

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.2 to permit a setback of 3 feet in lieu of the required 10 feet for a canopy and to permit a pump island setback of 12 feet in lieu of the required 15 feet.

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

In order to maintain a desirable distance between the pump islands and the building we are forced to use space within the required setback.

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 of Baltimore County.

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

Lessee
Contract Purchaser:
Shell Oil Company
(Type or Print Name)
Signature
5565 Sterrett Place
Address
Columbia, Maryland 21044
City and State

Legal Owner(s):
Philip E. Klein & Melvyn J. Goldman
(Type or Print Name)
Signature
Melvyn J. Goldman
(Type or Print Name)
Signature

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Lyon Associates, Inc. (Michael G. Kobin)
Name
7131 Rutherford Road
Baltimore, Maryland 21207-944-9112
Address
Phone No.

Attorney's Telephone No.:
ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of April, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of July, 1983, at 9:45 o'clock A.M.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW Corner of Geilpe and : OF BALTIMORE COUNTY
Rolling Rds., 1st District
Philip E. Klein, et al, : Case No. 84-8-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

Peter Max Zimmerman, John W. Hession, III
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 20th day of June, 1983, a copy of the foregoing Order was mailed to Mr. Philip E. Klein, and Mr. Melvyn J. Goldman, 6229 N. Charles Street, Baltimore, MD 21212, Petitioners; Shell Oil Company, 5565 Sterrett Place, Columbia, Maryland 21044, Lessee; and Lyon Associates, Inc., Michael G. Kobin, 7131 Rutherford Road, Baltimore, MD 21207, who requested notification.

John W. Hession, III
John W. Hession, III

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
June 23, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
cbo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Michael G. Kobin
Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Md. 21207

RE: Item No. 220 - Case No. 84-8-A
Petitioner - Philip E. Klein, et al
Variance Petition

Dear Mr. Kobin:

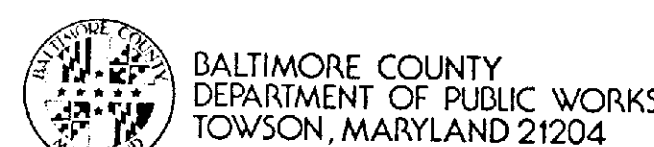
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development 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.

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



HARRY J. PISTEL, P.E.
DIRECTOR

May 27, 1983

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

Re: Item #220 (1982-1983)
Property Owner: Philip E. Klein, et al
N/W cor. Rolling Rd. and Geilpe Rd.
Acres: 0.401 District: 1st

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 exist and are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 220 (1982-1983).

Very truly yours,

Robert A. Merton, P.E., Chief
Bureau of Public Services

RAM:EMV:RWR:ss

H-NE Key Sheet
6 SW 27 Pos. Sheet
SW 2 G Topo
100 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: April 27, 1983
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

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

- Item #119 - Honolulu Limited
- Item #150 - James R. Peck
- Item #151 - Melvin & Ruth Kabik
- Item #162 - Jonathan & Teresa Marshall
- Item #163 - Gilbert & Joyce Goetz
- Item #164 - Edwin S. Crawford, et ux
- Item #165 - The Vestry of the Church of the Good Shepherd
- Item #168 - Thomas F. Early
- Item #169 - Joseph E. & Sarah Catherine Poklis
- Item #170 - M. Eugene & Mary Ellen Shoemaker
- Item #173 - Thomas B. & Florence Grooms
- Item #183 - Norbert L. & Regina T. Griffin
- Item #186 - Metropolitan Management Co.
- Item #187 - Raymond T. & Alice A. Andrews
- Item #196 - Harvey F. & Carolyn W. Haggie
- Item #197 - Guerdon L. French
- Item #200 - Mark S. & Karen A. Bartlett
- Item #201 - James P. & Jeanne F. Freeman
- Item #202 - Shell Oil Company
- Item #206 - Donald E. & Wanda G. Higgs
- Item #211 - Thomas A. Keller, et ux
- Item #215 - Ambler M. Ellick, et al
- Item #216 - Grant Odgers, et al
- Item #218 - Paul Hobbs, et ux
- Item #220 - Philip E. Klein, et al
- Item #221 - Leonard Stoler

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/fth



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900
TED ZALESKI, JR.
DIRECTOR

May 17, 1983

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

Dear Mr. Hammond:

Comments on Item # 220 Zoning Advisory Committee Meeting April 26, 1983 are as follows:

Property Owner: Philip E. Klein, et al
Location: NW cor. Rolling Road and Geilpe Road
Existing Zoning: B.R.-CCO
Proposed Zoning: Variance to permit a setback of 3' in lieu of the required 10' for a canopy & to permit a pump island setback of 12' in lieu of the required 15'.

Acres: 0.401
District: 1st

The items checked below are applicable:

- ☒ All structure 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 Code.
- ☒ A building and other miscellaneous permits shall be required before beginning construction.
- ☒ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- ☒ Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ☒ An exterior wall erected 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 101, line 2, Section 1107 and Table 1102.
- ☒ Requested variance conflicts with the Baltimore County Building Code, Section/s.
- ☒ 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.
- ☒ Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- ☒ Comments: Show curb cuts, handicapped signs, etc.

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. Surman
Charles E. Surman, Chief
Plans Review

CEB:rrj
PUBS 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 25, 1983

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

Z.A.C. Meeting of: April 26, 1983

RE: Item No: 213, 214, 215, 216, 217, 218, 219, 220, 221, 222
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,
Nick Petrovich, Assistant
Department of Planning

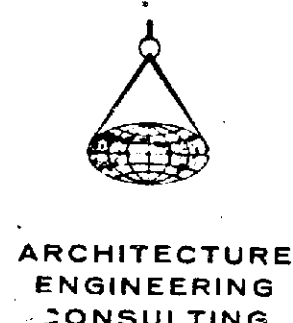
NNP/bp

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of July, 1983, that the herein Petition for Variance(s) to permit a setback of 3 feet from the street right of way in lieu of the required 10 feet for the expressed purpose of erecting and maintaining a canopy, and a setback of 12 feet in lieu of the required 15 feet for a pump island, all in accordance with the site plan prepared by Lyon Associates, Inc., dated February 23, 1983, is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with Section 405 of the Baltimore County Zoning Regulations and the restrictions contained in the Order dated March 5, 1964 and the Amended Order dated March 31, 1964, Case No. 64-54-RX.
2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

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

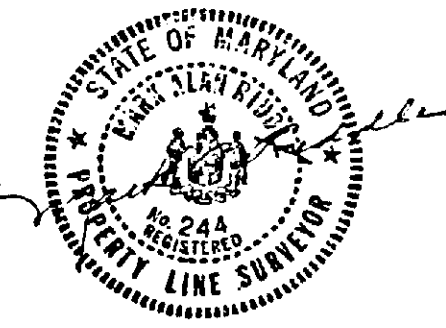


LYON ASSOCIATES, INC.

