

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a food store (less than 5,000 SF) in combination with a service station (gas and go).

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

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

I/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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Address

City and State

Attorney's Telephone No.

Legal Owner(s):

Atlantic Richfield Company

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

A. J. Cortea, STV/Lyon Associates, Inc.

21 Governor's Court

Baltimore, Md. 21207

944-9112

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of February, 1985, 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 2nd day of April, 1985, at 1:30 o'clock

Call John
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE 85-278-XSPA

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 413.2f to allow 3 freestanding signs with a total square footage of 372 S.F. (counting all sides) in lieu of the permitted 100 S.F. section 413.5d to permit a sign height of 28'-3" in lieu of the permitted 25'-0"

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

The freestanding signs are premanufactured. Dimensions are difficult to alter.

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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Address

City and State

Attorney's Telephone No.

Legal Owner(s):

Atlantic Richfield Company

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

A. J. Cortea, STV/Lyon Associates, Inc.

21 Governor's Court

Baltimore, Md. 21207

944-9112

Phone No.

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Call John
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL HEARING 85-278-XSPA

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 the conversion of an existing service station to a gas and go operation.

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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Address

City and State

Attorney's Telephone No.

Legal Owner(s):

Atlantic Richfield Company

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

A. J. Cortea, STV/Lyon Associates, Inc.

21 Governor's Court

Baltimore, Md. 21207

944-9112

Phone No.

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Call John
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY
PETITION FOR VARIANCES :
NE Corner Liberty & Deer Park :
Rds. (9920 Liberty Rd.), :
2nd District :
ATLANTIC RICHFIELD COMPANY, : Case NO. 85-278-XSPA
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
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 13th day of March, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Richard B. Sloan, Atlantic Richfield Co., P. O. Box 1260, Southeastern, PA 19398-1260, Petitioner; and Mr. A. J. Cortea, STV/Lyon Associates, Inc., 21 Governor's Court, Baltimore, MD 21207, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

February 14, 1985

Chairman
Nicholas B. Commodari

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

Mr. A. J. Cortea
STV/Lyon Associates, Inc.
21 Governor's Court
Baltimore, Maryland 21207

RE: Item No. 207
Atlantic Richfield Company
Special Exception & Variance

Dear Mr. Cortea:

I have reviewed the above referenced petition and have determined that I must discuss this matter with you. Until I hear from you, the petition will not be scheduled for a hearing.

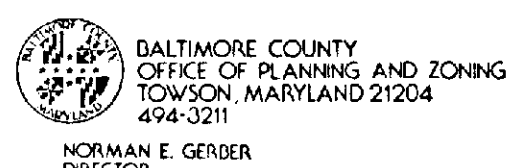
In view of this, please contact me at 494-3391 as soon as possible.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

pic



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

3/4/85

Re: Zoning Advisory Meeting of 1/29/85
Item 4-207
Property Owner: Atlantic Richfield Company
Location: 5145 Taylor Ave. & Bayview Hill Ave.

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.
- (X) A County Review Group Meeting is required.
- (X) 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.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- () The circulation on this site is not satisfactory.
- () The access 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 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
- () Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 176-79. 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 Bill 176-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:
Plan approved by CRG 12/16/84
Current Planning File No. 16-443

cc: James Howell

Eugene A. Bober
Chief, Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 85-278-XSPA
Date: March 20, 1985

This office is not opposed to the proposed use here but is opposed to the requested sign variances. It is this office's opinion that the standards set forth in the Baltimore County Zoning Regulations provide adequately for signage.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:sm

85-278-XSPA

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 26th day of February, 1985

Arnold Jablon
Zoning Commissioner
Received by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Petitioner Atlantic Richfield Co.
Petitioner's Attorney

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Special Exception

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 following finding of facts that:

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 25, 1985

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

000
Nicholas B. Commadari
Chairman

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

Mr. Richard B. Sloan
Atlantic Richfield Company
P.O. Box 1260
Southeastern, PA. 19398-1260

RE: Item No. 198 - Case No. 85-278-YSPHA
Petitioner - Atlantic Richfield Company
Special Exception, Special Hearing, and
Variance Petitions

Dear Mr. Sloan:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petitions. The following comments from the CRG have been substituted for those of the Zoning Plans Advisory Committee. They 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.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commadari

NICHOLAS B. COMMADARI
Chairman
Zoning Plans Advisory Committee

NBC:mr

Enclosures

cc: Mr. A. J. Cortez
STV/Lyon Associates, Inc.
21 Governor's Court
Baltimore, Maryland 21207

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Sy. Benson Date: February 1, 1985
FROM: Charles K. Weiss, Chief
Bureau of Sanitation
SUBJECT: Arco Mini Market -- 9920 Liberty Road at Deer Park
CRG 2/14/85

After review of the above plans, it must be noted that Baltimore County does not provide commercial refuse collection.

However, the trash enclosure, as indicated, is positioned in such a way that the protruding island southwest of the building would make it impossible to pick up a dumpster at that location.

CKW:gjw

BALTIMORE COUNTY, MARYLAND

DATE: February 7, 1985

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly

PROJECT NAME: ARCO Mini Market PRELIMINARY PLAN
PROJECT NUMBER: CRG Agenda 2/14/85, 1:30 pm TENTATIVE PLAN
LOCATION: 9920 Liberty & Deer Park Roads DEVELOPMENT PLAN
DISTRICT: 2 FINAL PLAN

Comments

- Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.
- 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 actually being dispensed, according to NFPA 30, 1981, Section 7-8.4.3 and Section 7-8.4.4.

CRG Meeting of Feb. 14, 1985
ARCO Mini Market 9920 Liberty Road

- This site was exempted from requirements of S.M.A. on 1/28/85.

g.l.v.
1/28/85

Maryland Department of Transportation
State Highway Administration

William E. Holloman
Secretary
Hal Kanoff
Assistant

February 6, 1985

Mr. J. Markle, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: CRG Meeting of 2-14-85
"Arco Mini Market"
N/E Corner of Liberty Rd.
Route 26, & Deer Park Rd.

Dear Mr. Markle:

On review of the submittal of 11-8-84 and field inspection, the State Highway Administration finds the plan generally acceptable, however, the plan must be revised to show the following:

- A proposed 80' right of way (40' each side of the Liberty Road centerline) must be shown.
- The existing center island and easterly entrance channelization must be reconstructed to show a 8" reveal above the existing edge of paving within the proposed right of way.

With the plan showing 320' sanitary sewer extension within the State Highway Administration Right-of-Way, we recommend the developer or his engineer contact the S.H.A. Utility Engineer - Mr. William Schreiber of the District #4 Office at 321-3436 for utility review and approval.

It is requested that the plan be revised and that all Baltimore County building permits be held until S.H.A. permit is applied for and a bond is posted to guarantee construction.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

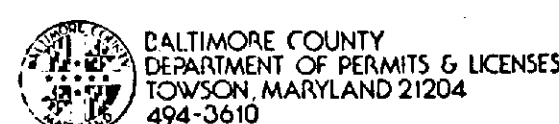
CL:GW:maw

Attachment

cc: Mr. J. Ogil

My telephone number is (301) 659-1350

Transmittal for Impaired Hearing or Speech
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-452-5062 State de Toll Free
P.O. Box 717 / 707 N. La Calvert St., Baltimore, Maryland 21203 - U717



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
444-3610

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

Dear Mr. Jablon:

Comments on Item # 198 Zoning Advisory Committee Meeting are as follows:

Property Owner: Atlantic Richfield Company
Location: 9920 Liberty Road and Deer Park Road
Existing Zoning: S.L.-CCC (CCC)
Proposed Zoning: Special hearing to approve the conversion of an existing service station to a gas and go operation and Special Exception for a food store (less than 5,000 square feet) in combination with a service station (gas and go).
Acres: 0.585
District: 2nd.

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1961/Council Bill 14-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

(B) A building/and other permit shall be required before beginning construction.

(C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

(D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

(E) An exterior wall erected within 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 fire wall is required if construction is on the lot line, see Table 1401, Line 2, Section 1407 and Table 1402, also Section 503.2.

(F) Requested variance appears to conflict with the Baltimore County Building Code, Section/s

(G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

(H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 1401.

(I) Comments - Cooler addition shall comply to Section 1319.3.3. Motor fuel service stations shall comply with Section 615.0.

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. Burnham, Chief
Plans Review



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HAI RY J. PISTEL, P.E.
DIRECTOR

March 28, 1985

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

Re: Item #198 (1984-1985)
Property Owner: Atlantic Richfield Company
N/E cor. Liberty Rd. & Deer Park Rd.
Acres: 0.585 District: 2nd

Dear Mr. Jablon:

The following comments are furnished in regard to the subject zoning item:

General 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.

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

JAN:EAM:PMO:ss

PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES

2nd Election District

LOCATION: Northeast corner Liberty and Deer Park Roads (9920 Liberty Road)

DATE AND TIME: Tuesday, April 2, 1985 at 1:30 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception for a food store (less than 5,000 sq. ft.) in combination with a service station (gas and go); Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the conversion of an existing service station to a gas and go operation; and Variances to allow 3 freestanding signs with a total square footage of 372 sq. ft. (counting both sides) in lieu of the permitted 100 sq. ft. and to permit a sign height of 28 ft. 3 inches in lieu of the permitted 25 ft.

Being the property of Atlantic Richfield 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



STV/LYON ASSOCIATES.
ENGINEERS, ARCHITECTS & PLANNERS.

21 GOVERNOR'S COURT
BALTIMORE, MD 21207-2722
301/944-9112

ZONING DESCRIPTION FOR
ARCO PETROLEUM PRODUCTS
9920 LIBERTY ROAD
DISTRICT 2
BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME at a point located at the intersection of the northeast side of Liberty Road, Maryland Route 26 (60 feet wide) and the northeast side of Deer Park Road (40 feet wide); thence leaving said intersection and running with the outlines of Deer Park Plaza Shopping Center, the three following courses and distances viz,

1. North 33°41'26" East 150.00 feet thence,
2. South 56°18'34" East 170.00 feet thence,
3. South 33°41'26" West 150.00 feet to intersect said northeast side of Liberty Road, thence along same,
4. North 56°18'34" West 170.00 feet to the point of beginning..... containing 0.585 acre of land, more or less.

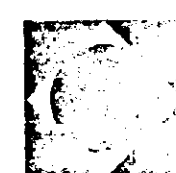
Mark A. Riddle

January 15, 1985

STV/LYON ASSOCIATES, INC.
Mark A. Riddle
Md. Reg. P.L.S. No. 244



STV ENGINEERS, Engineers, Architects, Planners, Construction Managers, Professional Member Firms
STV/Baltimore Transportation Associates, STV/Lyon Associates, STV/Management Consultants Group, STV/
H. D. Rompage & Associates, STV/Sanders & Thomas, STV/Sentinel, STV/Senior Services Value & Knott



STV/LYON ASSOCIATES.
ENGINEERS, ARCHITECTS & PLANNERS.
21 GOVERNOR'S COURT
BALTIMORE, MD 21207-2722
301/944-9112

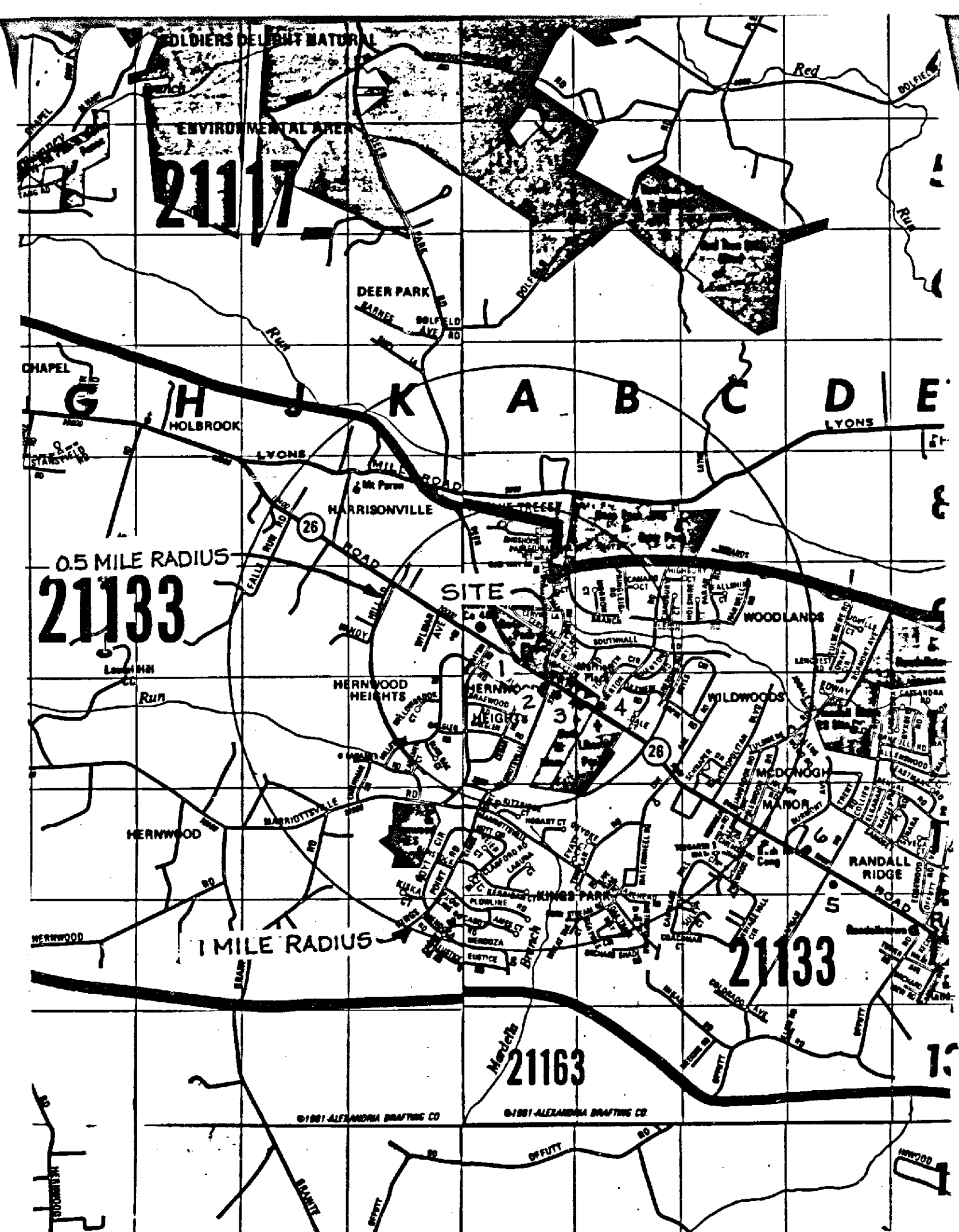
AVAILABLE SERVICE BAYS

LOCATION	NO. OF BAYS
1.) Arco Station	2 Bays
2.) Getty Station	3 Bays
3.) Exxon Station	3 Bays
4.) Amoco Station	3 Bays
5.) Joe Grimm Dealer (Ford)	15 Bays
6.) Larry's Chevrolet (Dealer)	26 Bays

Total (1 Mile Radius) 50 Bays

PETITIONER'S
EXHIBIT 7

STV ENGINEERS, Engineers, Architects, Planners, Construction Managers, Professional Member Firms
STV/Baltimore Transportation Associates, STV/Lyon Associates, STV/Management Consultants Group, STV/
H. D. Rompage & Associates, STV/Sanders & Thomas, STV/Sentinel, STV/Senior Services Value & Knott



DESCRIPTION FOR VARIANCE

Located on the north side of Konis road approx. 202' east of Kalton court and known as lot#19 as shown on plat of section 5 of Williams-bury which is recorded in land record of Baltimore County in liber 23 folio 59, also known as #4114 Konis road.

STV/LYON ASSOCIATES.

HEARING BEFORE THE ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND
CASE NO. 85-278-ZSPUA
9920 LIBERTY ROAD / CASE OUTLINE

I. PROJECT OVERVIEW

Exhibit No. 1 - Area Map

- A) Conversion of an existing 25,500 SF Arco Service Station to an AM/PM Mini Market with Gas and Go facilities.
- B) Site is located adjacent to Deer Park Plaza Shopping Center in northwest Baltimore County at the intersection of Deer Park Road and Liberty Road.
- C) Existing and surrounding zoning is BL-CCC.

II. PROPOSED SITE WORK

Exhibit No. 2 - Rendered Site Plan

- A) Interior and exterior renovations with a building addition (11' x 28') consisting of a prefabricated cooler unit which will be interfaced with the existing building.

Exhibit No. 3 - Floor Plan, Building Elevations

- B) New 30' x 44' double island canopy, installed for customer convenience.
- C) Existing pump islands to remain.
- D) Parking lot will be expanded to accommodate customers using new AM/PM facility.

Parking Required: 8 spaces
Parking Provided: 8 spaces

- E) Entire building will be utilized as a food store. Will be in operation 24 hours a day with a minimum of two employees on duty at any given time. One employee's duty will be to operate the gasoline facilities.

Exhibit No. 4 - Rendered Landscape Plan

- E) Additional landscaping will be provided in accordance with Baltimore Landscape Manual.

PETITIONER'S
EXHIBIT 1

STV/LYON ASSOCIATES.

Landscaping Required: 1,275 SF (5% of Site)
Landscaping Provided: 12,330 SF (48% of Site)

F) Site area required under Bill 40: 20,828 SF
Site area provided: 25,500 SF

III. TRAFFIC

Exhibit No. 5 - Traffic Study

A) There are three entrances servicing this site--two 35 foot entrances, which serve as the main points of ingress and egress from Liberty Road, and one 24 foot wide entrance situated along the western most property line allowing ingress and egress from Deer Park Plaza Shopping Center.

Exhibit No. 6 - Accident Study

B) Traffic Safety: We have studied the accident reports from 1982 to 1984. The study area includes the intersection of Deer Park Drive with Liberty Road and extending easterly along the frontage of the existing site for a distance of 250 feet. Two items that we would like to point out about these results are:

1) The frequency of accidents is not above normal for an intersection in this type of locality.

2) None of the reported accidents studied are directly attributable to the Arco site.

C) With regard to on-site traffic flow, with the elimination of service bays, there will be no need for overnight or long term parking of vehicles, thereby allowing adequate space for customer parking with an average parking requirement from two to four minutes. Additionally, the parking area has been increased to allow for a freer flow of traffic on site. ~~Elimination of U-Haul Service~~

While providing for the required servicing and waiting spaces, there is still adequate room to enter and exit the existing site.

D) The State Highway Administration and Baltimore County Traffic Engineering have no negative comments related to the traffic conditions at this site, as documented in the ZAC Report and as previously stated at the CRG Meeting.

E) Based on this information, with regard to existing entrances, on site traffic flow and available accident reports, this site and the automobiles entering and exiting impose no traffic safety problem.

2

STV/LYON ASSOCIATES.

IV. RELATIONSHIP TO THE ZONING ORDINANCE

Exhibit No. 7 - Existing Service Bays

A) Special hearing to allow conversion to gas and go.

1) Based on the number of service related facilities in the area, we feel that the public will still have a variety of automotive service centers to choose from and will not be detrimented by our proposal.

B) Special Exception to allow a food store in conjunction with a service station.

1) The extensive research and studies that have been performed with regard to this site, together with today's testimony have shown that: (a) it will be a viable operation, (b) the public need exists, and (c) the surrounding community will not be adversely effected by traffic or congestion.

Exhibit No. 8 - Sign Details

C) Sign Variances:

1) To allow a freestanding sign with a height of 28'-3" in lieu of the permitted 25'-0", 342.00 SF.

To allow signs on pump island single faced 30.00 SF.

3) Variance Request to allow 372 SF in lieu of the permitted 100 SF in an effort to consolidate the I.D. sign and pricing. Signs on one single mounted structure would give the public the opportunity to view all the operations of this facility at a single glance rather than searching the site, for additional information. The increased pole height and price sign combination would do this while maintaining an aesthetically pleasing appearance.

4) Because of the recent change in the interpretation of the sign square footage and the desire by Arco to accommodate the public by installing a slightly higher sign, giving greater visibility and ease of reading prices, we feel that not granting the variances would not only impose a hardship on Arco, but also the general public.

V. CLOSING

The inherent nature of the Gas-N-Go operation and the food store clearly indicates that automobiles would enter and exit within a relatively short time frame. Without service bays, there is no need for on-site auto storage overnight or for longer periods of time. Although no minimum square footage figure for Gas-N-Go operations has been established in the Zoning Regulations, one

3

STV/LYON ASSOCIATES.

can safely assume that these types of operations do not require the amount of space as set forth in the Zoning Regulations, and that the approval would not negatively affect the safety, health, and welfare of the general public, nor would it be contradictory to the spirit and intent of the Zoning Regulations.

Furthermore, we firmly believe that this application meets the criteria as set forth in the following sections of the Baltimore County Zoning Code:

Section 405 Service Stations
405.3 Findings Necessary to Grant Special Exceptions
405.4 Standards for Individual Sites
502 Special Exceptions A thru H
307 Variances

4

RE: PETITIONS FOR SPECIAL EXCEPTION, : BEFORE THE
SPECIAL HEARING AND VARIANCE : DEPUTY ZONING COMMISSIONER
NE/corner Liberty and Deer : OF
Park Roads (9920 Liberty Road) :
2nd Election District :
Atlantic Richfield Company-Petitioner : BALTIMORE COUNTY
Case No. 85-278-XSPHA (Item No. 198) :

The Petitioner herein requests a special exception for a food store (less than 5,000 square feet) in combination with a service station (gas and go); a special hearing to convert an existing service station to a gas and go operation; and variances to allow three (3) freestanding signs with a total square footage of 372 square feet (counting all sides) in lieu of the permitted 100 square feet and to permit a sign height of 28 feet, 3 inches in lieu of the permitted 25 feet. Counsel for the Petitioner moved to withdraw that portion of the Petition relating to sign height. The Motion was granted.

Testimony on behalf of the Petitioner indicates that it proposes to eliminate the service bays and U-haul rental service, convert the existing building to a 24 hour convenience food store, construct a cooler addition to the building and provide gas and go service from the existing pump islands. Ingress and egress are provided by three entrances: two from Liberty Road and the third from Deer Park Plaza shopping center. Within a half-mile radius, nine other bays provide service. The Petitioner originally proposed signs totaling almost four times the square footage allowed by the Baltimore County Zoning Regulations but conceded that the company's business purposes and the public's information needs would be adequately served by signs consisting of one Arco-AM/PM, double-faced, 46

1. No U-haul or other vehicular rentals shall be permitted on the site.

2. When the site is no longer utilized as a food store in combination with a service station, the signs shall be removed and any new signs shall be in conformance with the current Baltimore County Zoning Regulations.

John M.H. Jung
Deputy Zoning Commissioner
Baltimore County

85-278
XSPHA
from 9/29/84

Please add the names of Bernard and Joan Rabin, 29 Millstone Road, Randallstown, and Lisa Jablon, 3717 Lanamer Road, Randallstown as Protestants in this matter. There are two convenience stores within walking distance from this proposed site, and a major food store. There is absolutely no need for another. In addition, the site is not big enough for provide appropriate parking and traffic flow without interfering with traffic on Liberty Road.

