

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2.f to allow two (2) business signs with a total area of 247.6 square feet in lieu of three (3) business signs with a total area of 100 square feet as permitted; and Section 405.4A.2.a to allow a sign setback of 1' from the right-of-way line in lieu of * of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)

1. The variance is necessary for compliance with laws governing pricing and advertising.
2. It will be very difficult to effectively advertise the location of the business and products available.

* the required 6' setback.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of 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: Legal Owner(s):

(Type or Print Name) Exxon Company, U.S.A.

Signature By: Stewart A. Bain, Real Estate Rep.

Address (Type or Print Name)

City and State Signature

Address Phone No.

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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

City and State

Signature

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 July, 1985.

Petitioner Exxon Company, U.S.A.
Petitioner's Attorney F. Vernon Booser, Esquire
cc: STV/Lyon Associates, 21 Governor's Ct., 21207

ARNOLD JABLON
Zoning Commissioner

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 26, 1985

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

ofo
Nicholas B. Commodari
Chairman

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

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 360 - Case No. 86-53-A
Petitioner - Exxon Company, U.S.A.
Variance Petition

Dear Mr. Booser:

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

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

NBC:nc

Enclosures

cc: STV/Lyon Associates
21 Governor's Court
Baltimore, Maryland 21207



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

Re: Item #360 (1984-1985)
Property Owner: Exxon Company, U.S.A.
S/E corner Joppa Rd. & Virginia Ave.
District 9th

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.

Highways:

Joppa Road is an existing County road, improved on a 70-foot right-of-way in this vicinity; further highway improvements are not proposed at this time.

Virginia Avenue, an existing County road, is proposed to be improved in the near future per Job Order 5-369-1 with a closed section roadway of varying width on a variable width right-of-way; the plan should be revised accordingly. Provision should be made on site to prevent surface water runoff into Virginia Avenue. Further information may be obtained from the Baltimore County Bureau of Engineering, Highway Design and Approval Section. (Mr. John Trenner 494-3739).

The entrance location is subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

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.



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

STEPHEN E. COLLINS
DIRECTOR

June 26, 1985

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

Item No. 360 -2nd. May 29, 1985
Property Owner: Exxon Company, U.S.A.
Location: S/E corner Joppa Road and Virginia Avenue
Existing Zoning: B.M.-C.T.

Proposed Zoning: Variance to allow 2 business signs with a total of 247.6 square feet in lieu of 3 business signs with a total area of 100 square feet as permitted and to allow a sign setback of 1' from the right-of-way line in lieu of the required 6' setback.

Acres: .398
District: 9th

Dear Mr. Jablon:

Attached is a sketch showing recommended changes to the site plans.

MSP/ccm

Att.

James A. Markle
Traffic Engineering Assoc. II



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

PAUL H. REINCKE
CHIEF

June 5, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Exxon Company, U.S.A.

Location: S/E corner Joppa Road and Virginia Avenue

Item No.: 360

Zoning Agenda: Meeting of May 28, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

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

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

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

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

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

/mb

JAN 29 1985

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

June 10, 1985

APPLICABLE ITEMS ARE CHECKED:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-95, the Maryland Code for the Handicapped and Aging (A.N.S.I. #11-1 - 1950) and other applicable Codes and Standards.

(X) A building and other miscellaneous permits shall be obtained before the start of any construction.

() Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is NOT Required on plans and technical data.

(X) Commercial: Three sets of construction drawings needed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Professional seals are not acceptable.

(X) All the Group except Red House Family Incorporated dwellings require a minimum of 1 foot fire rating for exterior walls except where it is an interior partition. Paragraphs -- See Section 1106.4.
-- If the exterior wall is less than 7'6" from an adjacent lot line, the exterior wall must be at least 7'6" from an interior lot line. Any wall built on an interior lot line shall require a fire on one party side of the wall. Paragraphs -- See Section 1106.4.
-- If the exterior wall is more than 7'6" from an adjacent lot line, the exterior wall must be at least 7'6" from an interior wall within 7'6" of an interior lot line. Paragraphs -- See Section 1106.4.

(X) The structures does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 505 and Section 505 and your Architect/Engineer contact this department.

() The requested variance appears to conflict with Section _____ of the Baltimore County Building Code.

() Used filling for a required Change of Occupancy Permit, an alteration permit application shall also be filed along with those items or acceptable documentation plus indicating how the existing structure will be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of use comes from the _____ to the _____ or to Killed Case. See Section 311 of the Building Code.

(X) The proposed project appears to be located in a Flood Plain, Flood Zone/Variance. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #18-88. Site maps show now the correct locations above sea level for the lot and the various flood levels. See Section 516.0 of the Building Code.

(X) Service Stations are now classified as "G-3" Uses Public Garage, and separate permits are required for the various improvements. A professional engineer (structural), registered in Maryland is required on all structural including retaining walls.

() These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning. They do not constitute a final decision. Separate permits may be required for the applicant may obtain additional information by visiting Room 117 of the County Office Building at 111 Westgate Avenue, Baltimore, Maryland.

1.03.00


Zoning Commissioner of
Baltimore County

INTER-OFFICE CORRESPONDENCE

Date July 16, 1985

SUBJECT Zoning Petition No. 86-53-A

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

NEG:JGH:s1

IN RE: PETITION ZONING VARIANCES * BEFORE THE
SE corner of East Joppa Road * ZONING COMMISSIONER
and Virginia Avenue (201 East *
Joppa Road) - 9th Election *
District * OF BALTIMORE COUNTY
Exxon Company, U.S.A., * Case No. 86-53-A
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner, by Stewart A. Bain, its Real Estate Representative, appeared and was represented by Counsel. Also appearing on behalf of the Petitioner was Maura Bonnarens, a project engineer. There were no Protestants.

At the onset of the hearing, the Petitioner moved to amend the petition to request a total of 369.3 square feet of signage and to delete the setback variance. The motion was granted.

Testimony indicated that the subject property, zoned B.M.-C.T. and located on the corner of Virginia Avenue and East Joppa Road, contains approximately one-third of an acre and is improved with a service station. All of the existing improvements will be razed and a new three-bay service station will be constructed. The Petitioner proposes to place a multiple-faced, free-standing identification (ID) sign at the corner of Virginia Avenue and East Joppa Road which will stand 20 feet high and total 180 square feet. The ID sign will consist of one panel containing Exxon containing 40 square feet on each side and two price panels containing 50 square feet on each side to conform to State

ORDER RECEIVED FOR FILING
August 14, 1935
DATE Willie R. Lawry

LOCATION: Southeast corner of E. Joppa Rd. & Virginia Ave.
(201 E. Joppa Road)

DATE AND TIME: Wednesday, August 7, 1985 at 1:30 p.m.

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

Petition for Variances from Section 413.2. f. to allow two (2) business signs with a total area of 247.6 square feet in lieu of three (3) business signs with a total area of 100 square feet as permitted and Section 405.4A.2.a. to allow a sign setback of 1' from the right-of-way line in lieu of the required 6' setback.

Being the property of Exxon Company, U.S.A. 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



STV/LYON ASSOCIATES.
ENGINEERS, ARCHITECTS & PLANNERS.
 21 GVERNOR'S COURT
 BALTIMORE, MD 21207-2722
 301/466-0113

ZONING DESCRIPTION
NO. 201 E. JOPPA ROAD AT VIRGINIA AVENUE
NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point along the eastern side of Virginia Ave. (60' wide) said point coinciding with the beginning of a site flare at the southeastern intersection of E. Joppa Road, (70' wide), thence running,

1. North 39° 39' 12" East 42.60 feet, thence along E. Joppa Road,
2. North 84° 28' 51" East 104.40 feet thence leaving the southeast side of Joppa Road and running,
3. South 06° 28' 31" East 127.80 feet thence,
4. South 82° 35' 58" West 139.24 feet to intersect said eastern side of Virginia Avenue, thence along same,
5. North 04° 09' 58" East 102.35 feet to the point of beginning... containing 0.398 acre of land or 17,314 square feet, more or less.

Mark A. Riddle
STVALYON ASSOCIATES, INC.
Mark A. Riddle
Md. Reg. P.L.S. No. 244

February 15, 1985



STV ENGINEERS, Engineers, Architects, Planners, Construction Managers, Professional Member Firms
STV/Baltimore Transportation Associates, STV/Lyon Associates, STV/Management Consultants Group, STV/
H. D. Nottingham & Associates, STV/Sanders & Thomas, STV/Sentinel, STV/Sueyre Stevens on Value & Knecht

ORDER RECEIVED FOR FILING

DATE BY

- 2 -

ORDER RECEIVED FOR FILING

DATE BY

ADMINISTRATIVE ASSISTANT

Fernon Boozer, Esquire
People's Counsel

3

JAN 29 1928

RE: PETITION FOR VARIANCES
SE Corner of E. Joppa Rd.
& Virginia Ave. (201 E.
Joppa Rd.), 9th District
EXXON COMPANY, U.S.A.,
Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-53-A

ENTRY OF APPEARANCE

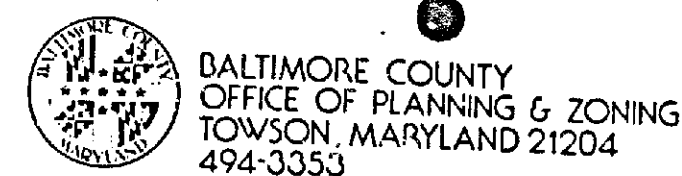
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 222, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 12th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to F. Vernon Boozer, Esquire, 614 Bosley Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



ANNOLD JARLON
ZONING COMMISSIONER

August 1, 1985

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Variance
SE corner of E. Joppa Rd. & Virginia
Avenue (201 East Joppa Road)
9th Election District
Exxon Company, U.S.A. - Petitioners
Case No. 86-53-A

Dear Mr. Boozer,

This is to advise you that \$72.97 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 006889

DATE: 8-7-85 ACCOUNT: R-01-615-000

AMOUNT: \$ 72.97

RECEIVED FROM: Vernon Boozer, Esquire

FOR: Advertising and Posting Case 86-53-A
B B105*****7237a 5072F

VALIDATION OR SIGNATURE OF CARRIER

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

July 5, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SE corner of E. Joppa Rd. & Virginia
Avenue (201 East Joppa Road)
9th Election District
Exxon Company, U.S.A. - Petitioners
Case No. 86-53-A

TIME: 1:30 p.m.

DATE: Wednesday, August 7, 1985

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007241

DATE: 5/20/85 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: F. Vernon Boozer

FOR: Filing Fee Variance # 360
B B047*****10060a 0246F

VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 18, 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 July 18, 1985.

THE JEFFERSONIAN,

13 Venetian
Publisher

Cost of Advertising
24.75

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 7/18/85

Posted for: Variance

Petitioner: Exxon Company, U.S.A.

Location of property: SE corner E. Joppa Rd. & Virginia Ave.
201 E. Joppa Rd.

Location of Sign: Same location as E. Joppa Rd. & Virginia Ave.
201 E. Joppa Rd.

Remarks: *McHale*

Posted by: *McHale* Date of return: 7/18/85

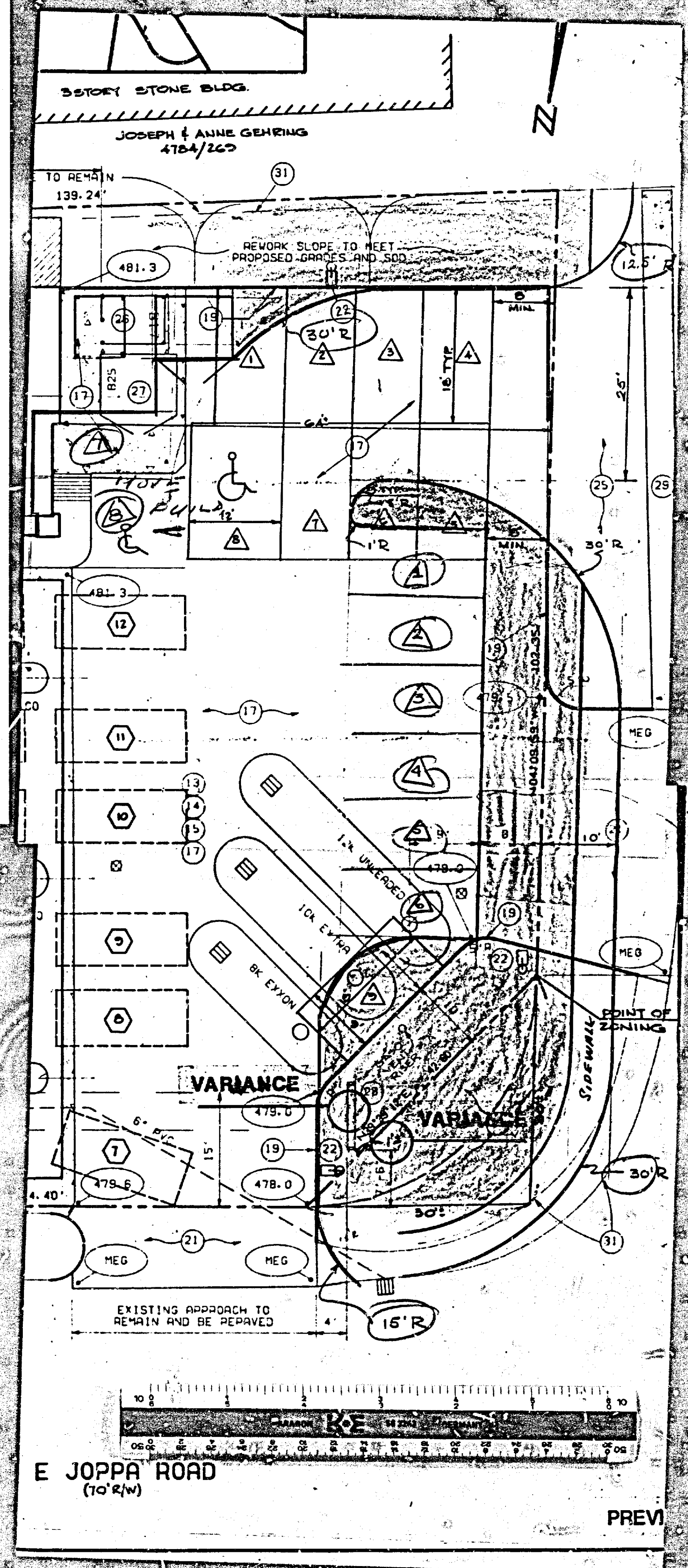
Number of Signs: 1

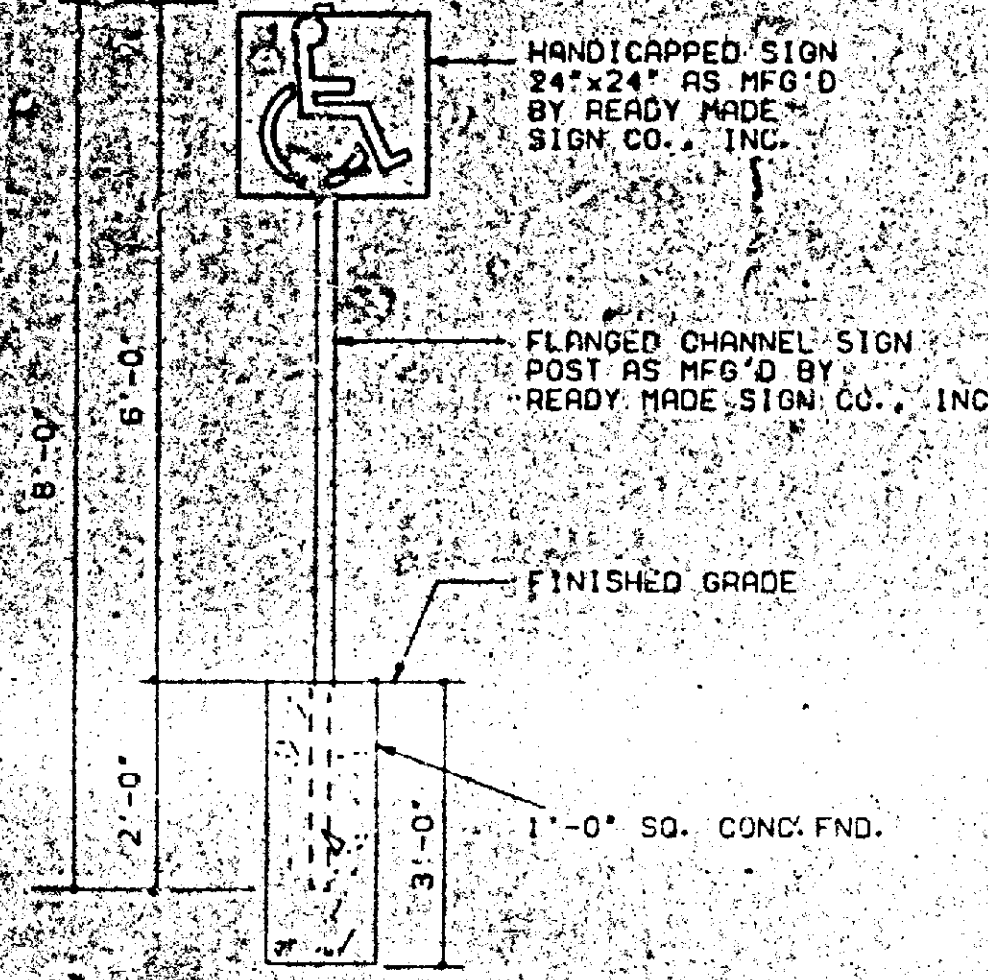
CERTIFICATE OF PUBLICATION

Towson, Md. 7/30 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 17th day of July 1985.

