

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
The Southland Corporation
(Type or Print Name)
By: Harry Brown
Signature
8605 Old Harford Road
Address
Baltimore, Maryland 21234
City and State
Attorney for Petitioner:
Brian A. Goldman
(Type or Print Name)
By: Brian A. Goldman
Signature
36 South Charles Street
Address
Baltimore, Maryland 21201
City and State
Attorney's Telephone No.: 752-5006

Legal Owner(s):
Cities Service Company
(Type or Print Name)
By: Stanley C. Burton
Signature
(Type or Print Name)
Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

ORDERED By The Zoning Commissioner of Baltimore County, this 25th 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 1st day of March, 1983, at 9:45 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve Amendments to site plans/Conversions from full service station to gas and go in combination with a food (convenience) store

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

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
The Southland Corporation
(Type or Print Name)
By: Harry Brown
Signature
8605 Old Harford Road
Address
Baltimore, Maryland 21234
City and State
Attorney for Petitioner:
Brian A. Goldman
(Type or Print Name)
By: Brian A. Goldman
Signature
36 South Charles Street
Address
Baltimore, Maryland 21201
City and State
Attorney's Telephone No.: 752-5006

Legal Owner(s):
Cities Service Company
(Type or Print Name)
By: Stanley C. Burton
Signature
(Type or Print Name)
Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

ORDERED By The Zoning Commissioner of Baltimore County, this 25th 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 1st day of March, 1983, at 9:45 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 405.4A.1 & D.8. to have a lot area of 19,205 sq. ft. in lieu of the required 24,216 sq. ft.; Section 405.4A.2.a - to permit a front yard setback of 0 ft. from the right of way in lieu of the required 6 ft. for the proposed sign

Existing gas station with entire lot containing 19,205 sq. ft. Unreasonable hardship and practical difficulty due to traffic, operational problems, management problems, stock control problems, monetary problems and physical appearance.

Condemnation of a portion of property by State Roads Commission for widening of Liberty Road is reason why variance is required.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
The Southland Corporation
(Type or Print Name)
By: Harry Brown
Signature
8605 Old Harford Road
Address
Baltimore, Maryland 21234
City and State
Attorney for Petitioner:
Brian A. Goldman
(Type or Print Name)
By: Brian A. Goldman
Signature
36 South Charles Street
Address
Baltimore, Maryland 21201
City and State
Attorney's Telephone No.: 752-5006

Legal Owner(s):
Cities Service Company
(Type or Print Name)
By: Stanley C. Burton
Signature
(Type or Print Name)
Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

ORDERED By The Zoning Commissioner of Baltimore County, this 25th 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 1st day of March, 1983, at 9:45 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY
PETITION FOR VARIANCES :
NW Corner Liberty & Offutt Rds.,
2nd District

CITIES SERVICE CO., Petitioner : Case No. 83-201-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 date which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 7th day of February, 1983, a copy of the foregoing Order was mailed to Brian A. Goldman, Esquire, Suite 1910 Charles Center South, 36 S. Charles Street, Baltimore, Maryland 21201, Attorney for Petitioner; and Mr. Harry Brown, The Southland Corporation, 8605 Old Harford Road, Baltimore, Maryland 21234, Contract Purchaser.

John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William F. Hammond
To: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-201-XSPHA
Cities Service Company

If the petitioner's request is granted, it is requested that a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development, be made a part of the order.

[Signature]
Norman E. Gerber
Director of Planning and Zoning

NEG:GHS:lc

cc: Arlene January
Shirley Hess

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 17, 1983

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

RE: Item No. 94 - Case No. 83-201-XSPHA
Petitioner - Cities Service Company
Special Exception, Special Hearing
and Variance Petitions

Dear Mr. Goldman:

Enclosed please find addendum comments for the above referenced case.

Very truly yours,
[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Mr. Richard E. Hurney
1734 Elton Road, Suite 115
Silver Spring, Md. 20903



Maryland Department of Transportation
State Highway Administration

Lowell K. Birch, III
Secretary
M. S. Caldarone
Member

March 4, 1983

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of Nov. 16, 1982
ITEM: #94.
Property Owner: Cities
Service Company
Location: NW/Cor. Liberty
Road, Route 26 and Offutt Rd.
Existing Zoning: B.R.-CNS
Proposed Zoning: Special
Exception for a food con-
venience store as a gas
station. Special Hearing
to approve a conversion
from full service gas
station to gas and go in
combination with a food
store and Variance to permit
a lot area of 19,205 sq. ft.
in lieu of the required
24,120 sq. ft.
Acres: 0.4408
District: 2nd

Dear Mr. Hammond:

On review of the revised site plan of February 23, 1983, the State Highway Administration finds the plan generally acceptable.

The State Highway Administration will require all work within the State Highway Administration Right of Way to be

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717, 707 North Calvert St. Baltimore, Maryland 21203 0717

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts that to amend the site plans filed in Case Nos. 4097-X and 78-235-X to convert a full service station to a gas and go operation in conjunction with a food (convenience) store would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community, and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 7th day of March, 1983, that the amendment to the site plans filed in Case Nos. 4097-X and 78-235-X to convert a full service station to a gas and go operation in conjunction with a food (convenience) store, in accordance with Petitioner's Exhibit I, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

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

ORDER RECEIVED FOR FILING

- DATE March 7, 1983
BY John M. H. Jung
1. Compliance with the comments submitted by the Maryland Department of Transportation, dated November 17, 1982, and the Department of Health, dated November 16, 1982.
2. Indicate the ownership of the existing sign located at the southwest corner of the subject property on the site plan.
- A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including a detailed landscaping plan required for approval by the Current Planning and Development Division.

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

ORDER RECEIVED FOR FILING

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 7th day of March, 1983, that the hanna Petition for Variance(s) to permit a lot area of 19,205 square feet in lieu of the required 24,216 square feet and a front yard setback of zero feet from the right of way in lieu of the required six feet for the proposed sign, in accordance with Petitioner's Exhibit I, is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

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

Mr. W. Hammond -2- March 4, 1983

under permit and a bond or letter of credit be posted in the amount of \$8,000.00 to guarantee construction.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

cc: Mr. J. Ogle
Bengtson, DeBell, Elkin & Titus



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204
424-3900

TED J. PISTEL 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 # 94 Zoning Advisory Committee Meeting are as follows:

Property Owner: Cities Service Company
Location: NW/Cor. Liberty Road and Offutt Road
B.R. - CHS
Proposed Zoning: Special Exception for a food convenience store as a use in combination with a gas station. Special Hearing to approve a conversion from full service gas station to gas and go in combination with a food store and a sign to permit a lot area of 19,205 sq. ft. in lieu of the required 24,216 sq. ft.

- The items checked below are applicable:
- A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged and other applicable Codes.
 - B. A building and other miscellaneous permits shall be required before beginning construction.
 - C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.
 - XXX Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
 - E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one-half fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 4-2, Item 2, Section 1407 and Table 1402.
 - F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
 - G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
 - H. Before this office can comment on the above structure, please have the owner, through the services of a Registered Professional Engineer or Engineer certify to this office, that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 505 and the required construction classification of Table 602.
 - I. Comments: Miscellaneous permits shall include all necessary building, grading, paving, tank, tank removal, lights, permits, and others which may be determined by a review of the plan and fee schedule.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

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

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

Mr. Richard E. Hurney
Bengtson, DeBell, Elkin & Titus
1734 Elton Road, Suite 115
Silver Spring, Md. 20903

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 25th day of January, 1983.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Cities Service Company
Petitioner's Attorney: Brian A. Goldman, Esq. Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 13, 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
 - Office of Fire Prevention
 - Health Department
 - Project Planning
 - Building Department
 - Board of Education
 - Zoning Administration
 - Industrial Development

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

RE: Item No. 94 - Case No. 53 J01 (SPHA)
Petitioner - Cities Service Company
Special Exception, Special Hearing
and Variance Petitions

Dear Mr. Goldman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to convert the existing service station to a gas and go operation in combination with a food (convenience) store and to locate a sign at the corner of Liberty and Offutt Roads, this combination hearing is required.

Particular attention should be afforded to the comments of the State Highway Administration and if additional information is required, you may contact Mr. George Wittman at 659-1351.

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

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

NBC:bsc
Enclosures
cc: Mr. Richard E. Hurney
1734 Elton Rd, Suite 115
Silver Spring, Md. 20903



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL JR.
DIRECTOR

December 29, 1982

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

Re: Item #94 (1982-1983)
Property Owner: Cities Service Company
N/W cor. Liberty Rd. and Offutt Rd.
Acres: 0.4408 District: 2nd

Dear Mr. Hammond:

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

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 168 (1977-1978) remain valid and applicable and are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 94 (1982-1983).

Very truly yours,
Robert A. Minton
ROBERT A. MINTON, P.E., Chief
Bureau of Public Services

RAM:EM:FW:ras

Attachments

P-2W Key Sheet
27 NW 35 Pos. Sheet
NW 7 I Topo
77 Tax Map

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

Re: Item #168 (1977-1978)
Property Owner: Cities Service Co.
N/W cor. Liberty Rd. & Offutt Rd.
Existing Zoning: B.R.-C.N.S.
Proposed Zoning: Special Exception for food and
sundries in combination with a service station.
Address: 94408 District: 2nd

Dear Mr. Dillema:

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

Highways:

Liberty Road (MD. 26) is a State Road; therefore, all improvements, intersections,
entrances, and drainage requirements as they affect the road come under the jurisdiction
of the Maryland State Highway Administration. Any utility construction within the
State Road Right-of-Way will be subject to the standards, specifications and approval
of the State in addition to those of Baltimore County.

Offutt Road is a County road, improved in this vicinity as a 42-foot closed
section roadway on an 80-foot right-of-way. No further highway improvements are
proposed at this time.

The construction or reconstruction of concrete sidewalks, curb and gutter, entrances,
aprons, etc. will be the full responsibility of the petitioner.

The entrance locations are subject to approval by the Department of Traffic
Engineering, and shall be constructed in accordance with Baltimore County Standards.

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.

Item #168 (1977-1978)
Property Owner: Cities Service Co.
Page 2
March 31, 1978

Storm Drains:

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.

Water and Sanitary Sewers:

Public water supply and sanitary sewers are serving this property. Additional
fire hydrant protection is required in the vicinity.

Very truly yours,

Charles Lee
CHARLES LEE, CHIEF
Bureau of Engineering

END:ZAM:FW:as

P-SW Key Sheet
27 1/4 35 Pos. Sheet
NW 7 1 Topo
77 Top Map



Maryland Department of Transportation

State Highway Administration

Laurel K. Brink
Secretary
M. S. Calhoun
Assistant

February 4, 1983

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of Nov. 16, 1982
ITEM: #94.
Property Owner: Cities
Service Company
Location: NW/Cor. Liberty
Road, Route 26 and Offutt Rd.
Existing Zoning: B.R.-CNS
Proposed Zoning: Special
Exception for a food con-
venience store as a use in
combination with a gas
station. Special Hearing
to approve a conversion
from full service gas
station to gas and go in
combination with a food
store and Variance to permit
a lot area of 19,205 sq. ft.
in lieu of the required
24,120 sq. ft.
Acres: 0.4408
District: 2nd

Dear Mr. Hammond:

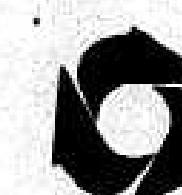
On review of the revised plan of January 31, 1983, the State
Highway Administration finds comments stated in the letter of
November 17, 1982 have not been addressed.

Until the plan is reviewed to meet our comments in the letter
of November 17, 1982, we find the plan unacceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

My telephone number is _____
Teletypewriter for Impaired Hearing or Speech By: George Wittman
CL:GW:maw 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Maryland Department of Transportation

State Highway Administration

Laurel K. Brink
Secretary
M. S. Calhoun
Assistant

November 17, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of Nov. 16, 1982
ITEM: #94.
Property Owner: Cities
Service Company
Location: NW/Cor. Liberty
Road, Route 26 and Offutt Rd.
Existing Zoning: B.R.-CNS
Proposed Zoning: Special
Exception for a food con-
venience store as a use in
combination with a gas
station. Special Hearing
to approve a conversion
from full service gas
station to gas and go in
combination with a food
store and Variance to permit
a lot area of 19,205 sq. ft.
in lieu of the required
24,120 sq. ft.
Acres: 0.4408
District: 2nd

Dear Mr. Hammond:

On review of the site plan of 7-20-82 and field inspection,
the State Highway Administration finds the plan generally acceptable.

However, minor revisions will be required as follows:

1. Note on the plan the closing of the existing entrances
along the northeast side of Liberty Road.

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. W. Hammond

-2-

November 17, 1982

2. Label the proposed header curb a "S.H.A." Type "A"
concrete curb and the proposed roadside curb as S.H.A.
Type "A" concrete curb and gutter.
3. Repair or replace the deteriorated radius at the corner
of Liberty Road and Offutt Road.

The State Highway Administration will require all work within
the State Highway Administration Right of Way to be under permit
and a bond or letter of credit be posted in the amount of \$8,000.00
to guarantee construction.

It is requested the plan be revised prior to a hearing date.

