

NOTES:

- NOTES:
1. PLAN FOR CONVERSION OF EXISTING FULL SERVICE STATION (CASE NO. 3530-RX) TO GAS & GO.
 2. PLAN FOR SPECIAL EXCEPTION TO PERMIT USE IN COMBINATION OF A FOOD STORE LESS THAN 5000 sq WITH AN AUTOMOTIVE SERVICE STATION - SECTION 405.4.D.3
 3. PLAN FOR VARIANCE TO PERMIT MAIN STRUCTURE TO BE 25' FROM STREET R/W IN LIEU OF REQUIRED 35'-SECTION-405.4.A.2.a.

BALTIMORE COUNTY FIRE STATION
ZONED BL

Ex. 8" Water Ref. Dwg. 54-308

Ex Conc Curb

DUNMANWAY
(EX. 65' R/W)

STOCKAGE ICE DETAIL

ROAD

POINT
EX. CO' R/W

SATOS

DUNDALK 13/76
TOWNHOUSES
13/176

ZONE:D DR-10.5

PARKING CALCULATIONS
1-SPACE PER 200 SF OF
BLDG. AREA = 2585 SF
 $2585 \text{ SF} \div 200 = 12.9$
REQUIRED = 13
PROVIDED = 32

LEGEND

- 37--- Existing Contour
 ---37--- PROPOSED CONTOUR
 --- Exist Curb (Conc. Or Macadam)
 --- Exist Curb (Conc. Or Macadam)
 --- To Be Removed.
 --- PROPOSED CURB
 PROPOSED CONC. WALK OR
 7' CONC. ENTRANCE
 PROPOSED CONC. PARKING PAD
 OR DUMPSTER PAD.
 RESURFACING

* EX ENTRY MAY BE CLOSED
WITH REDEVELOPMENT OF
EX 7-ELEVEN STORE

DEVELOPER _____ SOL _____
HARRY BROWN
7-ELEVEN FOOD STORES
8605 OLD HARFORD AVE.
BALTIMORE MARYLAND 21234
PHONE (301) 665-7885
OWNER _____
THE FILLETTI COMPANY
7815 SEASIDE ROAD
BALTIMORE, MARYLAND 21222

FT. AREA OF RESURFACING
WARP TO MATCH EXIST.
AVING.

3994/516
7-ELEVEN STORE
SOUTHLAND CORPORATION

Ex. 7 - Eleven Store
1-Story Building

PLAN
SCALE: 1" = 10'

PAVING DETAIL
NOT TO SCALE

ZONED BL
5176/226
F.M.C.A. INC.

1 1/2" BAND (SN)
4 1/2" BAND (SI) OR
APPROVED EQUAL

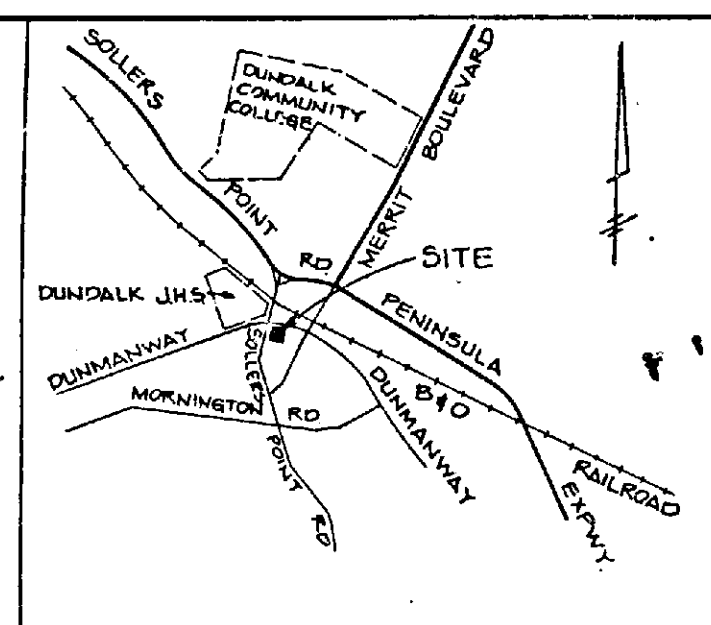
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1. PLAN FOR CONVERSION OF EXISTING FULL SERVICE STATION (CASE NO. 3530-RX) TO GAS & GO.
 2. PLAN FOR SPECIAL EXCEPTION TO PERMIT USE IN COMBINATION OF A FOOD STORE LESS THAN 5000 SF WITH AN AUTOMOTIVE SERVICE STATION - SECTION 409.4.1.D.
 3. PLAN FOR VARIANCE TO PERMIT MAIL STRUCTURE TO BE 25' FROM STREET R/W IN LIEU OF REQUIRED 35'-SECTION 409.4.A.2.c.

BALTIMORE COUNTY FIRE STATION
ZONED BL

BENCHMARK
+ CUT IN CONG. WALK NORTH SIDE OF
DUNMANWAY OFFSITE SOUTH EAST
CORNER DUNDALK JR. HIGH SCHOOL
S. 13, 263.33 E. 29, 090.82
ELEV. 30.50

SOIL TYPE DATA:
ENTIRE SITE IS S1B SASSAFRAS-URB1J LAND COMPLEX
2 TO 5 PERCENT SLOPES

AREA TYPE	BLDG 3 STORIES OR LESS (NO BASEMENT)	STREETS & PARKING AREAS
087	S1B SLIGHT SLOPE	SLIGHT SLOPE



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. It shall be distinctly understood that failure to mention specifically any work which would normally be required to complete this project shall not relieve the contractor of his responsibility to complete such work.
2. The contractor shall note that in case of a discrepancy between the scaled and the figured dimensions shown on these plans, the figured dimensions shall govern.
3. See sheet of for LANDSCAPE PLAN.
4. Work performed within a public R/W shall be in accordance with applicable State of Md. and Balto. Co. Standards & Specifications.
5. All existing site features not being retained shall be removed and disposed of at a Balto. Co. approved location.
6. Provide reverse slope gutter pan in those locations so noted.
7. Existing utilities have been plotted from available records verification of exact location of utilities shall be the contractor's responsibility. Any utilities damaged due to contractor's negligence shall be repaired immediately at his expense.
8. It shall be the responsibility of the contractor to notify the Engineer of any deviation from this plan prior to any change being made. Any deviation from this plan without written authorization from the Engineer will be the responsibility of the contractor.
9. Any material stockpiled outside the delineated limit of disturbance shall be covered with an impervious material and adequately anchored to prevent discharge of sediment laden runoff.
10. Placement of all fill material is to be placed in 8" thick loose courses and compacted. Compaction under parking surface to be to 90% density. Compaction to be determined by ASTM D-1557 (Modified Proctor). Any fill within building area is to be compacted to a minimum of 95%.
11. All curb & gutter to be Balto. Co. Standard unless otherwise noted.

SITE ANALYSIS

1. ZONING: BL
2. AREA OF SITE: 37,153 SF. GROSS / NET
3. PARKING CALCULATIONS:
PARKING REQUIRED:
1- SPACE PER 200 SF. OF BUILDING = 13
PARKING PROVIDED:
32 SPACES PLUS 1- HANDICAP SPACE = 33
4. EXISTING USAGE - GASOLINE SERVICE STATION
5. PROPOSED USAGE - 7- ELEVEN STORE w/ GASOLINE PUMP ISLAND
6. SETBACKS:
FRONT YARD: 35'
REAR YARD: 120'
SIDE YARD: 0'
CORNER SIDE YARD: 35'
GASOLINE PUMP: 15' OFF ANY STREET
7. CENSUS TRACT: 4211.01
8. COUNCILMANIC DISTRICT: 7
9. WATER SHED NO. 35
10. SEWER SHED NO. 42
11. TAX MAP NO. 103
12. PARCEL NO. P.449
13. PROPERTY NO. 1204076525
14. DISTURBED AREA: 36,427 SF.
15. AREA TO BE PAVED: 29,207 SF.
16. TOTAL LANDSCAPED AREA: 8,510 SF. = 23%.
17. TOTAL IMPERVIOUS AREA: 29,233 SF.
18. DEED REFERENCE / OWNER: 6521/525 THE FILLETTI COMPANY 7815 SEASIDE ROAD BALTIMORE, MARYLAND 21222
19. FLOOR TO AREA RATIO = 7.0%

NOTES:

1. LIGHTING FOR GASOLINE SERVICE ISLAND TO BE PROVIDED BY 4-400 WATT LIGHTS LOCATED ON THE UNDERSIDE OF THE CANOPY CONFORMING TO SECTION 409.4.B. NO ADDITIONAL FREE STANDING LIGHTS TO BE PROVIDED
2. GASOLINE SALES WILL BE CONDUCTED FROM BOOTH AT GASOLINE SERVICE ISLAND.
3. LANDSCAPING AND SCREENING SHALL CONFORM TO THE STANDARDS CONTAINED IN BALTIMORE COUNTY LANDSCAPE MANUAL ADOPTED PURSUANT TO SECTION 22-109 OF THE BALTIMORE COUNTY CODE.
4. THERE ARE NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT AND HAZARDOUS MATERIALS ON THIS PROPERTY.
5. ESTIMATED ADDITIONAL A.D.T. 1,499 VEHICLE TRIPS / DAY * TAKEN FROM TRIP GENERATION MANUAL FOR CONVENIENCE MARKET

PLAN FOR CRG AND
SITE DEVELOPMENT PLAN
7-ELEVEN FOOD STORE
SOLLERS POINT ROAD
& DUNMANWAY

Baltimore County, Md. Sept. 17, 1984
Twelfth Election District Scale: 1" = 10'

ROAD

POINT
(EX. 60' R/W)

SOLLERS

- LEGEND
- Existing Contour
 - - - Proposed Contour
 - ==== Exist. Curb (Conc. Or Macadam)
 - ==== To Be Removed
 - ===== PROPOSED CURB
 - ===== PROPOSED CONG. WALK OR 7" CONG. ENTRANCE
 - ===== PROPOSED CONG. PARKING PAD OR DUMPSTER PAD
 - ===== RESURFACING

