



Baltimore County, Maryland

PEOPLE'S COUNSEL
RM. 223, COURT HOUSE
TOWSON, MARYLAND 21204
494-2188

PHYLLIS COLE FRIEDMAN
People's Counsel

PETER MAX ZIMMERMAN
Deputy People's Counsel

November 19, 1985

The Honorable
William R. Evans
Acting Chairman
County Board of Appeals
Room 200, Court House
Towson, Maryland 21204

RE: Amoco Oil Company, Petitioner
Zoning Case No. 85-238-XA

Dear Mr. Evans:

As agreed at the hearing dated November 12, 1985, Petitioner has supplemented its revised site plan with the dimensions of the right-of-ways indicated by the State Highway Administration. I am forwarding the revised plan to the Board for inclusion in the file as the proper Exhibit 1.

Accordingly, I believe that the time is ripe for the Board to approve the agreed Order submitted at the hearing, the signing of which was deferred pending resubmission of the site plan. I request, therefore, that the Board exercise its discretion and approve the proposed Order at its earliest convenience.

Very truly yours,

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

Enclosure

cc: Joseph Pokorny, Esquire
W. G. Kazer, Esquire
George Wittman
C. Richard Moore

PMZ:sh

RECEIVED
COUNTY BOARD OF APPEALS
NOV 19 1985

THE LAW OFFICE OF
JOSEPH K. POKORNY
408 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

TELEPHONE
823-2000

April 25, 1985

Mrs. Jeannie Jung
Deputy Zoning Commissioner
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

re: Amoco Oil Co.
JEFFREVILLE Pike and Sweet Air Road
85-238-XA and W-85-47

Dear Mrs. Jung,

Please find enclosed a copy of Norman Gerber's approval letter for our Section 22-43 waiver for the regulations of Baltimore County.

Please advise a convenient time to meet to finalize.

Should you have any questions, please advise.

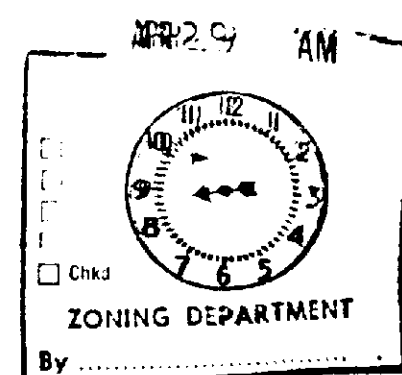
Very truly yours,

Joseph K. Pokorny
Joseph K. Pokorny

JKP/lds

enc:

cc: L.J. Hayward



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

April 19, 1985

Amoco Oil Company
One Charles Center
Baltimore, Maryland 21201

Re: Jarrettville Pike and Sweet Air Road
W-85-47

Dear Sir:

We have reviewed your waiver application for the above property and have determined that a waiver for the Plan would be within the scope, purpose and intent of the Development Regulations of Baltimore County and is therefore approved.

Should you have questions please contact Eugene Bober, at 494-3335.

Sincerely yours,

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

NEO:rh

cc: Eugene A. Bober
James A. Markle
Edward A. McDonough
File
Joseph K. Pokorny, Esquire



Baltimore County Office of Planning and Zoning
Room 105 County Office Building
Towson, Maryland 21204

SECTION 22-43 WAIVER

W-85-47

1. General Information and Requirements for Submittal: 3 copies of all information.

2. Name of development and location: Jarrettville Pike and Sweet Air Road, Jarrettville, Maryland.

3. Owner(s) name: Abraham Goldberg, Marvin Goldberg, Wanda Goldberg.

4. Owner(s) address and phone number: Box 41, Cockeysville, Md.

5. Applicant's name (if other than owner): Amoco Oil Company.

6. Applicant's address and phone number: One Charles Center, Baltimore, Md. 685-7888.

7. Tax Account number: 10-07-047100.

8. Site plan at appropriate scale and vicinity sketch.

9. 1982 500' scale aerial photograph with subject site outlined and road network identified (original).

10. Signature of Applicant or Owner, date: *Abraham Goldberg* 4/19/85.

11. Reason for Waiver Request: Check appropriate reasons.

(1) Lot line adjustment, including the combination of lots or parcels.

(2) The subdivision of property pursuant to court order, a will, or the laws of intestate succession.

(3) Amendments to an approved plan or plat which do not materially alter the proposed development.

(4) The subdivision of land in an approved agricultural land preservation district for the purpose of the conveyance of lots to the owner or his children pursuant to Title 2, Subtitle 5 of the Agriculture Article of the Annotated Code of Maryland.

(5) The subdivision of a farm tract into two lots.

(6) The subdivision of land in an R.C. zone if no new roads are required.

(7) The subdivision of land into two or fewer lots for residential single-family dwellings.

(8) A commercial development of land involving only one building for a single use.

(9) An industrial development of land involving only one building for a single use.

(10) A minor development.

(11) The construction of public buildings.

(12) The construction of necessary structures.

(13) Any proposed development, if the Director finds that compliance with these regulations would cause unnecessary hardship. Attach statement specifying nature of hardship.

12. Nature of Waiver:

Waiver of Plan

Waiver of Standard(s), specify which standard(s) is being requested to be waived and reasons:

13. Status:

Approved

Approved

Denied

SIGNED: *Norman E. Gerber* 4/19/85
Director of Planning and Zoning

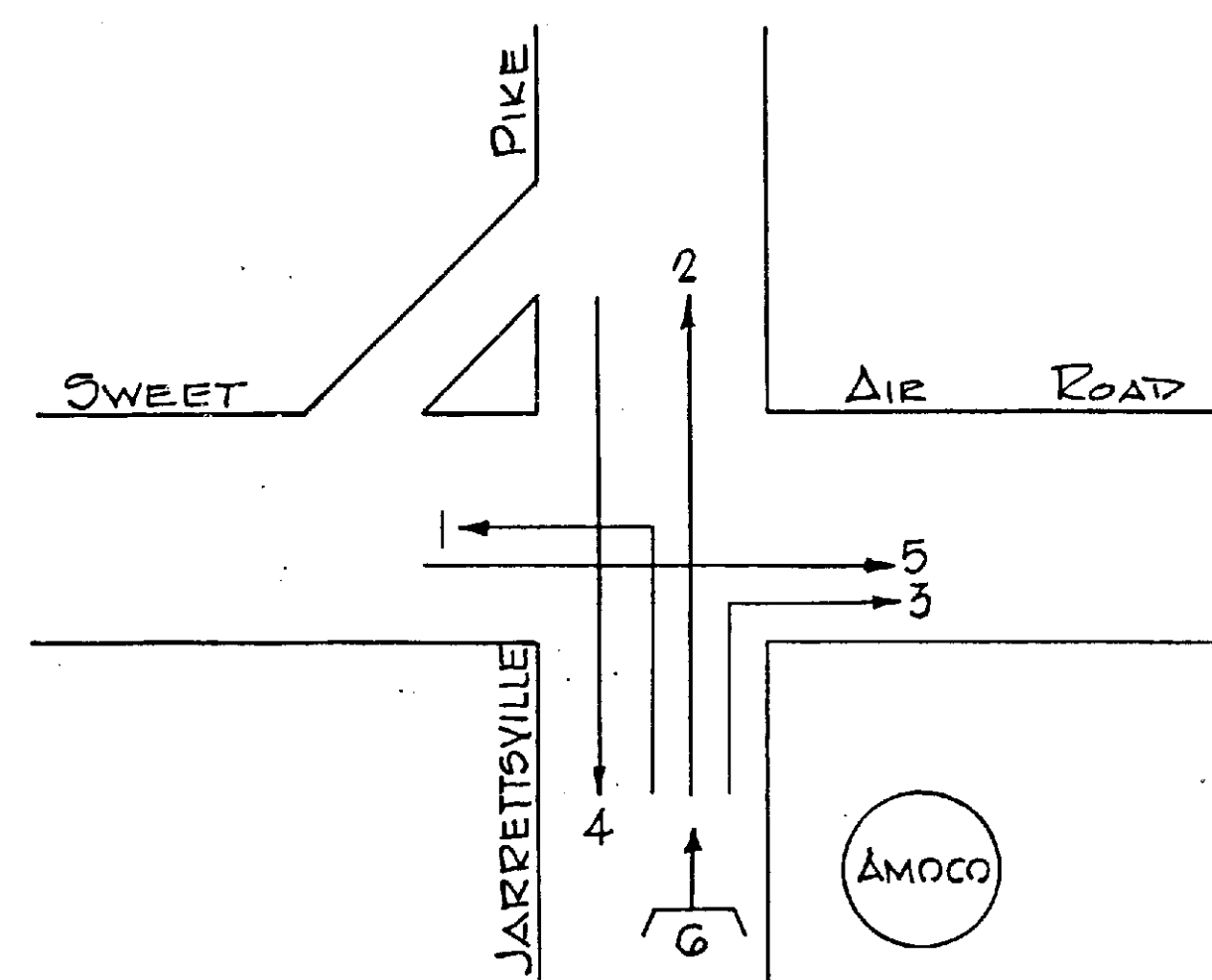
APPROVED: *Arnold J. Bober* 4/19/85
Baltimore County Planning Board

Comments:

STV/BALTIMORE TRANSPORTATION
ASSOCIATES
CONSULTING ENGINEERS
21 GOVERNOR'S COURT
BALTIMORE, MD 21207-2722
301/944-9112

SUBJECT: TRAFFIC STUDY
JARETTVILLE PIKE
SWEET AIR RD.

SHEET NO. 1 OF 1
JOB NO.
BY: DATE
CHK'D: DATE
REV: DATE



DATE	TIME	DIRECTIONS					
		1	2	3	4	5	6
2-25-85	4:30-5:30 PM	134	864	206	83	240	794
2-26-85	7:30-8:30 AM	30	206	43	642	-	160

PETITIONER'S
EXHIBIT 9

THE LAW OFFICE OF
JOSEPH K. POKORNY
SUITE 408 JEFFERSON BUILDING
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

TELEPHONE
823-2000

April 2, 1985

Mrs. Jeannie Jung
Deputy Zoning Commissioner
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

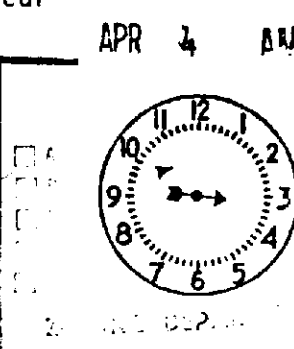
re: Amoco Oil - Jarrettville Pike

Dear Mrs. Jung,

Please be advised that the material has been forwarded to the Planning Board and we are waiting their decision which should occur at or after April 18th.

Very truly yours,

Joseph K. Pokorny
Joseph K. Pokorny



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

85-238-XA

District: 10TH
Posted for: Appeal
Petitioner: Amoco Oil Company
Location of property: SE/Cor. Jarrettville Pike & Sweet Air Rd.
Location of Signs: 1 - Corner Jarrettville Rd. & Sweet Air Rd. Both corners. 7 - On roadways on property of Petitioner.
Remarks: *See sketch of property of Petitioner.*
Posted by: *Arnold J. Bober*
Number of Signs: 2
Date of Posting: 7/12/85
Date of return: 7/21/85

PETITION FOR SPECIAL
EXEMPTION AND VARIANCE

10th District

LOCATION: Southeast corner of Jarrettville Pike and Sweet Air Road (Paper Mill Rd.). DATE AND TIME: Wednesday, February 27, 1985 at 10:30 a.m. PUBLIC HEARING: Room 105 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 on the petition for Special Exemption and Variance to allow a use in combination food store with existing service station and allow the conversion of a lot to a use in a gas and oil and an expansion of the site area of an existing service station, and variance from the minimum lot area requirement of 1.0 acre to 0.5 acre, to the property of Amoco Oil Company, at above the place named.

In the event that these provisions are granted, a building permit may be issued within 180 days of the date of the public hearing. The Zoning Commissioner will maintain any use of the property during this period for the same use as shown on the map. The use of the property must be maintained in writing by the date of the hearing or made at the hearing.

By Order of:
ARNOLD J. BOBER
Zoning Commissioner of Baltimore County

5008-1/2024 26

DATE OF PUBLICATION
85-238-XA
Towson, Md. 2/13/1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive week & the first publication appearing on the 6th day of February 1985.

The TOWSON TIMES
M. J. J. J.
Cost of Advertising: \$27.67

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 7, 1985

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 February 7, 1985.

