

83-217-SPH  
4130

**PETITION FOR SPECIAL HEARING**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 200.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

Non-conforming use as a business operating at the time that the property was down zoned from S-1 to DR 5-1 during the 1980 map process and whether an off-sale liquor license for package goods is a new use within that non-conforming use and whether the zoning office go ahead for the license may be withdrawn.

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 penalty of perjury, that R.R. Ehling, Inc. is franchisee of the Southland Corporation, who owns the property which is the subject of this Petition.

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

Contract Purchaser: Not applicable (Type or Print Name)	The Legal Owner(s): Southland Corporation Franchisee of R.R. Ehling, Inc. RODNEY R. EHLING, President (Type or Print Name)
Signature	<i>Rodney R. Ehling</i> Signature: RODNEY R. EHLING, President
Address	The Southland Corporation 111 W. Chesapeake Ave. Towson, Maryland 21286
City and State	Towson, Maryland 21286
Attorney for Petitioner: John V. Murphy, Esquire (Type or Print Name)	6749 Windsor Mill Road Baltimore, Maryland 21207
Signature	<i>John V. Murphy</i> Signature: JOHN V. MURPHY, Esquire
Address	6th Floor, Tower Building 222 E. Baltimore Street Baltimore, Maryland 21202
City and State	Baltimore, Maryland 21202
Attorney's Telephone No.: 539-6525	Name: JOHN W. HESSIAN, III Address: 222 E. Baltimore Street Phone No.: 494-2188

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER  
SE corner of Windsor Mill Rd. and Featherbed Ln., 2nd District OF BALTIMORE COUNTY

SOUTHLAND CORPORATION, Case No. 83-217-SPH  
Petitioner

**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 8th day of March, 1983, a copy of the foregoing Order was mailed to John V. Murphy, Esquire, 6th Floor, Tower Building, 222 E. Baltimore Street, Baltimore, Maryland 21202, Attorney for Petitioner.

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

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: William E. Hammond  
Zoning Commissioner

FROM: Norman E. Gerber, Director  
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 83-217-SPH  
Southland Corporation

Date: March 18, 1983

This office has no comment to offer for this type of hearing.

NEG:JGH:ric

cc: Arlene Janony  
Shirley Hess

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

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Zoning Commissioner of Baltimore County

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

March 17, 1983

- COUNTY OFFICE ALSO:  
111 W. Chesapeake Ave.  
Towson, Maryland 21286
- 900
- 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

John V. Murphy, Esquire  
6th Floor, Tower Building  
222 E. Baltimore Street  
Baltimore, Maryland 21202

RE: Item No. 130 - Case No. 83-217-SPH  
Petitioner - Southland Corporation  
Special Hearing Petition

Dear Mr. Murphy:  
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.

Located on the southeast corner of Windsor Mill Road and Featherbed Lane, the subject property is improved with a 7-Eleven convenience store. The site is now zoned residential (D.R. S.S). However, prior to the adoption of the 1980 zoning maps, it was zoned commercial (B.L.).

The special hearing is now being requested in order to prove that the existing use is nonconforming and to determine whether the approval of an off-sale liquor license for package goods is allowed within the parameters of this nonconforming use.

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: D. S. Thaler  
11 Warron Road  
Baltimore, Md. 21208



HARRY J. PISTEL, P.E.  
DIRECTOR

February 3, 1983

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

Re: Item #130 (1982-1983)  
Property Owner: Southland Corporation  
S/E corner Windsor Mill Rd. and Featherbed Lane  
Acres: .71 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:**  
Baltimore County highway and utility improvements are not directly involved.

This property was the subject of review by the Zoning Advisory Committee in connection with Item 4, Zoning Cycle I (April-October 1977).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 130 (1982-1983).

Very truly yours,  
*Robert A. Morton, P.E.*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EMH:FW:iss  
L-NE Key Sheet  
11 & 12 NW 25 & 26 Pos. Sheets  
NW 3 F Topo  
88 Tax Map  
Attachment

Baltimore County  
Department of Public Works  
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.  
DIRECTOR

April 28, 1977

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

Re: Item #4 (cycle 1 April-October 1977)  
Property Owner: Windsor-Featherbed Associates  
S/ES Featherbed Ln. 175.28' S/W of Windsor Mill Rd.  
Existing zoning: B.L.  
Proposed zoning: D.R. 16  
District: 2nd No. of Acres: 3.53

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

**General:**  
Comments were supplied Windsor Mill Joint Venture c/o Scott Contracting Company, Inc. by the Baltimore County Bureau of Public Services, September 18, 1972 in connection with the preliminary plan "Featherbed Lane Apartments". The presently indicated Parcel "M" - Section 1 is contiguous thereto. Public Works Agreement #2742 was executed in connection with the aforesaid Featherbed Lane Apartments, by Charles C. and Adelle T. Scherr and approved by Baltimore County July 8, 1974.

**Highways:**  
Featherbed Lane, an existing public road is proposed to be further improved in the future as a 32-foot closed section roadway on a 60-foot right-of-way.

Windsor Mill Road, an existing County road, is proposed to be further improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

Highway improvements including highway rights-of-way widenings together with any necessary reversible easements for slopes will be required in connection with any grad. or building permit application.

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

John V. Murphy, Esquire  
6th Floor, Tower Bldg.  
222 E. Baltimore St.  
Baltimore, Md. 21202

D. S. Thaler  
11 Warron Road  
Baltimore, Md. 21208

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

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

Your Petition has been received and accepted for filing this 17th day of February, 1983

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Southland Corp.  
Petitioner's Attorney: John V. Murphy, Esq.  
Reviewed by: *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans Advisory Committee

Item # (Cycle I April-October 1977)  
Property Owner: Windsor-Featherbed Associates  
Page 2  
April 26, 1977

**Settlement 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.

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:**

12-inch public water mains exist in Featherbed Lane and Windsor Mill Road. Additional fire hydrant protection is required in the vicinity.

**Sanitary Sewer:**

There are 8-inch public sanitary sewers in Featherbed Lane, east and west of this Parcel "B" - Section 1.

There is also an 8-inch public sanitary sewer in Kinchloe Avenue to which the present apartments are connected via private sewerage. The Kinchloe Avenue public sanitary sewer (and water main) are under Contract for construction to Featherbed Lane (Drawings 876-0069 (1) and 0068 (3)). Extension of existing public sanitary sewerage in Featherbed Lane would serve this and offsite properties along the north-easterly site of Featherbed Lane.

This property is tributary to the Gwynns Falls Sanitary Sewer System, subject to State Health Department regulations.