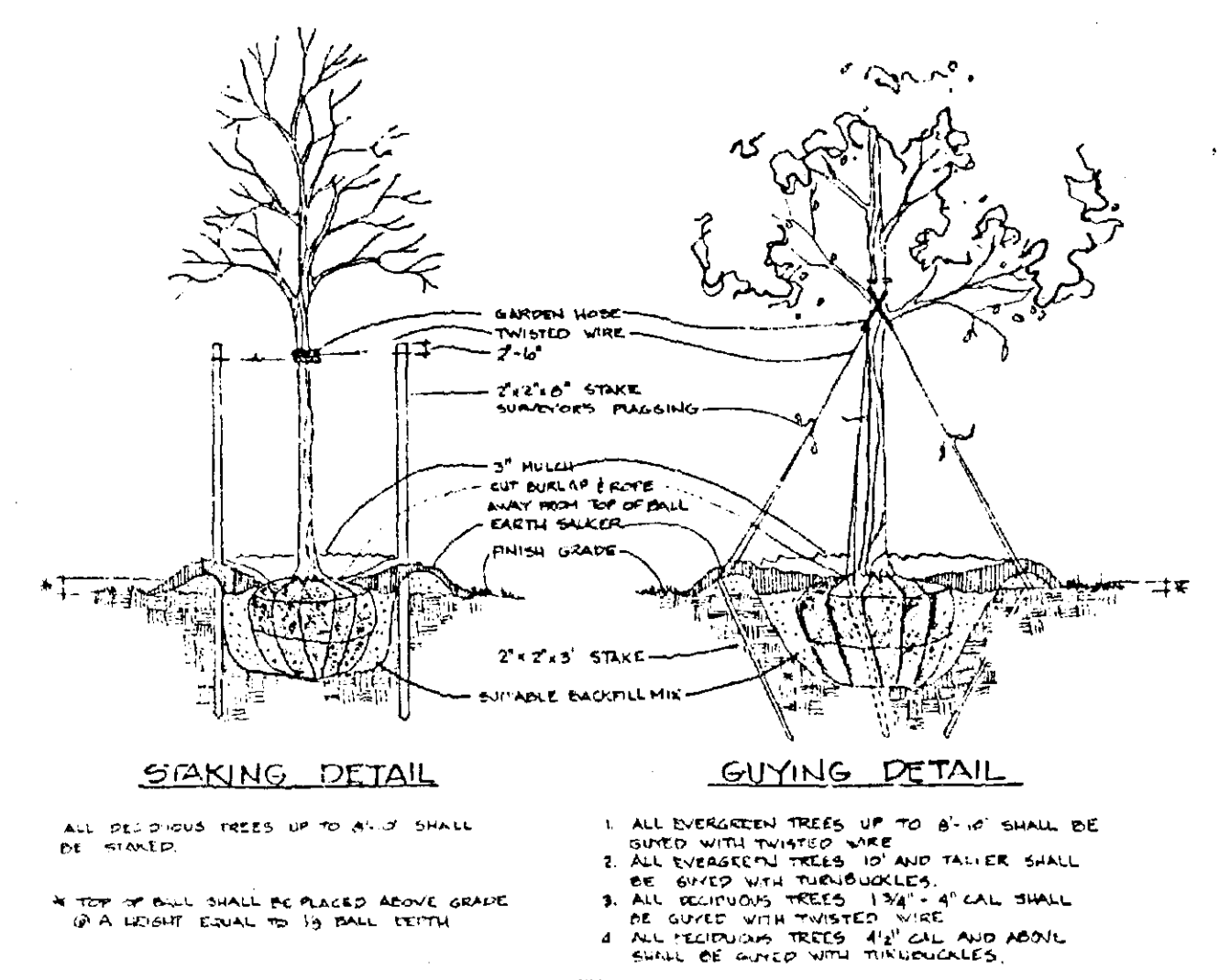
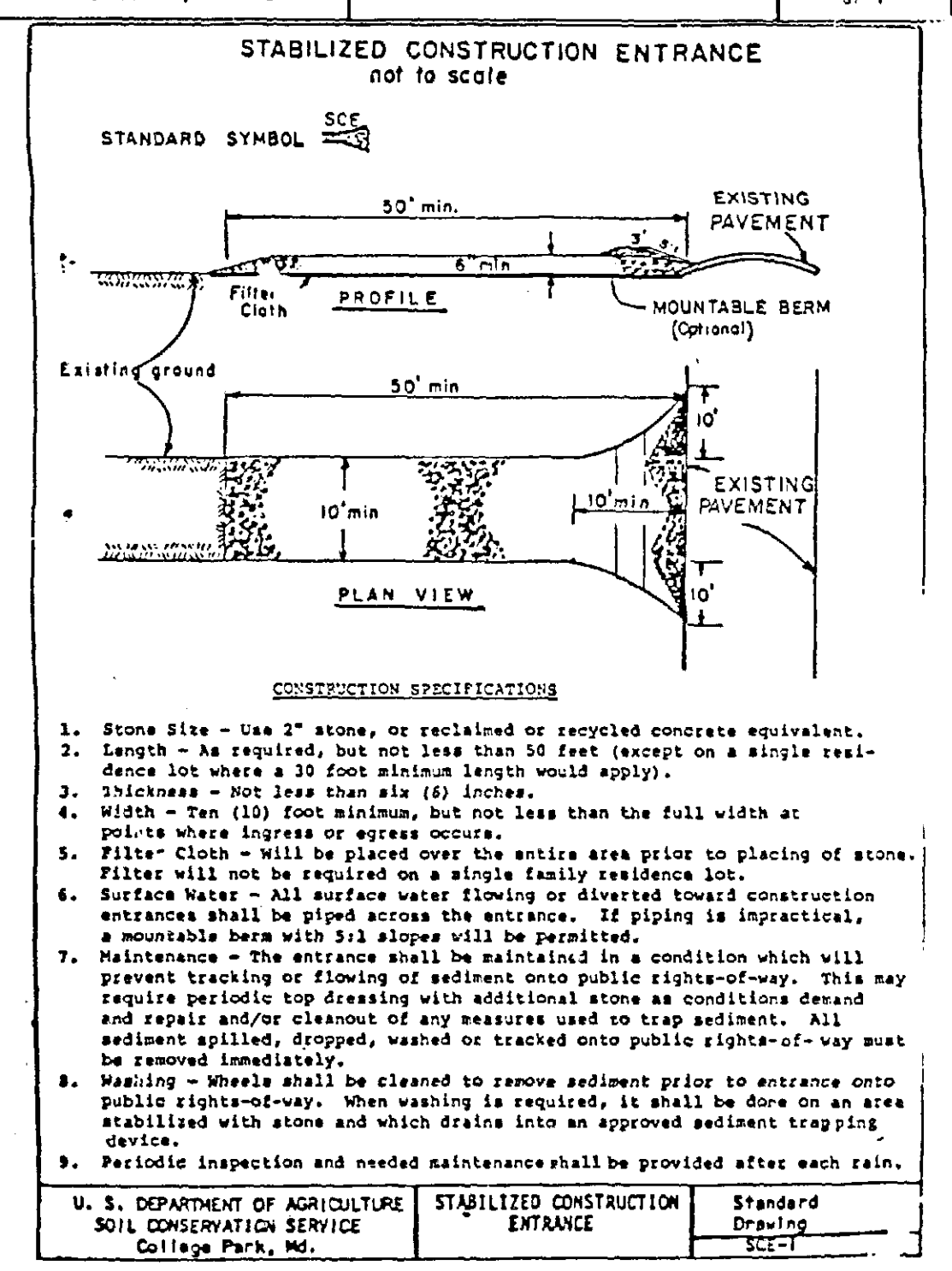
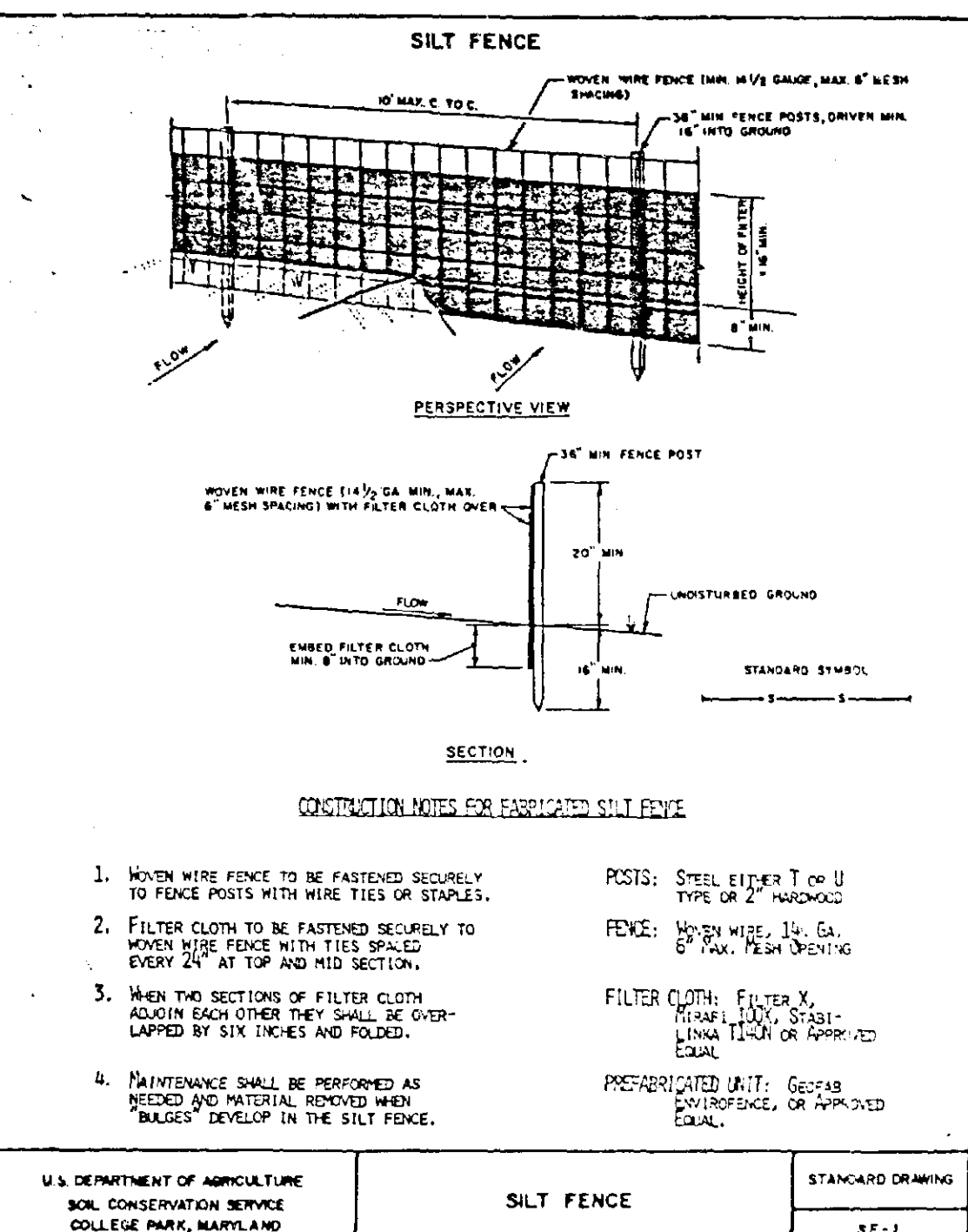
DE: ELOPER
HARRY BROWN
7-ELEVEN FOOD STORES
8609 OLD HARTFORD AVE.
BALTIMORE MARYLAND 21234
PHONE (301) 665-7885
OWNER
THE FILLETTI COMPANY
7815 SEASIDE ROAD
BALTIMORE, MARYLAND 21222

PLAN
SCALE: 1" = 10'

PAVING DETAIL
NOT TO SCALE

AREA CALCULATION
1500 SF. x 4 = 6000 SF. MIN.
1800 SF. x 4 = 7200 SF. MIN.
ADDITIONAL AREA FOR FOOD STORE
4 x 2585 SF. = 10,340 SF.
TOTAL AREA REQUIRED: 25,340 SF.
TOTAL AREA PROVIDED: 37,153 SF.

CDH ENGINEERING
CORPORATION
702 N. Crain Highway
Glen Burnie, Maryland 21061
(301) 761-1111



GENERAL NOTES

SEDIMENT CONTROL

1. Refer to USDA-Soil Conservation Service "1983 Standards and Specifications for Soil Erosion and Sediment Control" for standard details and detailed specifications of each practice specified herein.
2. With the approval of the sediment control inspector, minor field adjustments can and will be made to insure the control of any sediment. Changes in sediment control practices require prior approval of the sediment control inspector and the Soil Conservation District.
3. At the end of each working day, all sediment control practices will be inspected and left in operational condition.
4. And disturbed earth left idle for periods exceeding 30 days shall be stabilized according to temporary stabilization specifications.
5. Any change to the grading proposed on this plan requires re-submission to the County Soil Conservation District for approval.
6. Dust control will be provided for all disturbed areas. Refer to USDA-Soil Conservation Service "1983 Standards and Specifications for Soil Erosion and Sediment Control" pp. 62.02 for acceptable methods and specifications for dust control.
7. Any variations from the sequence of operations stated on this plan requires the approval of the sediment control inspector and the County Soil Conservation District prior to the initiation of the change.
8. Final basin dredge to be deposited in an area protected by approved sediment control measures.
9. If required by the sediment control inspector, fencing shall be installed to prevent access to the basin by children.

PERMANENT SEEDING NOTES

All disturbed areas shall be stabilized as follows:

Seedbed Preparation: Loosen upper 3-inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: Apply 2 tons per acre dolomitic limestone (92 LBS/1000 Sp. Ft.) and one of the following fertilizers: 1000 LBS 10-10-10 per acre or apply 600 LBS 10-10-10/ACRE and disc in, and at time of seeding apply an additional 400 LBS of 30-0-0 ureaform fertilizer per acre. Harrow or disc lime and fertilizer into upper 3 inches of soil.

Seeding: Apply 5-6 lbs. per 1,000 square feet of Kentucky 31 tall fescue between February 1 and April 30 or between August 15 and October 31. Apply seed uniformly with a cyclone seeded drill, cultipacker seeder or hydroseeder (slurry includes seeds and fertilizer, recommended on steep slopes only) on a moist, firm seedbed. Maximum seed depth should be 1/4" in clayey soils and 1/2" in sandy soils when using other than the hydroseeder method. Irrigate if soil moisture is deficient to support adequate growth, until vegetation is firmly established.

Mulching: Mulch shall be unchopped, unrotted, small grain straw applied at a rate of 70 to 90 lbs. per 1,000 square feet. Mulch materials shall be free of prohibited noxious weeds which are: Canada Thistle, Johnsongrass, and Quackgrass. Spread mulch mechanically or uniformly by hand; mulch anchoring shall be accomplished immediately after mulch placement to minimize loss by wind or water. This may be done by peg and twine method, mulch anchoring tool, netting or liquid mulch binders.

Maintenance: Inspect all seeded areas and make needed repairs, replacements, and/or seedings.

TEMPORARY SEEDING NOTES

Seedbed Preparation: Loosen upper 3-inches by discing, raking, or other acceptable means.

Soil Amendments: Apply 50 LBS. of Dolomitic Limestone per 1,000 Sq. Ft. and 15 LBS. of 10-10-10 per 1,000 Sq. Ft.

Seeding: Perennial rye, Italian rye- 0.92 lbs. per 1,000 Sq. Ft. (February 1 through April 30 or August 15 through Nov. 1) Millet - 0.92 lbs. per 1,000 Sq. Feet (May 1 - August 15) Same as above (November 2 through January 31, use mulch only)

Mulching: Same as permanent seeding above

SPECIFICATION FOR PLANTING

Plant Identification: All plants shall be properly marked for identification and checking.

List of Plant Materials: The quantities given in the plant list are approximate only. The Contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Designer. The Contractor shall furnish and plant all plants required to complete the work as shown on the drawings. Substitutions shall not be made without the written approval of the Landscape Designer. This contract will be based on the bidder having verified, prior to bidding, the availability of the required plant materials as specified on the Plant Materials List.

Plant Quality: All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and shall be vigorous, healthy and of good color. All plants shall be sound, free of plant diseases or insect eggs and shall have a healthy normal root system. Plants shall be freshly dug and not heeled-in stock, nor stock from cold storage. All plants shall be nursery grown. Plants shall not be injured prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. All plants including container grown shall conform to the branch, caliber and height specifications of the American Standard for Nursery Stock (ANSI Z60.1-1973), and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 24" and shall be uniformly well-shaped. All plant sizes shall average at least the middle of the range given in the plant list.

Plant Spacing: Plant spacing is to scale on plan. No plants except espaliered material shall be closer than 30" to buildings.

Soil Mix: Soil mix will be 2/3 existing soil, 1/3 leafmold or equal organic material, thoroughly mixed and homogenized.

Ball Size: The ball size shall conform to the American Association of Nurserymen's publication entitled American Standard For Nursery Stock, ANSI Z60.1-1973.

Excavation: Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider than ball diameter. Beds for mass planting shall be entirely retotilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls. Organic material (i.e. leafmold) will be incorporated into plant beds by tilling again. Proportions of soil to organic material will be 2 parts to 1 part.

Planting: Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay, lumps, stumps, roots, weeds, bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise such as frost or soil drainage or chemical residues, they should be called to the attention of the Landscape Designer and Owner for adjustments before planting. The plant shall be set plumb and straight and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher. Remove rope from around tree trunks and lay back burlap from top of all b&b material. Nylon or vinyl rope and/or burlap will be completely removed from all plant material prior to planting.

Transplanting Trees by Tree Machines: Trees shall be moved by machines that provide a minimum ball diameter of 9" per 1" of tree caliber. Holes are to be dug by the same size machine as the one transporting the plant. The plant material shall be transplanted in approximately the same growing condition as it is presently growing, in terms of soil type and moisture content. Fertilize and guy as described in these plans and specifications.

Cultivation: All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 3" with fine shredded hardwood bark. The area around isolated plants shall be mulched to at least 6" greater diameter than that of the hole. Plant beds adjacent to buildings shall be mulched to the building wall.

Maintenance: The Contractor shall be responsible during the contract and up to the time of acceptance, for keeping the planting and work incidental thereto in good condition, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, rescuing and cleaning up and by performing all other necessary operations of care for promotion of good plant growth so that all work is in satisfactory condition at time of acceptance, at no additional cost to the Owner.

Fertilizer: Fertilizer shall be a slow release type contained in polyethylene perforated bags with micronore holes for controlled feeding such as Easy Grow as manufactured by Specialty Fertilizer, Inc., Box 355, Suffern, New York 10900, or approved equal. The bags shall contain 1 ounce of soluble fertilizer analysis (16-16-16) per unit to last three years and shall be applied during planting as recommended by the manufacturer. If fertilizer packets are not used the Contractor shall apply granular fertilizer to the soil mix with 10-6-4 analysis, 50% organic, at the following rates: Tree Pits, 2-3 lbs. per caliber inch; Shrub Beds, 2-3 lbs. per 100 sq. ft.; Ground Cover, 2-3 lbs. per 100 sq. ft.

Ground Cover: All areas of ground cover shall be retotilled to a depth of 6". Apply 2" of organic material and retotill until thoroughly mixed. Apply fertilizer as stated above.

Guarantee and Replacement: All material shall be unconditionally guaranteed for one year. The Contractor is not responsible for losses or damage caused by mechanical injury or vandalism.

Property Owners: Robert Richman
Location: N/S Cedarmere Road 479' E. Mason Court
Zoning: D.R. 3-5
Special Hearing to determine that the proposed use will still constitute a single family dwelling.

AS 1.17
riets: lth

35-71 X SP/HA Temp. file

AS 10/2
11/15
9:30

35-130-SP/HA

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION & SEDIMENT CONTROL REPRESENTS A PRACTICAL, WORKABLE PLAN BASED ON PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF BALTIMORE COUNTY EROSION AND SEDIMENT CONTROL SECTION.

DEVELOPER'S CERTIFICATE

I/WE HEREBY CERTIFY THAT ANY CLEARING GRADING CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.