THE JEFFERSONIAN,

JB Ventral
Publisher

Cost of Advertising

22.00

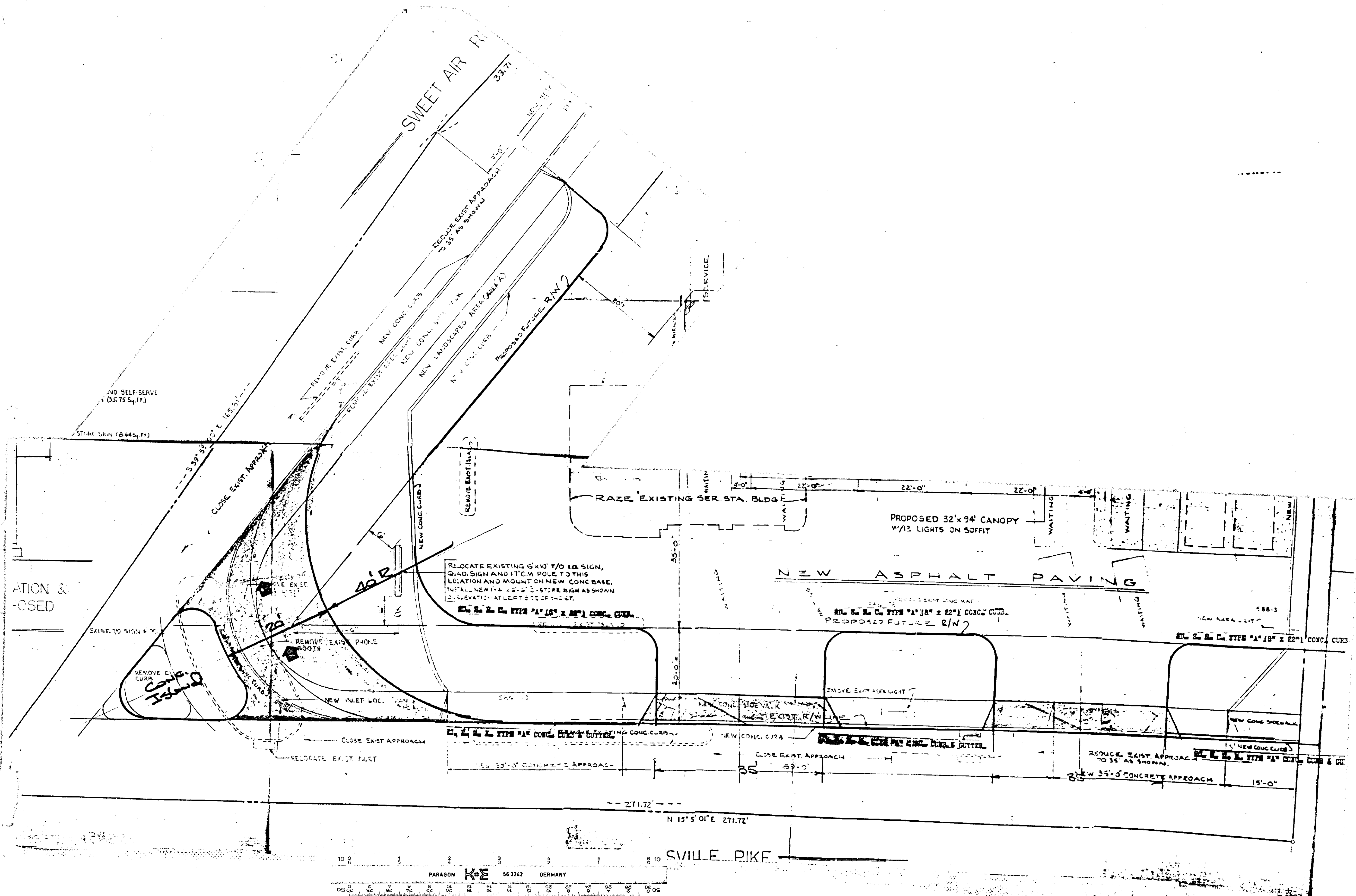
85-238-XA

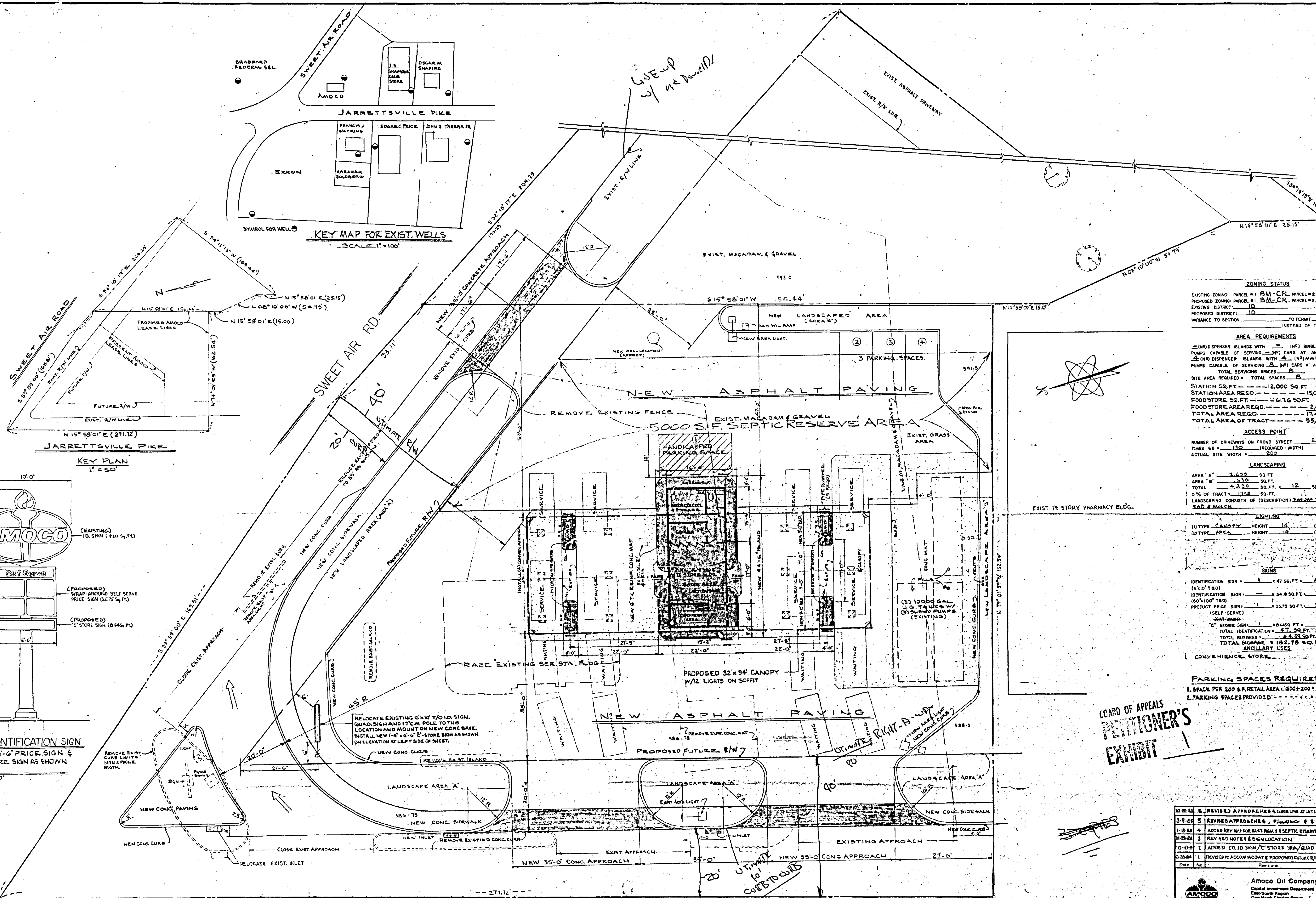
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 22nd day of January, 1985.

Petitioner: Marvin Goldberg, et al. Received by: *Arnold J. Bober*
Petitioner's Attorney: Joseph K. Pokorny, Esq. Chairman, Zoning Plans Advisory Committee





ZONING STATUS

EXISTING ZONING: PARCEL # 1 BM-CR PARCEL # 2

PROPOSED ZONING: PARCEL # 1 BM-CR PARCEL # 2

EXISTING DISTRICT: 1Q

PROPOSED DISTRICT: 1Q

VARIANCE TO SECTION _____ TO PERMIT _____

INSTEAD OF THE REQUIRED _____

AREA REQUIREMENTS

DISPENSER ISLANDS WITH _____ (N^o) SINGLE DISPENSER
(N^o) DISPENSER CAPABLE OF SERVING _____ CARS AT ANY ONE TIME
PUMPS CAPABLE OF SERVING _____ (N^o) CARS AT ANY ONE TIME
(N^o) DISPENSER _____ (N^o) MAXI DISPENSER
PUMPS CAPABLE OF SERVING _____ (N^o) CARS AT ANY ONE TIME
TOTAL SERVICING SPACES _____
SITE AREA REQUIRED = TOTAL SPACES _____ (N^o) x 1500'
STATION SQ. FT. _____ 12,000 SQ. FT.
FOOD AREA REQD. _____ 15,000 SQ. FT.
STATION STORE SQ. FT. _____ 617.6 SQ. FT.
FOOD STORE AREA REQD. _____ 2,479.6 SQ. FT.
TOTAL AREA REQUIRED _____ 17,104 SQ. FT.
TOTAL AREA REQUIRED _____ 17,104 SQ. FT.

ACCESS POINT

NUMBER OF DRIVEWAYS ON FRONT STREET 2

TIMES 65 = 130 (REQUIRED WIDTH)

ACTUAL SITE WIDTH = 200

ACTUAL SITE WIDTH = _____

LANDSCAPING

AREA "A" = 1,630 SQ. FT.

AREA "B" = 1,630 SQ. FT.

TOTAL = 4,230 SQ. FT. 12 % OF TRACT

5% OF TRACT = 175 SQ. FT.

LANDSCAPING CONSISTS OF (DESCRIPTION) 240 YDS TREES &
600 YD MULCH

LIGHTING

(1) TYPE CANOPY HEIGHT 14' (DESCRIPTION)

(2) TYPE AREA HEIGHT 14' (DESCRIPTION)

SIGNS

IDENTIFICATION SIGN = 1 x 47 SO. FT. = 47 SO. FT.
(6"x10" T&O)
IDENTIFICATION SIGN = — x 34.8 SO. FT. = —
(60"x100" T&O) ?
PRODUCT PRICE SIGN = 1 x 35.75 SO. FT. = 35.75 SO. FT.
(SELF-SERVE)
(CAR-WASH)
C STORE SIGN = 1 x 84 SO. FT. = 84 SO. FT.
TOTAL IDENTIFICATION = 37.50 SO. FT. 12.75 HFT
TOTAL BUSINESS = 44.39 SO. FT. 88.38 HFT
TOTAL SIGNAGE = 102.70 SO. FT.
ANCILLARY USES