Very truly yours,  
*Donald W. Tucker*  
DONALD W. TUCKER, P.E.  
Acting Chief  
Bureau of Engineering

DWT:EAM:JWR:iss

cc: R. Morton  
R. Covashey  
W. Munchel

L-NE Key Sheet, 11 & 12 NW 25 & 26 Pgs. Sheets  
NW 3 F Topo, 88 Tax Map

Zoning Item # 130  
Page 2

- ( ) Any existing underground storage tanks containing gasoline, waste oil, solvents, 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 Applications.
- ( ) 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

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. RENCKE  
CHIEF

January 21, 1983

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: Southland Corporation

Location: SE/Cor. Windsor Mill Road and Featherbed Lane

Item No.: 130 Zoning Agenda Meeting of January 4, 1983

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.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ( ) 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.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: *George M. W. [Signature]*  
Special Inspection Division  
Fire Prevention Bureau

JK/mb/cm

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

STEPHEN E. COLLINS  
DIRECTOR

January 25, 1983

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

ZAC - January 4, 1983  
Item Nos. 126, 127, 128, 129, 130, and 131.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 126, 127, 128, 129, 130, and 131.

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

NSP/ccm

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3900

TEE ZALESKI, JR.  
DIRECTOR

January 7, 1983

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

Dear Mr. Hammond:

Comments on Item # 130 Zoning Advisory Committee Meeting January 4, 1983 are as follows:

Property Owner: Southland Corporation  
Location: SE/Cor. Windsor Mill Road & Featherbed Lane  
Planning Building: D.R. 5-5  
Proposed: Special hearing to approve a non-conforming use as a business operation at the time that the property was down zoned from B.L. to D.R. 5-5 during the 1980 Annex .71 map process & whether an off sale liquor license for package goods is a new use within that non-conforming use & whether the Zoning Office go ahead for the license may be withdrawn.

- X. All entries shall conform to the Baltimore County Building Code 1981/Ord. 1111 and State of Maryland Code for the Building and Code and other applicable Codes.
- X.B. 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.
- E. An exterior wall covered within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 401, Item 2, Section 1407 and Table 1502.
- F. Required setbacks conform with the Baltimore County Building Code, Section 4.
- 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. In view that the office can comment on the above structure, please have the owner, or the architect or a registered in Maryland architect or engineer certify to the 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 401.
- I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If additional information is required, it may be obtained by visiting Room 2122 (Plans Review) at 111 West Chesapeake Ave., 21204.

*Charles E. [Signature]*  
Charles E. [Signature]  
Chief  
Plans Review

CEB: [Signature]  
PMB 01-82

Jan 28 1983

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 130, Zoning Advisory Committee Meeting of Jan 4, 1983

Property Owner: Southland Corporation

Location: Windsor Mill Rd Featherbed Ln, 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, 494-3775, to obtain requirements for such installation/s before work begins.
- ( ) 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 charbroiler 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 areas 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 of storing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1062 (1)

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 4, 1983

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

Z.A.C. Meeting of: January 4, 1983

RE: Item No: 126, 127, 128, 129, 130, 131  
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,  
*Wick Petrovich*  
Mr. Wick Petrovich, Assistant  
Department of Planning

NSP/tp

RE: PETITION FOR SPECIAL HEARING : BEFORE THE  
 SE/corner of Windsor Mill Rd. and : DEPUTY ZONING  
 Featherbed Lane - 2nd Election District : COMMISSIONER  
 Southland Corporation - Petitioner :  
 NO. 83-217-SPH (Item No. 130) :  
 OF  
 BALTIMORE COUNTY

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this  
 2<sup>nd</sup> day of December, 1983, that, in the instant case, the nonconforming use  
 for a 7-Eleven convenience store, as described above, is approved in accordance with  
 Petitioner's Exhibits 1 and 4, and, as such, is hereby GRANTED the right to continue  
 from and after the date of this Order, subject, however, to the following restrictions:

1. Any abandonment or discontinuance for a period of one year or more shall terminate the nonconforming use.
2. Damage by fire or other casualty of the improvement to the extent of 75% of its replacement cost at the time of such loss shall terminate the nonconforming use herein granted.
3. The internal area allocated for the sale of beer and wine shall not be expanded more than 25%.

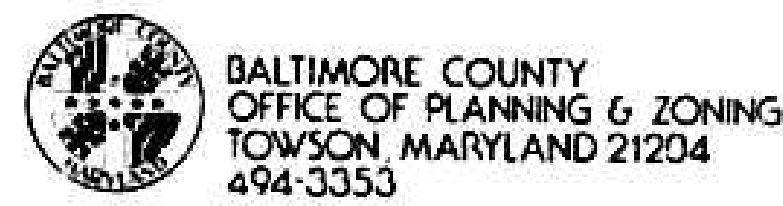
*Jean M. H. Jung*  
 Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING  
 DATE December 13, 1983  
 BY Mary Compagnone (Clerk)

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:

1. The petitioner herein seeks to prove that the existing use (7-Eleven convenience store) is nonconforming and to determine whether the approval of an off-sale liquor license for package goods is allowed within the parameters of this nonconforming use.
2. A 7-Eleven store for the sale of food, beverages, and convenience items received an occupancy permit and opened for business prior to the effective date of the 1980 Comprehensive Zoning Map which changed the zoning on the site from I.L.U. to D.R. 5.5.
3. In an agreement, Southland (7-Eleven) and its franchisee allocated store space for the sale of beer and wine, as shown on the floor plan, dated April 1979, and marked Petitioner's Exhibit 4. That space occupies 4.26% of the total square footage of the building as depicted on Petitioner's Exhibit 5. The franchisee obtained a 1982 Class A Beer and Light Wines License and has sold beer and wine since January 1, 1983.
4. No one appeared at the hearing in opposition to the petition.
5. The finding of nonconforming use being conducted on the subject property will not adversely affect the health, safety, and general welfare of the community.

In the opinion of the Deputy Zoning Commissioner, the use of the property for the sale of food, convenience items and beverages including beer and wine is in accordance with the petitioner's original plans and purposes, as depicted on the site plan prepared by D.S. Thaler and Associates, Inc., revised December 22, 1982 and marked Petitioner's Exhibit 1, and such use was in existence prior to the time the property was downzoned by the 1980 Comprehensive Zoning Map, and, therefore,



WILLIAM E. HAMMOND  
 ZONING COMMISSIONER

April 13, 1983

John V. Murphy, Esquire  
 6th Floor  
 The Tower Building  
 222 E. Baltimore Street  
 Baltimore, Maryland 21202

RE: Petition for Special Hearing  
 Southland Corporation - Petitioner  
 NO. 83-217-SPH

Dear Mr. Murphy:

As per our phone conversation this date, please sign the enclosed Special Hearing forms relating to the above referenced case and return same.