SEQUENCE OF CONSTRUCTION

1. Install Silt Fence and Stabilized Construction Entrance	1 day
2. Raze existing building and other site features not being retained	5 days
3. Construct building	90 days
4. Construct all curb & gutter	5 days
5. Construct parking areas, driveways and sidewalks	3 days
6. Install landscaping materials and apply permanent seeding	2 days
7. Remove Erosion Control Devices, with Inspector's approval, and pave site	2 days
8. Clean Debris and trash from site and stabilize any remaining disturbed area	1 day

CDH ENGINEERING CORPORATION
702 N. Crain Highway
Glen Burnie, Maryland 21061
(301) 767-1111

SEDIMENT CONTROL DETAILS FOR 7-ELEVEN FOOD STORE
SOLLERS POINT ROAD & DUNMANWAY
Baltimore County, Md. Oct. 1984
Twelfth Election District As Shown

3 of 4

- NOTES:
1. PLAN FOR CONVERSION OF EXISTING FULL SERVICE STATION (CASE NO. 3530-KX) TO GAS & GO.
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PLANS APPROVED
OFFICE OF PLANNING & ZONING

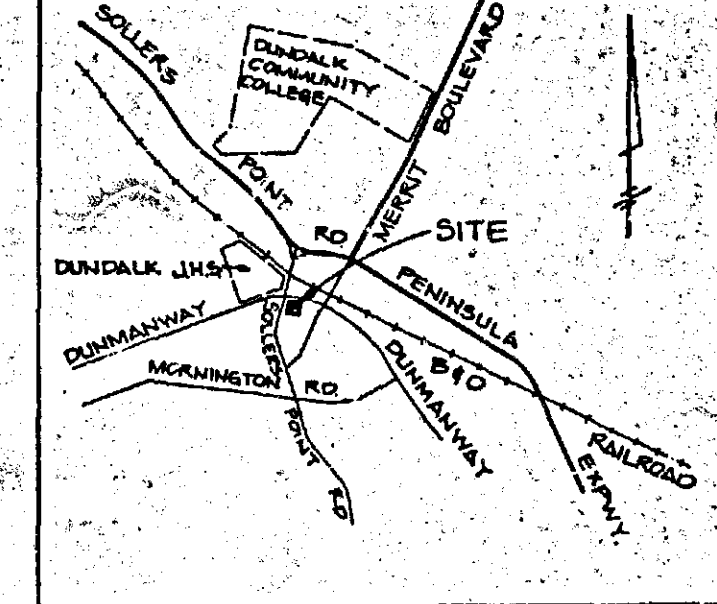
DATE: 10/17/84
BY: [Signature]
DATE: 11/1/84
BY: [Signature]
85-71
C-1564-84

BALTIMORE COUNTY FIRE STATION
ZONED BL

BENCHMARK
+ CUT IN CONC. WALK NORTH NO. X-3329
SIDE OF
DUNMANWAY OPPOSITE SOUTH EAST
CORNER DUNDALK JR. HIGH SCHOOL
S 13,283.33 E 29,090.82
ELEV. 30.50

SOIL TYPE DATA:
ENTIRE SITE IS S_{MB} SANDS/CLAY - URBAN LAND COMPLEX
2 TO 5 PERCENT SLOPES

AREA TYPE	SLOPES STORIES OR LESS (NO BASEMENT)	STREETS & PARKING AREAS
0.07 S _{MB}	SLIGHT SLOPE	SLIGHT SLOPE



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. It shall be distinctly understood that failure to mention specifically any work which would normally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
2. The contractor shall note that in case of a discrepancy between the scaled and the figured dimensions shown on these plans, the figured dimensions shall govern.
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11. All curb & gutter to be Balto. Co. Standard unless otherwise noted.

SITE ANALYSIS

1. ZONING: BL
2. AREA OF SITE: 37,753 SF. GROSS ± NET
3. PARKING CALCULATIONS
PARKING REQUIRED:
1-SPACE PER 200 SF OF BUILDING = 13
PARKING PROVIDED:
30 SPACES PLUS 1-HANDICAP SPACE = 33
4. EXISTING USAGE - GASOLINE SERVICE STATION
5. PROPOSED USAGE - 7-ELEVEN STORE w/ GASOLINE PUMP ISLAND
6. SETBACKS: REQUIRED FROM (7-ELEVEN), FROM (KIOSK)
FRONT YARD: 35' 120'
REAR YARD: 0' 3'
SIDE YARD: 0' 8'
CORNER SIDE YARD: 35' 86'
GASOLINE PUMP: 15' OFF ANY STREET
7. CENSUS TRACT: 4211.01
8. COUNCILMANIC DISTRICT: 7
9. WATER SHED NO. 35
10. SEWER SHED NO. 40
11. TAX MAP NO. 103
12. PARCEL NO. P.449
13. PROPERTY NO. 120A076525
14. DISTURBED AREA: 36,427 SF
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16. TOTAL LANDSCAPED AREA: 8,510 SF ± 23%
17. TOTAL IMPERVIOUS AREA: 29,233 SF
18. DEED REFERENCE: OWNER: 65912325
THE FILLETTI COMPANY
7015 SEASIDE ROAD
BALTIMORE MARYLAND 21222
19. FLOOR TO AREA RATIO = 7.0%

NOTES:

1. LIGHTING FOR GASOLINE SERVICE ISLAND TO BE PROVIDED BY 4-400 WATT LIGHTS LOCATED ON THE UNDERSIDE OF THE CANOPY CONFORMING TO SECTION 40B.4.02. NO ADDITIONAL FREE STANDING LIGHTS TO BE PROVIDED
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4. THERE ARE NO HISTORIC BUILDINGS, METALLIC CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT AND HAZARDOUS MATERIALS ON THIS PROPERTY.
5. ESTIMATED ADDITIONAL A.D.T. - 1403 VEHICLE TRIPS / DAY
6. * TAKEN FROM TRIP GENERATION MANUAL FOR CONVENIENCE MARKET

CRG APPROVED 5-17-84

PLAN FOR CRG
AND
SITE DEVELOPMENT PLAN

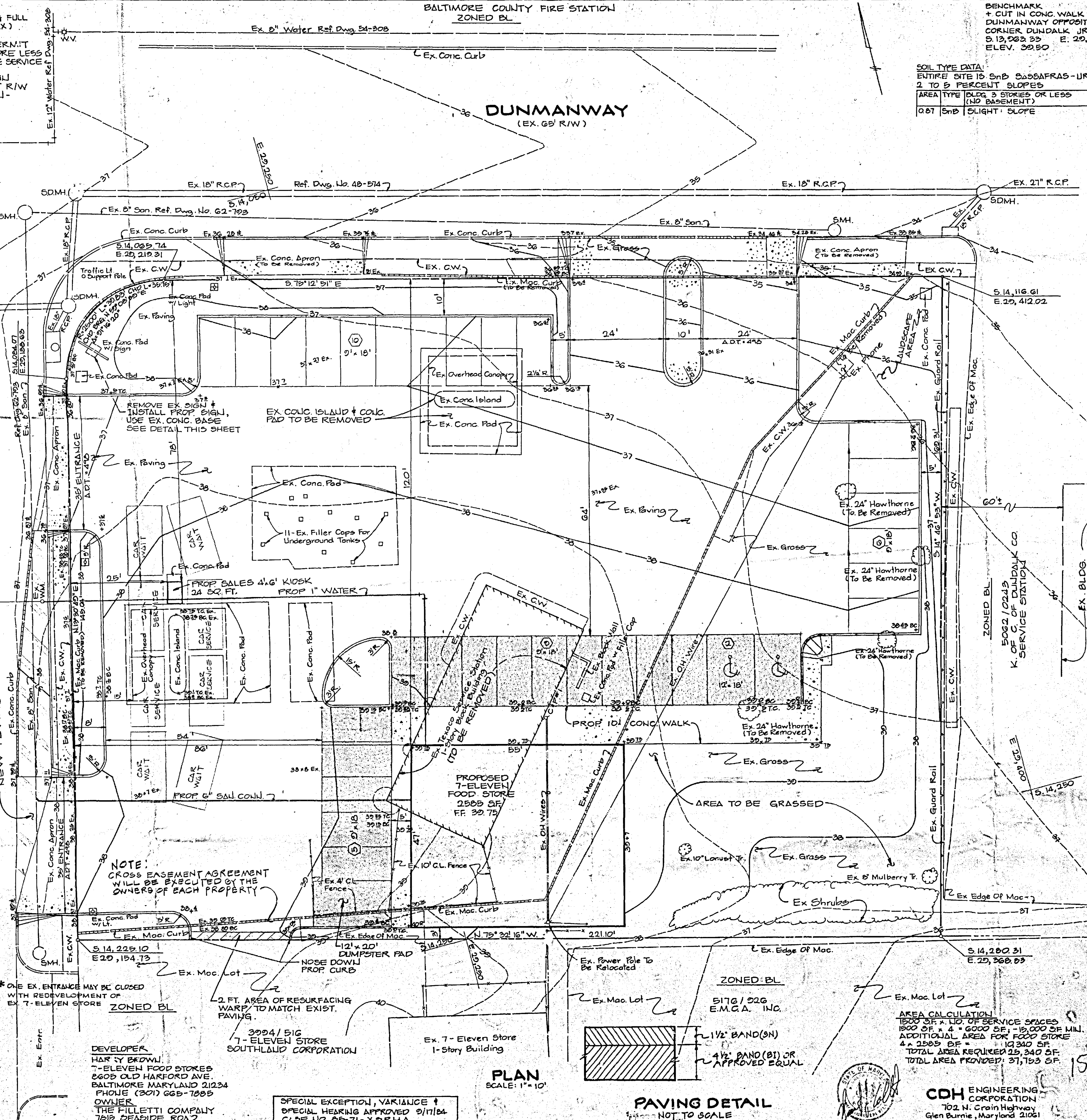
7-ELEVEN FOOD STORE
SOLLERS POINT ROAD
& DUNMANWAY

Baltimore County, Md. Sept. 24, 1984
Twelfth Election District Scale: 1" = 10'

ROAD

POINT
(EX. 60' R/W)

SOLLERS



* ONE EX. ENTRANCE MAY BE CLOSED WITH REDEVELOPMENT OF EX. 7-ELEVEN STORE

NOTE:
CROSS EASEMENT AGREEMENT
WILL BE EXECUTED BY THE
OWNERS OF EACH PROPERTY

SIGN DETAIL - MODEL 40
No Scale
PARKING CALCULATIONS
1-SPACE PER 200 SF OF
BLDG AREA = 2585 SF
2585 SF ÷ 200 = 12.9
REQUIRED = 13
PROVIDED = 32

LEGEND
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- - - OR DUMPSTER PAD
- - - RESURFACING

DEVELOPER
HARVEY BROWN
7-ELEVEN FOOD STORES
8605 OLD HARFORD AVE.
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PHONE (301) 665-1885
OWNER
THE FILLETTI COMPANY
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BALTIMORE MARYLAND 21222

3394 / 516
7-ELEVEN STORE
SOUTHLAND CORPORATION

Ex. 7-Eleven Store
1-Story Building

PLAN
SCALE: 1" = 10'

SPECIAL EXCEPTION, VARIANCE &
SPECIAL HEARING APPROVED 9/17/84
CASE NO. 85-71-X.S.P.H.A.

PAVING DETAIL
NOT TO SCALE

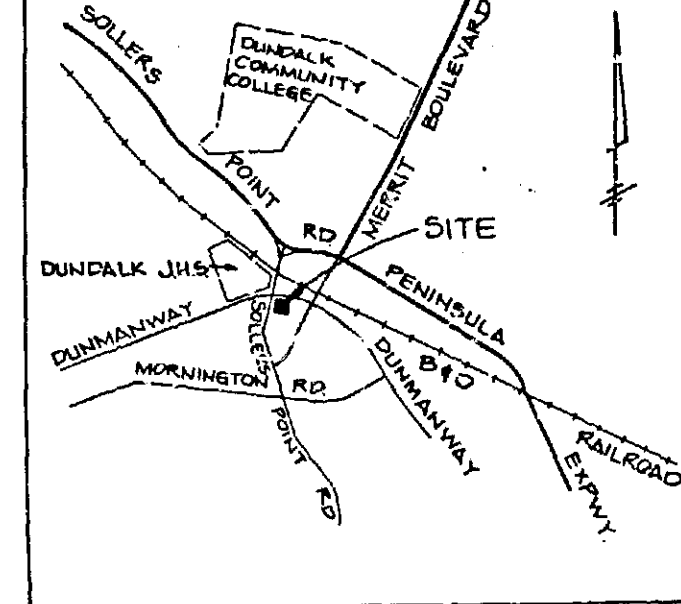


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(410) 761-1111

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1. PLAN FOR CONVERSION OF EXIST. 3 FULL SERVICE STATION (CASE NO. 3530-RX) TO GAS & GO.
 2. PLAN FOR SPECIAL EXCEPTION TO PERMIT USE IN COMBINATION OF A FOOD STORE LESS THAN 5000 SF WITH AN AUTOMOTIVE SERVICE STATION - SECTION 409.4.0.8
 3. PLAN FOR VARIANCE TO PERMIT MAIL STRUCTURE TO BE 25' FROM STREET R/W IN LIEU OF REQUIRED 35'-SECTION 409.4.4.2.a.

BALTIMORE COUNTY FIRE STATION
ZONED BL

BENCHMARK NO. X-8329
+ CUT IN CONC WALK NORTH SIDE OF
DUNMANWAY OPPOSITE SOUTH EAST
CORNER DUNDALK JR. HIGH SCHOOL
S. 13,063.33 E. 29,090.82
ELEV. 30.50



VICINITY MAP
SCALE: 1" = 2000'

SOIL TYPE DATA:
ENTIRE SITE IS S&B SASSAFRAS-URBDW LAND COMPLEX
2 TO 5 PERCENT SLOPES

AREA TYPE	EX. CO. 3 STORIES OR LESS (NO BASEMENT)	STREETS & PARKING AREAS
0.87 S&B	SLIGHT SLOPE	SLIGHT SLOPE

LANDSCAPE REQUIREMENTS

1. 310 LF FRONTAGE: 10 TREES REQ'D - 10 PROVIDED
2. 32 PKG SPACES PROVIDED: 5 TREES REQ'D - 5 PROVIDED
3. SCREENED DUMPSTER
4. SCREENED PARKING

PLANT LIST

KEY	QUANT	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
T-1	6	PIR'S GALLEXYANA SHADPOCK SHADPOCK	2 1/2' CAL.	210
T-2	4	ACER RUBRA 'RED SUNSET' RED SUNSET MAPLE	2 1/2' CAL.	210
E-1	1	TRIA CANADENSIS CANADIAN HENLOCK	4' 5'	210
E-2	6	QUERCUS ALBA EASTERN WHITE OAK	4' 5'	210
S-1	30	EUNYMIS CEDROLANA CEDROLEAF EUNYMIS	2 1/2' HIGH	SHADE 3' 0" 210
S-2	10	JUNIPERUS SABINA TAMU JUNIPER	2 1/2' HIGH	SHADE 3' 0" 210
S-3	11	VIBURNUM ACUTIFOLIUM LEATHERLEAF VIBURNUM	2 1/2' HIGH	SHADE 3' 0" 210
S-4	12	JUNIPERUS CHINENSIS 'PITCHERMAN' PITCHER JUNIPER	2 1/2' HIGH	SHADE 3' 0" 210

"I certify that the planting plan shown herein is consistent with applicable policy, guidelines and ordinances, and that all plant material to be furnished will be nursery-grown in accordance with the specifications stated in the Baltimore County Landscape Manual, 1983, dated 1/8/83."