CONVENIENCE STORE

PARKING SPACES REQUIRED

1. SPACE PER 200 S.F. RETAIL AREA = $600 \div 200 = 3$ SPACES

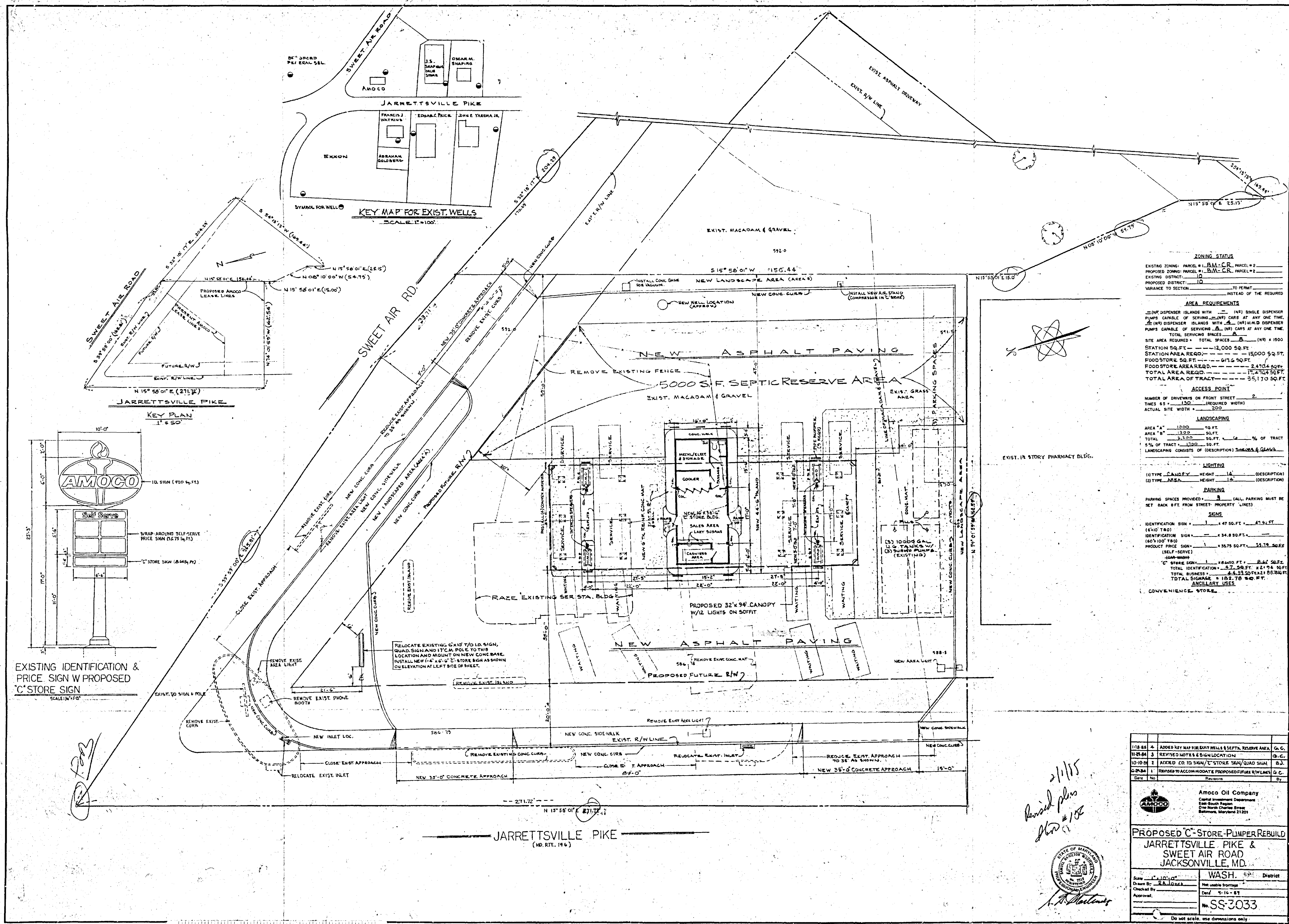
2. PARKING SPACES PROVIDED = 4 SPACES

BOARD OF APPEALS
PETITIONER'S
EXHIBIT 1

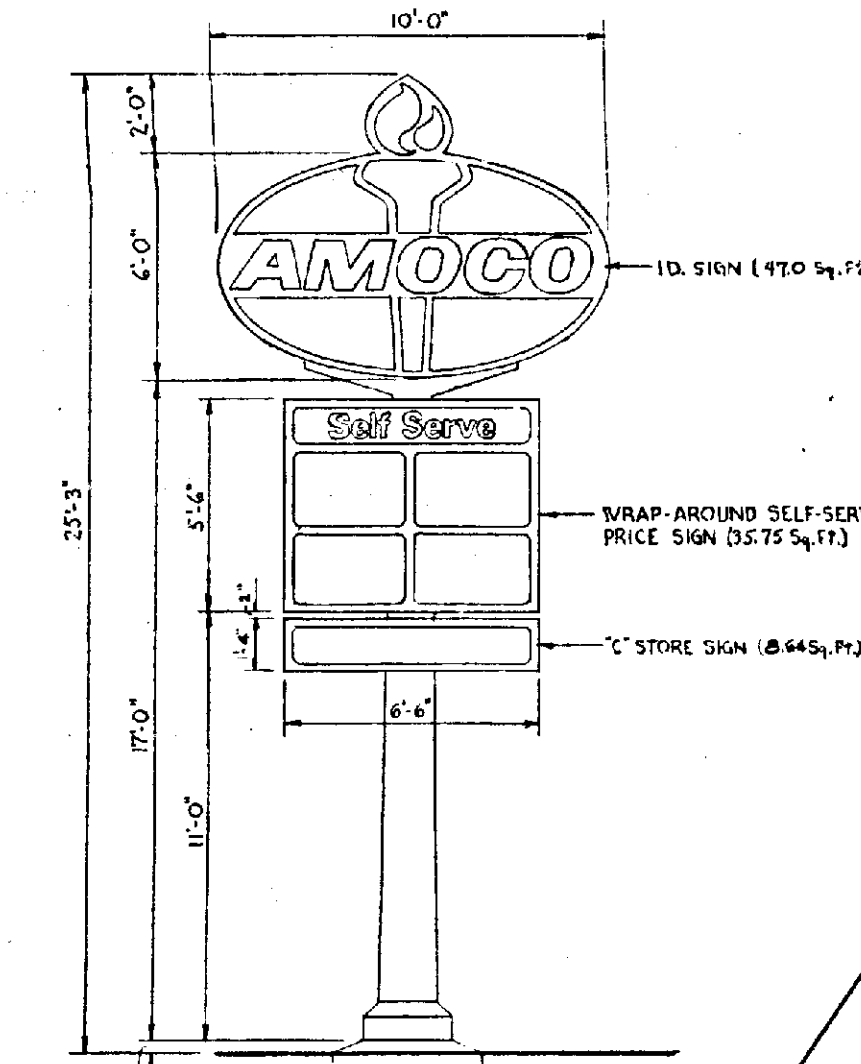
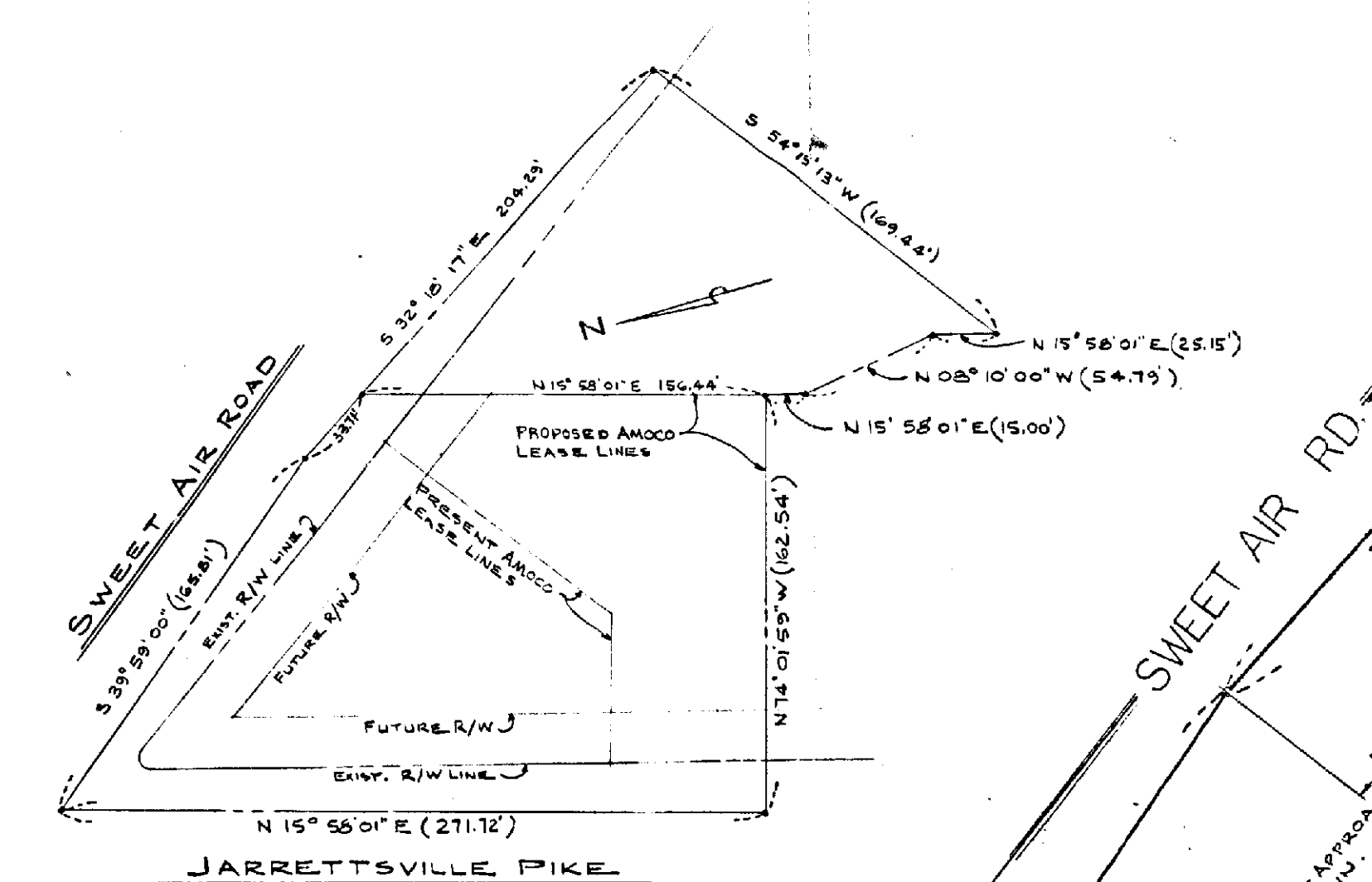
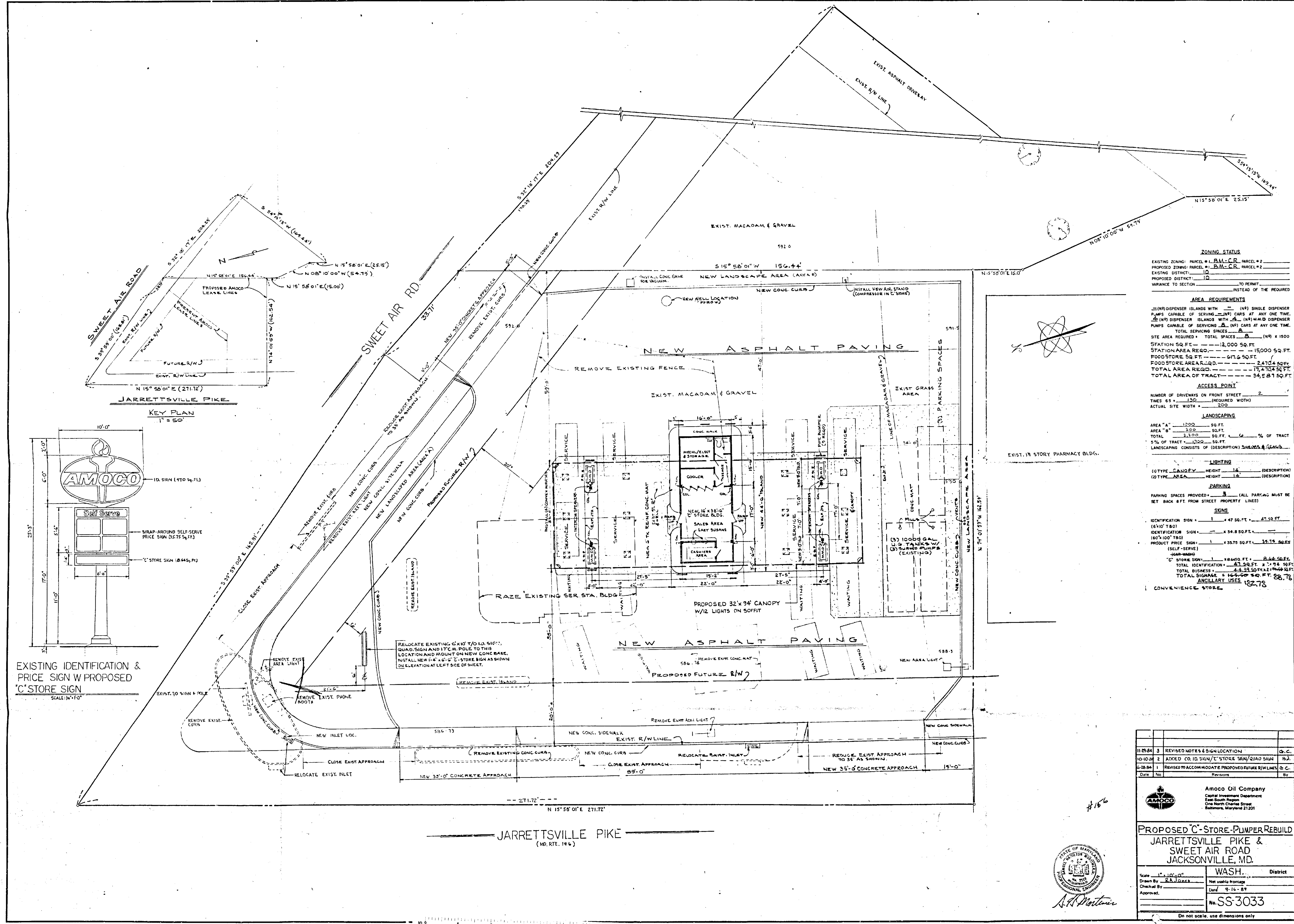
NOTES:

- 1.- IN CONSIDERATION OF BALTIMORE COUNTY APPROVING THE PROPOSED CHANGES TO THE SUBJECT PROPERTY AS SET FORTH IN THE PLAN DATED 4-16-84, AND REVISED 10-22-85, AMOCO OIL COMPANY HEREBY AGREES THAT, AS SUCH TIME AS A WIDENING OF JARRETSVILLE PIKE AT THIS INTERSECTION IS UNDERTAKEN, AMOCO WILL SET BACK ITS CURB LINE ALONG JARRETSVILLE PIKE THE NECESSARY TEN (10) FEET AT AMOCO'S EXPENSE.
- 2.- LANDSCAPE TO BE IN ACCORDANCE WITH BALTIMORE COUNTY ZONING & PLANNING DEPARTMENT REQUIREMENTS.

