X 35) 1716 X 0.05 GAL	85.6 GPD	1.716 X 147 = 25 TRIPS
TWO APARTMENTS	200 GPD X 2	400 GPD	.05 X 2 = 1.7 PEAK HR.
TOTALS		638.3 GPD	72 PEAK TRIPS

PROP. USE	S.F.	SEWER YIELD	TRAFFIC YIELD
RETAIL STORES	1800 X 0.05 GAL	90 GPD	1.8 X 147 = 264 TRIPS
FARM STORES	2215 X 0.05 GAL	111 GPD	2.215 X 147 = 326 TRIPS
GAS 'N' GO	140 X 0.05 GAL	7 GPD	1.4 X 147 = 21 TRIPS
TOTALS		208 GPD	61 PEAK TRIPS

ENGINEER
GEORGE WILLIAM STEPHENS, JR.
 & ASSOCIATES, INC.
 305 ALLEGHENY AVENUE
 TOWSON, MARYLAND
 21204
 301-825-8120

Charles K. Stark
 Charles K. Stark
 Reg. No. 8-3-81
 Date



NOTE: Existing entrances to be removed and replaced w/ new 35" wide entrances as shown.

FUTURE CURB LOCATION TO BE DETERMINED BY STATE & BALTIMORE COUNTY

MRS. HAZEL V. GIES
 HALLOVER RD & WESTMINSTER PIKE
 REISTERSTOWN, MD. 21136
 4129 / 235 & 237
 (301) 833-2249

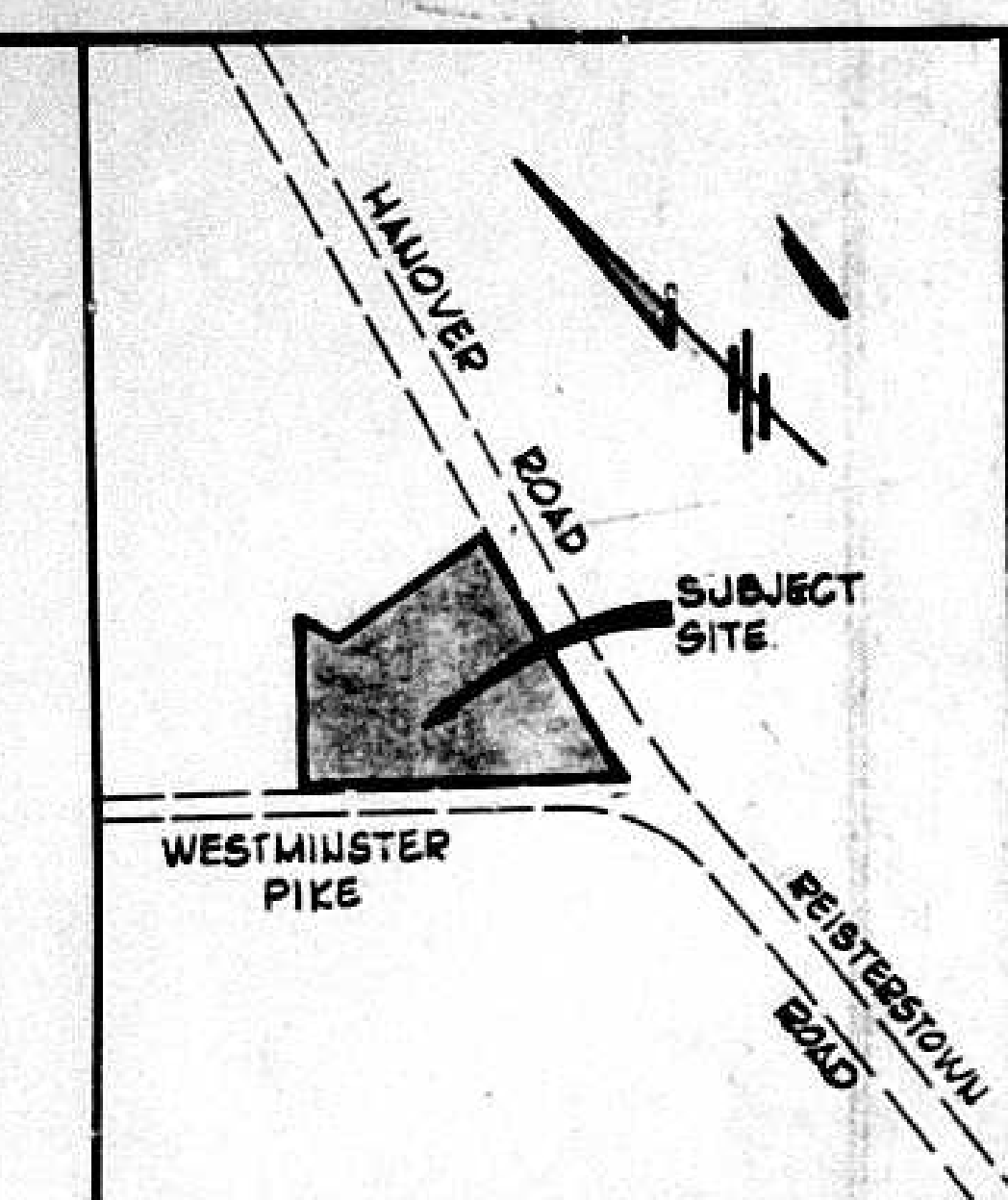
LESSEE - SERVICE STATION AREA
 SHELL OIL COMPANY
 5565 STERRETT PLACE
 COLUMBIA, MD. 21034

BALTIMORE COUNTY MD.
 COUNTY REVIEW GROUP
 This Plan Was Reviewed By The GRG On
 With The Following Action Taken

PLAN APPROVED

Plan Approved DPW
 Plan Approved OF2
 Approval Expiration Date
 Plan Disapproved
 Continued Mtg. Required
 Plan Referred To Plan. Bd.

