

PETITION FOR SPECIAL EXCEPTION 85-339-X

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 use in combination food store with a gas and go operation and car wash.

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

Legal Owner(s):

AMOCO OIL COMPANY

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Attorney for Petitioner:
Joseph K. Pokorny
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 823-2000

408 Jefferson Bldg. 823-2000

Address

Towson, Maryland 21204

City and State

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

AMOCO OIL COMPANY

ONE NORTH CHARLES ST.

BALTIMORE, MD. 21203 625-7888

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day

of May, 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 3rd day of June, 1985, at 11:15 o'clock

Cal Jablon
Zoning Commissioner of Baltimore County

(over)

Case No. 85-339-X

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 1st day of May, 1985.

Petitioner: Amoco Oil Company

Petitioner's Attorney: Joseph K. Pokorny, Esquire

cc: APR Associates, Inc.

Received by: Nicholas B. Commodari

Chairman, Zoning Plans Advisory Committee

Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 17, 1985

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

cc: Nicholas B. Commodari

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Planning

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

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

RE: Item No. 258 - Case No. 85-339-X
Petitioner - Amoco Oil Company
Special Exception Petition

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.

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, Esq.

NICHOLAS B. COMMODARI

Chairman

Zoning Plans Advisory Committee

ENCLOSURE

cc: APR Associates, Inc.

7427 Harford Road

Baltimore, Maryland 21234



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

June 7, 1985

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

RE: Item #258 (1984-1985)
Property Owner: Amoco Oil Company
W/S York Rd. 190.79' N/W from centerline
Timonium Rd.
Acres: 0.7383 District 8th

Dear Mr. Jablon:

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

General Comments:

As no public facilities are involved, this office has no comment.

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. Kunkle, P.E., Chief

Bureau of Public Services

JAM:EM:GDL:iss

cc: File

ORDER RECEIVED FOR FILING
DATE June 6, 1985
BY [Signature]

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

March 16, 1985

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 3-12-85
ITEM: #258.
Property Owner: Amoco Oil Company
Location: W/S York Road, Route 45, 190.79' N/W from c/l Timonium Road
Existing Zoning: B.R.-CHS
Proposed Zoning: Special Exception for use in combination with a food shop-carry out and the conversion from a full service gas station to a gas and go operation.
Acres: 0.7383
District: 8th

Dear Mr. Jablon:

On review of the submittal of 12-20-84, for proposed Car Wash, Gas & Go and Retail Area (Food Shop - Carry Out), the State Highway Administration finds the plan generally acceptable.

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
365-5555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 1707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3521
NORMAN E. COLLINS
DIRECTOR

APRIL 22, 1985

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

Re: Zoning Advisory Meeting of March 12, 1985
Item # 258
Property Owner: AMOCO OIL COMPANY
Location: W/S YORK RD. 190.79' N/W FROM TIMONIUM RD.

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ 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 [unclear].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [unclear].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become limited. The Basic Services Area is re-evaluated or fully by the County Council.
- ☒ Additional comments:
A C&G IS REQUIRED BECAUSE THIS INVOLVES
ANALOGOUS COMMERCIAL USE, WITH EXTENSIVE
RENOVATIONS.

cc: James Howell

Eugene A. Boker
Chief, Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR

March 15, 1985

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

Item No. 258 -ZAC- Meeting of March 12, 1985
Property Owner: Amoco Oil Company
Location: W/S York Road 190.79' N/W from c/l Timonium Road
Existing Zoning: B.R.-CHS
Proposed Zoning: Special exception for use in combination with a food shop-carry out and the conversion from a full service gas station to a gas and go operation.

Acres: 0.7383
District: 8th

Dear Mr. Jablon:

Traffic from the car wash has been known to back up onto York Road after a snow storm. The back up has blocked access to McDonald's and caused congestion to traffic at the intersection of York Road and Timonium Road. Any change that tends to increase the congestion of the public roads is undesirable.

Michael S. Flanagan
Traffic Engineering

MSF/cmm

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

March 11, 1985

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: Amoco Oil Company

Location: W/S York Road 190.79' N/W from c/l Timonium Road

Item No.: 258 Zoning Agenda: Meeting of 3/12/85

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 [unclear] 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 [unclear] EXCEEDS the maximum allowed by the Fire Department.

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

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

☒ 6. Site plans are approved, as drawn.

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

REVIEWER: [Signature] Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/ [unclear] see attached comment.

continued...

NOV 1985

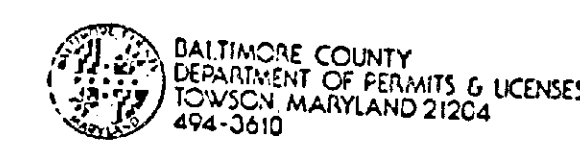
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

Page -2-

Amoco Oil Company
W/S York Road 190.79' N/W from c/l Timonium Road

Item No.: 258 Meeting of 3/12/85

4. 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 actually being dispensed, according to NFPA 30, Section 7-7.4.3



March 20, 1985

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

Dear Mr. Jablon:

Comments on Item # 258

Property Owner: Amoco Oil Company
Location: W/S York Road 190.79' N/W from c/l Timonium Road
Existing Zoning: B.R. - CUS
Proposed Zoning: Special exception for use in combination with a food shop-car wash and the conversion from a full service gas station to a gas and go operation.

Address: 0.7383
District: 8th

The items checked below are applicable:

1. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
2. A building/ & other miscellaneous permit shall be required before beginning construction.
3. 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.
4. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
5. 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 401, line 2, Section 2107 and Table 1400, also Section 503.2.
6. Requested variance appears to conflict with the Baltimore County Building Code, Section 5.
7. 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.
8. Before this office can comment on the above structure, please have the owner, 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 401.
9. Comments - Motor fuel service stations shall comply with Section 615.1. If canopy has plastic involved see Sections 615.1.1 thru 615.1.1.3 and 615.1.2. Provide curb cuts, signs, etc., etc. as per State Handicapped 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. Burman, Chief
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 22, 1985

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

SUBJECT: Zoning Petition No. 85-339-X and 85-342-A

Assuming compliance with the comments of the Zoning Plans Advisory Committee; this office is not opposed to the granting of the subject request.

NEG:JGH:sjm

Norman E. Gerber, Director
Office of Planning and Zoning

IN RE: PETITION SPECIAL EXCEPTION
W/S of York Road, 190.79' NW
of the centerline of Timonium
Road (2114 York Road) - 8th
Election District
Amoco Oil Company,
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-339-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a food store with less than 5,000 square feet of retail sales area in combination with a service station, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by its Corporate Counsel, Larry Hayward, appeared and testified and was represented by Counsel. Charles Bogdanowicz, Project Engineer for Amoco Oil Company (Amoco), and Leonard W. Finley, Sr., Territory Manager for Amoco, also appeared. There were no Protestants.