10-12-85	6	REVISED APPROACHES & COMBINE AN INTERSECTION	G.C.
3-5-85	5	REVISED APPROACHES, PLANNING & SIGN	G.C.
1-18-84	4	ADDED KEY WAY AND EXIST TALLS & SETBACK RESERVE AREA	G.C.
11-29-84	3	REVISED NOTES & SIGN LOCATION	G.C.
10-10-84	2	ADDED CO. ID. SIGN/ T/ STORE SIGN/ ROAD SIGN	D.J.
9-28-84	1	REVISED TO ACCOMMODATE PROPOSED FUTURE B/W LANE	G.C.
Date	No.	Revisions	By
 Amoco Oil Company Capital Investment Department East-South Region One North Charles Street Baltimore, Maryland 21201			
PROPOSED "C" STORE PLUMPER REBUILD JARRETTSVILLE PIKE & SWEET AIR ROAD JACKSONVILLE, MD.			
Scale 1" = 10'-0" Drawn By <u>BALANCE</u> Checked By _____ Approved _____		WASH. District Net usable footage <u>Des'd 9'-16'-8"</u> No. SS-3033	
Do not scale, use dimensions only			



EXISTING ZONING: PARCEL #1: <u>BM-CR</u> PARCEL #2: <u>BM-CR</u>	
PROPOSED ZONING: PARCEL #1: <u>BM-CR</u> PARCEL #2: <u>BM-CR</u>	
EXISTING DISTRICT: <u>10</u>	
PROPOSED DISTRICT: <u>10</u>	
VARIANCE TO SECTION: <u>TO PERMIT</u>	
INSTEAD OF THE REQUIRED	
AREA REQUIREMENTS	
MIN. DISPENSER ISLANDS WITH <u>1</u> (N) SINGLE DISPENSER	
PUMPS CAPABLE OF SERVING <u>1</u> (N) CARS AT ANY ONE TIME	
MIN. DISPENSER ISLANDS WITH <u>1</u> (N) MIN. DISPENSER	
PUMPS CAPABLE OF SERVING <u>1</u> (N) CARS AT ANY ONE TIME	
TOTAL SERVING SPACES: <u>1</u> (N) = 1500	
SITE AREA REQUIRED: TOTAL SPACES: <u>1</u> (N) = 1500	
STATION SQ. FT. --- 12,000 SQ. FT.	
STATION AREA REQD. --- 15,000 SQ. FT.	
FOODSTORE SQ. FT. --- 617.6 SQ. FT.	
FOODSTORE AREA REQD. --- 2,470.4 SQ. FT.	
TOTAL AREA REQD. --- 17,470.4 SQ. FT.	
TOTAL AREA OF TRACT --- 35,170 SQ. FT.	
ACCESS POINT	
NUMBER OF DRIVEWAYS ON FRONT STREET: <u>2</u>	
TIMES 65' - <u>120'</u> (REQUIRED WIDTH)	
ACTUAL SITE WIDTH: <u>200'</u>	
LANDSCAPING	
AREA "A" - <u>1000</u> SQ. FT.	
AREA "B" - <u>1000</u> SQ. FT.	
TOTAL - <u>2,000</u> SQ. FT. <u>6</u> % OF TRACT	
5% OF TRACT - <u>1,750</u> SQ. FT.	
LANDSCAPING CONSISTS OF (DESCRIPTION) <u>SHRUBS & GRASS</u>	
LIGHTING	
(1) TYPE <u>CANDY</u> HEIGHT <u>14'</u> (DESCRIPTION)	
(2) TYPE <u>AREA</u> HEIGHT <u>14'</u> (DESCRIPTION)	
PARKING	
PARKING SPACES PROVIDED: <u>3</u> (ALL PARKING MUST BE SET BACK 8 FT. FROM STREET PROPERTY LINES)	
SIGNS	
IDENTIFICATION SIGN - <u>1</u> - 47' SQ. FT. - 47' SQ. FT.	
(6'x10' T&O)	
IDENTIFICATION SIGN - <u>1</u> - 34' SQ. FT. - 34' SQ. FT.	
(6'x10' T&O)	
PRODUCT PRICE SIGN - <u>1</u> - 35.75' SQ. FT. - 35.75' SQ. FT.	
(SELF-SERVE)	
CONVENIENCE STORE	



EXISTING IDENTIFICATION & PRICE SIGN W/ PROPOSED C-STORE SIGN
SCALE 1"=10'

ZONING STATUS	
EXISTING ZONING: PARCEL #1: BM-CR, PARCEL #2: BM-CR	
PROPOSED ZONING: PARCEL #1: BM-CR, PARCEL #2: BM-CR	
EXISTING DISTRICT: 10	
PROPOSED DISTRICT: 10	
VARIANCE TO SECTION: _____	TO PERMIT: _____
	INSTEAD OF THE REQUIRED: _____
AREA REQUIREMENTS	
(N) DISPENSER ISLANDS WITH _____ (N) SINGLE DISPENSER	
PUMPS CAPABLE OF SERVING _____ (N) CARS AT ANY ONE TIME	
(N) DISPENSER ISLANDS WITH _____ (N) MMD DISPENSER	
PUMPS CAPABLE OF SERVING _____ (N) CARS AT ANY ONE TIME	
TOTAL SERVICING SPACES: _____	
SITE AREA REQUIRED: TOTAL SPACES _____ (N) X 1500	
STATION SQ. FT. _____ 12,000 SQ. FT.	
FOODSTORE SQ. FT. _____ 15,000 SQ. FT.	
FOODSTORE AREA REQD. _____ 670.0 SQ. FT.	
TOTAL AREA REQD. _____ 2,470.4 SQ. FT.	
TOTAL AREA OF TRACT _____ 24,581.5 SQ. FT.	
ACCESS POINT	
NUMBER OF DRIVEWAYS ON FRONT STREET: _____	
TIMES 65' _____ 130' (REQUIRED WIDTH)	
ACTUAL SITE WIDTH: _____ 200'	
LANDSCAPING	
AREA "A" _____ 1200' SQ. FT.	
AREA "B" _____ 300' SQ. FT.	
TOTAL _____ 1500' SQ. FT. _____ % OF TRACT	
5% OF TRACT _____ 1229' SQ. FT.	
LANDSCAPING CONSISTS OF (DESCRIPTION) _____	
LIGHTING	
(1) TYPE _____ HEIGHT _____ (DESCRIPTION)	
(2) TYPE _____ HEIGHT _____ (DESCRIPTION)	
PARKING	
PARKING SPACES PROVIDED: _____ (ALL PARKING MUST BE SET BACK 8 FT. FROM STREET PROPERTY LINES)	
SIGNS	
IDENTIFICATION SIGN: _____ 47.50 FT. _____ 47.50 FT.	
(6'x10' T&O)	
IDENTIFICATION SIGN: _____ 34.850 FT. _____	
(6'x10' T&O)	
PRODUCT PRICE SIGN: _____ 35.75 SQ. FT. _____ 35.75 SQ. FT.	
(SELF-SERVE)	
C-STORE SIGN: _____ 18.450 FT. _____ 18.450 FT.	
TOTAL IDENTIFICATION: _____ 47.50 FT. _____ 47.50 FT.	
TOTAL SIGNAGE: _____ 47.50 FT. _____ 47.50 FT.	
TOTAL SIGNAGE: _____ 47.50 FT. _____ 47.50 FT.	
ANCILLARY USES: _____ 182.78	
CONVENIENCE STORE: _____	

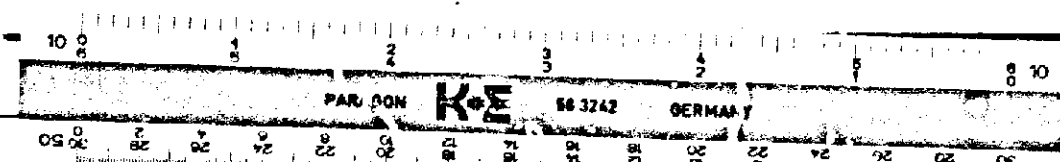
11-25-84	3	REVISED NOTES & SIGN LOCATION	G.C.
10-10-84	2	ADDED CO. ID. SIGN/ C-STORE SIGN/ QUAD SIGN	R.J.
6-28-84	1	REVISED TO ACCOMMODATE PROPOSED FUTURE R/W LINES	G.C.
Date	No.	Revisions	By

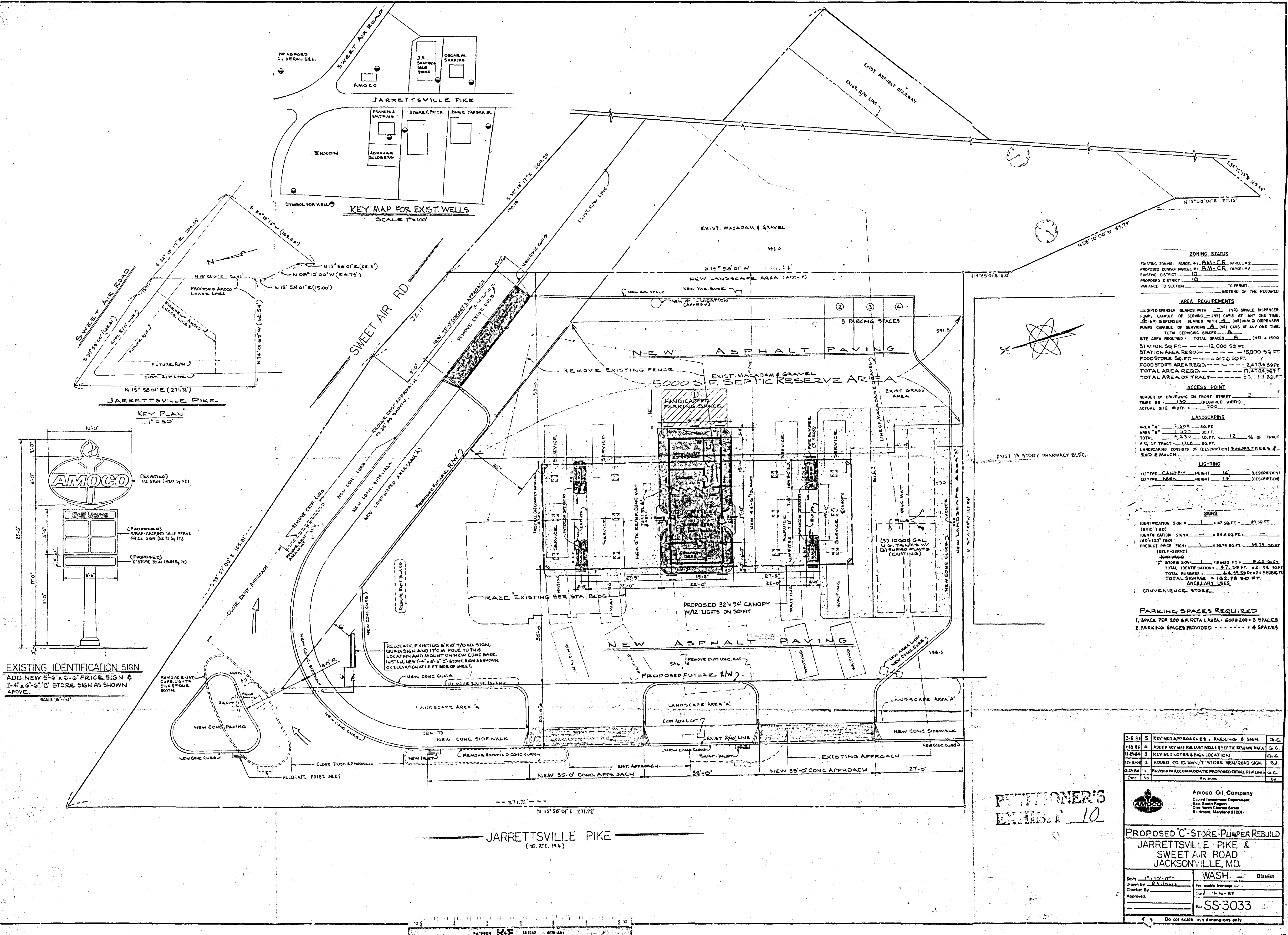
Amoco Oil Company
Capital Improvement Department
East-South Region
One North Charles Street
Baltimore, Maryland 21201

PROPOSED C-STORE PUMPER REBUILD
JARRETTSVILLE PIKE &
SWEET AIR ROAD
JACKSONVILLE, MD.

WASH. District
Net usable frontage
Drawn By: RA Jones
Date: 9-16-84
Checked By:
Approved:
No. SS-3033

Do not scale, use dimensions only





ZONING STATUS
EXISTING ZONING: PARCEL #1, B.M.-C.R. PARCEL #2
PROPOSED ZONING: PARCEL #1, B.M.-C.R. PARCEL #2
EXISTING DISTRICT: 10
PROPOSED DISTRICT: 10
VARIANCE TO SECTION: TO PERMIT
INSTEAD OF THE REQUIRED

AREA REQUIREMENTS
(N) DISPENSER ISLANDS WITH (N) SINGLE DISPENSER
PUMPS CAPABLE OF SERVING (N) CARS AT ANY ONE TIME.
(N) DISPENSER ISLANDS WITH (N) M.D. DISPENSER
PUMPS CAPABLE OF SERVING (N) CARS AT ANY ONE TIME.
TOTAL SERVICING SPACES: A
SITE AREA REQUIRED: TOTAL SPACES: A (N) x 1500
STATION SQ. FT.: 12,000 SQ. FT.
STATION AREA REQ.: 15,000 SQ. FT.
FOODSTORE SQ. FT.: 2,470.4 SQ. FT.
FOODSTORE AREA REQ.: 2,470.4 SQ. FT.
TOTAL AREA REQ.: 17,470.4 SQ. FT.
TOTAL AREA OF TRACT: 25,171.9 SQ. FT.