Very truly yours,

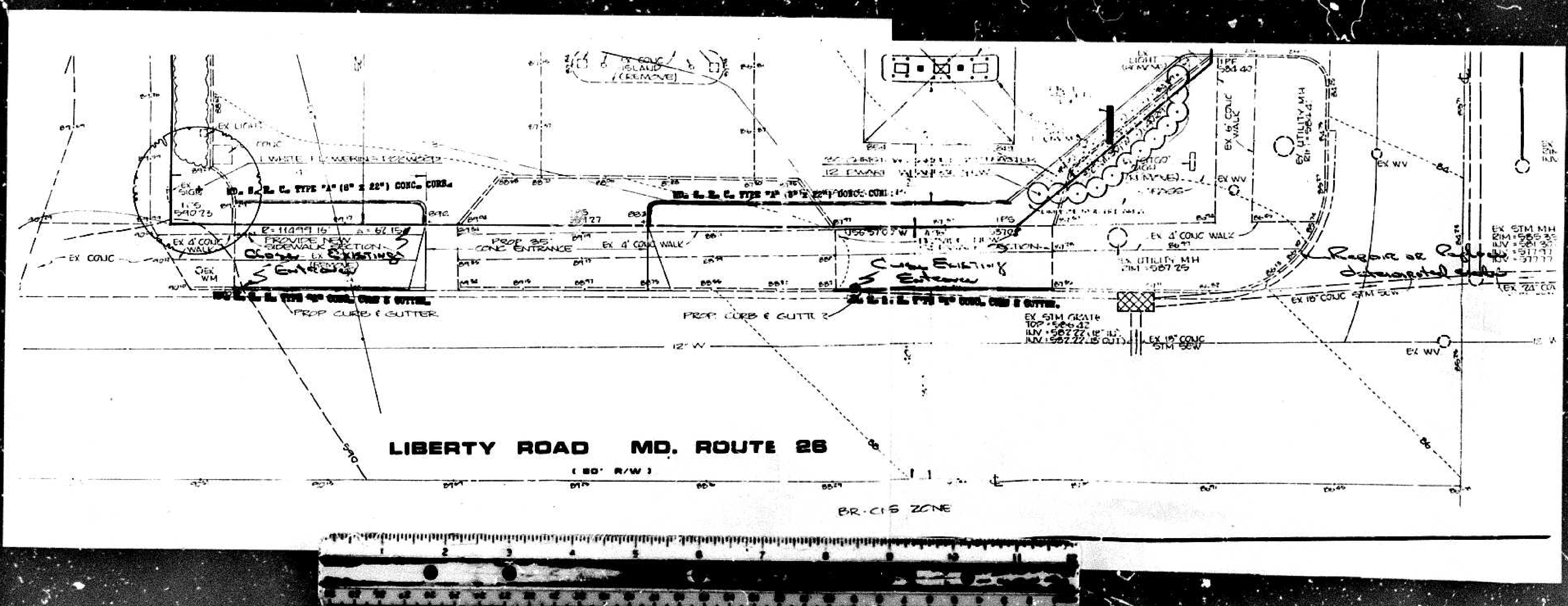
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Wimbley



STEPHEN E. COLLINS
DIRECTOR

December 29, 1982

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

Re: -ZAC Meeting of November 16, 1982
Item Nos. 94 and 95

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments
for item numbers 94 and 95.

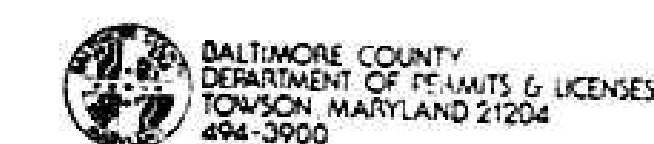
Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/cem

Owner: Cities Service Company
Location: NW/Cor. Liberty Road and Offutt Road
Item No.: 94
December 20, 1982
Page two

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



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 # 94 Zoning Advisory Committee Meeting
are as follows:

Property Owner: Cities Service Company
Location: NW/Cor. Liberty Road and Offutt Road
Existing Zoning: R-1
Proposed Zoning: Special Exception for a food convenience store as a use in combination with a gas station. Special Hearing to approve a conversion from full service gas station to gas and go in combination with a food store and variance to permit a lot area of 19,205 sq. ft. in lieu of the required 24,120 sq. ft.

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Unincorporated and Annapolis and other applicable Code.
- 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/are not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 5'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line. See Table 101, Item 2, Section 107 and Table 101.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. If 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, comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- I. Comments: Miscellaneous permits shall include all necessary building, grading, paving, tank, tank removal, lights, permits, and others which may be determined by a review of the plan and fee schedule.

NOTE: These comments reflect on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj
FEB 01-82

Dec. 2, 1982
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 94, Zoning Advisory Committee Meeting of Nov. 16, 1982

Property Owner: Cities Service Company

Location: NW/Cor. Liberty Rd. & Offutt Rd. District 2

Water Supply: Public Sewage Disposal: Public

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 154-3775, to obtain requirements for such installation/s before work begins.
- (X) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charcoal operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety: two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 94
Page 2

- (X) Any existing underground storage tanks containing gasoline, waste oil, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
{ } The results are valid until _____
Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____
{ } is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Application.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- () Others _____

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Duibel, Superintendent

Towson, Maryland - 21204

Date: November 19, 1982

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

RE: Item No: 94, 95, 96
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

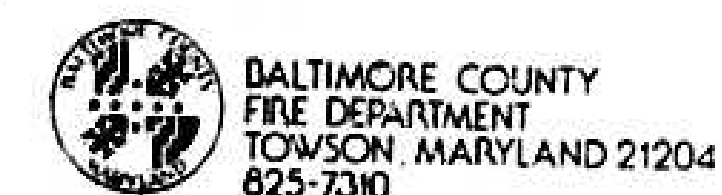
Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

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

WNP/bp



PAUL H. RENCKE
CHIEF

December 20, 1982

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Cities Service Company

Location: NW/Cor. Liberty Road and Offutt Road

Item No.: 94

Zoning Agenda Meeting of November 16, 1982

Gentlemen:

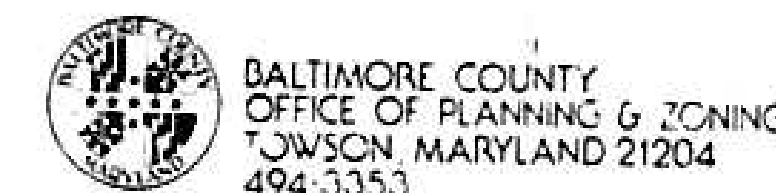
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. (See 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.

REVIEWER: *George M. McGehee*
Planning Group
Special Inspection Division

Noted and Approved: *George M. McGehee*
Fire Prevention Bureau

JK/mj/cem



WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 7, 1983

Brian A. Goldman, Esquire
1916 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201

RE: Petitions for Special Exception, Special Hearing, and Variances
NW/Cor. of Liberty and Offutt Roads - 2nd Election District
Cities Service Company - Petitioner
NO. 83-201 XSPFA (Item No. 94)

Dear Mr. Goldman:

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

Very truly yours,

JEAN M.H. JUNG
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/srl

Attachments

cc: Ms. Joie Duff
39 Darrow Drive
Baltimore, Maryland 21228

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

RANDALLSTOWN, MARYLAND

Distance	Type Service	Hours
0.4 Mile West	Full Service - 2 Bays	6-9 - Daily 8-5 - Sunday
1.4 Miles West	Full Service - 3 Bays	9-9 - Daily 9-5 - Sunday
1.5 Miles West	Full Service - 3 Bays	6-9 - Daily 9-6 - Sunday
1.6 Miles West	Full Service - 3 Bays	6-8 - Daily 9-5 - Sunday
0.7 Mile East	Gas & Go	6-11 - Daily 8-10 - Sunday
0.8 Mile East	Full Service - 3 Bays	6-10 - Daily 8-6 - Sunday
0.8 Mile East	Full Service - 3 Bays	6-10 - Daily 7-7 - Sunday
0.8 Mile East	Full Service - 3 Bays	7-9 - Daily 8-6 - Sunday
1.2 Miles East	Full Service - 3 Bays	7-6 - Daily Closed Sunday
1.3 Miles East	Full Service - 3 Bays	7-9 - Daily 8-6 - Sunday

NOTE: Average Hours: Daily 6-11; Sunday 8-10

PETITIONER'S
EXHIBIT 8

9100 Liberty Road
& Offutt Road
Randallstown, Maryland

RANDALLSTOWN, MARYLAND

Distance	Type Service	Hours
0.1 Mile North	Full Service - 2 Bays	8-11 - Daily
0.6 Mile West	Full Service - 3 Bays	6-11 - Daily
1.7 Miles West	Full Service - 3 Bays	8-9 - Weekdays 8-6 - Sunday
0.2 Mile East	Full Service - 3 Bays	8-10 - Weekdays 8-6 - Sunday
1.5 Miles East	Full Service - 3 Bays	9-10 - Weekdays 9-5 - Sunday

9100 Liberty Road
& Offutt Road
Randallstown, Maryland

PETITIONER'S
EXHIBIT 10

PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES

2nd Election District

ZONING: Petition for Special Exception, Special Hearing and Variances
LOCATION: Northwest corner of Liberty and Offutt Roads
DATE & TIME: Tuesday, March 1, 1983 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception for a food (convenience) store as a use in combination with a service station (gas and 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 amendments to site plans in Case Nos. 4097-X and 78-235-X to allow conversion from full service station to gas and go in combination with a food (convenience) store; and Variances to have a lot area of 19,205 sq. ft. in lieu of the required 24,216 sq. ft. and to permit a front yard setback of 0 ft. from the right of way in lieu of the required 6 ft. for the proposed sign.

The Zoning Regulation to be exempted as follows:
Section 405.4.A.1 & D.8 - minimum area required for a food (convenience) store in combination with service station (gas and go)
Section 405.4A.2.a - minimum setback required for a sign from street right of way

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

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

Hearing Date: Tuesday, March 1, 1983 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

BRIAN A. GOLDMAN
ATTORNEY AT LAW
SUITE 1010 CHARLES CENTER SOUTH
14 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201
(301) 762-8074

November 9, 1982

Mr. Doug Swam
Zoning Department of Baltimore County
Room 113
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: The Southland Corporation
Liberty Road and Offutt Road
Petition for Special Exception
Petition for Variance
Petition for Special Hearing

Dear Doug:

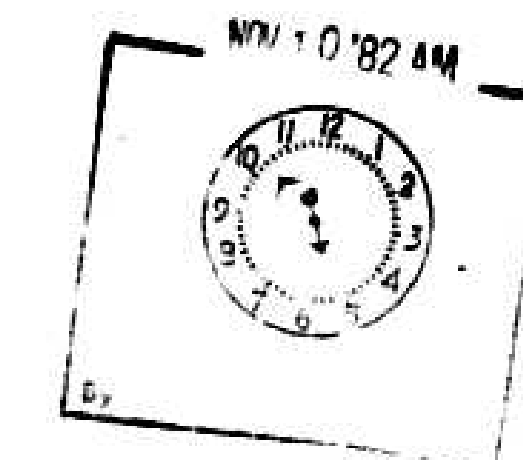
Enclosed please find an additional copy of the Site Plan for the above captioned zoning appeals which were filed on November 3, 1982. This Site Plan was also changed to reflect a more accurate call along the arc of a circle 11499.16 feet in radius curving to the left on arc distance of 82.16 feet. As you may recall, the distance on the other plats was reflected as 82.15 feet.

Thank you for your assistance in this matter.

Sincerely yours,

Brian A. Goldman

BAG/bq
Enclosure



BENGTSON, DEBELL, ELKIN & TITUS
A PROFESSIONAL CORPORATION
CONSULTING ENGINEERS, SURVEYORS & PLANNERS

PAUL E. BENGTSON, P.E.
JOHN T. DEBELL, P.E., L.S.
JOHN A. ELKIN, JR., L.S.
& TERRY TITUS, L.S.
RICHARD E. HURLEY, P.E.
DAVID L. HOFFMAN, P.E.
CHARLES F. GUNLAP, L.S.

January 6, 1982

METES AND BOUNDS DESCRIPTION
CITIES SERVICE OIL COMPANY PROPERTY
LIBER 5700 FOLIO 775
2nd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at an iron pipe found at the intersection of the westerly right-of-way line of Offutt Road (60' wide) and the northerly right-of-way line of Liberty Road Maryland Route 26 (80' wide); thence with the northerly right-of-way line of Liberty Road the following courses and distances:

S82°51'30"W 40.29' to an iron pipe set;
N56°37'00"W 71.98' to an iron pipe set;
Along the arc of a circle 11499.16' in radius curving to the left on arc distance of 82.16', the chord of said arc running N57°06'17"W 62.16' to an iron pipe set at the southerly

corner of the now or formerly Fell's Forest Real Estate Trust Property; thence with Fell's Forest Real Estate Trust Property the following courses and distances:

N32°49'00"E 85.41' to an iron pipe found;
N86°49'00"E 60.14' to an iron pipe found;
S57°11'00"E 54.35' to an iron pipe found;
N77°56'50"E 45.15' to an iron pipe set on the aforesaid

westerly right-of-way line of Offutt Road; thence S32°49'00"W 127.12' with said westerly right-of-way line to the point of beginning and containing 19,205 square feet or 0.4408 acres of land.
No Title Report Furnished.

OFFICES IN CENTREVILLE AND LEESBURG, VIRGINIA AND SILVER SPRING, MARYLAND

SURVEY OF SOUTHLAND CORPORATION STORES OFFERING GASOLINE

STATE OF MARYLAND

SIMILAR IN COMPETITION TO SUBJECT SITE

Store No.	Monthly Traffic	No. of 10-Gallon Customers	Percentage Factor (B - A)
19253	468,360	5,909	1.26
11715	420,000	4,720	1.05
18127	351,000	3,301	.93
23767	797,750	6,968	.89
22332	741,000	4,460	.60
23428	549,000	3,231	.59
TOTAL	2,325,110	28,271	AVERAGE PERCENTAGE FACTOR .85

PROJECTION OF MONTHLY GALLONAGE FOR SUBJECT SITE

STORE 23702 - LIBERTY ROAD

- Daily Traffic: 30,400 cars
- Monthly Traffic: 903,000 cars
- Monthly Traffic x Percentage Factor = Projected Number of 10-Gallon Customers
 $903,000 \times .85 = 7,676$ customers
- Projected Number of Customers x 10 gallons
 $7,676 \times 10 = 76,760$ gallons per month

PETITIONER'S
EXHIBIT 12

CITIES SERVICE COMPANY
PETROLEUM PRODUCTS GROUP

Box 300
Tulsa, Oklahoma 74102

February 18, 1983

Ms. Harry Brown
Southland Corporation
8005 Old Harford Road
Baltimore, MD 21234

Dear Mr. Brown:

This is to advise you that Cities Service Company is the owner of record of the property located at 9100 Liberty Road (Liberty and Offutt), Randallstown, Maryland.