Testimony indicated that the subject property, zoned B.R.-C.N.S., located on York Road in Timonium, was granted a special exception in Case No. 70-67-RXA for a combination car wash and service station. The Petitioner now wants to add a convenience food store. The existing pull-thru tunnel car wash building will remain, but a building now being used for waxing and interior cleaning will be razed. A 16' x 38'6" building will be constructed in which there will be the cashier, rest rooms, office, and convenience store. The existing pump islands and canopy will also be removed, and new islands and a canopy will be constructed to the north and south of the proposed building. The car wash, service station, and store would be open 24 hours a day, seven days per week.

Sufficient parking and stacking are provided. Indeed, with the demolition of the existing building, which is larger than the proposed building, more parking and maneuvering room will be available on the site.

The Petitioner seeks relief from Section 405.4.D.6, pursuant to Section 502.1, Baltimore County Zoning Regulations (BCZR).

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

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

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

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

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of June, 1985, that the Petition for Special Exception for a food store with less than 5,000 square feet of retail sales area in combination with a service station be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restriction which is a condition precedent to the relief herein granted:

1. The Petitioner shall obtain either County Review Group (CRG) approval or a waiver therefrom, at which time a building permit may be issued; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Charles E. Burman, Chief
Baltimore County

AJ/srl

cc: Joseph K. Pokorny, Esquire
People's Counsel

PETITION FOR SPECIAL EXCEPTION

8th Election District

LOCATION: West side of York Road, 190.79 ft. Northwest from the centerline of Timonium Road (2114 York Road)

DATE AND TIME: Monday, June 3, 1985 at 11:15 a.m.

PUBLIC HEARING: Room 106, 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:

Petition for Special Exception for use in combination food store with a gas and go operation and car wash

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

In the event that this Petition is 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

ORDER RECEIVED FOR FILING
DATE June 3, 1985
BY [Signature]

ORDER RECEIVED FOR FILING
DATE June 3, 1985
BY [Signature]

ORDER RECEIVED FOR FILING
DATE June 3, 1985
BY [Signature]

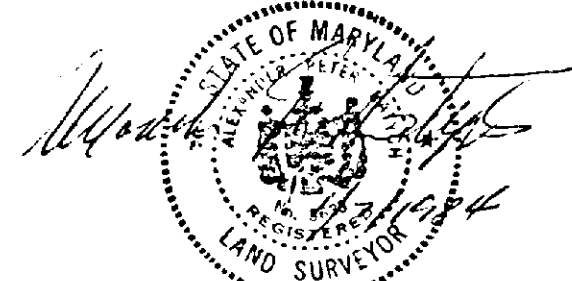
NOV 8 1985

ap associates, inc.
surveyors-engineers

AMOCO OIL COMPANY
DESCRIPTION OF PROPERTY TO ACCOMPANY
PETITION FOR VARIANCE
2114 YORK ROAD
EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the West right-of-way line of York Road as shown on the State Roads Commission of Maryland Plat No. 42103; said point being situate North 10 degrees 44 minutes 34 seconds West 150.79 feet from the centerline of construction of Timonium Road as shown on the Bureau of Land Acquisition plat NW 65-132; thence leaving York Road and running South 70 degrees 16 minutes 03 seconds West 212.73 feet; thence North 10 degrees 45 minutes 00 seconds West 100.81 feet and thence North 70 degrees 42 minutes 32 seconds East 212.04 feet to intersect the beforementioned West right-of-way line of York Road; thence binding thereon South 10 degrees 44 minutes 34 seconds East 185.11 feet to the point of beginning; containing 40,673 square feet or 0.7383 acres more or less.

12/20/1984



7427 harford road, Baltimore, Md. 21204 Tel. 381-4-14912
206 east main street, Elton, Md. 21921 Tel. 301-398-7766

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
W/S of York Rd., 190.79' NW of
Centerline of Timonium Rd. : OF BALTIMORE COUNTY
(2114 York Rd.), 6th District
AMOCO OIL COMPANY, Petitioner : Case No. 85-339-X

ENTRY OF APPEARANCE

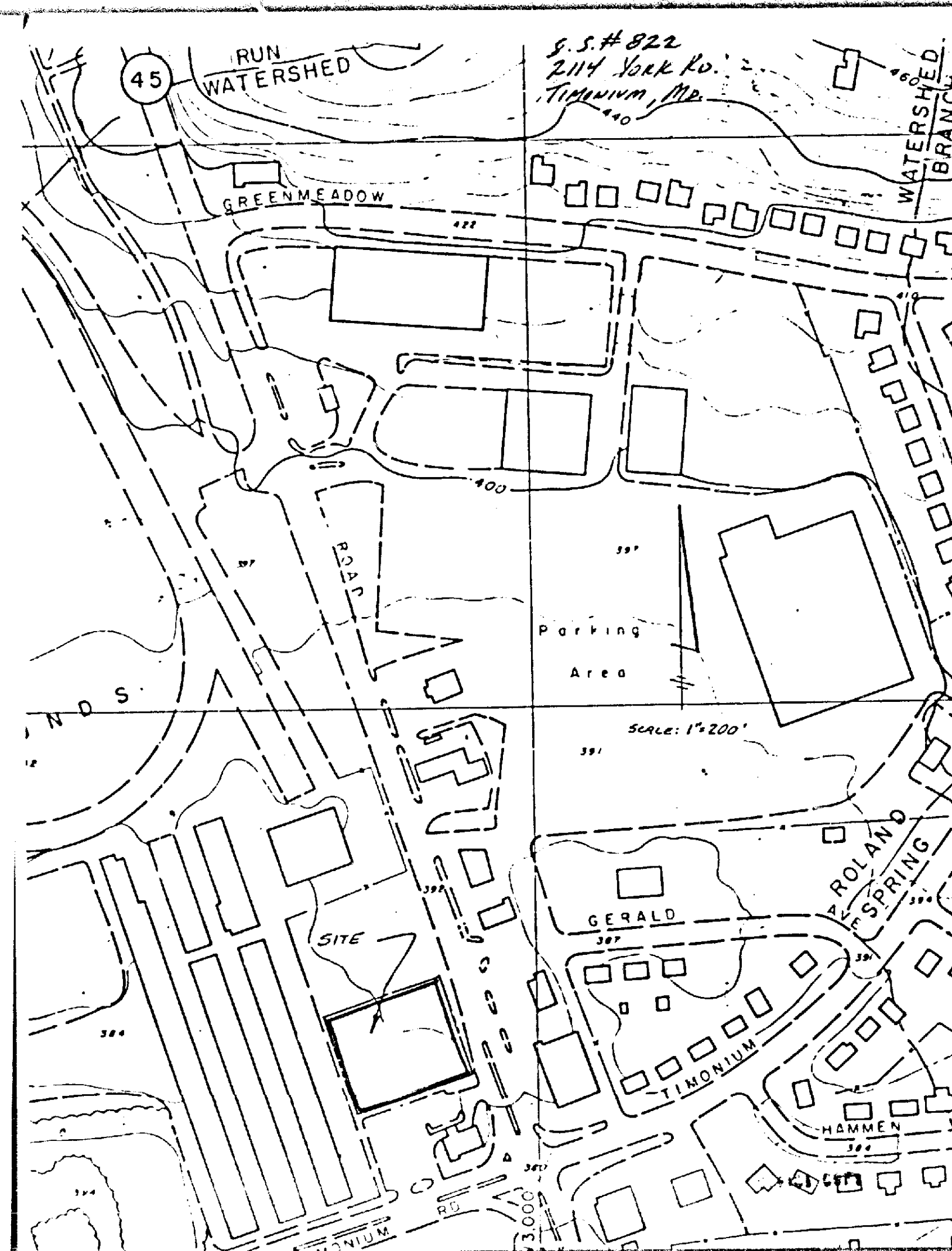
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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