ACCESS POINT
NUMBER OF DRIVEWAYS ON FRONT STREET: 2
TIMES 65: 132 (REQUIRED WIDTH)
ACTUAL SITE WIDTH: 200

LANDSCAPING
AREA "A": 3,400 SQ. FT.
AREA "B": 1,230 SQ. FT.
TOTAL: 4,630 SQ. FT. 12 % OF TRACT
5% OF TRACT: 1,258.5 SQ. FT.
LANDSCAPING CONSISTS OF (DESCRIPTION) TREES, TREES &
500 # MULCH

LIGHTING
(1) TYPE CANOPY HEIGHT 16' (DESCRIPTION)
(2) TYPE AREA HEIGHT 16' (DESCRIPTION)

SIGNS
IDENTIFICATION SIGN: 1 x 47.50 FT. 47.50 FT.
(6'x10' T80)
IDENTIFICATION SIGN: 1 x 34.80 FT. 34.80 FT.
(6'x10' T80)
PRODUCT PRICE SIGN: 1 x 35.75 FT. 35.75 FT.
(SELF-SERVE)
(C) STORE SIGN: 1 x 64.50 FT. 64.50 FT.
TOTAL IDENTIFICATION: 27.75 SQ. FT.
TOTAL BUSINESS: 24.33 SQ. FT.
TOTAL SIGNAGE: 182.75 SQ. FT.
ANCILLARY USES
CONVENIENCE STORE

PARKING SPACES REQUIRED
1. SPACE PER 200 B.R. RETAIL AREA: 600+200 = 8 SPACES
2. PARKING SPACES PROVIDED: 8 SPACES

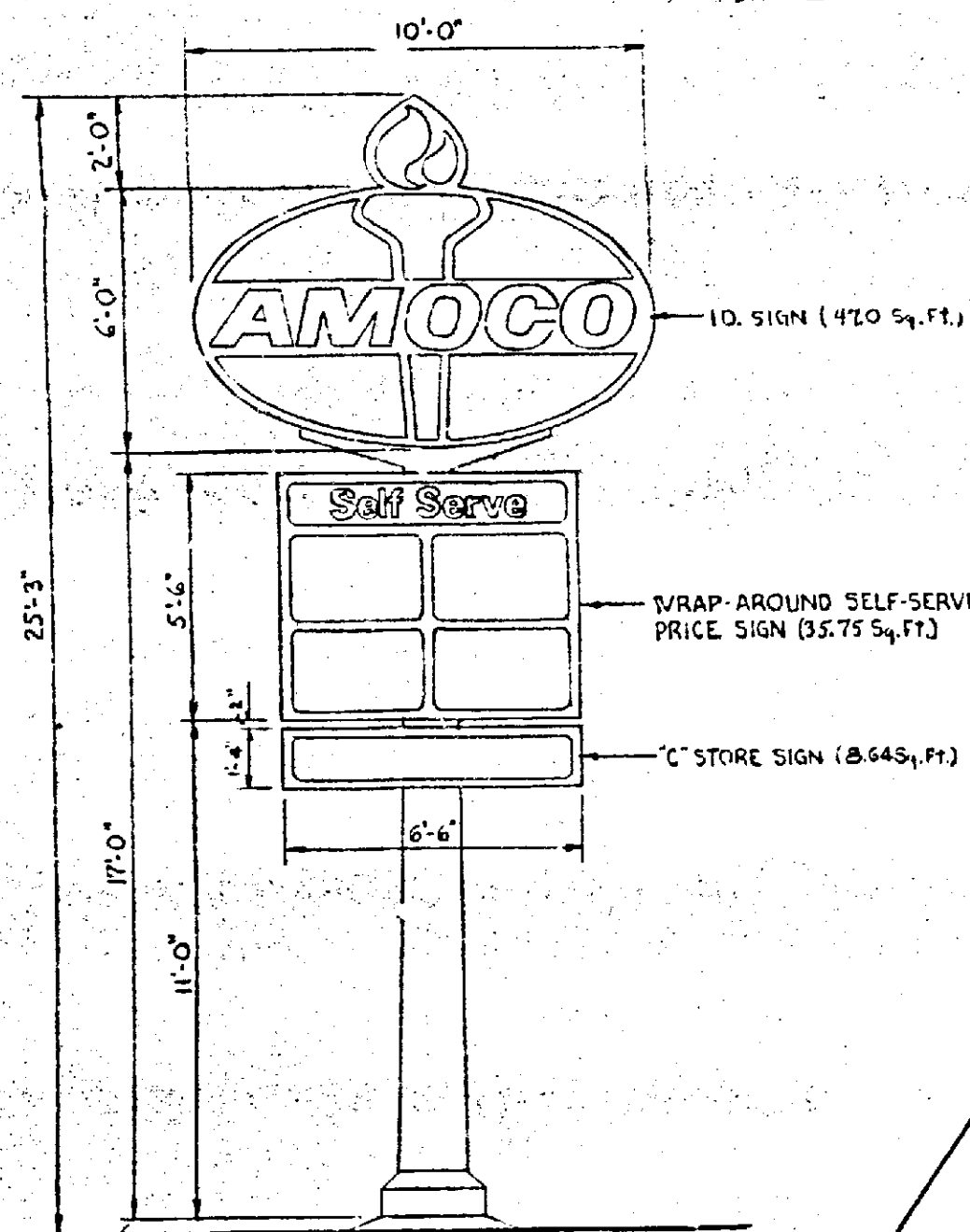
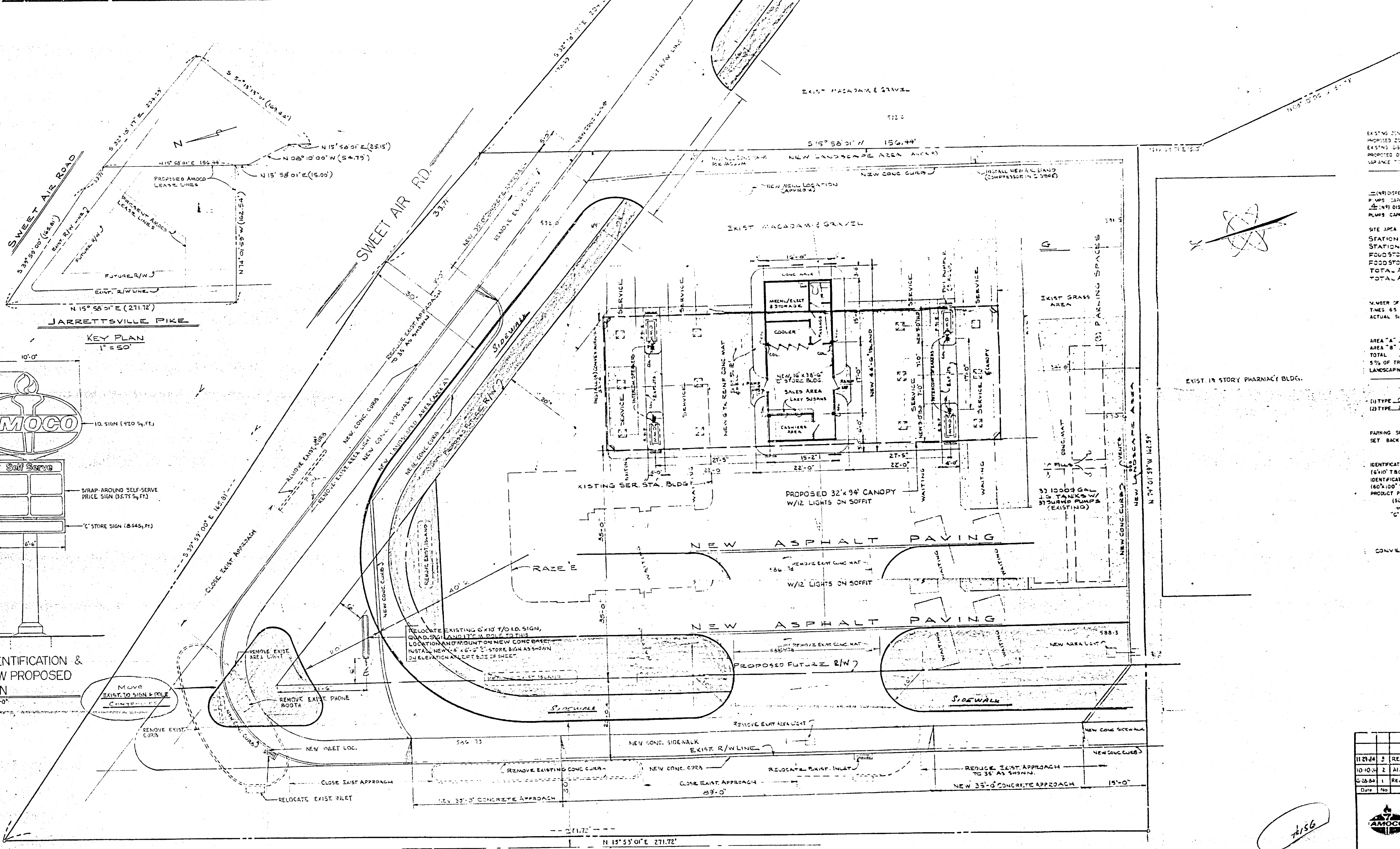
3-5-84	5	REVISED APPROACHES, PARKING & SIGN	G.C.
11-8-84	4	ADDED KEY MAP FOR EXIST. WELLS & SEPTIC RESERVE AREA	G.C.
11-29-84	3	REVISED NOTES & SIGN LOCATION	G.C.
10-10-84	2	ADDED CO. ID SIGN / C-STORE SIGN / QUAD SIGN	B.J.
6-29-84	1	REVISED TO ACCOMMODATE PROPOSED FUTURE R/W LINES	G.C.
DATE	NO.	Revisions	By

Amoco Oil Company
Chief of Investment Department
East South Region
One North Charles Street
Baltimore, Maryland 21201

PROPOSED C-STORE PLUMPER REBUILD
JARRETTSVILLE PIKE &
SWEET AIR ROAD
JACKSONVILLE, MD.

Scale: 1" = 10'-0"
Drawn By: R.A. Jones
Checked By:
Approved:
No: SS-3033
District: WASH.
Per: usable frontage
Date: 10-10-84
Do not scale, use dimensions only

PETITIONER'S
EXHIBIT 10



EXISTING IDENTIFICATION & PRICE SIGN W PROPOSED 'C' STORE SIGN
SCALE: 1/4" = 1'-0"

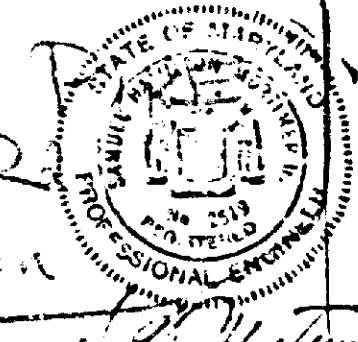
KEY PLAN
1" = 50'

JARRETTSVILLE PIKE
(MD. RTE. 146)

Jarrettsville & Sweet Air
Amoco Station

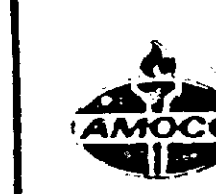
7/15/66

BUREAU OF TRAFFIC ENGINEERING



EXISTING	20
PROPOSED	10
TOTAL	30
AREA "A"	10
AREA "B"	10
TOTAL	20
5% OF TR.	1
LANDSCAPE	1
TOTAL	2
NUMBER OF	65
ACTUAL	5
TYPE "C"	
TYPE "A"	
PARKING SP.	
SET BACK	
IDENTIFICATION	
(6"x10" T&O)	
IDENTIFICATION	
(60"x100" T&O)	
PRODUCT PH.	
(15"	
"C"	
CONVE.	