Very truly yours,  
*Mary Compagnone*  
 Secretary

83-217  
 SPH

Jerome E. Michaelson

TELEPHONE  
 (301) 530-8825  
 RES 464-1277

L. MARR VINCENT  
 JOHN V. MURPHY  
 LESLIE W. GANLIK  
 ROBERT CHESTNUT

April 6, 1983

6<sup>th</sup> FLOOR  
 THE TOWER BUILDING  
 222 E. BALTIMORE STREET  
 BALTIMORE, MARYLAND 21202

Mrs. Jean Jung  
 Deputy Zoning Commissioner for  
 Baltimore County  
 County Office Building, Room 106  
 Towson, Maryland 21204

Re: Special Hearing  
 Case No.: 83-217-SPH  
 in the Matter of R.R. Ehling, Inc.  
 and Southland Corporation  
 My FILE NO.: 813703

Dear Mrs. Jung:

Please find attached the executed Authorization from Southland Corporation which arrived after our hearing on the above referenced case.

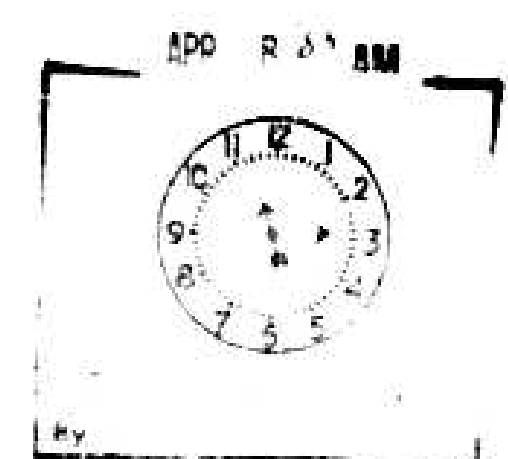
Thank you for your proceeding with the hearing prior to Southland Corporation's signature on the Petition Request.

Please also be advised that my client has paid the advertising fee at the Zoning Office.

Yours truly,

*John V. Murphy*  
 John V. Murphy

JVM/Inf  
 Attachment



PETITION FOR SPECIAL HEARING

2nd Election District

ZONING: Petition for Special Hearing  
 LOCATION: Southeast corner of Windsor Mill Road and Featherbed Lane  
 DATE & TIME: Tuesday, March 29, 1983 at 10:15 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 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 nonconforming use as a business operating at the time that the property was down zoned from B.L. to D.R. 5.5 during the 1970 map process and whether an off sale liquor license for package goods is a new use within that nonconforming use and whether the Zoning Office go ahead for the license may be withdrawn

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

Being the property of Southland Corporation, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, March 29, 1983 at 10:15 A.M.  
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

March 31, 1983

Mr. John V. Murphy  
 Jerome E. Michaelson  
 6th Floor  
 The Tower Building  
 222 E. Baltimore St.  
 Baltimore, MD 21202

Dear John:

In accordance with our phone conversation of March 31, 1983, enclosed please find the Petition for Special Hearing, which has been executed by The Southland Corporation, indicating that Southland is the owner of the property which is the subject of the Petition, and that R. R. Ehling, Inc. is the franchisee at that location.

If you need anything further concerning this matter, please advise my office.

Very truly yours,

*Don*  
 Donald G. Vance  
 Attorney

DGV/meb

enc

cc: Michael Davis (w/enc)  
 Rod Cameron (w/enc)  
 Harry Brown (w/enc)  
 Walter Hantz (w/enc)

No. D 129494

BALTIMORE COUNTY  
 DEPARTMENT OF PERMITS AND LICENSES  
 COUNTY OFFICE BUILDING  
 TOWSON, MARYLAND 21204  
 CASH SLIP RECEIPT

CHECK ITEM	ITEMS	CODE #	FEE
<input type="checkbox"/>	Amusement Devices	01 201	
<input type="checkbox"/>	Taxicab	01 204	
<input type="checkbox"/>	Electrical Adm. Board Licenses	01 221	
<input type="checkbox"/>	Plumbing Board Licenses	01 222	
<input type="checkbox"/>	Licenses & Consensus Permit	01 224	
<input type="checkbox"/>	Towing Vehicles License	01 233	
<input type="checkbox"/>	Refuse Collectors & Disposal Permits	01 235	
<input type="checkbox"/>	Fire Prevention Code	01 237	
<input type="checkbox"/>	Public Swimming Pool & Bathing Beach	01 241	
<input type="checkbox"/>	Animal Licenses	01 254	
<input type="checkbox"/>	Trailer Permits	01 260	
<input type="checkbox"/>	Electrical Permits	01 304	
<input type="checkbox"/>	Amusement Device Penalties	01 305	
<input type="checkbox"/>	Animal License Penalties	01 607	
<input type="checkbox"/>	Bingo Applications	01 609	
<input type="checkbox"/>	Electrical Adm. Board Examination Fees	01 610	
<input type="checkbox"/>	Electrical Adm. Board Taxation Code Script	01 611	
<input type="checkbox"/>	Trailer Camps	01 612	
<input type="checkbox"/>	Control of D. Licenses	01 615	
<input type="checkbox"/>	Percolation Test	01 617	
<input type="checkbox"/>	Food Service Facility Permit	14 201	25.00
<input type="checkbox"/>	Bingo Licenses		
<input type="checkbox"/>	Water Pump Permit	31 204	
<input type="checkbox"/>	County Financing Application	31 203	
<input type="checkbox"/>	Abandoned Water Meters	01 8065	
<input type="checkbox"/>	Water Applications	31 605	
<input type="checkbox"/>	Sewer House Connection Applications	31 603	
<input type="checkbox"/>	Plumbing Permit Application	31 603	
<input type="checkbox"/>	Sub-soil Drain Permit Applications	31 205	
<input type="checkbox"/>	Storm Drain Applications	31 202	
<input type="checkbox"/>	Septic Tank Permits	31 201	
<input type="checkbox"/>	Gas Permit Application	30 601	
<input type="checkbox"/>	Sewer Service Connection Permitted	31 614	
<input type="checkbox"/>	Sewer System Connection Charge	31 615	
<input type="checkbox"/>	Water Distribution Account	32 604	
<input type="checkbox"/>	Water Surcharge	31 615	
<input type="checkbox"/>	Change of Occupancy	01 232	
<input type="checkbox"/>	Building Permit Applications	01 251	
<input type="checkbox"/>	TOTAL (Make check payable to Baltimore County, Md.)		25.00

Description: 25.00  
 DEPT OF PERMITS & LICENSES

APPLICANT'S COPY  
 BY: *John V. Murphy*  
 DIRECTOR  
 THIS IS NOT A PERMIT OR LICENSE AND DOES NOT AUTHORIZE CONSTRUCTION OF ANY KIND  
 NO BUILDING PERMIT FEES REFUNDED

STATE OF MARYLAND  
 Cost of License \$75.00

Alcoholic Beverages Law  
 Beer and Light Wine License, Class A (Off Sale to Consumers Only)

Baltimore County, to wit: Rodney R. Ehling, Gene H. Ehling, Edith G. White  
 THIS IS TO CERTIFY, That R.R. EHLING, INC. T/A 7-Eleven store  
 6749 Windsor Mill Road, Baltimore, Maryland 21220

Is licensed by the STATE OF MARYLAND to keep for sale and to sell beer and light wine at retail to the consumer, at the place hereinafter described, and to deliver the same in a sealed package or container, which package or container shall not be opened nor its contents consumed on the premises where sold.