Concerning the gasoline operation at Liberty and Offutt Roads, Cities Service converted the bays and stopped offering automotive service and repair in June, 1976. A direct company operation began on June 14, 1976 and lasted until the Southland Corporation took over in November, 1981.

I hope the above is satisfactory. If you have any questions please let me know.

Sincerely,

T. C. Spann

TCS:ram

cc: G. R. Rose

LE/0218

MAJOR MARKET TREND DATA

HOW FAR AWAY IN MILES DO YOU LIVE FROM THIS STORE?

DISTANCE	1978	1980
1/2 MILE OR LESS	37.7%	38.6%
1/2 MILE TO 1 MILE	14.1	15.2
1 MILE TO 2 MILES	10.4	10.1
2 MILES TO 5 MILES	14.8	12.4
OVER 5 MILES	23.1%	23.6%
	100.0%	100.0%

PETITIONER'S
EXHIBIT 4

9100 Liberty Road
& Offutt Road
Randallstown, Maryland

1980 MAJOR MARKET STUDY

WHY DID YOU COME TO THIS STORE TODAY?

REASON	FIRST RESPONSE	SECOND RESPONSE	THIRD RESPONSE	SUM
CLOSEST STORE	49.4%	17.8%	10.1%	77.3%
ON MY WAY	27.7	32.9	10.7	71.3
QUICK SERVICE	5.1	23.0	32.4	60.5
STORE APPEARANCE	0.2	1.8	2.1	4.1
FRIENDLY PEOPLE	2.0	7.5	16.9	26.4
EASY PARKING	0.3	3.3	11.6	15.2
PRICES	0.4	0.7	1.4	2.5
ONLY STORE OPEN	5.1	7.9	8.3	21.3
OTHER	9.8%	5.1%	6.3%	21.2%

EXHIBIT 7

9100 Liberty Road
Offutt Road
Randallstown, Maryland

1980 NATIONAL MARKET STUDY

CONSUMER REASON IN STORE AND DISTANCE FROM STORE

PCT.	REASON IN STORE	DISTANCE FROM STORE				
		1/2 MILE OR LESS	1/2 MILE TO 1 MILE	1 MILE TO 2 MILES	2 MILES TO 5 MILES	OVER 5 MILES
64.5%	LIVE IN AREA	57.6%	20.7%	11.7%	8.0%	2.0%
16.4	WORK IN AREA	4.2	6.3	7.5	20.7	61.7
16.1	JUST DRIVING BY	4.4	4.3	6.6	21.0	63.7
2.9	OTHER	7.4	2.6	4.8	15.3	69.8
PCT.		38.6%	15.2%	10.1%	12.4%	23.6%

EXHIBIT 4

9100 Liberty Road
Offutt Road
Randallstown, Maryland

1980 MAJOR MARKET STUDY

MILES AWAY FROM STORE BY SALES*

DISTANCE	% CUSTOMERS	% SALES	AVG. SALE
1/2 MILE OR LESS	38.8%	39.9%	\$1.93
1/2 MILE TO 1 MILE	15.4	16.1	1.96
1 MILE TO 2 MILES	9.9	10.8	2.04
2 MILES TO 5 MILES	12.3	11.7	1.78
OVER 5 MILES	23.6	21.5	\$1.71
	100.0%	100.0%	

* EXCLUDES GAS AND MONEY ORDER CUSTOMERS

9100 Liberty Road
Offutt Road
Randallstown, Maryland

BRIAN A. GOLDMAN
ATTORNEY AT LAW
1400 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201-1130

March 15, 1983

Mrs. Jean M.H. Jung
Deputy Zoning Commissioner
Room 113
County Office Building
Towson, Maryland 21204

Re: 83-201-XSPHA (Item No. 94)
Petitioner: Cities Service Company
Special Exception Petition
Proposed 7-Eleven Store
Liberty Road and Offutt Road

granted adjustment
3723

Dear Mrs. Jung:

In accordance with your request at the hearing in the above captioned matter, enclosed please find a front elevation of the 7-Eleven store which The Southland Corporation proposes to build at the above captioned site. I also enclose a photograph of a similar store to the one that is proposed at this site.

If you have any further questions with respect to this matter, or if I can provide you with any additional information, please advise the undersigned. Thank you for your cooperation.

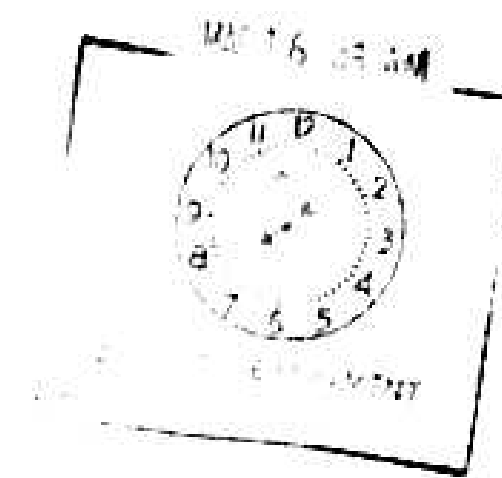
Sincerely yours,

Brian A. Goldman

BAG/bq

Enclosures

cc: Mr. Harry Brown



PROPOSED NEW STORE LOCATION

9100 Liberty Road
Offutt Road
Randallstown, Maryland

DISTRICT #

PROPOSED NEW STORE LOCATION

9100 Liberty Road
Offutt Road
Randallstown, Maryland

DISTRICT #

PROPOSED NEW STORE LOCATION

9100 Liberty Road
Offutt Road
Randallstown, Maryland

DISTRICT #

PROPOSED NEW STORE LOCATION

9100 Liberty Road
Offutt Road
Randallstown, Maryland

DISTRICT #



#7
AMOCO
Liberty nr
Brendbrook
0.8 mile East



#8
Sunoco
Liberty nr
Foxcliff
0.8 mile East



#9
Gulf
Liberty nr
Old Court Rd
1.2 mile East



#4
Getty
Liberty +
Marriottsville
1.6 mile East



#5
BP
Liberty +
Brendbrook
0.7 mile East



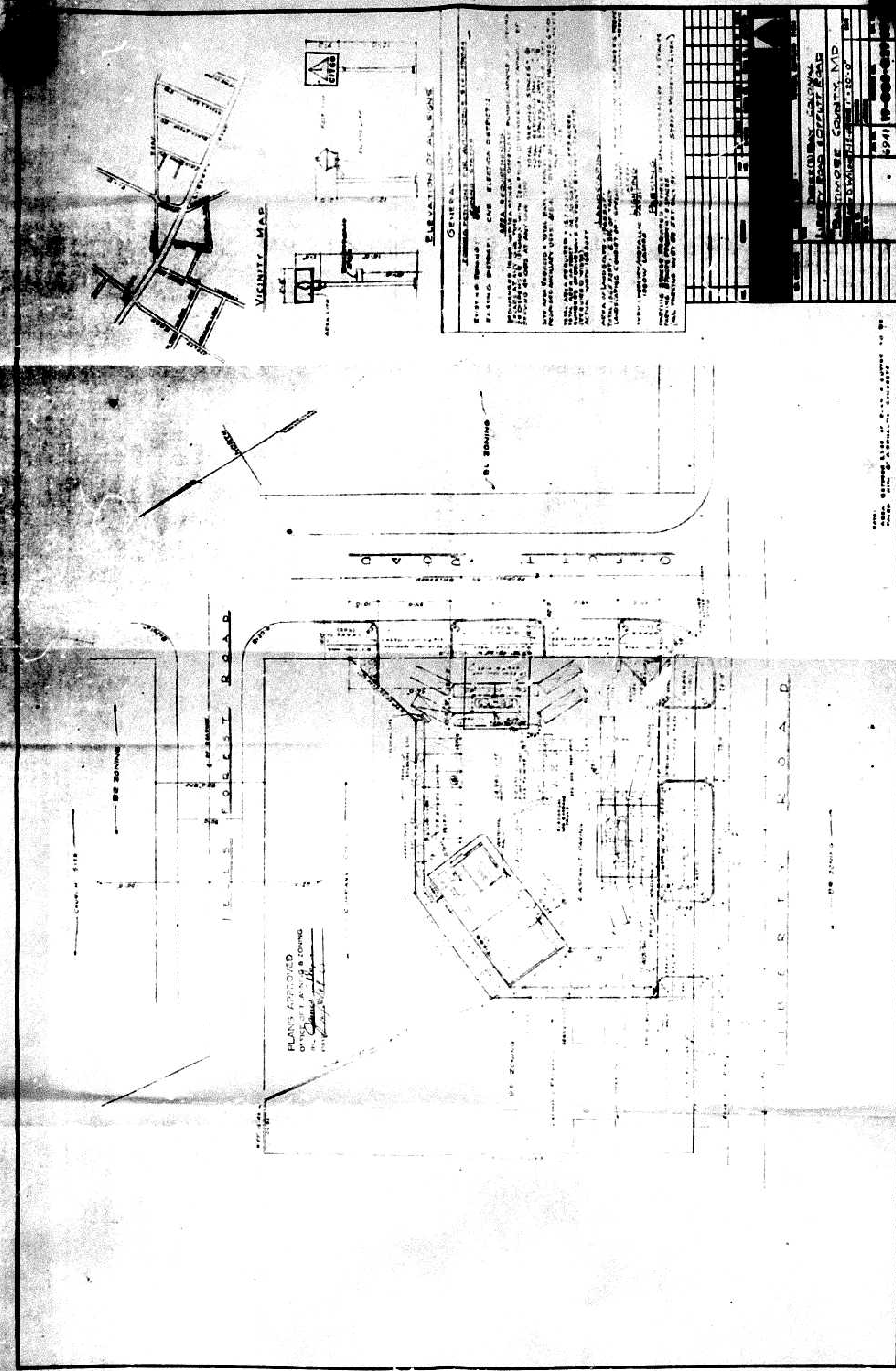
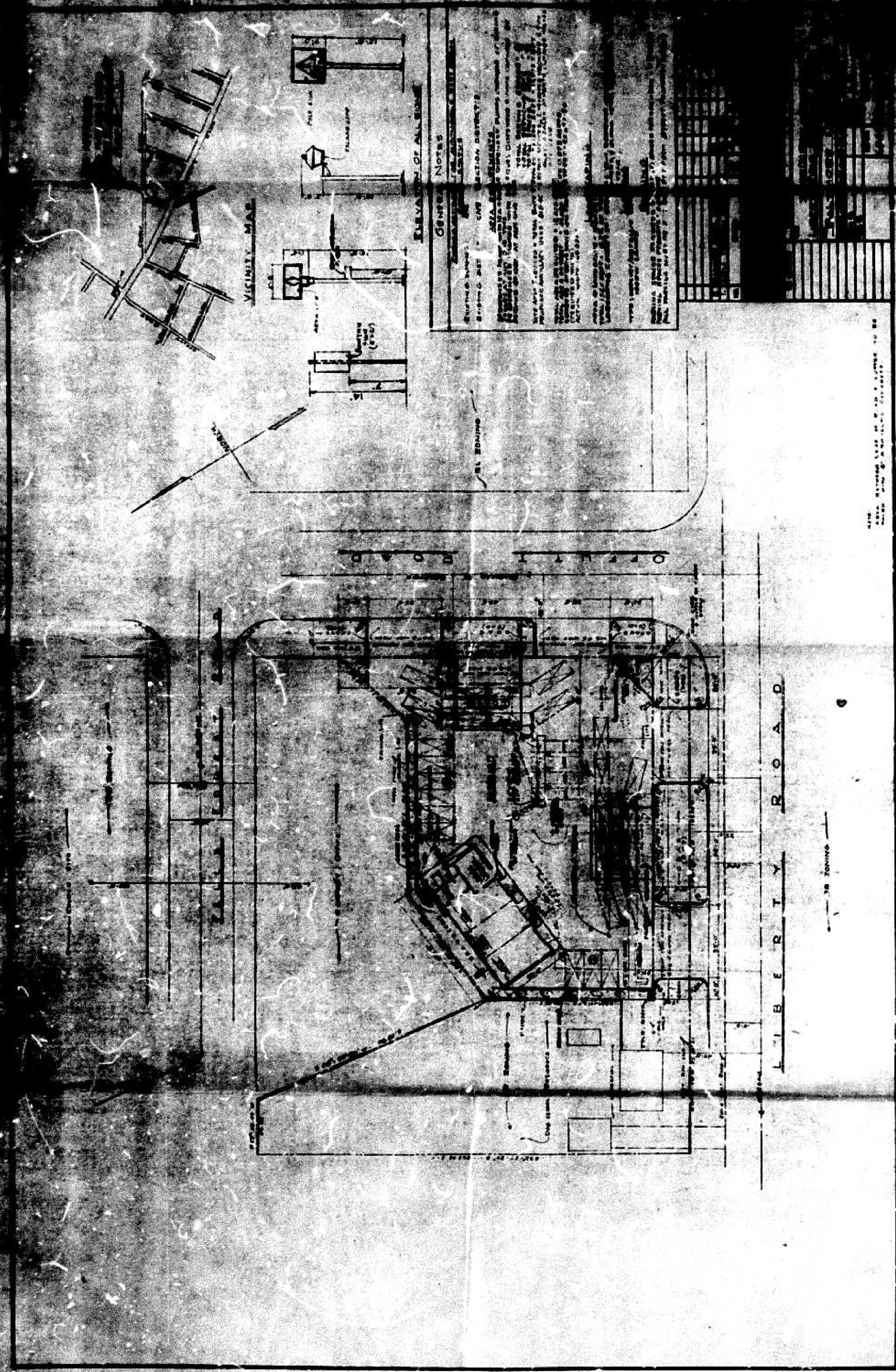
#6
ARCO
Liberty +
Brendbrook
0.8 mile East