- ### REVISIONS
- 8-4-82 - REV. PAV. CURB & WIDENING ON HALLOVER ROAD
 - 8-10-82 - REV. PROP. AREAS & PARKING
 - 8-20-82 - ADDED NOTES 10 & 11
 - 10-19-82 - REV. FOOD STORE & PARKING
 - 12-9-82 - REV. RAD. & ENTRANCES AT INTERSECTION AS PER STATE COMMENTS
 - 12-21-82 - REV. FOR CRG PROCESSING REV. GRADES
 - 1-19-83 REV. PER Z.A.C. COMMENTS
 - 2-7-83 REV. PER C.R.G. (ADDED LIGHTS)



VICINITY MAP
 SCALE: 1" = 200'

COUNCILMANIC DISTRICT - 3RD
 CENSUS TRACT - 4004.01
 WATERSHED - 32
 SUB VENER SHED - 07
 SOIL TYPE - SLS - SLENELG
 PLCT NO 04-07-023570
 71
 73
 74

PROPOSED LIGHT LIGHTING SHALL BE ERECTED AS NOT TO REFLECT RAYS INTO RESIDENTIAL ZONES, INTERFERE WITH TRAFFIC, EXCEED MAX HEIGHT OF 6' CASE NO. 55-186 X 5PHA

SITE TABULATION

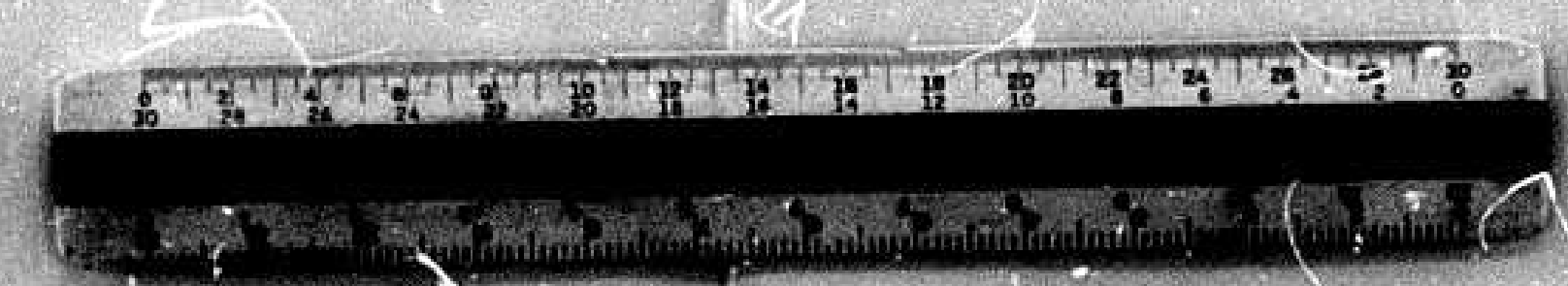
EX. ZONING	BL-CCG
GROSS AREA	1.6 AC. ±
NET AREA OF TRACT	1.0 AC. ±
DEED REFERENCE	G129/235 & 237
EXISTING SERVICE STATION TO BE CONVERTED TO:	
PROPOSED GAS & GO AREA:	
MINIMUM AREA REQUIRED	15,000 sq ft
AREA PROVIDED	25,000 sq ft
PROPOSED FOOD STORE AREA (RETAIL):	
FLOOR AREA	2,250 sq ft
AREA REQUIRED AS PER	9,034 sq ft
AREA PROVIDED	9,300 sq ft
PROPOSED SHOP AREA (RETAIL):	
(RELOCATION OF EXISTING SHOE SHOP & BEAUTY SHOP)	
FLOOR AREA	1,800 sq ft
AREA PROVIDED	9,200 sq ft
PARKING REQUIRED:	
GAS & GO AREA (NUMBER OF SELF-SERVE PUMPS=10):	
(1) WAITING SPACE TO BE PROVIDED FOR EACH FUEL SERVING SPACE - 6 FUEL SERVING AREAS	
① SERVING SPACE	
② WAITING SPACE	
FOOD STORE (2250 ± 200)	12 SPACES (9' X 18')
SHOP (2250 ± 200)	9 SPACES
TOTAL REQUIRED	21 SPACES REQ.
TOTAL PROVIDED	23 SPACES FROM
OPEN SPACE REQUIRED	0.2 AC. (ENTRANCE)
OPEN SPACE PROVIDED	0.2 AC. (ENTRANCE)

PLAN TO ACCOMPANY C.R.G. PROCESSING, SPECIAL HEARINGS, SPECIAL EXCEPTIONS, AND VARIANCES

for
"GIES PROPERTY"

BALTO COUNTY, MD. ELECT. DISTRICT NO 4
 SCALE: 1" = 80' DATE: 7-25-82

**PETITIONER'S
 EXHIBIT 1a**



PLAT SHOWING
USES OF PROPERTIES
ADJACENT TO THE
GIES PROPERTY
BALTIMORE COUNTY, MARYLAND - ELECTION DISTRICT # 8
SCALE: 1"=50' FEBRUARY 7, 1983
P.N. 04683 SHEET 2 OF 2