ACCIDENT REPORTS

Intersection of Deer Park Road & Liberty Road
1982-1984

1982

1. 3.34 Property Damage Saturday 6/12/82 2 a.m.
Automobiles 2 Moving Constant Speed
Changing lanes Negligent driving
Had been drinking weather clear

2. 3.34 Injury 2 Friday 10/8/82 8 a.m. Automobiles 2
Stopped in traffic lane Slowing or stopping
Fail to reduce speed Speed too great for conditions
Blinded by glare weather clear

3. 3.35 Injury 2 Saturday 5/16/82 7 p.m.
Motorcycle & Automobile Moving constant speed
making left turn Fail to yield right of way
weather clear

4. 3.36 Injury 2 Saturday 10/2/82 1 p.m. Automobiles 2
Stopped in traffic lane moving constant speed
Fail to reduce speed Negligent driving
weather clear

1983

1. 3.34 Tuesday 11/8/83 2 p.m. weather clear Automobiles
Heavy Duty Truck Moving constant speed Fail to obey traffic signal

2. 3.34 Injury 1 Saturday 4/9/83 6 p.m. Raining
Automobiles moving constant speed, stopping in traffic lane
fail to reduce speed, weather elements

3. 3.34 Saturday 6/11/83 11 p.m. weather clear Automobiles
Light Duty Truck moving constant speed changing lanes
fail to drive within a signal lane failed to yield right of way

1984

1. 3.34 9/19/84 3 p.m. weather clear
Leaving vehicle improperly Unattended
Property Damage

2. 3.34 1/25/84 8 p.m. weather clear Fail to reduce speed
Fail to yield right of way Injury 4

3. 3.34 3/23/84 5 p.m. Weather clear
Fail to reduce speed Injury 3

PETITIONER'S
EXHIBIT 6



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M.H. JUNG
DEPUTY ZONING COMMISSIONER

April 16, 1985

Joseph M. Roulhac, Esquire
Smith, Sonerville and Case
100 Light Street
Baltimore, Maryland 21202

RE: Petitions for Special Exception,
Special Hearing and Variance
NE/corner Liberty and Deer Park
Roads (9920 Liberty Road)
Atlantic Richfield Company-Petitioner
Case No. 85-278-XSPHA (Item No. 198)

Dear Mr. Roulhac:

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

Very truly yours,

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

JMH:reoh

Attachment

cc: A.J. Cortez
STV/Lyon Associates, Inc.
21 Governor's Court
Baltimore, Maryland 21207

Mr. Ken Holmes
Crown Central Petroleum Corporation
7310 Ritchie Highway
Suite 817
Glen Burnie, Maryland 21061

Mr. and Mrs. Bernard Rabin
29 Millstone Road
Randallstown, Maryland 21133

Mrs. Mary Ginn
606 Horncrest Road
Baltimore, Maryland 21204

Ms. Kay Turner
618 West Chesapeake Avenue
Baltimore, Maryland 21204

People's Counsel

Mrs. Lisa Jablon
3717 Lanamer Road
Randallstown, Maryland 21133

OCT 24 1985

RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE NE/cor. Liberty and Deer Park Roads (9920 Liberty Road) 2nd Election District Atlantic Richfield Company-Petitioner Case No. 85-278-XSPHA (Item No. 198)

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

The Petitioner herein requests a special exception for a food store (less than 5,000 square feet) in combination with a service station (gas and go); a special hearing to convert an existing service station to a gas and go operation; and variances to allow three (3) freestanding signs with a total square footage of 372 square feet (counting all sides) in lieu of the permitted 100 square feet and to permit a sign height of 28 feet, 3 inches in lieu of the permitted 25 feet. Counsel for the Petitioner moved to withdraw that portion of the Petition relating to sign height. The Motion was granted.

Testimony on behalf of the Petitioner indicates that it proposes to eliminate the service bays and U-haul rental service, convert the existing building to a 24 hour convenience food store, construct a cooler addition to the building and provide gas and go service from the existing pump islands. Ingress and egress are provided by three entrances: two from Liberty Road and the third from Deer Park Plaza shopping center. Within half-mile radius, nine other bays provide service. The Petitioner initially proposed signs totaling almost four times the square footage allowed by the Baltimore County Zoning Regulations but conceded that the signs were necessary for the business purposes and the public's information needs would be adequately served by signs consisting of one Arco-AM/PM, double-faced, 46

square feet per face and three price pods, all double-faced and 22 square feet per side, all installed on a set of double poles not to exceed 25 feet in height. The proposed spandrels are not necessary to the company or the public.

Testimony by spokespersons for the Alliance of Baltimore County indicated that the organization generally is opposed to the granting of sign variances but indicated an understanding of both the company's and the public's needs at this site so long as the site is utilized by a convenience food store in combination with a gas and go service station.

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 would result in practical difficulty or unreasonable hardship upon the Petitioner, the requirements of Section 502.1 of the Baltimore County Regulations have been met, and the health, safety, and general welfare of the community will not be adversely affected.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of April, 1985, that the Petition for Special Hearing to convert an existing service station to a gas and go operation, the Petition for Special Exception for a food store (less than 5,000 square feet) in combination with a service station (gas and go) and Petition for variance to allow three (3) freestanding signs with a total square footage of 372 square feet (counting all sides) in lieu of the permitted 100 square feet in accordance with the site plan prepared by STV/Lyon Associates, dated November 8, 1984 and marked Petitioner's Exhibit 8a and the sign design indicated on Petitioner's Exhibit 8c, are GRANTED, from and after the date of this Order, subject to the following:

-2-

1. No U-haul or other vehicular rentals shall be permitted on the site.
2. When the site is no longer utilized as a food store in combination with a service station, the signs shall be removed and any new signs shall be in conformance with the current Baltimore County Zoning Regulations.

John M. H. Jones
Deputy Zoning Commissioner
Baltimore County

Atlantic Richfield Company
c/o Richard B. Sloan
P. O. Box 1260
Southeastern, Pennsylvania 19398-1260

NOTICE OF HEARING

Re: Petitions for Special Exception, Special Hearing and Variances
NE/cor. Liberty and Deer Park Roads (9920 Liberty Road)
Atlantic Richfield Company - Petitioner
Case No. 85-278-XSPHA

TIME: 1:30 p.m.

DATE: Tuesday, April 2, 1985

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

cc: Mr. A. J. Cortese
STV/Lyon Associates
21 Governor's Court
Baltimore, Maryland 21207

John M. H. Jones
Zoning Commissioner
of Baltimore County

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

No. 003164

DATE: 4-16-85 ACCOUNT: R-01-615-001

AMOUNT: \$ 200.00

RECEIVED FROM: *John M. H. Jones*

FOR: *John M. H. Jones*
VALIDATION OR SIGNATURE OF CASHIER: *John M. H. Jones*

ORDER RECEIVED FOR FILING
DATE: April 16, 1985
BY: *John M. H. Jones*

ORDER RECEIVED FOR FILING
DATE: April 16, 1985
BY: *John M. H. Jones*

ORDER RECEIVED FOR FILING
DATE:
BY:

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-5353

ARNOLD JABLON
ZONING COMMISSIONER

March 28, 1985

Atlantic Richfield Company
c/o Richard B. Sloan
P.O. Box 1260
Southeastern, PA 19398-1260

RE: Petitions for Special Exception, Special Hearing and Variances NE/cor. Liberty and Deer Park Rds. (9920 Liberty Road) Atlantic Richfield Co.-Petitioner Case No. 85-278-XSPHA

Dear Mr. Sloan:

This is to advise you that \$71.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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,

Arnold Jablon
Zoning Commissioner

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

No. 005394

DATE: 4/12/85 ACCOUNT: R-01-615-000

AMOUNT: \$ 71.00

RECEIVED FROM: Joseph M. Roulhac, Esquire

FOR: advertising and posting Case 85-278-XSPHA (Atlantic Richfield Company)

B 8104*****71004 2154F

VALIDATION OR SIGNATURE OF CASHIER

PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES
2nd Election District
LOCATION: Northeast corner Liberty and Deer Park Roads (9920 Liberty Road) DATE: April 2, 1985 at 1:30 p.m. PUBLIC HEARING: Tuesday, April 2, 1985 at 1:30 p.m. 100 County Office Building 111 West 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 Exception, Special Hearing and Variances to allow three (3) freestanding signs with a total square footage of 372 square feet (counting all sides) in lieu of the permitted 100 square feet and to permit a sign height of 28 feet, 3 inches in lieu of the permitted 25 feet. The hearing will be held at the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland, on Tuesday, April 2, 1985, at 1:30 p.m. The Petitioner is advised that the hearing is a public hearing and that the public is invited to attend and be heard. The Petitioner is also advised that the hearing is a public hearing and that the public is invited to attend and be heard. The Petitioner is also advised that the hearing is a public hearing and that the public is invited to attend and be heard.

By Order of:
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
March 14,

"DUPLICATE" CERTIFICATE OF PUBLICATION

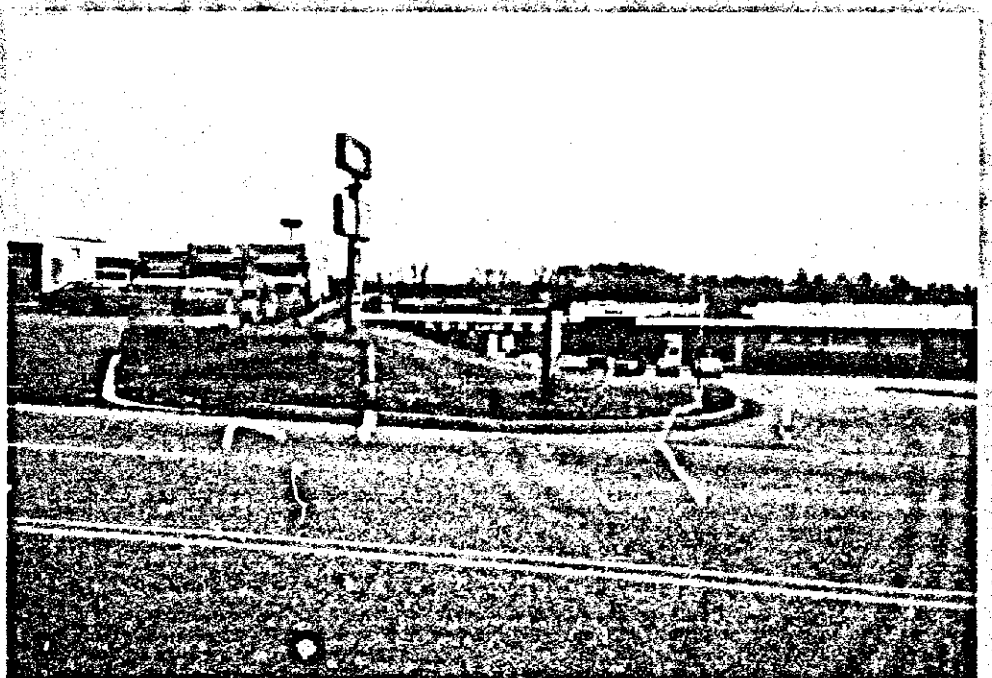
TOWSON, MD., March 14, 1985

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 March 14, 1985.

85-278-XSPHA
THE JEFFERSONIAN,
JB Ventral
Publisher

Cost of Advertising

30.00



Form 2-83 as of 4-30 p.m. 84/154-2945

LEGAL NOTICE

PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES
2nd Election District

LOCATION: Northeast corner Liberty and Deer Park Roads (9920 Liberty Road) DATE: April 2, 1985 at 1:30 p.m. PUBLIC HEARING: Tuesday, April 2, 1985 at 1:30 p.m. 100 County Office Building 111 West 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 Exception, Special Hearing and Variances to allow three (3) freestanding signs with a total square footage of 372 square feet (counting all sides) in lieu of the permitted 100 square feet and to permit a sign height of 28 feet, 3 inches in lieu of the permitted 25 feet. The hearing will be held at the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland, on Tuesday, April 2, 1985, at 1:30 p.m. The Petitioner is advised that the hearing is a public hearing and that the public is invited to attend and be heard. The Petitioner is also advised that the hearing is a public hearing and that the public is invited to attend and be heard. The Petitioner is also advised that the hearing is a public hearing and that the public is invited to attend and be heard.

By Order of:
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
March 14,

CERTIFICATE OF PUBLICATION

63127

Pikesville, Md., Mar. 13, 1985

TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore Maryland before the 2nd day of April, 1985.

1st publication appearing on the 13th day of Mar., 1985
2nd publication appearing on the 14th day of Mar., 1985
3rd publication appearing on the 15th day of Mar., 1985

THE NORTHWEST STAR

John M. H. Jones
Manager

Cost of Advertisement \$26.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

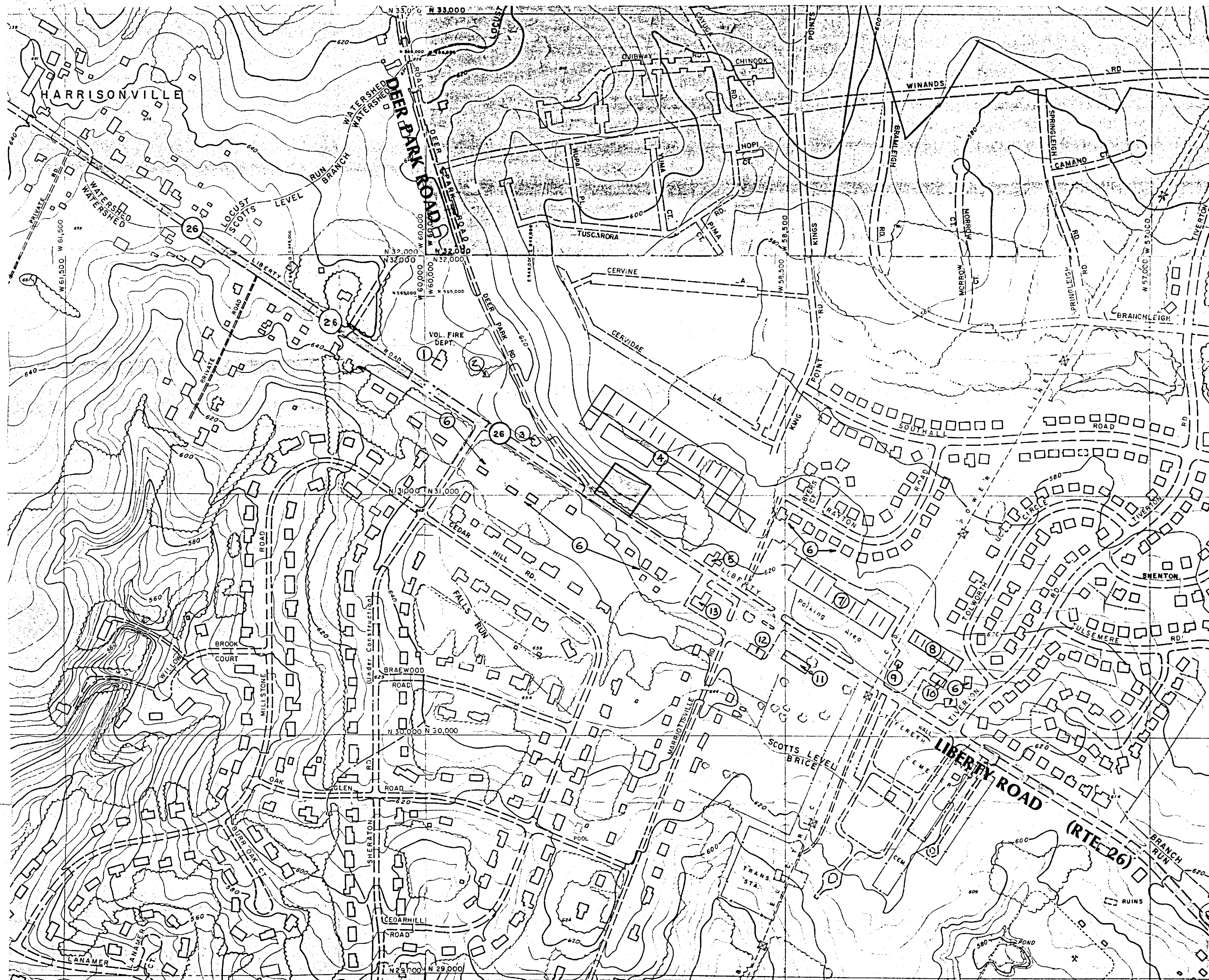
85-278-XSPHA

District: *2nd* Date of Posting: *3-15-85*
Posted for: *Special Exception, Special Hearing and Variances*
Petitioner: *Atlantic Richfield Company*
Location of property: *NE/cor. Liberty and Deer Park Road (9920 Liberty Road)*
Location of Signs: *NE side of Liberty Road in front of 9920 Liberty Road*
Remarks:
Posted by: *A. J. Cortese* Date of return: *3-22-85*
Number of Signs: *3*

PETITION MAPPING PROGRESS SHEET

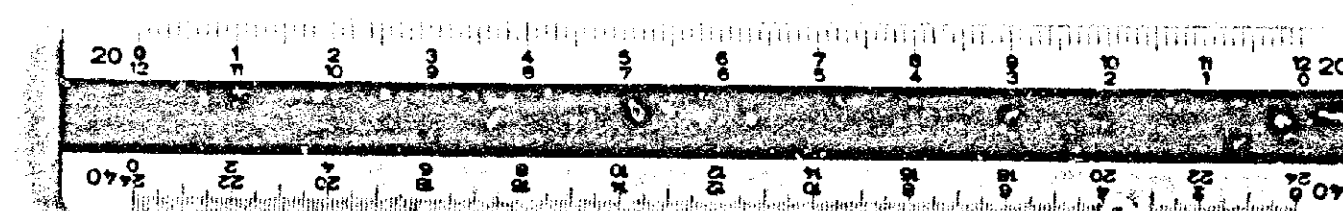
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:			Revised Plans:		Change in outline or description:		Yes		No	
Previous case: 3667-X			Map # 12W 85							

OCT. 24 1985



AREA LAND USES

- ① LIBERTY ROAD VOLUNTEER FIRE DEPT.
- ② BALTIMORE CITY WATER TANK
- ③ DASH IN (Under Construction)
- ④ DEER PARK PLAZA
- ⑤ EQUITABLE BANK
- ⑥ RESIDENTIAL DWELLINGS
- ⑦ MARIOTTSVILLE PLAZA
- ⑧ MARRIOTT PLAZA
- ⑨ FOTOMAT
- ⑩ AMOCO SERVICE STATION
- ⑪ FIRST FEDERAL SAVINGS & LOAN
- ⑫ EXXON SERVICE STATION
- ⑬ GETTY SERVICE STATION