EXHIBIT 9



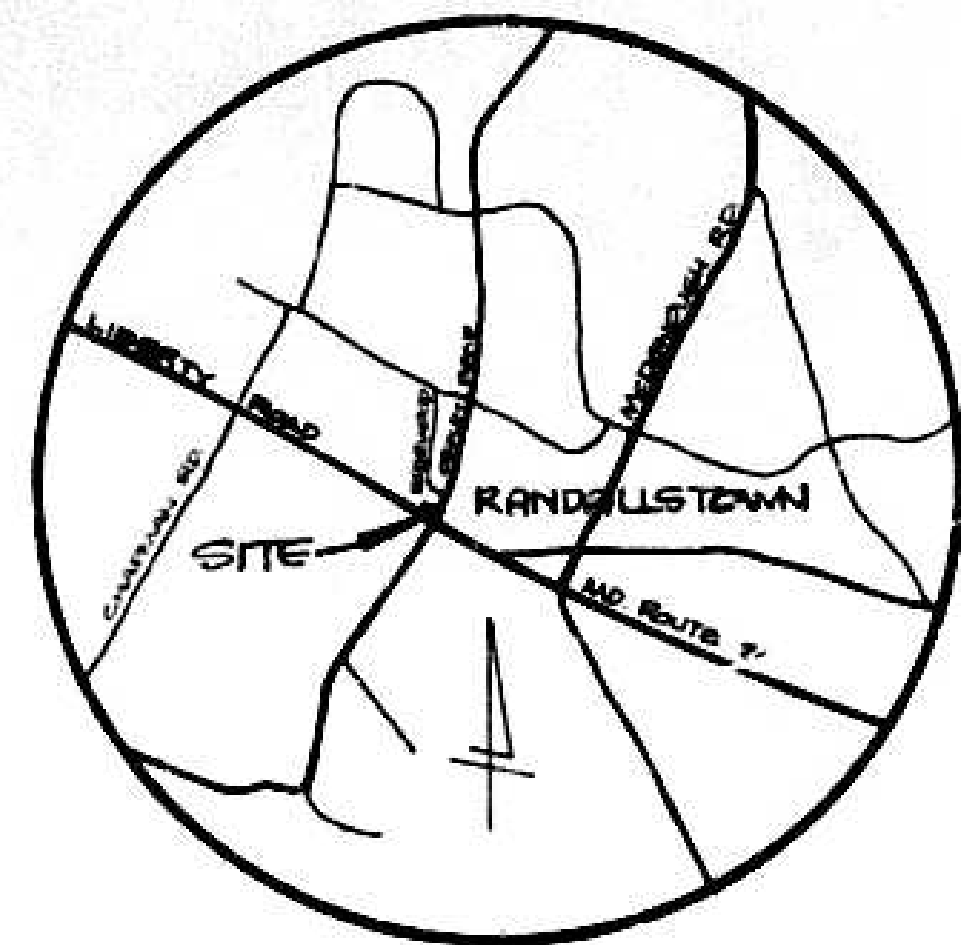
1100 Liberty Road
 Liberty Road
 Randallstown, Maryland



Bill 40 Calculations and Comments

1. Site is an existing automotive Service Station. Proposed use is a Food Store in combination with the existing use.
2. Area of site is 19,205 S.F. Prior to condemnation original site was 24,940 S.F. Area required: 15,000 S.F. (4x2304) 21,216 S.F. Required area is less than original site area.
3. Setbacks

	Required	Provided
Canopy	10' from R.O.W.	13' from R.O.W.
Pump Island	15' from R.O.W.	15' from R.O.W. Side
Structure	35'	20' from R.O.W. Front 50'
4. Existing Entrances 4 - Two each Street
Proposed Entrances 4 - 1 Liberty Road
2 Offutt Road
5. Landscaping - 5% Required = 960 S.F.
Provided = 15.4% = 2,960 S.F.
6. 1 Waiting Space per Serving Space Required
Provided: 4 Waiting Spaces - 4 Serving Spaces



VICINITY MAP
SCALE: 1" = 2000'

NOTES

1. The parcel delineated on this plan is located on Assessment Map 77, Parcel 1,061.
2. Councilmanic District - No. 2
3. Census Tract - 4025.01
4. Watershed - 27
5. Subwatershed - 64
6. Zone - BR-CNS
7. Lot Size - 19,205 S.F.
8. Total Floor Area - 2304 S.F.
9. F.A.R. - 0.112
10. Building Height - 15' 4"
11. Parking Required
1 Space per 200 S.F. = 12 Spaces

Parking Provided
11 Regular Spaces
1 Handicap Space
1 Loading Space
12. Green Space - 15.4% of lot area
13. Soil type - GIB

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF BALTIMORE COUNTY AND/OR THE MARYLAND STATE HIGHWAY ADMINISTRATION.
2. ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM. CONTOUR INTERVAL IS TWO (2) FEET.
3. THIS FIRM DOES NOT CERTIFY AS TO THE SOIL OR SUBSURFACE CONDITIONS WHICH MAY BE EVIDENT FROM A SURFACE STUDY UNLESS AS NOTED ON PLANS.
4. THE CONTRACTOR SHALL UTILIZE THE EXISTING WATER AND SEWER SERVICES FROM BUILDING AND SHALL TAKE PRECAUTIONS NOT TO DAMAGE THE SERVICES DURING CONSTRUCTION.
5. UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM AVAILABLE RECORDS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION AND HAVE ALL UTILITY LOCATIONS VERIFIED.
6. SPOT ELEVATIONS SHOWN HEREON ARE ON STRAIGHT GRADES. CONTRACTOR SHALL ROUND ALL VERTICAL BREAKS WITH SMOOTH SPLINE CURVES.
7. GRADE AND SEED ALL DISTURBED AREAS.
8. ALL FINISHED GRADING SHALL BE DONE IN SUCH A MANNER AS TO PRECLUDE THE PONDING OF WATER ON THE SITE.
9. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO CONTROL EROSION AND SILTATION.
10. ALL SIDEWALK DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPLACED.
11. PARKING SPACES SHALL BE PAINTED WITH 4" WIDE WHITE STRIPES.

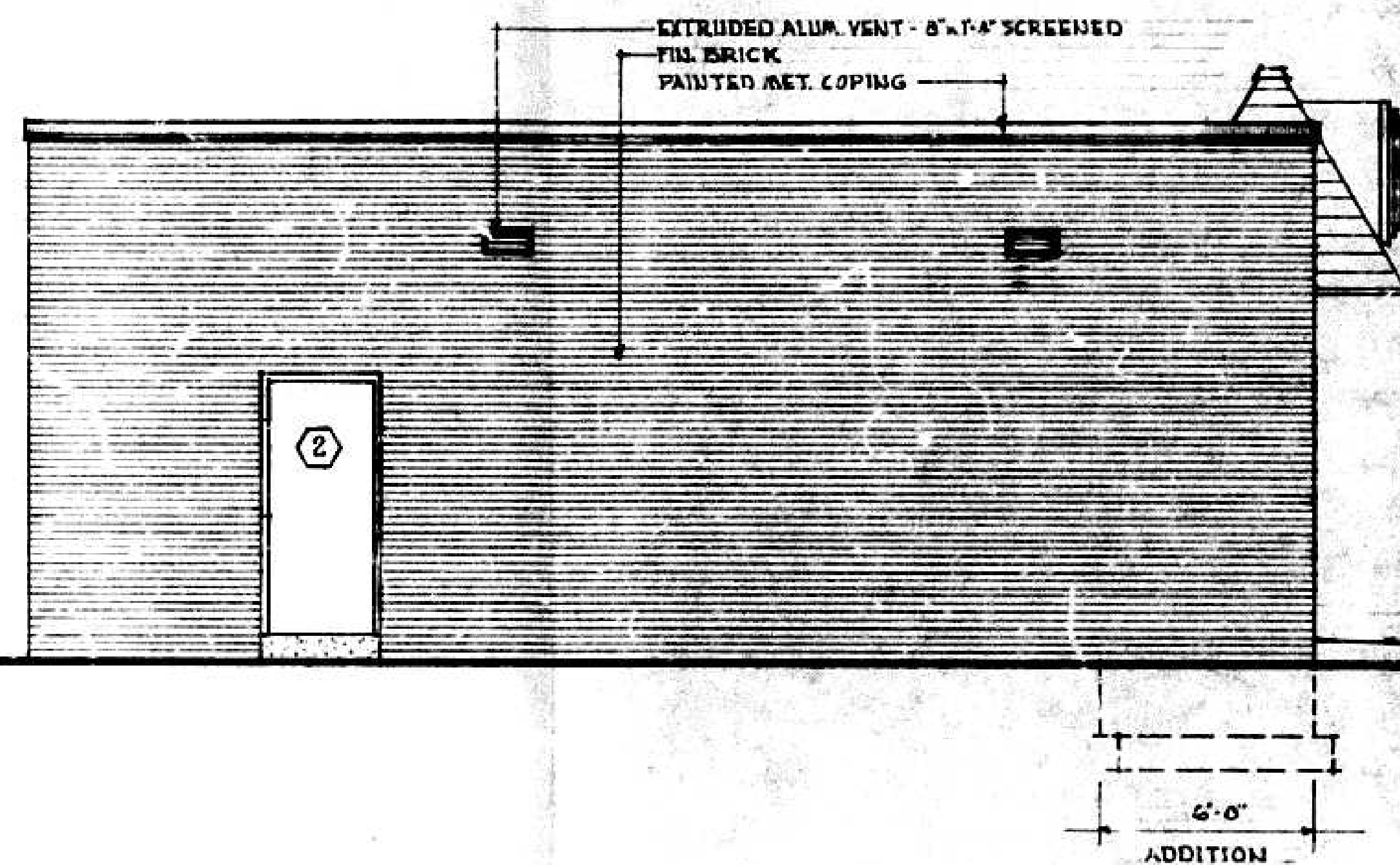
OWNER: THE SOUTHLAND CORPORATION
2605 HANFORD RD
BALTIMORE, MD. 21234 (301) 665-7185

ENGINEER: RICHARD E. HURNEY
% BENGTSON, DEBELL, ELKIN & TITUS
1734 ELTON RD, SUITE 115
SILVER SPRING, MD 20903
(301) 439-0055

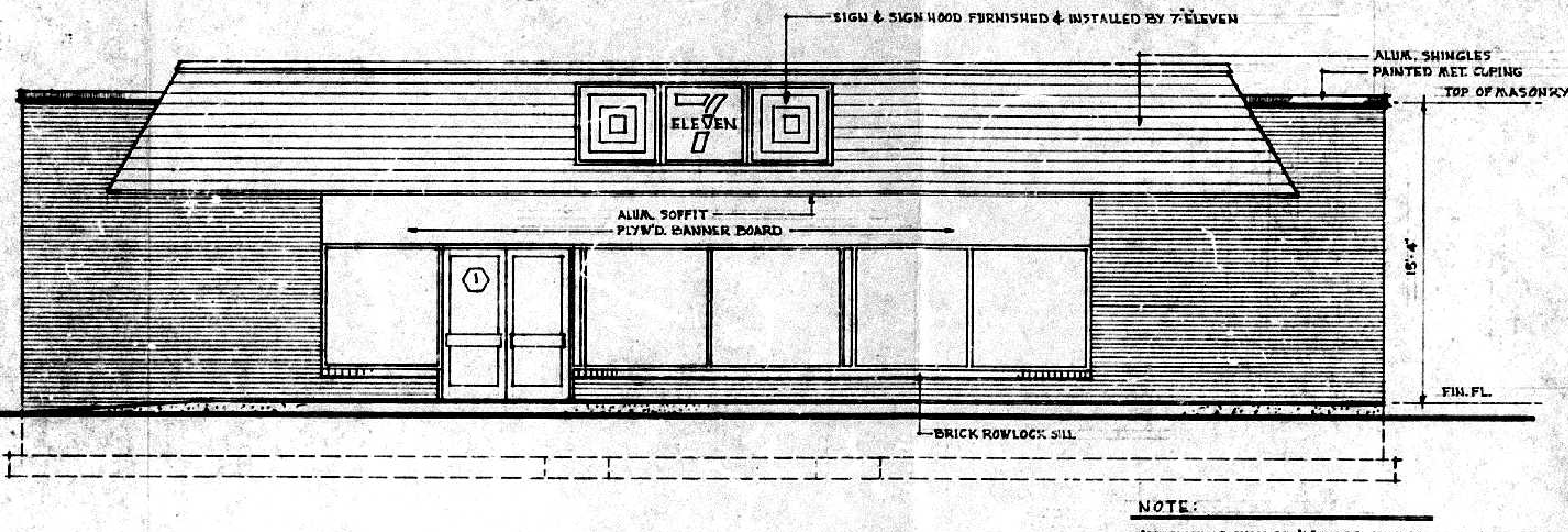
CONTRACTOR'S
EXHIBIT



REVISIONS	SITE PLAN	DATE: 7/22/03
2-23-03	RETAIL FOOD STORE #2501-23702 2ND DISTRICT BALTIMORE COUNTY, MARYLAND	SCALE: 1" = 10'
	BENGTSON, DEBELL, ELKIN & TITUS A PROFESSIONAL CORPORATION CONSULTING ENGINEERS & SURVEYORS CENTREVILLE & LEESBURG, VIRGINIA SILVER SPRING, MARYLAND	DRAWN: EST DESIGN: FEH CHECK: JTD
JOB NO. 51-178 W.O. NO. M 2248		SHEET 1 OF 4