ZONING DESCRIPTION
Existing Shell Service Station
700 N. Rolling Road
Baltimore County, Maryland

BENINNING FOR THE SAME at a point on the North side of Gelpe Road at the intersection of Gelpe Road and Rolling Road; thence running and binding with the Northernmost side of Gelpe Road North 89°17'00" West 90.06 feet; thence leaving said Right-of-Way line North 13°37'00" East 175.00 feet; thence South 89°17'00" East 103.61 feet to a point on the West side of Rolling Road; thence running and binding with the Westernmost Right-of-Way line of Rolling Road by a curve to the left having a chord bearing and distance of South 13°53'23" West 157.88 feet and having a radius of 5645.00 feet and an arc length of 157.88 feet; thence South 19°14'10" West 10.28 feet; thence South 62°40'00" West 15.15 feet to the place of beginning

Containing in all 17,489 sq. ft. or 0.401 Ac. ±



PETITION FOR VARIANCES

1st Election District.

ZONING: Petition for Variances
LOCATION: Northwest corner of Gelpe and Rolling Roads
DATE & TIME: Tuesday, July 5, 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 Variances to permit a setback of 3 ft. from the street right of way in lieu of the required 10 ft. for a canopy, and to permit pumps and pump island setback of 12 ft. in lieu of the required 15 ft.

The Zoning Regulation to be excepted as follows:
Section 405.4A.2.a - minimum distance of canopy from street right of way and setback for pumps and pump island

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

Being the property of Philip E. Klein, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, July 5, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 84-8-A
SUBJECT: Philip E. Klein, et al

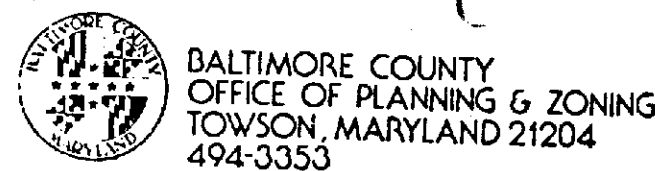
Date: June 16, 1983

There are no comprehensive planning factors requiring comment on this petition.

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

NEG:JGH:slc

cc: Arlene January
Shirley Hess



WILLIAM E. HAMMOND
ZONING COMMISSIONER

Lyon Associates, Inc.
c/o Michael G. Kobin
7131 Rutherford Road
Baltimore, Maryland 21207

June 22, 1983

Re: Petition for Variances
NW corner Gelpe & Rolling Rds.
Philip E. Klein, et al - Petitioners
Case No. 84-8-A

Dear Sir:

This is to advise you that \$46.30 is due for advertising and posting of the above property.

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

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Commissioner

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

No. 117668

DATE 6/28/83 ACCOUNT R-01-615-000

AMOUNT \$46.30

RECEIVED BY: *Lyk* Lyon Associates, Inc.

FOR: Advertising & Posting Case #83-8-A
(Philip E. Klein, et al)

6 044*****463016 8288A

VALIDATION OR SIGNATURE OF CASHIER

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

June 16 19 83

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE
45349

was inserted in the following:

Arbutus Times
weekly newspapers published in Baltimore County, Maryland
once a week for 19 successive weeks before
the 18 day of June 19 83, that is to say,
the same was inserted in the issues of

June 16, 1983

PATUXENT PUBLISHING CORP.
By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF



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

STEPHEN E. COLLINS
DIRECTOR

July 12, 1983

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

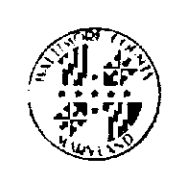
ZAC- Meeting of April 26, 1983
Item No. 213, 214, 215, 216, 217, 218, 219, 220, and 221
Property Owner: CN
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for
Item numbers 213, 214, 215, 216, 217, 218, 219, 220, and 221.

MSF/ccm



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

September 14, 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: Philip E. Klein, et al

Location: NW/Cor. Rolling Road and Gelpe Road

Item No.: 220

Zoning Agenda: Meeting of April 26, 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 or feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

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

() 3. The vehicle dead end condition shows 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.