STV / LYON ASSOCIATES

Engineers Surveyors Planners

21 Governor's Court Baltimore, Maryland 21207

Telephone : 301-944-9112

REVISIONS

NO. DATE DESCRIPTION

ARCO PETROLEUM

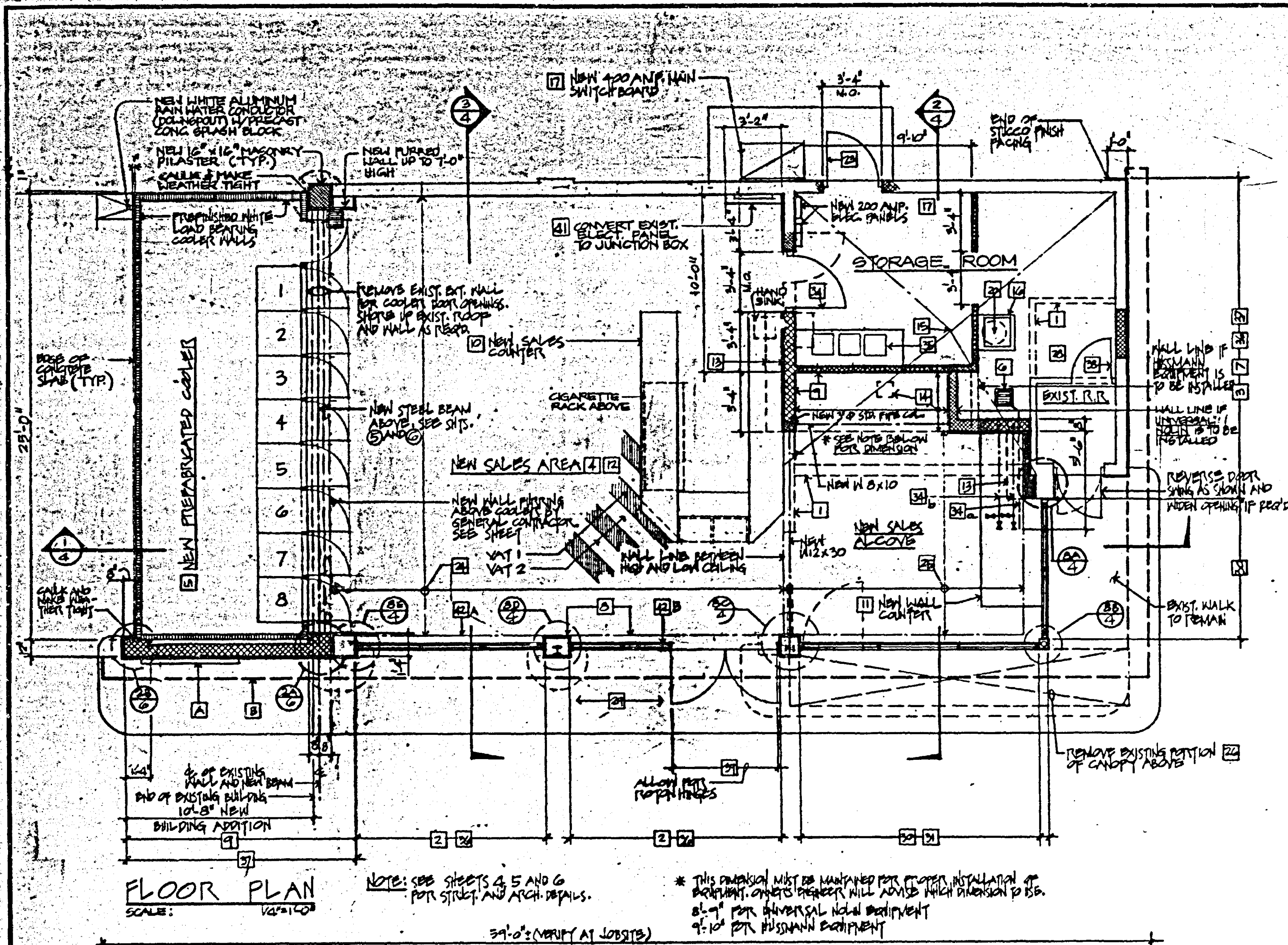
PLAN PREPARATION

DRAWN BY	SAH	DATE	Feb. 4, 1985
DESIGNED BY		SCALE	1" = 200'
CHECKED BY			

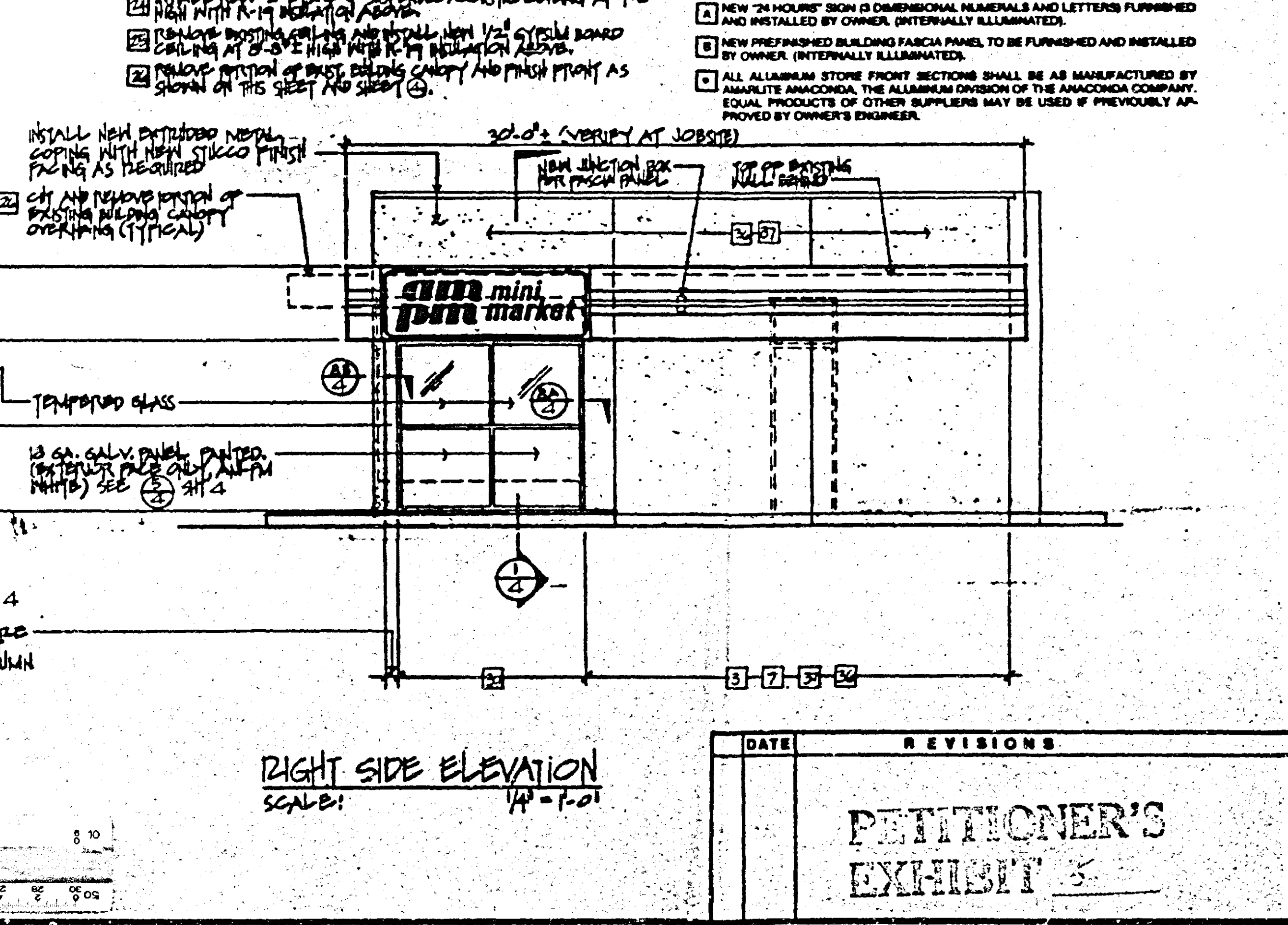
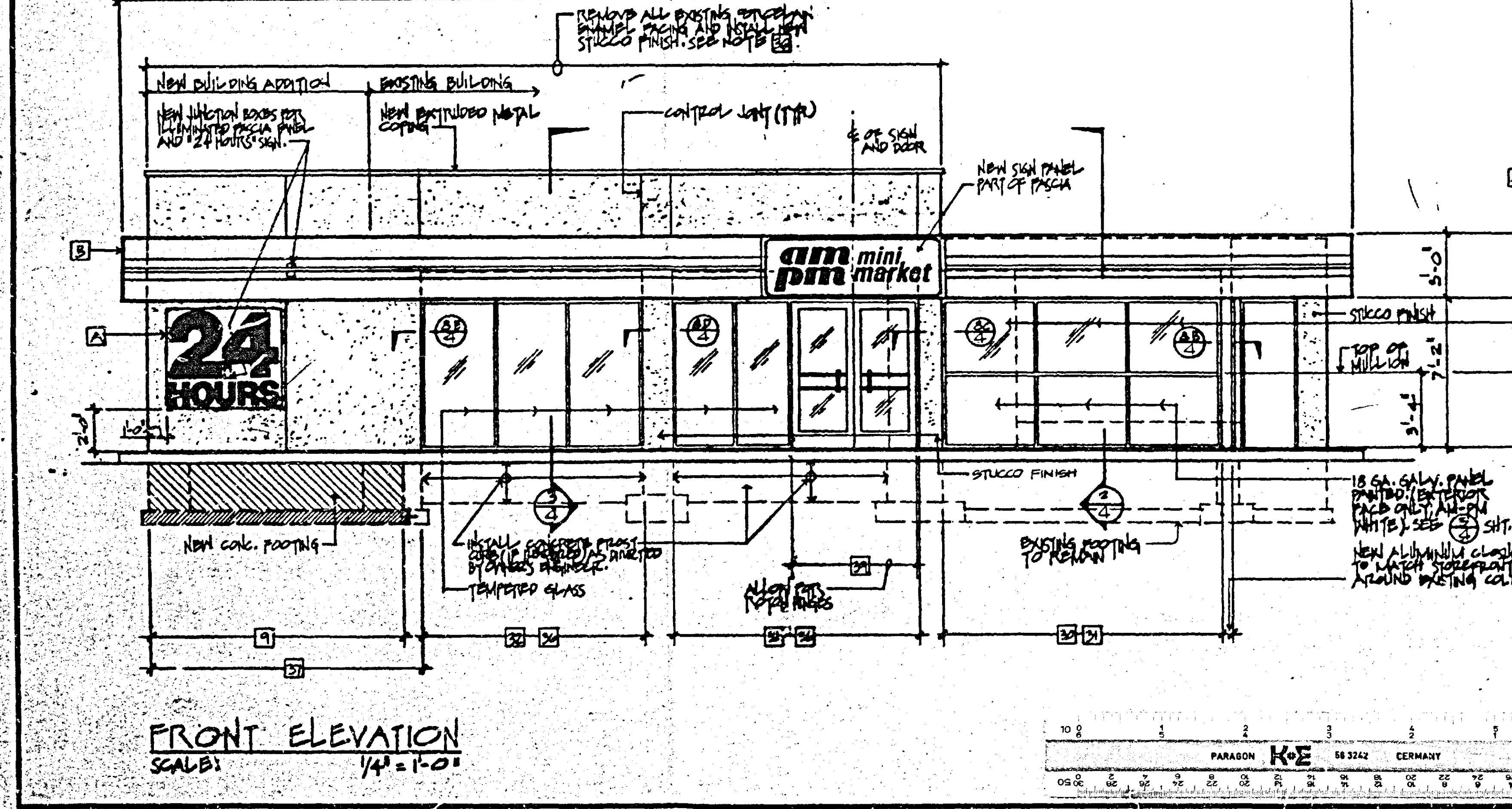
**PETITIONER'S
EXHIBIT 3**

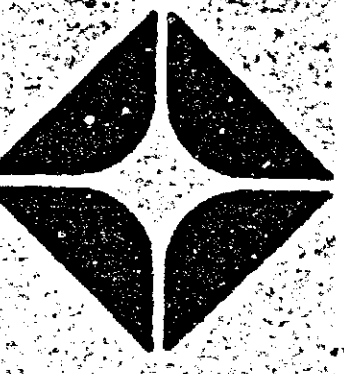
DRAWING NO.
7384-51-011

SHEET NO.
1 of 1



- ### NOTES FOR NEW CONSTRUCTION
- NOTE: THESE DRAWINGS ARE BASED UPON STANDARD CONSTRUCTION USING NORMAL MATERIALS. ALWAYS REFER TO SITE PLAN FOR SPECIAL CONDITIONS OR MATERIALS LOCALLY REQUIRED.
- GENERAL NOTE: REMOVE ALL EQUIPMENT, CONDUITS, FITTINGS, PIPING, ETC. THAT INTERFERES WITH AND ARE UNNECESSARY FOR NEW WORK.
- REMOVE EXISTING INTERIOR WALLS, PARTITIONS, DOORS AND FRAMES SHOWN DOTTED. CEILING IN SALES ROOM AND EXISTING SANITARY FITTINGS PARTITION FLOOR AND WALL FINISH ETC. DIVERSITY EXISTING PLUMBING. PATCH DISTURBED AREA TO MATCH ADJOINING SURFACES.
 - REMOVE EXISTING OVERHEAD DOORS AND TRACKS.
 - REMOVE EXISTING WINDOWS, DOORS AND FRAMES.
 - NEW SALES AREA—REMOVE LIFT AND LIFT MECHANISM. FILL HOLES AND BUMP WITH SAND AND TOP WITH CONCRETE. PREPARE EXISTING SLAB BY CLEANING, ETCHING, POLISHING, ETC. TO ASSURE BONDING OF TOPPING. LEVEL THE EXISTING SLOPED FLOOR AS MUCH AS POSSIBLE WITH VINYL ASBESTOS TILE UNDERLAYMENT WITHOUT POURING CONCRETE. FURNISH AND INSTALL NEW FLOORING, CEILING AND PAINT AS SPECIFIED ON SHEET 2.
 - NEW PREPARED COOLER—(SEE SHEET 3) FOR SIZE AND COOLER REQUIREMENTS. INSULATED WALLS AND CEILING PANELS SHALL BE SHIMMED LEVEL AND INSTALLED BY COOLER MANUFACTURER. GENERAL CONTRACTOR SHALL GROUT AS REQUIRED BETWEEN SLAB AND COOLER WALLS. SEAL AND MAKE AIRTIGHT. COOLER MANUFACTURER SHALL INSTALL END WALL FILLERS. FINISHED TO MATCH COOLER FINISH. NEW WALL ABOVE COOLER SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR AS SHOWN ON SHEET 3. CONTRACTOR SHALL DO ELECTRICAL AND MECHANICAL WORK AT SHOWN HEREON AS PER SHOP DRAWINGS PROVIDED BY COOLER MANUFACTURER.
 - INSTALL NEW 12\"/>





ARCO Petroleum Products Company
Division of Atlantic Richfield Company

Design & Engineering
Retail Marketing • 515 South Flower St., Los Angeles, CA 90071

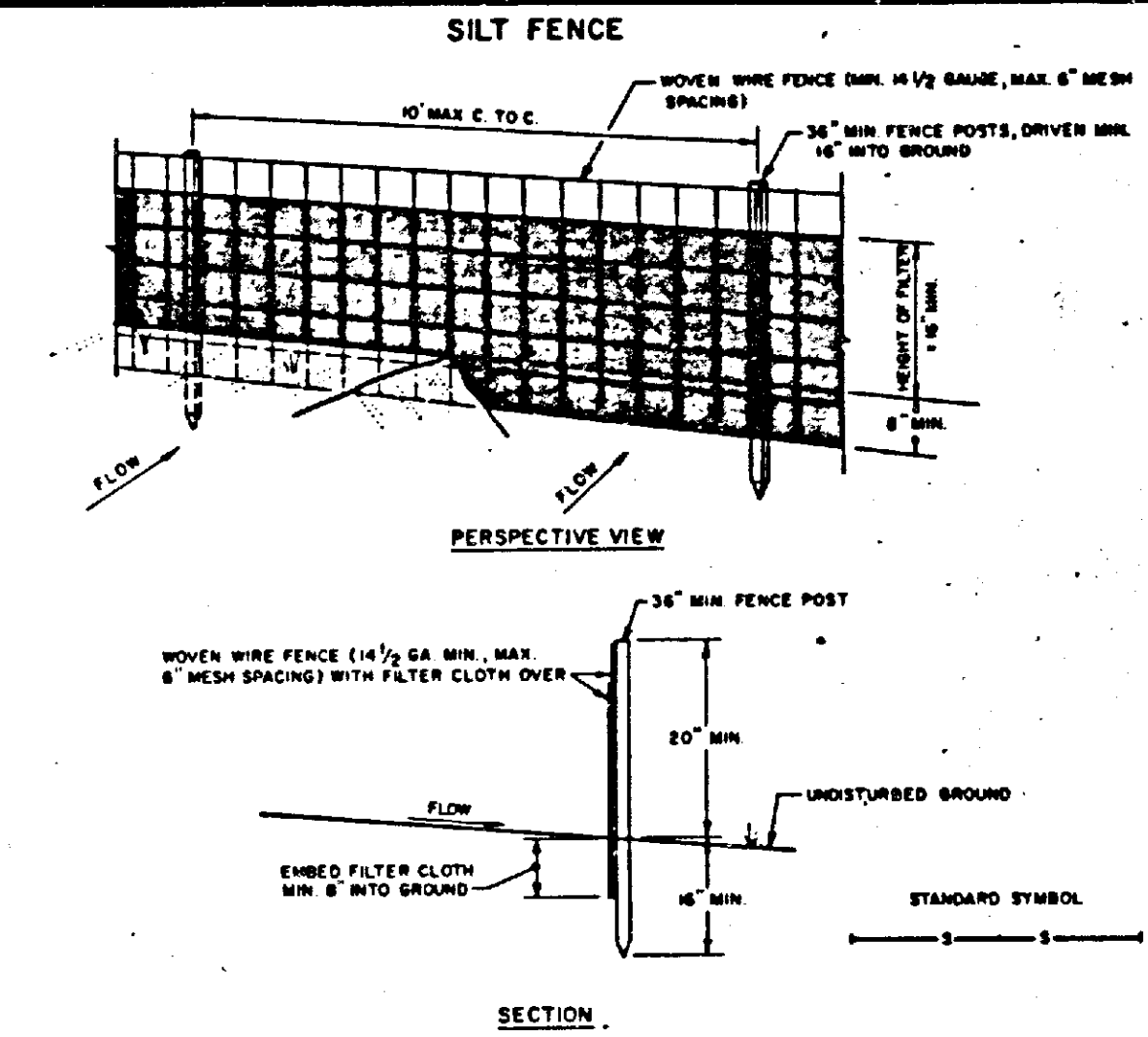
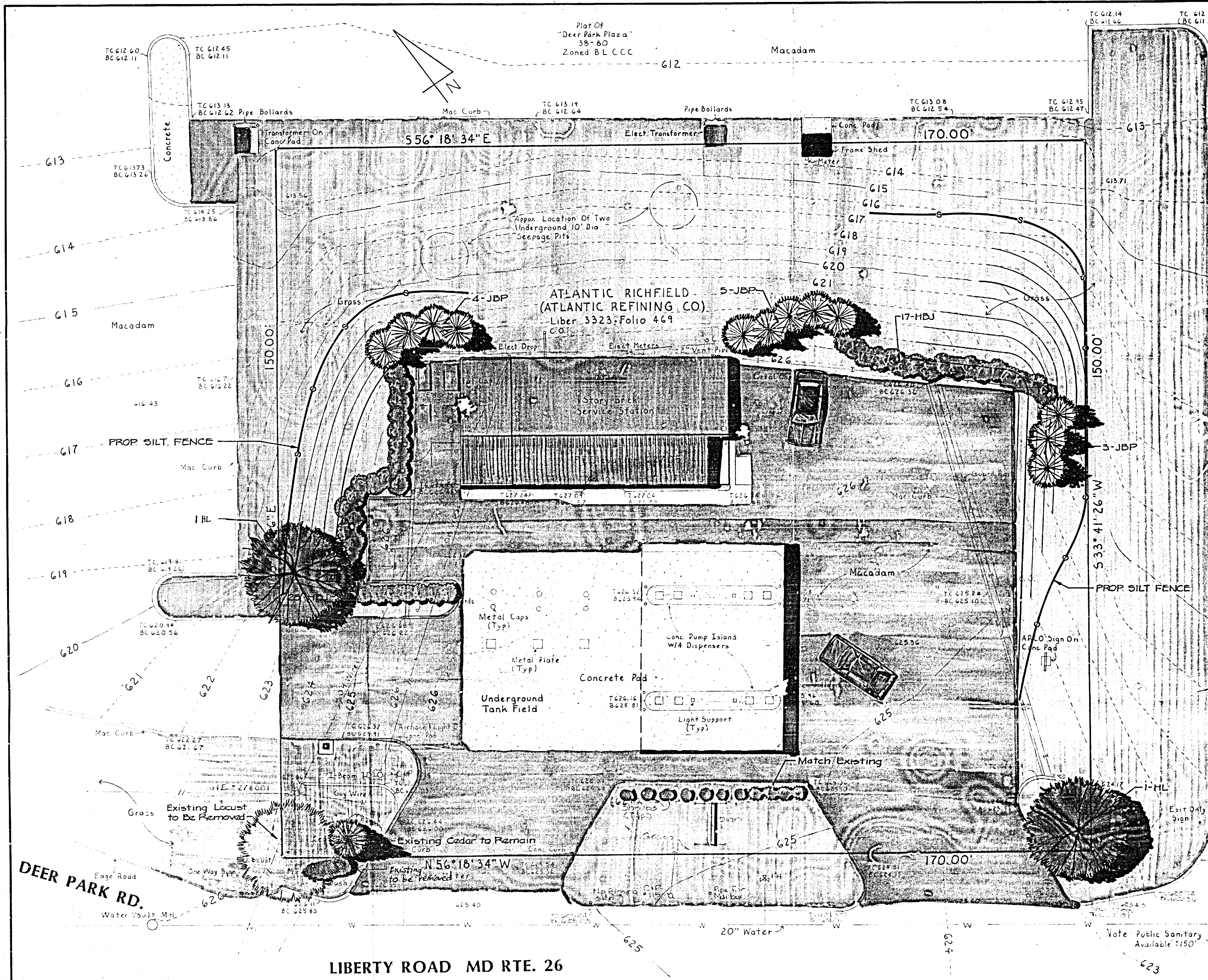
CONVERSION AM-PM MINI MARKET FACILITY
OF EXISTING SERVICE STATION BUILDING, TYPE AT 58-2L
LIBERTY AND DEER PARK ROADS, RANDALLSTOWN, MARYLAND

FLOOR PLAN, ELEVATIONS AND NOTES

DATE	REVISIONS

CONV. AM-PM
FAC # 36136

10/28/81
BY [Signature]



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "MUDGES" DEVELOP IN THE SILT FENCE.
- POSTS:** STEEL EITHER T OR U TYPE OR 2" HAF WOOD
- FENCE:** WOVEN WIRE, 14" GA. 6" MAX. MESH OPENING
- FILTER CLOTH:** FILTER X, MURRAY 100, STABILINKA 1140N OR APPROVED EQUAL
- PREFABRICATED UNIT:** GEOTAB, ANTIROFENCE, OR APPROVED EQUAL.

NOTE: ALL DISTURBED AREAS TO BE SODDED UNLESS OTHERWISE NOTED.

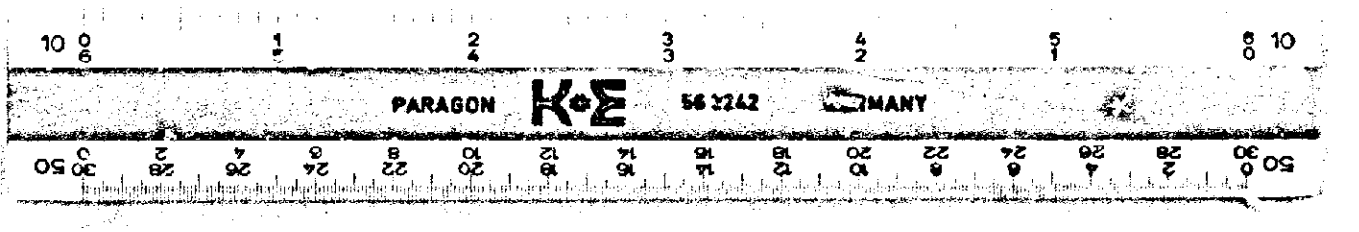
PETITIONER'S EXHIBIT 4

- LANDSCAPE REQUIREMENTS:**
- STREET TREES REQUIRED - 170' x 40' = 5 MAJOR DECIDUOUS
 - PARKING AREA TREES REQUIRED - 1 PER 12 SPACES = 1 MAJOR DECIDUOUS
 - TOTAL TREES REQUIRED - 6 MAJOR DECIDUOUS
 - TOTAL TREES PROVIDED - 2 MAJOR DECIDUOUS
12 MINOR DECIDUOUS = 6 MAJOR DECIDUOUS

SYM.	BOTANICAL / COMMON NAME	NO.	SIZE	SPACING	CONDITION
HBJ	Juniperus Chinensis 'Glauca Hertzii' / Metz Blue Juniper	45	18'-24" Spd	3' x 6'	B+B
JBP	Pinus Thunbergii / Japanese Black Pine	12	4'-5' Ht	6' x 6'	"
HL	Gleditsia Triacanthos Inermis 'Moraine' / Honeylocust	1	2 1/2'-3' Cal.	-	"

STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 301-944-9112

REVISIONS		
NO	DATE	DESCRIPTION



PLAN PREPARATION

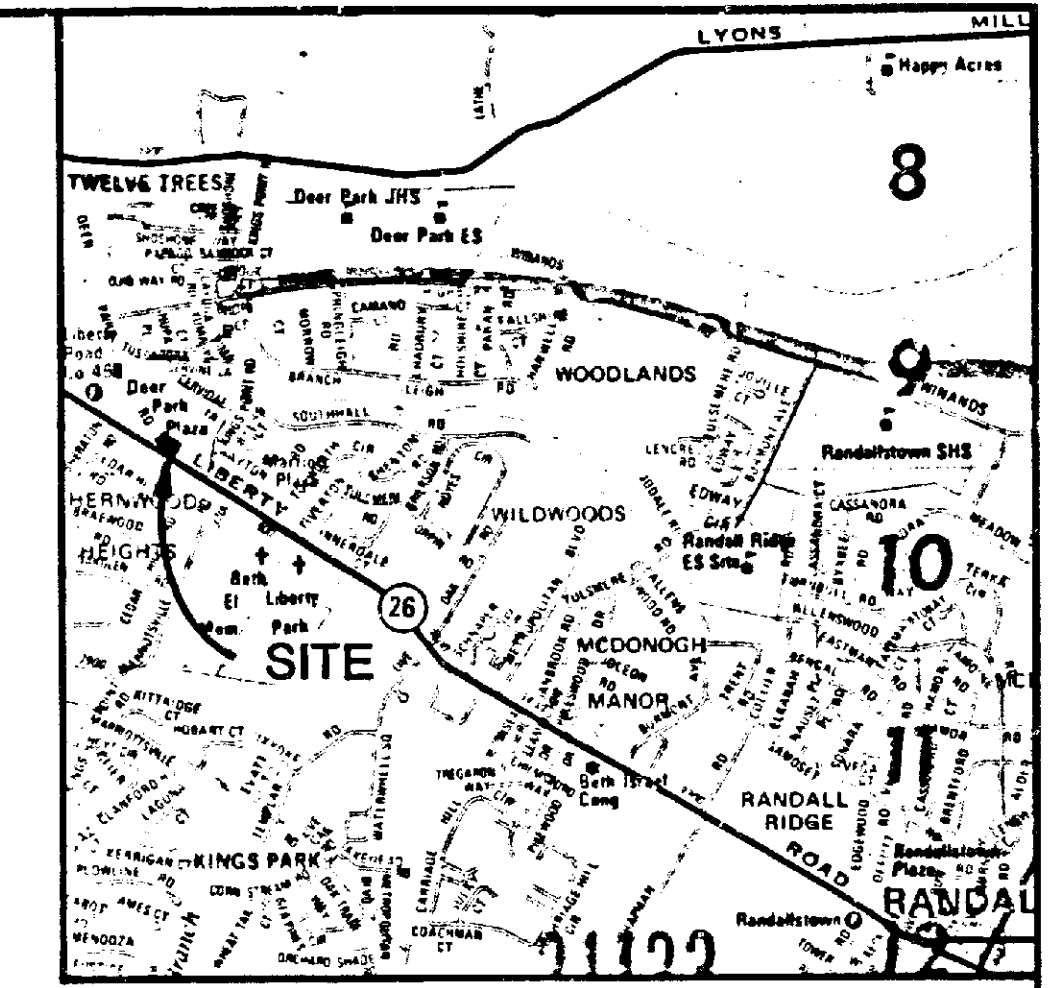
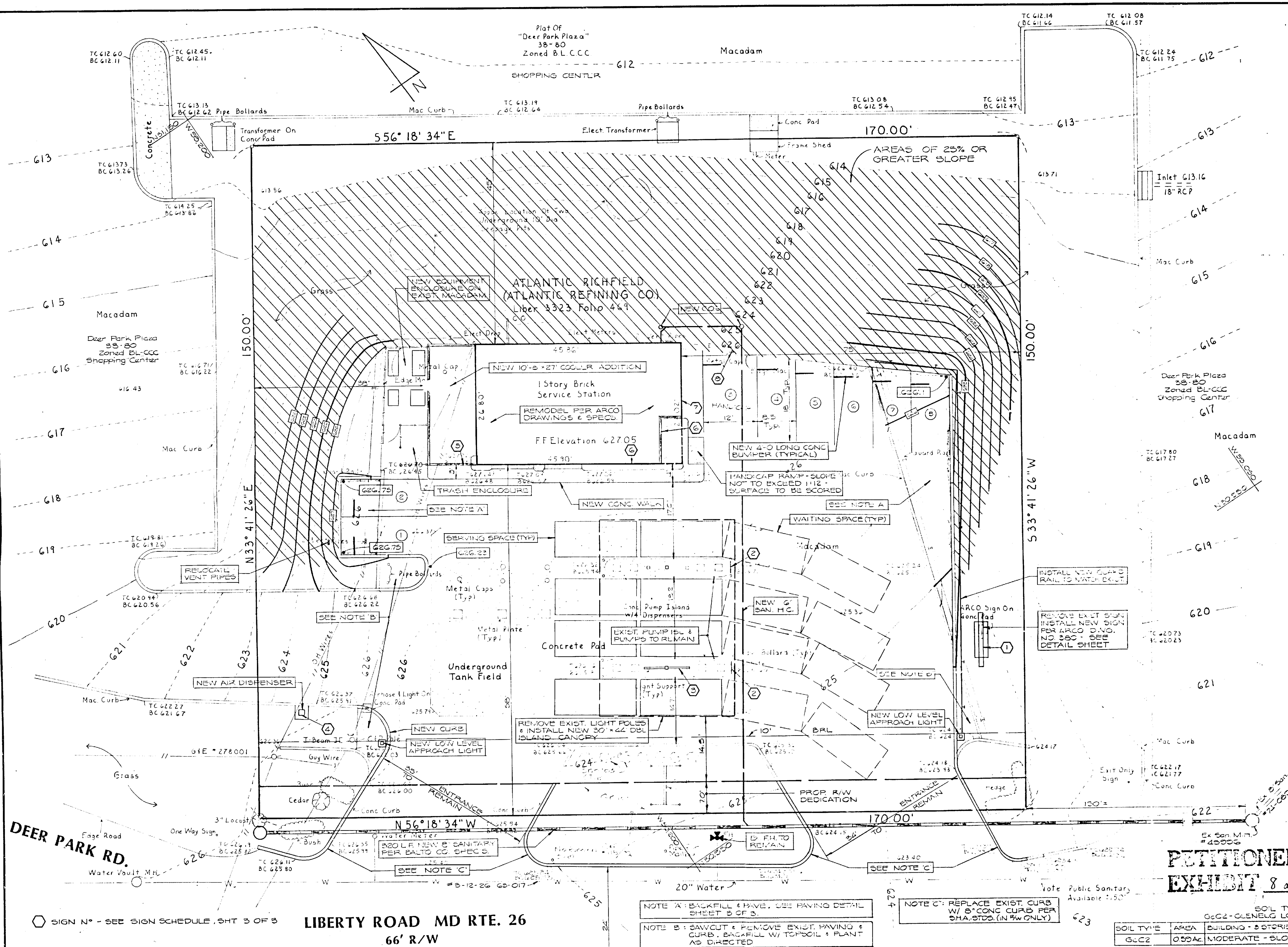
DRAWN BY: R.KING DATE: 1/11/85
DESIGNED BY: M.TIMM SCALE: 1" = 10'
CHECKED BY:

LANDSCAPE PLAN

ARCO MINI-MARKET
9920 LIBERTY ROAD
2nd ELECTION DIST. - BALTIMORE CO., MD.