BALTIMORE COUNTY MARYLAND ELECTION DISTRICT # 8
SCALE: 1"=50' FEBRUARY 7, 1983
P.N. 04683 SHEET 2 OF 2

GENERAL NOTES

- Paving section to be established by soils engineer but shall be a minimum of 8" crusher run stone and 2" bituminous concrete and shall be well drained. The materials and construction shall conform to Baltimore County Specifications.
- Lighting shall be erected so as not to:
 - Reflect into residential areas
 - Interfere with traffic
 - Exceed 16 feet in height
- Curb parallel and adjacent to state roads shall be Standard Type "A". All other curb and gutter shall be standard Baltimore County 7" Combination Curb & Gutter. Reverse gutter pan slope shown thus:
- Landscaping shown thus:
 - Service station: 3,420 sq ft = 14%
 - Food store: 2,400 sq ft = 26%
 - Shop area: 2,471 sq ft = 27%
- No ancillary uses proposed service station area.
- Plan complies with zoning regulations: 405.4-A.1, 405.4-A.2a, 405.4-A.3b, 405.4-A.4a, 405.4-A.4b, 405.4-B.2, 405.4-B.9, 405.4-B.6.
- Entrances to public streets shall be 7" standard concrete on 4" crusher run base as per Baltimore County Standards and Specifications - See Plate E-32.
- Public water and sewer utilities are available.
- Ⓜ - Denotes Trash Pad
- Easements For Right Of Ingress And Egress Will Be Provided By Lessee Of Service Station Area To Lessees Of Food Or Retail Areas.
- EXISTING SERVICE STATION HAS BEEN IN OPERATION SINCE THE 1920'S
- NO SLOPES GREATER THAN 25%
- EX VEGETATION - GRASS AND WEEDS
- THERE ARE NO EXISTING STREAMS OR SPRING
- NO FLOODPLAINS AFFECT THIS SITE
- THERE IS NO HISTORIC SITE PROTECTED BY BALTO CO LANDMARKS LEGISLATION
- SITE IS NOT IN A:
 - CRITICAL AREA
 - ARCHAEOLOGICAL SITE
 - ENDANGERED SPECIES HABITAT
 - HAZARDOUS MATERIAL SITE
- SITE IS EXEMPT FROM STORM WATER MANAGEMENT
- PROPERTY OUTLINE AND TOPOGRAPHY TAKEN FROM SURVEY PLAT PREPARED BY W.T. SAGER, DATED 7/5/82.
- LANDSCAPING WILL BE A MIXTURE OF SPREADING YEW, ARBUTUS AND LEGUSTRUM AND OTHER EVERGREEN AND WILL BE PLANTED IN THE OPEN AREAS AND ISLANDS. PLANTING PLAN WILL BE COORDINATED BETWEEN THE LESSEES OF THE THREE AREAS.
- SIGN STANDARDS TO BE COORDINATED BETWEEN LESSEES.
- FOOD STORE & RETAIL SHOPS ARCHITECTURE & OUTSIDE TREATMENT OF BUILDINGS TO BE COORDINATED

TRADE OFF DATA SANITARY / ADT

PRESENT USE	S.F.	SEWER YIELD	TRAFFIC YIELD
LAUNDROMAT (25 X 56) 400 X 0.05 GAL	1,400	70 GPD	1.4 X 147 = 21 TRIPS
STATION (30 X 55) 1,650 X 0.05 GAL	1,650	82.5 GPD	1.65 X 147 = 24 TRIPS
BEAUTY SHOP & SHOE SHOP (44 X 35) 1,540 X 0.05 GAL	1,540	77 GPD	1.71 X 147 = 25 TRIPS
TWO APARTMENTS 200 GPD X 2	400	400 GPD	0.5 X 2 = 1.7 PEAK HR
TOTALS		630.3 GPD	72 PEAK TRIPS

PROP. USE	S.F.	SEWER YIELD	TRAFFIC YIELD
RETAIL STORES 1,800 X 0.05 GAL	1,800	90 GPD	1.8 X 147 = 26.5 TRIPS
FARM STORES 2,215 X 0.05 GAL	2,215	111 GPD	2.215 X 147 = 32.6 TRIPS
GAS 'N GO 40 X 0.05 GAL	40	7 GPD	0.4 X 147 = 2.1 TRIPS
TOTALS		208 GPD	61.2 PEAK TRIPS

ENGINEER
GEORGE WILLIAM STEPHENS, JR.
& ASSOCIATES, INC.
303 ALLEGHENY AVENUE
TOWSON, MARYLAND
21204
301-825-8120

Charles K. Stark

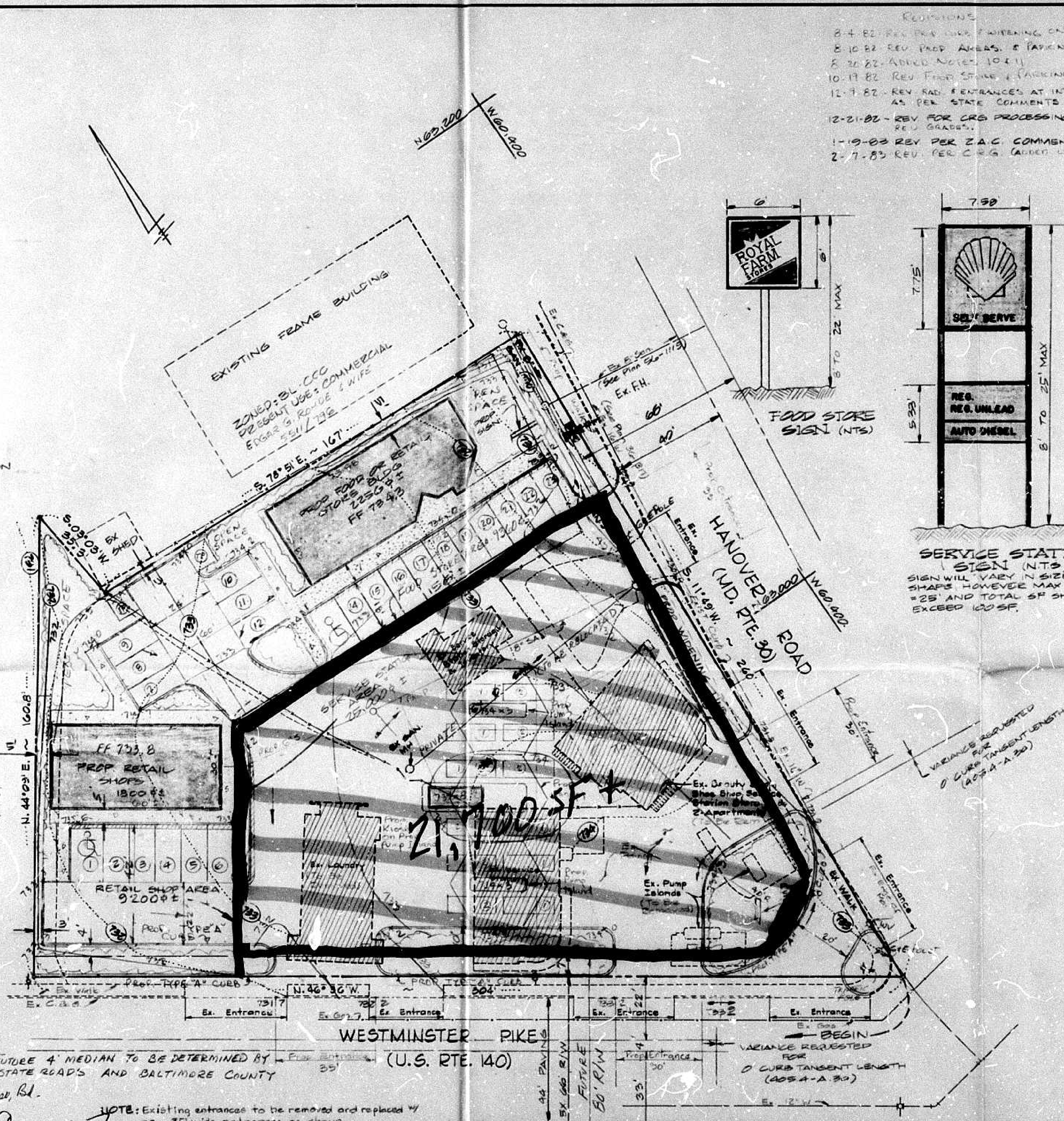
Reg. No.