11-23-64	2	REV
10-10-64	2	REV
5-28-64	1	REV
Date	No	



PROPOSED

JARRETTSVILLE

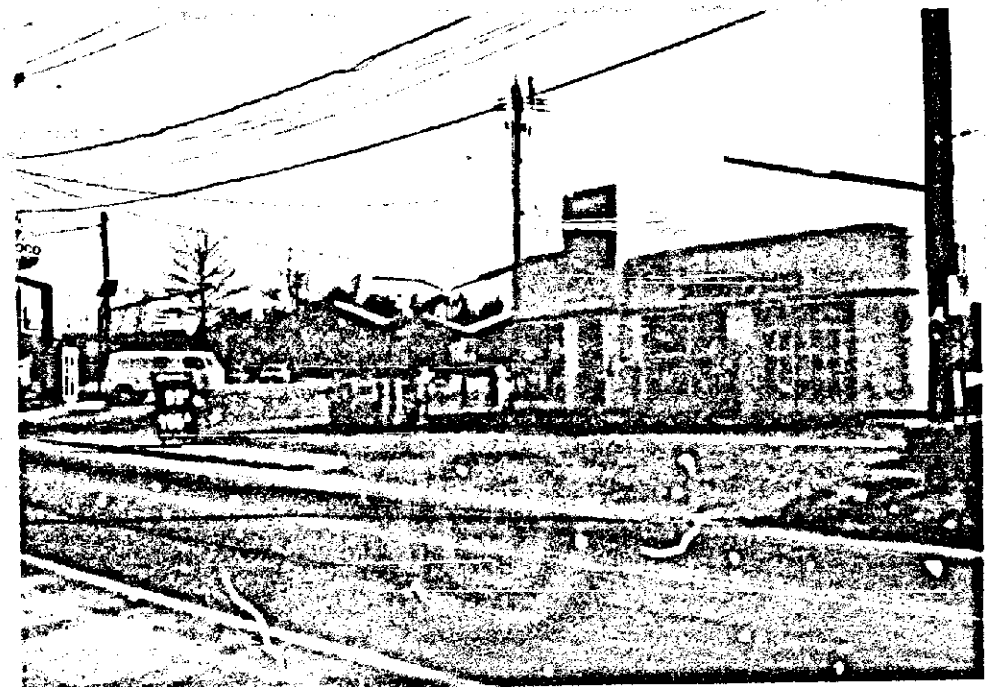
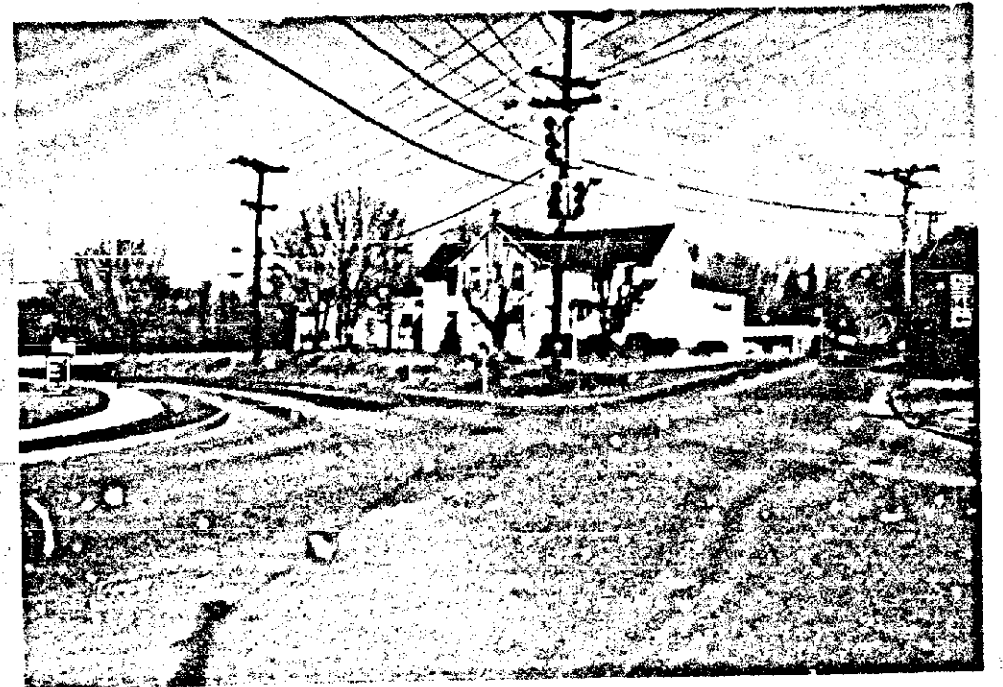
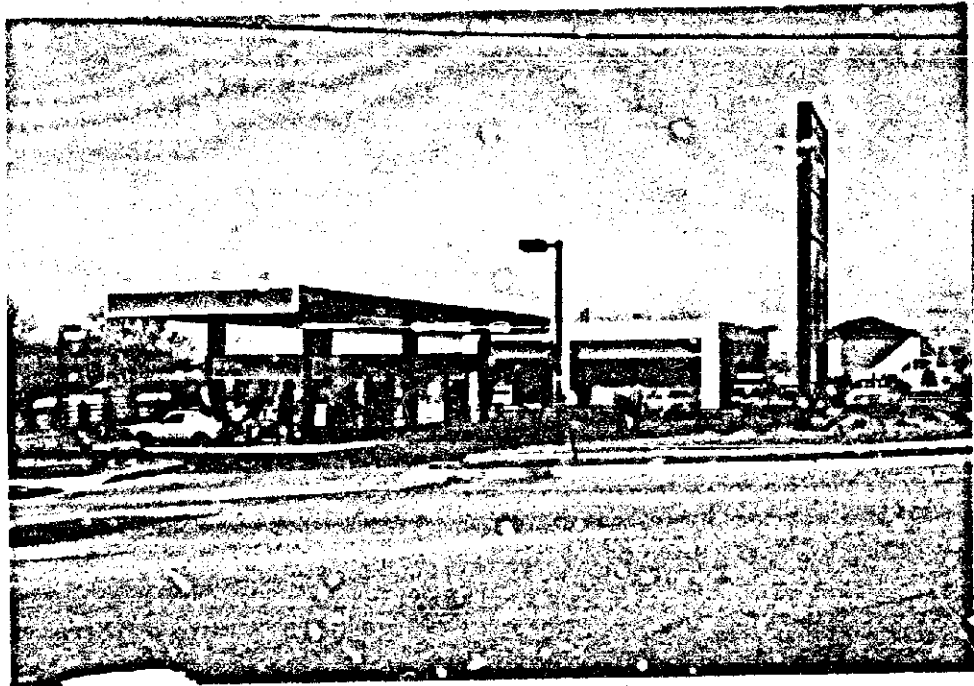
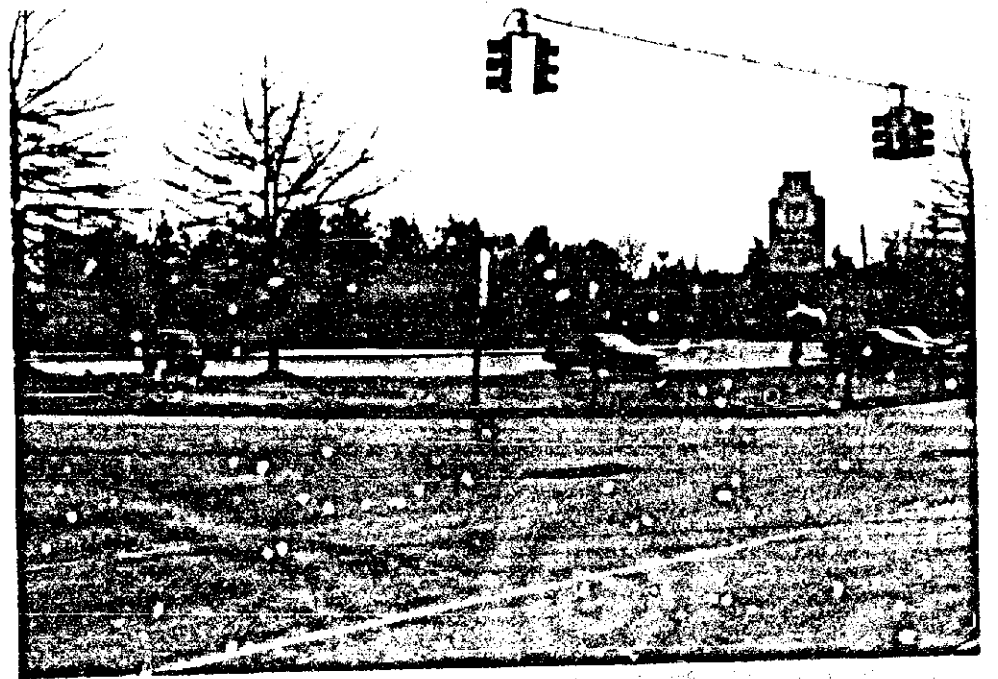
STATION

Scale

Drawn By

Checked by

Approved



LEASE

S.S. #21-3033

THIS LEASE made this 18th day of June, 1975, between

Amoco Oil Company, a Maryland corporation, with its Regional Office at P.O. Box 507, Baltimore, MD 21204

Lessor, and Abraham, Charles & Marvin Goldberg

whose address is Box #41 - Cockeysville, Md. 21030, Lessee

WITNESSETH That Lessor hereby demises and leases to Lessee the premises situated in the City of Jacksonville

County of Baltimore, and State of Maryland, more particularly described as follows:

BEGINNING at a point, said point being the intersection of the northeast line of Jarrettsville Road and the southwest line of Paper Mill Road; thence along the northeast line of Jarrettsville Road in a southeasterly direction a distance of 185 feet to a point; thence at right angles to the northeast line of Jarrettsville Road and in a southeasterly direction a distance of 46 feet, more or less to a point; thence in a northeasterly direction and at right angles to the southeast line of Paper Mill Road, a distance of 102.5 feet, more or less to a point; thence along the southeast line of Paper Mill Road and in a northerly direction, a distance of 160 feet to the point and place of BEGINNING.

As of the beginning date of the original term hereof, this lease supercedes and replaces lease dated September 18, 1970, between the parties hereto, covering the same premises.

together with the buildings, fixtures, equipment, machinery and appliances, if any, located thereon, including among the following (See Exhibit Rider Attached):

TO HAVE AND TO HOLD unto Lessee for a term commencing on the 30th day of September, 1975, and ending on the 29th day of September, 1976. This lease shall automatically renew itself for FOUR (4) subsequent successive terms of one year each; provided, however, that Lessee, upon giving to Lessor written notice of cancellation at least sixty (60) days prior to the effective date of any such cancellation, may cancel this lease as of the expiration date of the initial term of this lease or of any renewal term, and further provided that Lessee may cancel this lease, or any renewal or extension thereof, at any time by giving Lessee at least thirty (30) days' written notice of such cancellation. Additional right of cancellation for cause available to the parties during the initial or any renewal term are specified in Paragraphs 9, 10 and 12.

Lessee hereby covenants as follows:

1. To pay to Lessor as rent for the above described premises, equipment and appliances (if any be included), a cash rental, as set forth in Paragraph "A" below, plus a rental based upon gasoline gallonage, as set forth in Paragraph "B" below, and, in any event, Lessee agrees to pay monthly as rent no less than the minimum amounts set forth in Paragraph "C" below:

"A" During the term of this lease or any renewal or extension thereof, a cash rental of:

"B" For each month during the term of this lease the minimum rental shall be as follows:

For January	For May	For September
For February	For June	For October
For March	For July	For November
For April	For August	For December

All rent herein provided for shall be due and payable at the Regional Office of Lessor as follows: The rental provided for in Paragraph "A" shall be paid monthly in advance. The rental provided for in Paragraph "B" shall be due at the end of each monthly period. Each subsequent payment shall be accompanied by Lessee's affidavit showing the date and amount in gallons of each delivery of gasoline for use made to each service station for the preceding month; provided, however, that as to gasoline supplied by Lessor, the rental provided for in Paragraph "B" shall be due at time of payment for the applicable gasoline, and as to such gasoline the aforesaid affidavit shall not be required. Any rent accruing pursuant to Paragraph "C" shall be due and payable on the tenth day of the next succeeding month.

2. In order to assure to Lessor a rental return more reasonably commensurate with the value of the premises and carrying charges, as well as to assure that the premises meet the public's requirements for service during periods of normal traffic, the parties agree that Lessee shall keep the premises open for operation and properly illuminated seven days a week during the following minimum hours:

7:00 A.M. to 10:00 P.M. on weekdays and Saturdays; 8:00 A.M. to 9:00 P.M. on Sundays.

PETITIONER'S EXHIBIT 21

Form 76-342 Rev. 4-73

S.S. #21-3033

LEASE RIDER

THIS RIDER, is executed simultaneously with and hereby made a part of the annexed lease, dated the 18th day of June, 1975, between AMOCO OIL COMPANY, therein and herein referred to as "LESSOR" and Abraham, Charles & Marvin Goldberg, therein and herein referred to as "LESSEE".

WITNESSETH, that said annexed lease agreement is subject to the following terms and conditions, to wit:

1. EQUIPMENT, MACHINERY AND APPLIANCES:

4 - 40-Bbl. UG St. Tanks	1 - Roll-On Lift
1 - 6' x 10' Plastic Torch Sign	2 - Wayne #732 Duo-1 (2) Wayne #734
2 - 10-Bbl. Tanks	1 - 3-HP Air Compressor
1 - 14' Cantilever Pole	1 - Outdoor Fire Rack Disp. #100
1 - 80-Bbl. UG St. Tank	Lighting

2. In addition to rental set forth in annexed lease, Lessee shall pay, in advance, the annual rental (s) shown below and same would be pro-rated for any portion of a year:

\$60.00 per year - 1975-1976

WITNESS: AMOCO OIL COMPANY

By: *Abraham Goldberg* Lessee

WITNESS: *Abraham Goldberg* Lessee

ABRAHAM GOLDBERG

CHARLES GOLDBERG

MARVIN GOLDBERG

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

PETITION FOR VARIANCE : OF BALTIMORE COUNTY

SE Corner of Jarrettsville Pike and Sweet Air Rd. (Paper Mill Rd.), 10th District :

AMOCO OIL COMPANY, Petitioner : Case No. 85-238-XA

NOTICE OF APPEAL

Please note an appeal from the decision of the Deputy Zoning Commissioner, under date of June 7, 1985, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

Phyllis Cole Friedman

Phyllis Cole Friedman

People's Counsel for Baltimore County

Peter Max Zimmerman

Peter Max Zimmerman

Deputy People's Counsel

Room 223, Court House

Towson, Maryland 21204

494-2188

I HEREBY CERTIFY that on this 2nd day of July, 1985, a copy

of the foregoing Notice of Appeal was mailed to Joseph K. Pokorny, Esquire, 408 Jefferson Building, Towson, MD 21204.