DRAWING NO.
7384-51-011

SHEET NO.
2 of 3



- NOTES:**
- BEARINGS SHOWN ARE BASED ON DEEDS OF RECORD, NACHMAN M. GERBER, ET. UX. UNTO ATLANTIC REFINING COMPANY, LIBER 3323, FOLIO 469.
 - ELEVATIONS SHOWN ARE BASED ON BALTIMORE COUNTY BENCH MARK NO. 4-8009 ELEV. 629.34 FEET, SQUARE CUT IN R.W. CORNER FLAG POLE BASE, FALICE STA. DEER PARK AND LIBERTY ROAD.
 - UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN LOCATED BY ACTUAL FIELD MEASUREMENTS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOR THE COMPLETENESS OF THE INFORMATION RECEIVED. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION, AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
 - UTILITY COMPANIES: CHESAPEAKE AND POTOMAC TELEPHONE COMPANY, 1 EAST PRATT STREET, BALTIMORE, MD 21202. BALTIMORE GAS AND ELECTRIC COMPANY, LEXINGTON AND LIBERTY STREETS, BALTIMORE, MD 21202.
- ZONING NOTES:**
- EXISTING USE: GASOLINE SERVICE STATION
PROPOSED USE: CONV. STORE W/GASOLINE SALES
EXISTING ZONING: BL-CCC
PROPOSED ZONING: NO CHANGE BUT WITH A SPECIAL EXCEPTION TO ALLOW A FOOD STORE IN COMBINATION WITH A SERVICE STATION. A SPECIAL HEARING TO ALLOW THE CONVERSION OF A FULL-SERVICE GASOLINE STATION TO A GAS AND FOOD STORE. SEE DETAIL SHEET FOR SIGN VARIANCES.
- AREA REQUIREMENTS:**
- TOTAL SERVING SPACES = 8
TOTAL SERVICE BAYS = 0
TOTAL SPACES AND BAYS = 8
TOTAL AREA REQUIRED = 8 x 1500 SF = 12,000 SF
TOTAL WAITING SPACES = 8
- ANCILLARY USES:**
- MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED
- COMBINATION USES:**
- FOOD STORE (LESS THAN 5,000 SF)
ADDITIONAL SQUARE FOOTAGE REQUIRED = FACTOR 4 x 1457 SF = 5,828 SF
- TOTAL AREA REQUIRED:** 15,000 SF + 5,828 SF = 20,828 SF
- TOTAL AREA OF TRACT:** 25,500 SF
- ACCESS POINTS:**
- NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
REQUIRED SITE WIDTH = 2 x 65' = 130'
ACTUAL SITE WIDTH = 170.00'
- LANDSCAPING:**
- LANDSCAPING REQUIRED = 1,275 SF (5% OF SITE)
LANDSCAPING PROVIDED = 12,330 SF (48% OF SITE)
- PARKING:**
- PARKING SPACES REQUIRED = 1,457 SF + 200 SF = 7.29
USE 8
PARKING SPACES PROVIDED = 8 (INCLUDING ONE HANDICAPPED)
- AREA DISTURBED BY NEW CONSTRUCTION = 3,195 SF**
- CRG NOTES:**
- PROPERTY OWNER: ATLANTIC RICHFIELD, G.L.B. 3323-469, TAX NO. 029189 0041
 - APPLICANT: ARCO PETROLEUM PRODUCTS COMPANY, P.O. BOX 269, FALLSTON, MARYLAND 21047, (301) 878-8962
 - ENGINEER: STV/LYON ASSOCIATES, INC., DONALD J. WISE, P.E., 21 GOVERNOR'S COURT, BALTIMORE, MARYLAND 21207
 - CORRESPONDENT: TONY CORTEAL, c/o STV/LYON ASSOCIATES, INC. (301) 944-0112
- 2. ELECTION DISTRICT 2 COUNCILMANIC DISTRICT 2 CENSUS TRACT 4025.01**
- 3. WATERSHED 27, SUBWERSHED 64**
- 4. A.D.T.'s: 500**
- 5. AREA: GROSS 25,500.00 S.F. OR 0.585 AC. PARKING PROVIDED: 8 SPACES (INCLUDING 1 HANDICAP). THERE IS NO REQUIREMENT FOR COMMON OPEN SPACE OR DENSITY CALCULATIONS.**
- 6. FLOOR AREA RATIO: 0.058**
- 7. NO HISTORIC BUILDINGS EXIST WITHIN THE SITE OR IN THE SURROUNDING AREA.**
- 8. THERE ARE NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS WASTE MATERIAL SITES WITHIN THE SITE.**
- 9. A STORMWATER MANAGEMENT EXEMPTION IS BEING REQUESTED.**
- 10. ALL INFORMATION SHOWN SCREENED ON THIS PLAN IS EXISTING AND IS TO REMAIN UNLESS OTHERWISE NOTED.**
- SOIL TYPES DATA:**
- 00C2-GLAENELG LOAM, B TO 15% SLOPES
- | SOIL TYPE | AREA | BUILDING = 3 STORIES OR LESS (NO BASEMT.) | STREETS & PARKING AREAS |
|-----------|---------|---|-------------------------|
| GcC2 | 0.59 AC | MODERATE - SLOPE | MODERATE - SLOPE |

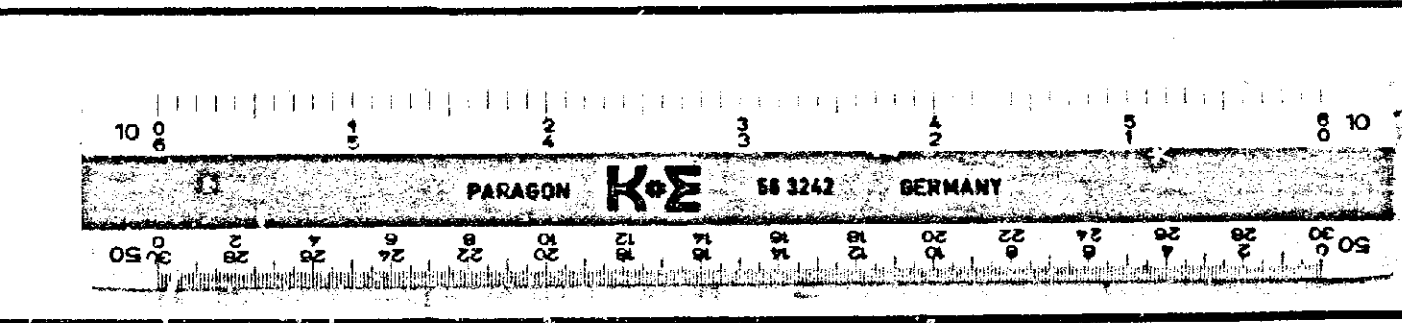
PETITIONER'S EXHIBIT 8a

NOTE A: BACKFILL & PAVE, SEE PAVING DETAIL SHEET 3 OF 3.
NOTE B: SAWCUT & REMOVE EXIST. PAVING & CURB, BACKFILL W/ TOPSOIL & PLANT AS DIRECTED.

NOTE C: REPLACE EXIST. CURB W/ 8" CONC. CURB PER SHA. STD. (IN R/W ONLY)

STV/LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	2/24/85	PER CRG COMMENTS
2	2/27/85	REV. TO SHOW SIGNAGE

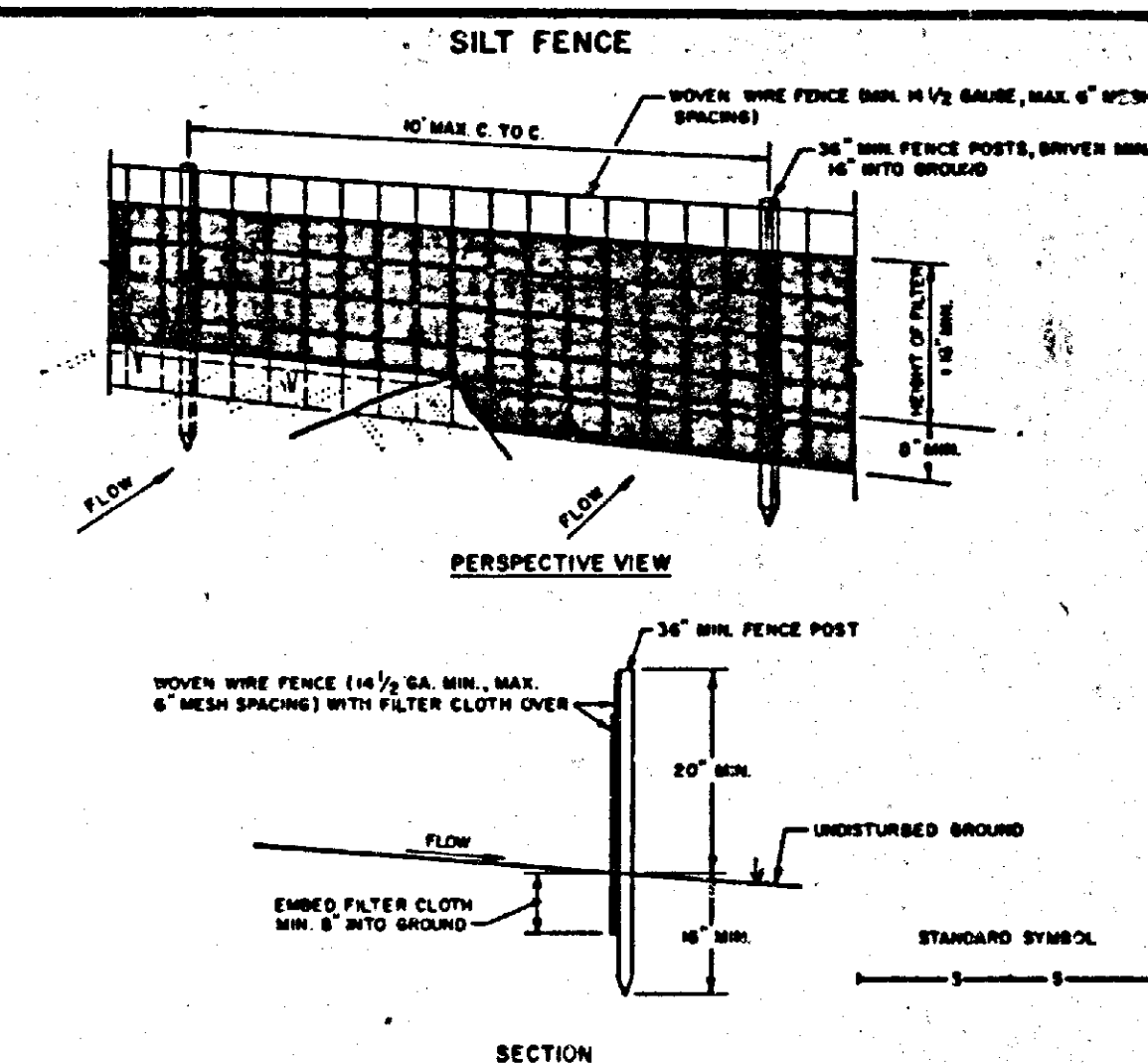
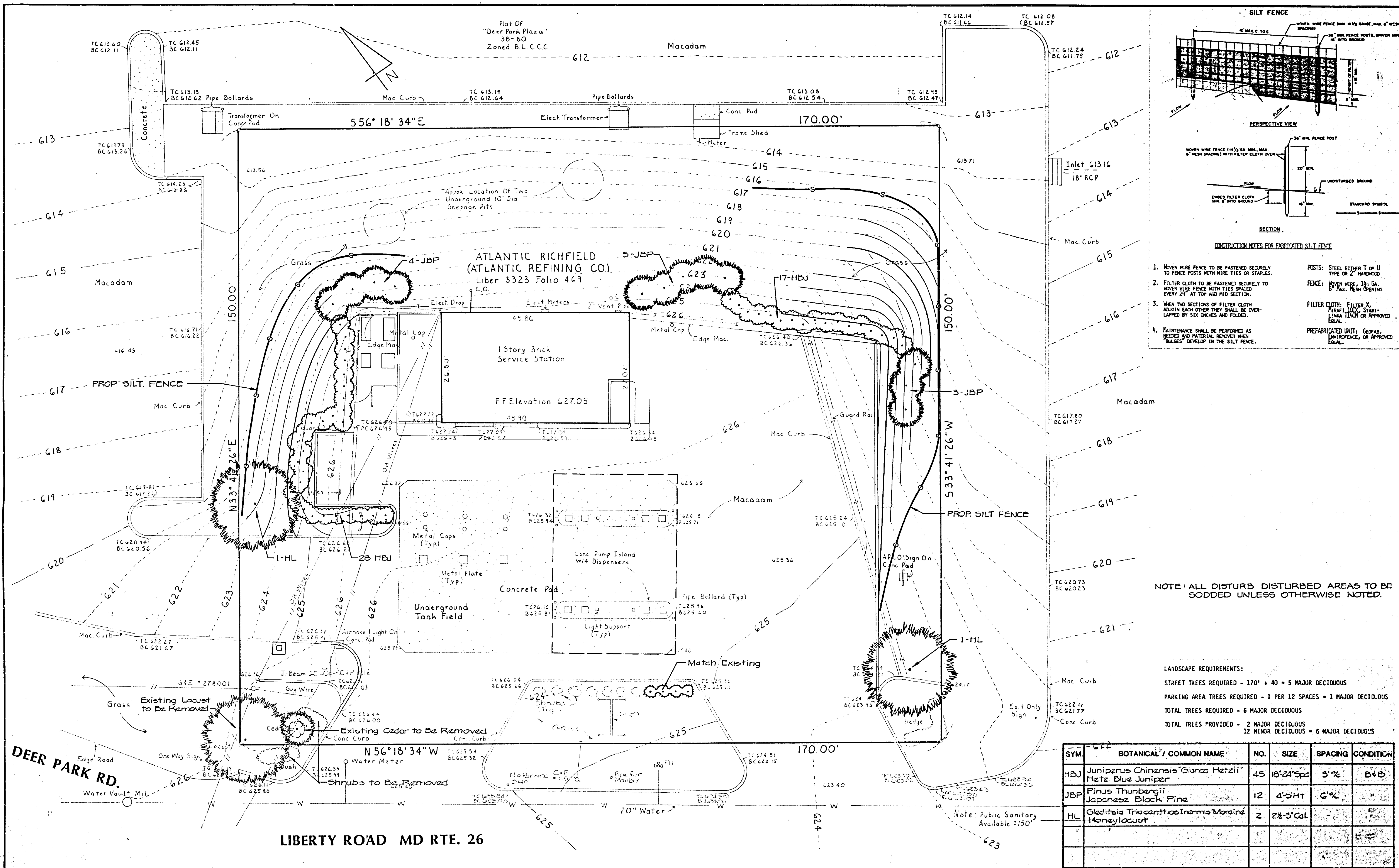


PLAN PREPARATION		
DRAWN BY	RKING	DATE 11/8/84
DESIGNED BY	AKOBIN	SCALE 1" = 10'
CHECKED BY	T. W. S.	

SITE & ZONING PLAN
ARCO MINI-MARKET
9920 LIBERTY ROAD
2nd ELECTION DIST. - BALTIMORE CO., MD.

DRAWING NO.
7384-51-011

SHEET NO.
1 of 3



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPALED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS:** STEEL EITHER T OR U TYPE OR 2" HARDWOOD
FENCE: WOVEN WIRE, 12- GA. 6" MAX. MESH OPENING
FILTER CLOTH: FILTER X, THRAFT, JACO, STABIL-LINUM TISSUE OR APPROVED EQUAL
PREFABRICATED UNIT: GEOTAB, ENVIRONMENT, OR APPROVED EQUAL.

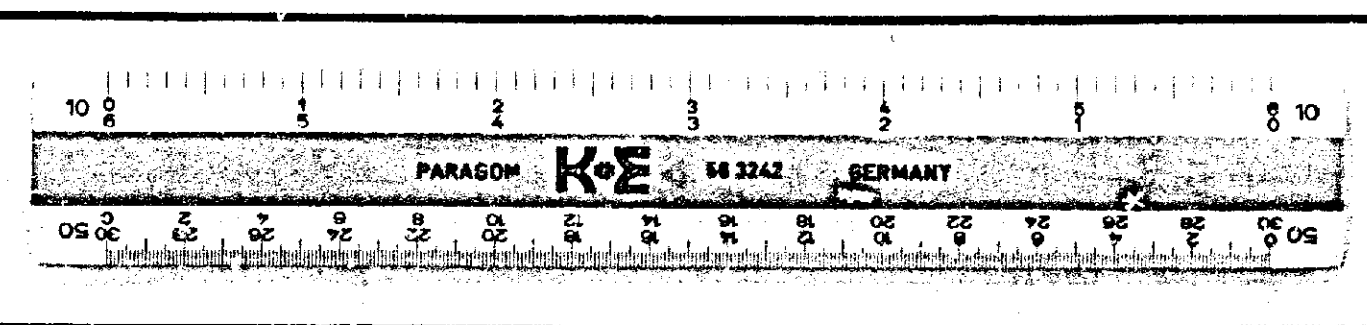
NOTE: ALL DISTURBED AREAS TO BE SODDED UNLESS OTHERWISE NOTED.

- LANDSCAPE REQUIREMENTS:**
- STREET TREES REQUIRED - 170' x 40' = 5 MAJOR DECIDUOUS
 - PARKING AREA TREES REQUIRED - 1 PER 12 SPACES = 1 MAJOR DECIDUOUS
 - TOTAL TREES REQUIRED - 6 MAJOR DECIDUOUS
 - TOTAL TREES PROVIDED - 2 MAJOR DECIDUOUS
12 MINOR DECIDUOUS = 6 MAJOR DECIDUOUS

SYM.	BOTANICAL / COMMON NAME	NO.	SIZE	SPACING	CONDITION
HBJ	Juniperus Chinensis 'Glanza Hetzii' / Hetz Blue Juniper	45	18" x 24" Spd	3' x 2'	B+D
JBP	Pinus Thunbergii / Japanese Black Pine	12	4" SHY	6' x 2'	"
HL	Gleditsia Triacanthos Inermis / Moraine Honeylocust	2	2 1/2" - 3" Cal.	-	"

STV / LYON ASSOCIATES
 Engineers Surveyors Planners
 21 Governor's Court Baltimore, Maryland 21207
 Telephone : 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	2/24/85	PER CRG COMMENTS