Signature of Applicant _____ Date _____

"I certify that the schematic planting plan shown herein is consistent with the goal and intent of the Baltimore County Landscape Manual, 1983, and meets all applicable policy, guidelines and ordinances."

Signature of Applicant _____ Date _____

LANDSCAPE PLAN

HUMAN & ROHDE, INC.
Landscape Architects
110 E. Pennsylvania Avenue
Towson, Maryland 21204
(301) 825-3885

PLAN FOR CRG AND
SITE DEVELOPMENT PLAN
7-ELEVEN FOOD STORE
SOLLERS POINT ROAD
& DUNMANWAY

Baltimore County, Md. Sept. 24, 1984
Twelfth Election District Scale: 1" = 10'

CDH ENGINEERING CORPORATION
102 N. Crain Highway
Glen Burnie, Maryland 21061
(301) 781-1111

PAVING DETAIL
NOT TO SCALE

PLAN
SCALE: 1" = 10'

PARKING CALCULATIONS
1-SPACE PER 100 SF OF BLDG. AREA = 2555 SF
2555 SF ÷ 100 = 25.55
REQUIRED = 13
PROVIDED = 32

LEGEND

- Existing Contour
- PROPOSED CONTOUR
- EXIST. CURB (CONC OR MACADAM)
- EXIST. CURB (CONC OR MACADAM) TO BE REMOVED
- PROPOSED CURB
- PROPOSED CONC WALK OR T CONC ENTRANCE
- PROPOSED CONC PARKING PAD OR DUMPSTER PAD
- RESURFACING

DEVELOPER
HARRY BROWN
7-ELEVEN FOOD STORES
8609 OLD HARBOR AVE
BALTIMORE, MARYLAND 21234
PHONE (301) 665-1805

OWNER
THE FILLETTI COMPANY
1215 DEASIDE ROAD
BALTIMORE, MARYLAND 21222

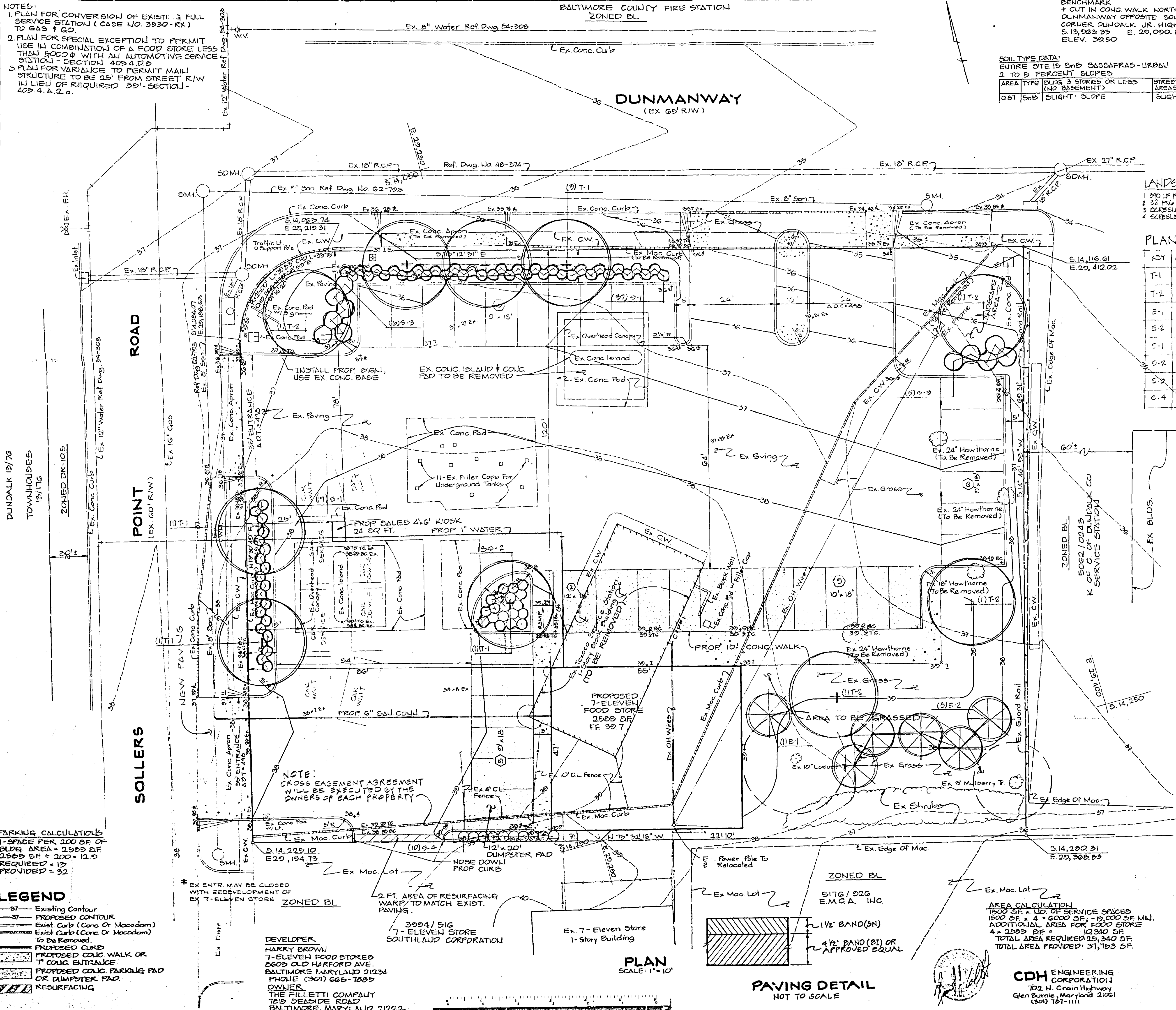
3004/516
7-ELEVEN STORE
SOUTHLAND CORPORATION

Ex. 7-Eleven Store
1-Story Building

SOLLERS
POINT
(EX. 60' R/W)

DUNDALK 13/76
TOWNHOUSES
13/76

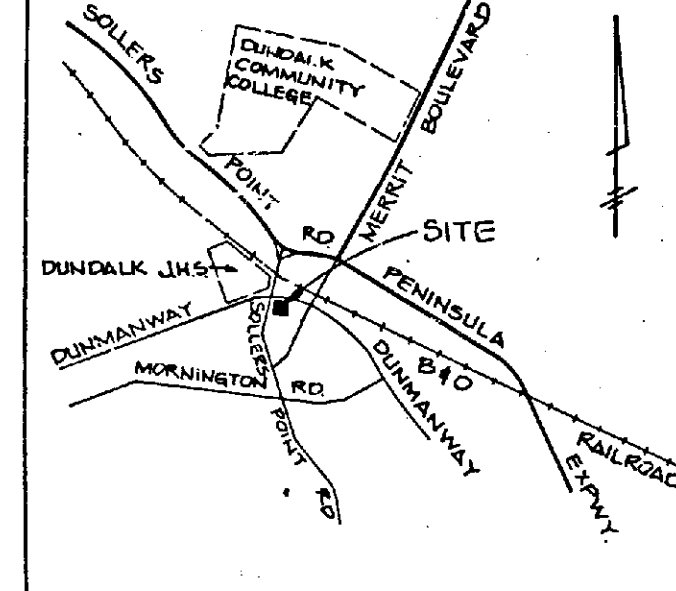
ROAD



- NOTES:
1. PLAN FOR CONVERSION OF EXISTING FULL SERVICE STATION (CASE NO. 3530-RX) TO GAS & GO.
 2. PLAN FOR SPECIAL EXCEPTION TO PERMIT USE IN COMBINATION OF A FOOD STORE LESS THAN 5000 SF WITH AN AUTOMOTIVE SERVICE STATION - SECTION 405.4.0.8
 3. PLAN FOR VARIANCE TO PERMIT MAIN STRUCTURE TO BE 25' FROM STREET R/W IN LIEU OF REQUIRED 35'-SECTION 405.4. A.2.0.

BALTIMORE COUNTY FIRE STATION
ZONED BL

BENCHMARK
CUT IN CONC WALK NORTH SIDE OF
DUNMANWAY OPPOSITE SOUTH EAST
CORNERS DUNDALK JR. HIGH SCHOOL
S. 13,263.33 E. 29,090.82
ELEV. 30.50



VICINITY MAP
SCALE: 1" = 2000'

SOIL TYPE DATA:		STREETS & PARKING AREAS	
ENTIRE SITE IS	5.5% SASSAFRAS-URDU LAND COMPLEX	2 TO 5 PERCENT SLOPES	
AREA TYPE	B.L.G. 3 STORIES OR LESS (NO BASEMENT)		
0.87	5.5% SLIGHT SLOPE		SLIGHT SLOPE

GENERAL NOTES

1. It shall be distinctly understood that failure to mention specifically any work which normally shall be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
2. The contractor shall note that increase of a discrepancy between the scaled and the figured dimensions shown on these plans, the figured dimensions shall govern.
3. See sheet of for LANDSCAPE PLAN.
4. Work performed within a public R/W shall be in accordance with applicable State of Md. and Balto. Co. Standards & Specifications.
5. All existing site features not being retained shall be removed and disposed of at a Balto. Co. approved location.
6. Provide reverse slope gutter pan in those locations so noted.
7. Existing utilities have been plotted from available records verification of exact location of utilities shall be the contractor's responsibility. Any utilities damaged due to contractor's negligence shall be repaired immediately at his expense.
8. It shall be the responsibility of the contractor to notify the Engineer of any deviation from this plan prior to any change being made. Any deviation from this plan without written authorization from the Engineer will be the responsibility of the contractor.
9. Any material stockpiled outside the delineated Limit of Disturbance shall be covered with an impervious material and adequately anchored to prevent discharge of sediment laden runoff.
10. Placement of all fill material is to be placed in 3" thick loose courses and compacted. Compaction under parking surface to be to 90% density. Compaction to be determined by ASTM D-1557 (Modified Proctor). Any fill within building area is to be compacted to a minimum of 95%.
11. All curb & gutter to be Balto. Co. Standard unless otherwise noted.

SITE ANALYSIS

1. ZONING: BL
2. AREA OF SITE: 37,153 SF. GROSS / NET
3. PARKING CALCULATIONS
PARKING REQUIRED
1-SPACE PER 200 SF OF BUILDING = 13
PARKING PROVIDED:
30 SPACES PLUS 1-HANDICAP SPACE = 33
4. EXISTING USAGE - GASOLINE SERVICE STATION
5. PROPOSED USAGE - 7-ELEVEN STORE w/ GASOLINE PUMP ISLAND
6. SETBACKS: REQUIRED PRO. (7-ELEVEN), PRO. (KIOSK)
FRONT YARD: 35' 120' 75'
REAR YARD: 0' 3' 0'
SIDE YARD: 0' 8' 25'
CORNER SIDE YARD: 35' 86' 25'
GASOLINE PUMP: 15' OFF ANY STREET
7. CENSUS TRACT: 4211.01
8. COUNCILMANIC DISTRICT: 7
9. WATER SHED NO. 35
10. SEWER SHED NO. 40
11. TAX MAP NO. 103
12. PARCEL NO. P.449
13. PROPERTY NO. 1204076325
14. DISTURBED AREA: 36,427 SF.
15. AREA TO BE PAVED: 25,207 SF.
16. TOTAL LANDSCAPED AREA: 8,519 SF. = 23%.
17. TOTAL IMPERVIOUS AREA: 29,293 SF.
18. DEED REFERENCE 1/OWNER: 6591/325 THE FILLETTI COMPANY 7015 SEASIDE ROAD BALTIMORE, MARYLAND 21222
19. FLOOR TO AREA RATIO = 7.0%

NOTES:

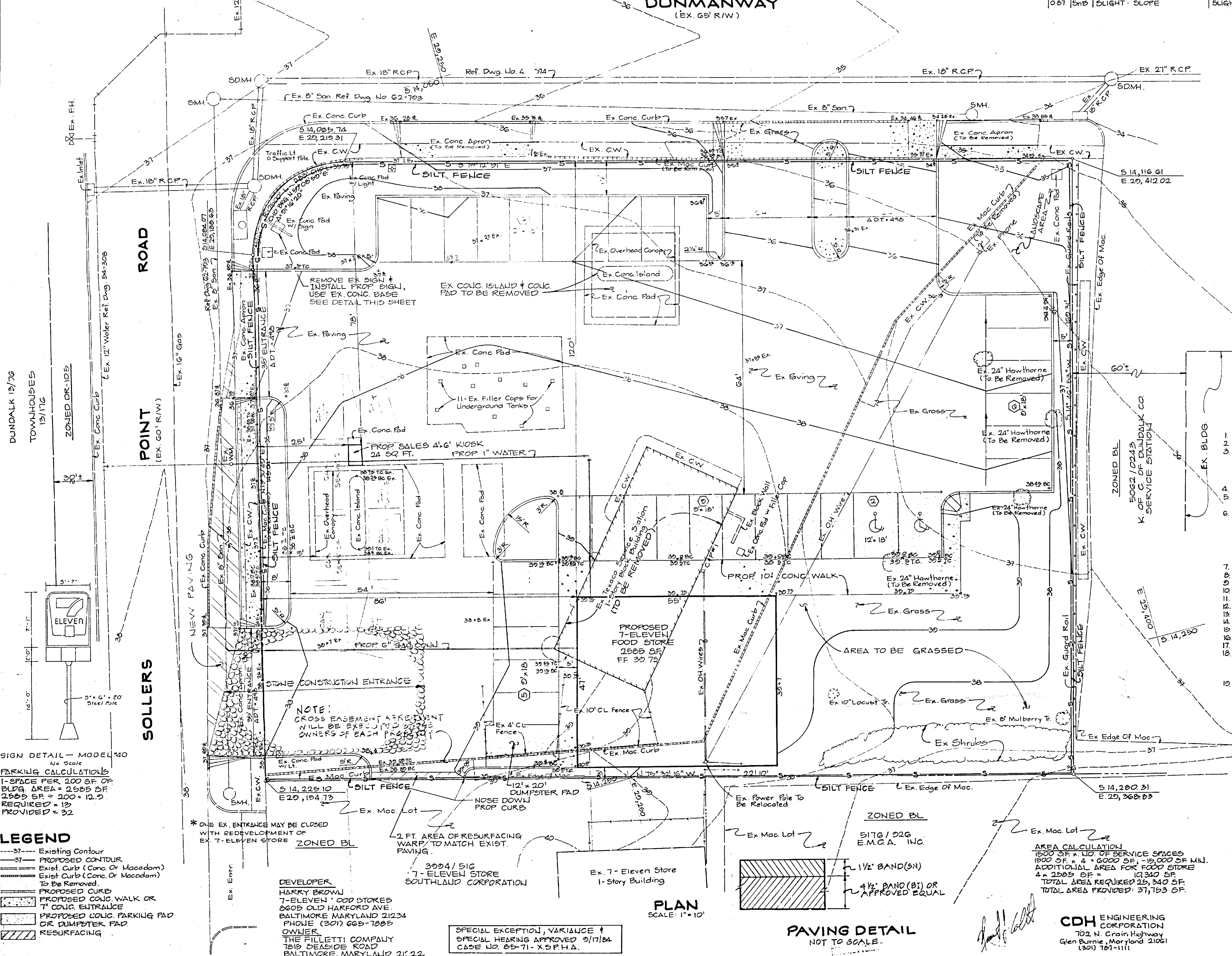
1. LIGHTING FOR GASOLINE SERVICE ISLAND TO BE PROVIDED BY 4-400 WATT LIGHTS LOCATED ON THE UNDERSIDE OF THE CANOPY CONFORMING TO SECTION 405.4.0.8 NO ADDITIONAL FREE STANDING LIGHTS TO BE PROVIDED
2. GASOLINE SALES WILL BE CONDUCTED FROM BOOTH AT GASOLINE SERVICE ISLAND.
3. LANDSCAPING AND SCREENING SHALL CONFORM TO THE STANDARDS CONTAINED IN BALTIMORE COUNTY LANDSCAPE MANUAL, ADOPTED PURSUANT TO SECTION 22-109 OF THE BALTIMORE COUNTY CODE.
4. THERE ARE NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT AND HAZARDOUS MATERIALS ON THIS PROPERTY.
5. ESTIMATED ADDITIONAL A.D.T. = 1493 VEHICLE TRIPS / DAY * TAKEN FROM TRIP GENERATION MANUAL FOR CONVENIENCE MARKET