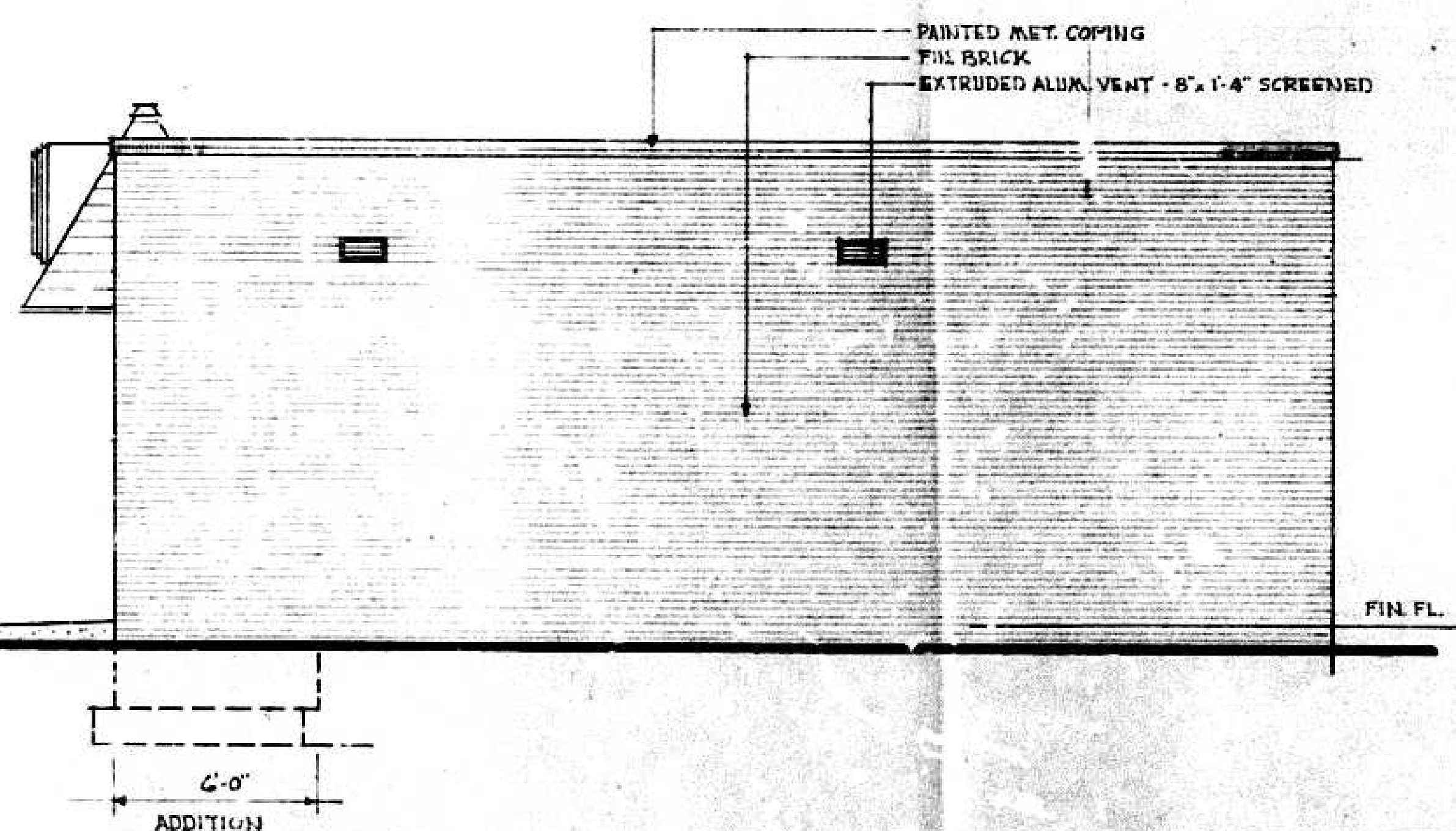
WEST ELEVATION SCALE: 1/4" = 1'-0"



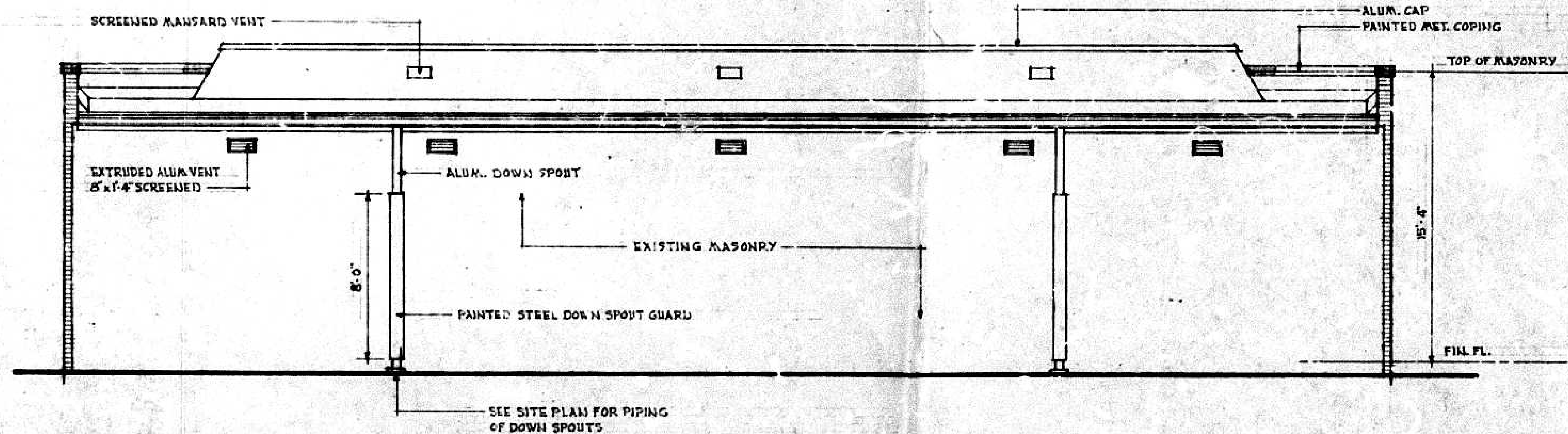
SOUTH ELEVATION SCALE: 1/4" = 1'-0"

NOTE:

ALL GLAZING SHALL BE 1/4" CLEAR SAFETY GLASS EXCEPT DOOR #1 SHALL BE 1/2" CLEAR TEMPERED GLASS.



EAST ELEVATION SCALE: 1/4" = 1'-0"



NORTH ELEVATION SCALE: 1/4" = 1'-0"

ADDITION & ALTERATIONS TO EXISTING BUILDING



SIEGEL & BROTHERS, INC.
MECH. - ELEC. ENGINEERS
2516 MARYLAND AVE.
BALTIMORE, MARYLAND

LOUIS A. SPITTEL
STRUCTURAL ENGINEERS
601 N. MAIN STREET
ELLCOTT CITY, MARYLAND

REVISIONS



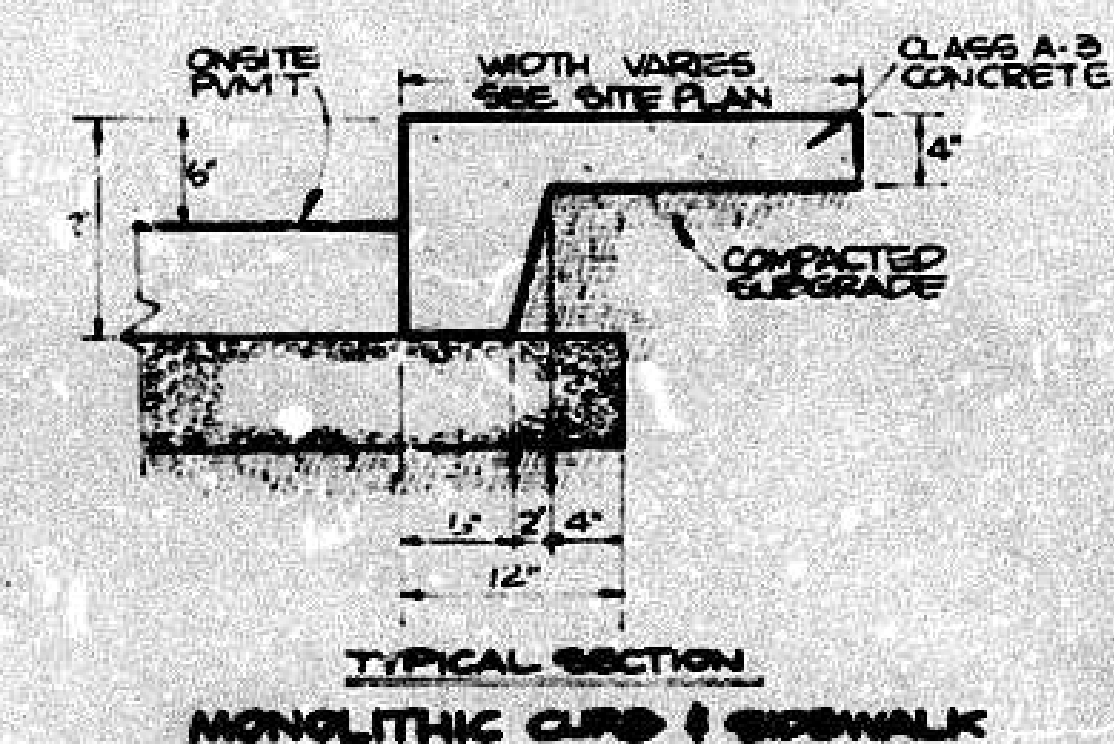
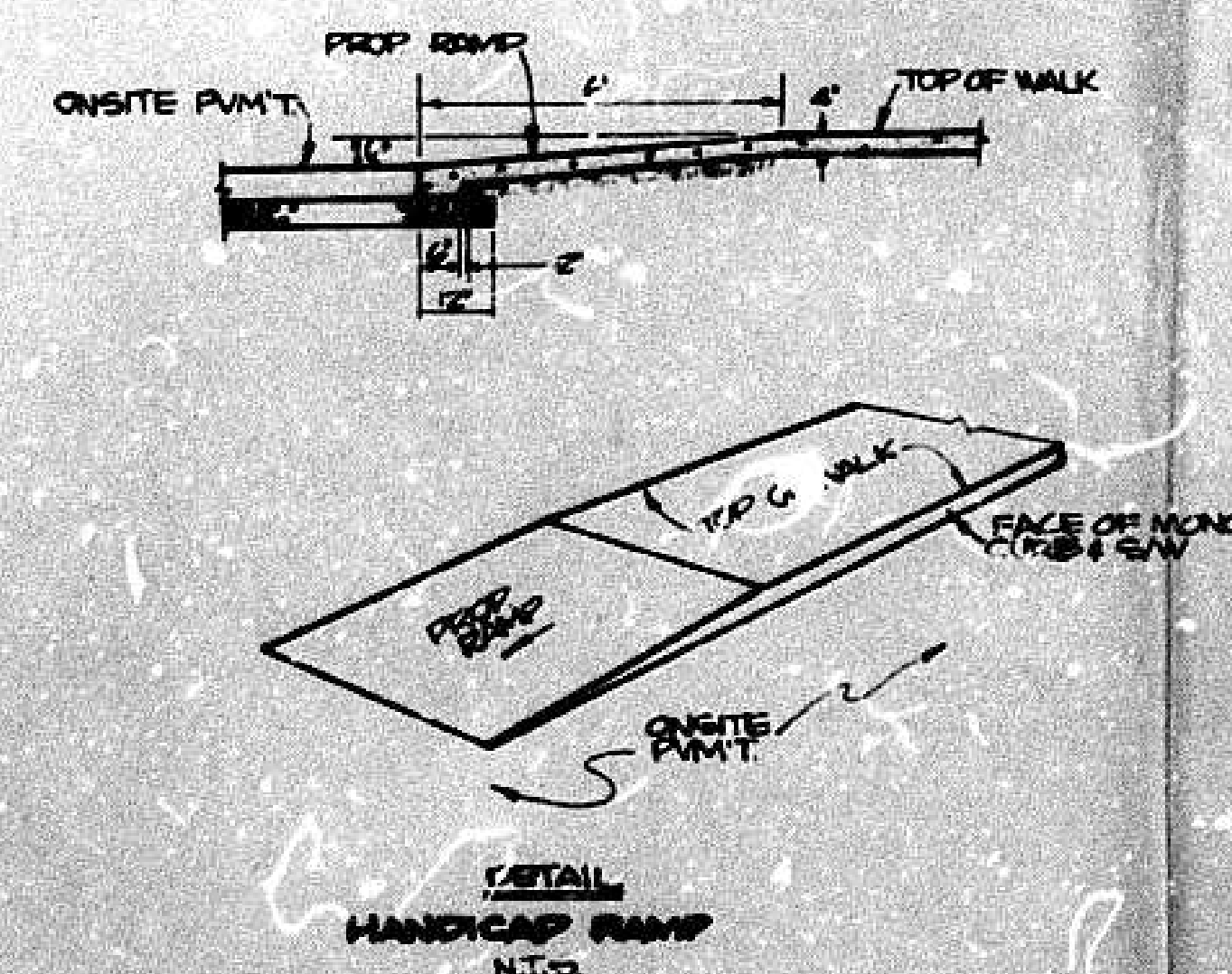
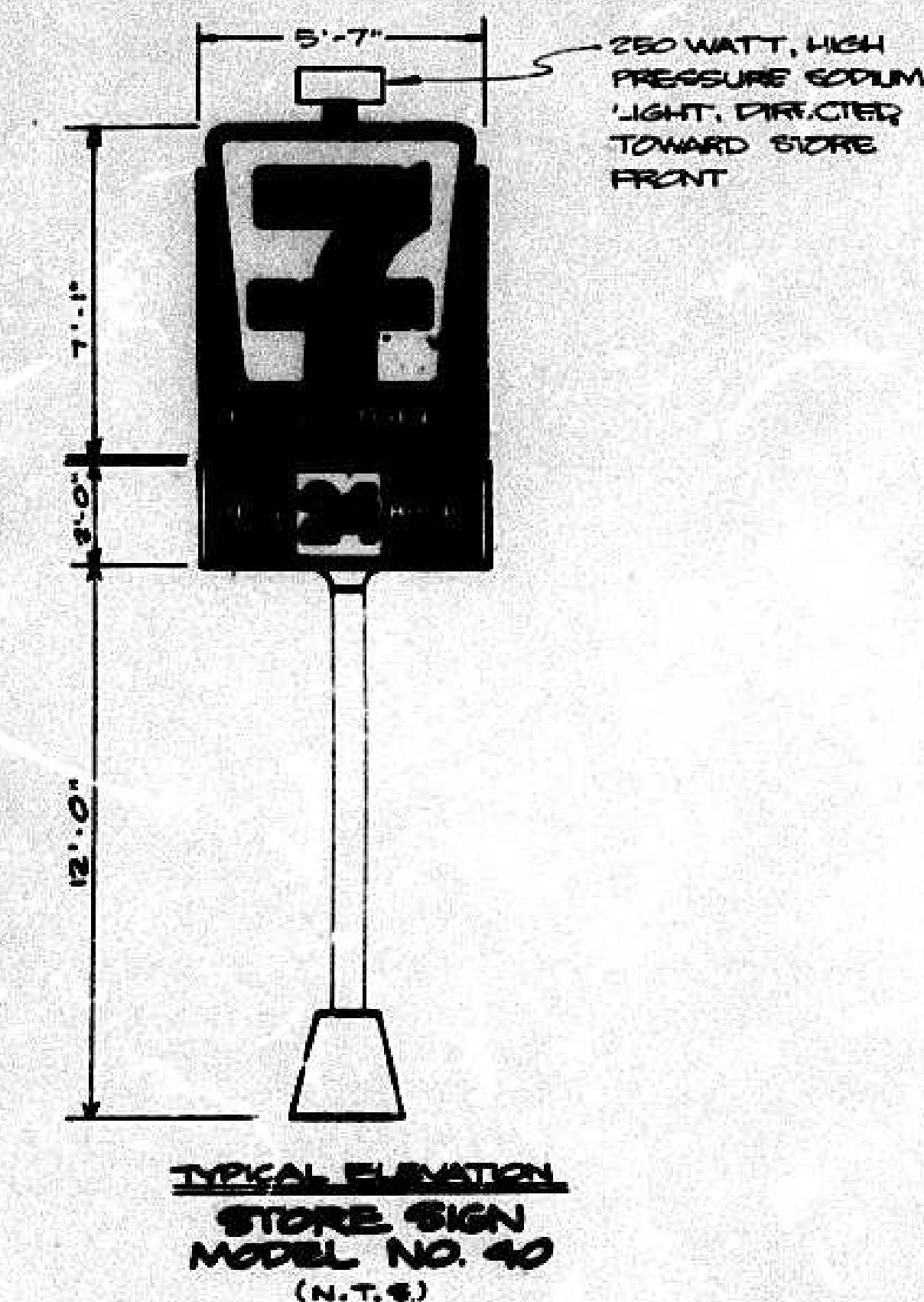
7-ELEVEN STORE NO. 2501-23702