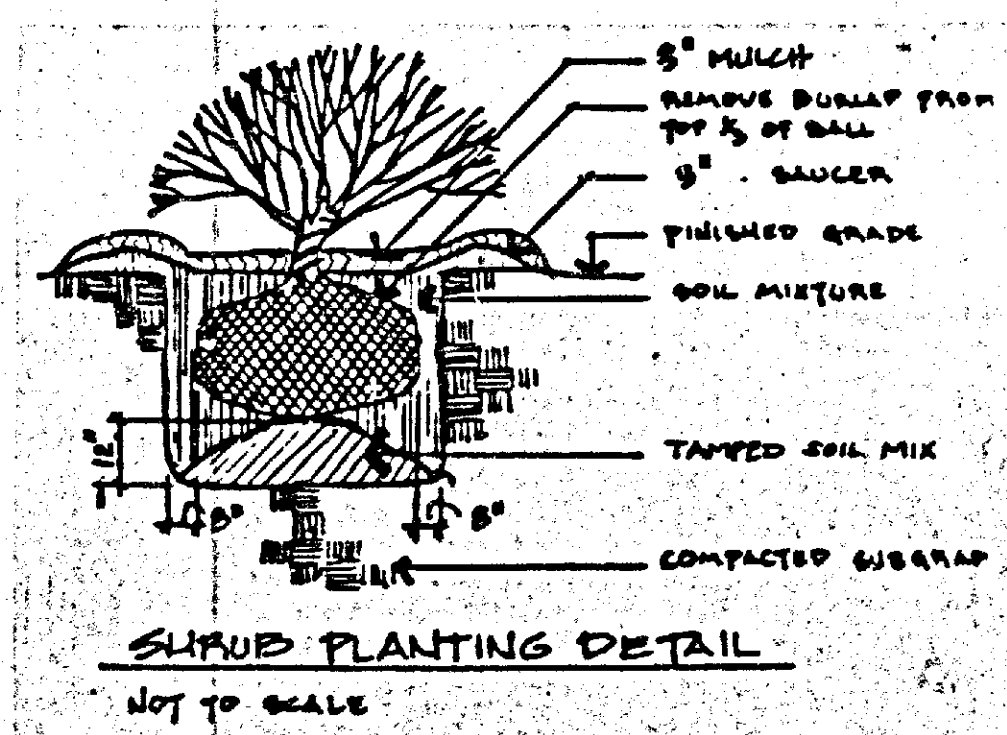
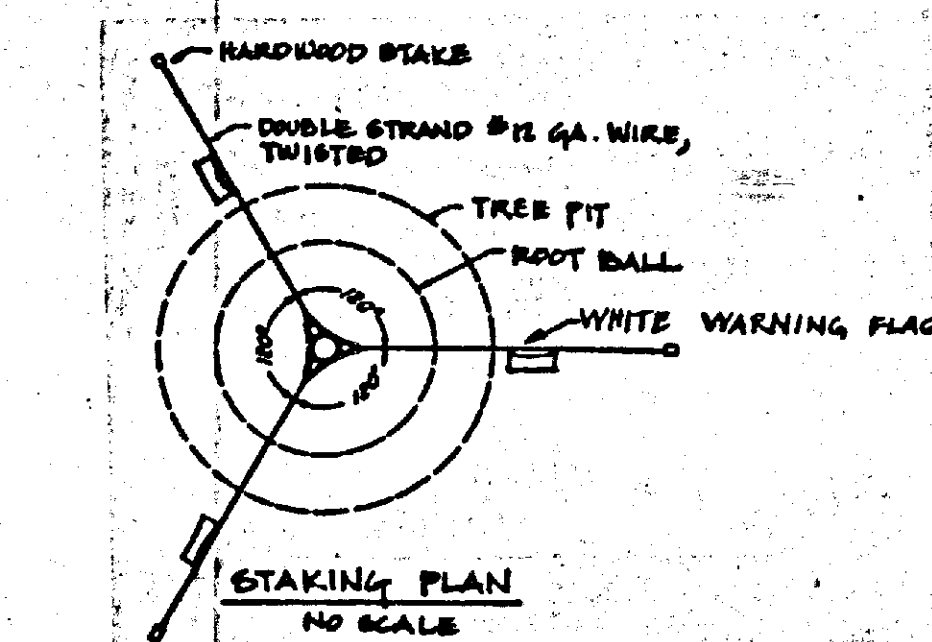
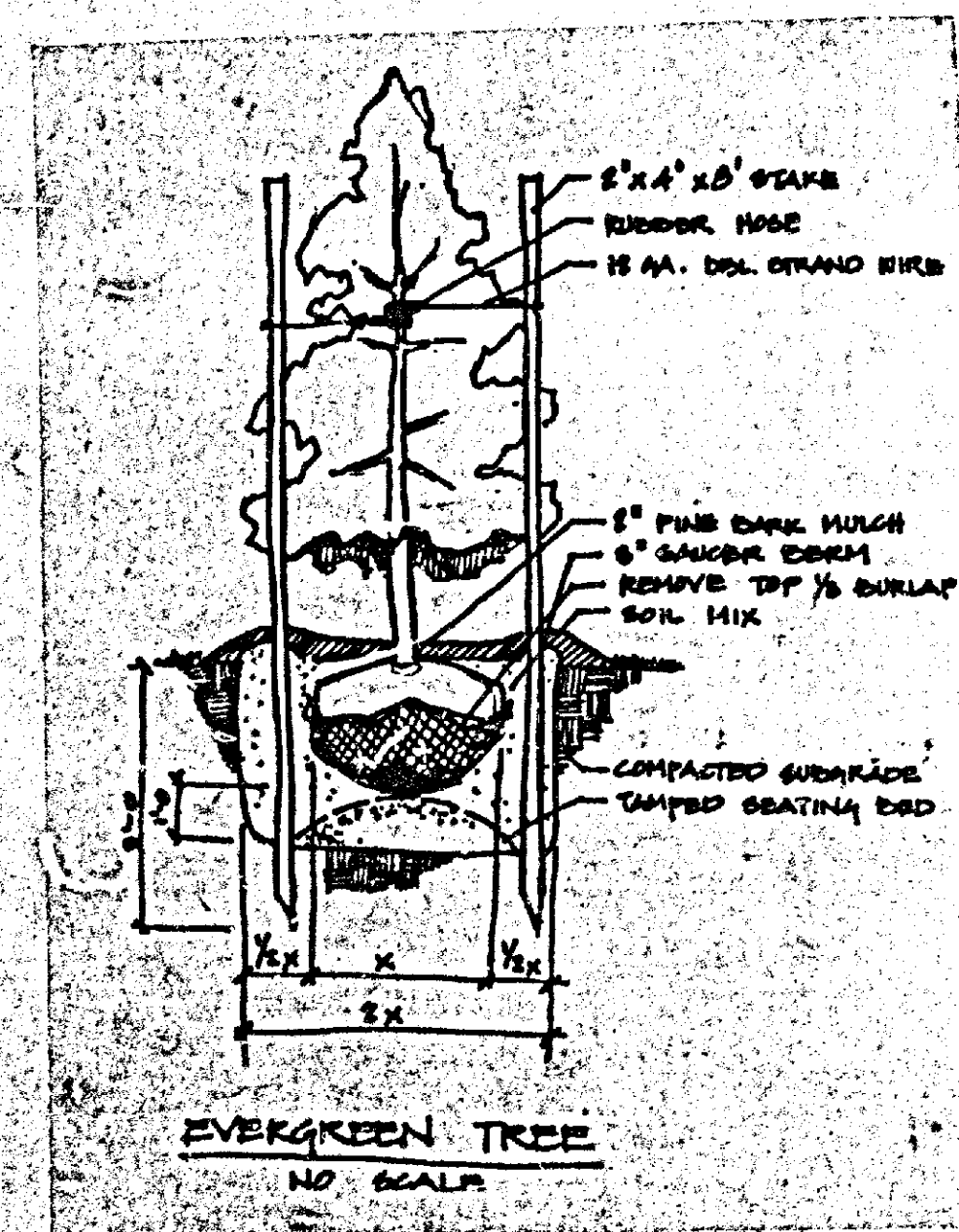
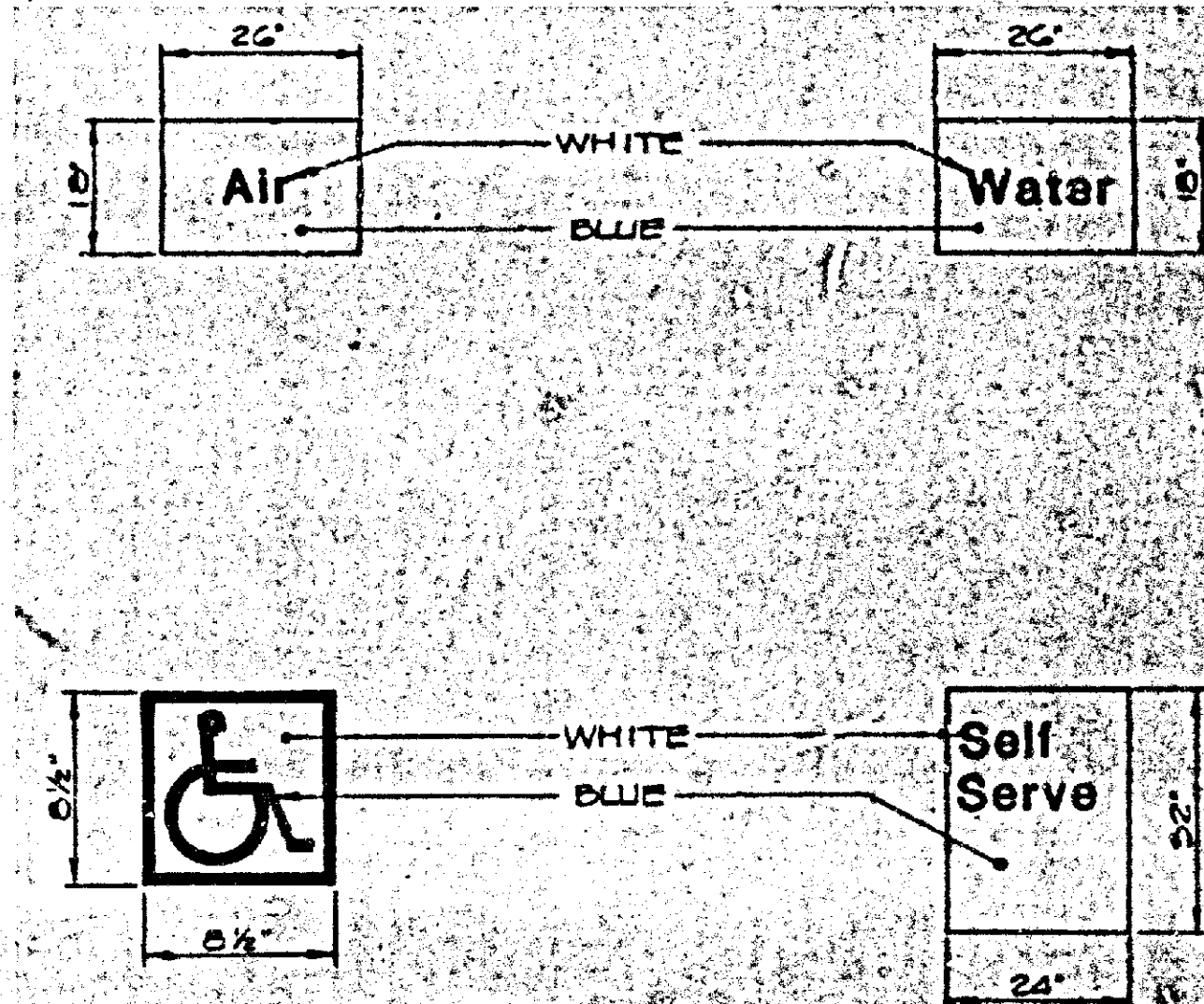
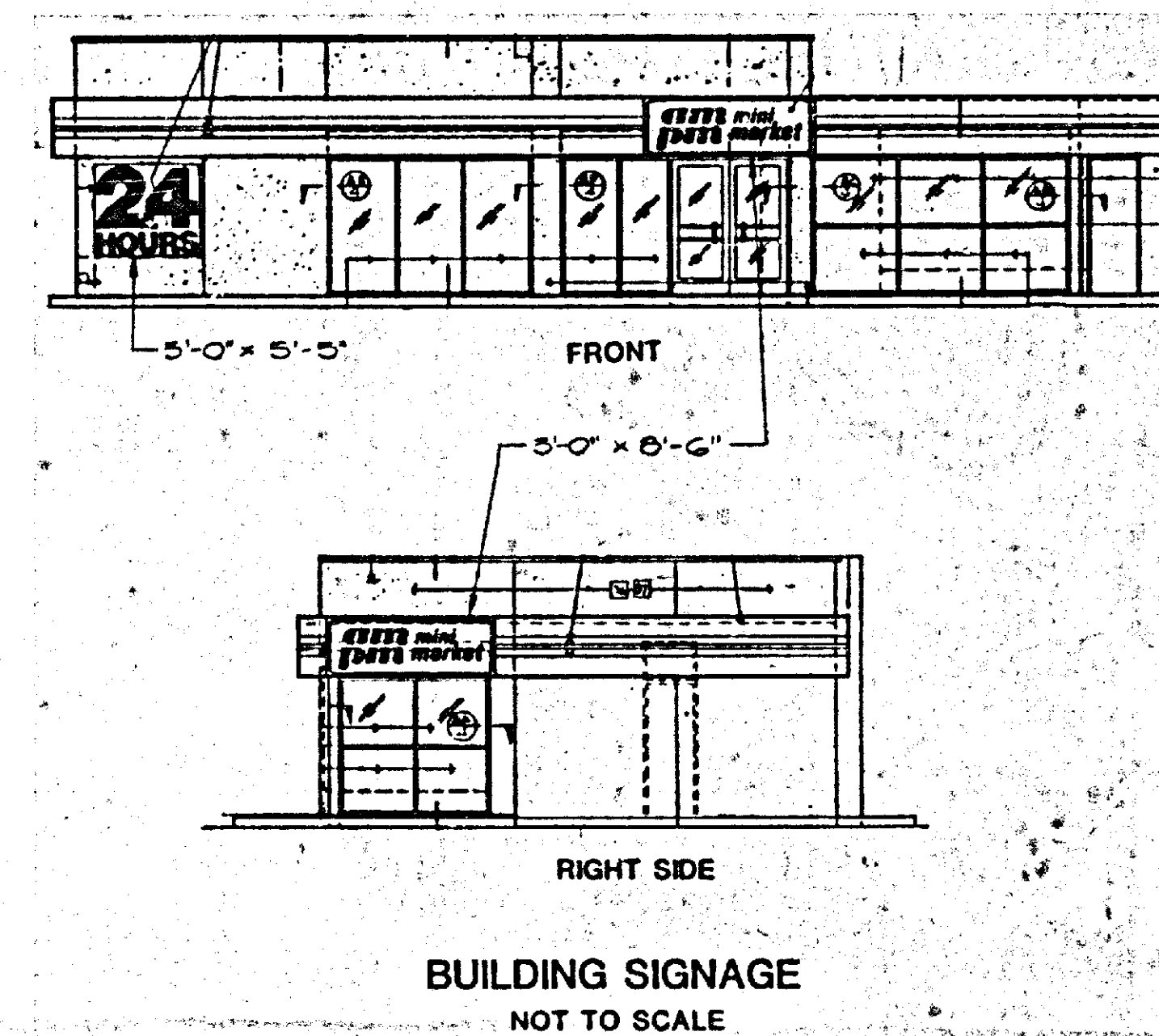
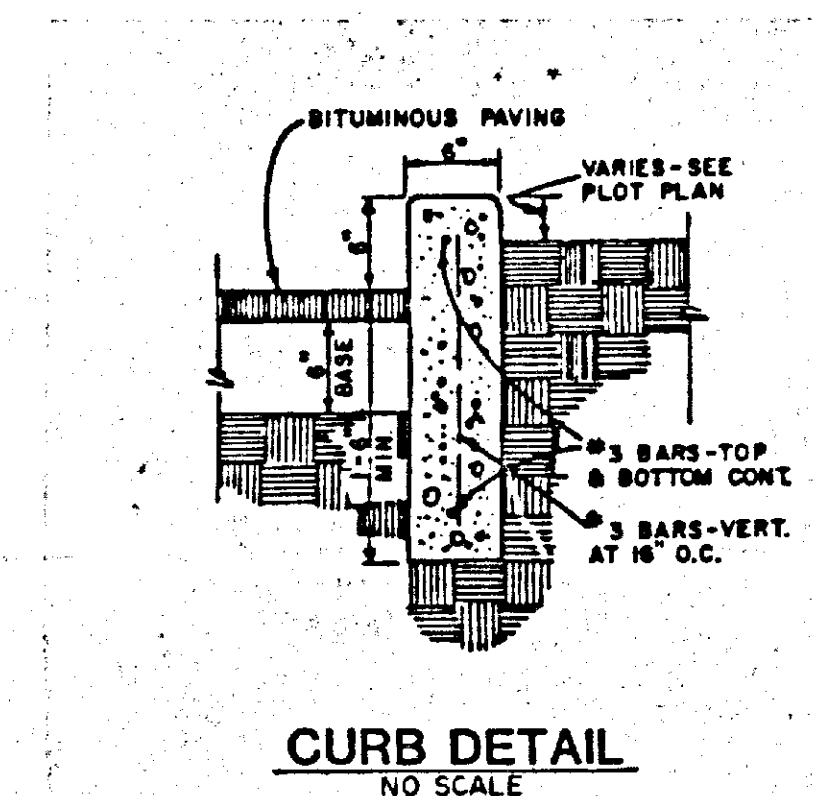
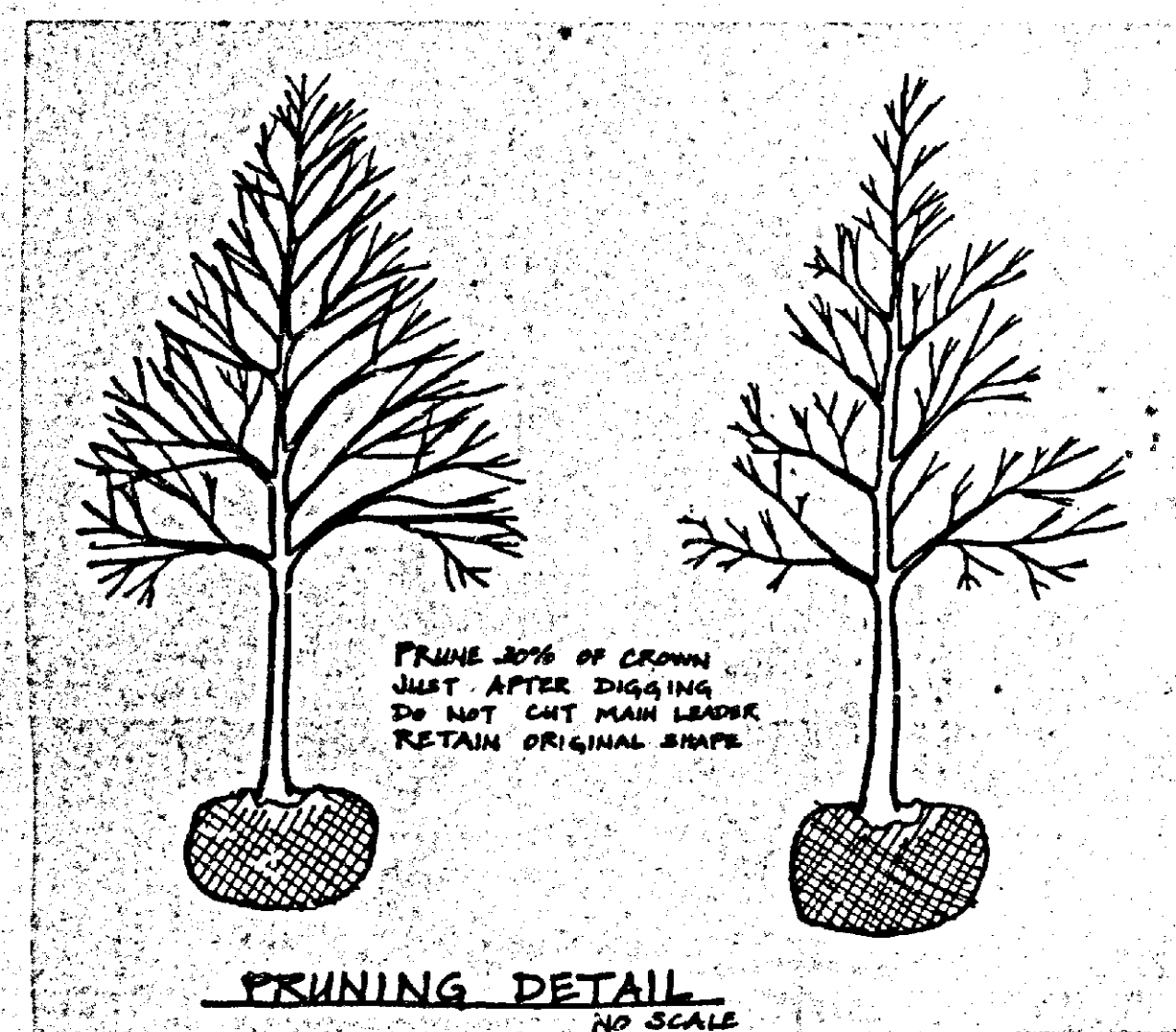
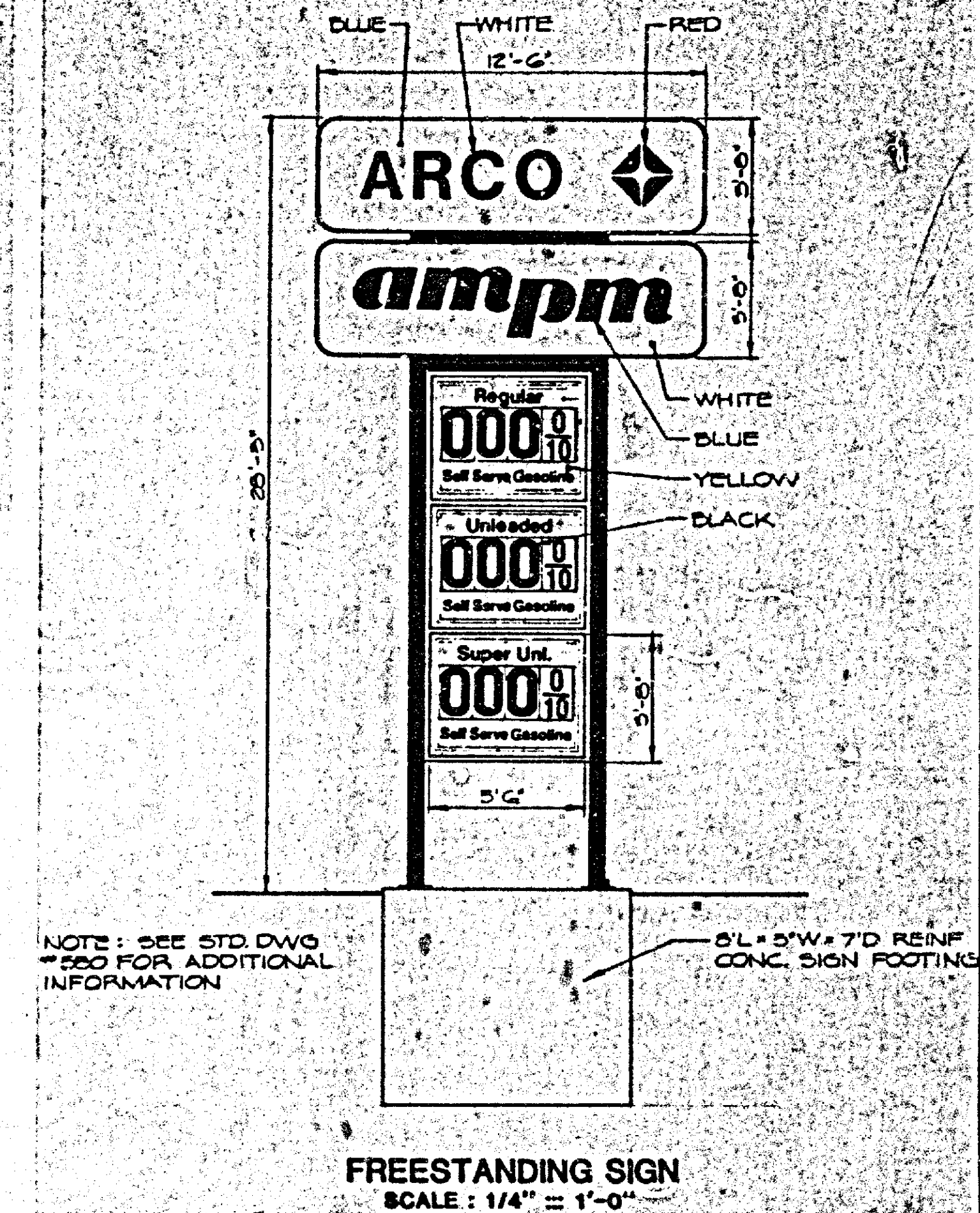
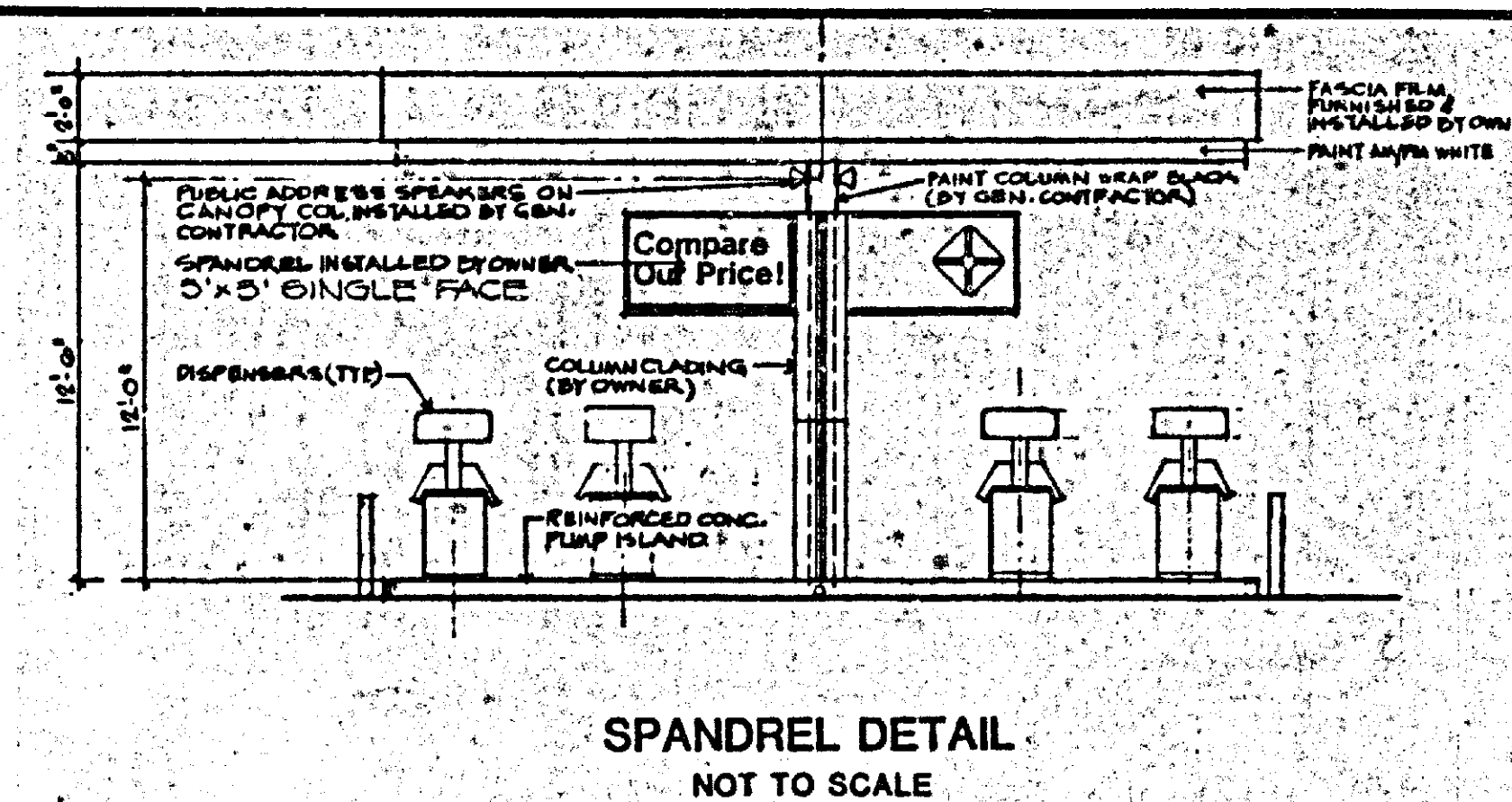
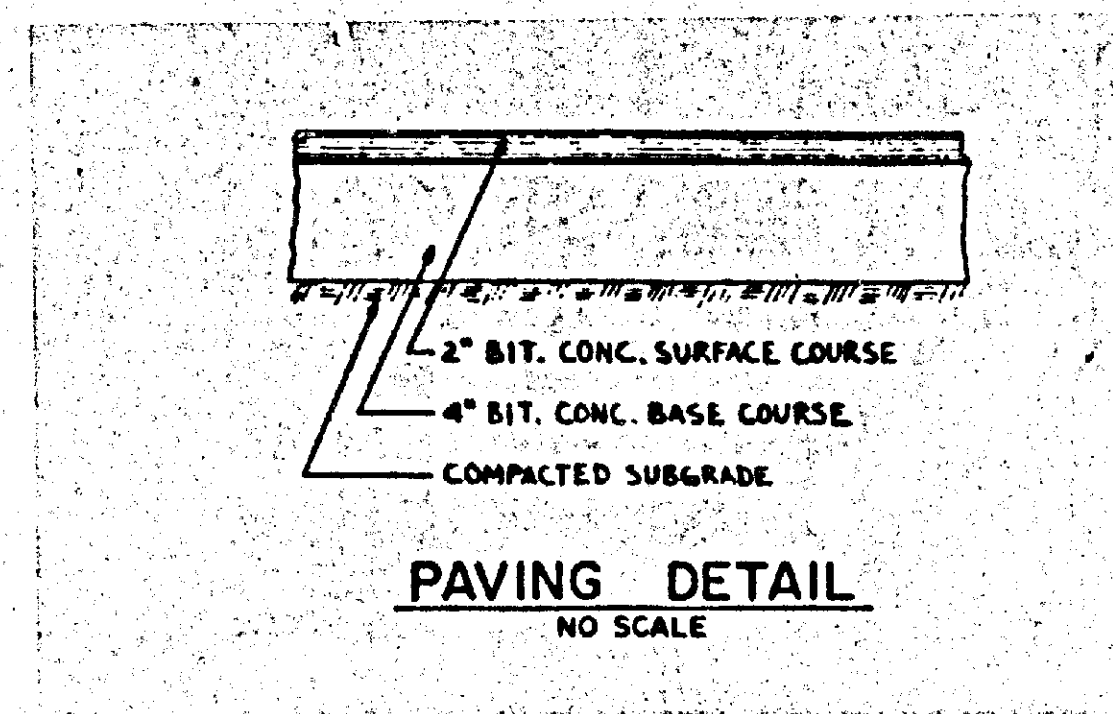
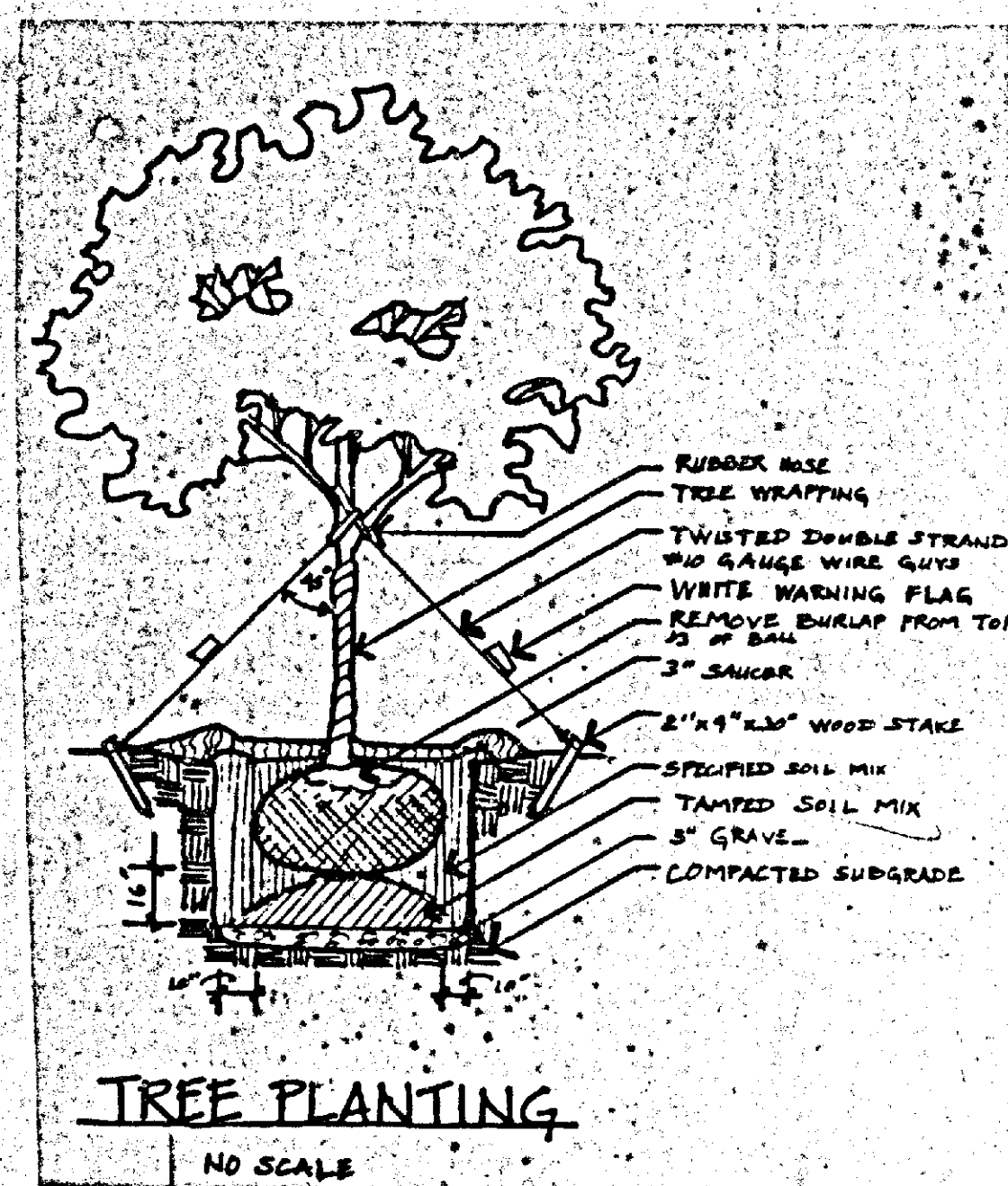
PLAN PREPARATION	
DRAWN BY	RJ KING
DESIGNED BY	MTMM
CHECKED BY	LTJ/ELW
DATE	1/11/85
SCALE	1" = 10'