Peter Max Zimmerman

Peter Max Zimmerman

(b) If Lessee ceases removal, sale of gasoline from the demised premises during at least eight daylight hours for each of two days in each successive week, without first obtaining the written consent of Lessor, Lessee shall thereupon have the right to cancel this lease without notice.

(c) Lessee shall have the right, at its election, to immediately terminate this lease in the event Lessee engages upon the premises in any deceptive, fraudulent, illegal, immoral, or other improper act or conduct detrimental to Lessor or any member of the public including, without limitation, either engaging in or participating in any fraudulent or improper use of any credit card issued or honored by Lessee with the purpose or effect of defrauding Lessor or the authorized holder of such credit. Purchase by Lessee, without Lessor's consent, of credit card delivery tickets from other dealers covering sales of Lessor's products shall be deemed fraudulent for purposes hereof. If Lessee engages in any such act, Lessor or Lessee shall have the right to cancel this lease upon written notice to the other party in the event the premises are rendered untenable by reason of fire or other casualty however caused, and rent shall abate as of the date said premises have been rendered untenable.

(d) If the whole or any part of the demised premises shall be taken by right of eminent domain or by a court, once in line thereof, this lease shall, as to the part so taken, terminate as of the date title shall vest in the condemnor; provided, however, that in the event of any partial taking, Lessee shall pay at the time and in the manner provided above the rental herein reserved without reduction and all other charges herein required to be paid by Lessee; and provided further, that if in the judgment of either party, the area remaining after such taking or conveyance will not be suitable for the purpose of operating a gasoline service station, said party shall have the option of cancelling this lease or any renewal or extension thereof by giving the other party ten (10) days' written notice of the intention so to do, and if so cancelled, all liability of both parties hereunder shall thereupon terminate, except the obligation of Lessee to pay rent and other charges and obligations thereto accrued. Lessee hereby assigns and sets over to Lessor any award, claim or demand whatsoever to which Lessee may be entitled by reason of such taking, other than moving expenses to which Lessee may be specially entitled by law. This assignment is made in consideration of the fact that by intent of the parties the rent hereunder does not fully compensate Lessor for all of its real estate commitment and expenses relating to the premises and of the further fact that the parties anticipate their relationship will be reconstituted after the condemnation on an approximately similar basis without meaningful loss to Lessee, absent any other intervening bona fide cause for termination of this lease.

(e) On the termination or cancellation of this lease or any renewal or extension thereof, Lessor, at any time thereafter, shall have the right to Lessee's election, either with or without process of law, to enter upon the premises herein demised and take possession of the same, together with all buildings, machinery, equipment and appliances, and remove any merchandise and other personal property situated thereon, including the right to use such force as may be necessary to effectuate the actual possession thereof in Lessee, and such entry shall not be regarded as a trespass or be used for as such or be regarded as in any way unlawful. Lessee in addition thereto, may sue for and recover all damages accrued or accruing under this lease, arising out of any violation thereof, and Lessor may sue and recover without declaring this lease void or entering into possession thereof, Lessee hereby authorizes and empowers any attorney of any court of record within the United States or elsewhere to appear for Lessee and defend judgment forthwith against Lessee and in favor of Lessor in an amicable action of ejectment for the premises above described with all the conditions, fees, releases, waiver of notice, waiver of stay of execution, exception and condemnation as may be provided by the laws of the state in which said premises are located, and Lessee further authorizes the entry of such action, confessions of judgment therein, and the immediate leaving of a writ of Habere Facias Possessionem, with or without clause of Fieri Facias for costs, or any other appropriate writ as may be provided by the laws of the state in which said premises are located for securing the possession of the premises, with appropriate writ for the collection of costs without leave of this Court. Lessor may pursue any other remedies (or the violation of this lease or any of its covenants by Lessee. The above enumerated remedies are concurrent and are at the option and discretion of Lessor, and the pursuit of any one shall not amount to an election or bar the pursuit of any other remedies whether or not enumerated herein. Termination of this lease shall not affect or abridge in any way the rights and obligations of the parties accruing prior to termination.

In the event Lessee shall hold over beyond the expiration or cancellation date of this lease, such hold-over tenancy shall be a month-to-month tenancy only.

(f) This lease is personal to Lessee and shall automatically terminate, without notice, entry or any other action whatsoever on the part of Lessee or Lessor, in the event of the death or insanity of Lessee or if Lessee be adjudged bankrupt or insolvent by any court, or shall make an assignment for the benefit of creditors, or if the interest of Lessee under this lease shall be levied upon or shall, by operation of law, become vested in another person, firm or corporation or if a receiver shall be appointed for Lessee or the interest of Lessee under this lease. Evidence of said insolvency in excess of \$2,000.00 to Lessee in excess of sixty (60) days or delivery of Not Sufficient Funds check, or checks, by Lessee to Lessor where Lessee has had forty-eight (48) hours notice from Lessor to cure the insufficiency of said check and has not done so, shall be conclusive proof of financial distress of Lessee, and Lessor, upon learning of Lessee's financial distress, may, at its option, upon serving written notice to Lessee, immediately terminate this lease, whereupon Lessee shall forthwith deliver possession to Lessor peacefully. Removal of, or other retention in, Lessee's assets from the premises to the prejudice of Lessor's right of re-entry shall also be deemed cause for Lessor to immediately terminate this lease, at its option.

(g) Subject to the provisions of Paragraph 12 above, Lessee may, upon the expiration of this lease or upon its sooner termination or cancellation, remove any and all equipment, to its fixtures, containers or machinery belonging to Lessee and placed or installed by Lessee upon the leased premises provided that Lessee shall, at the time of removal, not remove from this lease, any of the premises hereunder, and that Lessee shall be deemed to have no right to exercise any control over the business or operations of Lessee conducted upon the leased premises or to direct the manner in which any such business or operations shall be conducted upon the leased premises, and that neither Lessee nor any other person performing any act or acts or engaging in any work at the location of Lessee upon the leased premises shall be deemed to be employees or agents of Lessor.

(h) The waiver of the provisions of Paragraph 12 above, or stipulation contained herein shall not be taken to be a waiver of any subsequent breach of the same or any other covenant, condition or stipulation. Any failure of Lessee to enforce rights or seek remedies upon any default of Lessee with respect to the obligations of Lessee hereunder, or any of them, will be prejudice or affect the rights or remedies of Lessor in the event of any subsequent default of Lessee.

(i) Lessee is a tenant and not the owner of the above described premises (real property), as well as the buildings, fixtures, equipment, machinery and appliances (collectively called "improvements"), and Lessee has the right to use the premises hereunder. This lease is subject and subordinate to all ground or underlying leases and to all mortgages which may now or hereafter affect the demised equipment or real property, and to all renewals, modifications, consolidations, replacements and extensions thereof. If Lessee's tenancy, as to the demised real property only, shall terminate at any time for any reason whatsoever, then, in such event, this entire lease shall terminate at the same time and both parties shall be relieved of all obligations hereunder, except the obligations of Lessee to pay rent and other charges and obligations thereunder accrued. This paragraph is operative to the extent that the demised premises, buildings, fixtures, equipment, machinery and/or appliances are owned by Amoco Oil Company.

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE

10th Election District

LOCATION: Southeast corner of Jarrettsville Pike and Sweet Air Road (Paper Mill Road)

DATE AND TIME: Wednesday, February 27, 1985 at 10:30 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:

Petitions for Special Exception to allow a use in combination (food store) with existing service station and allow the conversion of a full service station to a gas and go and an expansion of the site area of an existing service station and Variance to allow erection of signs containing 182.78 square feet in lieu of the allowable 100 square feet.

Being the property of Amoco Oil Company, as shown on plat plan filed with the Zoning Office.

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

17. This lease shall not be modified or amended except in writing. No obligation, agreement or understanding shall be implied from any of the terms and provisions of this lease, all conditions, agreements and understandings with respect to the leased premises being expressly set forth herein.

18. Any notice provided for herein shall be considered as properly given as of the date of mailing if sent by certified mail duly addressed to Lessee at his address as shown in the first paragraph of this lease and to Lessee at its Regional Office address as also shown in said paragraph.

19. This lease shall not be binding upon Lessee, nor shall any delivery of possession to or acceptance of rent from Lessee bind Lessee under this lease or otherwise, unless and until this lease shall have been signed on behalf of Lessee by or at the direction of its authorized representative.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed the day and year first above written.

WITNESS:

John J. Corp

Amoco Oil Company

By: *John J. Corp* Lessee

WITNESS:

John J. Corp

ABRAHAM GOLDBERG, CHARLES GOLDBERG, MARVIN GOLDBERG Lessee



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 7, 1985

Joseph K. Pokorny, Esquire
408 Jefferson Building
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
SE/Corner of Jarrettsville Pike and Sweet Air Road (Paper Mill Road) - 10th Election District
Amoco Oil Company, Petitioners
Case No. 85-238-XA (Item 156)

Dear Mr. Pokorny:

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

Very truly yours,

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

JNH:jbg

Attachments

cc: People's Counsel

IN RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
SE/cor. of Jarrettsville Pike and Sweet Air Road (Paper Mill Road) - 10th Election District
Amoco Oil Company,
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-238-XA (Item 156)

The Petitioners herein request a Special Exception to allow a use in combination (food store) with an existing service station, the conversion of a full service station to a gas and go, and an expansion of the site area of an existing service station, and, additionally, a Variance to allow erection of sign containing 182.78 square feet in lieu of the allowable 100 square feet.

Testimony by and on behalf of the Petitioners indicates that an automotive service station was built in accordance with the plan submitted and special exception granted for a gasoline service station by order of July 8, 1966, Case 666-5. Signs were installed and the site area expanded at an unknown date. The two service bays have had little utilization in recent years. A photograph, Petitioner's Exhibit 1, shows the present station and signs. The Amoco Oil Company proposes to eliminate service, raze the present structure and construct a modern building for a gas and go station in combination with a 617.6 square foot food store. The site will provide a canopy, signs and layout similar to that shown in the photograph marked Petitioner's Exhibit 2. New underground fiber-glass tanks have been installed. The company plans two points of access on Jarrettsville Pike (Maryland Route 146) and one on Sweet Air Road (Maryland Route 405). The property is served by a well and septic system. The requested signs include a 6' x 10' Amoco logo sign with a total square footage of 94 square feet for both sides. The logo sign is also available in a 60" x 100" size. The price signs are available only in one size. There will also be a store sign.

Testimony relating to road access, road rights-of-way and traffic was presented by an engineer and representatives from both the Baltimore County Department of Traffic Engineering and the State Highway Administration. Both the County and the State prefer one access on Jarrettsville Pike while the oil company prefers two for purposes of free circulation and safety for tank trucks used for deliveries.

There were no Protestants.

Pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the Petitioner, the requirements of Section 502.1, BCZR have been met, and the health, safety, and general welfare of the community will not be adversely affected, and, therefore, the Special Exception should be granted and the Variance should be granted in part.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 7th day of June, 1985, that the herein Petition for Special Exception to allow a use in combination (food store) with an existing service station, the conversion of a full service station to a gas and go and an expansion of the site area of an existing service station, and the Petition for Zoning Variance to allow erection of signs containing 182.78 square feet in lieu of the allowable 100 square feet, in accordance with the base site plan and attached overlay marked "STATE", submitted and marked Petitioner's Exhibit 8, is GRANTED from and after the date of this Order, subject to the following:

1. Compliance with all requirements of the State Highway Administration, the Baltimore County Department of Health, and Section 405, BCZR.
2. Landscaping shall meet all standards of the Baltimore County Landscape Manual and shall be approved by the Current Planning and Development Division.

3. Parking spaces and their location shall meet the requirements of and be approved by the Current Planning and Development Division.
4. The Amoco logo sign shall be no larger than 60" x 100" in size.
5. At any such time as the Amoco Oil Company is no longer associated with the site, the total square footage for signs shall be limited to that permitted by the BCZR in effect at the time.

John M. H. [Signature]
Deputy Zoning Commissioner
of Baltimore County

ap associates, inc.
surveyors-engineers

ALEXANDER P. RAYCH, PRCT. L.S.
RICHARD J. TRULOVE, P.E.