THE SOUTHLAND CORPORATION
EDWARD E. HARNELL, DALLAS, TEXAS

EDWARD E. HARNELL
ARCHITECT

2700 N. GIBSON LANE, BALTIMORE, MARYLAND

5



PLANT LIST					
KEY	QTY.	NAME	SIZE	SPEC.	NOTES
+	2	Cornus Florida WHITE FLOWERING DOGWOOD	5-6'	A.S.	B&B
⊙	56	Cotoneaster dammeri 'Skogholmen' CHRISTMAS CARPET COTONEASTER	13-24"	2' O.C.	cont.
⊙	16	Taxus cuspidata 'nana' DWARF JAPANESE YEW	18-24"	3' O.C.	B&B
⊙	11	Thuja occidentalis 'Nigra' DARK AMERICAN ARBORVITAE	4-5'	6' O.C.	B&B
- ALL PLANTS SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL LANDSCAPE INDUSTRY STANDARDS, AND SHALL BE GUARANTEED FOR ONE YEAR. - A MINIMUM OF TWO INCHES SHREDDED HARDWOOD MULCH SHALL BE APPLIED TO ALL PLANTING BEDS AND SAUCERS.					

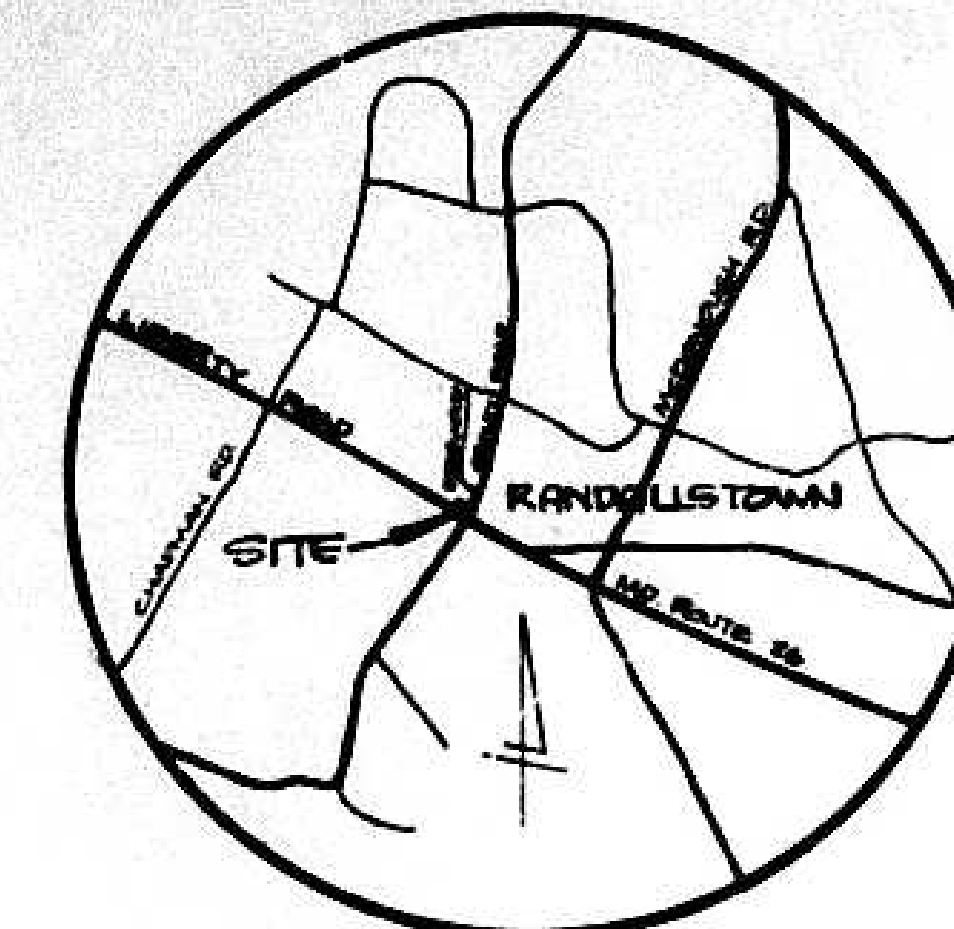


REVISIONS	MISCELLANEOUS DETAILS	DATE: 7/2/88
	RETAIL FOOD STORE # 2501-23708	SCALE: N.A.
	ONE ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND	DRAWN: EST DESIGN: REH CHECK: JTD
BENNETT, DEBELL, ELKIN & TITUS A PROFESSIONAL CORPORATION CONSULTING ENGINEERS & SURVEYORS CENTREVILLE & LEBANON, VIRGINIA SILVER SPRING, MARYLAND		
JOB NO. 871-778	W.D. NO. 88 00000	SHEET 3 OF 4

B01.40 Calculations and Comments

1. Site is an existing automotive Service Station. Proposed use is a Food Store in combination with the existing use.
2. Area of site is 19,295 S.F. Prior to condemnation original site was 24,980 S.F. Area required: 15,600 S.F. (4x2,280) = 24,120 S.F. Required area is less than original site area.
3. Setbacks

	Required	Provided
Canopy	10' from R.O.W.	13' from R.O.W.
Island	15' from R.O.W.	23' from R.O.W.
Structure	35'	50'
4. Existing Entrances - 4 - Two each Street
Proposed Entrances - 3 - 1 Liberty Road
2 Offutt Road
5. Landscaping - 5% Required - 960 S.F.
Provided - 15.4% - 2,950 S.F.
6. 1 Waiting Space per Servicing Space Required
Provided: 4 Waiting Spaces - 4 Servicing Spaces - 8.



VICINITY MAP
SCALE: 1" = 2000'

NOTES

1. The parcel delineated on this plan is located on Assessment Map 77, Parcel 1,6,1.
2. Councilmanic District - No. 2
3. Census Tract - 4025,01
4. Watershed - 27
5. Subwatershed - 64
6. Zone - BR-CNS
7. Lot Size - 19,295 S.F.
8. Total Floor Area - 2,151 S.F.
9. F.A.R. - 0.112
10. Building Height - 15' 4"
11. Parking Required - 1 Space per 200 S.F. = 11 Spaces
 Parking Provided:
 11 Regular Spaces
 1 Handicap Space
 1 Loading Space
12. Green Space - 15.4% of lot area
13. Soil type - CIB

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF BALTIMORE COUNTY AND/OR THE MARYLAND STATE HIGHWAY ADMINISTRATION.
2. ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM. CONTOUR INTERVAL IS TWO (2) FEET.
3. THIS FIRM DOES NOT CERTIFY AS TO THE SOIL OR SUBSURFACE CONDITIONS WHICH MAY BE EVIDENT FROM A SURFACE STUDY UNLESS AS NOTED ON PLANS.
4. THE CONTRACTOR SHALL UTILIZE THE EXISTING WATER AND SEWER SERVICES FROM BUILDING AND SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE THE SERVICES DURING CONSTRUCTION.
5. UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM AVAILABLE RECORDS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION AND HAVE ALL UTILITY LOCATIONS VERIFIED.
6. SPOT ELEVATIONS SHOWN HEREON ARE ON STRAIGHT GRADES. CONTRACTOR SHALL ROUND ALL VERTICAL BREAKS WITH SMOOTH SPLINE CURVES.
7. GRADE AND REED ALL DISTURBED AREAS.
8. ALL FINISHED GRADING SHALL BE DONE IN SUCH A MANNER AS TO PRECLUDE THE FLOODING OF WATER ON THE SITE.
9. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO CONTROL EROSION AND SILTATION.
10. ALL SIDEWALK DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPLACED.
11. PARKING SPACES SHALL BE PAINTED WITH 4" WIDE WHITE STRIPES.

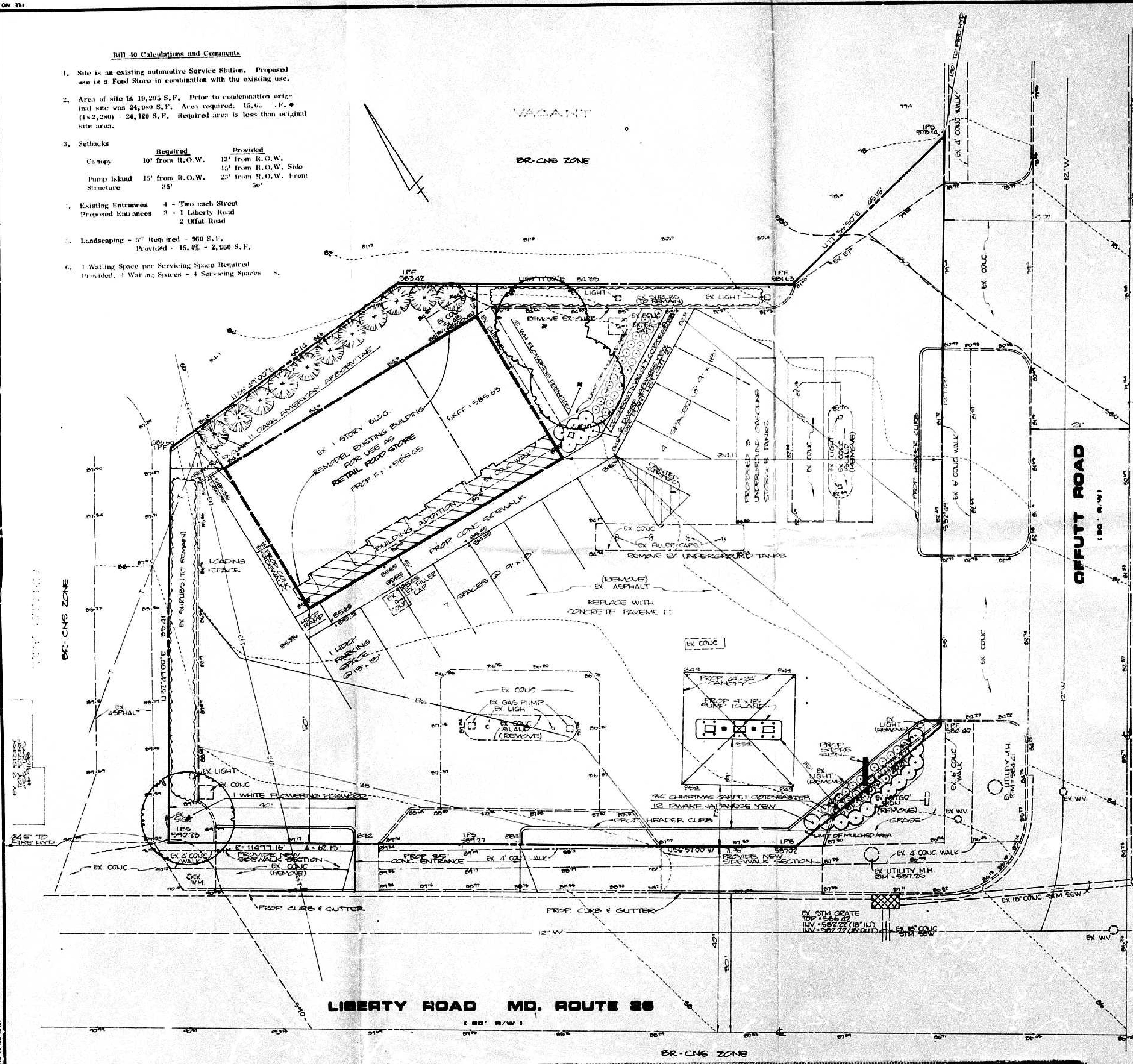
OWNER: THE SOUTHLAND CORPORATION
2605 HARRFORD RD
BALTIMORE, MD 21234 (301) 665-7785

ENGINEER: RICHARD E. HURNEY
% BENGTSON, DEBELL, ELKIN & TITUS
1734 ELTON RD, SUITE 115
SILVER SPRING, MD 20908
(301) 439-0055

REVISIONS	SITE PLAN	DATE: 7/2/83
1	RETAIL FOOD STORE #2501-23708	SCALE: 1" = 10'
2	BND SELECTION DISTRICT BALTIMORE COUNTY, MARYLAND	DRAWN: EST
3	BENGTSON, DEBELL, ELKIN & TITUS A PROFESSIONAL CORPORATION CONSULTING ENGINEERS & SURVEYORS CENTREVILLE & LEESBURG, VIRGINIA SILVER SPRING, MARYLAND	DESIGN: FEH
4		CHECKED: T