LANDSCAPE PLAN
ARCO MINI-MARKET
 9920 LIBERTY ROAD
 2ND ELECTION DIST. - BALTIMORE CO., MD.

DRAWING NO.
7384-51-011

SHEET NO.
2 of 3

Peter 8 B



SIGN SCHEDULE

NO.	TYPE	DESCRIPTION	QUANT	S.F. EACH	S.F. TOT.
1	3	ARCO IDENTIFICATION	2 FACES	171.00	342.00
2	1	SELF SERVE	2	5.33	10.66
3	3	SPANDREL (SINGLE FACE)	2	15.0	30.0
4	1	AIR	1	3.25	3.25
5	2	24 HOURS	1	27.5	27.5
6	2	AM/PM MINI MARKET	2	25.5	51.0
7	1	WATER	1	3.25	3.25
8	1	HANDICAP	1	0.7	0.7

SIGN TYPES

1. DIRECTIONAL OR WARNING
2. BUILDING SIGN
3. FREESTANDING

VARIANCES REQUESTED

1. FREESTANDING SIGN WITH A HEIGHT OF 25'-3" IN LIEU OF THE PERMITTED 25'-0"
3. FREESTANDING SIGNS WITH A TOTAL AREA OF 372 SF. (COUNTING ALL SIDES) IN LIEU OF THE PERMITTED 100 SF.

MISCELLANEOUS SIGN DETAILS

NOT TO SCALE



STV / LYON ASSOCIATES

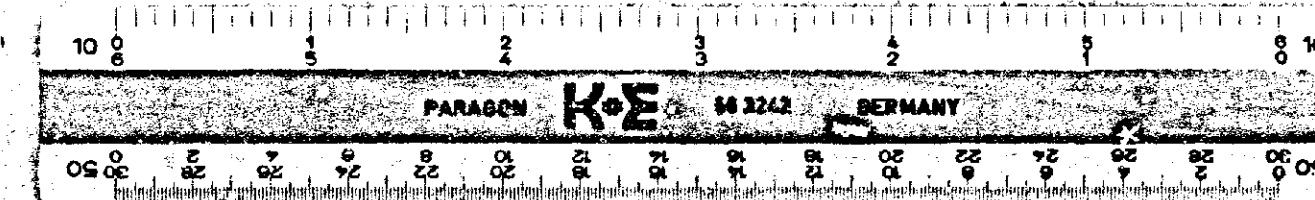
Engineers Surveyors Planners

21 Governor's Court Baltimore, Maryland 21207

Telephone : 301-944-9112

REVISIONS

NO.	DATE	DESCRIPTION
1	1/2/83	REV. TO SHOW SIGNAGE



PLAN PREPARATION

DRAWN BY: R.J.KING	DATE: 11-86
DESIGNED BY:	SCALE: AS SHOWN
CHECKED BY: T. LORVAL	

DETAIL SHEET

ARCO MINI-MARKET

8920 LIBERTY ROAD
2ND ELECTION DIST. BALTIMORE CO. MD.

DRAWING NO.

7384-U-011

SHEET NO.

3 of 3

Appearance And Housekeeping

... national inspection contests in which am/pm franchisees compete with each other based on the appearance and attractiveness of their stores.

am/pm franchisees are required under the terms of their franchise agreement to maintain the premises in an orderly and clean fashion. Atlantic Richfield Company marketing representatives personally inspect each am/pm mini-market on a continuous basis. In addition, the company sponsors national inspection contests in which am/pm franchisees compete with each other based on the appearance and attractiveness of their stores.

Since most customers do not consume their food purchases on the premises, am/pm mini markets do not have the problem of litter to the extent of many fast food restaurants. Also, enclosed trash areas are provided at every store.

am/pm franchisees understand that cleanliness is a major factor in their success as a convenience food store.



Traffic

... the longer operating hours cause the traffic to be dispersed at different time intervals.

Current studies performed by Weitzman Research Company have shown that approximately twenty-two percent of the customers at am/pm mini markets arrive by foot or bicycle. Thereby avoiding vehicular traffic. While it may be true that a slight increase in vehicular traffic occurs upon conversion to a convenience store, the longer operating hours cause the traffic to be dispersed at different time intervals.

Since most am/pm mini markets are open twenty-four hours per day, traffic that would normally be heavy at peak hours will be reduced because the opportunity to shop has been extended to later hours of the evening and earlier hours in the morning.



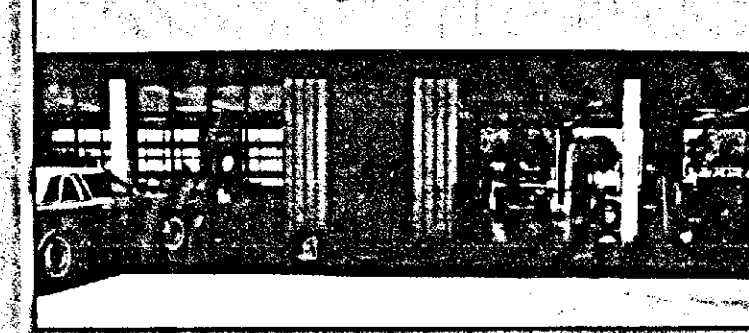
Discontinuing Automobile Repair Services

... total number of service bays available in your community may still be the same, but merely dispersed to a variety of specialized service companies.

Although repair services may be discontinued at some stations, in most communities there are auto dealers, other service stations, automotive specialty shops, and mass merchandisers to whom customers can go to meet their automotive repair needs.

Many existing service stations are now operating on a self-service basis with their service bays closed. The competition from the specialty shops, such as muffler shops, tune-up shops, brake shops, and major department stores has caused a decrease in profitability for the average service station service bays. Therefore, the total number of service bays available in your community may still be the same, but merely dispersed to a variety of specialized service companies.

JCPenney Auto Center



Planning And Design

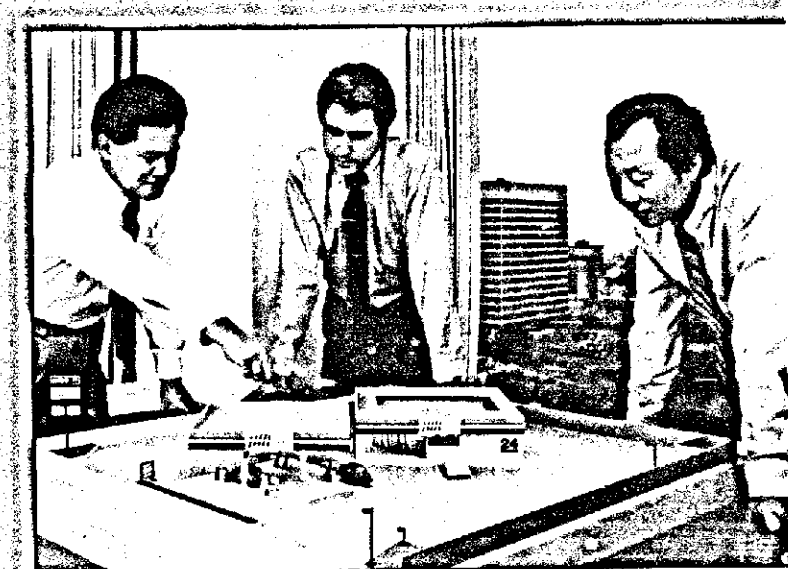
... professionally designed by a leading architectural firm to compliment the surrounding neighborhoods as modern, stylish convenience food outlets.

am/pm mini markets have been professionally designed by a leading architectural firm to compliment the surrounding neighborhoods as modern, stylish convenience food outlets. Pleasing forms and attractive colors and designs contribute to the appearance of each new am/pm mini market.

The exterior graphics are simplified and blend in with the surrounding community to prevent a busy look or excessive visual pollution. Our color design identifies the franchise nationwide.

The interior graphics are informative and visually pleasing. They are designed to assist the customer in locating their desired purchases.

The landscaping is responsive to city requirements. Most am/pm conversions contain a plan for upgrading the existing landscaping for further enrichment of the site.



Training

... we feel that a complete training program is essential to preparing a businessperson to be a responsible member of the community.

am/pm operators receive thorough training in the operation of convenience food stores. Franchisees are trained in areas such as business management, customer relations, bookkeeping and accounting, inventory control, housekeeping and maintenance, merchandising, robbery and crime prevention, and gasoline operations.

At Atlantic Richfield Company, we feel that a complete training program is essential in preparing a businessperson to be a responsible member of the community.



Foreword

Consumer response to combining these businesses has been excellent.

The service station population in the last ten years has been on a steady decline. The total number of service stations nationwide has decreased from 226,000 to just under 158,000, representing a 30% decrease.

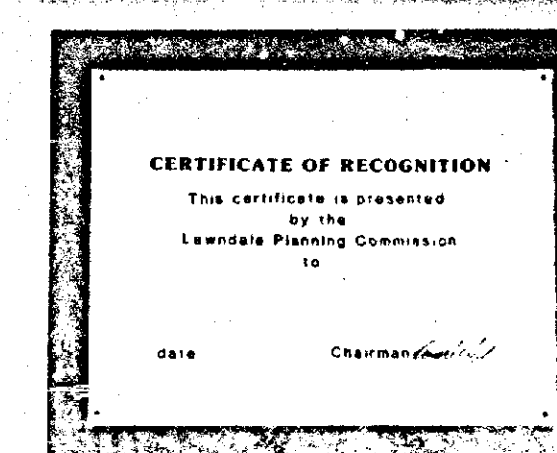
The reason for this decline is the number of service stations is the rapidly changing gasoline marketing environment. One of the major changes in the marketing of petroleum products today is the change in consumer attitudes and needs, especially the shift in demand toward lower cost and speedier service.

Many marketers, both major and private brand, are responding to public demand for non-traditional marketing methods by developing a variety of operations, including convenience-type food stores.

Convenience food stores are usually small retail outlets (less than 2500 sq. ft.) that offer basic grocery items, general merchandise, snacks, fast foods and beverages. And, almost half of all convenience stores sell gasoline as part of their product mix. Consumers like to purchase groceries and gasoline conveniently, therefore, groceries and gasoline have become natural partners in retail marketing.

Consumer response to combining these businesses has been excellent. And it is apparent why convenience stores-service stations play such a prominent role in the lives of American consumers. They are convenient. They are open when customers need them. They are easy to get into and most important, they save consumers precious time. They also offer personalized service which is lacking in many large supermarkets.

Atlantic Richfield Company is responding to the consumers' needs by converting service stations which show great potential for operating as convenience food stores.

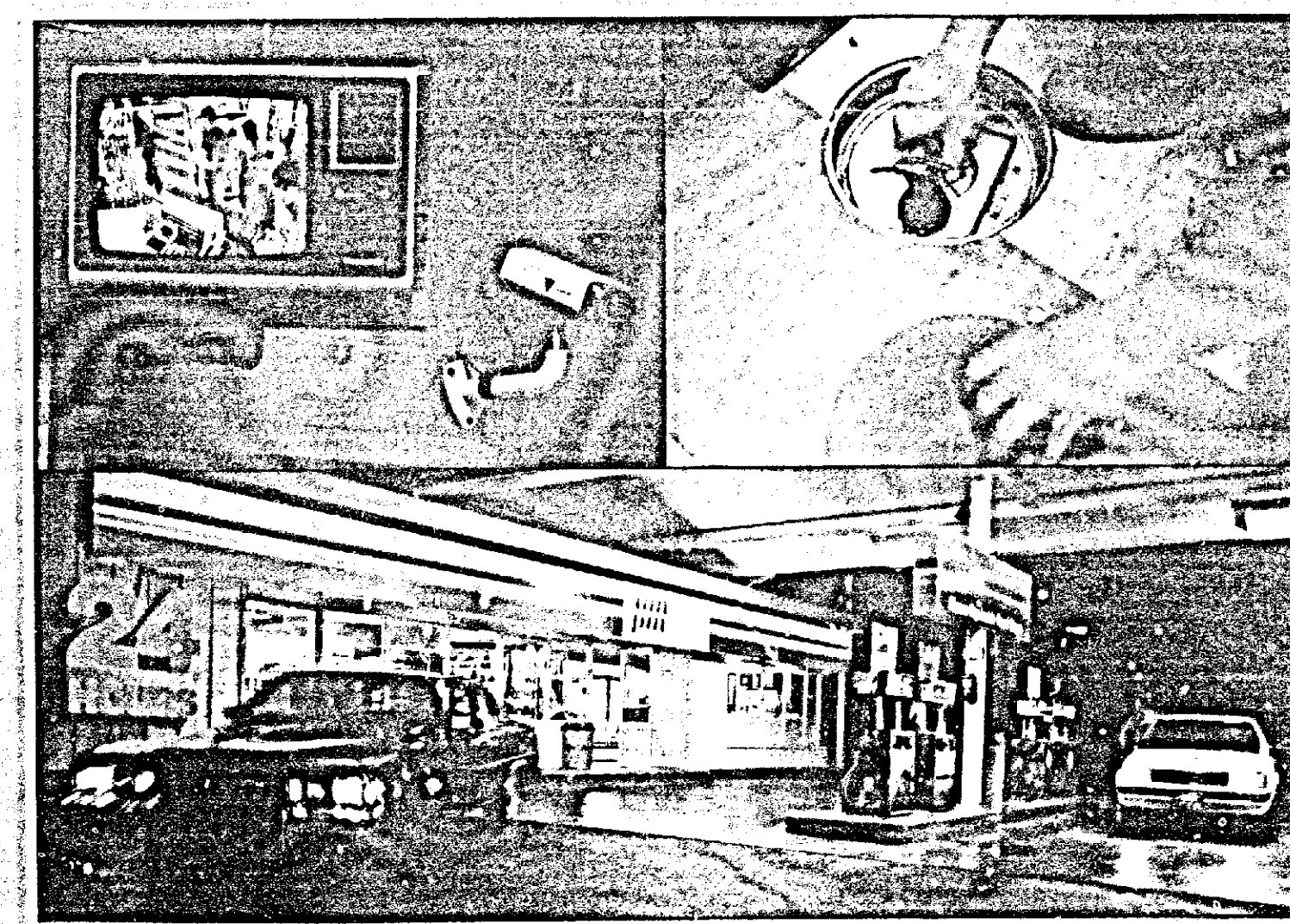


Opportunity For Local Community Businessmen

By converting a service station to a convenience store, this local businessperson is provided with a mechanism for survival and growth in a changing marketplace.

Most am/pm mini markets are operated by independent businesspersons and their families. By converting a service station with stagnant or declining profitability to a convenience store, this local businessperson is provided with a mechanism for survival and growth in a changing marketplace.

Many of our am/pm franchisees are actively involved in community activities such as social clubs, business associations, sponsors of athletic teams, and charity organizations.



Convenience for your
Community



THE AM/PM
mini market

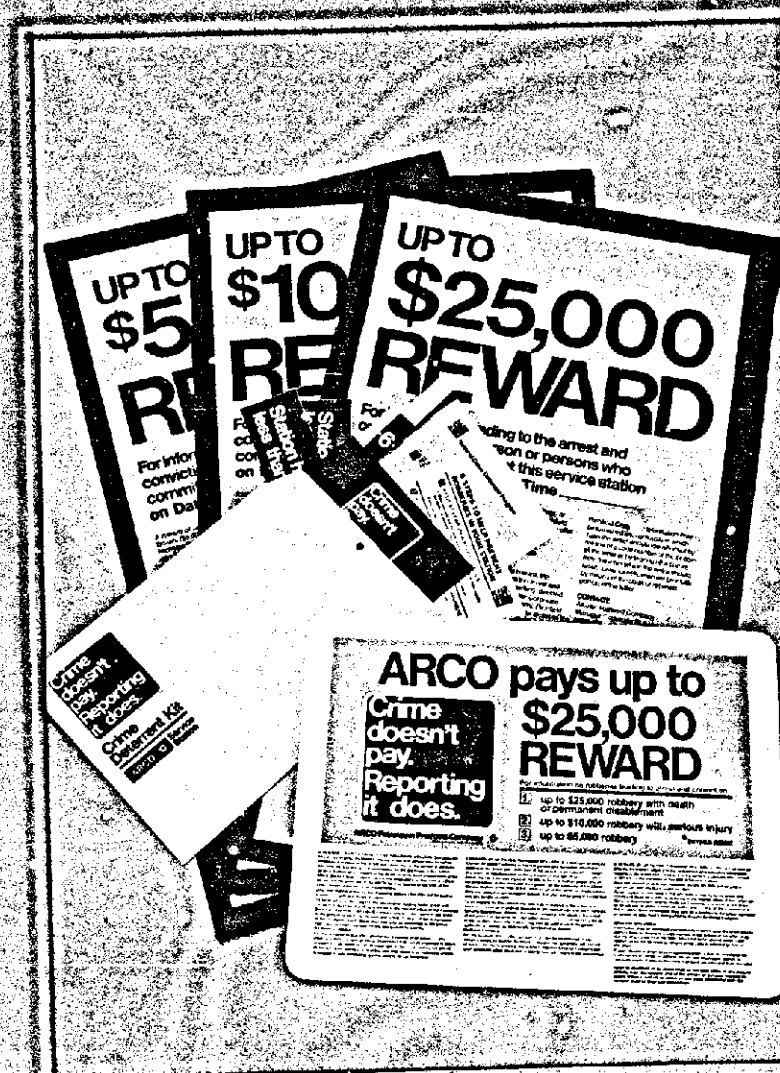
Crime Prevention

am/pm operators receive extensive training on security, cash handling, and robbery and crime prevention.

In 1980, according to Convenience Store News Industry 81 Report, approximately one armed robbery was reported for every 2.4 convenience stores. Yet, at am/pm mini markets in 1981, only one armed robbery was reported for every 6.2 stores. These figures are based on reports received as a result of Atlantic Richfield Company's "Crime Deterrent Program," which pays money to persons furnishing information leading to the arrest and conviction of perpetrators of crimes at ARCO retail outlets.

am/pm operators receive extensive training on security, cash handling, and robbery and crime prevention. am/pm premises are well lit and promotional signage is not excessive, thereby allowing a clear view of the inside of the store from the outside. am/pm operators are advised to keep less than \$50 in the cash drawer and to make frequent drops into a high security safe.

Most am/pm operators use sophisticated camera security systems with video recorders. These systems have been shown to significantly deter crime.



Concern Over Saturation

Prospective new store sites are carefully analyzed with particular attention to community characteristics.

According to the Convenience Store News Industry 80 Report, saturation occurs for convenience stores where there is more than one store for every 1500 households. At the current growth rate of the convenience food store industry, it will take eleven years for this to occur.

Extensive market research and volume predictor analysis is performed for each site location considered for conversion to an am/pm mini-market. Prospective new store sites are carefully analyzed with particular attention to community characteristics, population density, site accessibility, flow of traffic, competition, and ease of entrance and exit from the site.

Only those sites which show promising potential to operate as convenience food stores are considered viable candidates for conversion to am/pm mini-markets.