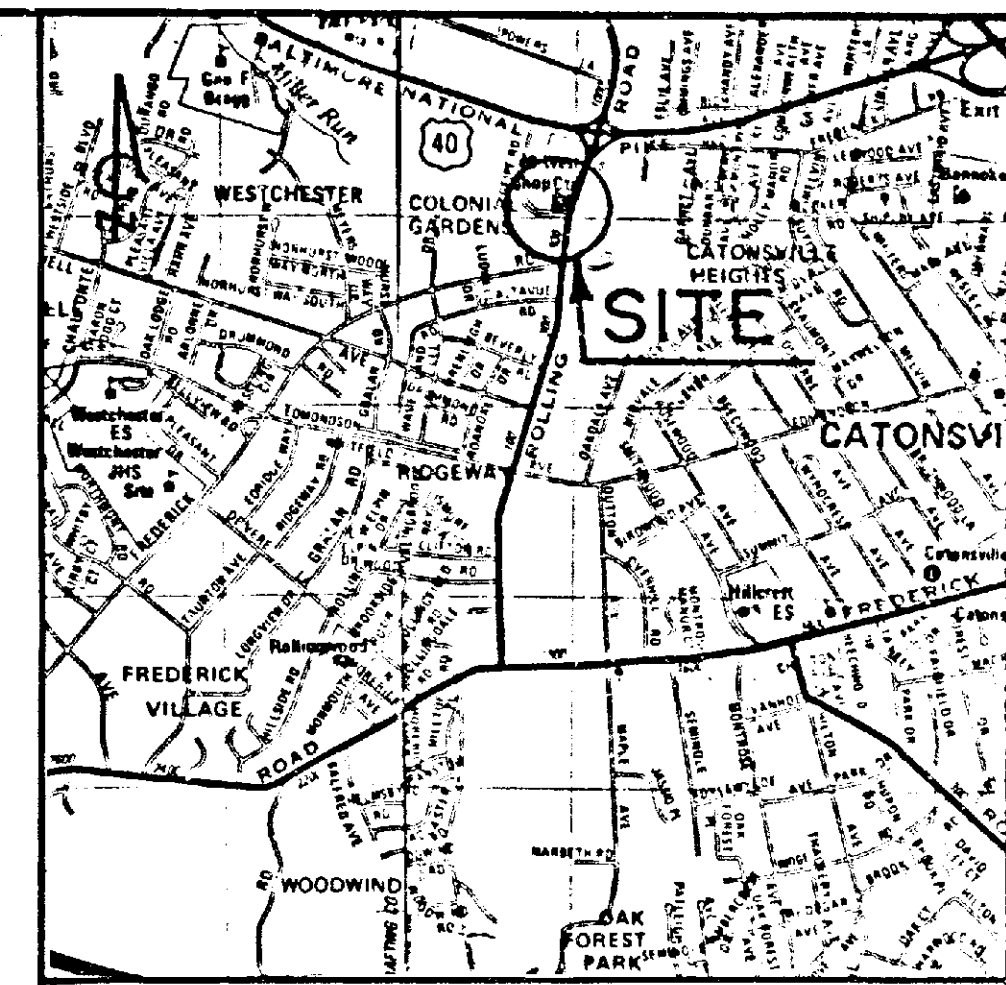
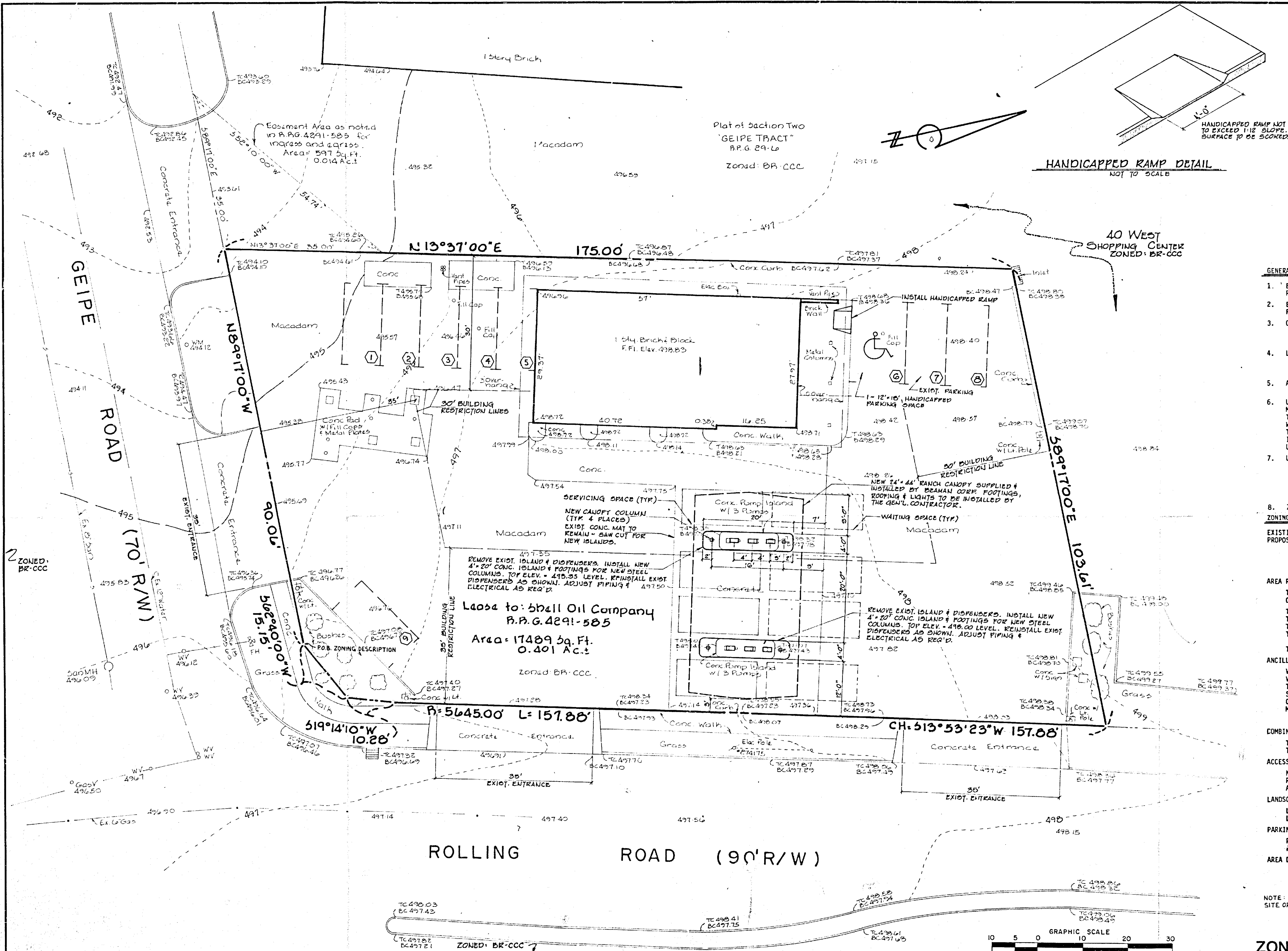
() 6. Site plans are approved, as drawn.

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

REVIEWER: *[Signature]* Noted and Approved: *George M. McCombs*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mby/cm

7/5 848-A



- GENERAL NOTES:**
- BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON DEEDS OF RECORD.
 - ELEVATIONS SHOWN HEREON ARE BASED ON F.F. ELEV. = 498.83 (OFFICE)
 - OWNER OF PROPERTY
PHILIP E. KLEIN AND MELVYN J. GOLDMAN
RJS 1405-263
 - LEASE DEED TO
SHELL OIL COMPANY
RRG 4291-585
 - AREA = 17,489 SQ. FT.
0.401 AC. ±
 - UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
 - UTILITY COMPANIES:
CHESAPEAKE & POTOMAC TELEPHONE COMPANY
320 ST. PAUL STREET, BALTIMORE, MD. 21202
BALTIMORE GAS & ELECTRIC COMPANY
LEXINGTON & LIBERTY STREETS, BALTIMORE, MD. 21202
 - ZONED: BR-CCC
- ZONING NOTES:**
- EXISTING ZONING: BR-CCC
PROPOSED ZONING: NO CHANGE BUT WITH A VARIANCE FROM SECTION 405.4A(2) TO PERMIT A SETBACK OF 3 FEET IN LIEU OF THE REQUIRED 10 FEET FOR A CANOPY, AND TO PERMIT A PUMP ISLAND SETBACK OF 12 FEET IN LIEU OF THE REQUIRED 15 FEET.
- AREA REQUIREMENTS:**
- TWO DISPENSER ISLANDS WITH THREE DISPENSERS SERVING TWO CARS AT ONE TIME.
- TOTAL SERVICING SPACES = 4
TOTAL SERVICING BAYS = 3
TOTAL SPACES AND BAYS = 7
TOTAL AREA REQUIRED = 7 X 1,500 SF = 10,500 SF (USE 15,000 SF MIN.)
- TOTAL WAITING SPACES = 4
- ANCILLARY USES:**
- VEHICLE REPAIR SERVICES
VENDING MACHINES
TIRE SALES AND INSTALLATION
SALE OF SMALL AUTO PARTS AND ACC.
CHRISTMAS TREE SALES
MINOR ACCESSORY USES
- NO ADDITIONAL SQUARE FOOTAGE REQUIRED
- COMBINATION USES:** NONE
- TOTAL AREA REQUIRED = 15,000 SF
TOTAL AREA OF TRACT = 17,489 SF
- ACCESS POINTS:**
- NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
REQUIRED SITE WIDTH = 2 X 65' = 130'
ACTUAL SITE WIDTH = 157.88'
- LANDSCAPING:**
- LANDSCAPING REQUIRED (5% OF SITE) = 833 SF
LANDSCAPING PROVIDED = 436 SF
- PARKING:**
- PARKING SPACES REQUIRED = 3 BAYS X 3 EACH = 9
PARKING SPACES PROVIDED = 9 (INCLUDING ONE HANDICAPPED)
- AREA DISTURBED BY NEW CONSTRUCTION = 160 SF

NOTE:
SITE ORIGINALLY APPROVED UNDER CASE NO. 64-54X

Tom #220

ZONING PLAN

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

REVISIONS		
NO.	DATE	DESCRIPTION

SURVEYOR'S CERTIFICATION

I, MARK A. RIDDLE, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN SURVEYED BY LYON ASSOCIATES, INC., AND TO THE BEST OF MY KNOWLEDGE MEETS ALL OF THE REQUIREMENTS AS CONTRACTED FOR BY SHELL OIL CO.