Richard E. Hurney



LIBERTY ROAD MD. ROUTE 28

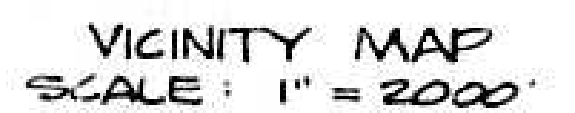
BR-CNS ZONE

BL-CNS ZONE

OFFUTT ROAD

1. Site is an existing automotive Service Station. Proposed use is a Food Store in combination with the existing use.
2. Area of site is 19,205 S.F. Prior to condemnation original site is 24,960 S.F. Area required: 15,000 S.F. ♦ (14204) 21,216 S.F. Required area is less than original site area.
3. Setbacks

	<u>Required</u>	<u>Provided</u>
Canopy	10' from R.O.W.	13' from R.O.W. 15' from R.O.W. Side
Pump Island Structure	15' from R.O.W. 35'	23' from R.O.W. Front 50'
4. Existing Entrances 4 - Two each Street
Proposed Entrances 3 - 1 Liberty Road
2 Off Road
5. Landscaping - 5% Required = 960 S.F.
Provided = 15.4% = 2,960 S.F.
6. 1 Waiting Space per Servicing Space Required
Provided, 4 Waiting Spaces = 4 Servicing Spaces



1.	The parcel delineated on this plan is located on Assessment Map 77, Parcel 1,061.	-	No. 2
2.	Councilmanic District	-	No. 2
3.	Census Tract	-	4025.01
4.	Watershed	-	27
5.	Subwatershed	-	54
6.	Zone	-	BR-CNS
7.	Lot Size	-	19,205 S. F.
8.	Total Floor Area	-	2304 S. F.
9.	P.A.R.	-	0.112
10.	Building Height	-	15' 4"
11.	Parking Required 1 Space per 200 S. F.	=	12 Spaces
	Parking Provided 11 Regular Spaces 1 Handicap Space 1 Loading Space		
12.	Green Space	-	15.4% of lot area
13.	Soil type	-	G1B

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF BALTIMORE COUNTY AND/OR THE MARYLAND STATE HIGHWAY ADMINISTRATION.
2. ALL ELEVATIONS ARE BASED ON UGCS DATUM. CONTOUR INTERVAL IS TWO (2) FEET.
3. THIS FORM DOES NOT CERTIFY AS TO THE SOIL OR SUBSURFACE CONDITIONS WHICH MAY BE EVIDENT FROM A SURFACE STUDY UNLESS AS NOTED ON PLANS.
4. THE CONTRACTOR SHALL UTILIZE THE EXISTING WATER AND SEWER SERVICES FROM BUILDING AND SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE THE SERVICES DURING CONSTRUCTION.
5. UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM AVAILABLE RECORDS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION AND HAVE ALL UTILITY LOCATIONS VERIFIED.
6. SPOT ELEVATIONS SHOWN HEREON ARE ON STRAIGHT GRACES. CONTRACTOR SHALL ROUND ALL VERTICAL BREAKS WITH 50:20TH SPLINE CURVES.
7. GRADE AND SEED ALL DISTURBED AREAS.
8. ALL FINISHED GRADING SHALL BE DONE IN SUCH A MANNER AS TO PRECLUDE THE PONDING OF WATER ON THE SITE.
9. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO CONTROL EROSION AND SILTATION.
10. ALL SIDEWALK DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPLACED.
11. PARKING SPACES SHALL BE PAINTED WITH 4" WIDE WHITE STRIPES.

OWNER: THE SOUTHLAND CORPORATION
3605 HANFORD RD
BALTIMORE, MD 21234 (301) 665-7185

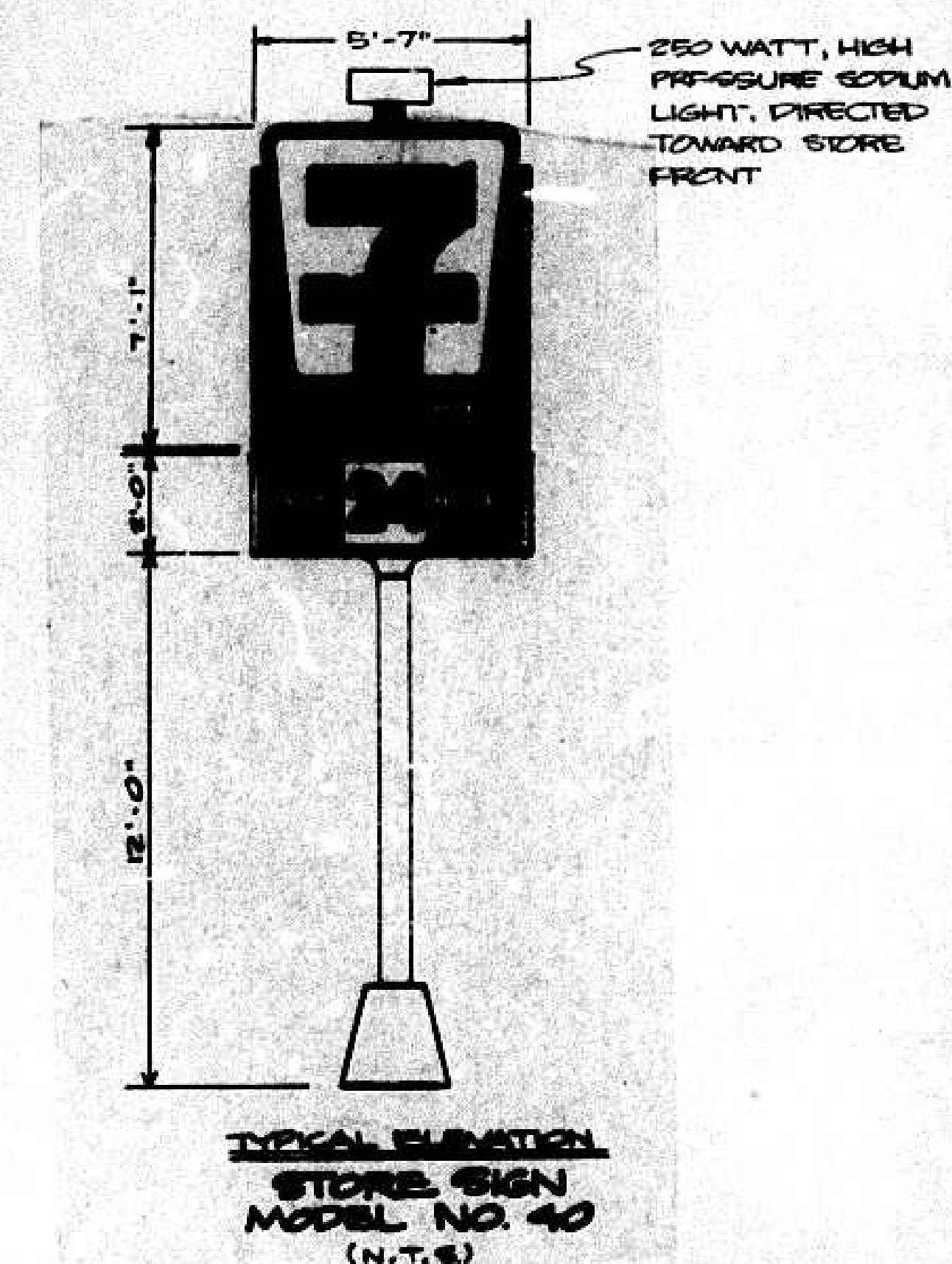
ENGINEER: RICHARD E. HURNEY
19 PENNINGTON RD
1784 ELTON RD SUITE 115
SILVER SPRING, MD 20903
(301) 434-0055

REVISIONS	SITE PLAN	DATE: 7/22/88
	RETAIL FOOD STORE	SCALE: 1" = 10'
	# 2501 - 23702	DRAWN: EST
	END ELECTION DISTRICT	DESIGN: REG
	BALTIMORE COUNTY, MARYLAND	CHECK: JTD
BENGTSON, DEBELL, BLKIN & TITUS		
A PROFESSIONAL CORPORATION		
CONSULTING ENGINEERS & SURVEYORS		
CENTRE: ALL & LEESBURG, VIRGINIA	SILVER SPRING, MARYLAND	
JOB NO. 87-2728 W.O. NO. 88-04		SHEET 7 OF 8

100 1/4 00-120 W.O. NO. 00 00-00

FILE NO.

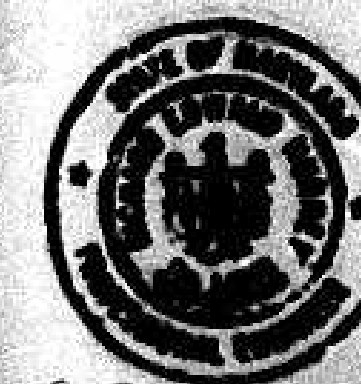
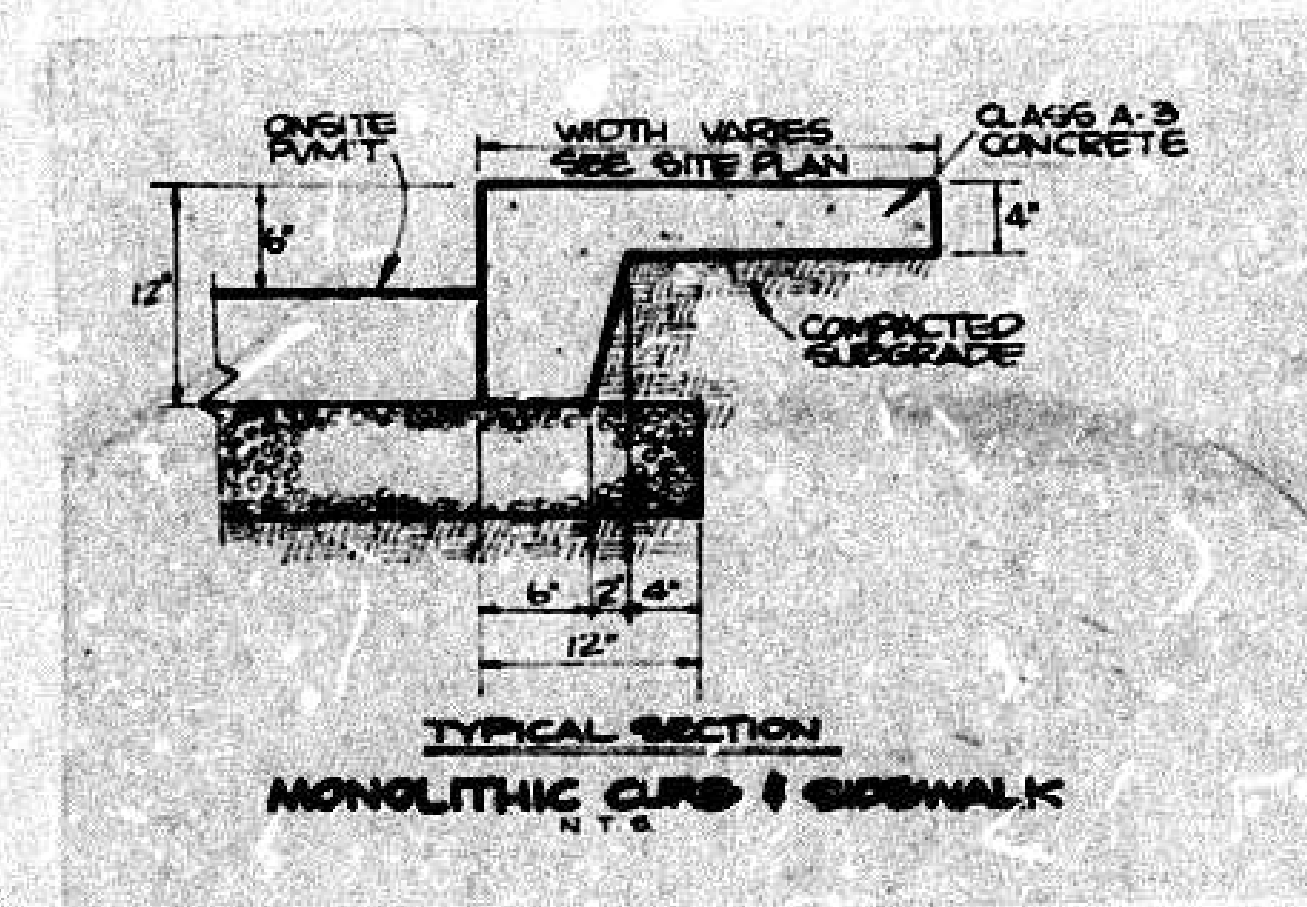
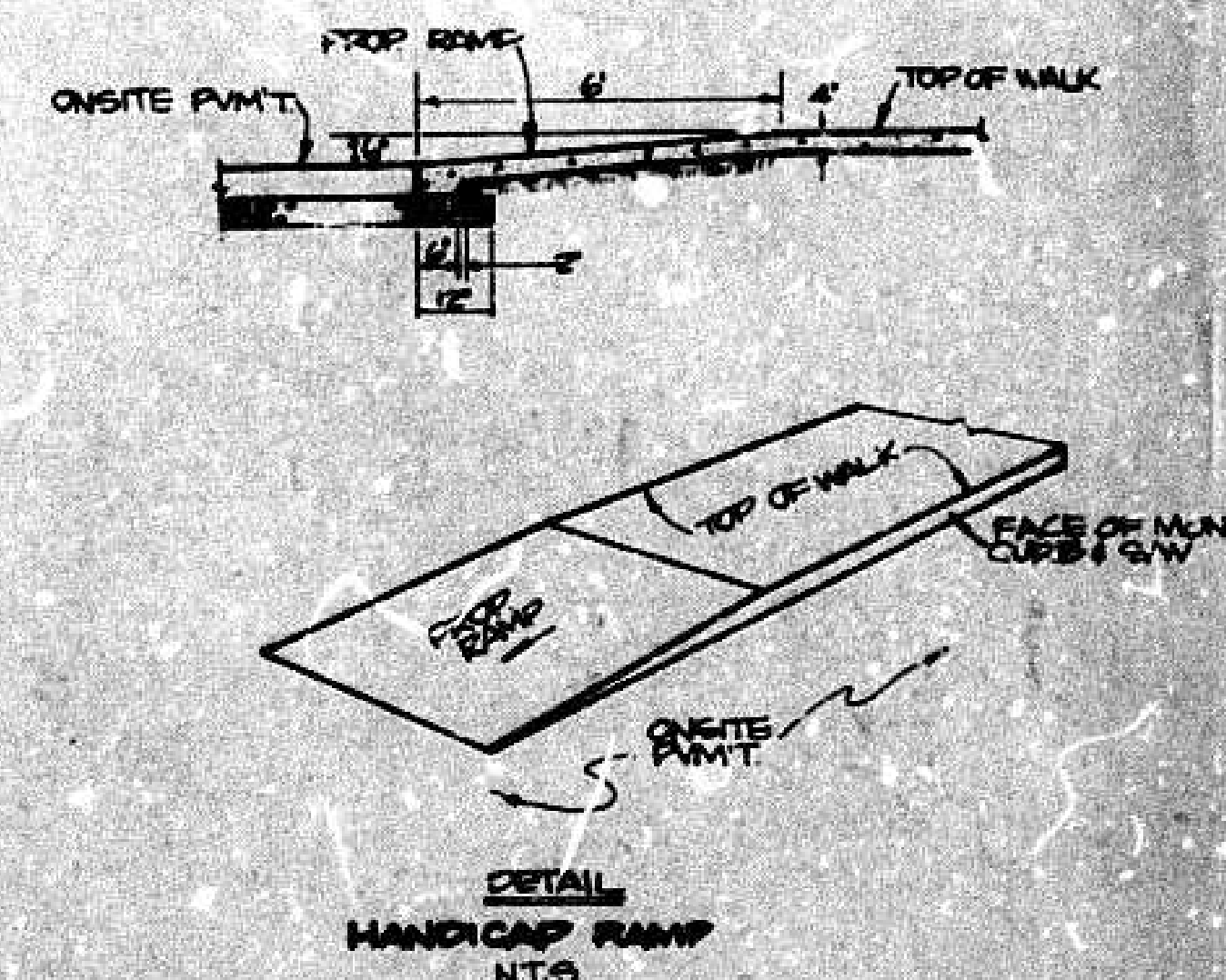
1-C 000