The hours during which the privileges conferred by this license may be exercised shall be from 6 A.M. to 12 P.M. every day, except Sunday.

Issued under authority of Article 2B of the Acts of the General Assembly of Maryland, inclusive of the 1975 Regular Session.

This license shall continue in force until the first day of May next.

TEST: *John V. Murphy*  
 Clerk of the Circuit Court for Baltimore County

Date Issued 10-27-82-PS



Bill No. 18 is a comprehensive ordinance to amend the Baltimore County Zoning Ordinance...

McKenny contends that the use of the Board's power to amend the zoning ordinance is not a legislative act...

It is the Board's duty to follow the will of the people of Maryland that the zoning ordinance be amended...

Bill No. 18 is a comprehensive ordinance to amend the Baltimore County Zoning Ordinance...

McKenny contends that the use of the Board's power to amend the zoning ordinance is not a legislative act...

It is the Board's duty to follow the will of the people of Maryland that the zoning ordinance be amended...

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY. District: 1. Date of Posting: 3-16-63. Location of Signs: S.E. Corner of Windsor Mill Road and Featherbed Lane.

The Board is not in a position to amend the zoning ordinance. The Board's power to amend the zoning ordinance is not a legislative act...

McKenny contends that the use of the Board's power to amend the zoning ordinance is not a legislative act. It is the Board's duty to follow the will of the people of Maryland...

CERTIFICATE OF PUBLICATION. TOWSON, MD., March 20, 1963. THE JEFFERSONIAN, Manager.

The Board is not in a position to amend the zoning ordinance. The Board's power to amend the zoning ordinance is not a legislative act...

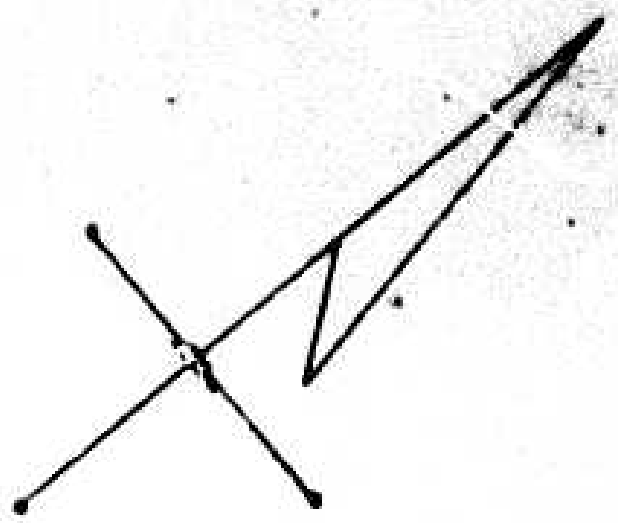
McKenny contends that the use of the Board's power to amend the zoning ordinance is not a legislative act. It is the Board's duty to follow the will of the people of Maryland...

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC. THIS IS TO CERTIFY that the annexed advertisement was published for one (1) successive days previous to the 10th day of March, 1963.

The Board is not in a position to amend the zoning ordinance. The Board's power to amend the zoning ordinance is not a legislative act...

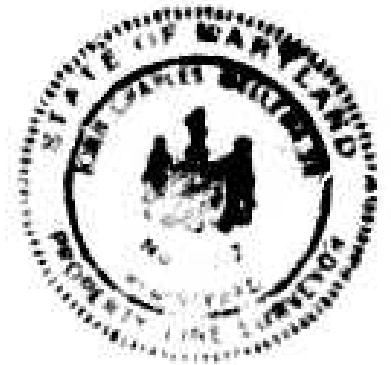
McKenny contends that the use of the Board's power to amend the zoning ordinance is not a legislative act. It is the Board's duty to follow the will of the people of Maryland...

FEATHERBED LANE



NOTE ALSO BEING KNOWN AS LOT 1, AS SHOWN IN 'SUBDIVISION PLAN OF LOT 1, FEATHERBED TERRACE', AS RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK 'LAW, JR. 45' P. 267.