Mark A. Riddle
1-13-83
DATE

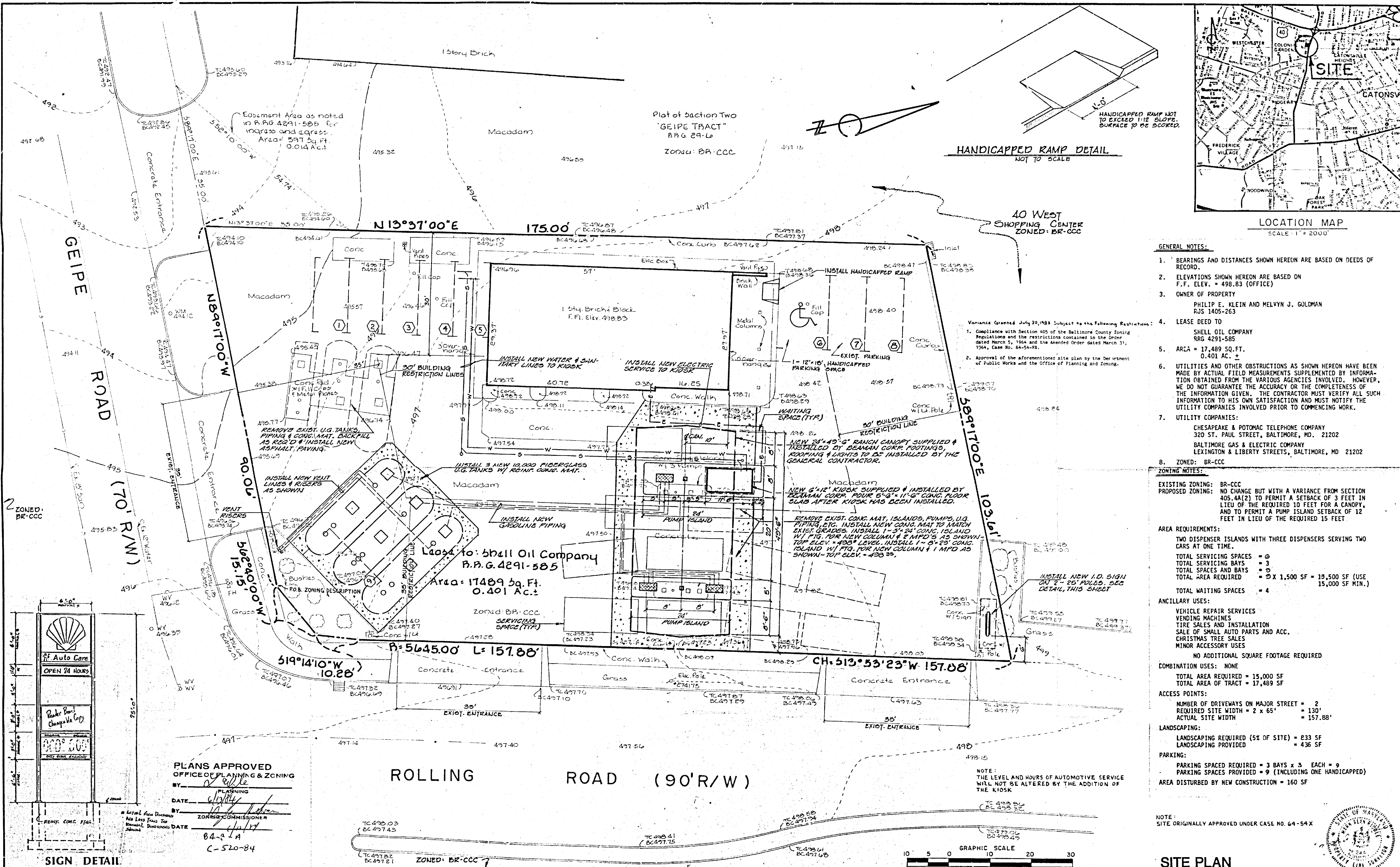
PLAN PREPARATION	
DRAWN BY	AG
DESIGNED BY	SCALE 1" = 10'
CHECKED BY	AJ CORTEAL
DATE	FEB. 23, 1983

INSTALLATION OF NEW PUMP ISLANDS AND CANOPY

SHELL OIL CO.
700 N. ROLLING RD.
ELECT. DIST. 1 BALTIMORE CO., MD.

DRAWING NO.
3-86-27

SHEET NO.
1 of 1

[illegible]

NO.	DATE	DESCRIPTION
1	8-22-63	ADDED RESTRICTION NOTES
2	3-2-64	CAMP, ISLANDS, ADD KIOSK, TANKS, CONC. MAT,
"	"	SIGN & UTILITIES. REV. NOTES
3	5-13-64	KIOSK SIZE, ADD DIM'S & EX. TANKS