SEDIMENT CONTROL PLAN
FOR

7-ELEVEN FOOD STORE
SOLLERS POINT ROAD
& DUNMANWAY

Baltimore County, Md.
Twelfth Election District

OCT, 1984
Scale: 1" = 10'



SIGN DETAIL - MODEL 40

No Scale
PARKING CALCULATIONS
1-SPACE PER 200 SF OF BLDG. AREA = 2,525 SF.
2,525 SF. ÷ 200 = 12.6
REQUIRED = 13
PROVIDED = 32

LEGEND

- 37--- Existing Contour
- 37--- PROPOSED CONTOUR
- 37--- Exist. Curb (Conc. Or Macadam)
- 37--- Exist. Curb (Conc. Or Macadam) To Be Removed
- 37--- PROPOSED CONC. WALK OR 1" CONC. ENTRANCE
- 37--- PROPOSED CONC. PARKING PAD OR DUMPSTER PAD
- 37--- RESURFACING

DEVELOPER

HARRY BROWN
7-ELEVEN FOOD STORES
6605 OLD HARFORD AVE.
BALTIMORE, MARYLAND 21234
PHONE (301) 665-7885
OWNER
THE FILLETTI COMPANY
7015 SEASIDE ROAD
BALTIMORE, MARYLAND 21222

SPECIAL EXCEPTION, VARIANCE &
SPECIAL HEARING APPROVED 9/17/84
CASE NO. 65-71-X.S.P.H.A.

PLAN
SCALE: 1" = 10'

PAVING DETAIL
NOT TO SCALE

AREA CALCULATION
1500 SF. x NO. OF SERVICE SPACES
1500 SF. x 4 = 6000 SF. - 15,000 SF. MIN.
ADDITIONAL AREA FOR FOOD STORE
4 x 2505 SF. = 10,020 SF.
TOTAL AREA REQUIRED 25,020 SF.
TOTAL AREA PROVIDED: 37,153 SF.

CDH ENGINEERING CORPORATION
702 N. Crain Highway
Glen Burnie, Maryland 21061
(301) 781-1111

PETITION FOR ZONING VARIANCE 85-71-XSPHA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 405.4.A.2.a to permit a setback of 25 ft. in lieu of the required 35 ft. from a street right of way and a setback of 55 ft. from the centerline of the street in lieu of the required 60 ft.

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

The Variance is requested to allow placement of 24 square foot sales kiosk adjacent to existing gasoline pump island.

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

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

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

Contract Purchaser:
Southland Corporation
(Type or Print Name)
Signature By: Mr. Harry Brown
8605 Old Harford Road
Address
Baltimore, MD 21234
City and State

Legal Owner(s):
Filletti Company Partnership
(Type or Print Name)
Signature By: Mr. Don Filletti
(Type or Print Name)
7815 Seaside Road
Address
Baltimore, MD 21222
City and State

Attorney for Petitioner:
Mr. Brian A. Goldman
(Type or Print Name)
Signature
36 S. Charles St., Suite 1910
Address
Baltimore, MD 21201
City and State
Attorney's Telephone No.: 752-5006

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of July, 1984, 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 17th day of September, 1984, at 10:15 o'clock A.M.

Callahan
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL EXCEPTION 85-71-XSPHA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for the use in combination with an automobile service station and a food store with less than 5,000 square feet of retail sales area in accordance with Section 405.4.D.8.

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/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:
Southland Corporation
(Type or Print Name)
Signature By: Mr. Harry Brown
8605 Old Harford Road
Address
Baltimore, MD 21234
City and State

Legal Owner(s):
Filletti Company Partnership
(Type or Print Name)
Signature By: Mr. Don Filletti
(Type or Print Name)
7815 Seaside Road
Address
Baltimore, MD 21222
City and State

Attorney for Petitioner:
Mr. Brian A. Goldman
(Type or Print Name)
Signature
36 S. Charles St., Suite 1910
Address
Baltimore, MD 21201
City and State
Attorney's Telephone No.: 752-5006

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of July, 1984, 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 17th day of September, 1984, at 10:15 o'clock A.M.

Callahan
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

PETITION FOR SPECIAL HEARING 85-71-XSPHA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Conversion of existing full service station (Case No. 3530-RX) to Gas & Go

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/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:
Southland Corporation
(Type or Print Name)
Signature By: Mr. Harry Brown
8605 Old Harford Road
Address
Baltimore, MD 21234
City and State

Legal Owner(s):
Filletti Company Partnership
(Type or Print Name)
Signature By: Mr. Don Filletti
(Type or Print Name)
7815 Seaside Road
Address
Baltimore, MD 21222
City and State

Attorney for Petitioner:
Mr. Brian A. Goldman
(Type or Print Name)
Signature
36 S. Charles St., Suite 1910
Address
Baltimore, MD 21201
City and State
Attorney's Telephone No.: 752-5006

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of July, 1984, 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 17th day of September, 1984, at 10:15 o'clock A.M.

Callahan
Zoning Commissioner of Baltimore County.

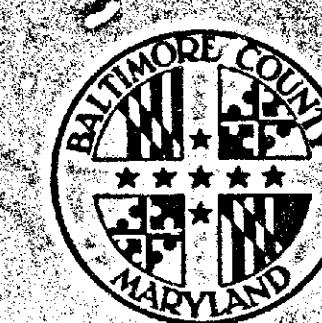
E.C.O.-No. 1

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Filletti Company Partnership
Zoning Petition No. 85-71-XSPHA

This office is not opposed to the proposed conversion; however, the following items should be noted:

1. A County Review Group meeting is required.
2. A landscape plan is required in conformance with the provisions of the Baltimore County Landscape Manual.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Nicholas B. Conodari
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

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

RE: Item No. 4 - Case No. 85-71-XSPHA
Filletti Company Partnership
Special Exception, Special Hearing
and Variance Petition

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.

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.

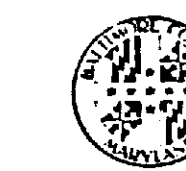
Very truly yours,

Nicholas B. Conodari, Esq.
NICHOLAS B. CONODARI
Chairman
Zoning Plans Advisory Committee

NBC:bse

Enclosures

cc: Kidd Consultants, Inc.
CNI Engineering Division
702 N. Crain Highway
Glen Burnie, Md. 21061



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 26, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #4 (1984-1985)
Property Owner: Filletti Company Partnership
E/S Solters Point Rd. 160.6' E. Dunnway
Acre: 0.8667
District: 121.

Dear Mr. Jablon:

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:

Since all public facilities are existing, the plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Detail R-32, 1977 Edition), as the Petitioner's total responsibility.

STORM DRAIN COMMENTS:

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.

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.

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

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:

Item #4 (1984-1985)
Property Owner: Filletti Company Partnership
Page 2
July 26, 1984

SANITARY SEWER COMMENTS:

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

Very truly yours,

Charles E. Benson
CLAUDE S. BENSON, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:DBS:iss

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY
PETITION FOR VARIANCES :
SE Corner Sollers Point Rd. &
Dunmanway, 12th District :
FILLETI COMPANY PARTNERSHIP, : Case NO. 85-71-XSPHA
Petitioner :

ENTRY OF APPEARANCE

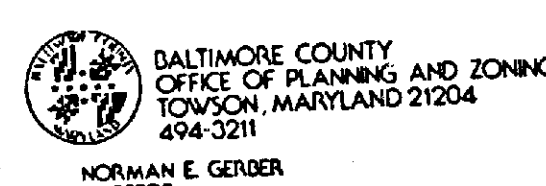
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 29th day of August, 1984, a copy of the foregoing Entry of Appearance was mailed to Brian A. Goldman, Esquire, 36 S. Charles St., Suite 1910, Baltimore, MD 21201, Attorney for Petitioner; and Mr. Harry Brown, Southland Corporation, 8605 Old Harford Road, Baltimore, MD 21234, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

7-25-84
Re: Zoning Advisory Meeting of 7-17-84
Item # 4
Property Owner: Filletti Company Partnership
Location: E/S Sollers Point Rd.
S of Dunmanway

Dear Mr. Jablon:

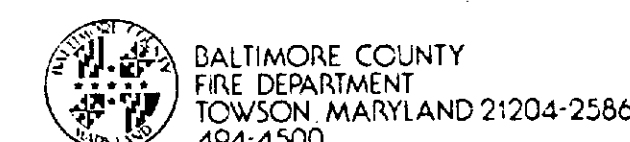
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☐ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract, subdivision, and must be recorded prior to issuance of a building permit.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☐ Development on this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping should be provided on this site and shown on the plan. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☐ The property is located in a traffic area controlled by a "B" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:
A land survey is required as per the Baltimore County Land Survey Manual. A table of two hand signals is required.

Eugene A. Eber
Eugene A. Eber
Chief, Current Planning and Development

cc: James Howell



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

PAUL H. REINCKE
CHIEF

July 20, 1984

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: Filletti Company Partnership

Location: E/S Sollers Point Road 160.6' E. Dunmanway

Item No. 4 Zoning Agenda: Meeting of 7/17/84

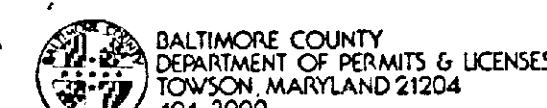
Gentlemen:

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.
- ☐ 7. The Fire Prevention Bureau has no comments, at this time.

Noted and
REVIEWED BY: *Paul H. Reincke* Approved: *William Hammond*
Planning Group Fire Prevention Bureau
Special Inspection Division
See CIG comments if required.

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-5900

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jankowski:

Comments on Item # 4 Zoning Advisory Committee Meeting
are as follows:

Property Owner: Filletti Company Partnership
Location: E.S. Sollers Point Road
Building Zoning: B.L.
Proposed Zoning: Combination use of Auto service station and food store, etc.
0.8667
District: 12th

The items checked below are applicable:

- ☒ All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 10-82 State of Maryland Code for the Handicapped and Aged and other applicable Codes.
- ☐ A building and/or other miscellaneous permits shall be required before beginning construction. *RAZING PERMITS ARE REQUIRED.*
- ☐ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal 14/16 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 102, 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, complies with the height/area requirements of Table 505 and the required construction classification of Table 101.

☒ Comments: Provide approved Handicapped Parking Sign.

NOTES: 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. Benson, Chief
Plans Review

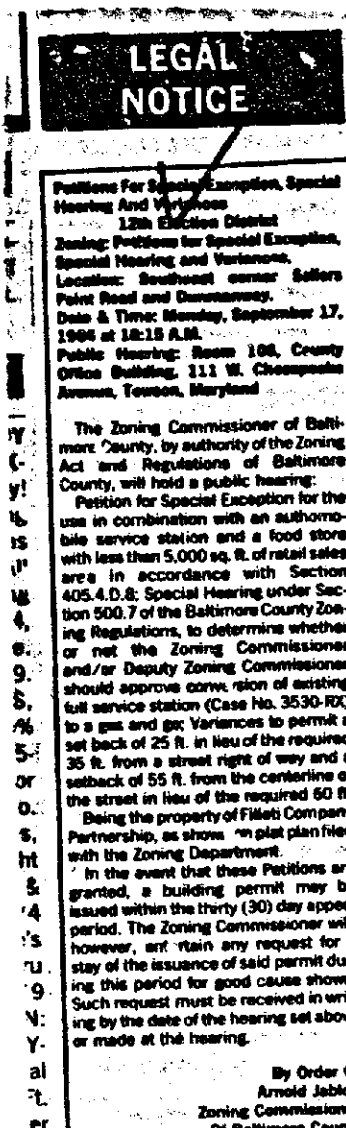
CSB:WJ
PUB 01-82

ORIGINAL CERTIFICATE OF PUBLICATION

Dundalk, MD., Oct. 8, 19 84
THIS IS TO CERTIFY, that the annexed advertisement was published in THE BALTIMORE COUNTY JOURNAL, a weekly newspaper, published in Dundalk, Baltimore County, Maryland, appearing on AUGUST 30, 19 84

The Baltimore County Journal,

Publisher



MICROFILMED

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

NOTICE OF HEARING
Re: Petitions for Special Exception, Special Hearing and Variances
SE/corner Sollers Point Road and Dunmanway
Filler Company Partnership - Petitioners
Case No. 85-71-XSPHA

TIME: 10:15 A.M.
DATE: Monday, September 17, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Southland Corporation
c/o Harry Brown
8605 Old Harford Road
Baltimore, Maryland 21234

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. **131983**
DATE 7/5/84 ACCOUNT B-01-615-000
AMOUNT 252.00
RECEIVED FROM Mr. Goldman
FOR pay for 1st 1/2 hr. - 4
Variances, Special Hearing
6 085*****250010 6 085*****250010
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

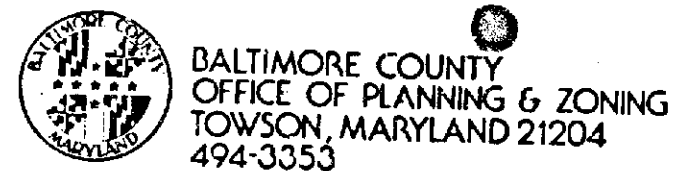
District: 12 Date of Posting: 9/1/84
Posted for: Posting for Special Exception, Special Hearing, and Variances
Petitioner: Filler Company Partnership
Location of property: SE/corner Sollers Point Rd. & Dunmanway
Location of Sign: Posting at intersection of Sollers Point Rd. & Dunmanway
Remarks: None
Posted by: Brian A. Goldman Date of return: 9/7/84
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 30, 1984.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 30, 19 84.

THE JEFFERSONIAN,
[Signature]
Publisher

Cost of Advertising 28.00



ARNOLD JABLON
ZONING COMMISSIONER

September 11, 1984

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

Re: Petition for Special Exception, Special Hearing and Variances
SE/corner Sollers Point Road and Dunmanway
Filler Company Partnership - Petitioners
Case No. 85-71-XSPHA

Dear Mr. Goldman:

This is to advise you that \$28.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. **134337**
DATE 9/17/84 ACCOUNT B-01-615-000
AMOUNT \$28.00
RECEIVED FROM Goldman & Filler
FOR Posting and Advertising for Case No. 85-71-XSPHA
6 021*****680010 6 021*****680010
VALIDATION OR SIGNATURE OF CASHIER

CDH ENGINEERING DIVISION KIDDE CONSULTANTS, INC.