AMOCO OIL COMPANY
DESCRIPTION OF PROPERTY
JARRETTSVILLE PIKE AND SWEET AIR ROAD
TENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point in the centerline of Jarrettsville Pike (Maryland Route 146) and in bed of Sweet Air Road (Maryland Route 145), formerly known as Paper Mill Road; said point being situate at the end of the fourth or North 31 degrees 57 minutes West 165.36 foot line of land which by Deed dated February 10, 1952, and recorded among the Land Records of Baltimore County in Liber 2644, page 383 was conveyed by Kathryn R. Purcell to Abraham Goldberg, Leon Goldberg, and Charles Goldberg; said point of beginning being also situate at the beginning of a parcel of land which by Deed dated May 19, 1947, and recorded in Liber 1575, page 180 was conveyed by Claude A. Haully to Abraham Goldberg, Leon Goldberg, and Charles Goldberg; thence leaving said point of beginning and binding reversely along the fourth and a part of the third lines of the firstly hereinmentioned Deed and reversely along the fifth and fourth lines of the secondly hereinmentioned Deed and running in bed of Sweet Air Road, referring all courses to the True Meridian as established for the Baltimore County Metropolitan District, South 39 degrees 50 minutes 00 seconds East 185.81 feet and South 32 degrees 18 minutes 17 seconds East 33.71 feet to a point; thence leaving Sweet Air Road and running for a new line of division South 15 degrees 58 minutes 01 seconds West 156.44 feet to the end of the second or South 66 degrees 00 minutes East 162.54 foot line of a parcel of land which by Deed dated August 10, 1977, and recorded in Liber 5791, page 088 was conveyed by Abraham Goldberg et al. to Joseph S. Schapiro and Oscar M. Schapiro; thence binding reversely along said

7427 harford road Baltimore, md. 21234 tel: 301 444 4312
208 east main street elton, md. 21921 301 398 7766

ORDER RECEIVED FOR FILING
DATE June 7, 1985
BY [Signature]
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING
DATE June 7, 1985
BY [Signature]
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING
DATE June 7, 1985
BY [Signature]
ADMINISTRATIVE ASSISTANT

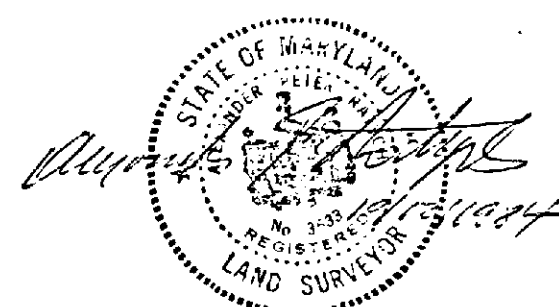
Page 2

AMOCO OIL COMPANY
DESCRIPTION OF PROPERTY
JARRETTSVILLE PIKE AND SWEET AIR ROAD
TENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

line North 74 degrees 01 minutes 59 seconds West 162.54 feet to a point in the centerline of Jarrettsville Pike and to intersect the last line of the firstly hereinmentioned Deed and the first line of the secondly hereinmentioned Deed; thence running in or near the centerline of Jarrettsville Pike North 15 degrees 58 minutes 01 seconds East 271.72 feet to the point of beginning; containing 35,170 square feet or 0.8073 acres more or less.

BEING part of the land described in the two hereinmentioned Deed conveyed to Abraham Goldberg et al. and recorded among the Land Records of Baltimore County: 1) from Kathryn R. Purcell, dated February 10, 1955, and recorded in Liber 2644, page 383 and 2) from Claude A. Haully, dated May 10, 1947, and recorded in Liber 1575, page 180.

10/12/1984



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

ARNOLD JABLON
ZONING COMMISSIONER

February 21, 1985

Joseph K. Pokorny, Esquire
408 Jefferson Building
Towson, Maryland 21204

RE: Petition for Special Exception and Variance
SE/cor. Jarrettsville Pike and Sweet Air Road (Paper Mill Road)
Amoco Oil Company - Petitioner
Case No. 85-238-XA

Dear Mr. Pokorny:

This is to advise you that \$61.68 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 January, 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. 005302

[Signature]
LD JABLON
Commissioner

DATE 10/12/84 ACCOUNT 100-100000

AMOUNT \$ 61.68

RECEIVED FROM [Signature]

FOR [Signature]

VALIDATION OR SIGNATURE OF CASHIER

January 28, 1985

Joseph K. Pokorny, Esquire
408 Jefferson Building
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception and Variance
SE/cor. Jarrettsville Pike and Sweet Air Road (Paper Mill Road)
Amoco Oil Company - Petitioner
Case No. 85-238-XA

TIME: 10:30 a.m.

DATE: Wednesday, February 27, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: William F. Mosner, Esquire
21 Susquehanna Avenue
Towson, Maryland 21204

E COUNTY, MARYLAND
FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 135873

12-3-81 ACCOUNT 100-100000

AMOUNT 200.00

RECEIVED FROM [Signature]

FOR [Signature]

C 105*****200,000 204.6

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 2, 1985

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

OR
Nicholas B. Connodari
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

RE: Item No. 156

Petitioner - Marvin Goldberg, et al
Special Exception & Variance Petitions

Dear Mr. Pokorny:

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

Traffic Engineering - Mr. Mike Flanagan - 494-3554

Health Department - Mr. Steve Adamski - 494-2762

State Highway Adm. - Mr. George Wittman - 659-1350

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

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

Very truly yours,

[Signature]
NICHOLAS B. CONNODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc

cc: William F. Mosner, Esquire
21 Susquehanna Avenue 21204
Amoco Oil Company
One North Charles Street 21201

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
February 15, 1985

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

Joseph K. Pokorny, Esquire
408 Jefferson Building
Towson, Maryland 21204

RE: Item No. 156 - Case No. 85-238-XA
Petitioners - Marvin Goldberg, et al
Special Exception & Variance Petitions

Dear Mr. Pokorny:

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

In view of your clients' proposal to construct a food store in combination with a gas and go operation, the special exception is required, while the variance is included for the area of the existing and proposed signage.

In accordance with your request, this petition was scheduled prior to obtaining the enclosed comments from the Department of Traffic Engineering. After making the revisions as required by said department, it should be noted that all requirements of Section 405 of the zoning regulations must be satisfied.

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
Chairman
Zoning Plans Advisory Committee

Enclosures
cc: Amoco Oil Company
Capital Investment Department
East-South Region
One North Charles Street
Baltimore, Maryland 21201



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 25, 1985

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

Re: Item #156 (1984-1985)
Property Owner: Marvin Goldberg, et al
S/E cor. Jarrettsville & Paper Mill Roads
Acres: 34,587 sq. ft.
District: 10th

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:

Jarrettsville Pike (Md. 146) and Sweet Air Road (Md. 145) are State Roads. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

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.

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.

Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Baltimore County Metropolitan District and the Comprehensive Metropolitan Facilities Planning Area 1980-1990, as amended.

Very truly yours,

James A. Markle, P.E., Chief
Bureau of Public Services

JAM:EM:FW:iss
U-NE & EE-SE Key Sheets 80 & 81 NE 11 Pos. Sheets
NE 21 C Topo 35 Tax Map

2/27
15-238-XA



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550

NORMAN E. GERBER
DIRECTOR

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

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.

- 1/25/85
- Re: Zoning Advisory Meeting of 12/16/84
Item # 156
Property Owner: Marvin Goldberg, et al
Location: SE/Cor. Jarrettsville & Paper Mill Rd.
- ☒ 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.
 - ☒ 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 22-58 of the Development Regulations.
 - ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
 - ☒ The amended Development Plan was approved by the Planning Board on 1/16/85.
 - ☒ Landscaping must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by 8111 175-79. 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 "D" level intersection as defined by 8111 175-79, and as conditions change traffic capacity may become more limited. The traffic services change are reevaluated annually by the County Council.
 - ☒ Additional comments:
The subject property is located in a traffic area controlled by a "D" level intersection as defined by 8111 175-79, and as conditions change traffic capacity may become more limited. The traffic services change are reevaluated annually by the County Council.

cc: James Hoswell

Eugene A. Boker
Chief, Current Planning and Development



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

January 16, 1985

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 12-18-84
ITEM: #156
Property Owner: Marvin Goldberg, et al
Location: SE/Cor. Jarrettsville Road
Route 146 & Paper Mill Road, Route 145
Existing Zoning: B.M.-CR
Proposed Zoning: Special Exception for use in combination (food store) with existing service station and allow the conversion of a full service station to a gas and go. Variance to allow erection of signs containing 182.78 sq. ft. in lieu of the required 100 sq. ft.
Acres: 34,587 sq. ft.
District: 10th

Dear Mr. Jablon:

On review of the submittal of 11-29-84 (revised) the State Highway Administration offers the following comments.

The above intersection was reviewed by Baltimore County Traffic Engineering and State Highway Administration District #4 Traffic Engineer.

The State Highway Administration and Baltimore County concur that a free right turn movement for northbound MD. Route 140 onto MD. Route 145 is desirable.

The free right turn will consist of a directional concrete island with 20' lane width and a 40' radius.

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. A. Jablon

-2-

January 16, 1985

The proposed two (2) points of access on Route 146 must be realigned with the proposed island dispensers (see attachment) and be 35' in width with 3' transitions on each side.

We find the proposed single access on Route 145 acceptable.

All construction within the State Highway Administration Right of Way must be through permit with the posting of a \$40,000.00 bond to guarantee construction.

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

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle
Mr. M. Flanagan
Mr. C. Bogdanovich



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

February 11, 1985

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 12-18-84
ITEM: #156
Property Owner: Marvin Goldberg, et al
Location: SE/Cor. Jarrettsville Road
Route 146 & Paper Mill Road, Route 145
Existing Zoning: B.M.-CR
Proposed Zoning: Special Exception for use in combination (food store) with existing service station and allow the conversion of a full service station to a gas and go. Variance to allow erection of signs containing 182.78 sq. ft. in lieu of the required 100 sq. ft.
Acres: 34,587 sq. ft.
District: 10th

Dear Mr. Jablon:

On review of the revised submittal of 1-18-85 we find the site plan does not concur with our requirements for revision.

Until the plan is revised to meet our comments in the letter of 1-16-85, the plan is unacceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

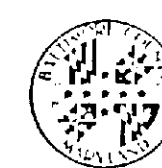
By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

STEPHEN E. COLLINS
DIRECTOR

February 1, 1985

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

Item No. 156 - ZAC Meeting of December 18, 1984
Property Owner: Marvin Goldberg, et al
Location: SE/Cor. Jarrettsville & Paper Mill Roads
Existing Zoning: B.M.-CR
Proposed Zoning: Special exception for use in combination (food store) with existing service station and allow the conversion of a full service station to a gas and go. Variance to allow erection of signs containing 182.78 sq.ft. in lieu of the required 100 sq.ft.

Acres: 34,587 sq.ft.
District: 10th

Dear Mr. Jablon:

The Department of Traffic Engineering has reviewed the site plan for the service station located at the south east corner of Jarrettsville Road and Sweetair Road, (Item #156) and have the following comments.

1. Both Jarrettsville Road and Sweetair Road should be widened 30' from the centerline.
2. The entrance on Sweetair Road should be a use-in-common entrance with the vacant lot east of the site.
3. This site should have only one access point on Jarrettsville Road as shown on sketch.
4. The service building and pumps should be moved 20' east of the proposed location to provide more stacking.
5. Development of this site will require extensive changes to the traffic signal and the developer will be responsible for the costs.
6. A sketch showing the recommended changes to the site plan.

MSF/ccm

Reviewed and Approved: George M. Hegmann
Traffic Engineering Assoc. II



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

PAUL H. REINCKE
CHIEF

December 18, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Marvin Goldberg, et al

Location: SE/Cor. Jarrettsville & Paper Mill Roads

Item No.: 156

Zoning Agenda: Meeting of 12/18/84

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.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

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

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

REVIEWED: 2/10/85 By: George M. Hegmann

Noted and Approved: George M. Hegmann

Special Inspection Division

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

BALTIMORE COUNTY DEPARTMENT OF HEALTH
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 156, Zoning Advisory Committee Meeting of Dec. 18, 1984
Property Owner: Marvin Goldberg, et al
Location: SE/Cor. Jarrettsville Road - District 1D
Water Supply: private Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any chandelier operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 156 Zoning Advisory Committee Meeting of Dec. 18, 1984
Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - { } The results are valid until
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } shall be valid until
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- () Others: Prior to consideration by approval of the special exception, a complete and detailed site plan must be submitted to this office. All of the remaining wells must be shown as well as the existing and proposed septic system, etc. Applicant should submit this office at 494-0762 regarding the needed information. Building Permit approval will be contingent upon this information.

Jim J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 28, 1984

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

Dear Mr. Jablon:

Comments on Item # 156 Zoning Advisory Committee Meeting are as follows:

- Property Owner: Marvin Goldberg, et al
Location: SE/Cor. Jarrettsville & Paper Mill Roads
Existing Zoning: B.M.-C8
Proposed Zoning: Special exception for use in combination (food store) with existing service station and allow the conversion of a full service station to a gas and go. Etc.
- Address: 74,587 sq. ft.
District: 10th.
- The items checked below are applicable:
- () All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
 - () A building/ & other / permit shall be required before beginning construction.
 - () Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
 - () 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" for commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, Line 2, Section 1007 and Table 1002, also Section 503.2.
 - () Requested variance appears to conflict 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 verify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 995 and the required construction classification of Table 101.

SPECIAL NOTE: () Comments - Structure may require State Seal as an industrialized building. Show compliance to State Handicapped Code, signs, parking, curb cuts, building access, usability of toilet room, etc. See Section 615.0 for canopy requirements of Code.

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 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burham
Charles E. Burham, Chief
Plans Review

CEB:ee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: February 8, 1985

Arnold Jablon
FROM: Zoning Commissioner

Amoco Oil Company
SUBJECT: No. 85-238-XA