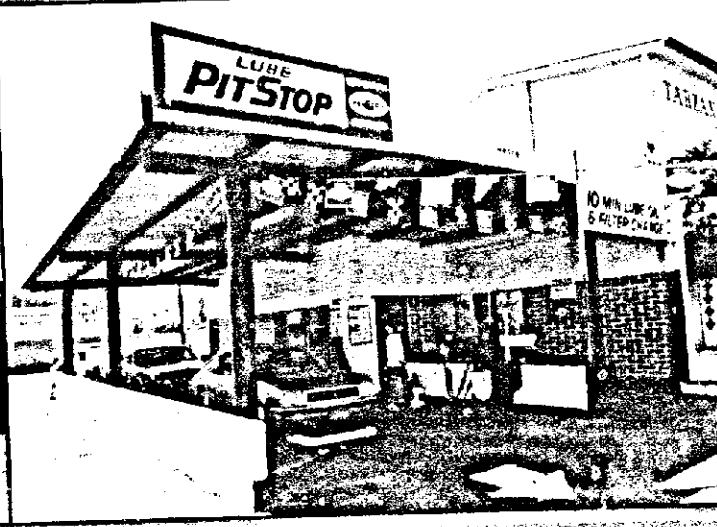
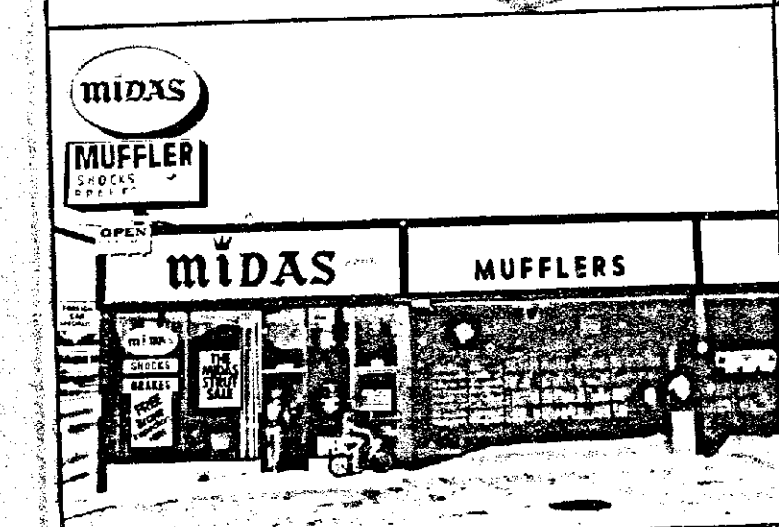
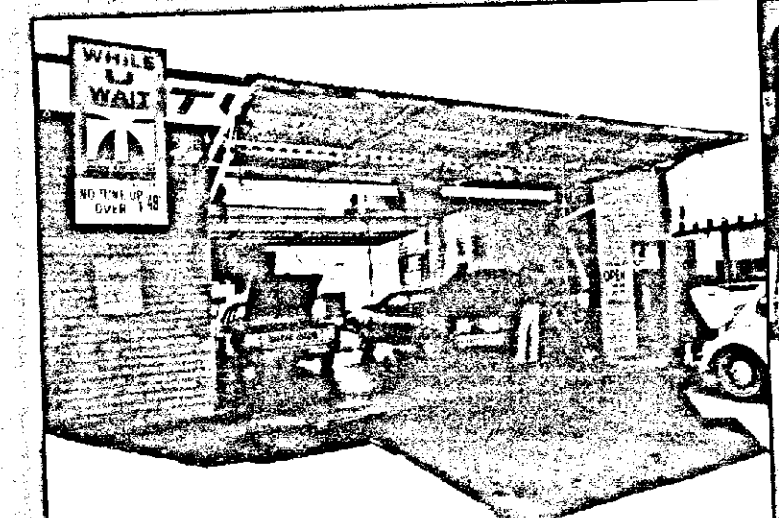
Merchandising

The convenience store industry has recognized am/pm mini markets as employing some of the most advanced and attractive merchandising techniques available in today's markets.

Marketing and merchandising activities emphasize product quality and cleanliness and are directed toward maximum customer acceptance. Stores carry a select, but limited, line of groceries and other convenience store products, usually top national and regional brands which satisfy the greatest customer demand.

Understanding the best way to offer convenience to customers dictates the manner of merchandising the store, building the product mix, displaying products, and designing the facility.

The convenience store industry has recognized am/pm mini markets as employing some of the most advanced and attractive merchandising techniques available in today's markets.



Feedback And Summary

Communities across the nation have welcomed am/pm mini markets to their neighborhoods and have been pleased with the contributions made to their environment.

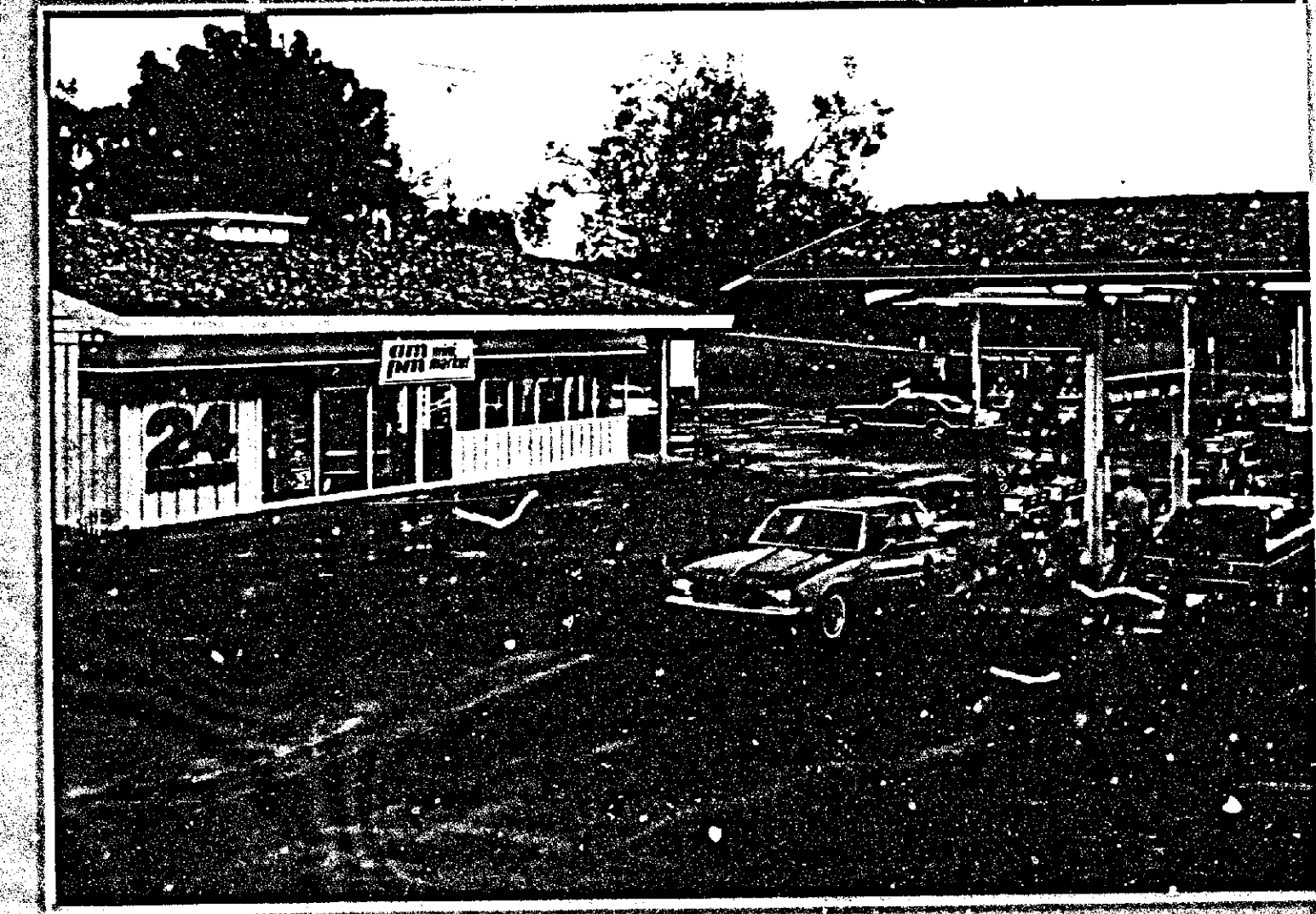
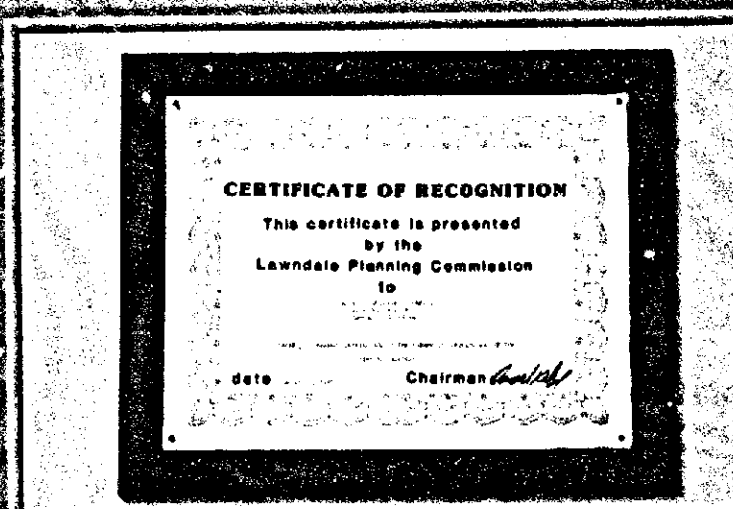
Communities across the nation have welcomed am/pm mini markets to their neighborhoods and have been pleased with the contributions made to their environment.

Our desire is to increase both the operator's and the Company's return on investment. Our experience so far indicates that everyone benefits — the Company, the operator, the community, and the customers.

People responsible for community planning share some common objectives with Atlantic Richfield: meeting the needs and desires of community residents and allowing independent businesspeople, like our am/pm franchisees and ARCO dealers, to serve these needs.

We are concerned about the ARCO dealer who, in today's competitive and changing marketing environment, must search for methods to survive and prosper. We are concerned about today's consumer who demands convenience, service, and quality products. The am/pm mini market franchise is a tested response to these concerns.

We at Atlantic Richfield are anxious to sit down and work with planning groups for the common good.



Beer And Wine

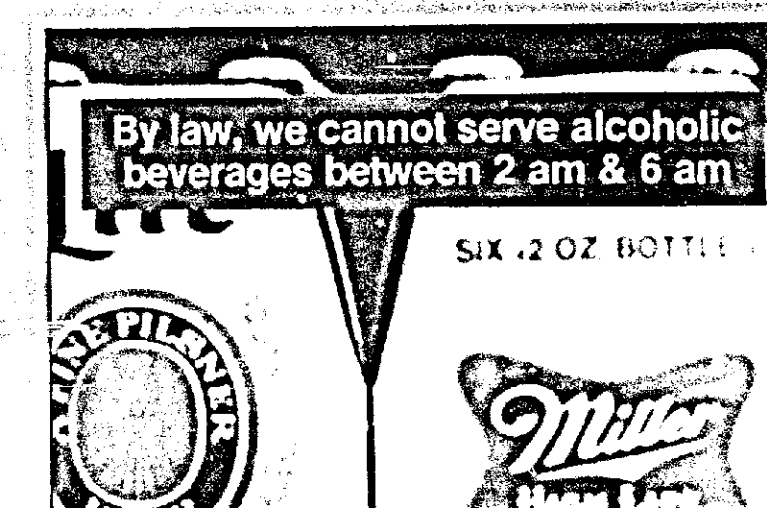
The am/pm mini market franchise agreement requires the operator to strictly adhere to the rules and regulations of the Alcoholic Beverage Control Commissions.

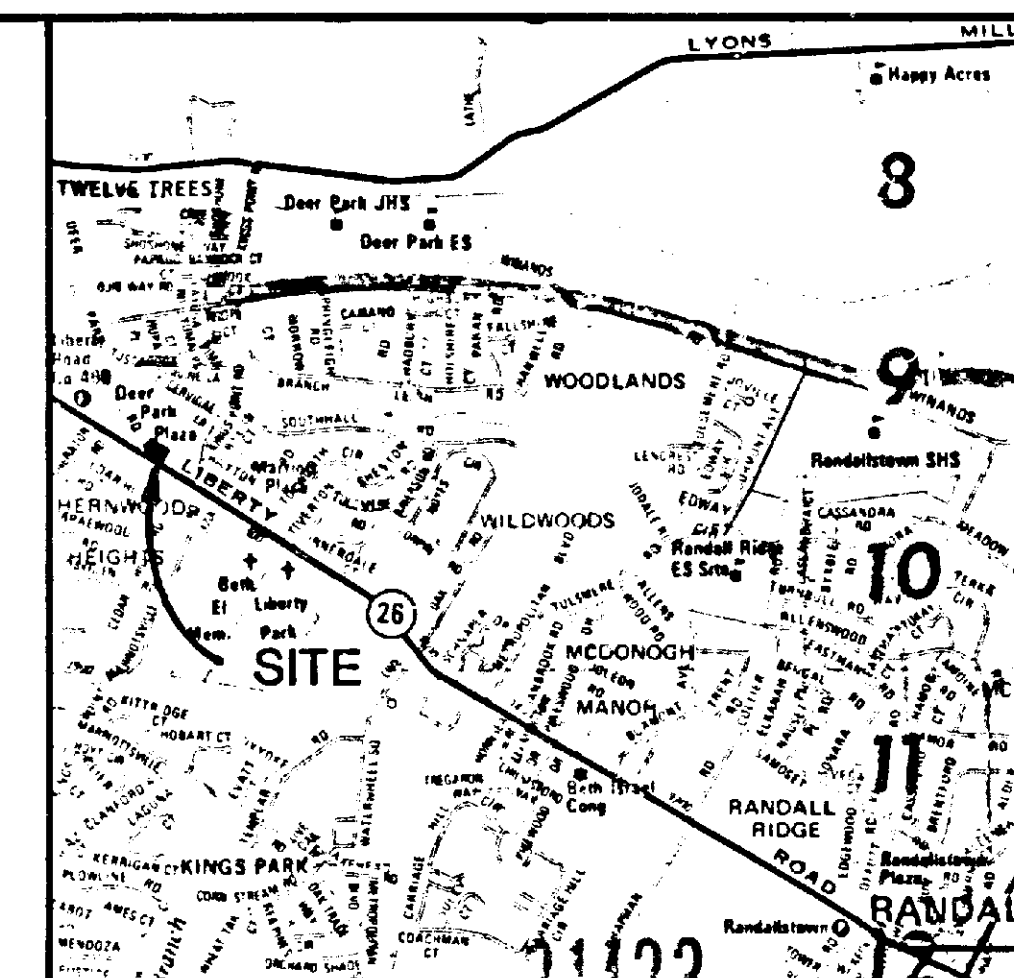
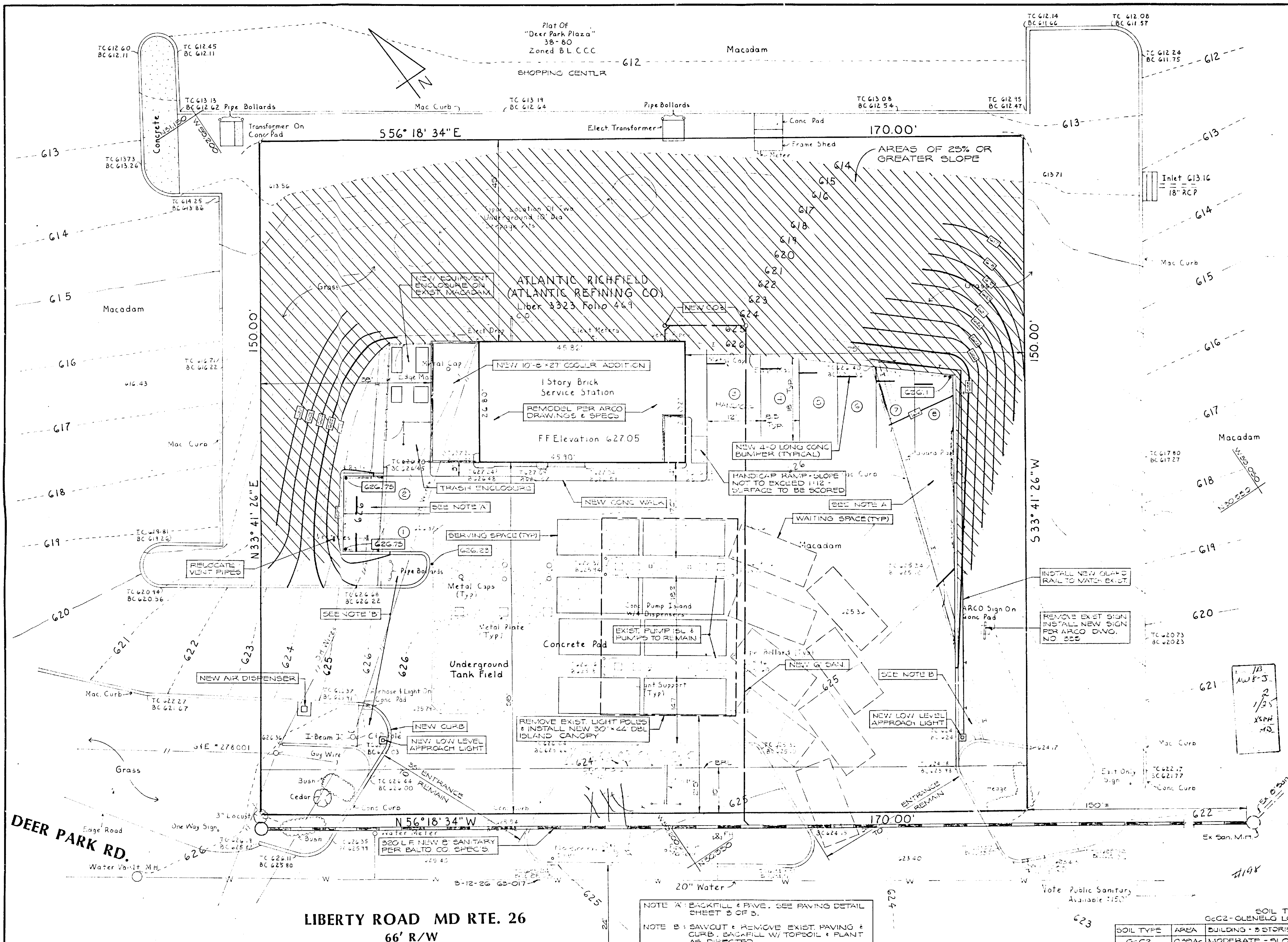
In 1979, convenience stores accounted for almost twelve percent of all retail beer sales. Beer is the third leading U.S. beverage in terms of per capita consumption. Sixty-seven percent of all beer sales were sold in retail stores and carried home by automobile.

The average am/pm mini market that sells beer and wine has only seven percent of the retail selling space devoted to this product.

The am/pm mini market franchise agreement requires the operator to strictly adhere to the rules and regulations of the Alcoholic Beverage Control Commissions. Hours of sale and sales to minors are strictly regulated by such commissions.

Excessive numbers of neon beer signs are prohibited under the terms of the am/pm franchise agreement, as we feel they detract from the natural blend of our image within the community.





LOCATION MAP
SCALE: 1" = 2000'

NOTES:

- BEARINGS SHOWN ARE BASED ON DEEDS OF RECORD.
NACHMAN M. GERBER, ET. UX. UNTO
ATLANTIC REFINING COMPANY
LIBER 61.8, 3323, FOLIO 469
- ELEVATIONS SHOWN ARE BASED ON BALTIMORE COUNTY BENCH MARK NO. 4-8609 ELEV. 609.34 FEET. SQUARE CUT IN N.W. CORNER FLAG POLE BASE, POLICE STA. DEER PARK AND LIBERTY ROAD.
- UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN LOCATED BY ACTUAL FIELD MEASUREMENTS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION RECEIVED. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION, AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
- UTILITY COMPANIES:
CHESAPEAKE AND POTOMAC TELEPHONE COMPANY
1 EAST PRATT STREET, BALTIMORE, MD 21202
BALTIMORE GAS AND ELECTRIC COMPANY
LEXINGTON AND LIBERTY STREETS, BALTIMORE, MD 21202

ZONING NOTES:

EXISTING USE: GASOLINE SERVICE STATION
PROPOSED USE: CONV. STORE W/GASOLINE SALES
EXISTING ZONING: BL-CCC
PROPOSED ZONING: NO CHANGE BUT WITH A SPECIAL EXCEPTION TO ALLOW A FOOD STORE IN COMBINATION WITH A SERVICE STATION. A SPECIAL HEARING TO ALLOW THE CONVERSION OF A FULL-SERVICE GASOLINE STATION TO A GAS AND GO.

AREA REQUIREMENTS:

TOTAL SERVICING SPACES = 8
TOTAL SERVICE BAYS = 0
TOTAL SPACES AND BAYS = 8
TOTAL AREA REQUIRED = 8 x 1500 SF = 12,000 SF
(USE 15,000 SF MIN.)
TOTAL WAITING SPACES = 8

ANCILLARY USES:

MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED

COMBINATION USES:

FOOD STORE (LESS THAN 5,000 SF)
ADDITIONAL SQUARE FOOTAGE REQUIRED =
FACTOR 4 x 1457 SF = 5,828 SF

TOTAL AREA REQUIRED: 15,000 SF + 5,828 SF = 20,828 SF

TOTAL AREA OF TRACT: 25,500 SF

ACCESS POINTS:

NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
REQUIRED SITE WIDTH = 2 x 65' = 130'
ACTUAL SITE WIDTH = 170.00'

LANDSCAPING:

LANDSCAPING REQUIRED = 1,275 SF (5% OF SITE)
LANDSCAPING PROVIDED = 12,330 SF (48% OF SITE)

PARKING:

PARKING SPACES REQUIRED = 1,457 SF + 200 SF = 7.29
USE B
PARKING SPACES PROVIDED = 8 (INCLUDING ONE HANDICAPPED)

AREA DISTURBED BY NEW CONSTRUCTION = 3,195 SF

CRG NOTES:

- PROPERTY OWNER: ATLANTIC RICHFIELD
G.L.B. 3323-469
TAX NO. 020189 0041
- APPLICANT: ARCO PETROLEUM PRODUCTS COMPANY
P.O. BOX 269
FALLSTON, MARYLAND 21047
(301) 879-8962
- ENGINEER: STV/LYON ASSOCIATES, INC.
DONALD J. WISE, P.E.
21 GOVERNOR'S COURT
BALTIMORE, MARYLAND 21207
- CORRESPONDENT: TONY CURTAL
c/o STV/LYON ASSOCIATES, INC. (301) 244-0112

ELECTION DISTRICT 2 COUNCILMANIC DISTRICT 2
CENSUS TRACT 4025.01

WATERSHED 27, SUBWATERSHED 64

A.D.T.'s: 500

AREA: GROSS 25,500.00 S.F. OR 0.585 AC.
PARKING REQUIRED: 7.3 SPACES (1 PER 200 S.F.)
PARKING PROVIDED: 8 SPACES (INCLUDING 1 HANDICAP)
THERE IS NO REQUIREMENT FOR COMMON OPEN SPACE OR DENSITY CALCULATIONS.

FLOOR AREA RATIO: 0.058

NO HISTORIC BUILDINGS EXIST WITHIN THE SITE OR IN THE SURROUNDING AREA.

THERE ARE NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS WASTE MATERIAL SITES WITHIN THE SITE.

A STORMWATER MANAGEMENT EXEMPTION IS BEING REQUESTED.

ALL INFORMATION SHOWN SCREENED ON THIS PLAN IS EXISTING AND IS TO REMAIN UNLESS OTHERWISE NOTED.