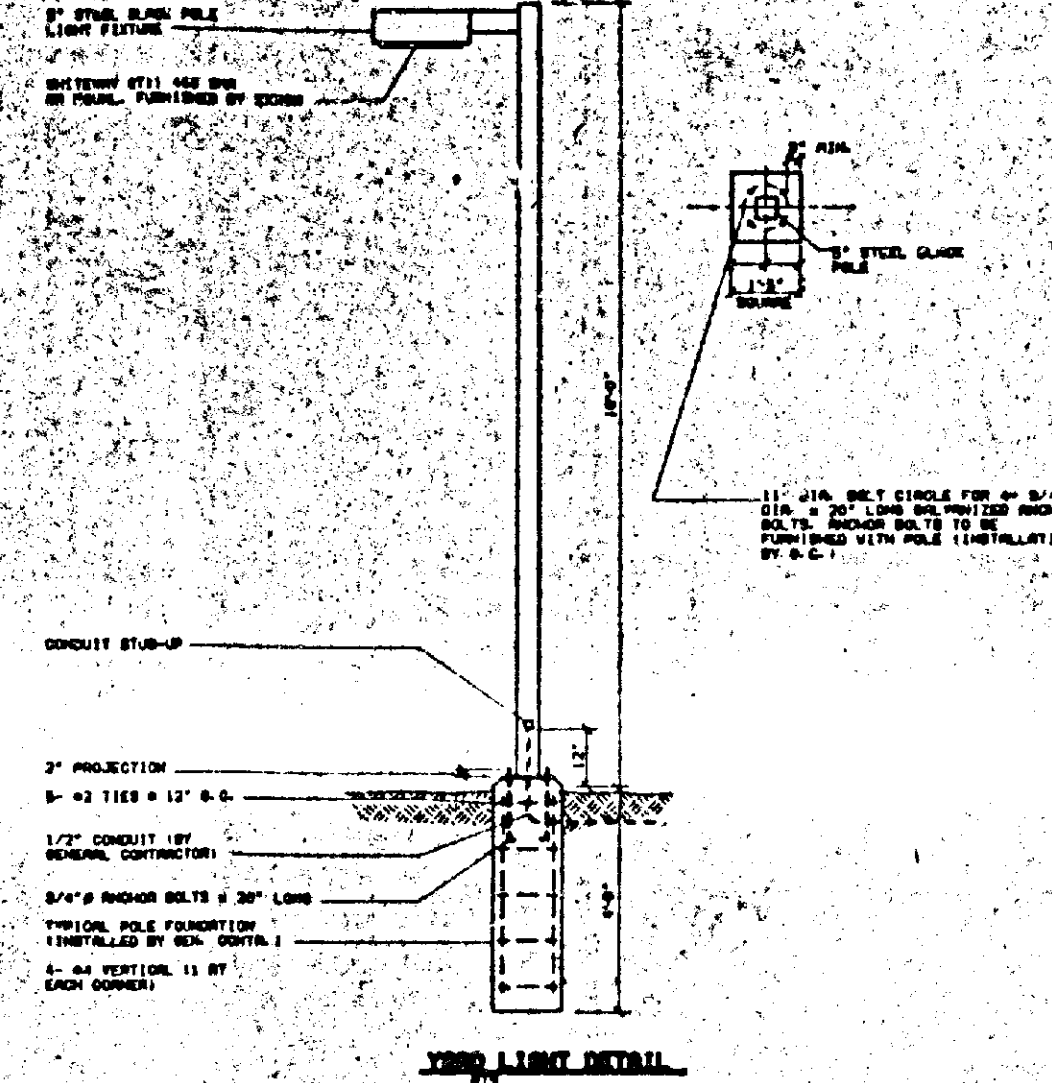
THE TOWSON TIMES
William H. H. H.
Cost of Advertisement: \$ 43.23



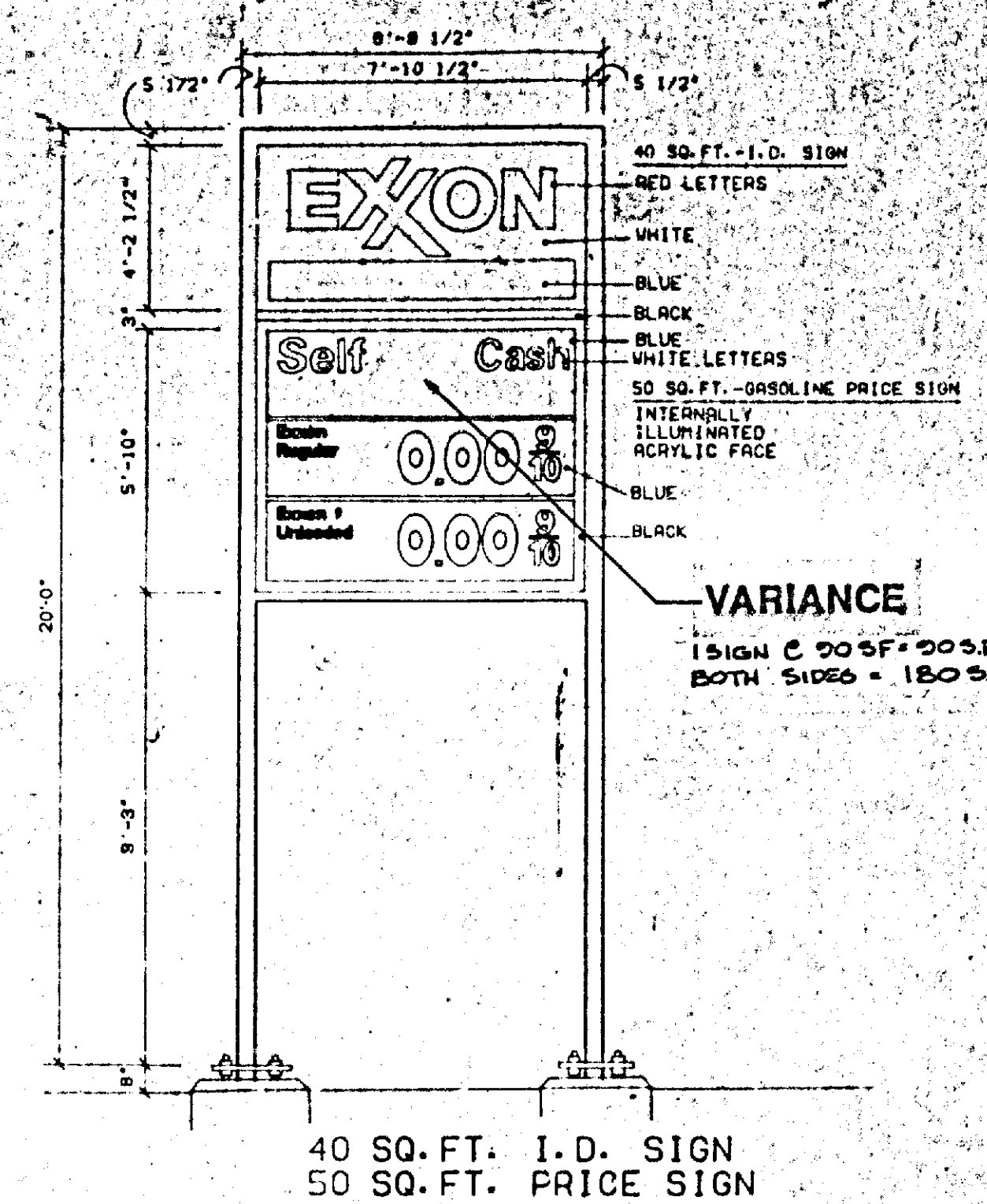


HANDICAPPED PARKING SIGN DETAIL

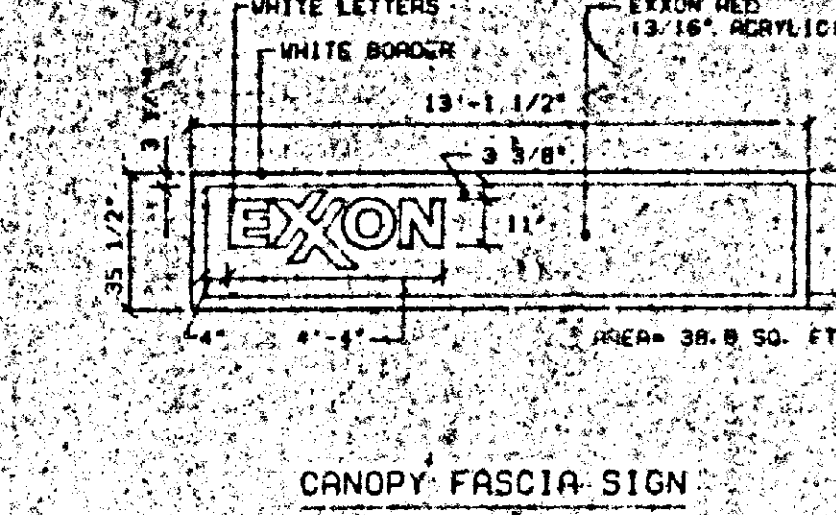
NTS



VEHICLE LIGHT DETAIL

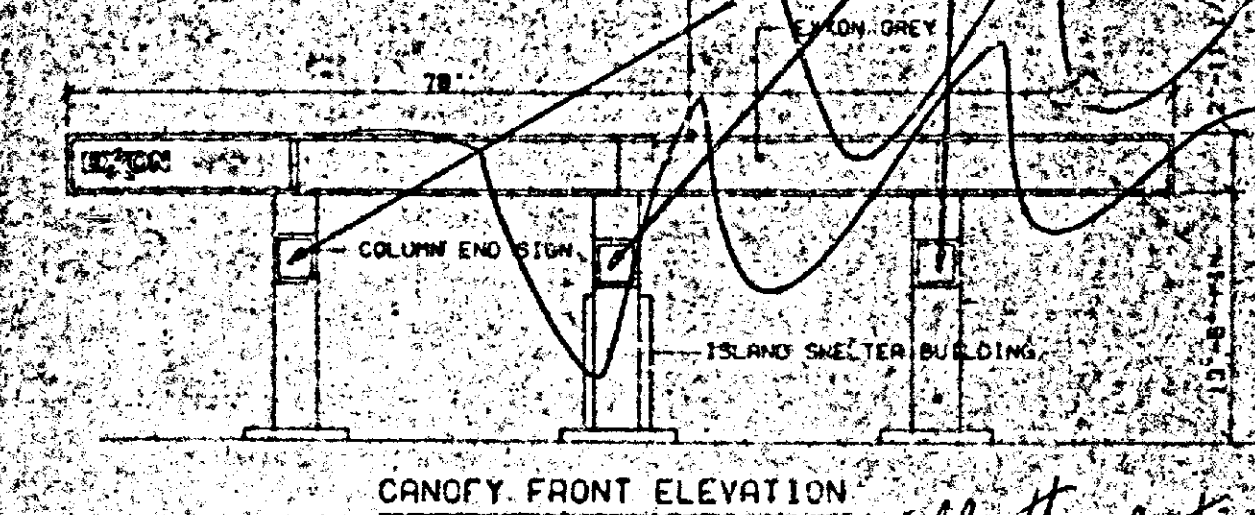


40 SQ. FT. I.D. SIGN
50 SQ. FT. PRICE SIGN



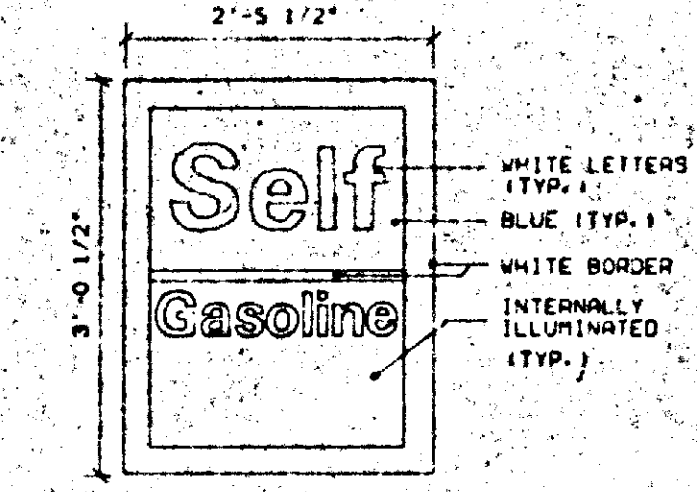
CANOPY FASCIA SIGN

NTS



CANOPY FRONT ELEVATION

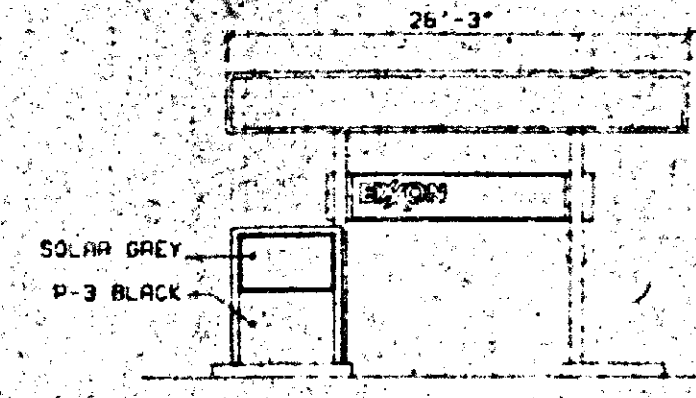
NTS



COLUMN END SIGN

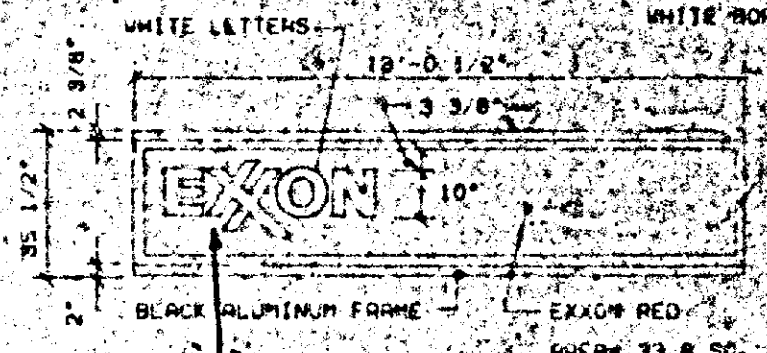
NTS

AREA = 7.27 SQ. FT.



CANOPY END ELEVATION

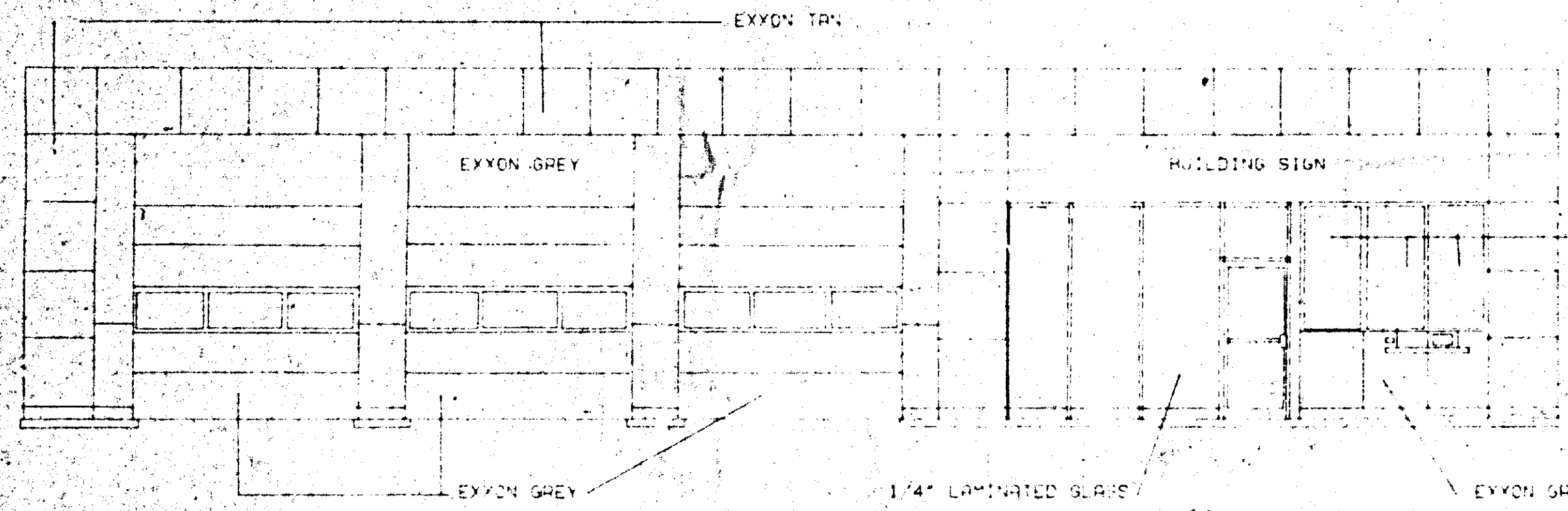
NTS



CANOPY SPREADER BAR

NTS

VARIANCE
SIGN C 338 S.F. = 676 SF.
BOTH SIDES = 676 SF.