GEN. # 25010 - Stone # 22154



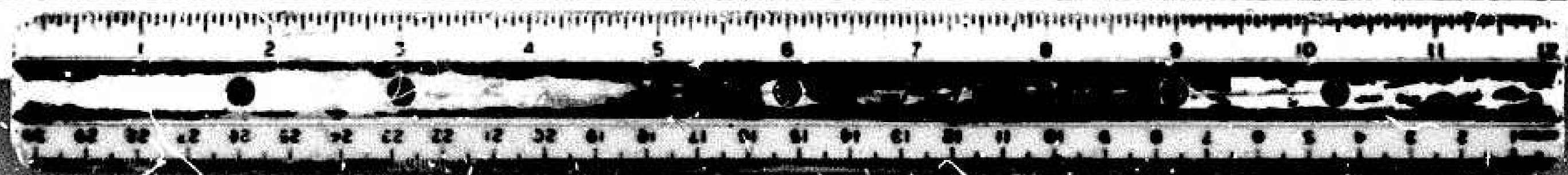
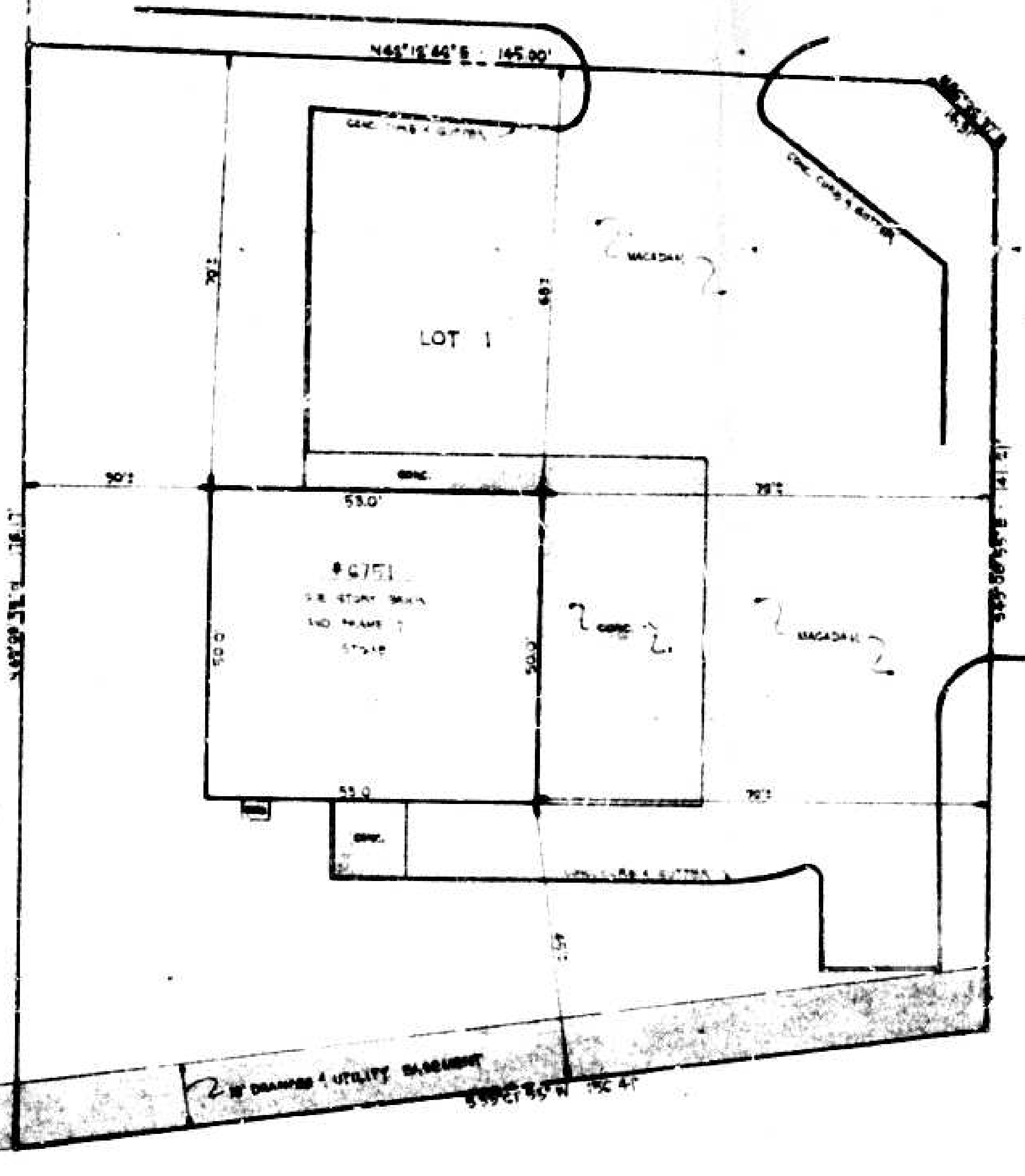
I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE LOT FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS THEREON AND THAT THEY ARE LOCATED AS SHOWN. THIS PLAN IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES.

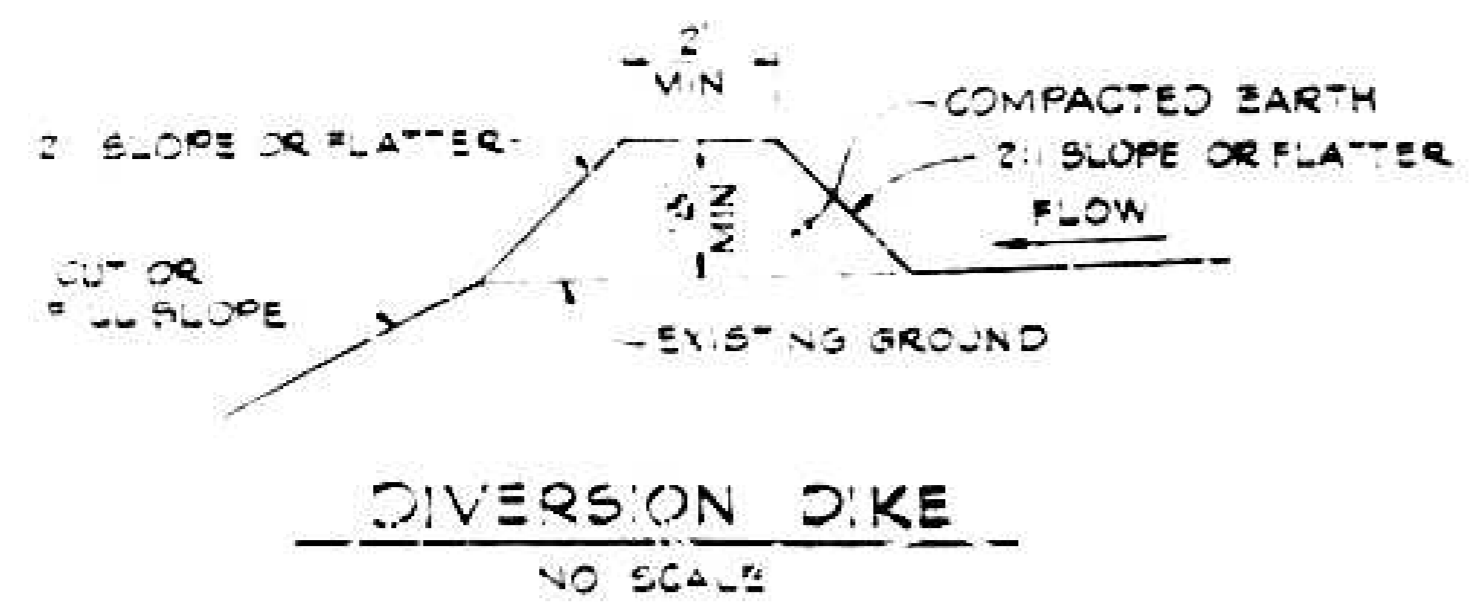
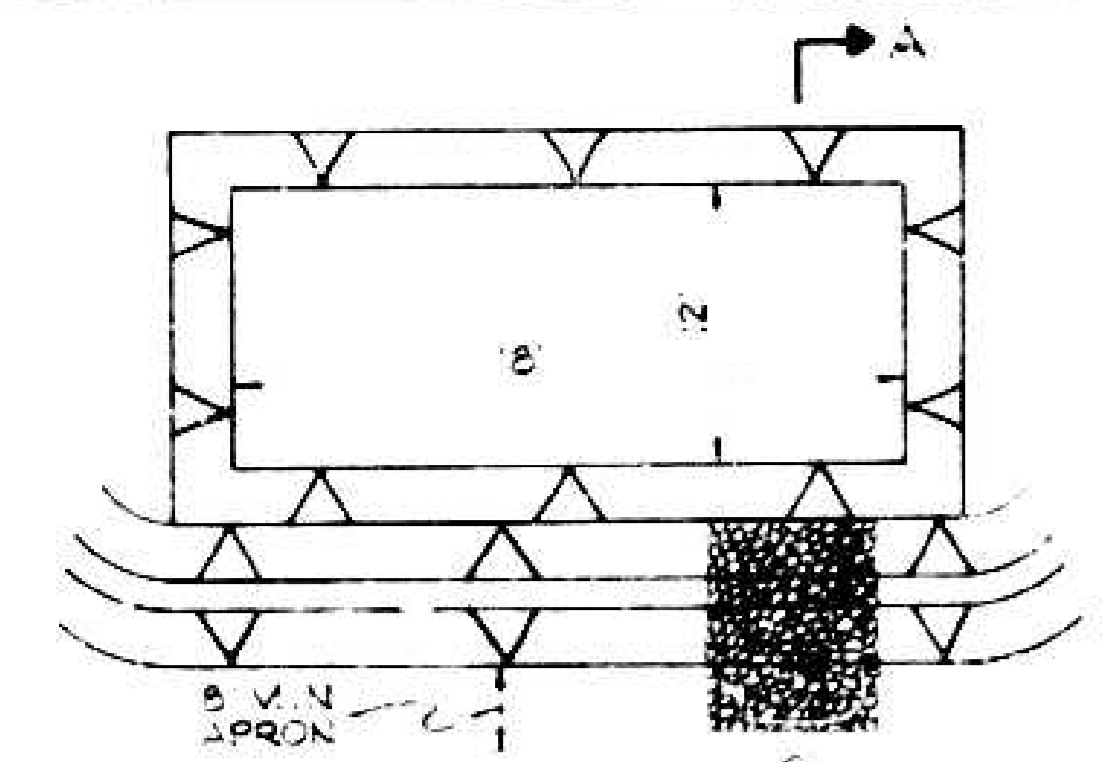
*John C. Mellama, Jr.* 4-20-41  
JOHN C. MELLEMA, SR., MD. REG. NO. 107