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

I HEREBY CERTIFY that on this 14th day of May, 1985, a copy of the foregoing Entry of Appearance was mailed to Joseph K. Pokorny, Esquire, 408 Jefferson Bldg., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

May 29, 1985

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

RE: Petition for Special Exception
W/S of York Rd., 190.79' NW from the c/l of
Timonium Road (2114 York Road)
Amoco Oil Company - Petitioner
Case No. 85-339-X

This is to advise you that \$73.45 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. 007325

DATE 6/6/85 ACCOUNT 2-01-618-000

AMOUNT \$ 73.45

RECEIVED FROM Joseph K. Pokorny, Esquire

FOR Advertising and Posting Case 85-339-X

8 8103*****734516 76767

VALIDATION OR SIGNATURE OF CASHIER

Arnold Jablon
Commissioner

May 7, 1985

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

NOTICE OF HEARING

RE: Petition for Special Exception
W/S of York Rd., 190.79' NW from the c/l of
Timonium Road (2114 York Road)
Amoco Oil Company - Petitioner
Case No. 85-339-X

TIME: 11:15 a.m.

DATE: Monday, June 3, 1985

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT No. 005271

DATE 6/6/85 ACCOUNT 2-01-618-000

AMOUNT \$ 100.00

RECEIVED FROM Joseph K. Pokorny

FOR 111 York Rd. 21204

8 8103*****1000016 82246 82246

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL
EXCEPTION
8th Election District

LOCATION: West side of York
Road, 190.79' NW from
the centerline of
Timonium Road (2114 York Road)
DATE: June 3, 1985
TIME: 11:15 a.m.
PLACE: Room 106, 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 for use of the property for use as a gas and oil storage and distribution facility.

In the event that this Petition is granted, a building permit may be issued within thirty (30) days of the date of the hearing. The Zoning Commissioner will, however, reserve the right to suspend the issuance of such permit during this period for good cause shown. Such request must be received in writing by the date of the hearing or before or made at the hearing.

By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
May 16

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 16, 1985

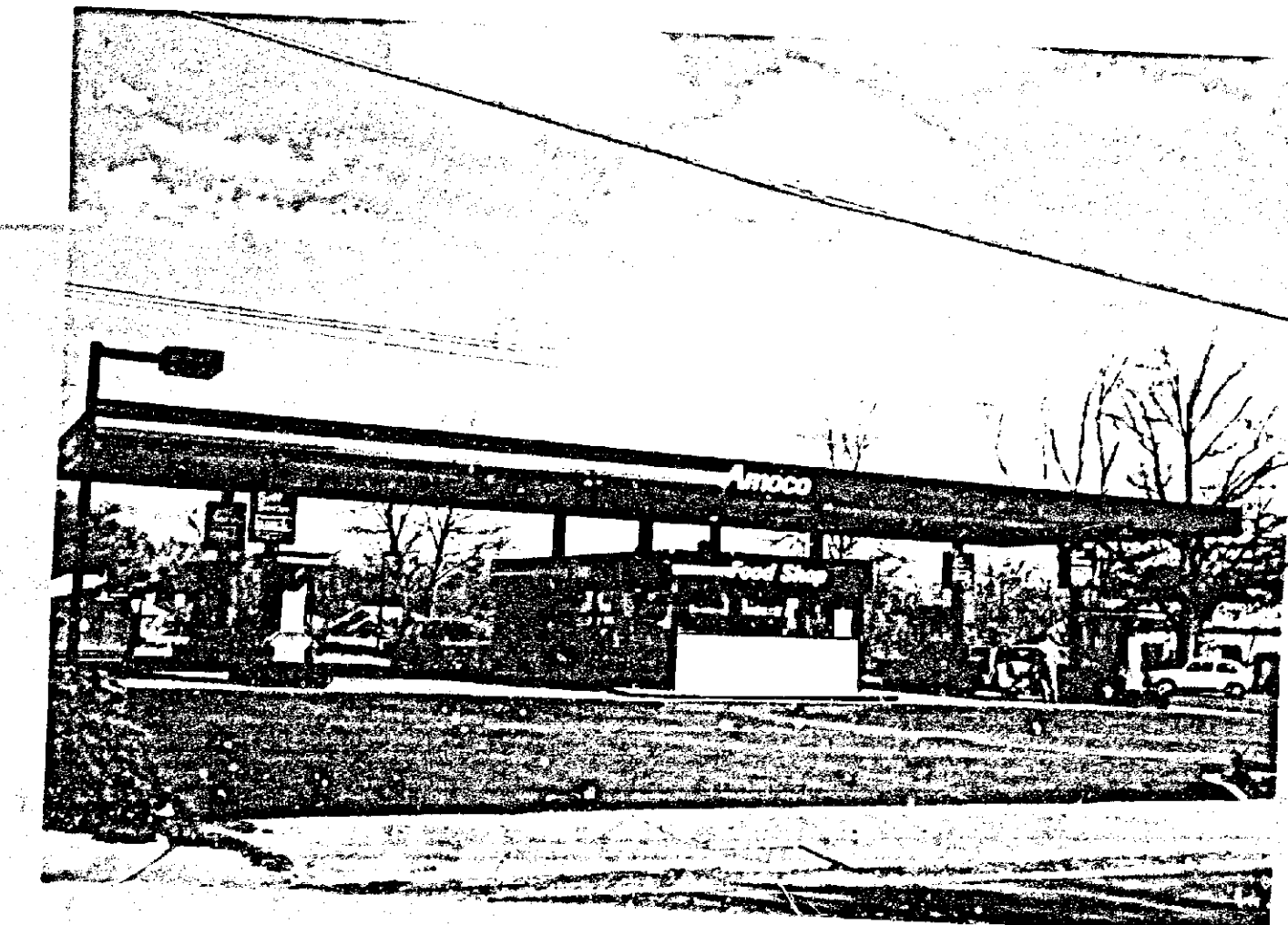
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 16, 1985.