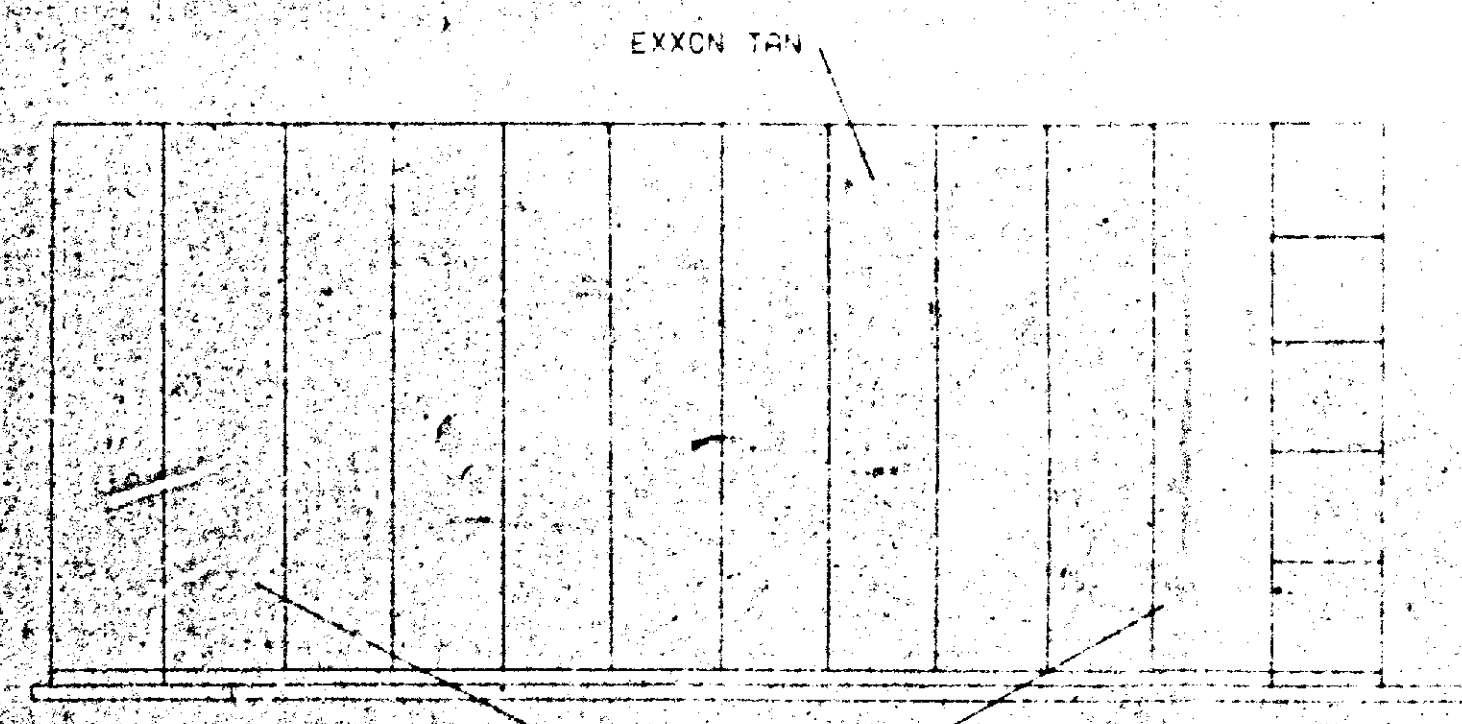


FRONT ELEVATION

INSULATED SECURITY GLASS

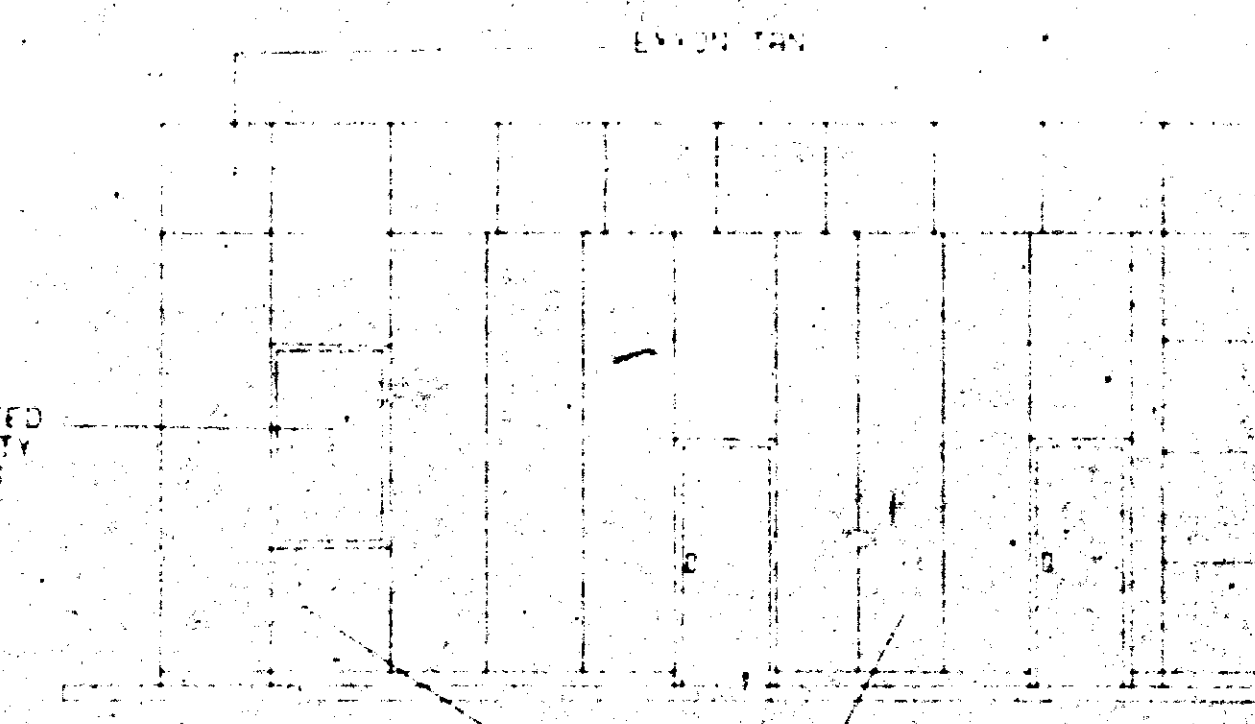
VARIANCE NOTES
247-6
SIGN (FREESTAND) TOTAL S.F. 2522
COUNTING BOTH SIDES, IN LIEU OF
THE ALLOWED 3 SIGN (FREESTAND) WITH
A TOTAL S.F. PERMITTED OF 100 (COUNTING
BOTH SIDES)

per Elliott Muth
7/17/85



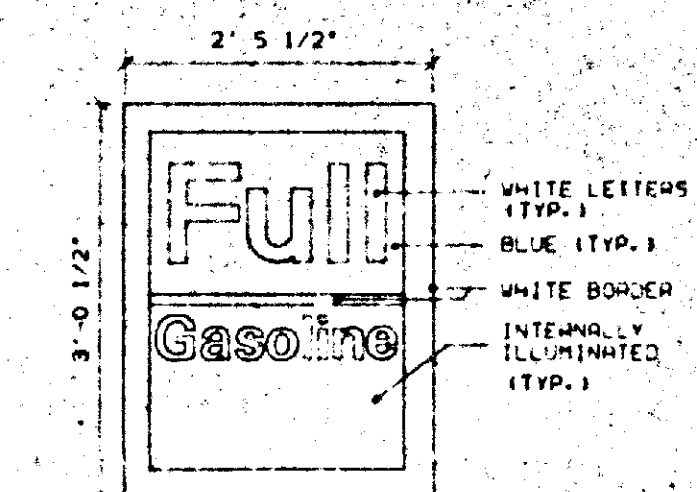
LEFT SIDE ELEVATION

NTS



RIGHT SIDE ELEVATION

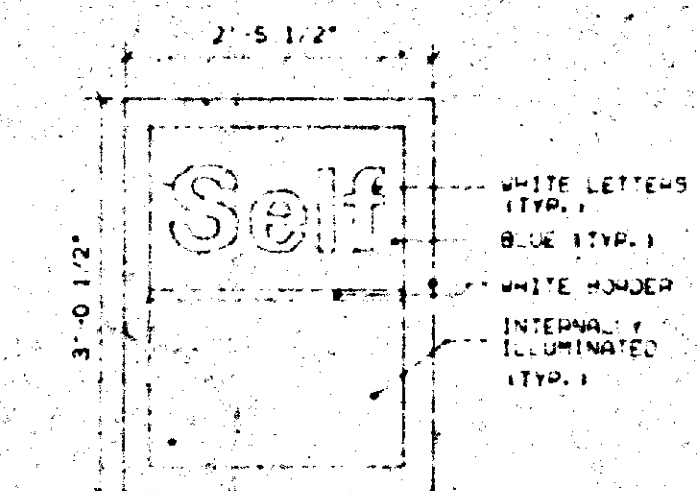
NTS



COLUMN END SIGN

NTS

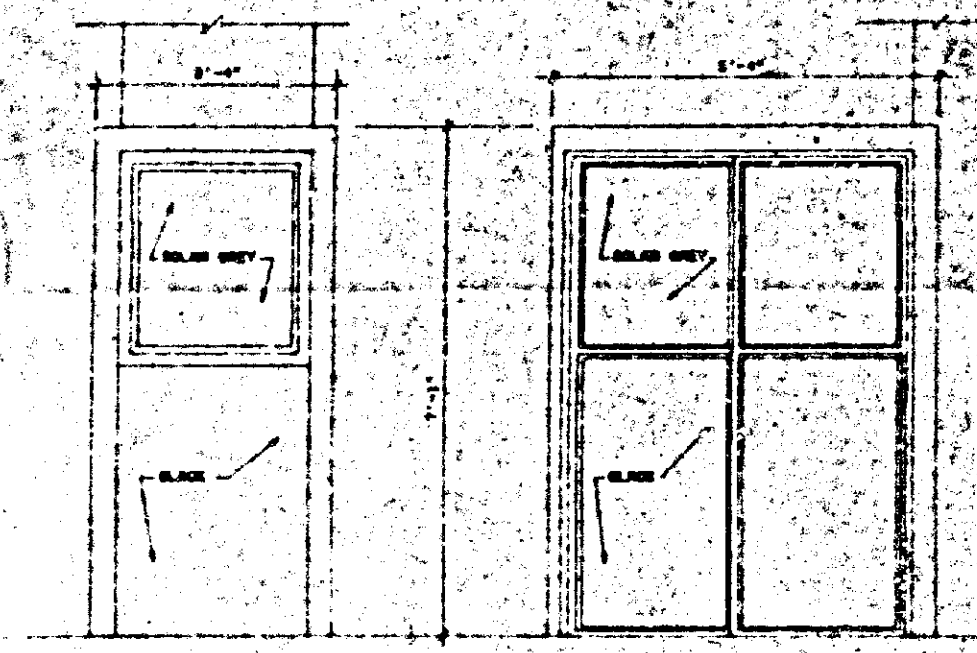
AREA = 7.27 SQ. FT.



COLUMN END SIGN

NTS

AREA = 7.27 SQ. FT.

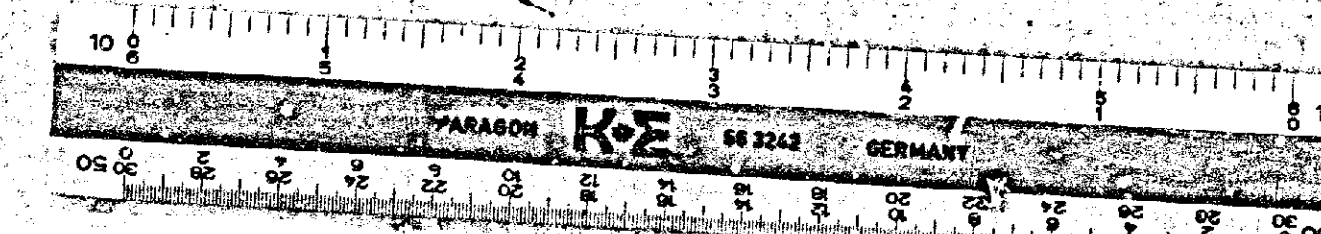
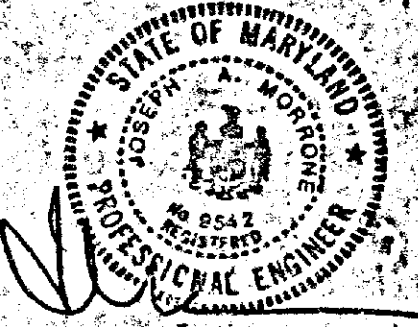


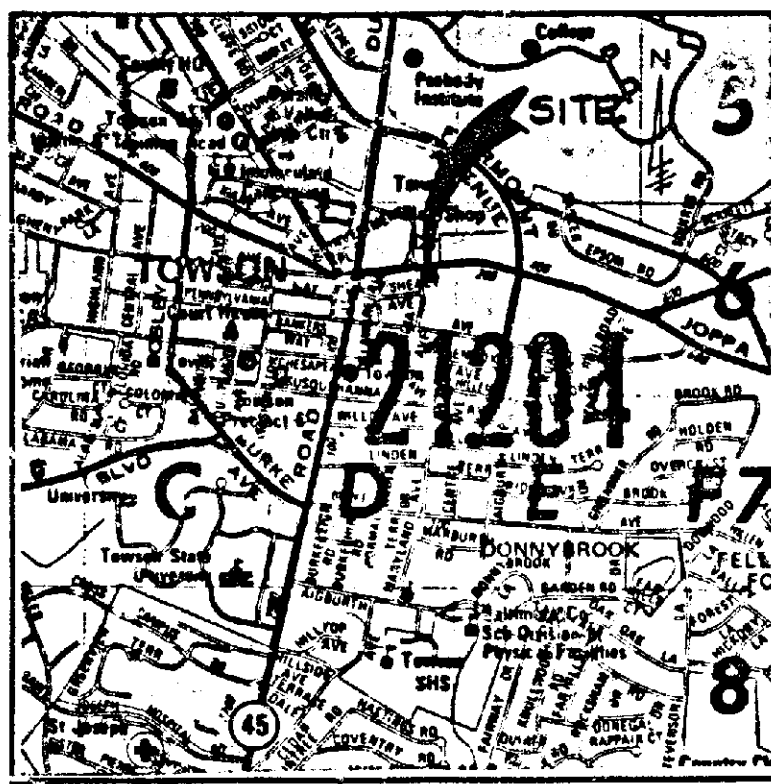
END ELEVATION

SIDE ELEVATION

DETAILS / ELEVATIONS PLAN

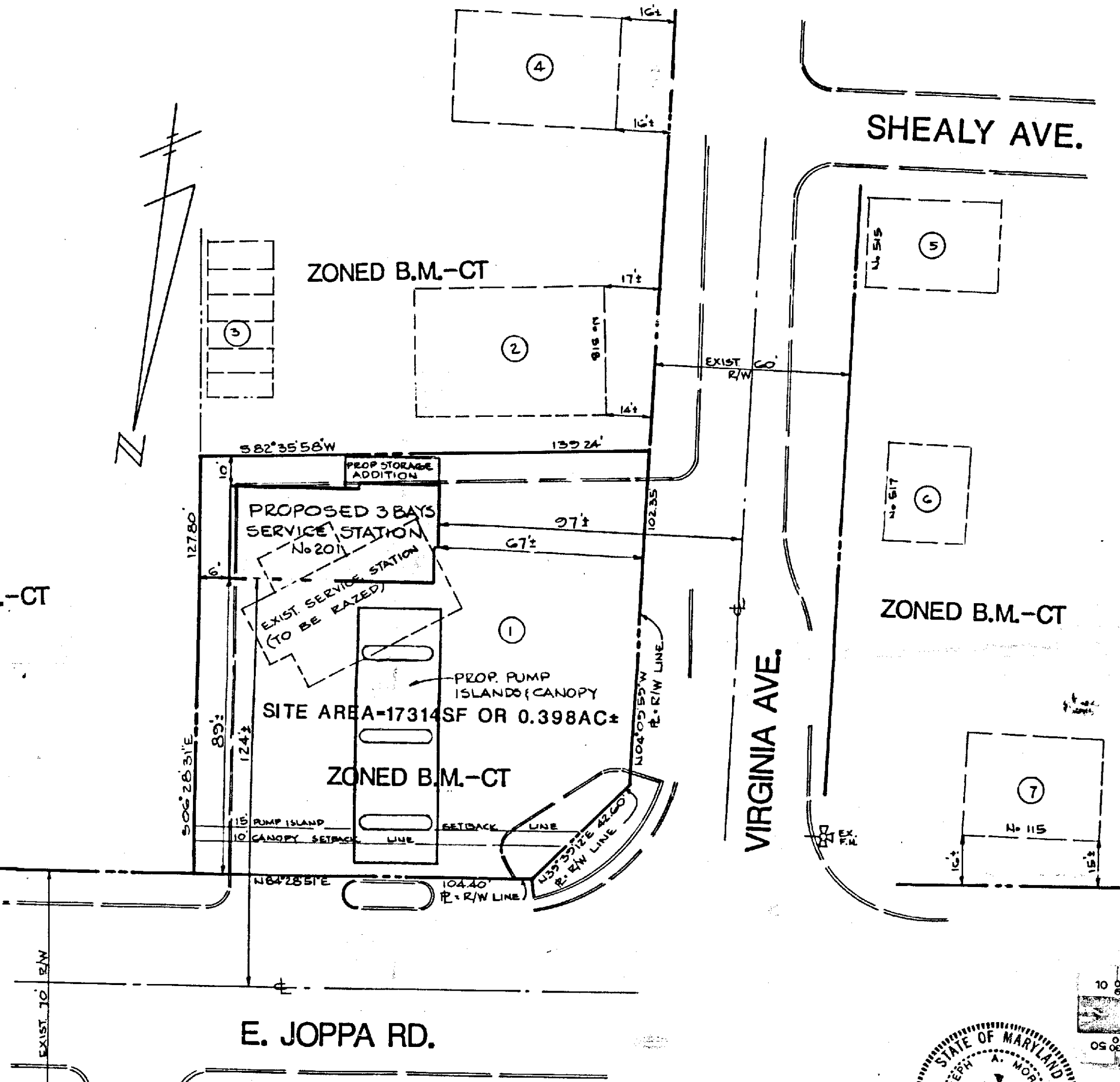
DATE	REVISIONS	BY	CHK	EXXON COMPANY, U.S.A.	A DIVISION OF EXXON CORPORATION	PROJECT NO.
				Marketing Department	Real Estate & Engineering	
				DATE: 01/09/84	201 E. JOPPA ROAD	DISC NO. 543/544
				DRAWN BY: DGM	S.E. COR. OF JOPPA RD. & VIRGINIA AVE.	RAS NO. 2-5019
				CHK BY: CMH	9TH ELECTION DISTRICT BALTIMORE COUNTY, MD.	DWG. NO. 2 OF 2
				SCALE: NTS	SITE AREA - 17,314 SF OR 0.398 AC.	





LOCATION MAP
SCALE: 1"=2000'

- KEY: 1. PROPOSED EXXON SERVICE STATION 2. JOSEPH OF VIENNA HAIRSTYLIST 3. FRAME GARAGES
4. TWO STORY STONE DWLG. 5. TWO STORY FRAME DWLG. 6. TWO STORY FRAME DWLG.
7. MUNICIPAL SAVINGS & LOAN 8. FUTURE HOME OF 203 E. JOPPA RD. CONDOMINIUM
9. ONE STORY BRICK DWLG. 10. OFFICE BLDG. (SHELL BLDG.)