Date

Z. C. Pet. Exh. 1

ZONED: BL-CCC
PRESENT USE: COMMERCIAL
JESSE W. CALOGLITZ
9/5/82

EXISTING MASONRY
BUDG. (GARAGE)



FUTURE 4' MEDIAN TO BE DETERMINED BY STATE ROADS AND BALTIMORE COUNTY

NOTE: Existing entrances to be removed and replaced by new 35' wide entrances as shown.

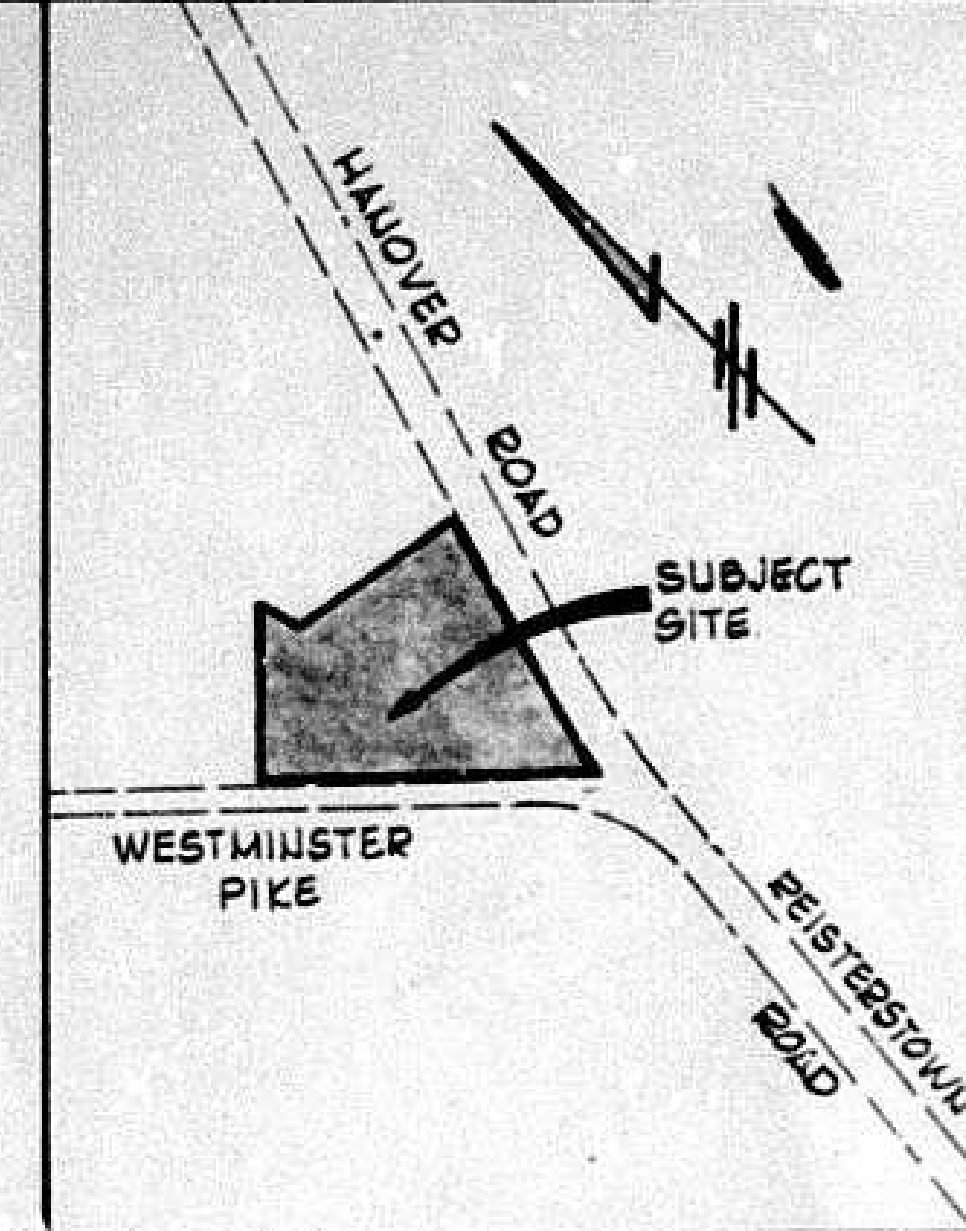
FUTURE CURB LOCATION TO BE DETERMINED BY STATE & BALTIMORE COUNTY

OWNER
MRS. HAZEL V. GIES
HANOVER RD & WESTMINSTER PIKE
PESHTERSTOWN, MD. 21136
410/233-2249

LESSEE - SERVICE STATION AREA
SHELL OIL COMPANY
5565 STERRETT PLACE
COLUMBIA, MD. 21044

PROPOSED AREA GAS & GO AFTER WIDENING

- REVISIONS
- 8-4-82 - REV. FOR WIDENING ON HANOVER ROAD
 - 8-10-82 - REV. PROP. AREAS & PARKING
 - 8-20-82 - ADDED NOTE 10.11
 - 10-17-82 - REV. FUEL STATION & PARKING
 - 12-7-82 - REV. RAD. ENTRANCES AT INTERSECTION AS PER STATE COMMENTS
 - 12-21-82 - REV. FOR CRG PROCESSING REV. GRADINGS
 - 1-19-83 - REV. PER Z.A.C. COMMENTS
 - 2-7-83 - REV. PER CRG. (ADDED LIGHTS)



VICINITY MAP SCALE: 1" = 200'

COUNCILMANIC DISTRICT - 3RD
CENSUS TRACT - 0044.01
WATERSHED - 32
SUB SEWER SHED - 67
SOIL TYPE - SLS - SLENELS
ACCT. NO. 04-07-120870
71
73
74
[] PROP LIGHT LIGHTING SHALL BE ERRECTED AS NOT TO REFLECT RAYS INTO RESIDENTIAL ZONES, INTERFERE WITH TRAFFIC, EXCEED MAX HEIGHT OF 6' CASE NO. 85-185 X SPHA

SITE TABULATION

EX ZONING	BL-CCC
GROSS AREA	1.4 AC ±
NET AREA OF TRACT	1.0 AC ±
DEED REFERENCE	G129/233 & 237
EXISTING SERVICE STATION TO BE CONVERTED TO:	
PROPOSED GAS & GO AREA:	
MINIMUM AREA REQUIRED	15,000 sq ft
AREA PROVIDED	25,000 sq ft
PROPOSED FOOD STORE AREA (RETAIL):	
FLOOR AREA	2,350 sq ft
AREA REQUIRED 4X2200	9,084 sq ft
AREA PROVIDED	9,300 sq ft
PROPOSED SHOP AREA (RETAIL):	
(RELOCATION OF EXISTING SHOE SHOP & BEAUTY SHOP):	
FLOOR AREA	1,800 sq ft
AREA PROVIDED	9,260 sq ft

PARKING REQUIRED:

GAS & GO AREA (NUMBER OF SELF-SERVE PUMPS=10):

(1) WAITING SPACE TO BE PROVIDED FOR EACH FUEL SERVING SPACE - 6 FUEL SERVING AREAS

- SERVING SPACE
- WAITING SPACE

FOOD STORE (2250 X 200) 12 SPACES (9' X 18')

SHOPS (1800 X 200) 14 SP. PROV. 9 SP. FROM 9 SP. FROM

TOTAL REQUIRED 21 SPACES REQ.

TOTAL PROVIDED 23 SPACES PROV.

OPEN SPACE REQUIRED 23 AC ± (ENTIRE SITE)

OPEN SPACE PROVIDED 0.8 AC ± (ENTIRE SITE)