THE JEFFERSONIAN,

JB Ventola
Publisher

Cost of Advertising

27.50



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Posting May 12, 85

Posted for: Special Exception

Petitioner: Amoco Oil Company

Location of property: W/S of York Road, 190.79' NW from the c/l of Timonium Road (2114 York Road)

Location of Sign: West side of York Road, opposite 2114 York Road

Remarks: c/l of Timonium Road, as front of 2114

Posted by: J. K. Pokorny Date of return: May 24, 85

Number of Signs: 1

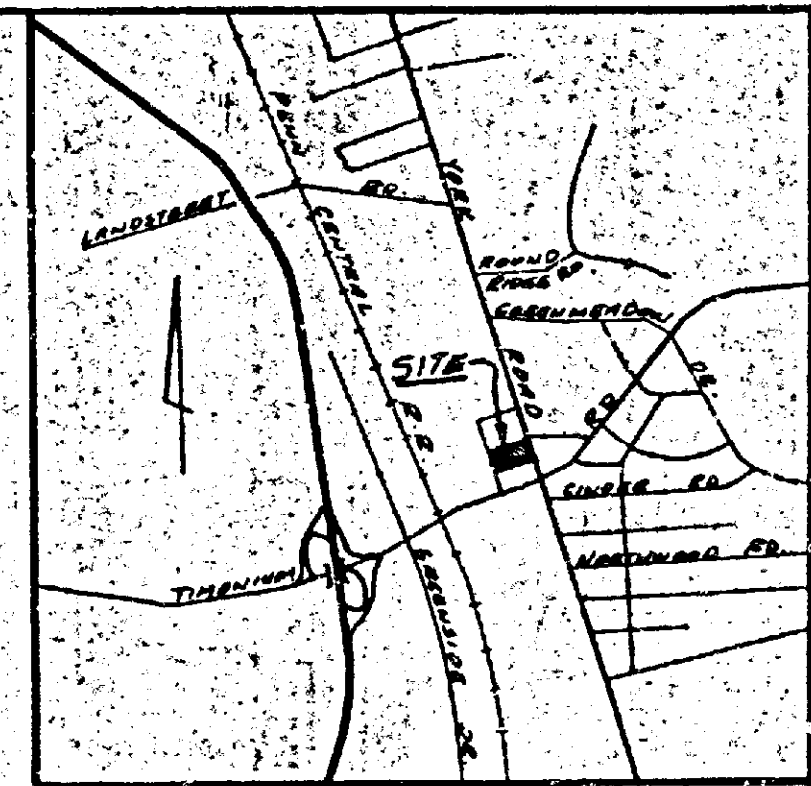
CERTIFICATE OF PUBLICATION

Towson, Md. 6/5 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 weeks, the first publication appearing on the 15th day of May 1985.

Arnold Jablon
The TOWSON TIMES
Publisher

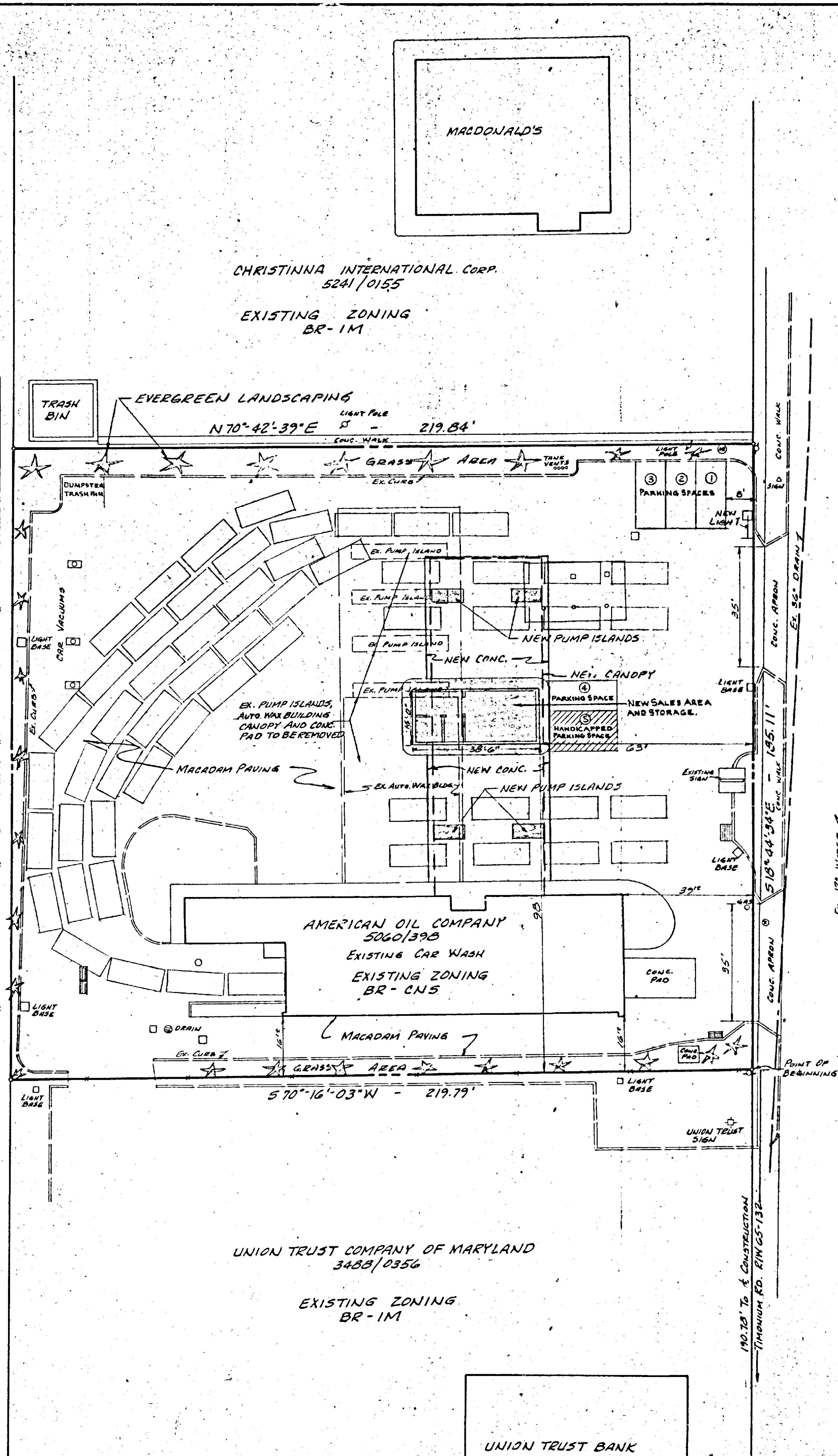
Cost of Advertisement: \$ 40.75



LOCATION MAP
SCALE: 1" = 2,000'