SOIL TYPES DATA:
GCC2-GLENELG LOAM 8 TO 15% SLOPES

SOIL TYPE	AREA	BUILDING - 5 STORIES OR LESS (NO BASEMENT)	STREETS & PARKING AREAS
GCC2	0.50Ac	MODERATE - SLOPE	MODERATE SLOPE

STV/LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 301-944-9112

REVISIONS

NO	DATE	DESCRIPTION

PLAN PREPARATION

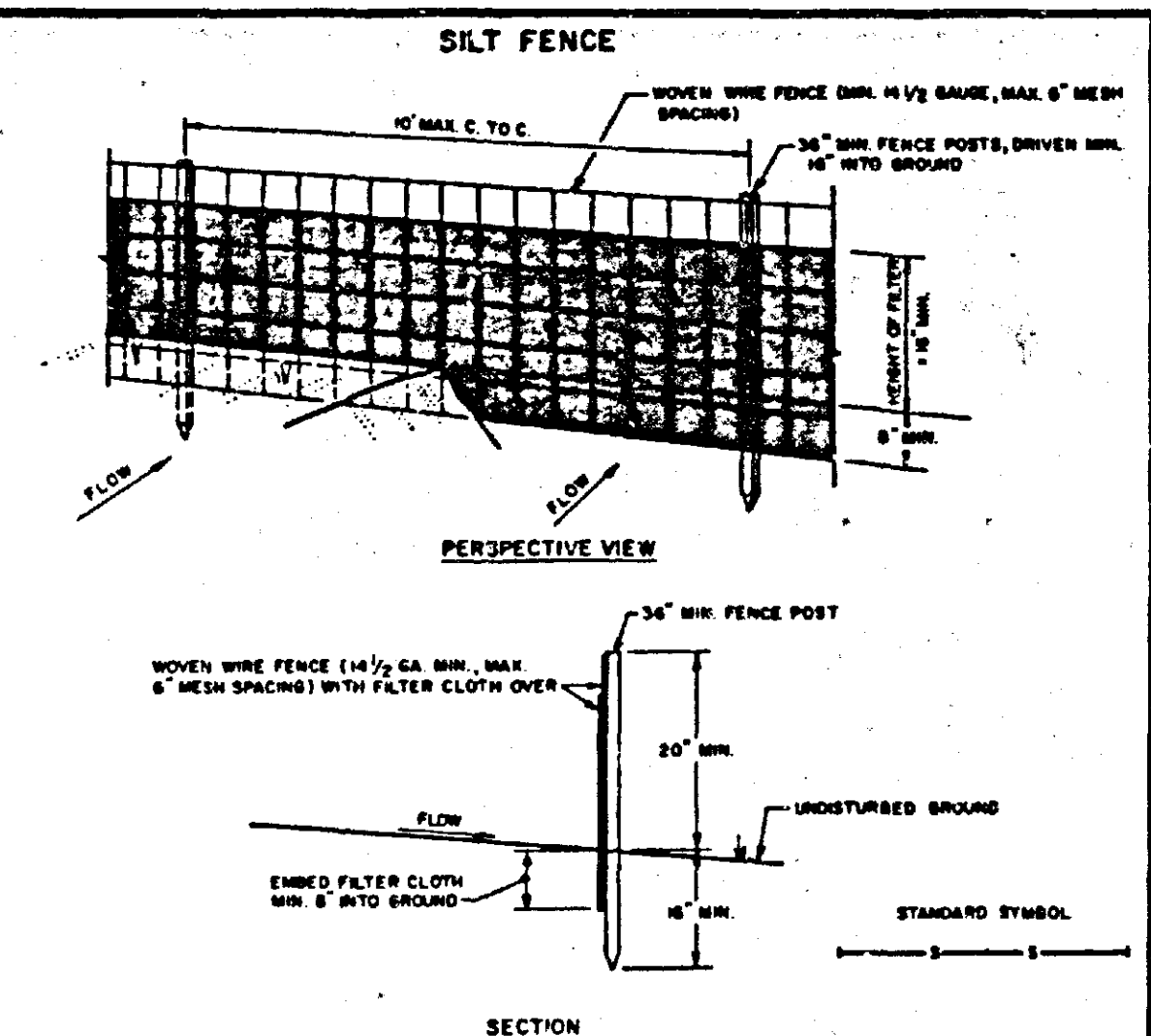
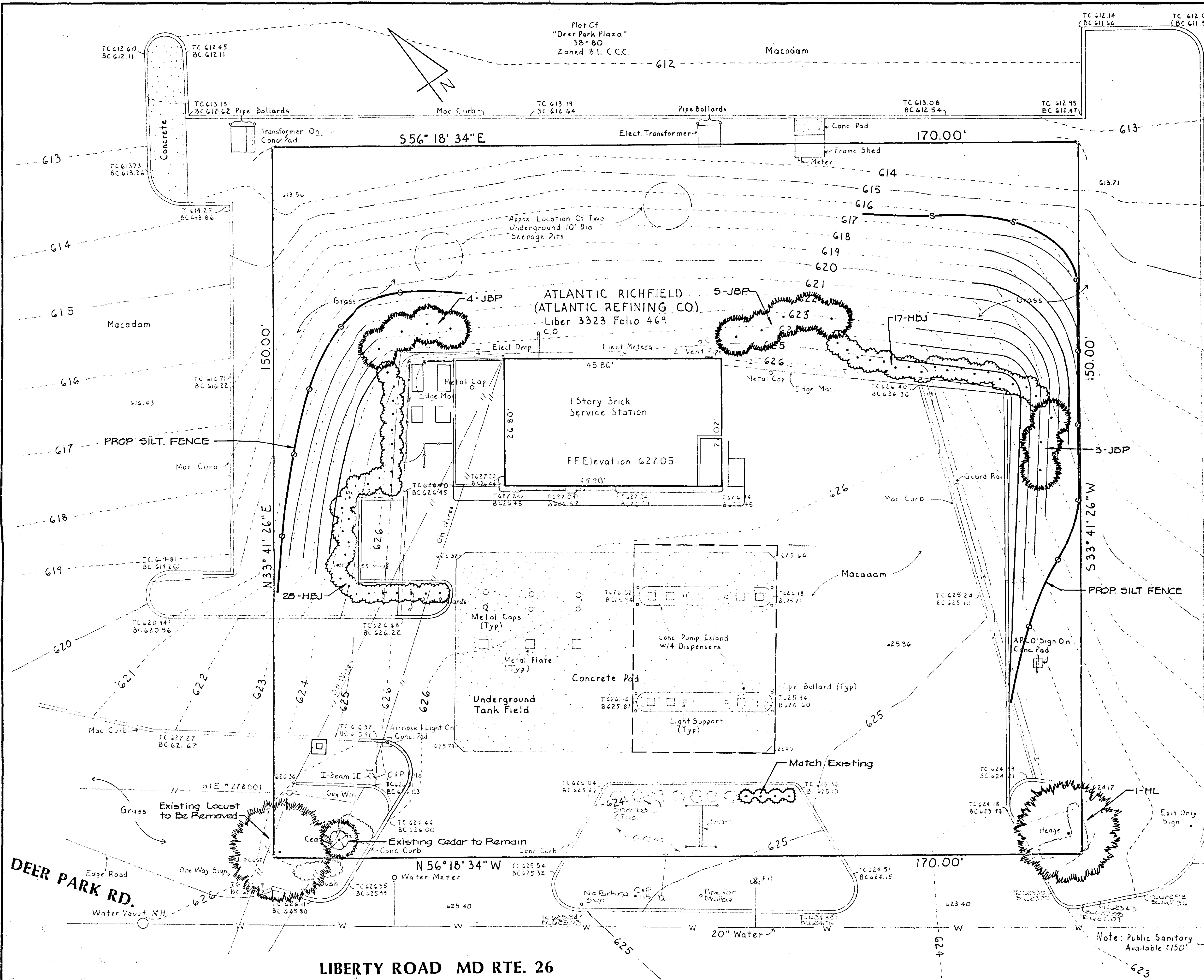
DRAWN BY	DATE
RJING	11/8/84

CHECKED BY MKOBN

ZONING PLAN
CONVERSION TO MINI-MARKET
ARCO PETROLEUM PRODUCTS COMPANY
9920 LIBERTY ROAD
2nd ELECTION DIST. - BALTIMORE CO., MD.

DRAWING NO.
7384-51-011

SHEET NO.
1 of 3



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
 FENCE: WOVEN WIRE, 19" GA. 6" MAX. PESH OPENING
 FILTER CLOTH: FILTER X, MIRAFLO, STABILINKA 1240N OR APPROVED EQUAL
 PREFABRICATED UNIT: GEOPAB, ENVIROFENCE, OR APPROVED EQUAL

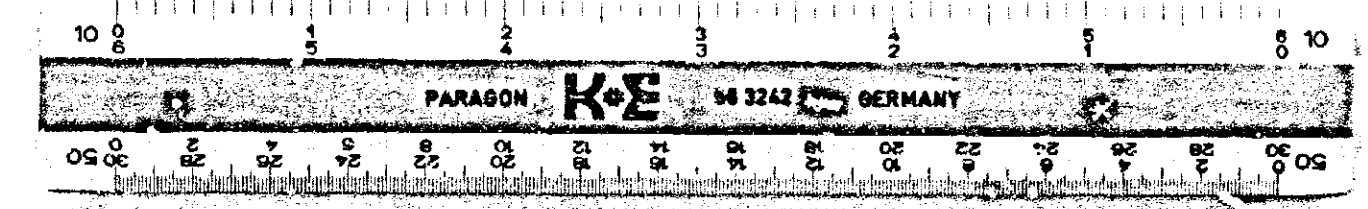
NOTE: ALL DISTURB DISTURBED AREAS TO BE SODDED UNLESS OTHERWISE NOTED.

- LANDSCAPE REQUIREMENTS:**
- STREET TREES REQUIRED - 170' + 40' = 5 MAJOR DECIDUOUS
 - PARKING AREA TREES REQUIRED - 1 PER 12 SPACES = 1 MAJOR DECIDUOUS
 - TOTAL TREES REQUIRED - 6 MAJOR DECIDUOUS
 - TOTAL TREES PROVIDED - 2 MAJOR DECIDUOUS 12 MINOR DECIDUOUS = 6 MAJOR DECIDUOUS

SYM.	622	BOTANICAL / COMMON NAME	NO.	SIZE	SPACING	CONDITION
HBJ		Juniperus Chinensis "Glauca Hetzii" Hetz Blue Juniper	45	18"-24" Spd	5'0"	B&B
JBP		Pinus Thunbergii Japanese Black Pine	12	4"-5" Ht	6'0"	"
HL		Gleditsia Triacanthos Inermis "Moraine" Honeylocust	1	2 1/2"-3" Gal.	-	"

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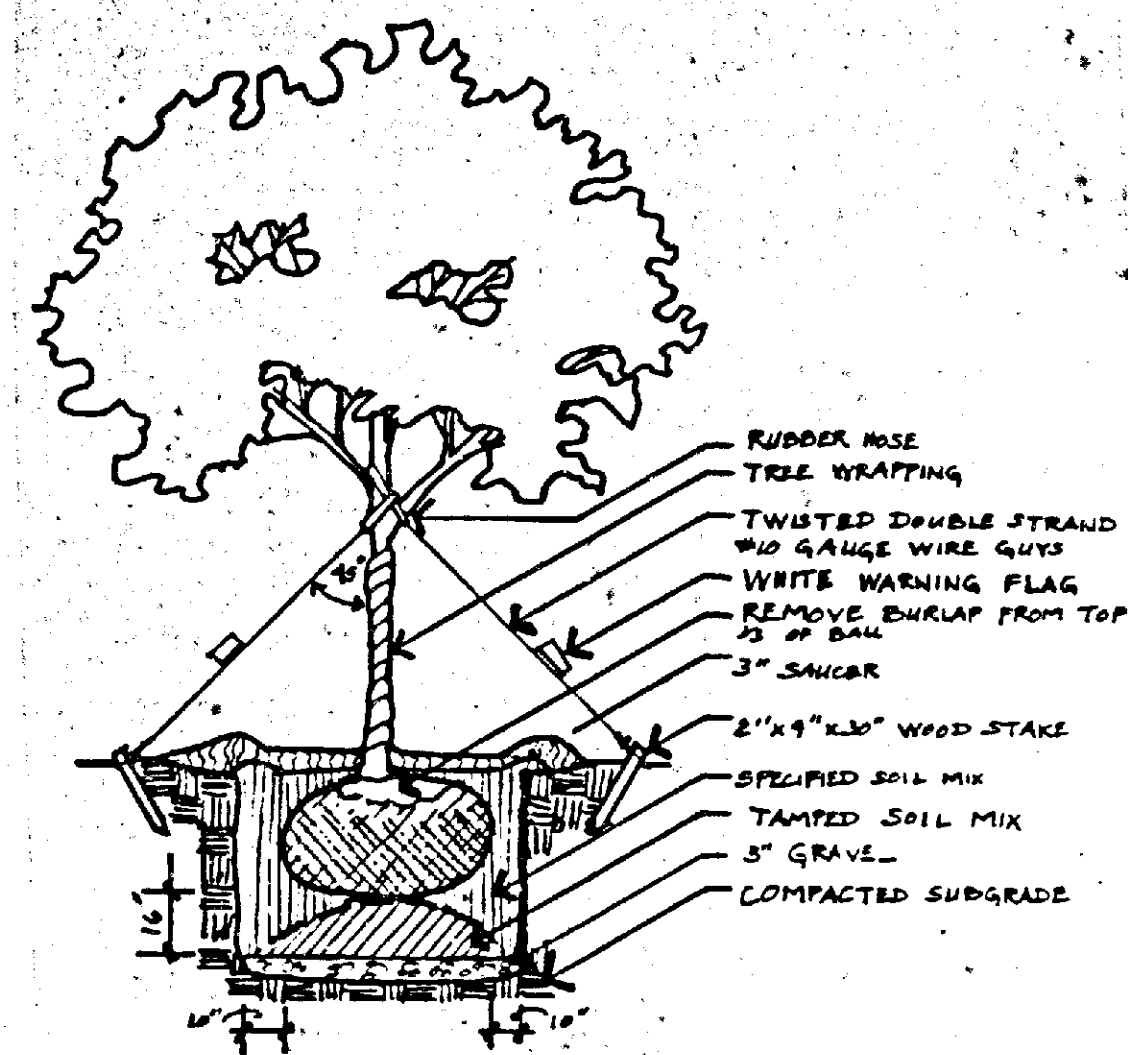


PLAN PREPARATION	
DRAWN BY	R.KING
DESIGNED BY	ALTMAN
CHECKED BY	
DATE	1/11/85
SCALE	1" = 10'

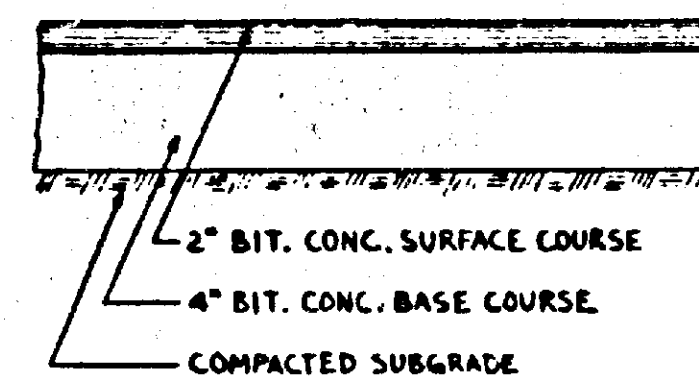
LANDSCAPE PLAN
 CONVERSION TO MINI-MARKET
 ARCO PETROLEUM PRODUCTS COMPANY
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DRAWING NO.
 7384-51-011

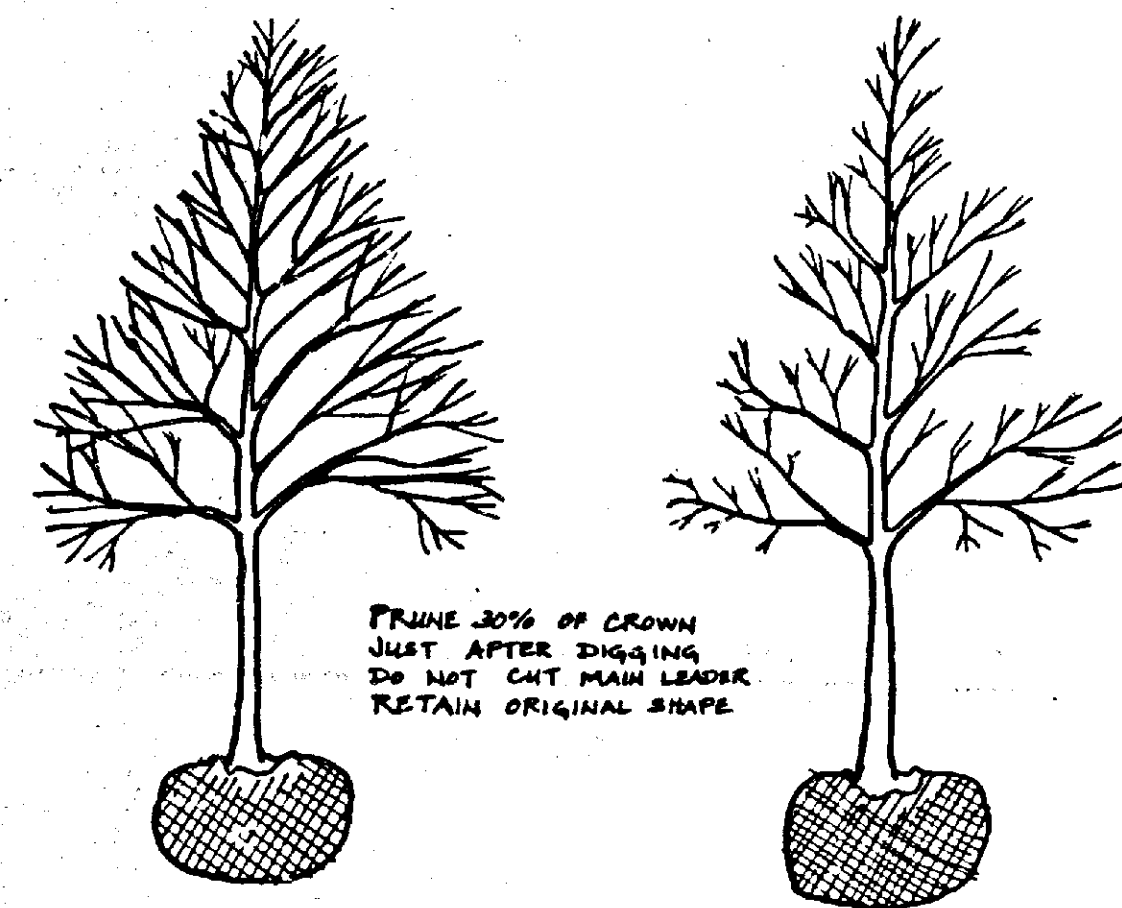
SHEET NO.
 2 of 3



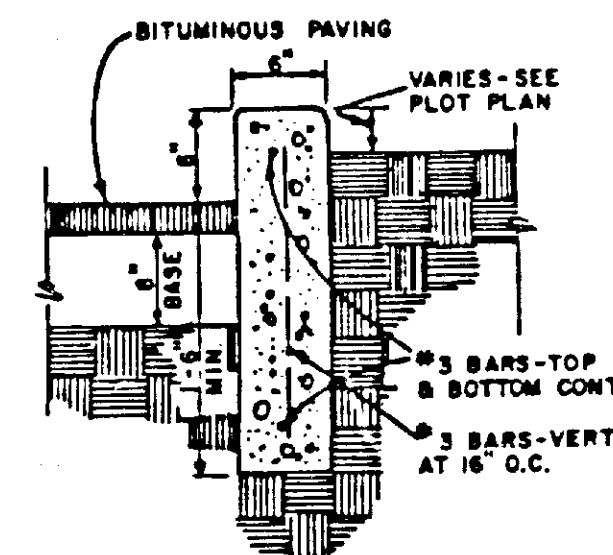
TREE PLANTING
NO SCALE



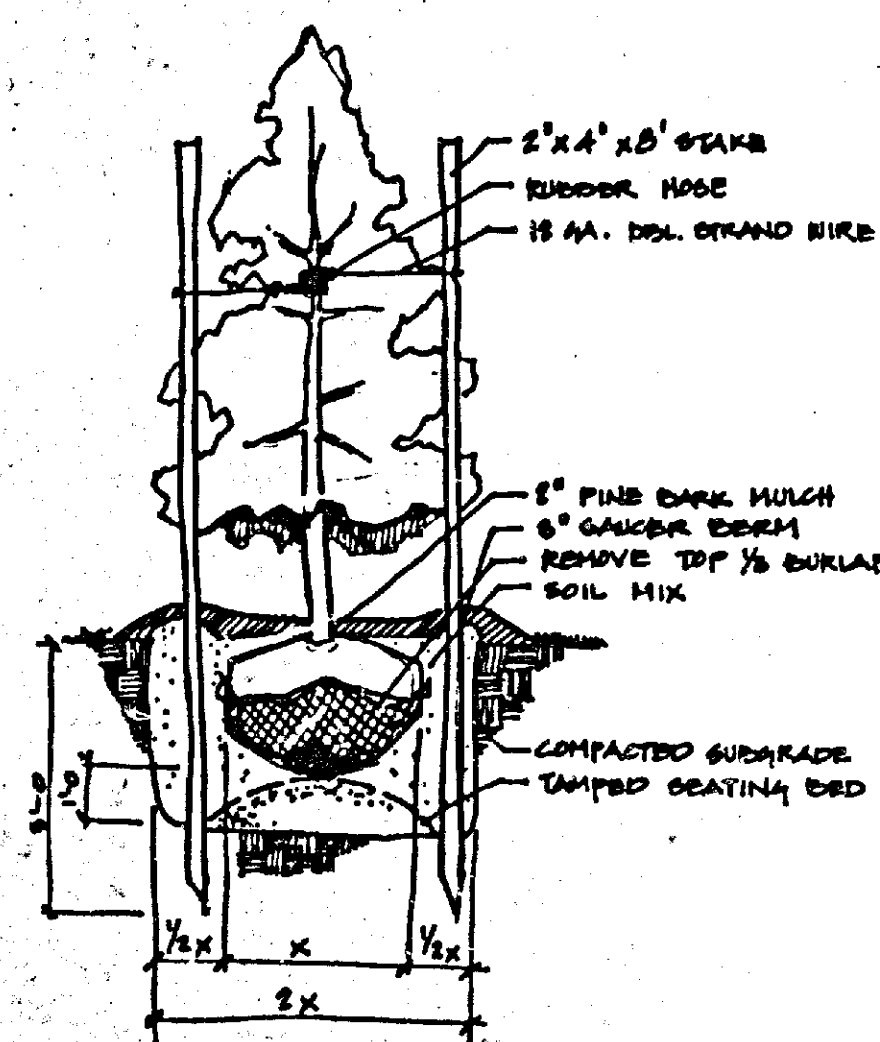
PAVING DETAIL
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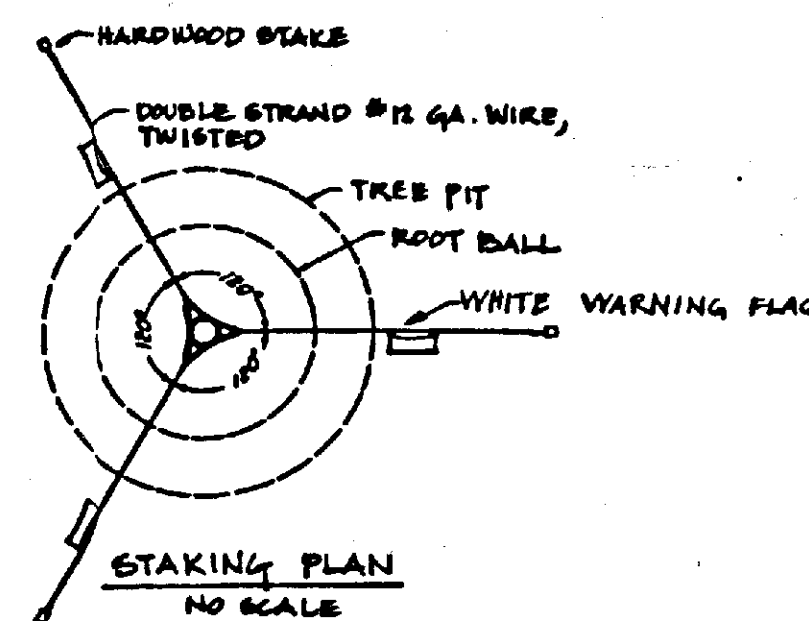
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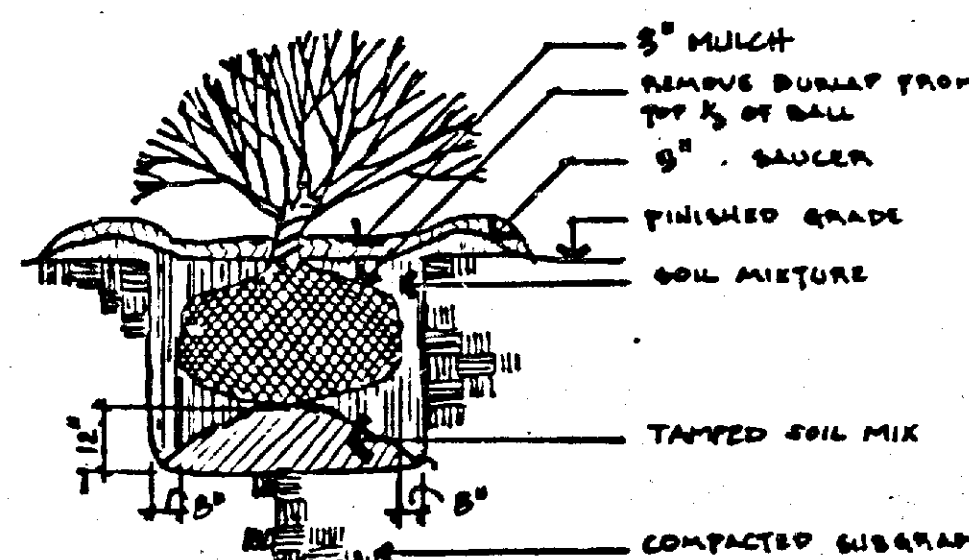
CURB DETAIL
NO SCALE



EVERGREEN TREE
NO SCALE



STAKING PLAN
NO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



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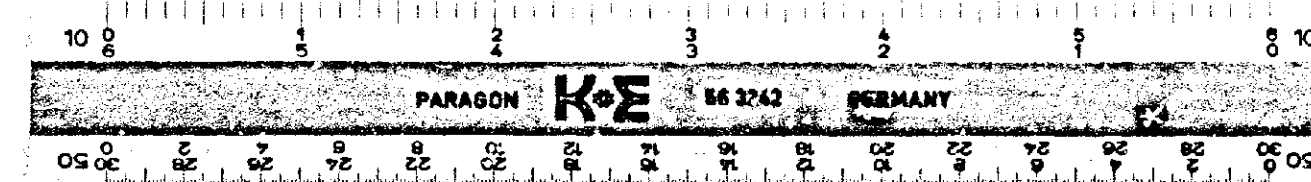
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21 Governor's Court Baltimore, Maryland 21207

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REVISIONS

NO.	DATE	DESCRIPTION



PLAN PREPARATION

DRAWN BY	R.KING	DATE	
DESIGNED BY		SCALE	AS SHOWN
CHECKED BY			

DETAIL SHEET

CONVERSION TO MINI-MARKET
ARCO PETROLEUM PRODUCTS COMPANY
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SHEET NO.

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