PLAN TO ACCOMPANY C.R.G. PROCESSING, SPECIAL HEARINGS, SPECIAL EXCEPTIONS, AND VARIANCES

for "GIES PROPERTY"

BALTO COUNTY, MD. ELECT. DISTRICT NO. 4
SCALE: 1" = 20' DATE: 7-28-82

GENERAL NOTES

- Paving section to be established by soils engineer but shall be a minimum of 8" crusher run stone and 2" bituminous concrete and shall be well drained. The materials and construction shall conform to Baltimore County Specifications.
- Lighting shall be erected so as not to:
 - Reflect into residential areas
 - Interfere with traffic
 - Exceed 16 feet in height
- Curb parallel and adjacent to state roads shall be Standard Type "A". All other curb and gutter shall be standard Baltimore County 7" Combination Curb & Gutter. Reverse gutter pan slope shown thus:
- Landscaping shown thus:
 - Service station: 3,420 sq ft = 14%
 - Food store: 2,400 sq ft = 20%
 - Shop area: 2,471 sq ft = 27%
- No ancillary uses proposed service station area.
- Plan complies with zoning regulations:
 - 405.4-A.1, 405.4-A.2a, 405.4-A.3b, 405.4-A.4a, 405.4-A.4b, 405.4-B.2, 405.4-B.5, 405.4-B.6.
- Entrances to public streets shall be 7" standard concrete on 4" crusher run base as per Baltimore County Standards and Specifications - See Plate B-32.
- Public water and sewer utilities are available.
- Ⓜ - Denotes Trash Pad
- Easements For Right Of Ingress And Egress Will Be Provided By Lessee Of Service Station Area To Lessees Of Food & Retail Areas
- EXISTING SERVICE STATION HAS BEEN IN OPERATION SINCE THE 1920'S
- NO SLOPES GREATER THAN 25%
- EX. VEGETATION - GRASS AND WEEDS
- THERE ARE NO EXISTING STREAMS OR SPRING
- NO FLOODPLAINS AFFECT THIS SITE
- THERE IS NO HISTORIC SITE PROTECTED BY BALTO. CO LANDMARKS LEGISLATION
- SITE IS NOT IN A:
 - CRITICAL AREA
 - ARCHAEOLOGICAL SITE
 - ENDANGERED SPECIES HABITAT
 - HAZARDOUS MATERIAL SITE
- SITE IS EXEMPT FROM STORM WATER MANAGEMENT
- PROPERTY OUTLINE AND TOPOGRAPHY TAKEN FROM SURVEY PLAT PREPARED BY W.T. SADDLER, DATED 7/31/82.
- LANDSCAPING WILL BE A MIXTURE OF SPREADING YEW, ARDREVIATAE AND LEGUSTRUM AND OTHER EVERGREEN AND WILL BE PLANTED IN THE OPEN AREAS AND ISLANDS. PLANTING PLAN WILL BE COORDINATED BETWEEN THE LESSEES OF THE THREE AREAS
- SIGN STANDARDS TO BE COORDINATED BETWEEN LESSEES.