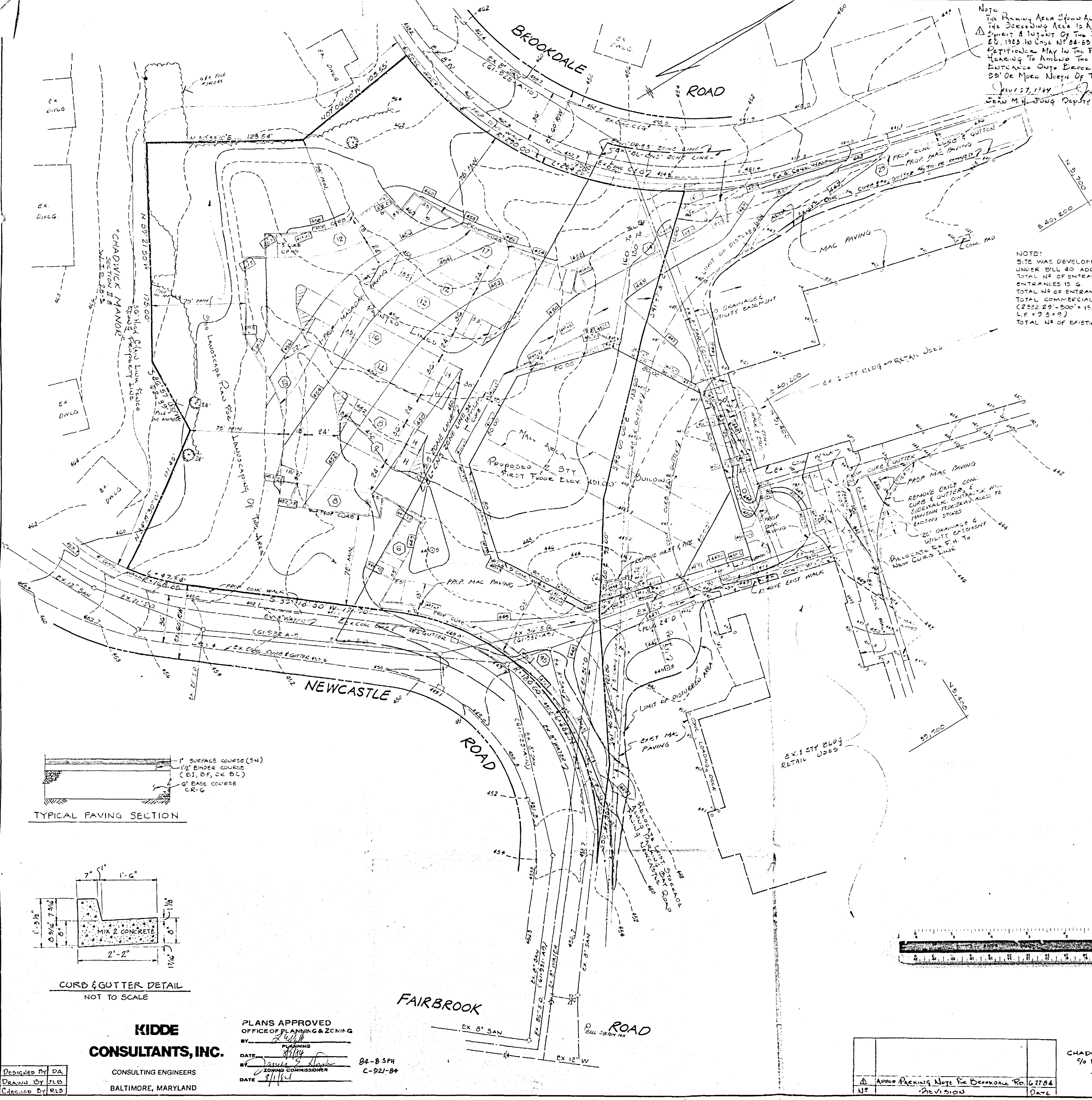
SURVEYOR'S CERTIFICATION

I, MARK A. RIDDLE, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN SURVEYED BY LYON ASSOCIATES, INC., AND TO THE BEST OF MY KNOWLEDGE MEETS ALL OF THE REQUIREMENTS AS CONTRACTED FOR BY SHELL OIL CO.

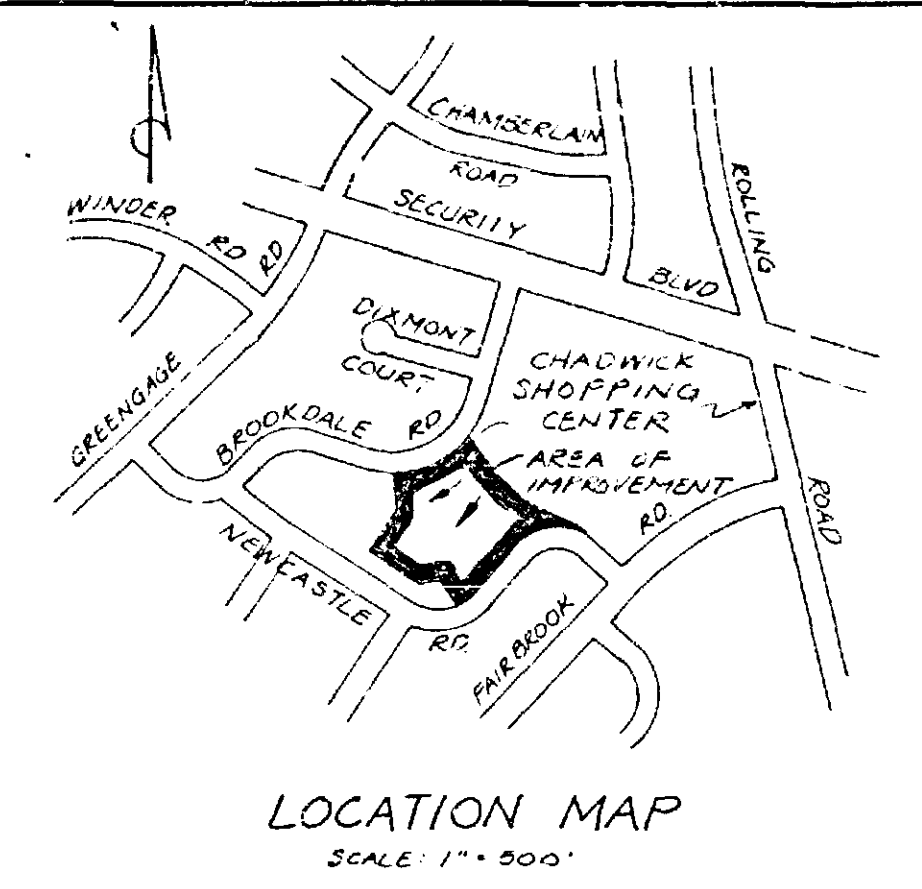
Mark A. Riddle 6/12/83

PLAN PREPARATION	
DRAWN BY AG	DATE FEB. 23, 1983
DESIGNED BY	SCALE 1" = 10'

INSTALLATION OF NEW PUMP ISLANDS AND CANOPY	DRAWING NO. 3 - 86 - 27
SHELL OIL CO. 700 N. ROLLING RD.	SHEET NO. 1



NOTE:
THE PAVING AREA SHOWN ALONG BROOKDALE ROAD, INCLUDING THE SIDEWALK AREA, IS APPROVED AS BEING WITHIN THE SUBMITTAL OF THE ROADWAY DEPARTMENT OCT. 25, 1983 IN CASE NO. 84-85 SPH. IT IS RECOMMENDED THAT THE PETITIONER MAY IN THE FUTURE REQUEST A SPECIAL HEARING TO AMEND THE PLAN TO ALLOW AN ADDITIONAL ENTRANCE ONTO BROOKDALE ROAD APPROXIMATELY 50' OR MORE NORTH OF THE CURRENT 'BL' ZONE LINE.
JAN 17, 1984
John M. H. Jung, Deputy Zoning Commissioner



NOTE:
SITE WAS DEVELOPED AS A PLANNED SHOPPING CENTER UNDER BILL 40, ADOPTED 1976 & HAS REMAINED AS SUCH. TOTAL NO. OF ENTRANCES ALLOWED WAS 7; EXISTING ENTRANCES 15 & 6.
TOTAL NO. OF ENTRANCES ALLOWED THIS PLAN BASED UPON TOTAL COMMERCIAL FRONTAGE OF 2332.29' IS 9 (2332.29' - 500' = 1832.29' ÷ 200' = 9.16 + 2 ALLOWED IN 18500 L.F. = 9.16 + 2 = 11.16)
TOTAL NO. OF EXISTING & PROPOSED ENTRANCES = 7

- OFF STREET PARKING NOTES
1. ONLY PASSENGER VEHICLES WILL USE PARKING AREA. BUSES AND TRUCKS WILL NOT BE ALLOWED
 2. THERE WILL BE NO LOADING OR SERVICE BAYS WITHIN THE RESIDENTIAL AREA.
 3. LIGHTING WILL NOT BE DIRECTED TOWARDS RESIDENTIAL USE PROPERTIES AND WILL BE USED ONLY DURING HOURS OF FOUR VISIBILITY AND IN THE EVENING DURING THE HOURS OF OPERATION OF THE CENTER (8:00 A.M. TO MIDNIGHT DAILY)
 4. SCREENING WILL BE PROVIDED WHERE THOSE PARKING SPACES FACE RESIDENTIAL USE PROPERTIES
 5. ALL PARKING AREAS WILL BE PAVED AND PROPERLY DRAINED
 6. MAINTENANCE OF THE PARKING AREAS WILL BE PROVIDED BY THE CENTER OWNERS.