*Item #130*

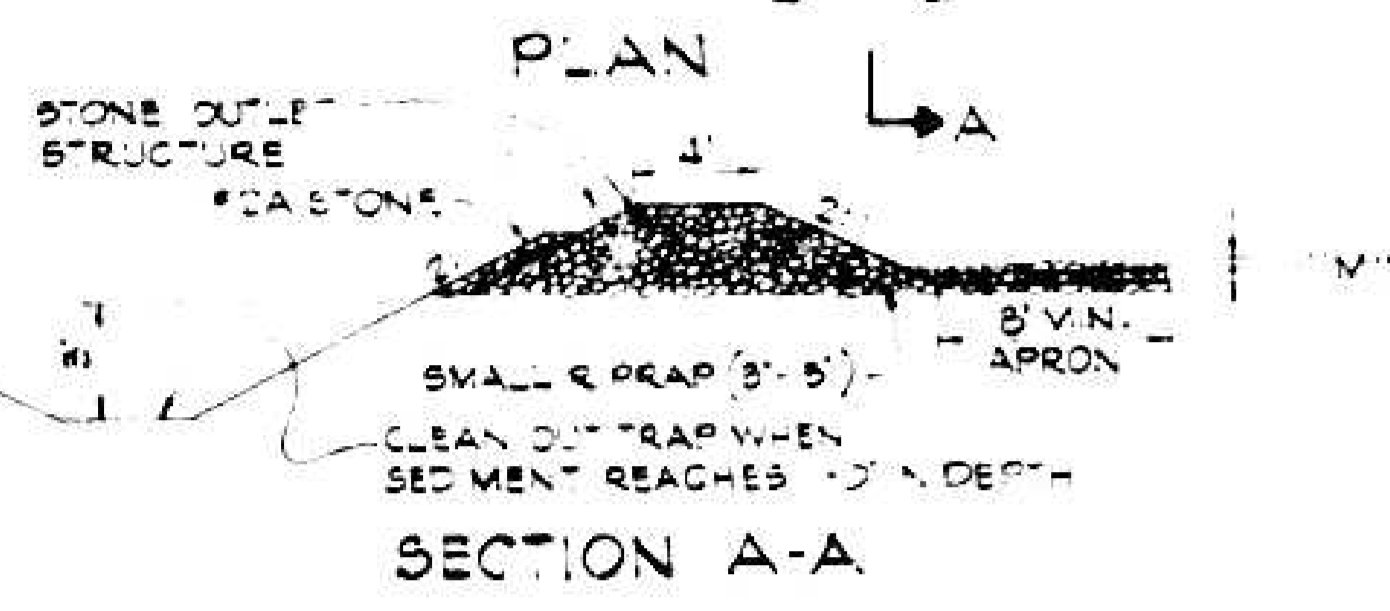
AS BUILT LOCATION SURVEY  
#6751 WINDSOR MILL ROAD BALTIMORE CO., MD.