PLANT LIST					
KEY	QTY.	NAME	SIZE	SPAC.	NOTES
*	5	Cornus Florida WHITE FLOWERING DOGWOOD	8-10"	A.S.	B 3
⊙	50	Cotoneaster dammeri 'Skogholmen' CHRISTMAS CARPET COTONEASTER	18-24"	2' OC.	cont.
⊙	18	Taxus cuspidata 'nana' DWARF JAPANESE YEW	18-24"	3' OC.	B+B
⊙	11	Thuja occidentalis 'Nigra' DARK AMERICAN ARBORVITAE	6-8"	6' OC.	B+B

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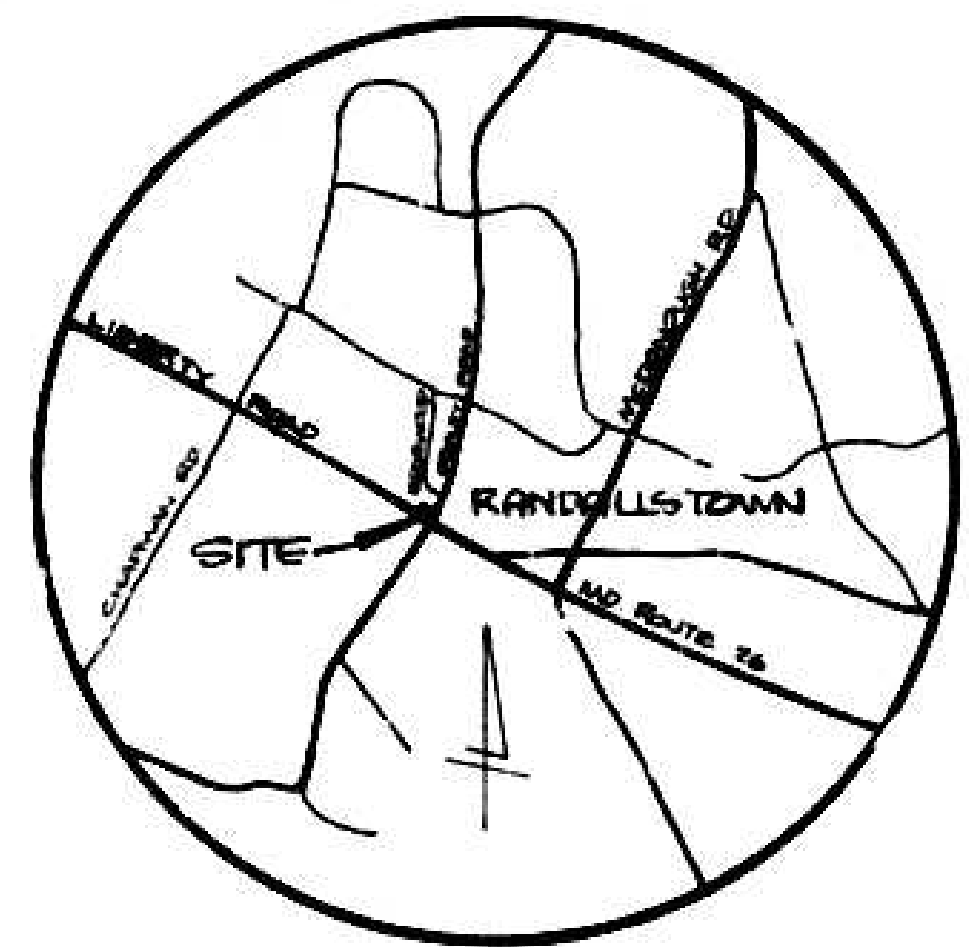


REVISIONS	MISCELLANEOUS DETAILS	DATE
	RETAIL FOOD STORE # 2501-23702	DATE: 7/20/85
	AND ELECTION DISTRICT SALTSBURG COUNTY, MARYLAND	SCALE: N.A.
	BENGTSON, DEBELL, ELKIN & TITUS A PROFESSIONAL CORPORATION CONSULTING ENGINEERS & SURVEYORS CENTREVILLE & LEXINGTON, VIRGINIA RIVER SPRING, MARYLAND	DRAWN: EST DESIGN: RCH CHECKED: C
	JOB NO. 871-778 W.D. NO. 88 0000	SHEET 2 OF 4

Bill 40 Calculations and Comments

1. Site is an existing automotive Service Station. Proposed use is a Food Store in combination with the existing use.
2. Area of site is 19,205 S.F. Prior to condemnation original site was 24,950 S.F. Area required: 15,000 S.F. (4x2304) 24,216 S.F. Required area is less than original site area.
3. Setbacks

	Required	Provided
Canopy	10' from R.O.W.	13' from R.O.W.
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Structure	35'	50'
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Proposed Entrances 3 - 1 Liberty Road
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5. Landscaping - 5% Required - 960 S.F.
Provided - 15.4% - 2,960 S.F.
6. 1 Waiting Space per Servicing Space Required
Provided: 4 Waiting Spaces - 4 Serv. Spaces



VICINITY MAP
SCALE: 1" = 200'

NOTES

1. The parcel delineated on this plan is located on Assessment Map 77, Parcel 1,061.
2. Councilmanic District - No. 2
3. Census Tract - 4025.01
4. Watershed - 27
5. Subwatershed - 64
6. Zone - BR-CNS
7. Lot Size - 19,205 S.F.
8. Total Floor Area - 2304 S.F.
9. F.A.R. - 0.112
10. Building Height - 15' 4"
11. Parking Required
1 Space per 200 S.F. = 12 Spaces

Parking Provided
11 Regular Spaces
1 Handicap Space
1 Loading Space
12. Green Space - 15.4% of lot area
13. Soil type - GIB

CONSTRUCTION NOTES

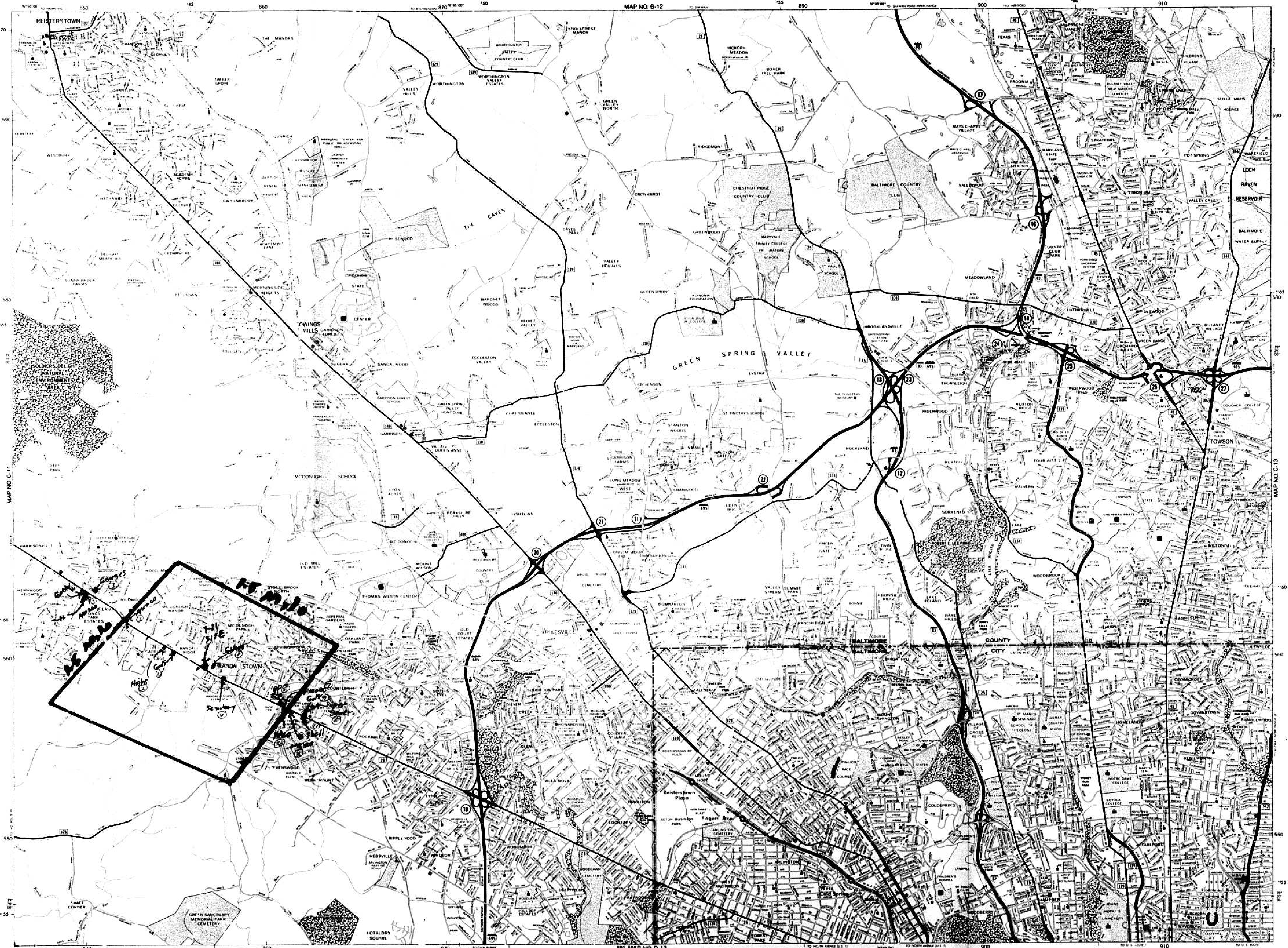
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OWNER: THE SOUTHLAND CORPORATION
8606 HARBOR RD
BALTIMORE, MD 21234 (301) 665-7185

ENGINEER: RICHARD E. HURNEY
95 BENGTSON, DEBELL, ELKIN, & TITUS
1734 ELTON RD, SUITE 115
SILVER SPRING, MD 20903
(301) 434-0055



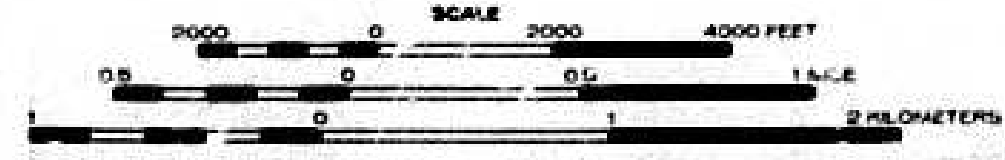
REVISIONS	SITE PLAN	DATE
2-23-83	RETAIL FOOD STORE #2501-23702	SCALE: 1" = 10'
	END ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND	DRAWN: EST DESIGN: FEH CHECKED: [Signature]
	BENGTSON, DEBELL, ELKIN & TITUS A PROFESSIONAL CORPORATION CONSULTING ENGINEERS & SURVEYORS CENTREVILLE & LEESBURG, VIRGINIA SILVER SPRING, MARYLAND	
	JOB NO. 81-178 W.D. NO. M 2248	SHEET 1 OF 4



MAP NO. C-12

ROADSIDE CULTURE

- Army
- Cy. Tank
- Gas Station
- Fire House
- Highway Garage
- Hotel
- Library
- Park and Ride Location
- Police Station
- Post Office
- Public School
- Post Office with Postage
- School
- Farm Club House



PREPARED BY THE
MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

INDEX TO ADJOINING MAPS

B-11	B-12	B-13
C-11	C-12	C-13
D-11	D-12	D-13

LAMBERT CONFORMAL CONIC PROJECTION
BASE COMPILED FROM FIELD SURVEY

MARYLAND GENERAL HIGHWAY
STATEWIDE GRID MAP

MAP NO. C-12

PETITIONER'S
EXHIBIT 5

1981

JAN 23 1984