- GENERAL NOTES
1. TOTAL AREA OF SITE EQUALS 14.0239 ACRES.
 2. EXISTING ZONING OF SITE: "BL-CNS" (11.7637 ACRES) AND "DR-B5" (2.2602 ACRES).
 3. EXISTING USE OF SITE: "NEIGHBORHOOD SHOPPING CENTER" (BL-CNS AREA) AND VACANT LAND (DR-B5 & BL-CNS).
 4. PROPOSED USE OF SITE: "NEIGHBORHOOD SHOPPING CENTER & OFFICES" (BL-CNS AREA) & OFF-STREET PARKING (DR-B5 AREA). SEE PETITION NO. 84-85-SPH.
 5. OFF-STREET PARKING DATA:
A. EXISTING RETAIL FLOOR AREA: 64,917 S.F. REQUIRING 345 SPACES.
B. EXISTING BANK & MEDICAL AREA: 10,532 S.F. REQUIRING 22 SPACES.
C. EXISTING RESTAURANT AREA: 7,728 S.F. REQUIRING 1545 SPACES.
D. PROPOSED RETAIL FLOOR AREA (INCLUDING MAIL) : 32,107 S.F. REQUIRING 160.5 SPACES (1/2000').
E. PROPOSED OFFICE AREA: 2nd FLOOR: 27,759 S.F. REQUIRING 506 SPACES (1/5000').
F. TOTAL SPACES REQUIRED: 7171.718 SPACES.
G. TOTAL SPACES PROVIDED: 751.
 6. SITE IS LOCATED IN THE DEAD RUN DRAINAGE AREA.
 7. CONTRACTOR TO EXCAVATE FOR LOCATION & DEPTH OF EXISTING UTILITIES BEFORE LAYING PIPE.
 8. ALL ON SITE UTILITIES TO BE BUILT UNDER BALTIMORE COUNTY PLUMBING CODE & SPECIFICATIONS AND BY A QUALIFIED UTILITY CONTRACTOR.
 9. CONSTRUCTION SHOWN ON THIS PLAN IS NOT TO BE COMMENCED BEFORE OBTAINING ALL REQUIRED PERMITS.
 10. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF PROPOSED BUILDING, IF EXISTING AT THE TIME UTILITIES ARE INSTALLED, BY SHEETING, SHORING, OR OTHER SUITABLE METHOD.
 11. PROPOSED WATER MAIN TO HAVE A MINIMUM OF 4' COVER FROM FINISHED GRADE, 6' CLEARANCE FROM STORM DRAINS, AND A MINIMUM OF 10' CLEARANCE FROM ALL SANITARY SEWERS.
 12. OBSTRUCTIONS SHOWN ON THIS PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CORRECTNESS OF THE INFORMATION GIVEN IS NOT WARRANTED OR GUARANTEED. CONTRACTOR SHALL VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION.
 13. CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES AT LEAST 3 DAYS BEFORE BEGINNING WORK:
BELL TELEPHONE SYSTEM: 533-9900, EXT. 649
LONG DISTANCE CABLE DIVISION: 533-99, EXT. 553 OR 554
BALTIMORE G.E.: 533-8000, EXT. 631
 14. CONTRACTOR SHALL RESTORE ALL DISTURBED PAVING, SIDEWALKS OR LAWNS AFFECTED BY THE CONSTRUCTION SHOWN HEREON TO A CONDITION COMPARABLE TO THAT EXISTING PRIOR TO CONSTRUCTION.
 15. SEE SEDIMENT CONTROL PLAN FOR DETAILS.
 16. CONTRACTOR SHALL MAINTAIN ACCESS TO REAR OF EXISTING STORAGES AT ALL TIMES DURING CONSTRUCTION.
 17. SEE STORM WATER MANAGEMENT PLAN FOR DETAILS.
 18. CRG PLAN APPROVED MAY 16, 1984.

SITE PLAN
FOR
"THE OCTANGLE"
AN ADDITION TO CHADWICK SHOPPING CENTER
ELECTION DISTRICT NO. 1 BALTIMORE COUNTY, MD
SCALE: 1" = 50' DATE: 8-12-1984

OWNER & DEVELOPER
CHADWICK MANOR SHOPPING CENTER
% RALPH DECHIARO ENTERPRISES
700 FAIRMONT AVENUE
TOWSON, MARYLAND 21204
TEL: 501-823-0637

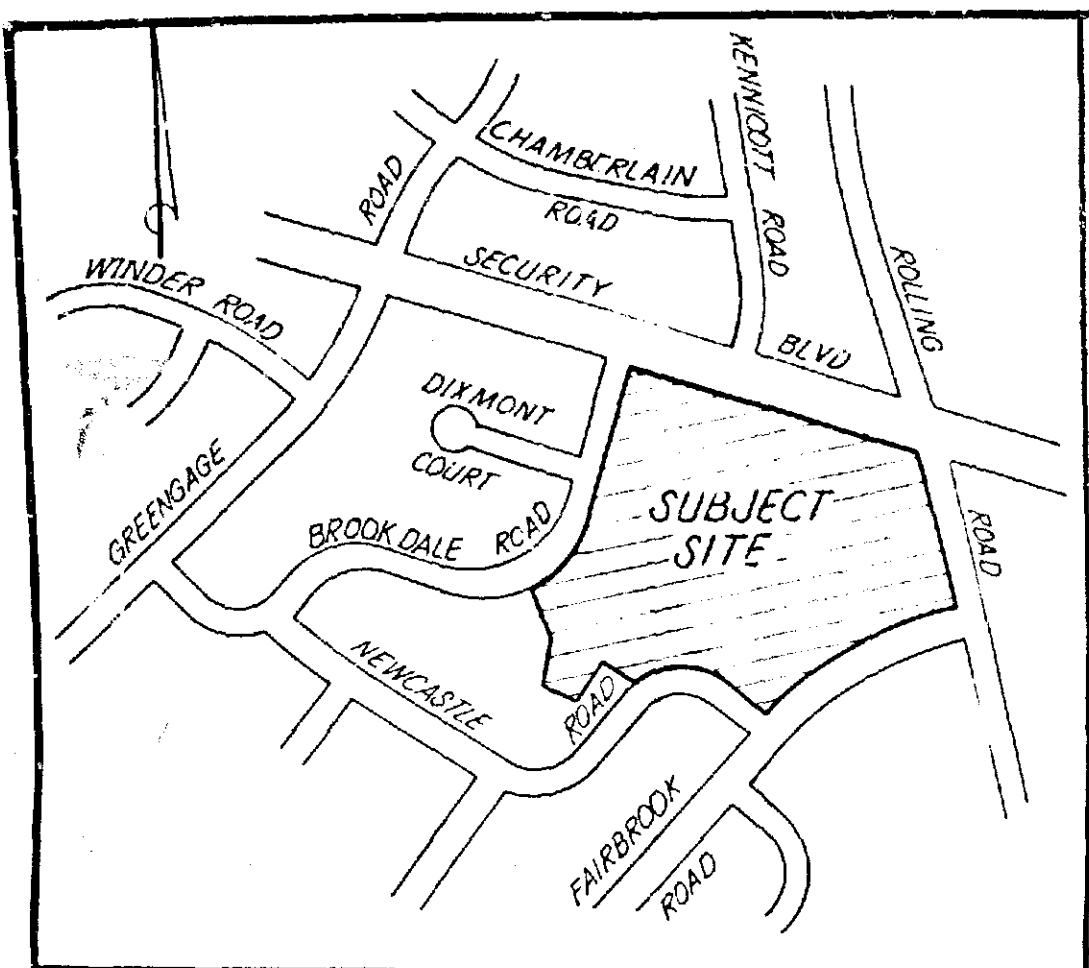
Designed By: DA
Drawn By: JLB
Checked By: RLS