MARYLAND STATE FAIR AGRICULTURAL
SOCIETY, INC.
1901/319

EX. 8" SAN. SEWER 1
N 13° 45' 50" W - 136.81'



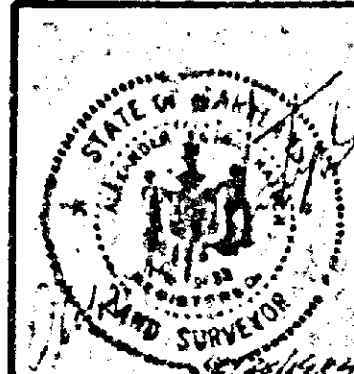
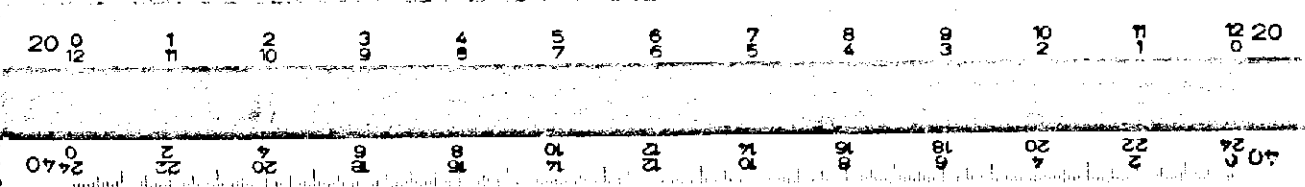
YORK ROAD
RIGHT-OF-WAY WIDTH VARIES
SEC. PLAT 142.109

GERARD AVE.

EXXON STATION

GENERAL NOTES

- 1) AREA OF PROPERTY 40,873 S.F. OR 0.9383 AC.
- 2) EXISTING ZONING BR-CNS
EXISTING USE CAR WASH & SERVICE STATION
- 3) PROPOSED USE CAR WASH, GAS & GO AND RETAIL AREA
- 4) ACCESS EXISTING ENTRANCES TO BE USED
- 5) EXISTING CAR WASH NO CHANGE
TYPE: AUTOMATIC EXTERIOR WASH - ASSEMBLY LINE NATURE
WITH LIGHT SUPPLIED BY CAR WASH OPERATOR
CAR BACK-UP REQUIRED = 40 (NO CHANGE)
CAR BACK-UP PROVIDED = 40 (NO CHANGE)
- 6) AREA REQUIREMENTS: FOUR DISPENSER ISLANDS
WITH FOUR DISPENSER PUMPS CAPABLE OF SERVING
EIGHT CARS AT ONE TIME. EIGHT WAITING SPACES
PROVIDED. TOTAL SERVING SPACES EIGHT.
- 7) SITE AREA REQUIREMENTS
TOTAL SPACES: 8 x 1500 = 12,000 S.F.
PLUS 4 x AREA OF FETTER AREA 4 x 615 = 2,472 S.F.
12,000 + 2,472 = 14,472 S.F.
- 8) LANDSCAPING: REQUIRED 5% OF PROPERTY
PROVIDED 7% 500' & LOW EVERGREENS
AS SHOWN.
- 9) AREA TO BE DEVELOPED 40,873 S.F. OR 0.9383 AC.
- 10) LIGHTING LOW LEVEL GLOBE LIGHTS 2
18" O' HIGH AREA LIGHTS 3
- 11) PARKING SPACES REQUIRED
1 SPACE PER 200 S.F. RETAIL AREA = 615 ÷ 200 = 4 SPACES
PARKING SPACES PROVIDED 5 SPACES
- 12) PREVIOUS CASE NO. 70-G7-RXA

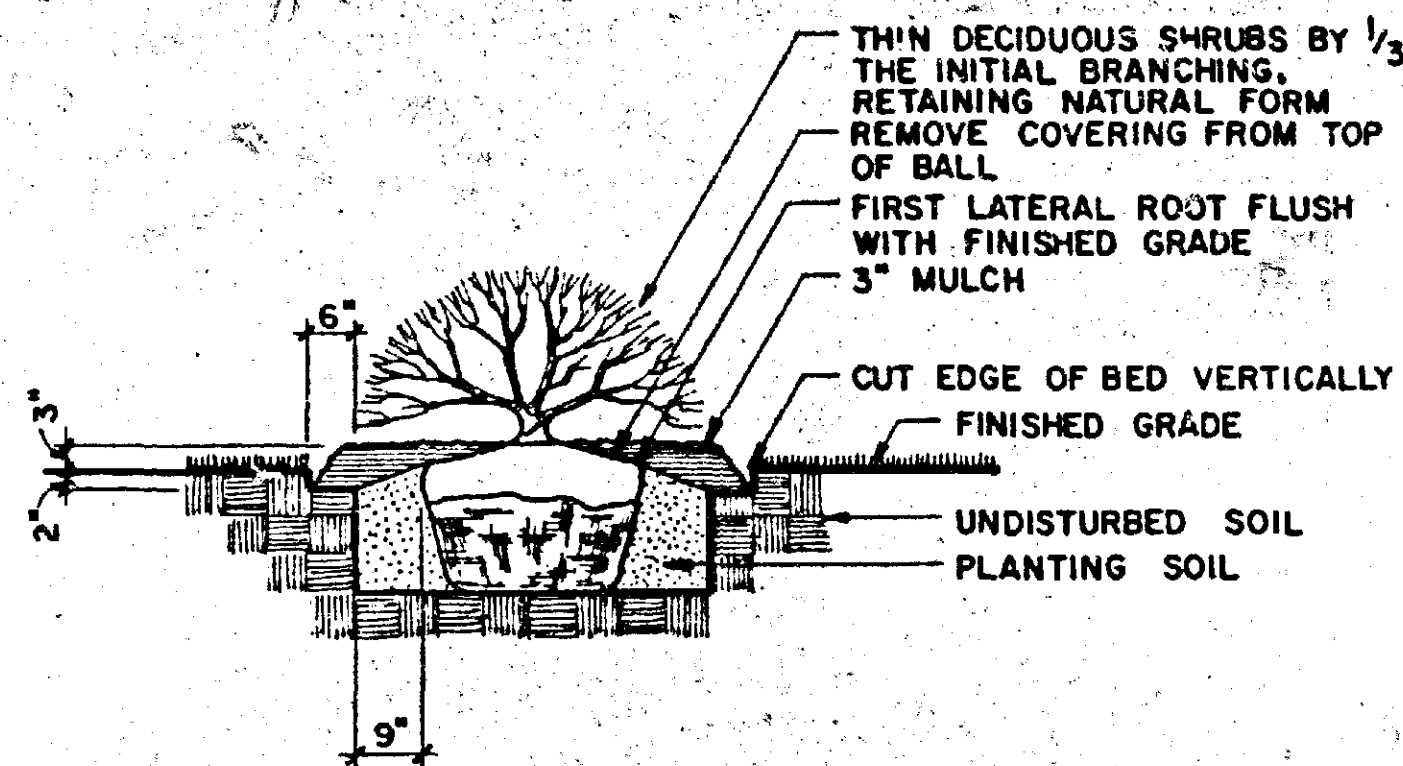


apr associates, inc.
surveyors-engineers

AMOCO OIL COMPANY
PLAT TO ACCOMPANY PETITION
FOR VARIANCE
2114 YORK ROAD
EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20' DEC 20, 1984