STV/LYON ASSOCIATES.
ENGINEERS, ARCHITECTS & PLANNERS.
21 Governor's Court
Baltimore, MD 21207-2722
301/944-9112

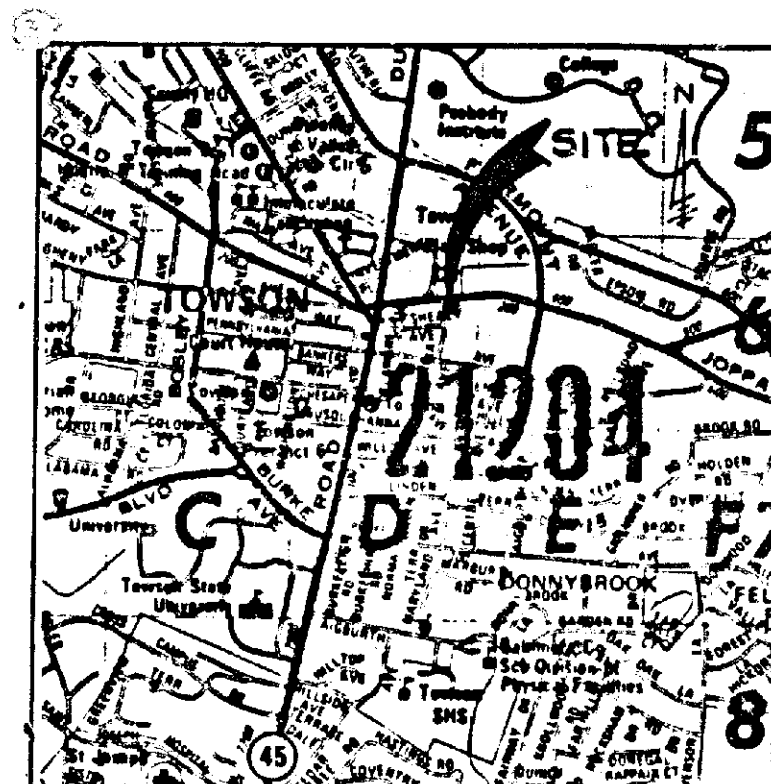
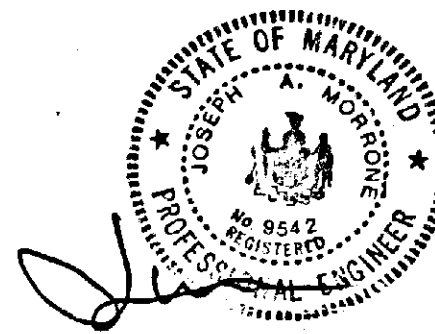
PLAT TO ACCOMPANY PETITION FOR VARIANCES

EXXON COMPANY, U.S.A.

201 E. JOPPA ROAD S.E. COR. OF JOPPA RD. & VIRGINIA AVE.
9th ELECTION DISTRICT BALTIMORE COUNTY, MD.

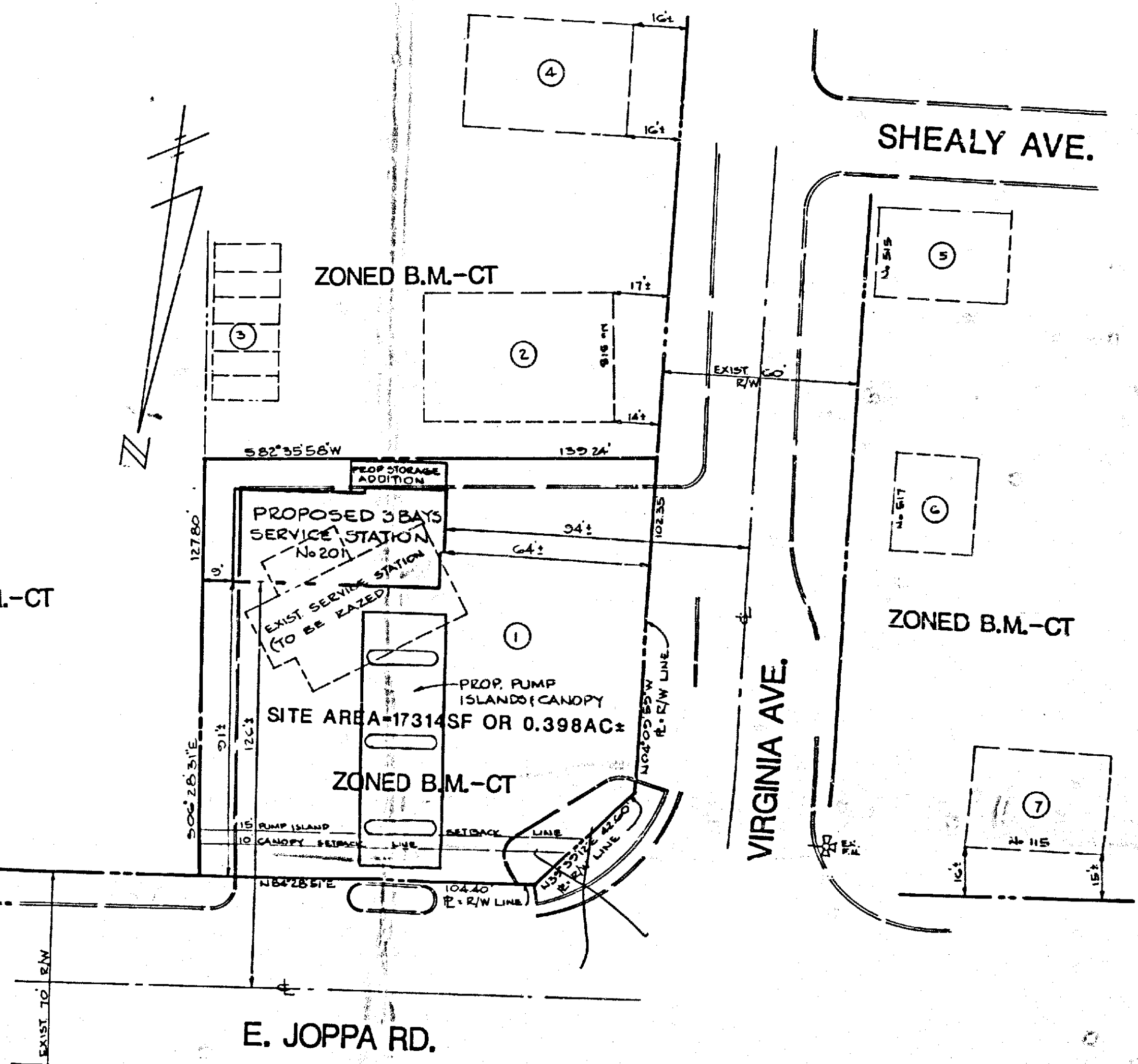
SCALE: 1"=30' APRIL 23, 1985

JOB #61-7518-53-031



LOCATION MAP
SCALE: 1"=2000'

- KEY: 1. PROPOSED EXXON SERVICE STATION 2. JOSEPH OF VIENNA HAIRSTYLIST 3. FRAME GARAGES
4. TWO STORY STONE DWLG. 5. TWO STORY FRAME DWLG. 6. TWO STORY FRAME DWLG.
7. MUNICIPAL SAVINGS & LOAN 8. FUTURE HOME OF 203 E. JOPPA RD. CONDOMINIUM
9. ONE STORY BRICK DWLG. 10. OFFICE BLDG. (SHELL BLDG.)



STV/LYON ASSOCIATES.
ENGINEERS, ARCHITECTS & PLANNERS.
21 Governor's Court
Baltimore, MD 21207-2722
301/944-9112

PLAT TO ACCOMPANY PETITION FOR VARIANCES

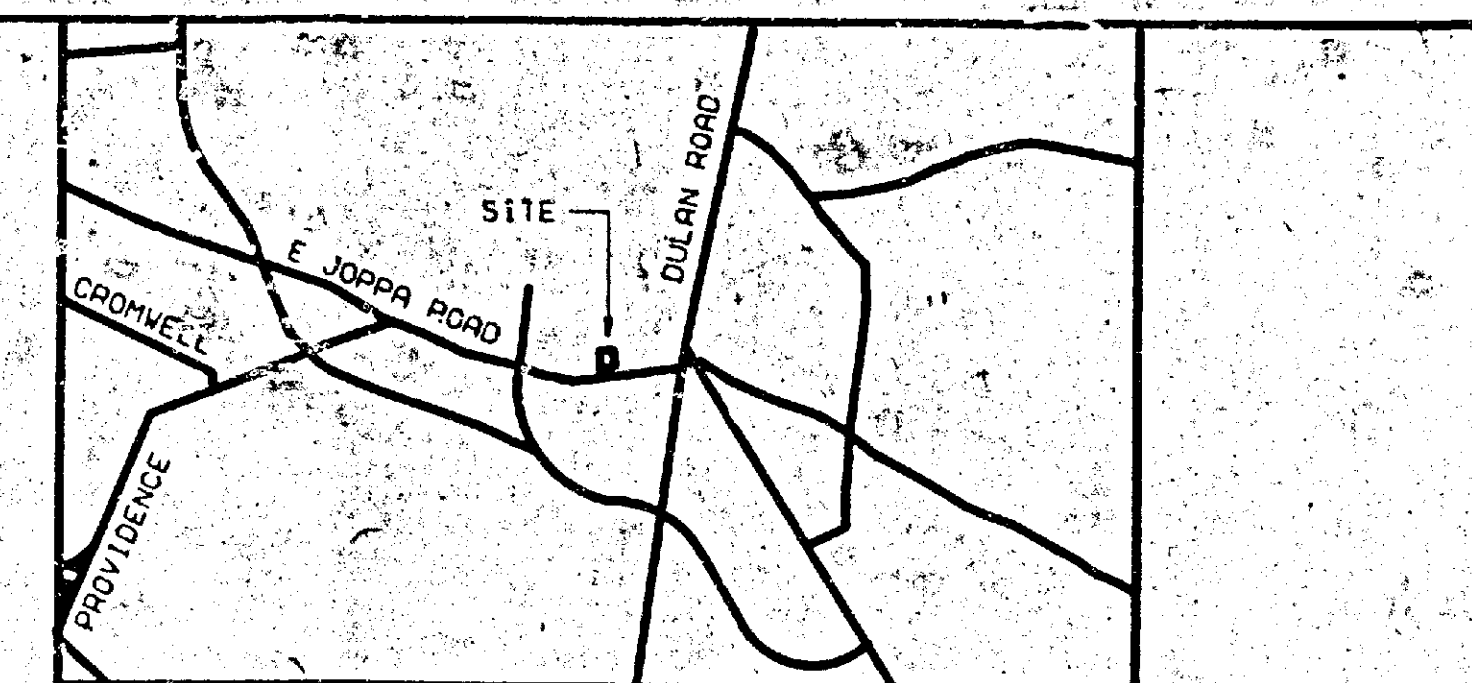
EXXON COMPANY, U.S.A.

201 E. JOPPA ROAD S.E. COR. OF JOPPA RD. & VIRGINIA AVE.
9th ELECTION DISTRICT BALTIMORE COUNTY, MD.

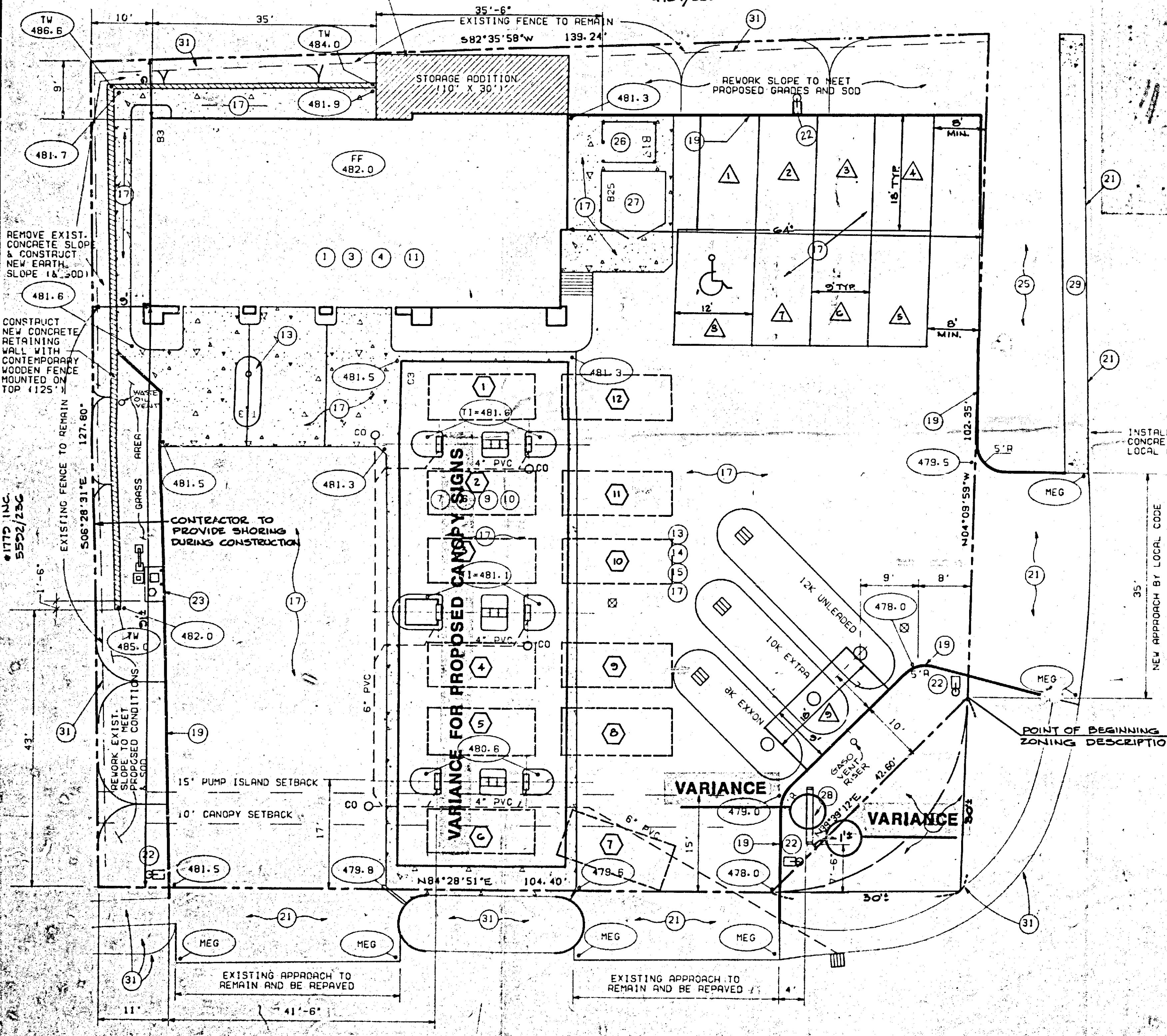
SCALE: 1"=30' APRIL 23, 1985

JOB #61-7518-53-031

360



LOCUS MAP
1" = 2000'
JOSEPH & ANNE GEHRING
4784/265



ZONING NOTES:
EXISTING ZONING: BN-C1
PROPOSED ZONING: NO CHANGE

AREA REQUIREMENTS:
THREE DISPENSER ISLANDS WITH 1 MULTI-PRODUCT DISPENSER, CAPABLE OF SERVING SIX CARS AT ONE TIME.
TOTAL SERVICING SPACES = 6
TOTAL SERVICING BAYS = 3
TOTAL SPACES AND BAYS = 9
TOTAL AREA REQUIRED = 9 X 1500 = 13,500 SF (USE 15,000 SF MIN)
TOTAL AREA OF TRACT = 17,314 SF ± OR 0.398 AC ±

ANCILLARY USES:
MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED.

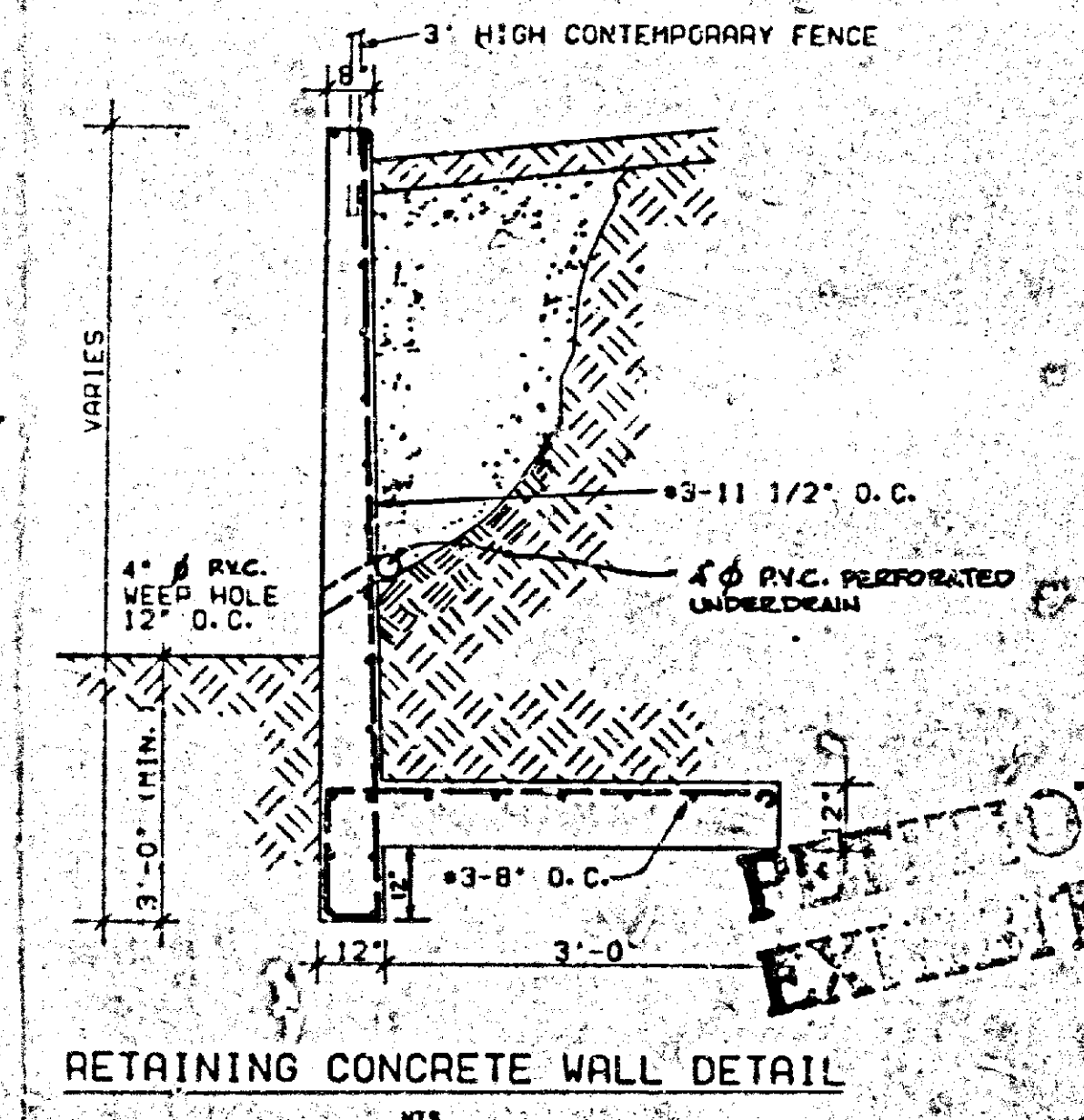
ACCESS POINTS:
NUMBER OF DRIVEWAYS ON MAJOR STREET (JOPPA ROAD) = 2
1. 30' WIDE
2. 35' WIDE
NUMBER OF DRIVEWAYS ON SECONDARY STREET (VIRGINIA AVE) = 1
1. 35' WIDE

LANDSCAPING:
LANDSCAPING REQUIRED (5% OF SITE) = 866 SF ±
LANDSCAPING PROVIDED = 4,060 SF ±
LANDSCAPING TO CONSIST OF GRASS, SMALL TREES, AND SHRUBS.