KIDDE CONSULTANTS, INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 8/1/84
DATE: 8/1/84

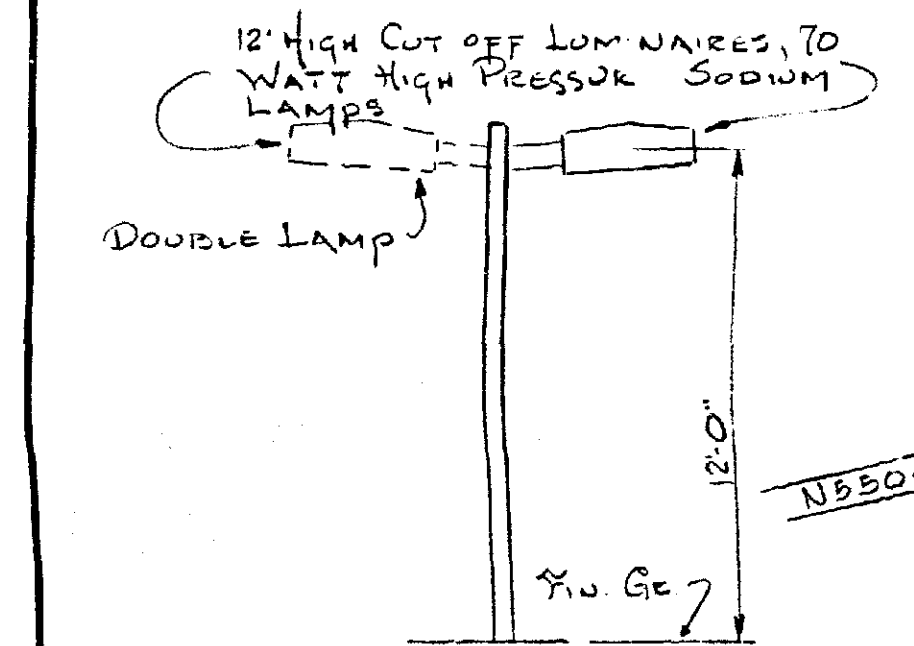
84-8 SPH
C-921-84

APPROVED PARKING NOTE FOR BROOKDALE RD. 6/27/84	DATE
REVISION	

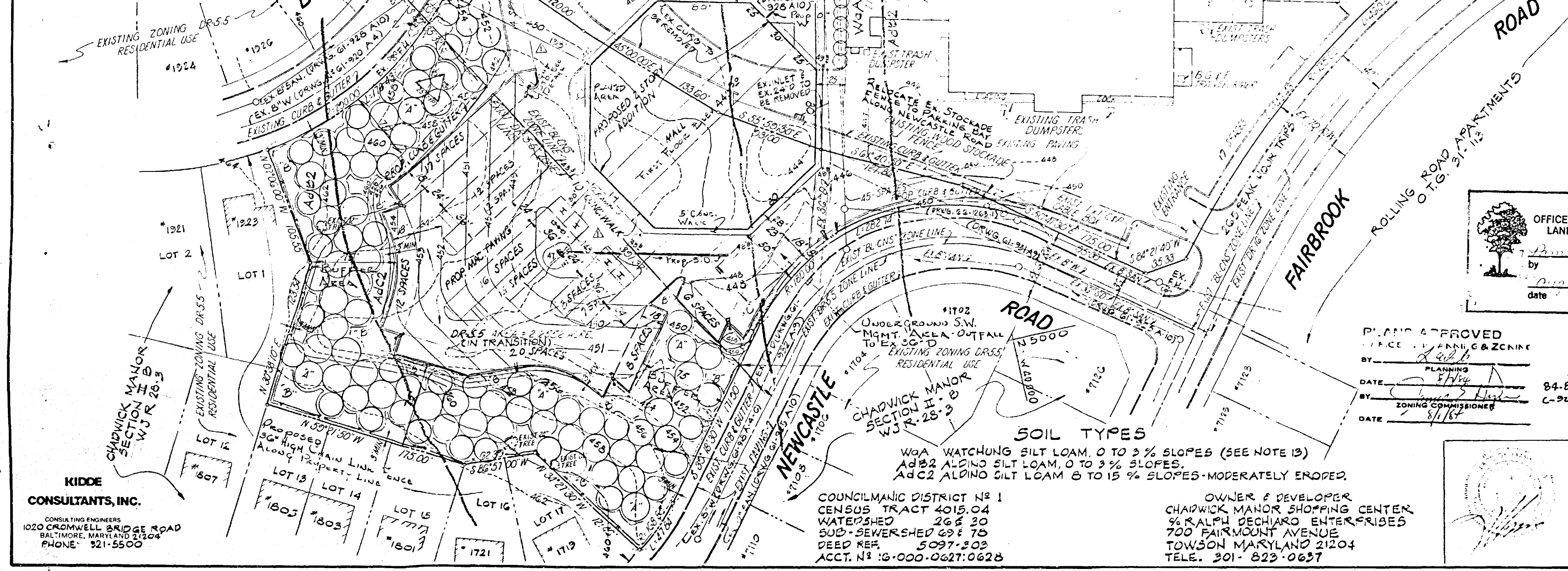


LOCATION PLAN
SCALE 1"=500'

NOTE:
SITE WAS DEVELOPED AS A PLANNED SHOPPING CENTER UNDER BILL 40 ADOPTED 1967. HAS REMAINED AS SUCH. TOTAL NO. OF ENTRANCES ALLOWED WAS 7, EXISTING ENTRANCES 15 G.
TOTAL NO. OF ENTRANCES ALLOWED THIS PLAN BASED UPON TOTAL COMMERCIAL FRONTAGE OF 2322.29' IS 9 (2322.29' - 500' = 1822.29' ÷ 200' = 9.11145) ALLOWED IN 1ST 500 L.F. = 9.11145
TOTAL NO. OF EXISTING & PROPOSED ENTRANCES = 7.