#258
Revised plans
4/30/85

SS-822

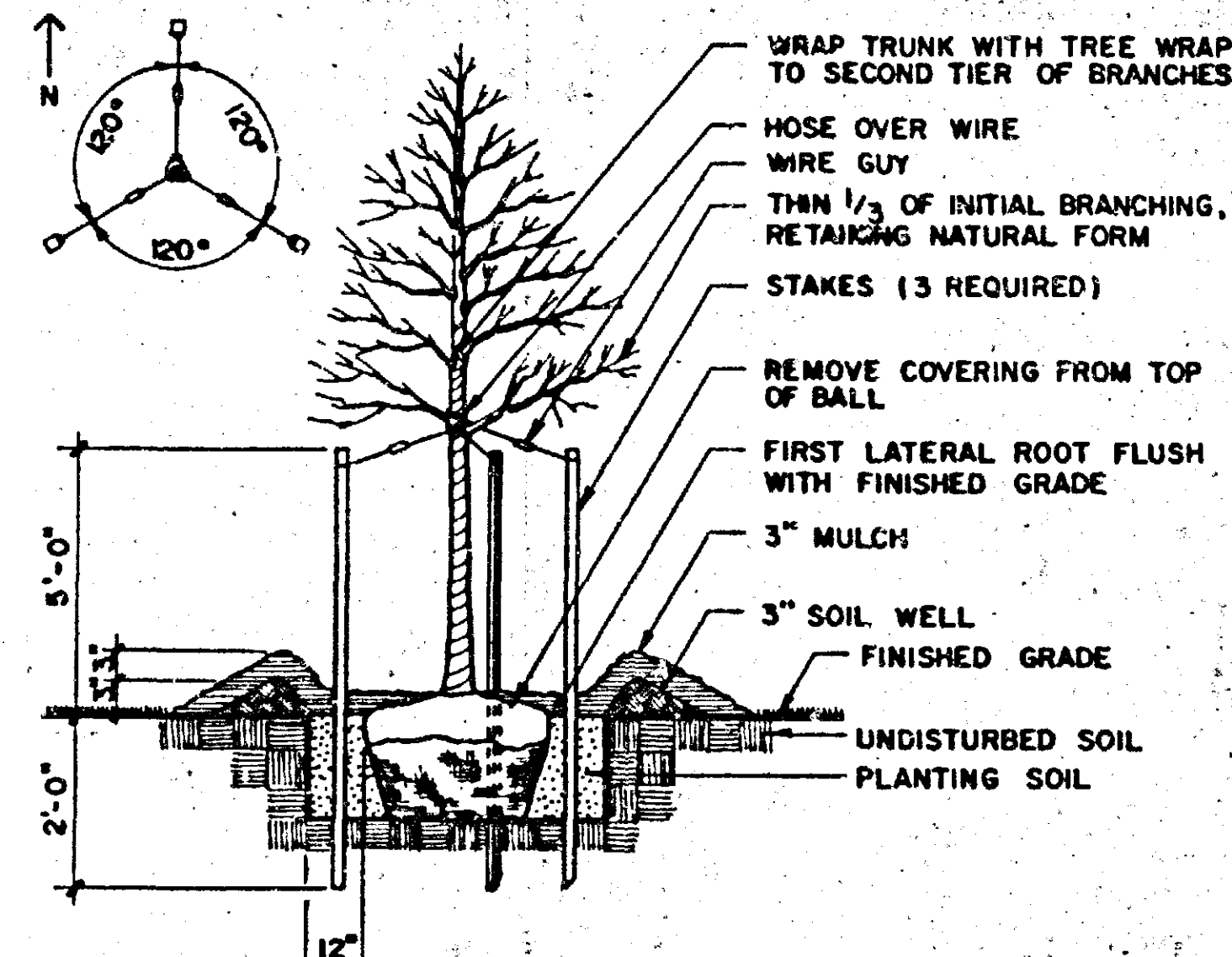
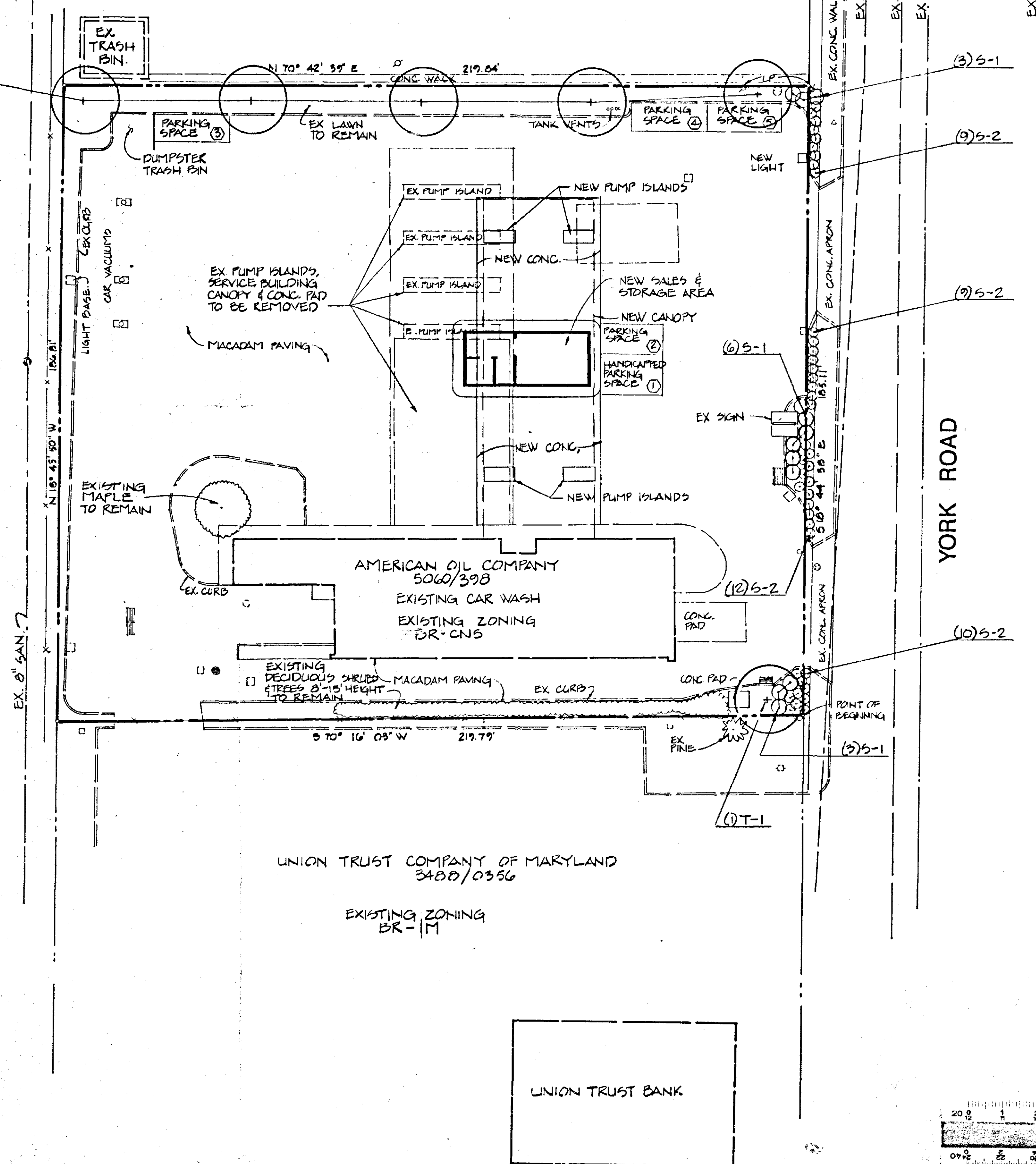