22) FOOD STORE & RETAIL SHOPS ARCHITECTURE & OUTSIDE TREATMENT OF BUILDINGS TO BE COORDINATED

TRADE OFF DATA SANITARY / ADI

PRESENT USE	S.F.	SEWER YIELD	TRAFFIC YIELD
LAWNDRY MAT	(25 X 56) 400 X 0.05 GAL	77 GPD	1.4 X 147 = 21 TRIPS
BP STATION	(30 X 55) 1650 X 0.05 GAL	82.5 GPD	1.65 X 147 = 24 TRIPS
BEAUTY SHOP & SHOE SHOP	(44 X 39) 1716 X 0.05 GAL	85.8 GPD	1.716 X 147 = 25 TRIPS
TWO APARTMENTS	200 GPD X 2	400 GPD	.85 X 2 1.7 PEAK HR.
TOTALS		638.3 GPD	72 PEAK TRIPS

PROP. USE	S.F.	SEWER YIELD	TRAFFIC YIELD
RETAIL STORES	800 X 0.05 GAL	90 GPD	1.8 X 147 = 265 TRIPS
FARM STORES	2215 X 0.05 GAL	111 GPD	2.215 X 147 = 326 TRIPS
GAS 'N' GO	140 X 0.05 GAL	7 GPD	1.40 X 147 = 21 TRIPS
TOTALS		208 GPD	612 PEAK TRIPS

ENGINEER

GEORGE WILLIAM STEPHENS, JR.
& ASSOCIATES, INC.
305 ALLEGHENY AVENUE
TOWSON, MARYLAND
21204
301-825-6120

Charles K. Stark

Reg. No.

Date

ZONED: BL-CCO
PRESENT USE: COMMERCIAL
JESSE V. BAUGLITZ
4395/147

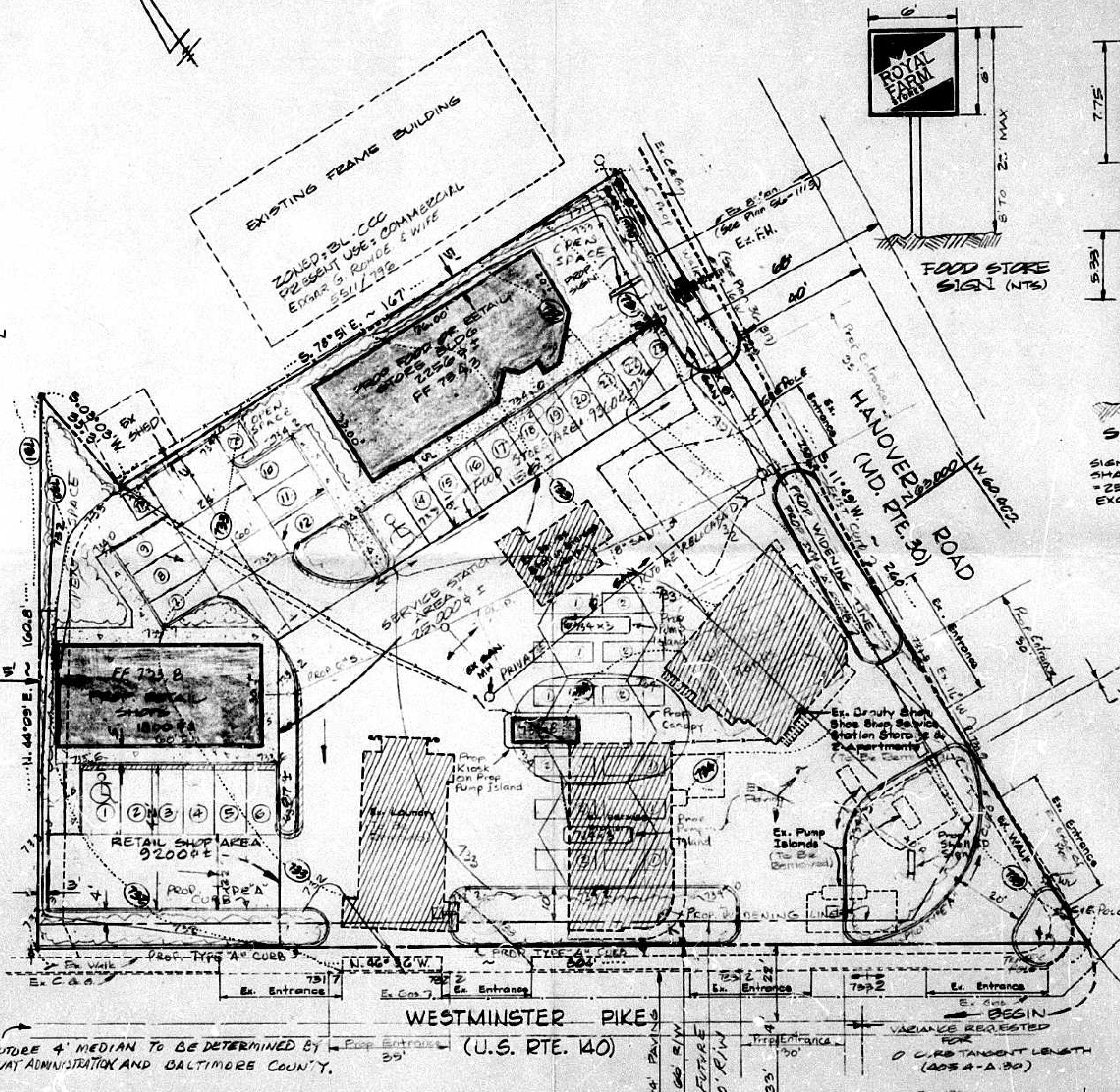
POSSIBLE FUTURE 4' MEDIAN TO BE DETERMINED BY
STATE HIGHWAY ADMINISTRATION AND BALTIMORE COUNTY.