TYPICAL LIGHT STANDARD
NOT TO SCALE



- OFF STREET PARKING NOTES**
1. ONLY PASSENGER VEHICLES WILL USE PARKING AREA, BUSES AND TRUCKS WILL NOT BE ALLOWED.
 2. THERE WILL BE NO LOADING OR SERVICE BAYS WITHIN THE RESIDENTIAL AREA.
 3. LIGHTING WILL NOT BE DIRECTED TOWARDS RESIDENTIAL USE PROPERTIES AND WILL BE USED ONLY DURING HOURS OF POOR VISIBILITY AND IN THE EVENING DURING THE HOURS OF OPERATION OF THE CENTER (8:00 A.M. TO MIDNIGHT DAILY).
 4. SCREENING WILL BE PROVIDED WHERE THOSE PARKING FACE RESIDENTIAL USE PROPERTIES.
 5. ALL PARKING AREAS WILL BE PAVED AND PROPERLY DRAINED.
 6. MAINTENANCE OF THE PARKING AREAS WILL BE PROVIDED BY THE CENTER OWNERS.

TYPICAL LANDSCAPE SCHEDULE

- A" PINUS STROBUS (EASTERN WHITE PINE) - 4'-6" IN HEIGHT, 25' CENTER TO CENTER, APPROX. QUANTITY = 86 (MIN. REQ'D = 60, 10% OF 66 TREES REQ'D)
- B" GROUND COVER
COTONEASTER DAMMERI (BEARBERRY)
PACHYSANDRA (JAPANESE SPURGE)
* VINCA MINOR (PERIWINKLE)
JUNIPERUS HORIZONTALIS (WAKEGAM JUNIPER)
GRASS 550
- * GROUND COVER TO BE SELECTED FROM LISTED VARIETIES OR ACCEPTABLE SUBSTITUTE, SPACING VARIABLE.
- C" ABELIA GRANDIFLORA (GLOSSY ABELIA)
4" IN HEIGHT (APPROXIMATE) 4' CENTER TO CENTER (APPROXIMATE QUANTITY: 50)
- NOTE:
ALL TREES TO BE STAKED AND TIED AS NEEDED. TREE AND SHRUB AREAS TO BE MULCHED A MINIMUM 4" DEPTH WITH: PINEBARK, TANPOOT OR ACCEPTABLE MATERIAL.

GENERAL NOTES

1. TOTAL AREA OF SITE EQUALS 14.0239 ACRES.
2. EXISTING ZONING OF SITE - "BL-CNS" (11.1627 ACRES) AND "DR-5.5" (2.8552 ACRES).
3. EXISTING USE OF SITE - "NEIGHBORHOOD SHOPPING CENTER" (BL-CNS AREA) AND "VACANT LAND" (DR-5.5 & BL-CNS).
4. PROPOSED USE OF SITE - "NEIGHBORHOOD SHOPPING CENTER & OFFICES" (BL-CNS AREA) & OFF-STREET PARKING (DR-5.5 AREA) SEE PETITION NO. 84-85-34R.
5. OFF-STREET PARKING DATA
6. A. EXISTING RETAIL FLOOR AREA 64,376 REQUIRING 2143 SPACES.
7. B. EXISTING BANK/MEDICAL AREA 6,088 REQUIRING 22 SPACES.
8. C. EXISTING RESTAURANT AREA 7725 REQUIRING 154.5 SPACES.
9. D. PROPOSED RETAIL FLOOR AREA (INCLUDING MALL) 22,107 SQ. FT. REQUIRING 100.5 SPACES (1/2000').
10. E. PROPOSED OFFICE AREA 2ND FLOOR: 27,799 SQ. FT. REQUIRING 55.6 SPACES (1/2000').
11. F. TOTAL SPACES REQUIRED: 7171 - 718. SPACES.
12. G. TOTAL SPACES PROPOSED: 731
13. H. SITE IS LOCATED IN THE DEAD RUN DRAINAGE AREA.
14. I. PUBLIC UTILITIES EXIST AT THE SITE. NO PUBLIC EXTENSIONS.
15. THERE ARE NO HISTORIC BUILDINGS ON THE SITE NOR ANY ANCHORAGE SITES.
16. THERE ARE NO WETLANDS ON THE SITE.
17. THERE ARE NO CRITICAL AREAS ON THE SITE.
18. THE SITE IS NOT AN ENDANGERED SPECIES HABITAT.
19. THE SITE IS NOT A HAZARDOUS MATERIAL SITE TO THE BEST OF OUR KNOWLEDGE.
20. THE WETLAND SOIL NO LONGER FUNCTIONS AS AN INTEGRAL PART OF THE DRAINAGE AREA DUE TO PREVIOUS CHANGES IN TOPOGRAPHY AND MAN MADE IMPROVEMENTS WHICH INCLUDES HOME S, ROADS & A CLOSED DRAINAGE SYSTEM.
21. AREA OF SITE TO BE DEVELOPED = 3.46 ACRES.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
LANDSCAPE PLAN APPROVED

by Paula P. [Signature]
date Aug 1, 1984

PLANNING APPROVED
DATE 8/1/84
BY [Signature]
ZONING COMMISSIONER

LIST OF ADJACENT PROPERTY OWNERS

1923 BROOKDALE ROAD - LILY M. ERNST & PATRICIA A. CHALKROFT	4569-210
1721 NEWCASTLE ROAD - CHARLES & MARY KAUTZ	5423-005
1721 " - GEORGE & PHYLLIS SINE	5340-101
1601 " - PELAYO & ELSA CORREA	5760-354
1803 " - JOHN EMARY RUSSELL	4694-270
1805 " - JOSEPH & ELIZABETH SCHWIND	5322-524
1807 NEWCASTLE ROAD - WILLIAM & SILETA SCHRIVNER	4054-594

SITE PLAN
OF
ADDITION TO CHADWICK SHOPPING CENTER
ELECTION DISTRICT NO. 1
SCALE: 1"=50'
BALTIMORE CO. MARYLAND
MARCH 29, 1984

KIDDE CONSULTANTS, INC.
CONSULTING ENGINEERS
1020 CROWMELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
PHONE: 321-5500

SOIL TYPES
W04 WATCHUNG SILT LOAM, 0 TO 3% SLOPES (SEE NOTE 13)
A032 ALPINE SILT LOAM, 0 TO 3% SLOPES.
A0C2 ALPINE SILT LOAM 8 TO 15% SLOPES-MODERATELY ERODED.

COUNCILMANIC DISTRICT NO. 1
CENSUS TRACT 4015.04
WATERSHED 266 30
SUB-D-SWERSHED 69 & 70
DEED REF. 5097-303
ACCT. NO. 16-000-0627-0628

OWNER & DEVELOPER
CHADWICK MANOR SHOPPING CENTER
% RALPH DECHIARO ENTERPRISES
700 FAIRMOUNT AVENUE
TOWSON MARYLAND 21204
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