SHRUB DETAIL
N.T.S.

CHRISTINNA INTERNATIONAL CORP.
5241/0155

EXISTING ZONING
BR-1M

MARYLAND STATE FAIR
AGRICULTURAL SOCIETY INC.
1901/319



DECIDUOUS TREE DETAIL
N.T.S.

LOCATION MAP
1" = 200'

GENERAL NOTES:

1. AREA OF PROPERTY: 0.938 AC.
2. EXISTING ZONING: BR-CNS
3. PROPOSED USE: CAR WASH, GAS & GO, & RETAIL AREA
4. LIGHTING: LOW LEVEL GLOBE LIGHTS - 2
14'-0" AREA LIGHTS - 3
5. PARKING:
REQUIRED: 1 SPACE PER 200 SF. RETAIL AREA
618 ÷ 200 = 4 PARKING SPACES
PROVIDED: 5 PARKING SPACES
6. LANDSCAPING:
REQUIRED: 1 MAJOR DECID. PER 12 PARKING SPACES
5 PARKING SPACES = 1 MAJOR DECID.
1 MAJOR DECID. PER 40' OF FRONTAGE
100.11' ÷ 40' = 2 MAJOR DECID. TREES
TOTAL REQUIRED: 6 MAJOR DECID. TREES
TOTAL PROVIDED: 6 MAJOR DECID. TREES

ATTENTIONER'S
EXHIBIT

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME / COMMON	SIZE	ROOT	REMARKS
MAJOR DECIDUOUS TREES					
T-1	6	ACER RUBRUM RED SUNSET / RED SUNSET MAPLE	2"-2 1/2"	B & B	
SHRUBS					
S-1	12	TAXUS MEDIA DENSIFORMIS / DENSIFORMIS TEW	2 1/2"-3"	B & B	5' OC.
S-2	40	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA' / COMPACT ANDORRA JUNIPER	15"-18"	CONT.	3' OC.

LANDSCAPE PLAN

DAFT • McCUNE • WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 EAST JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: 301-296-3333