PARKING:
PARKING SPACES REQUIRED = 3 FOR EVERY BAY = 9 SPACES
PARKING SPACES PROVIDED = 9 (INCLUDING 1 HANDICAPPED)
AREA DISTURBED BY NEW CONSTRUCTION = 20,494 SF ±

LIGHTING:
4 NEW YARD LIGHTS (SUPER HAUDE 400 WATTS)
1 METAL HAUDE 250 WATT

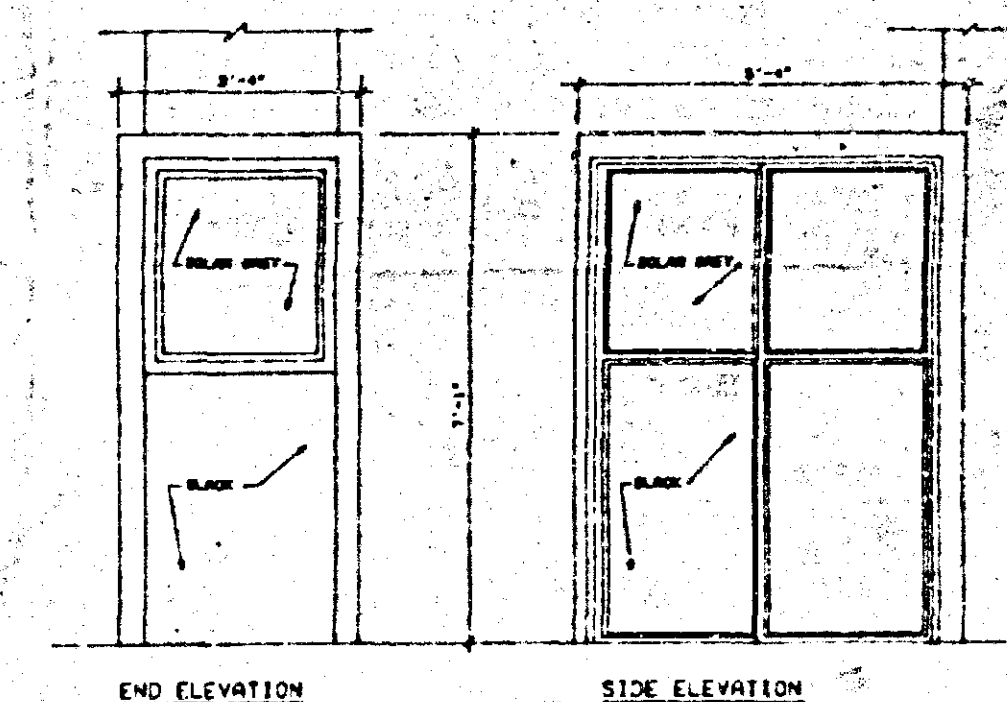
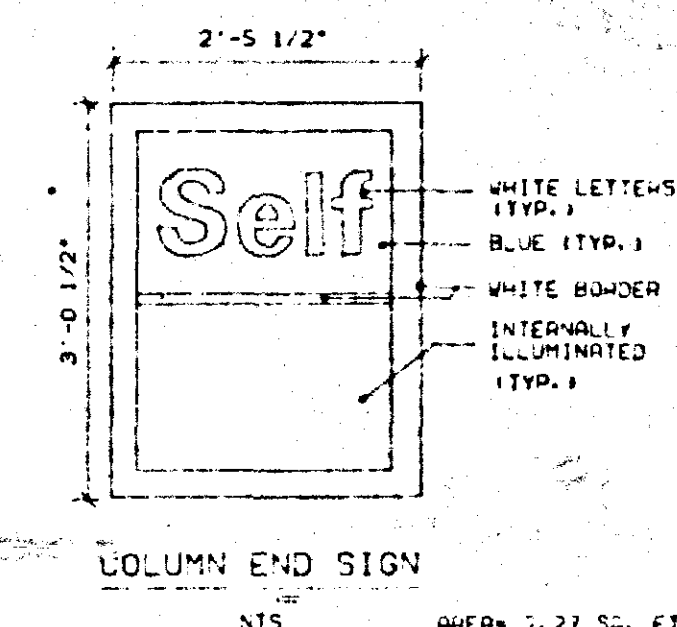
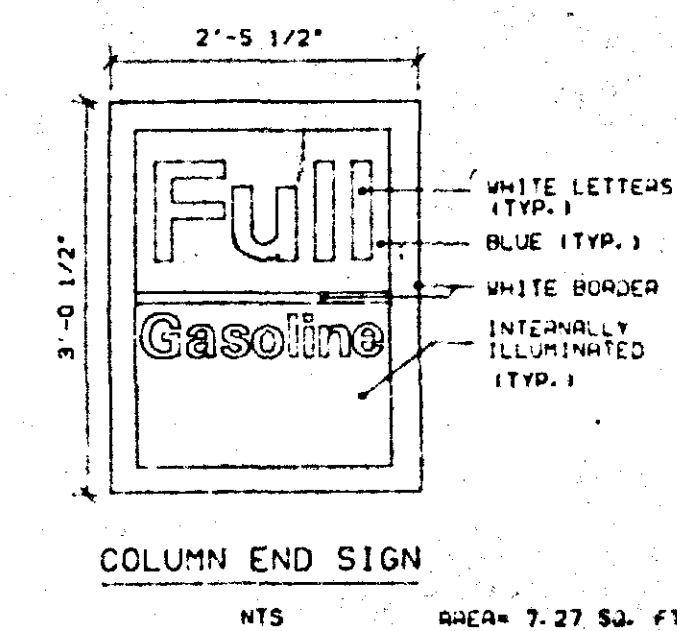
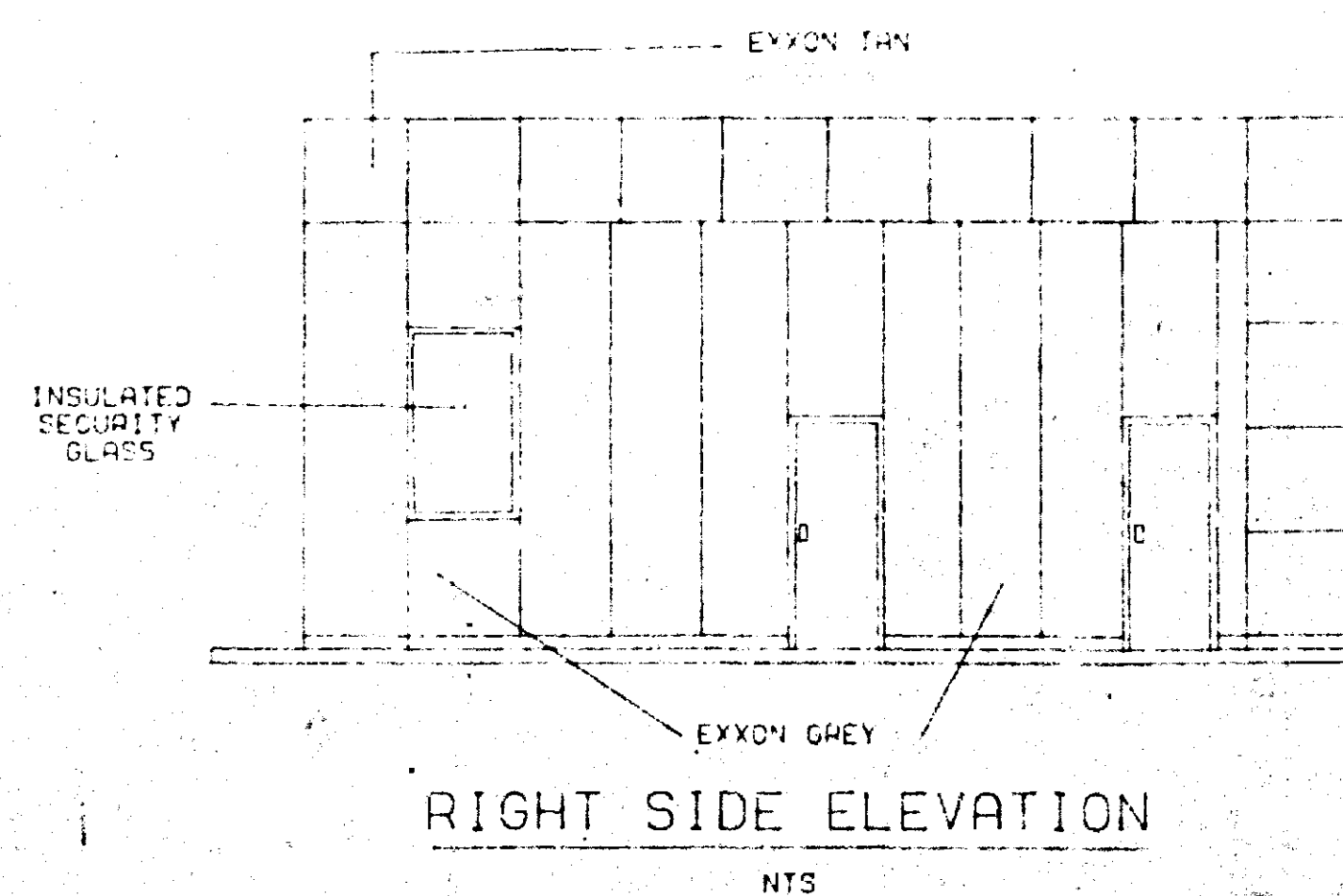
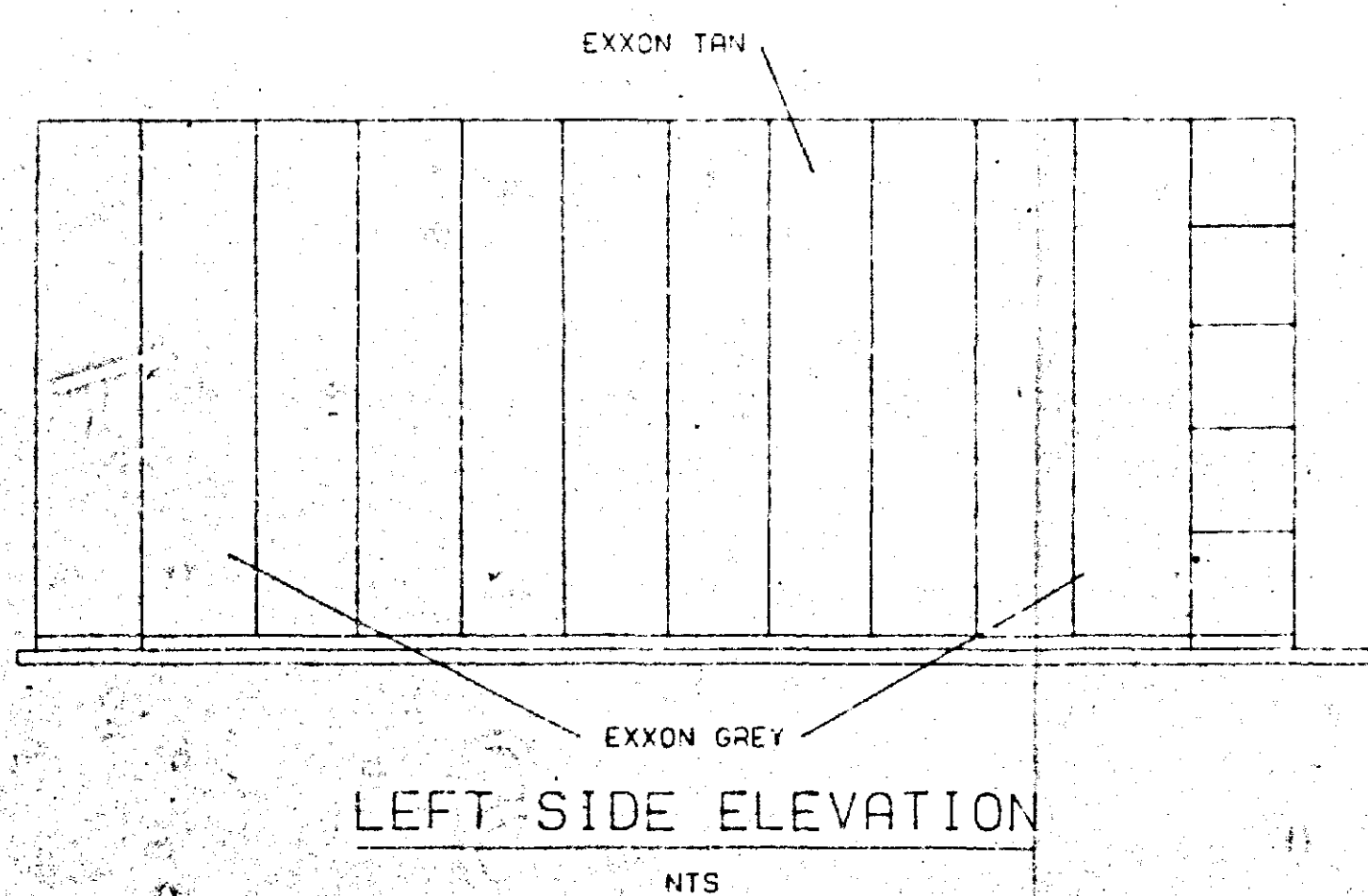
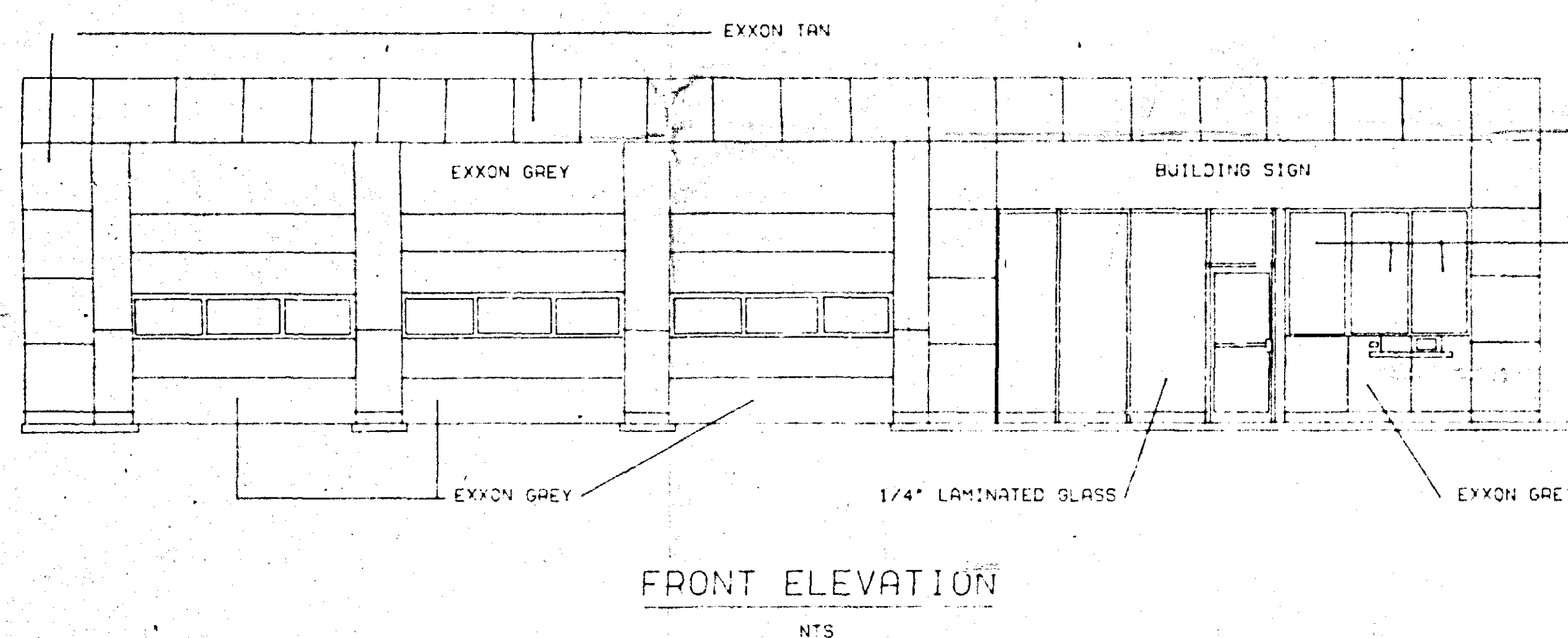
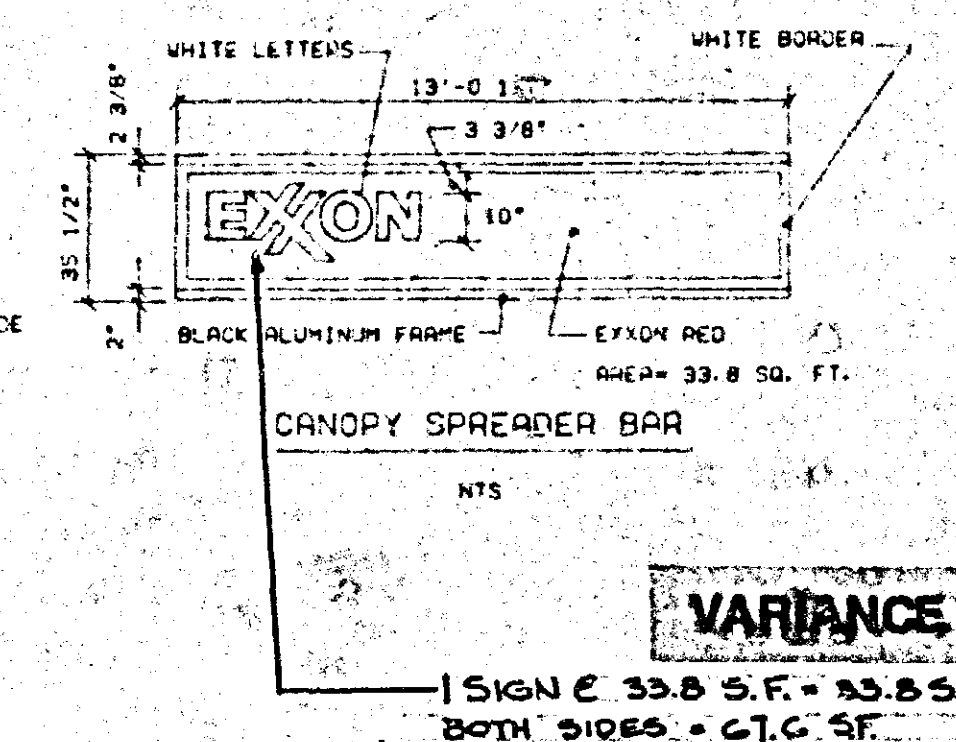
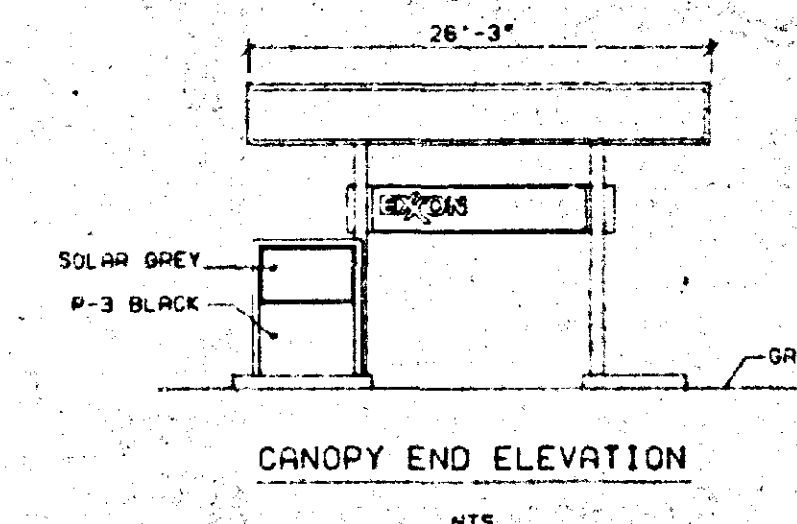
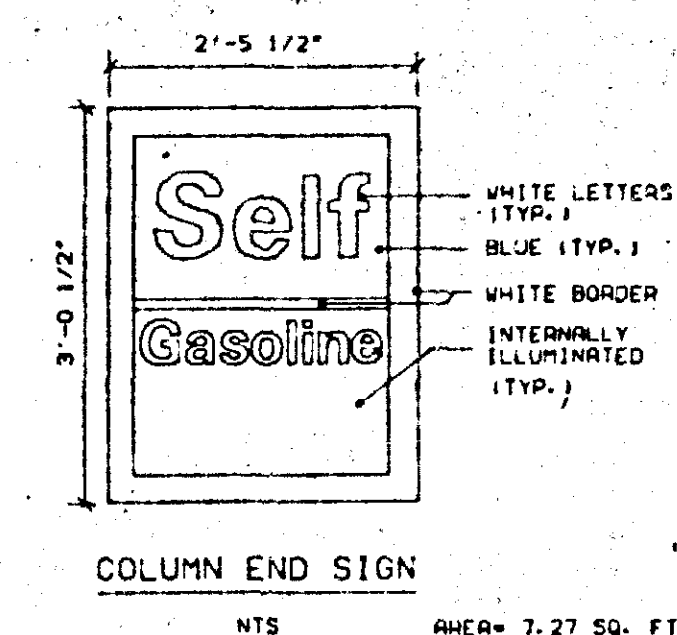
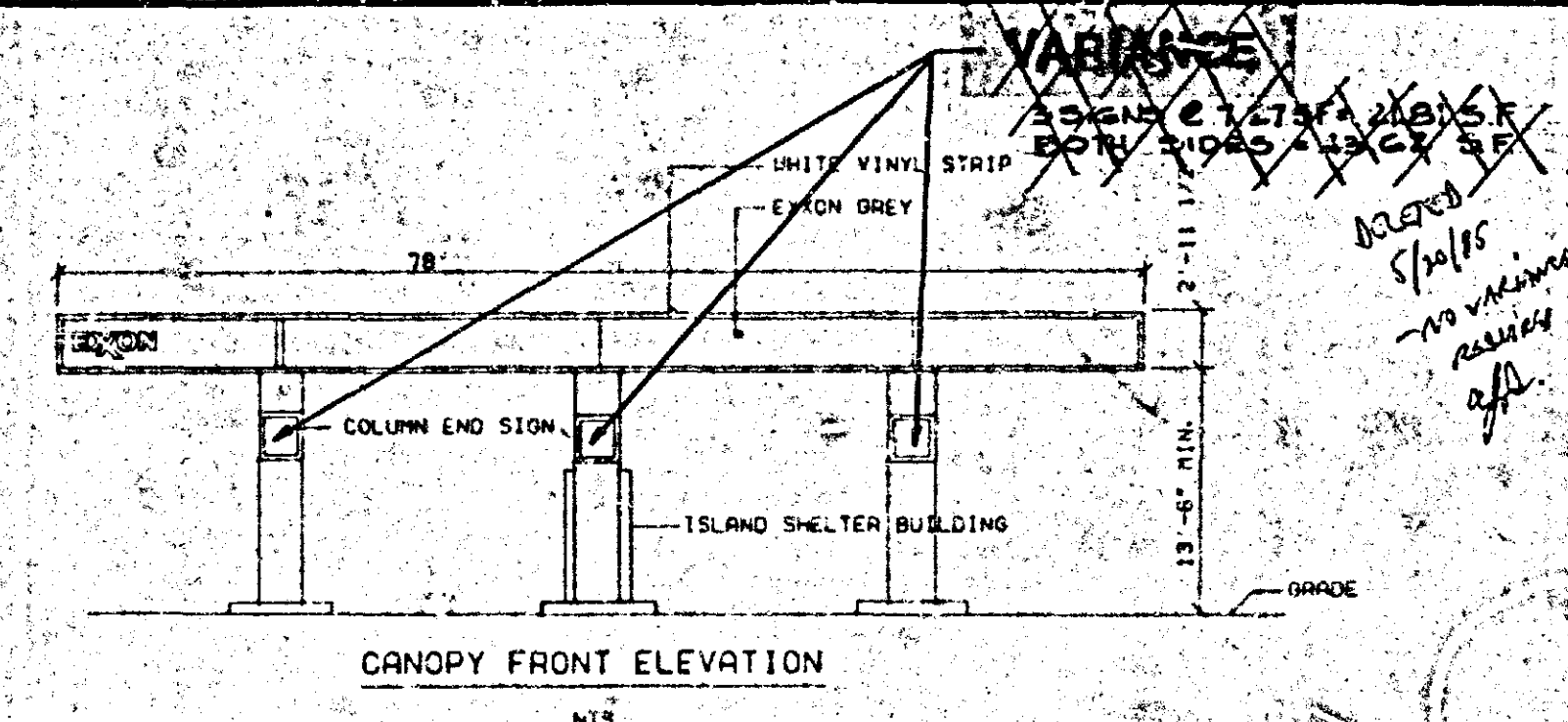
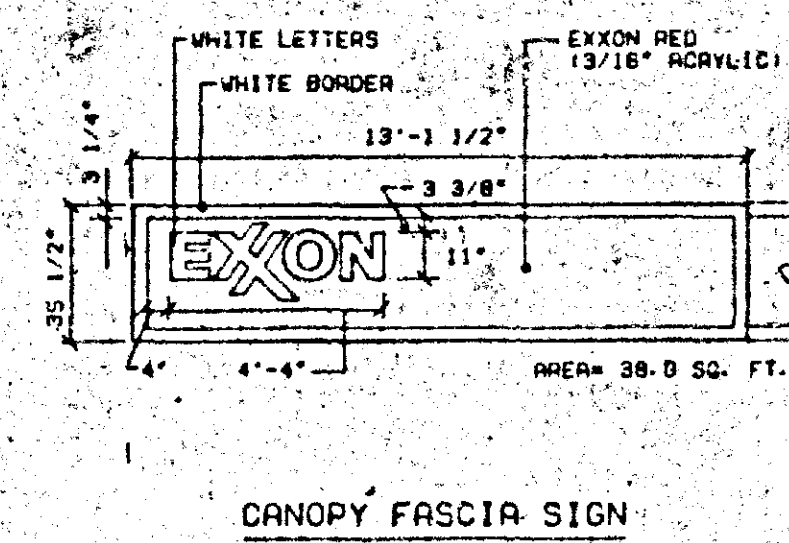
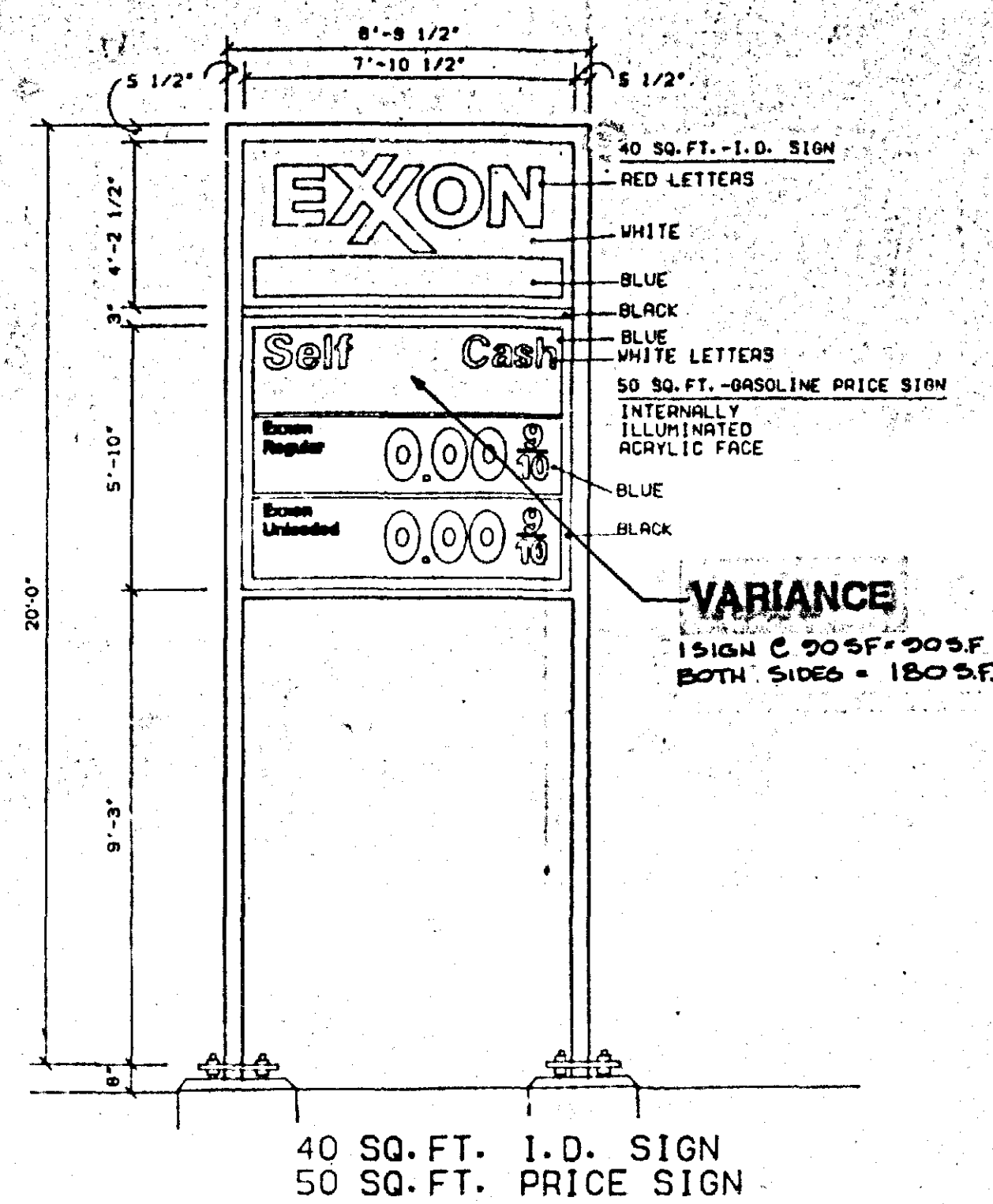
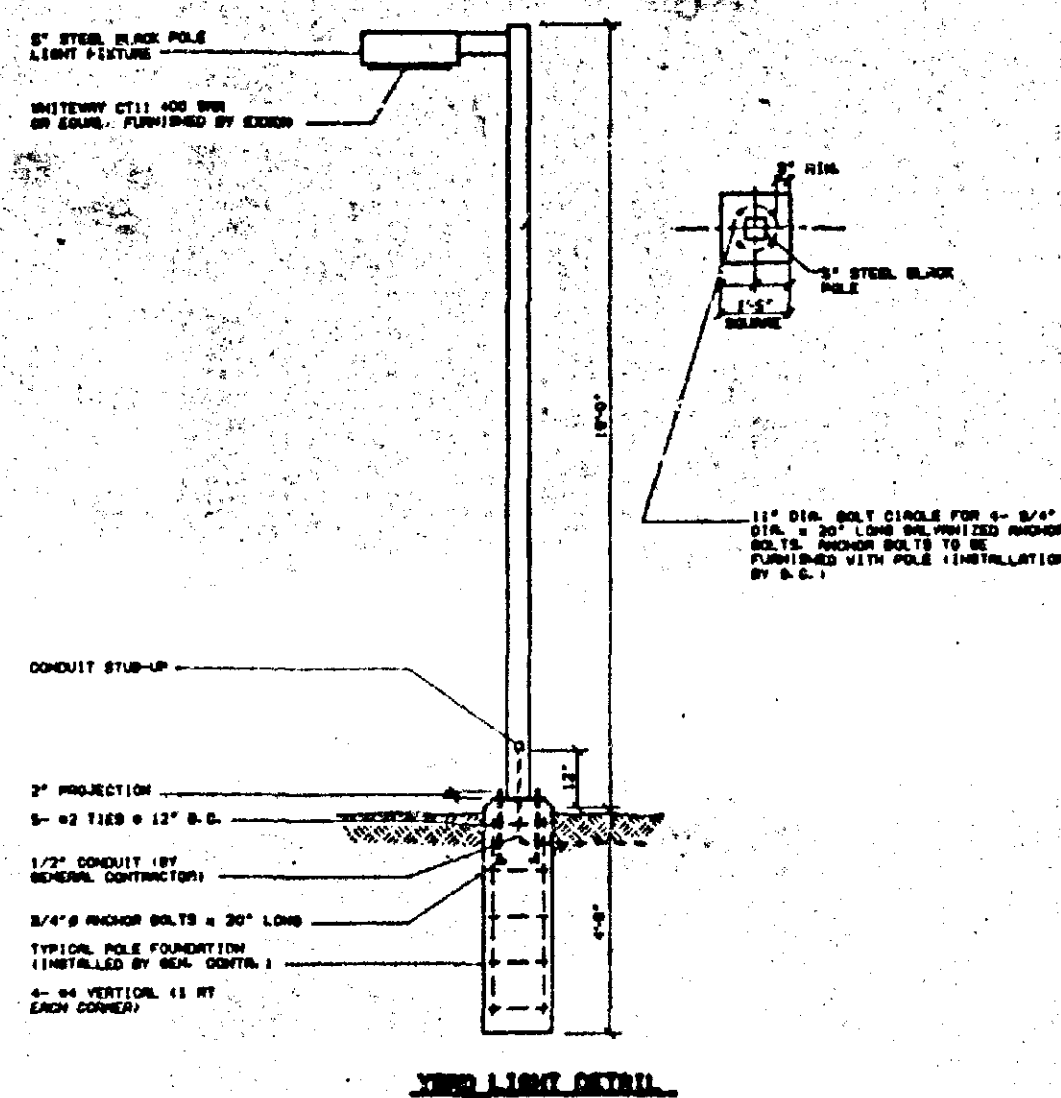
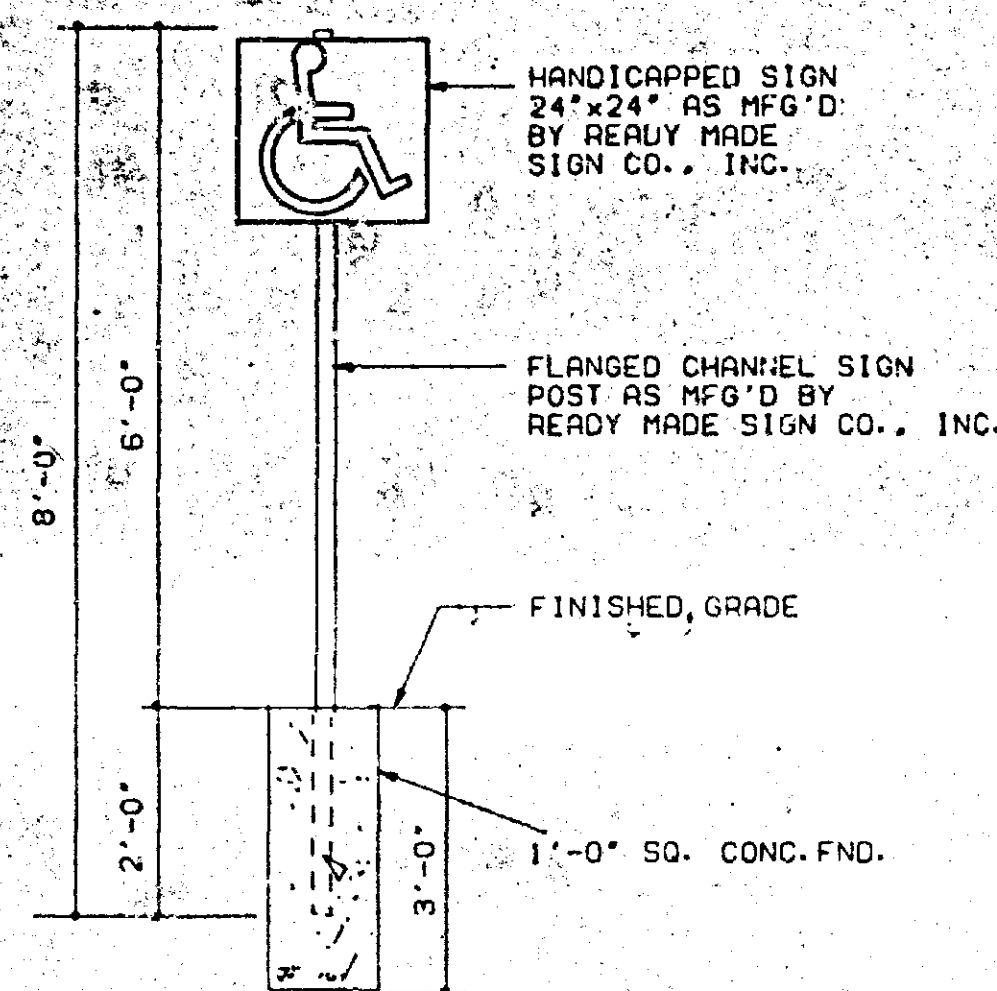
GENERAL NOTES			
E = EXXON	G.C. = GENERAL CONTRACTOR		
B.S. = BUILDING SUPPLIER	O = OTHER		
23.C = NEW GRADE	x = EXIST. GRADE		
⊠ = OBSERVATION WELL BY G.C.			
▼ = HOSE BIB BY G.C.			
ETR = EXISTING TO REMAIN			
1. UNLESS OTHERWISE NOTED, EXISTING IMPROVEMENTS SHOWN ON SURVEY WHICH ARE NOT REUSED ON THIS PLAN ARE TO BE REMOVED BY AND BECOME THE PROPERTY OF THE GENERAL CONTRACTOR EXCEPT AS FOLLOWS:			
SIGN AND POLES: G.C. TO TRANSPORT TO EXXON STORAGE LOCATION.			
OTHER EQUIPMENT: G.C. TO TRANSPORT TO EXXON STORAGE LOCATION. VERIFY WITH EXXON'S PROJECT ENGINEER.			