702 N. CRAIN HIGHWAY
GLEN BURNIE, MARYLAND 21061

DESCRIPTION

Beginning for the same at a point on the east side of Sollers Point Road, 60 foot wide, a distance of 160.6 feet from the southern right-of-way line of Dunmanway, 65 foot wide; thence binding on said right-of-way line of Sollers Point Road thence running N 130° 30' 49" E a distance of 145.04 feet to a point of curvature; thence along a curve deflecting to the right having a radius of 25.00 feet, and a length of 39.81 feet to a point on the aforementioned southern right-of-way line and of Dunmanway; thence binding along said right-of-way line and running S 75° 12' 51" E a distance of 199.31 feet to a point; thence leaving said right-of-way line and running the following two courses:

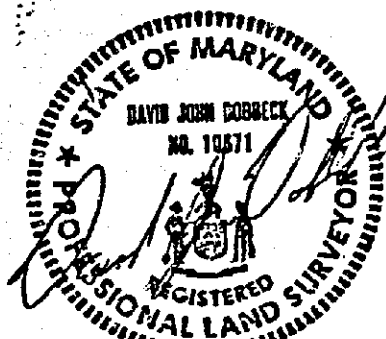
- 1) S 14° 46' 53" W, 169.31 feet
- 2) N 75° 32' 16" W, 221.10 feet

to the point of beginning.

Containing 37,753 square feet or 0.8667 acres of land.

KJC/me

June 25, 1984



CONSULTING ENGINEERS • SURVEYORS
(301) 787-1111

PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES

12th Election District

ZONING: Petitions for Special Exception, Special Hearing and Variances
LOCATION: Southeast corner Sollers Point Road and Dunmanway
DATE & TIME: Monday, September 17, 1984 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 Exception for the use in combination with an automobile service station and a food store with less than 5,000 sq. ft. of retail sales area in accordance with Section 405.4.D.8; 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 conversion of existing full service station (Case No. 3530-RX) to a gas and go; Variances to permit a setback of 25 ft. in lieu of the required 35 ft. from a street right of way and a setback of 55 ft. from the centerline of the street in lieu of the required 60 ft.

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

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITIONS SPECIAL EXCEPTION, SPECIAL HEARING, AND VARIANCES
SE/corner Sollers Point Road and Dunmanway - 12th Election District
Filler Company Partnership, Petitioner

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 85-71-XSPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a food store with less than 5,000 square feet of retail sales area in combination with a service station; a special hearing to amend Case No. 3530-RX, which granted the existing automotive service station, to permit a gas and go operation; and variances to permit a setback of 25 feet from a street right of way instead of the required 35 feet and a setback of 55 feet from the centerline of the street instead of the required 60 feet, as more fully described on Petitioner's Exhibit 1.

The Petitioner, by its Contract Lessee, Southland Corporation (Southland), by Harry Brown, Real Estate Manager, appeared and testified and was represented by Counsel. There were no Protestants.

The subject property, zoned B.L., located on the southeast corner of Sollers Point Road and Dunmanway, contains a full service gas station with three bays operated by the Petitioner. Adjoining the site to the south is an existing 7-Eleven Store, which has access to Sollers Point Road but not to Dunmanway. Southland has completed a marketing survey which shows that the business for the 7-Eleven Store would increase if it had access from Dunmanway. There would be no increase in traffic congestion, but it would allow greater access. Presently, automobiles using Dunmanway must make a left turn onto Sollers Point Road and then a left turn into the parking lot to utilize the store. Traffic congestion resulting therefrom obviously would be eliminated if direct access could be obtained.

ORDER RECEIVED FOR FILING
DATE September 25, 1984
[Signature]

To this end, Southland and the Petitioner have entered into a lease agreement by which a new 7-Eleven Store would be constructed on the subject site replacing the existing service station building and the Petitioner would convert the existing 7-Eleven Store, not the subject of this hearing, into a pizza-sub shop. On the instant site, which has two gasoline islands with three pumps each, the island on the north side of the site located adjacent to Dunmanway would be removed and the island located adjacent to Sollers Point Road would remain. A 4' x 6' kiosk would be constructed to allow an attendant to service the gas pumps. The proposed kiosk requires the variances described above.

Testimony indicated that the proposed location of the store and the gas and go operation will not adversely impact on traffic nor create congestion on the roads. The kiosk cannot be constructed elsewhere on the property inasmuch as the existing island will remain and because the kiosk is needed at that location for the convenience of the customers and the attendant. It is also important to note that the 7-Eleven Store will be run independently from the gas and go operation. The Petitioner will continue to operate the gas and go and the present owner of the franchise of the existing 7-Eleven Store will operate the proposed store.

The Petitioner seeks relief from Section 405.4.D.8 for the combination of uses pursuant to Section 502.1, Baltimore County Zoning Regulations (BCZR), to amend Case No. 3530-RX to convert an existing automotive service station to a gas and go operation, and relief from Section 405.4.A.2.a for the variances requested, pursuant to Section 307, BCZR.

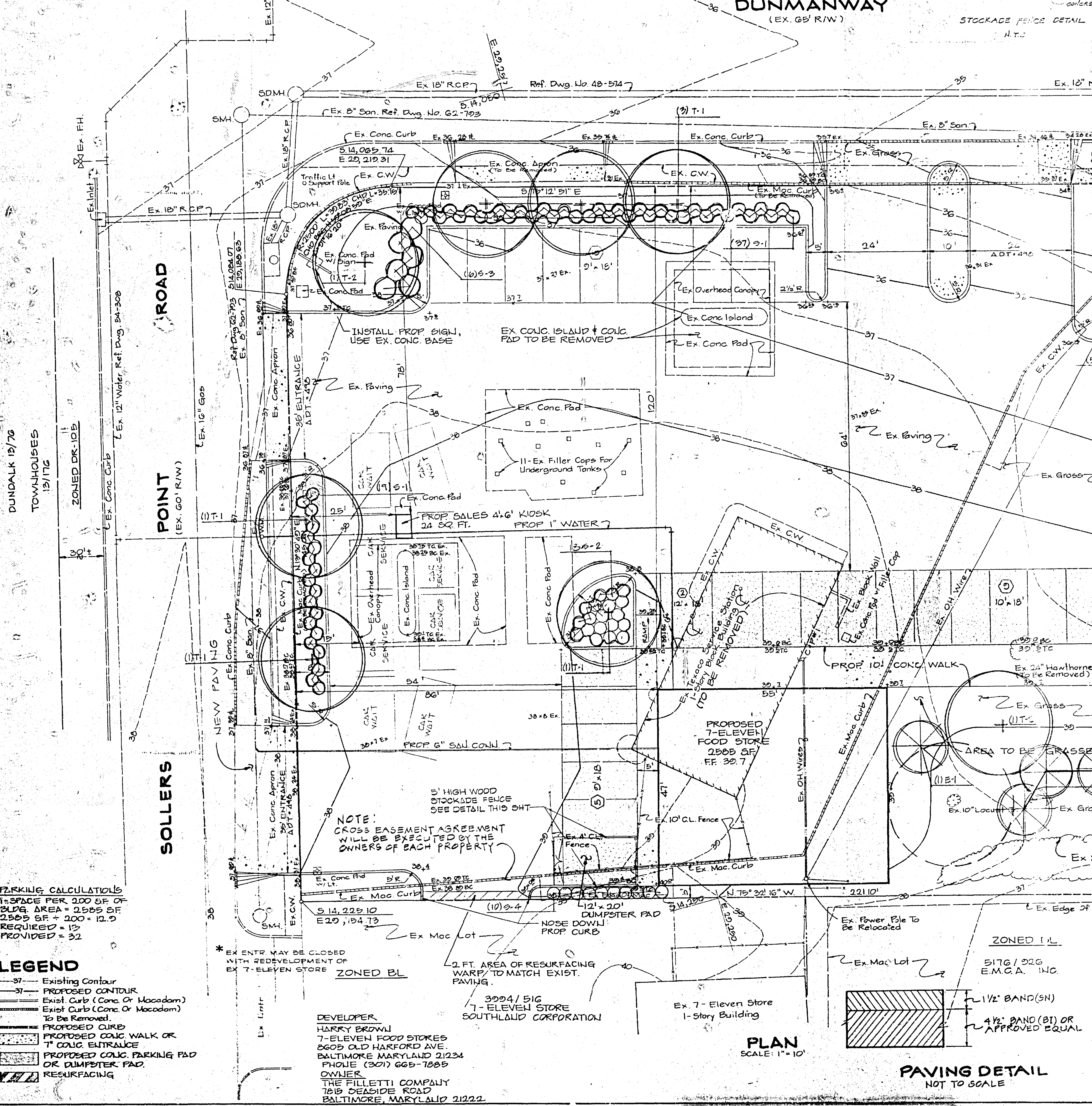
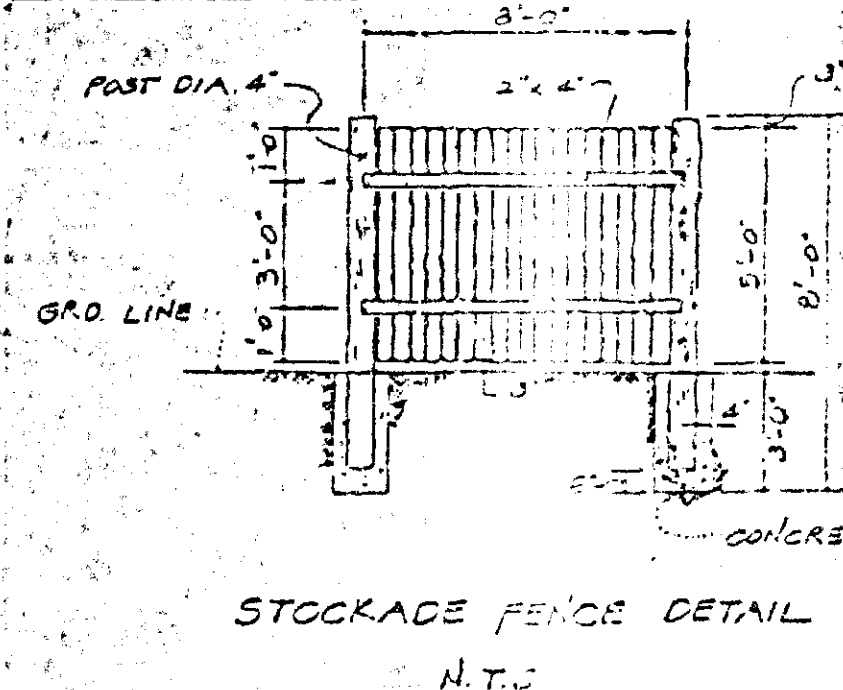
After due consideration of the evidence and testimony presented, it is determined that the conversion of the existing service station to a gas and go operation would not adversely affect the community. There would be no resultant increase in traffic as the proposed use would serve only existing traffic on Sollers Point Road and Dunmanway.

ORDER RECEIVED FOR FILING
DATE September 25, 1984
[Signature]

NOTES:

1. PLAN FOR CONVERSION OF EXISTING FULL SERVICE STATION (CASE NO. 3530-RX) TO GAS & GO.
2. PLAN FOR SPECIAL EXCEPTION TO PERMIT USE IN COMBINATION OF A FOOD STORE LESS THAN 5000 SF WITH AN AUTOMOTIVE SERVICE STATION - SECTION 405.4.D.2
3. PLAN FOR VARIANCE TO PERMIT MAIL STRUCTURE TO BE 25' FROM STREET R/W IN LIEU OF REQUIRED 35' - SECTION 405.4.A.2.a.

BALTIMORE COUNTY FIRE STATION ZONED BL



PARKING CALCULATIONS
1. SPACE PER 200 SF OF BLDG. AREA = 2585 SF
2585 SF ÷ 200 = 12.9
REQUIRED = 13
PROVIDED = 32

LEGEND

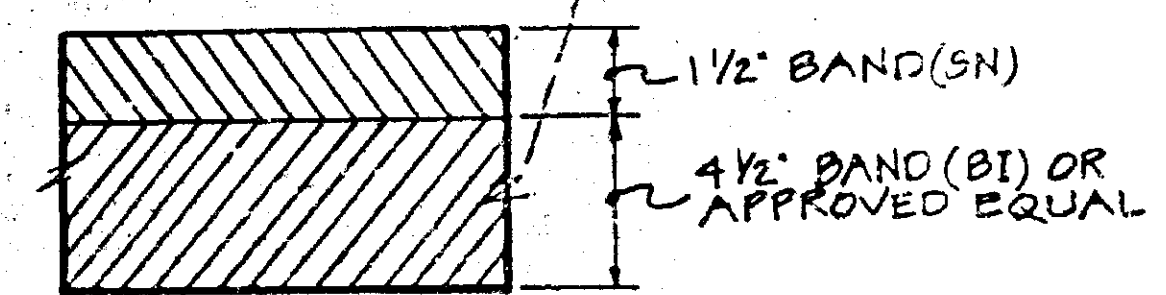
- 37 — Existing Contour
- 37 — PROPOSED CONTOUR
- — — — — Exist. Curb (Conc. Or Macadam)
- — — — — Exist. Curb (Conc. Or Macadam) To Be Removed.
- — — — — PROPOSED CURB
- — — — — PROPOSED CONC. WALK OR T-1 CONC. ENTRANCE
- — — — — PROPOSED CONC. PARKING PAD OR DUMPSTER PAD
- — — — — RESURFACING

DEVELOPER
HARRY BROWN
7-ELEVEN FOOD STORES
8605 OLD HARFORD AVE.
BALTIMORE MARYLAND 21234
PHONE (301) 665-7885
OWNER
THE FILLETTI COMPANY
7819 SEASIDE ROAD
BALTIMORE, MARYLAND 21222

PLAN

SCALE: 1" = 10'

PAVING DETAIL NOT TO SCALE



KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

702 North Crain Highway
Glen Burnie, Maryland 21061
(301) 787-1111

December 20, 1984

Baltimore County
Department of Permits & Licenses
County Office Building
Towson, MD 21204

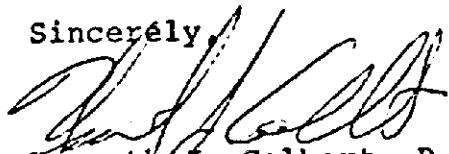
Gentlemen:

Subject: 7-Eleven Food Store
Sollers Point Rd. and Dunmanway
Permit No. 69980
Control No. C-1564-84
Our Job Order No.: 08-84347

The Site Plan for the subject property has been revised to reflect an increase in the setback distance from the rear lot line. This revision does not adversely affect any other setback requirements and maintains the integrity of the CRG Plan approval.

Thank you for your attention to this matter. Should any additional information be required please contact this office at your earliest convenience.

Sincerely,


Kenneth J. Colbert, P.E.
Senior Associate

me

*Check with
Hill for fee
must pay*

*Revised
1564-84
1/4/85
Revised site
Plan
Need
new app.
drawings
from
L. Ogle*

CONSULTING ENGINEERS

NOTES:

1. PLAN FOR CONVERSION OF EXISTING FULL SERVICE STATION (CASE NO. 3930-RX) TO GAS & GO.
2. PLAN FOR SPECIAL EXCEPTION TO PERMIT USE IN COMBINATION OF A FOOD STORE LESS THAN 5000 SF WITH AN AUTOMOTIVE SERVICE STATION - SECTION 405.4.D.B.
3. PLAN FOR VARIANCE TO PERMIT MAIL STRUCTURE TO BE 25' FROM STREET R/W IN LIEU OF REQUIRED 35'-SECTION-405.4.A.2.a.