AMOCO OIL COMPANY
2114 YORK ROAD
TIMONIUM, MD.
PREVIOUS CASE # 70-67-R1A



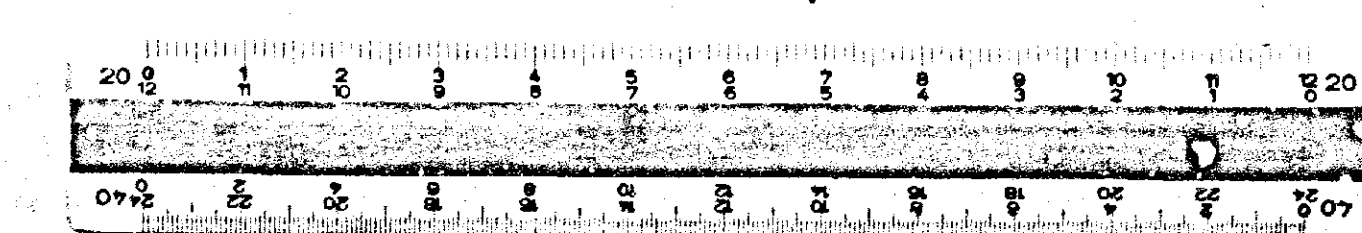
DATE	REVISIONS

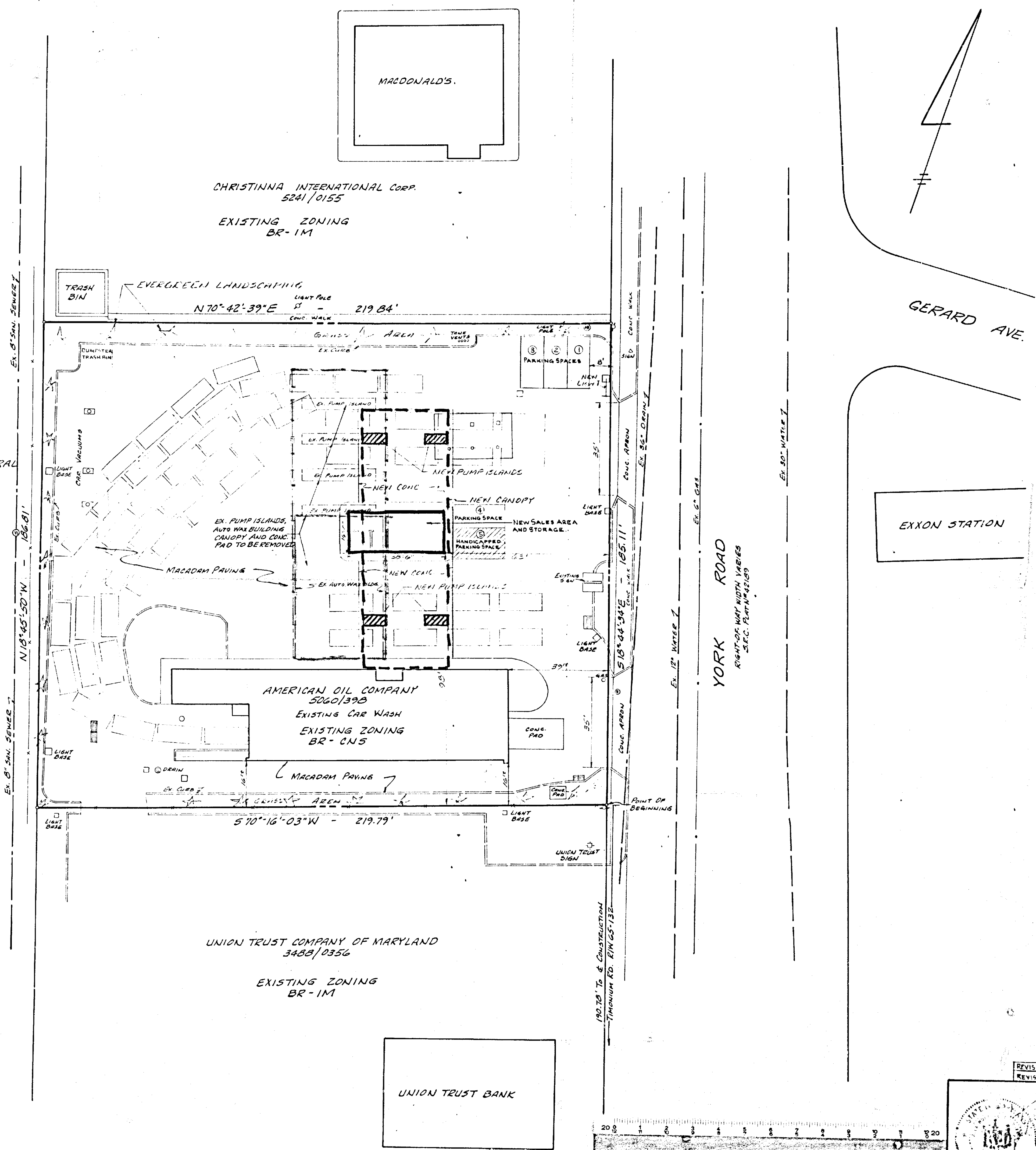
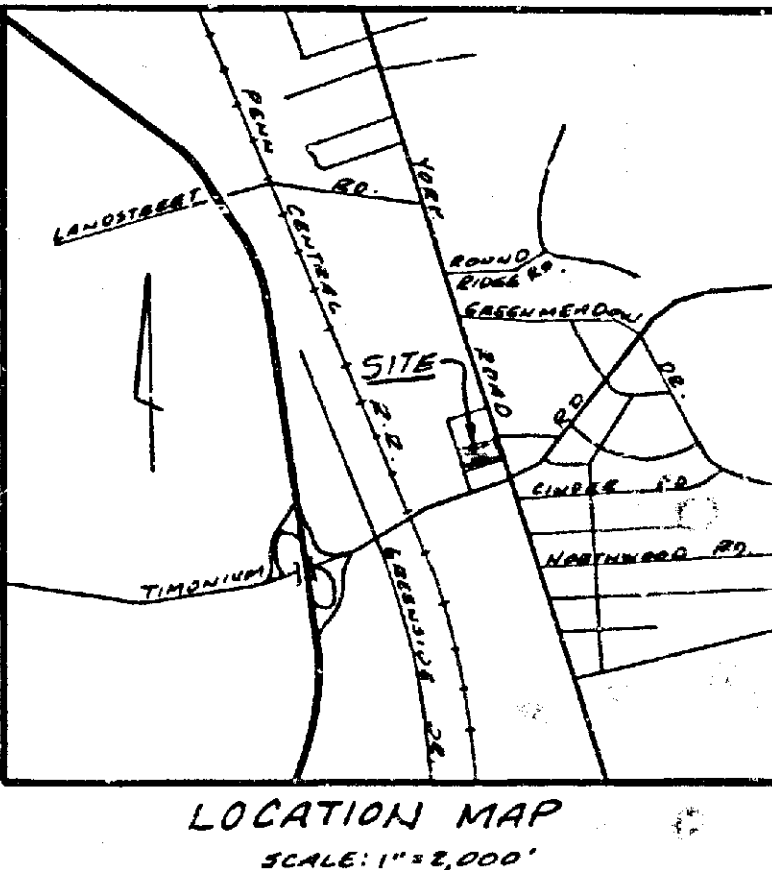
PRINTED
JUN 3 1985
DAFT-McCUNE-WALKER, INC.

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

Signature of Applicant: *[Signature]* 1984
Date: 6-3-85

SCALE: 1" = 20'	JOB ORDER NO. 05047-A
ISSUE DATE 5/29/85	





- GENERAL NOTES**
- 1) AREA OF PROPERTY 40,873 S.F. OR 0.9383 AC.
 - 2) EXISTING ZONING BR-1M
EXISTING USE CAR WASH & SERVICE STATION
 - 3) PROPOSED USE CAR WASH, GAS & GO AND RETAIL AREA
 - 4) ACCESS --- EXISTING ENTRANCES TO BE USED
 - 5) EXISTING CAR WASH --- NO CHANGE
TYPE: AUTOMATIC EXTERIOR WASH - ASSEMBLY LINE NATURE
WITH LABOR SUPPLIED BY CAR WASH OPERATOR
CAR BACK UP REQUIRED = 40 (NO CHANGE)
CAR BACK UP PROVIDED = 40 (NO CHANGE)
 - 6) AREA REQUIREMENTS: FOUR DISPENSER ISLANDS
WITH FOUR DISPENSOR PUMPS CAPABLE OF SERVING
EIGHT CARS AT ONE TIME. EIGHT WAITING SPACES
PROVIDED. TOTAL SERVING SPACES EIGHT.
 - 7) SITE AREA REQUIREMENTS
TOTAL SPACES @ 1,500 = 12,000 S.F.
PLUS 4 X AREA OF RETAIL AREA 4 X 613 = 2,472 S.F.
12,000 + 2,472 = 14,472 S.F.
 - 8) LANDSCAPING: REQUIRED 5% OF PROPERTY
PROVIDED 7% 300' LOW EVERGREENS
AS SHOWN.
 - 9) AREA TO BE DEVELOPED 40,873 S.F. OR 0.9383 AC.
 - 10) LIGHTING LOW LEVEL GLOBE LIGHTS --- 2
14'-0" HIGH AREA LIGHTS --- 3
 - 11) PARKING SPACES REQUIRED
1 SPACE PER 200 S.F. RETAIL AREA = 613 ÷ 200 = 4 SPACES
PARKING SPACES PROVIDED 5 SPACES
 - 12) PREVIOUS CASE NO. 70-67 - RXA

REVISION 2	REVISED PARKING & NOTES	GC 4-24-85
REVISION 1	REVISED PARKING & GC	4-8-85

apr associates, inc.
surveyors-engineers
254-206 E. MAIN STREET
ELKTON, MD 21921
PHONE 386-7700

AMOCO OIL COMPANY
PLAT TO ACCOMPANY PETITION
FOR VARIANCE
2114 YORK ROAD
EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20' 84102 DEC 20, 1984

SS-822