DE THALER & ASSOCIATES, INC.  
ENGINEERS SITE PLANNERS  
14 WARREN ROAD BALTIMORE, MD 21208  
501-64-4100

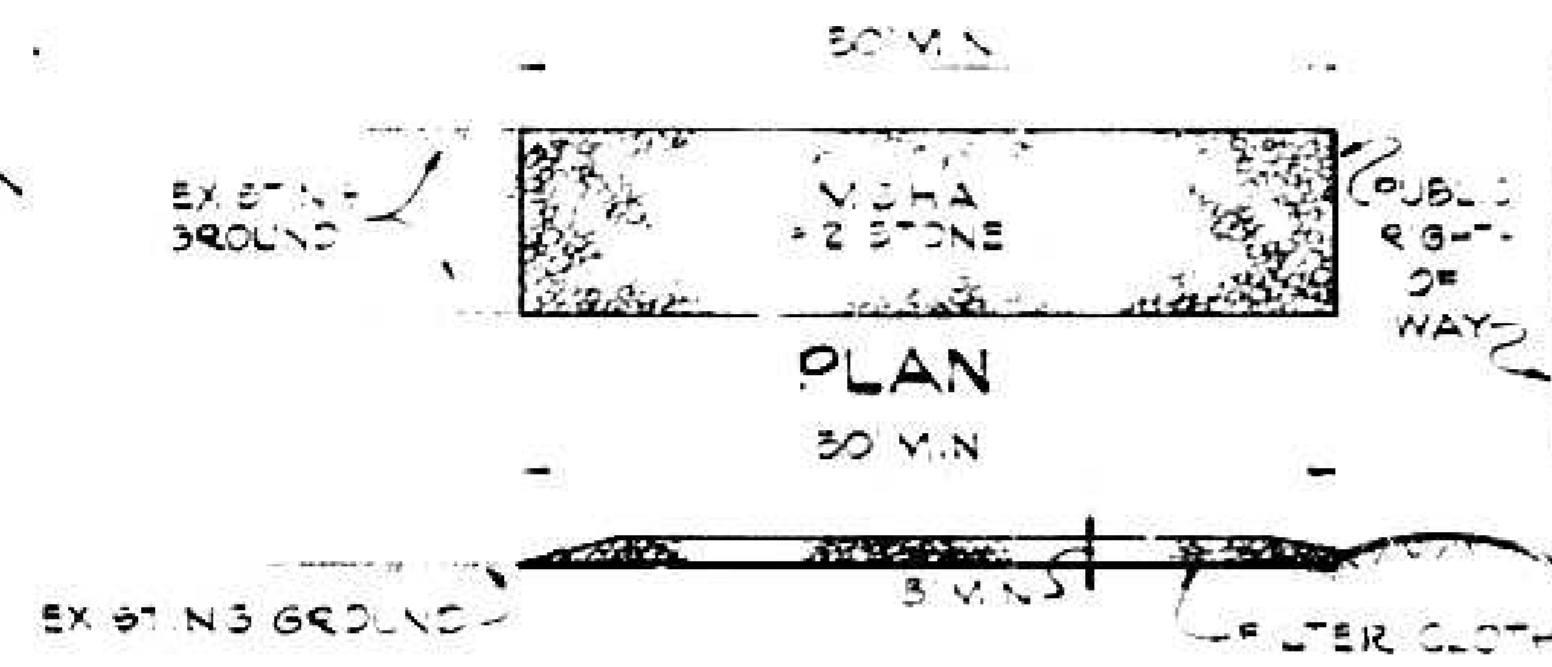




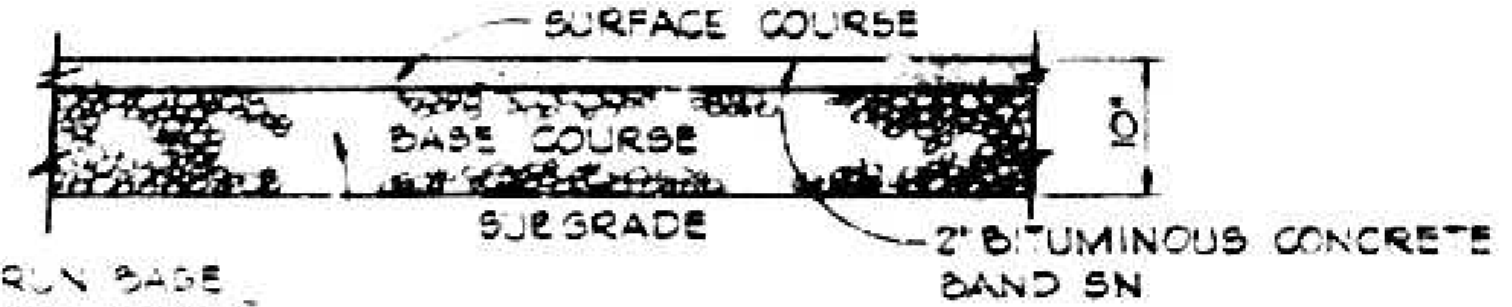
**DIVERSION DIKE**  
NO SCALE



**STONE OUTLET SEDIMENT TRAP**  
NO SCALE



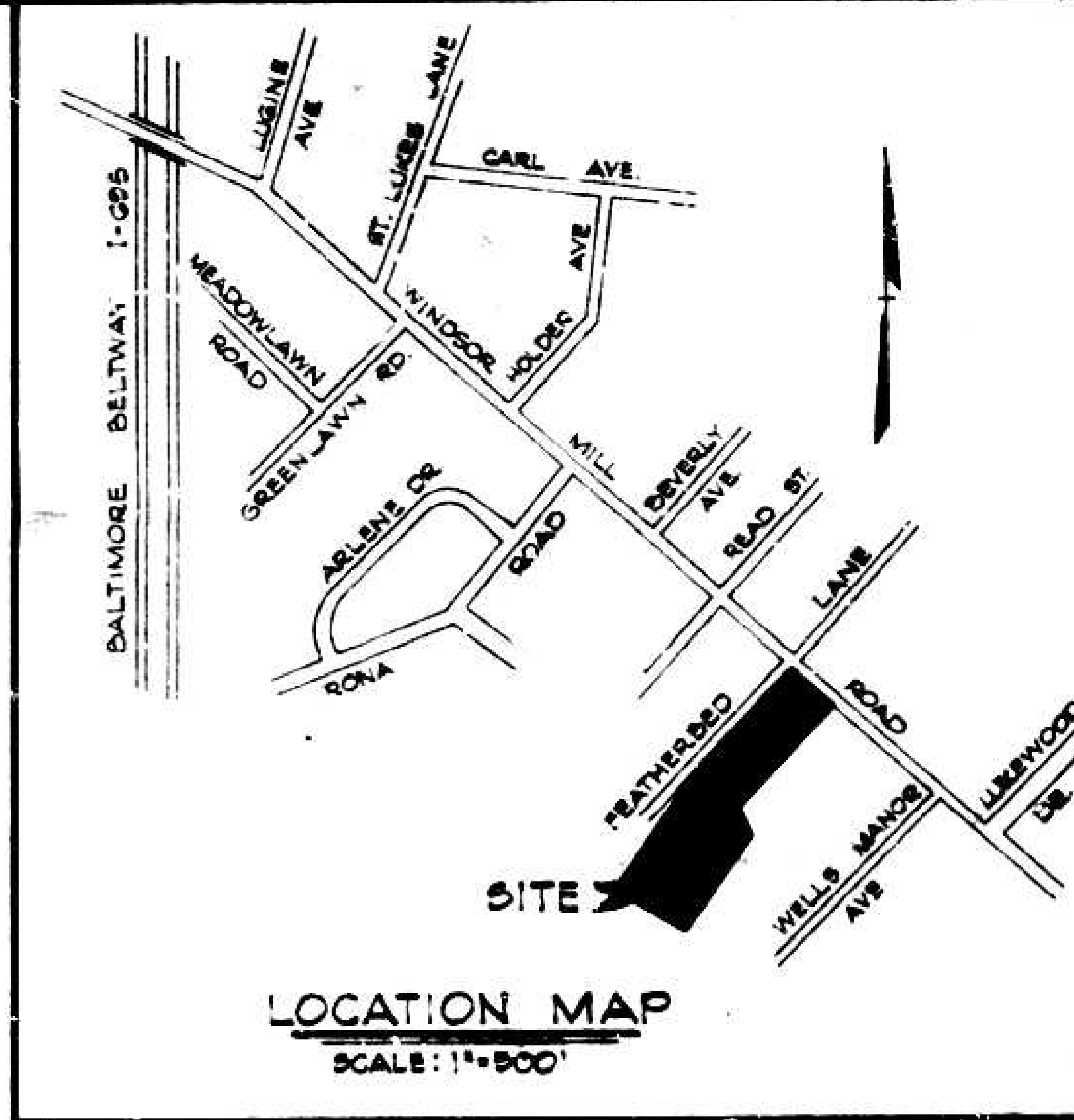
**STABILIZED CONSTRUCTION ENTRANCE**  
NO SCALE