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *[Signature]*

DATE: 12/17/84

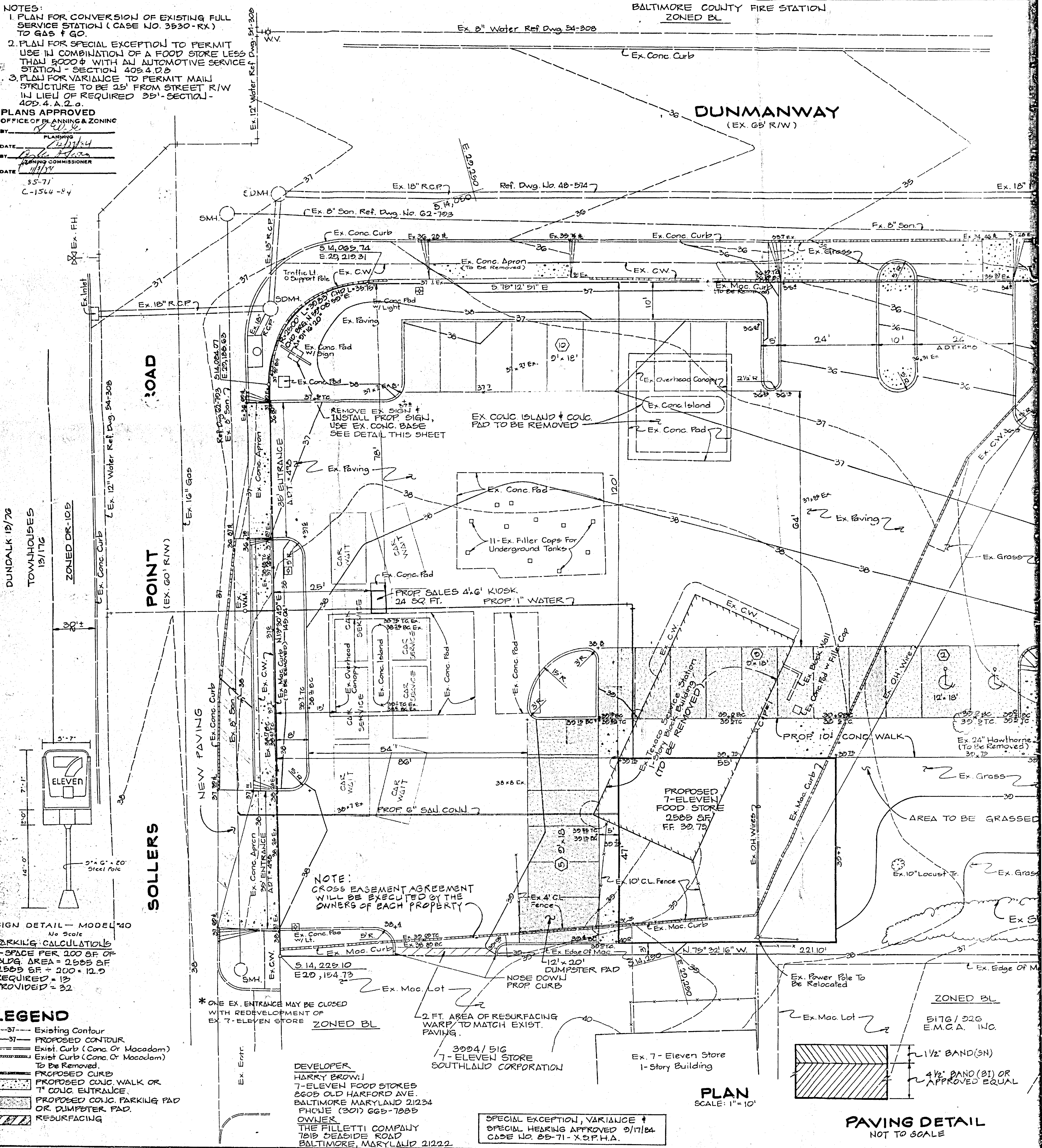
BY: *[Signature]*

DATE: 1/19/85

85-71

C-1564-84

BALTIMORE COUNTY FIRE STATION ZONED BL



1. PLAN FOR CONVERSION OF EXISTING FULL SERVICE STATION (CASE NO. 3530-RX) TO GAS & GO.
2. PLAN FOR SPECIAL EXCEPTION TO PERMIT USE IN COMBINATION OF A FOOD STORE LESS THAN 5000 SF WITH AN AUTOMOTIVE SERVICE STATION - SECTION 405.4.D.3
3. PLAN FOR VARIANCE TO PERMIT MAIN STRUCTURE TO BE 25' FROM STREET R/W IN LIEU OF REQUIRED 35' - SECTION 405.4.A.2.a.

OFFICE OF PLANNING & ZONING
By *[Signature]*

DATE 12/27/54

ZONING COMMISSIONER

85-71

Ex. 8" Water Ref. Dwg. 54-308

Ex. Conc. Curb

Ex. 18" R

ROAD

POINT
EX. 60' R/W

SOLLERS

DUNDALK 12/76
TOWNHOUSES

JOINED DR-10.5

Ex. 12" Water Ref. Dwg. 54-308

NEW PAVING

SIGN DETAIL—MODEL "40"
No Scale

PARKING CALCULATIONS
1-SPACE PER 200 SF. OF
BLDG AREA = 2585 SF.
 $2585 \text{ SF.} \div 200 = 12.9$
REQUIRED = 13
PROVIDED = 32

---37--- Existing Contour
 ---37--- PROPOSED CONTOUR
 === Exist. Curb (Conc. Or Macadam)
 ===== Exist Curb (Conc. Or Macadam)
 To Be Removed

to be removed.

	PROPOSED CURB
	PROPOSED CONC WALK OR 7" CONC. ENTRANCE
	PROPOSED CONC. PARKING PAD OR DUMPSTER PAD.
	RESURFACING

DEVELOPER
HARRY BROWN
7-ELEVEN FOOD STORES
8608 OLD HARFORD AVE.
BALTIMORE MARYLAND 21234
PHONE (301) 665-7885
OWNER
THE FILLETTI COMPANY
7419 SEASIDE ROAD
BALTIMORE, MARYLAND 21222

SPECIAL EXCEPTION, VARIANCE &
SPECIAL HEARING APPROVED 9/17/84
CASE NO. 85-71-X.S.P.H.A.

PLAN
SCALE: 1" = 10'

PAVING DETAIL
NOT TO SCALE

ZONED ENL

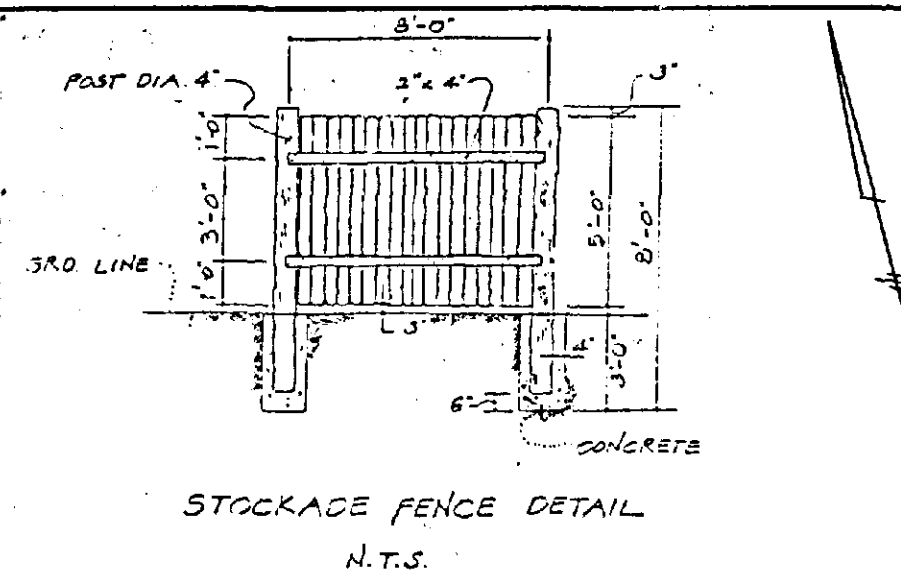
5176 / 926
E.M.C.A. INC.

~ 1 1/2" BAND(S)

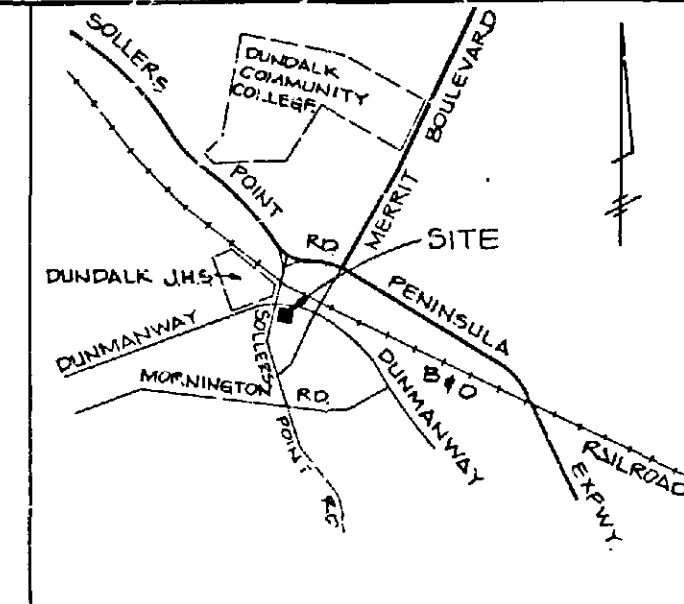
4 1/2" BAND (SI) OR
APPROVED EQUAL

- NOTES:
1. PLAN FOR CONVERSION OF EXISTING FULL SERVICE STATION (CASE NO. 3530-RX) TO GAS & GO.
 2. PLAN FOR SPECIAL EXCEPTION TO PERMIT USE IN COMBINATION OF A FOOD STORE LESS THAN 5000 SF WITH AN AUTOMOTIVE SERVICE STATION - SECTION 405.4.0.8
 3. PLAN FOR VARIANCE TO PERMIT MAIN STRUCTURE TO BE 25' FROM STREET R/W IN LIEU OF REQUIRED 35' - SECTION 405.4.4.2.0.

BALTIMORE COUNTY FIRE STATION
ZONED BL



BENCHMARK
+ CUT IN CONC. WALK NORTH SIDE OF
DUNMANWAY OPPOSITE SOUTH EAST
CORNER DUNDALK JR. HIGH SCHOOL
S. 13,263.33 E. 29,090.82
ELEV. 32.50



SOIL TYPE DATA:
ENTIRE SITE IS 5th SASSAFRAS-URBAN LAND COMPLEX
2 TO 5 PERCENT SLOPES

AREA	TYPE	BLDG 3 STORIES OR LESS (NO BASEMENT)	STREETS & PARKING AREAS
087	5th	SLIGHT SLOPE	SLIGHT SLOPE

LANDSCAPE REQUIREMENTS

1. 510 LF FRONTAGE 10 TREES REQ'D - 10 PROVIDED
2. 32 PKG SPACES REQ'D = 3 TREES REQ'D - 3 PROVIDED
3. SCREEDED DUMPER
4. SCREEDED PARKING

PLANT LIST

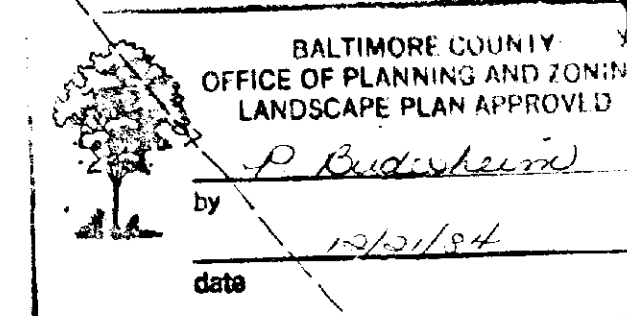
KEY	QUAN	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
T-1	6	PRINCE OF WALES PALM SHADES OF SHADES OF	2'-6" CAL.	2' x 6'
T-2	4	ASER KOBALIA RED SUNSET RED SUNSET VARE	2'-6" CAL.	2' x 6'
E-1	1	TUGA CANADENSIS CANADIAN HENLOCK	2'-6" CAL.	2' x 6'
E-2	5	QUINO STROBIL EASTERN WHITE ONE	4'-6" CAL.	2' x 6'
S-1	50	EDUNYIN'S GEBOLDANA GEBOLD EDUNYIN'S	2'-6" CAL.	SPACE 3'00"
S-2	10	JOHN FERRIS SABINA TANS MULIPER	2'-6" CAL.	SPACE 3'00"
S-3	11	YOUNG KATYDOLY-LUM LEATHERLEAF VIBURNUM	2'-6" CAL.	SPACE 3'00"
S-4	8	UNIVERS CHENS' PETERANA PRITZER UNIVER	2'-6" CAL.	SPACE 3'00"

"I certify that the planting plan shown herein is consistent with applicable policy, guidelines and ordinances, and that all plant material to be furnished will be nursery-grown in accordance with the specifications stated in the Baltimore County Landscape Manual, 1983, dated 1983, 1983."

Signature of Applicant _____ Date _____

"I certify that the schematic planting plan shown herein is consistent with the goal and intent of the Baltimore County Landscape Manual, 1983, and meets all applicable policy, guidelines and ordinances."