NOTE: Existing entrances to be removed & replaced w/
new 35' wide entrances as shown.

FUTURE CURB LOCATION TO BE DETERMINED BY STATE & BALTIMORE COUNTY

OWNER
MRS. HAZEL V. GIES
HANOVER RD & WESTMINSTER PIKE
ESTERSTOWN, MD. 21136
6129/221-4237
(301) 833-2249

LESSEE - SERVICE STATION AREA
SHELL OIL COMPANY
5905 STERRETT PLACE
COLUMBIA, MD. 21044

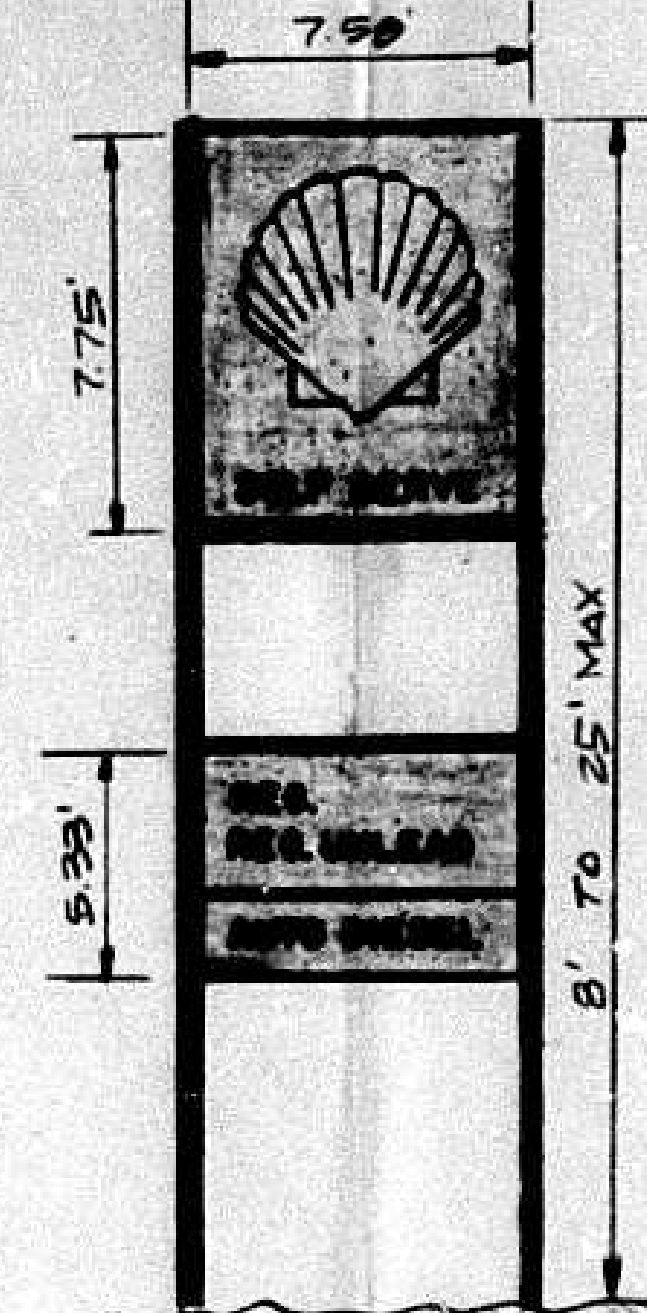


- ### REVISIONS
- 8-4-82 - REV. PROP. CURB & WIDENING ON HANOVER ROAD
 - 8-10-82 - REV. PROP. AREAS & PARKING
 - 8-20-82 - ADDED NOTES 10 & 11
 - 10-19-82 - REV. FOOD STORE & PARKING
 - 12-9-82 - REV. RAD. ENTRANCES AT INTERSECTION AS PER STATE COMMENTS
 - 12-21-82 - REV. FOR CRG PROCESSING REV. GRADES
 - 1-19-83 - REV. PER Z.A.C. COMMENTS
 - 2-7-83 - REV. PER CRG. (ADDED LIGHTS)
 - 3-29-83 - REV. FOOD STORE DIMS - 35' X 70'
 - 5-16-83 - REV. WIDENING IN REF. TO FUT. MEDIAN