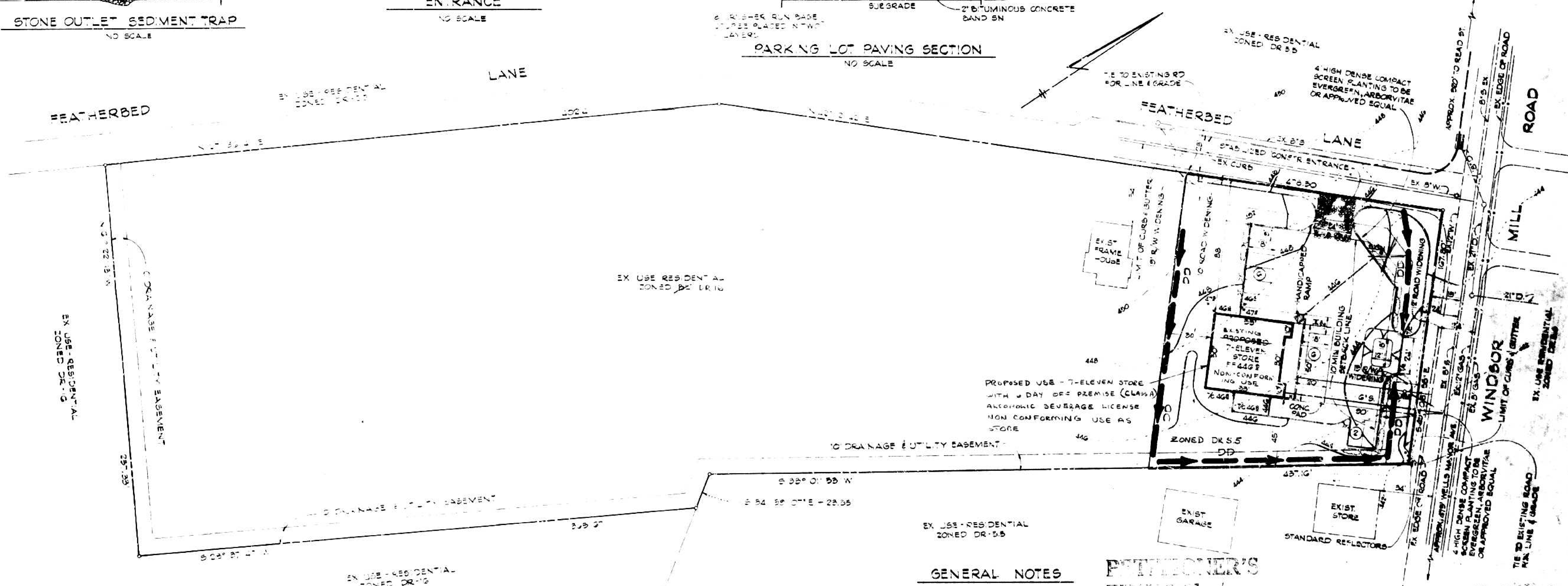
**PARKING LOT PAVING SECTION**  
NO SCALE

**SEDIMENT CONTROL NOTES**

1. REFER TO USDA - SOIL CONSERVATION SERVICE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS FOR STANDARD DETAILS AND DETAILED SPECIFICATIONS OF EACH PRACTICE SPECIFIED HEREON.
2. STRUCTURAL MEASURES SUCH AS BERM, DIKES, TRAPS, BASIN, ETC. WILL BE INSTALLED AND STABILIZED ACCORDING TO THIS PLAN OR TO ANY OTHER GRADING, CLEARING, OR DISTURBANCE OF THE EXISTING SURFACE OF THE SITE.
3. CONTINUAL INSPECTION AND MAINTENANCE OF SEDIMENT CONTROL FACILITIES WILL BE PERFORMED UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE BALTIMORE COUNTY SOIL CONSERVATION INSPECTOR.
4. NOTIFY THE BALTIMORE COUNTY DEPT. OF PERMITS AND LICENCES, SEDIMENT CONTROL INSPECTOR 48 HOURS BEFORE STARTING ANY WORK.
5. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS.
6. ALL SUB-BASE MATERIAL AND STORM DRAIN SYSTEMS TO BE INSTALLED AS SOON AS POSSIBLE AFTER SUBGRADING OPERATION.
7. ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH SOD AS SOON AS POSSIBLE.
8. ALL REMAINING DISTURBED AREAS, NOT TO BE PAVED, SHALL BE STABILIZED WITH PERMANENT SEEDING IN ACCORDANCE WITH PAGE B101 OF THE STANDARDS & SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL IN DEVELOPING AREAS.
9. DURING THE LAYOUT OF SEDIMENT CONTROL PRACTICES REQUIRED ON THIS PLAN, MINOR FIELD ADJUSTMENTS CAN AND WILL BE MADE TO INSURE THE ARREST AND CONTROL OF ANY SEDIMENT BEFORE IT LEAVES THE CONSTRUCTION SITE. CHANGES IN SEDIMENT CONTROL PRACTICES REQUIRE PRIOR APPROVAL OF THE SEDIMENT CONTROL INSPECTOR AND THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT.
10. AT THE END OF EACH WORKING DAY, ALL SEDIMENT CONTROL PRACTICES WILL BE INSPECTED AND LEFT IN OPERATIONAL CONDITION.
11. ANY DISTURBED EARTH LEFT IDLE FOR PERIODS EXCEEDING 30 DAYS SHALL BE SEEDDED AND MULCHED OR COVER WITH OPTIONS PROVIDED ACCORDING TO TEMPORARY STABILIZATION PROCEDURES.



**LOCATION MAP**  
SCALE: 1"=500'



**ENGINEERS**  
**D. S. THALER & ASSOCIATES INC.**  
11 WARREN ROAD  
BALTIMORE, MARYLAND 21206

**SEDIMENT TRAP COMPUTATIONS**

1. BOTTOM DIMENSION	= 8 x 2
2. DRAINAGE AREA	= 07 AC.±
3. STORAGE REQUIRED	= 47 CY
4. STORAGE PROVIDED	= 48 CY

- GENERAL NOTES**
1. TOTAL AREA OF SITE = 0.71 AC.±
  2. SITE ZONED DR-5.5
  3. FLOOR AREA = 2,500 S.F.
  4. PARKING REQUIRED: 10 SPACE FOR 200 S.F. = 13 SPACES
  5. PARKING PROVIDED: 14 SPACES
  6. HANDICAPPED PARKING REQUIRED = 1
  7. HANDICAPPED PARKING PROVIDED = 1
  8. PROPOSED USE: 7-ELEVEN STORE
  9. STREET LIGHTS SHOWN THUSLY = 4

**SPECIAL HEARING**  
**SITE PLAN - ALCOHOLIC REV. LIC.**  
**FEATHERBED LANE 7-ELEVEN**  
ELECTION DISTRICT 2 BALTIMORE COUNTY, MD.  
SCALE: 1"=50' ORG. SEPT. 26, 1979  
REV. DEC. 22, 1982