Signature of Applicant _____ Date _____



LANDSCAPE PLAN

HUMAN & ROHDE, INC.
Landscape Architects
110 E. Pennsylvania Avenue
Towson, Maryland 21204
(301) 825-3885

PLAN FOR CRG
AND
SITE DEVELOPMENT PLAN
7-ELEVEN FOOD STORE
SOLLERS POINT ROAD
& DUNMANWAY

Baltimore County, Md. Sept. 24, 1984
Twelfth Election District Scale: 1"=10'

ROAD

POINT

SOLLERS

PARKING CALCULATIONS
1 SPACE PER 100 SF OF
BLDG. AREA = 2585 SF
2585 SF ÷ 200 = 12.9
REQUIRED = 13
PROVIDED = 32

LEGEND

- 37--- Existing Contour
- 37--- PROPOSED CONTOUR
- 37--- Exist Curb (Conc. Or Macadam)
- 37--- Exist Curb (Conc. Or Macadam)
- To Be Removed
- PROPOSED CURB
- PROPOSED CONC. WALK OR T CONC. ENTRANCE
- PROPOSED CONC. PARKING PAD OR DUMPER PAD
- RESURFACING

DEVELOPER
HARRY BROWN
7-ELEVEN FOOD STORES
6605 OLD HARFORD AVE.
BALTIMORE MARYLAND 21234
PHONE (301) 665-7835
OWNER
THE FILLETTI COMPANY
7819 DEASIDE ROAD
BALTIMORE, MARYLAND 21222

PLAN

SCALE: 1"=10'

PAVING DETAIL

NOT TO SCALE

CDH ENGINEERING
CORPORATION
702 N. Crain Highway
Glen Burnie, Maryland 21061
(301) 767-1111

BALTIMORE COUNTY FIRE STATION
ZONED BL

DUNMANWAY
(EX. 65' R/W)

SOIL TYPE DATA:
ENTIRE SITE IS Snd GASSAFRAS-URBDU. LAND CON. 2 TO 5 PERCENT SLOPES:
AREA TYPE BLDG: 3 STORIES OR LESS (NO BASEMENT) STREET & PARKING AREAS:
QBT Snd SLIGHT SLOPE SLIGHT SLOPE

NOTES:
1. ZONING
2. AREA OF
3. PARKING
4. EXISTING
5. PROPOSED
6. SETBACKS
7. CENSUS
8. COUNCIL
9. WATER S
10. SEWER
11. TAX MAP
12. PARCEL
13. PROPERTY
14. DISTURBE
15. AREA TO
16. TOTAL LA
17. TOTAL IMP
18. DEED RE
19. THE
20. BALT
21. FLOOR TO
22. NOTES:
23. 1. LIGHT
24. PROVID
25. UNDER
26. 400.4
27. TO BE
28. 2. GASOL
29. AT GA
30. 3. LANDS
31. STAN
32. MANUAL
33. BALTIM
34. THERE
35. AREAS
36. HABITA
37. 2. ESTIMA
38. *TAKEN
39. MARK

AREA CALCULATION
1500 SF. x 4 = 6000 SF. - 10,000 SF. UN.
ADDITIONAL AREA FOR FOOD STORE
4 x 200 SF. = 800 SF.
TOTAL AREA REQUIRED 10,800 SF.
TOTAL AREA PROVIDED 31,153 SF.

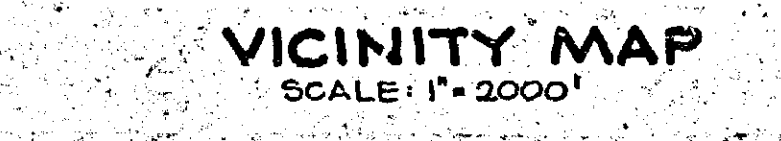
PAVING DETAIL
NOT TO SCALE

PLAN
SCALE: 1" = 10'

DEVELOPER
HARRY BROWN
7-ELEVEN FOOD STORES
8605 OLD HANFORD AVE.
BALTIMORE MARYLAND 21234
PHONE (301) 665-1885
OWNER
THE FILLETTI COMPANY
7615 DEAN ROAD
BALTIMORE, MARYLAND 21222

SPECIAL EXCEPTION, VARIANCE &
SPECIAL HEARING APPROVED 9/17/84
CASE NO. 83-71-X.S.P.H.A.

CDH ENGINEERING CORPORATION
702 N. Crain Highway
Glen Burnie, Maryland 21061
(301) 781-1111



1. It shall be distinctly understood that failure to mention specifically any work which would normally be required to complete the project shall not relieve the contractor of his responsibility to complete such work.
2. The contractor shall note that increase of a discrepancy between the scaled and the figured dimensions shown on these plans, the figured dimensions shall govern.
3. See sheet of for LANDSCAPE PLAN.
4. Work performed within a public R/W shall be in accordance with applicable Stats of Md. and Balto. Co. Standards & Specifications.
5. All existing site features not being retained shall be removed and disposed of at a Balto. Co. approved location.
6. Provide reverse slope gutter pan in those locations so noted.
7. Existing utilities have been plotted from available records verification of exact location of utilities shall be the contractor's responsibility. Any utilities damaged due to contractor's negligence shall be repaired immediately at his expense.
8. It shall be the responsibility of the contractor to notify the Engineer of any deviation from this plan prior to any change being made. Any deviation from this plan without written author's responsibility. Any deviation will be the responsibility of the contractor.
9. Any material stockpiled outside the delineated limit of disturbance shall be covered with an impervious material and adequately anchored to prevent discharge of sediment laden runoff.
10. Placement of all fill material is to be placed in 8" thick loose courses and compacted. Compaction under parking surfaces to be 90% density. Compaction to be determined by Bldg area D-157 (Modified Proctor). Any fill within building area is to be compacted to a minimum of 95%.
11. All curb a gutter to be Balto. Co. Standard unless otherwise noted:

1. ZONING: BL
2. AREA OF SITE: 37,153 SF. GROSS | NET
3. PARKING CALCULATIONS
PARKING REQUIRED:
1-SPACE PER 200 SF OF BUILDING = 13
PARKING PROVIDED:
20 SPACES PLUS 1-HAUSCAP SPACE = 33
4. EXISTING USAGE- GASOLINE SERVICE STATION
5. PROPOSED USAGE- 7-ELEVEN STORE
GASOLINE PUMP ISLAND
6. FEEDBACKS: REQUIRED PKG. (7-ELEVEN), PKG. (KIOSK)
FRONT YARD: 35' 120' 70'
REAR YARD: 0' 3'
SIDE YARD: 0' 11'
COURT SIDE YARD: 35' 66' 25'
GASOLINE PUMP: 15' OFF ANY STREET
7. CENSUS TRACT: 4211.01
8. COUNCILMANIC DISTRICT: 7
9. WATER SHED NO. 35
10. SEWER SHED NO. 40
11. TAX MAP NO. 103
12. PARCEL NO. F-449
13. PROPERTY NO. 2040G5525
14. DISTURBED AREA 26,452 SF
15. AREA TO BE PAVED: 28,207 SF
16. TOTAL LANDSCAPED AREA 8,510 SF + 23%
17. TOTAL IMPERVIOUS AREA: 21,233 SF
18. DEED REFERENCE / OWNER: 6591/525
THE FILLETTI COMPANY
7915 FLOOD ROAD
BALTIMORE, MARYLAND 21222
19. FLOOR TO AREA RATIO = 7.0%

1. LIGHTING FOR GASOLINE SERVICE ISLAND TO BE PROVIDED BY 4-400 WATT LIGHTS LOCATED ON THE UNDERSIDE OF THE CANOPY COU-ORMING TO SECTION 40B 4.B. NO ADDITIONAL FREE STANDING LIGHTS TO BE PROVIDED
2. GASOLINE SALES WILL BE CONDUCTED FROM BOOTH AT GASOLINE SERVICE ISLAND.
3. LANDSCAPING AND SCREENING SHALL CONFORM TO THE STANDARDS CONTAINED IN BALTIMORE COUNTY LANDSCAPE MANUAL ADOPTED PURSUANT TO SECTION 22-108 OF THE BALTIMORE COUNTY CODE.
4. THERE ARE NO HISTORIC BUILDINGS, WETLANDS, CRITICAL WILDS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT AND HAZARDOUS MATERIALS ON THIS PROPERTY.

ESTIMATED ANNUAL TRIP/VEHICLE TRIPS/DAY

*TAKEJ FROM THE GENERATION MANUAL FOR CONVENIENCE MARKET.

CRG APPROVED 5-27-84

PLAN FOR CRG
AND
SITE DEVELOPMENT PLAN
7-ELEVEN FOOD STORE
ROLLERS POINT ROAD
& DUNMANWAY

Altmore County, Md. Sept. 24, 1984
11th Election District Scale: 1"=10'

1 OF 4
VISION: SETBACK LINE INCREASED TO 10'
9-84

LEGEND

	37- Existing Contour
	37- PROPOSED CONTOUR
	Exist. Curb (Conc. Or Macadam)
	Exist Curb (Conc. Or Macadam)
	To Be Removed.
	PROPOSED CURB
	PROPOSED CONC. WALK OR 1" CONC. ENTRANCE
	PROPOSED CONC. PARKING PAD OR DUMPFETER PAD.
	RESURFACING

7/7
SOL

DEVELOPER
HARRY BROWN
7-ELEVEN FOOD STORES
8605 OLD HARFORD AVE.
BALTIMORE MARYLAND 21234
PHONE (301) 665-7885

OWNER
THE FILLETTI COMPANY
7810 SEASIDE ROAD
BALTIMORE, MARYLAND 21222

SPECIAL EXCEPTION, VARIANCE &
SPECIAL HEARING APPROVED. 9/17/8
CASE NO. 85-71- X.S.P.H.A.

PLAN
SCALE: 1" = 10'

PAVING DETAIL
NOT TO SCALE

CDH ENGINEERING CORPORATION
702 W. Crain Highway
Glen Burnie, Maryland 21061
(301) 761-1111

CDH ENGINEERING CORPORATION
702 W. Crain Highway
Glen Burnie, Maryland 21061
(301) 761-1111

1 OF 4
DEVISION: SETBACK LINE INCREASED TO 10
12-20-84

ORIGINAL

CERTIFICATE OF PUBLICATION

Dundalk, MD., OCT. 8, 19 84

THIS IS TO CERTIFY, that the annexed advertisement was published in THE BALTIMORE COUNTY JOURNAL, a weekly newspaper, published in Dundalk, Baltimore County, Maryland, appearing on AUGUST 30, 19 84

The Baltimore County Journal,

Publisher

LEGAL NOTICE

85-71-X5PAA

Petitions For Special Exception, Special Hearing And Variances
12th Election District
Zoning: Petitions for Special Exception, Special Hearing and Variances.
Location: Southeast corner Sellers Point Road and Dunmurry.
Date & Time: Monday, September 17, 1984 at 12:15 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 Exception for the use in combination with an automobile service station and a food store with less than 5,000 sq. ft. of retail sales area in accordance with Section 405.4.0.8. 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 conversion of existing full service station (Case No. 3530-RX) to a gas and gas. Variances to permit a set back of 25 ft. in lieu of the required 35 ft. from a street right of way and a setback of 55 ft. from the centerline of the street in lieu of the required 60 ft.

Being the property of Fillet Company Partnership, as shown on plat filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
Arnold Johnson
Zoning Commissioner
Of Baltimore County

ORDER RECEIVED FOR FILING

DATE September 29, 1984
BY John P. Soley, Jr.

It is clear that the BCZR permit the uses requested in the B.L. Zone by special exception. It is equally clear that the proposed uses would not be detrimental to the primary uses in the vicinity of the proposed uses. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for should be granted, with certain restrictions as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioner do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the BCZR.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 268 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

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DATE September 29, 1984
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1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of property, and public hearing held and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception, special hearing, and variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of September, 1984, that the Petition for Special Exception for a food store with less than 5,000 square feet of retail sales area in combination with a service station, the Petition for Special Hearing to amend Case No. 3530-RX to convert an existing automotive service station to a gas and go

operation, and the Petition for Variances to permit a setback of 25 feet from a street right of way instead of the required 35 feet and a setback of 55 feet from the centerline of the street instead of the required 60 feet be and are hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for its building permit after obtaining approval from the County Review Group (CRG) and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Brian A. Goldman, Esquire
People's Counsel

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DATE September 29, 1984

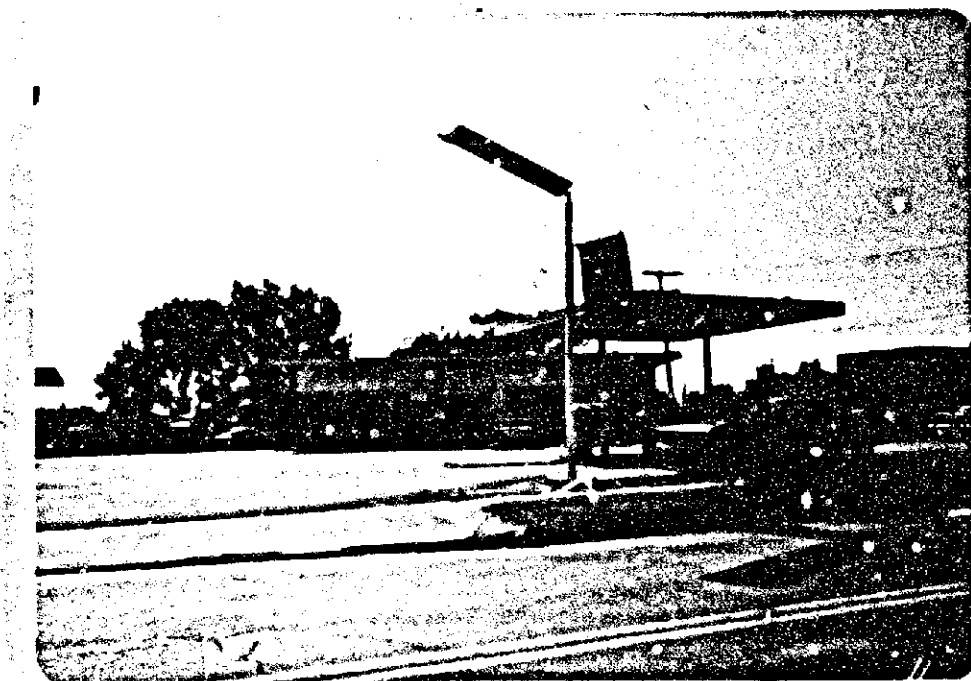
BY John P. Soley, Jr.

PROPOSED NEW STORE LOCATION

DISTRICT #

Sollers Point Road and
Dunmanway

SITE



SITE

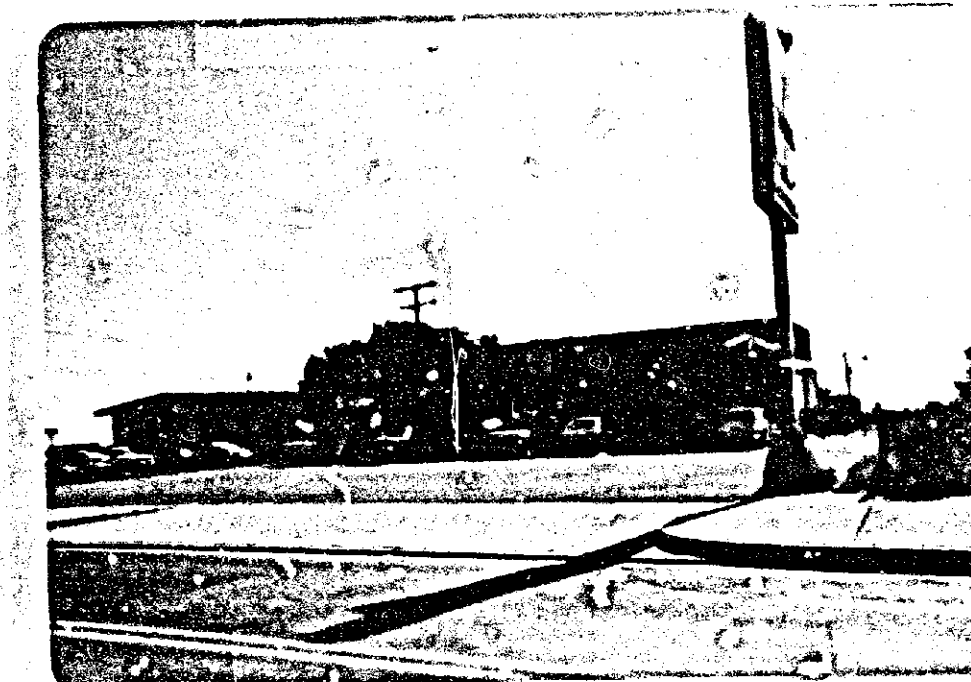


EXHIBIT 1
SOLLERS POINT ROAD AND DUNMANWAY