2. ALL UTILITY CONNECTIONS ARE TO BE AS PER LOCAL CODE BY G.C.			
3. G.C. TO PROVIDE CONDUIT & WIRING TO ALL EXXON I.D. SIGNS & CONDUIT ONLY TO PUBLIC TELEPHONE BOOTH.			
4. SITE PLAN SUPERCEDES ALL WORKING DRAWINGS.			
5. ALL PAINT TO BE FURNISHED BY G.C.			
BUILDING			
1	BS	BS	BUILDING 81-3FR
3	BS	BS	OPTION "A" - OFFICE CASHIER AREA
4	BS	BS	OPTION "B" - ARCH ON BAY SIDE OF BUILDING
CANOPY / ISLANDS			
6	BS	BS	CANOPY - TYPE 26' X 79'
7	BS	BS	ISLAND SHELTER BUILDING
9	GC	GC	CONCRETE ISLANDS - PAINT BLACK
10	E	GC	DISPENSING EQUIPMENT (3) MFD-C
11	E	GC	TRANSAC SYSTEM TCR-G
YARD AREA - TANKS			
13	E	GC	(3) FIBERGLASS TANKS FOR MOTOR FUEL: (3) STP 4/LEAK DETECTORS: (12K) GAL. UNLEADED (10K) GAL. UNLEADED EXTRA (8K) GAL. EXXON (1K) GAL. WASTE OIL
14	GC	GC	FIBERGLASS PRODUCT PIPING AND VENTING LINES
15	GC	GC	VAPOR RECOVERY SYSTEM TYPE PHASE I
17	GC	GC	6" CONCRETE W/6-6-6 WVF
20	GC	GC	6"X16" VERTICAL CURB
21	GC	GC	DRIVE APPROACH AND CURBING OUTSIDE PROPERTY LINE PER LOCAL CODE
22	E	GC	(4) NEW YARD LIGHT FIXTURES AND POLES: PAINT BLACK
23	E	GC	AIR / WATER / LIGHT UNIT
25	E	E	LANDSCAPING
26	GC	GC	USED TIRE STORAGE ENCLOSURE: AMFAB SERIES 600
27	GC	GC	TRASH ENCLOSURE W/6" REINF. CONCRETE PAD
28	E	GC	INSTALL ID/PRICE SIGN FRAME AND POLES: PAINT BLACK (40)SF ID (50)SF PRICE
31	E	GC	EXISTING TO REMAIN