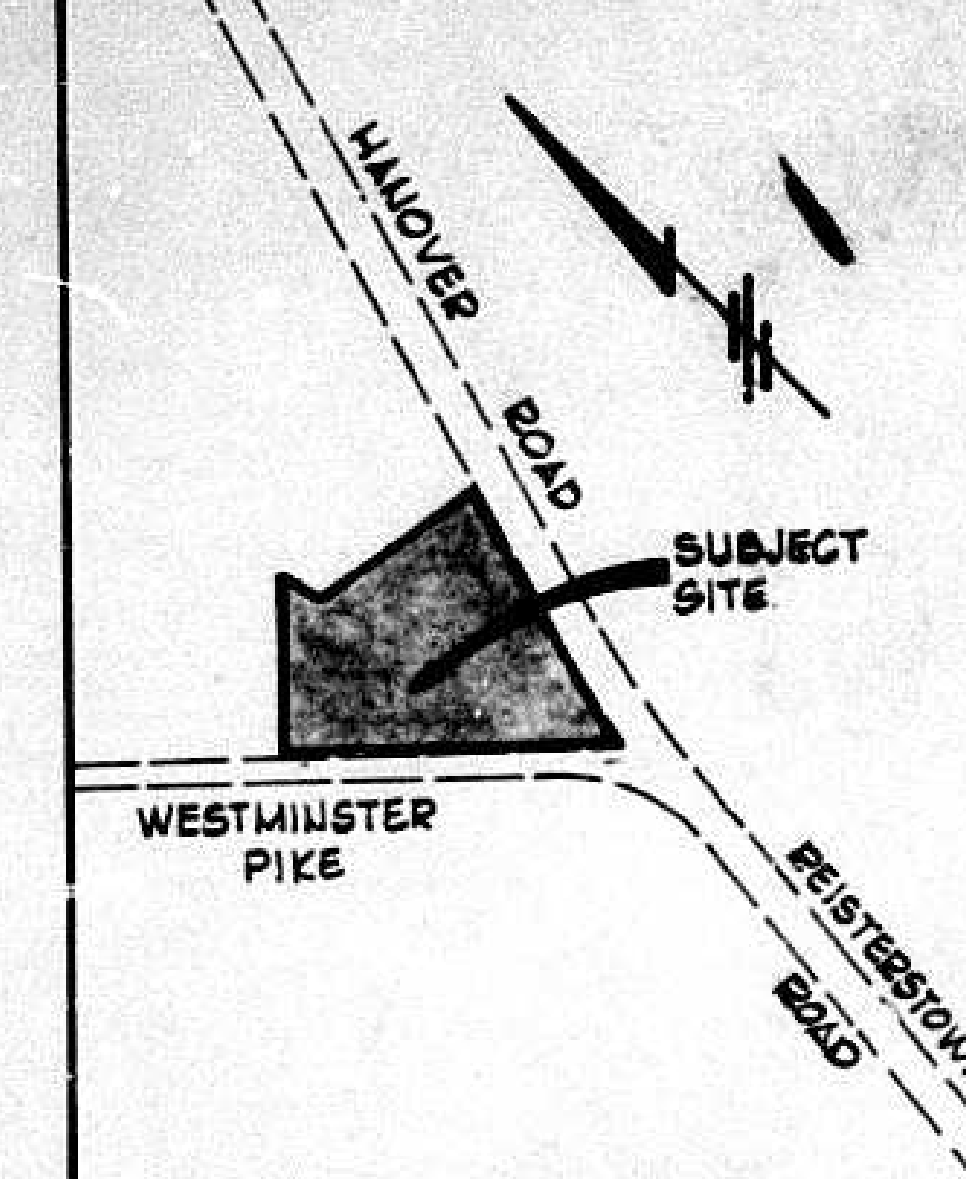
FOOD STORE
SIGN (NTS)

HANOVER ROAD
(MD. RTE. 30)



SERVICE STATION
SIGN (NTS)

SIGN WILL VARY IN SIZE AND
SHAPE, HOWEVER MAX HEIGHT
= 25' AND TOTAL SF SHALL NOT
EXCEED 100 SF.



VICINITY MAP SCALE: 1" = 200'

COUNCILMANIC DISTRICT - 3RD
CENSUS TRACT - 0044.01
WATERSHED - 32
SUB SEWER SHED - 67
SOIL TYPE - SIB - SLENEL
ACCT NO 04-07-029870

PROF LIGHT LIGHTING SHALL
BE ERECTED AS NOT TO REFLECT
RAYS INTO RESIDENTIAL ZONES,
INTERFERE WITH TRAFFIC, EXCEED
MAX HEIGHT OF 16'
CASE NO. 85-185 X 8 PHA

SITE TABULATION

EX. ZONING BL-CCO
GROSS AREA 1.4 AC.±
NET AREA OF TRACT 1.0 AC.±

DEED REFERENCE G129/280 & 287

EXISTING SERVICE STATION TO BE CONVERTED TO:

PROPOSED GAS & GO AREA:
MINIMUM AREA REQUIRED 15,300 sq ft
AREA PROVIDED 23,000 sq ft

PROPOSED FOOD STORE AREA (RETAIL):

FLOOR AREA 2,250 sq ft
AREA REQUIRED 4,225 sq ft
AREA PROVIDED 9,500 sq ft

PROPOSED SHOP AREA (RETAIL)

(RELOCATION OF EXISTING SHOE SHOP & BEAUTY SHOP):

FLOOR AREA 1,800 sq ft
AREA PROVIDED 9,200 sq ft

PARKING REQUIRED:

GAS & GO AREA (NUMBER OF SELF-SERVE PUMPS=10):

(1) WAITING SPACE TO BE PROVIDED FOR EACH FUEL SERVING SPACE - 6 FUEL SERVING AREAS

① SERVING SPACE

② WAITING SPACE

FOOD STORE (7,250 ± 200) 12 SPACES (9' X 18')

SHOPS (10,250 ± 200) 14 SPACES

SHOPS PROVIDED 9 SPACES

TOTAL REQUIRED 21 SPACES REQ.

TOTAL PROVIDED 23 SPACES PROVIDED

OPEN SPACE REQUIRED 0.2 AC. (ENTIRE SITE)

OPEN SPACE PROVIDED 0.2 AC. (ENTIRE SITE)

PLAN TO ACCOMPANY CRG
PROCESSING, SPECIAL HEARINGS
SPECIAL EXCEPTIONS, AND
VARIANCES

for
"GIES PROPERTY"

BALTO COUNTY, MD.
SCALE: 1" = 20'

ELECT DISTRICT NO 4
DATE: 7.25.82

BOARD OF APPEALS
PETITIONER'S
EXHIBIT

SHEET 1 of 2

P.N. 04683