PLAT TO ACCOMPANY PETITION FOR VARIANCES

DATE	REVISIONS	BY	CHK	EXXON COMPANY, U.S.A.		PROJECT NO.
				Marketing Department	Real Estate & Engineering	
DATE	01/09/85			201 E JOPPA ROAD		DISC. NO.
BY	DRM			S.E. COR. OF JOPPA RD. & VIRGINIA AVE.		543/544
CHKD	CMN			9th ELECTION DISTRICT BALTIMORE COUNTY, MD.		RAS NO.
SCALE	1" = 10'			SITE AREA - 17,314 SF ± OR 0.398 AC ±		2-5019
						DWG. NO.
						5019

PREVIOUS ZONING CASE 82-105A



VARIANCE NOTES

5 SIGN (FREESTAND) TOTAL S.F. 25X12
COUNTING BOTH SIDES, IN LIEU OF
THE ALLOWED 3 SIGN (FREESTAND) WITH
A TOTAL S.F. PERMITTED OF 100 (COUNTING
BOTH SIDES)

DETAILS / ELEVATIONS PLAN

DATE	REVISIONS	BY	CHK	EXXON COMPANY, U.S.A.		PROJECT NO.
				Marketing Department	A DIVISION OF EXXON CORPORATION Petal Estaca & Engineering	DISC NO. 543/54
				DATE 01/09/84	201 E. JOPPA ROAD	RAS NO. 2-501
				DRAWN BY: DGH	S.E. COR. OF JOPPA RD. & VIRGINIA AVE.	DWG. NO. 2 OF 2
				CHECKED BY: JHN	9TH ELECTION DISTRICT BALTIMORE COUNTY, MD.	
				DATE: NTS	SITE AREA -17,314 SF OR 0.398 AC.	

RE: PETITION FOR VARIANCES
SE Corner of E. Joppa Rd.
& Virginia Ave. (201 E.
Joppa Rd.), 9th District
EXXON COMPANY, U.S.A.,
Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-53-A

ENTRY OF APPEARANCE

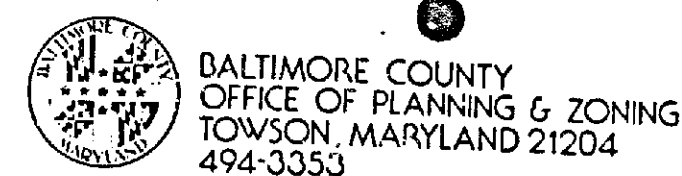
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 222, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 12th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to F. Vernon Boozer, Esquire, 614 Bosley Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



ANNOLD JARLON
ZONING COMMISSIONER

August 1, 1985

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Variance
SE corner of E. Joppa Rd. & Virginia
Avenue (201 East Joppa Road)
9th Election District
Exxon Company, U.S.A. - Petitioners
Case No. 86-53-A

Dear Mr. Boozer,

This is to advise you that \$72.97 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland.

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

No. 006889

DATE 8-7-85 ACCOUNT R-01-615-000

AMOUNT \$ 72.97

RECEIVED FROM: Vernon Boozer, Esquire

FOR: Advertising and Posting Case 86-53-A
B B105*****7237a 5072F

VALIDATION OR SIGNATURE OF CARRIER

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

July 5, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SE corner of E. Joppa Rd. & Virginia
Avenue (201 East Joppa Road)
9th Election District
Exxon Company, U.S.A. - Petitioners
Case No. 86-53-A

TIME: 1:30 p.m.

DATE: Wednesday, August 7, 1985

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

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

No. 007241

DATE 5/20/85 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM: F. Vernon Boozer

FOR: Filing Fee Variance # 360
B B047*****10060a 0246F

VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 18, 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 July 18, 1985.

THE JEFFERSONIAN,

13 Kentel
Publisher

Cost of Advertising
24.75

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland 86-53-A

District 9th Date of Posting 7/18/85

Posted for: Variance

Petitioner: Exxon Company, U.S.A.

Location of property: SE corner E. Joppa Rd. & Virginia Ave.
201 E. Joppa Rd.

Location of Sign: Same location as E. Joppa Rd. & Virginia Ave.
on property of Petitioner.

Remarks: [Signature]

Posted by: [Signature]

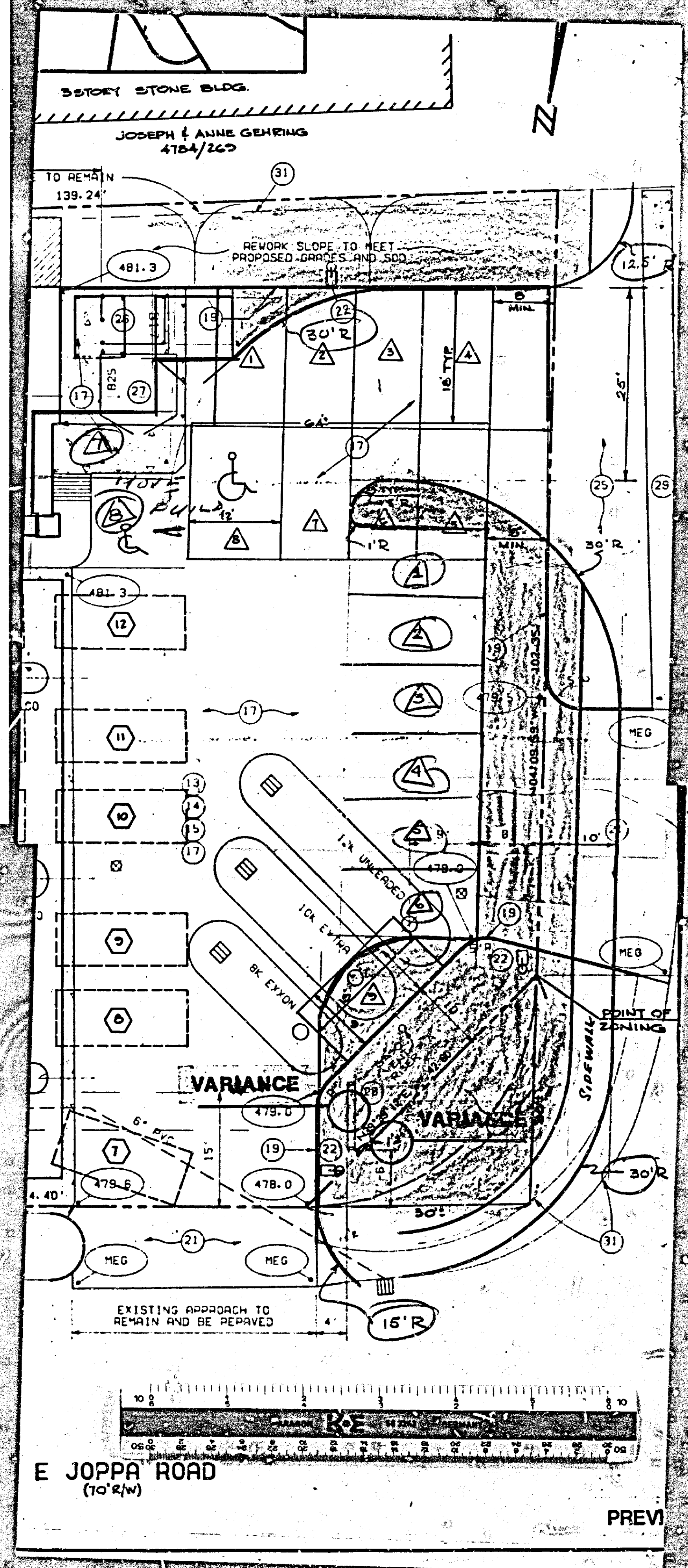
Number of Signs: 1 Date of return: 7/18/85

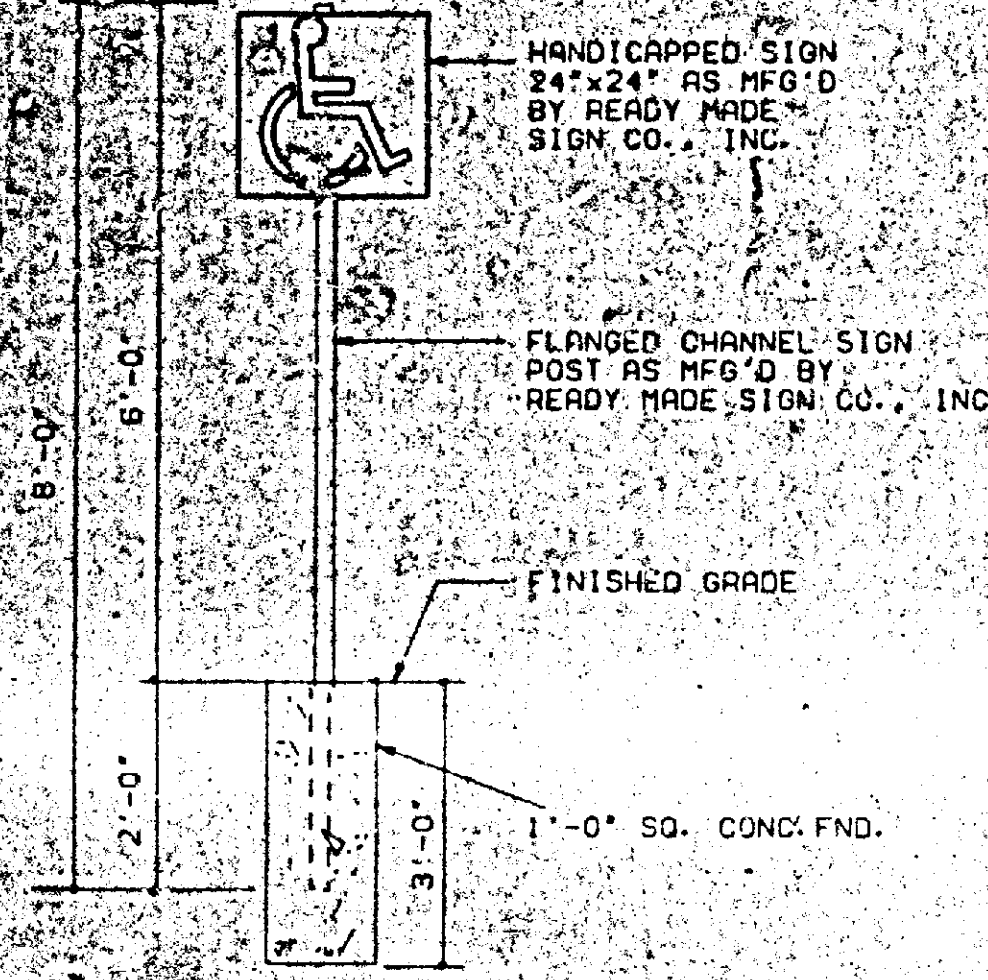
CERTIFICATE OF PUBLICATION

Towson, Md. 7/30 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 17th day of July 1985.

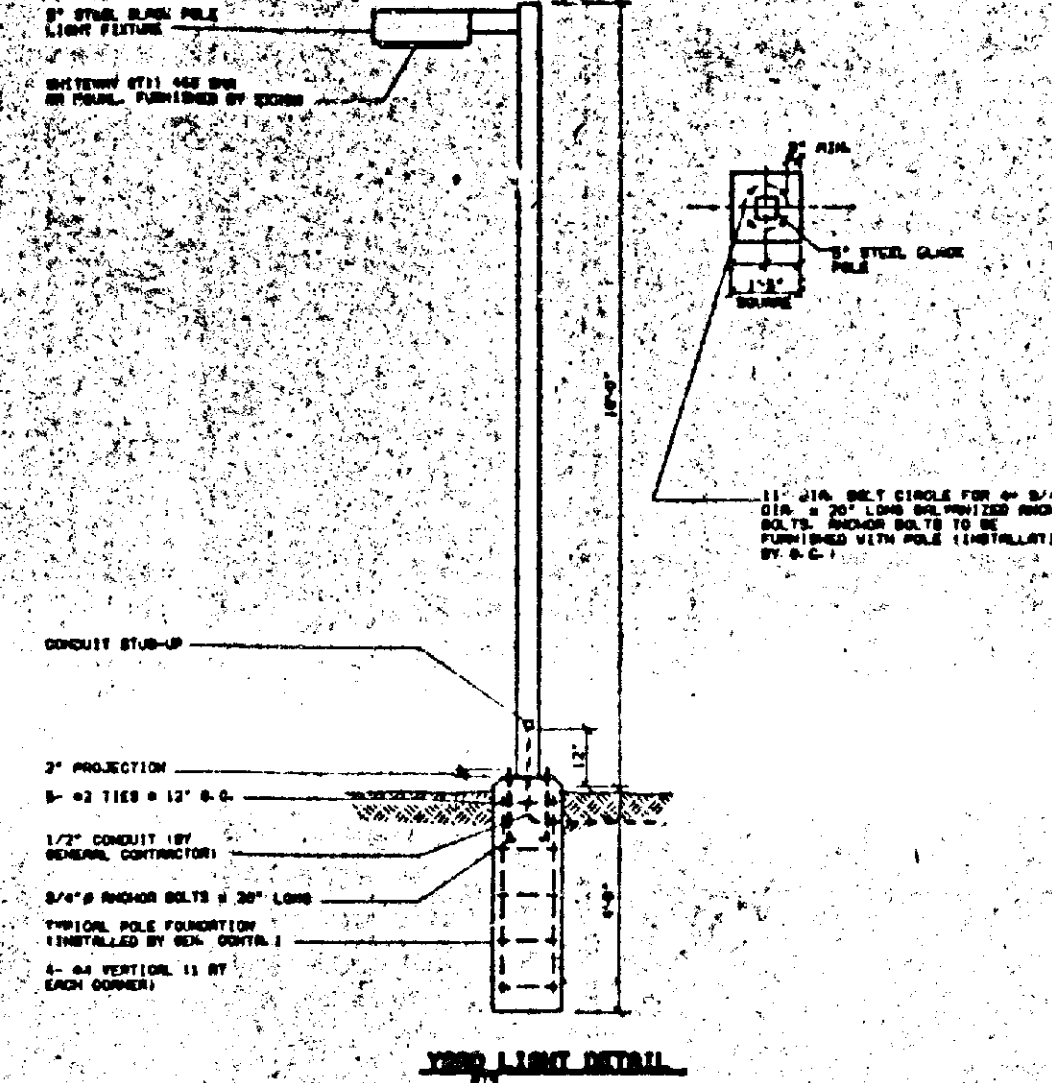
THE TOWSON TIMES
William H. H. H.
Cost of Advertisement: \$ 43.23



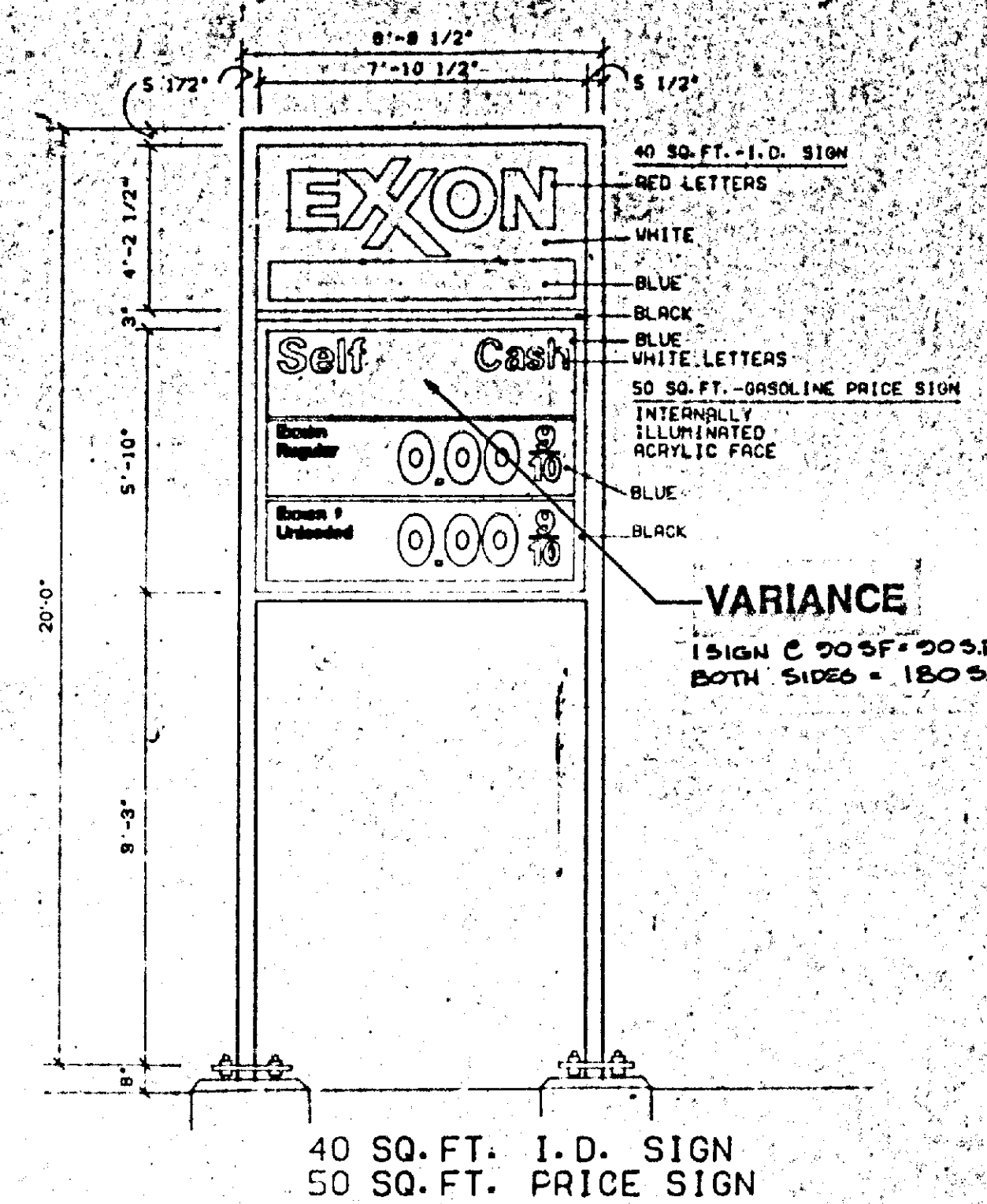


HANDICAPPED PARKING SIGN DETAIL

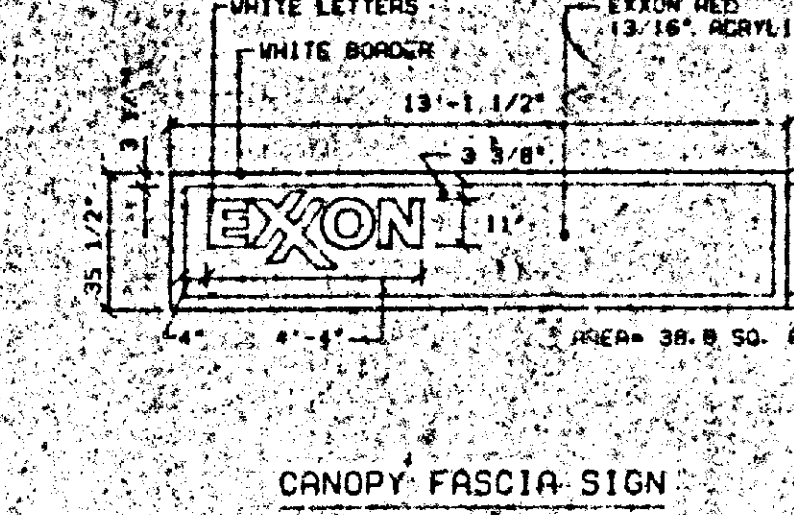
NTS



YARD LIGHT DETAIL

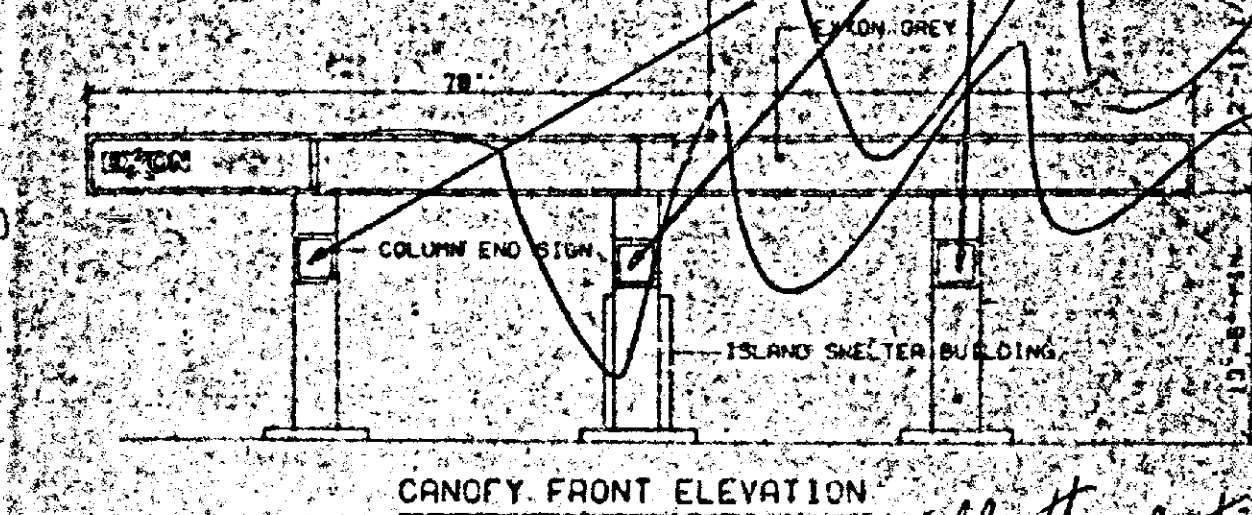


40 SQ. FT. I.D. SIGN
50 SQ. FT. PRICE SIGN



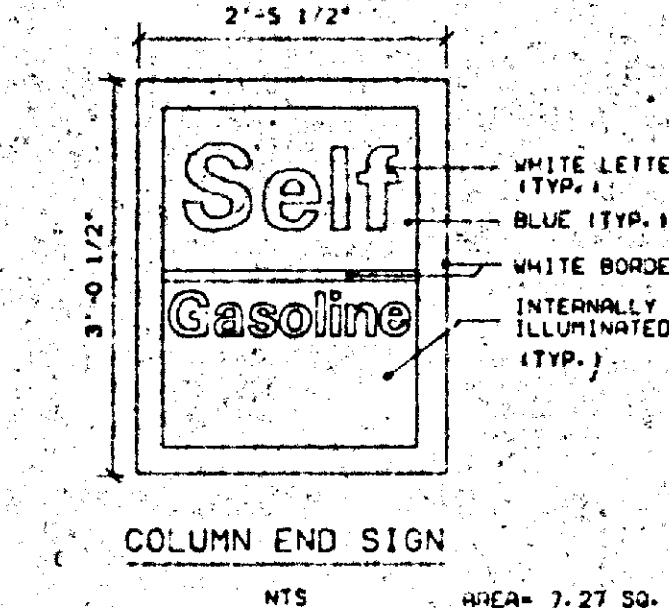
CANOPY FASCIA SIGN

NTS



CANOPY FRONT ELEVATION

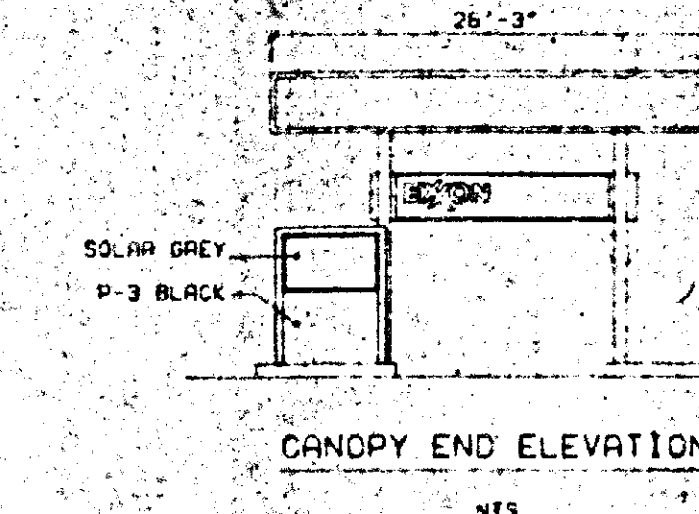
NTS



COLUMN END SIGN

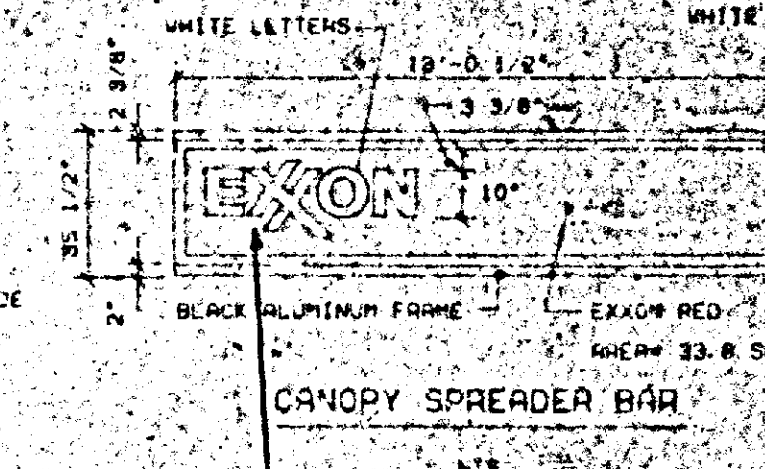
NTS

AREA 7.27 SQ. FT.



CANOPY END ELEVATION

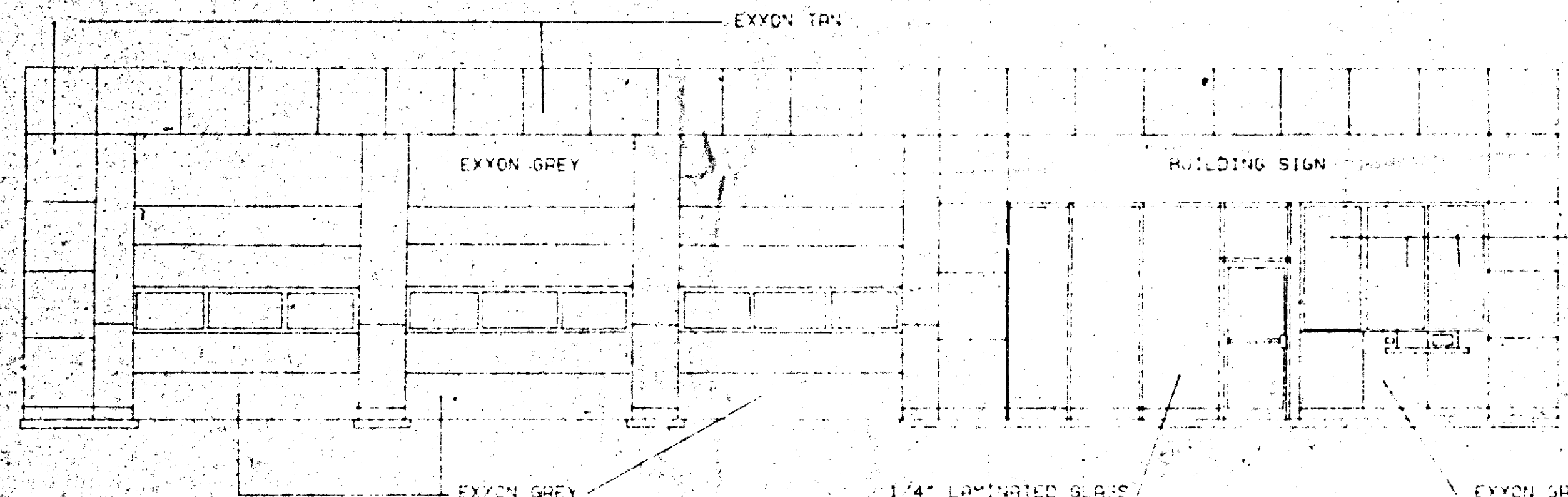
NTS



CANOPY SPREADER BAR

NTS

VARIANCE
SIGN 238 S.F. = 238 S.F.
BOTH SIDES = 476 S.F.

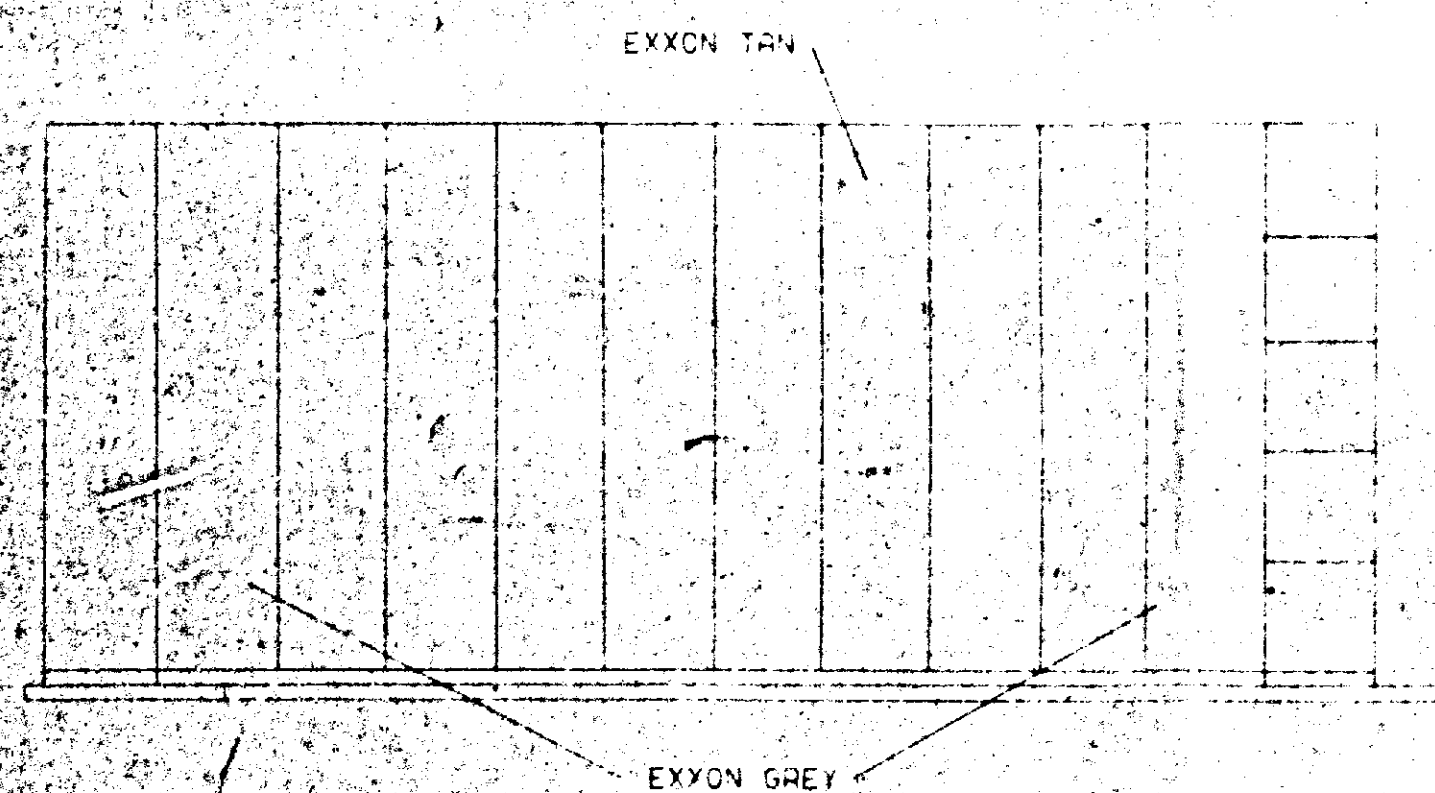


FRONT ELEVATION

INSULATED SECURITY GLASS

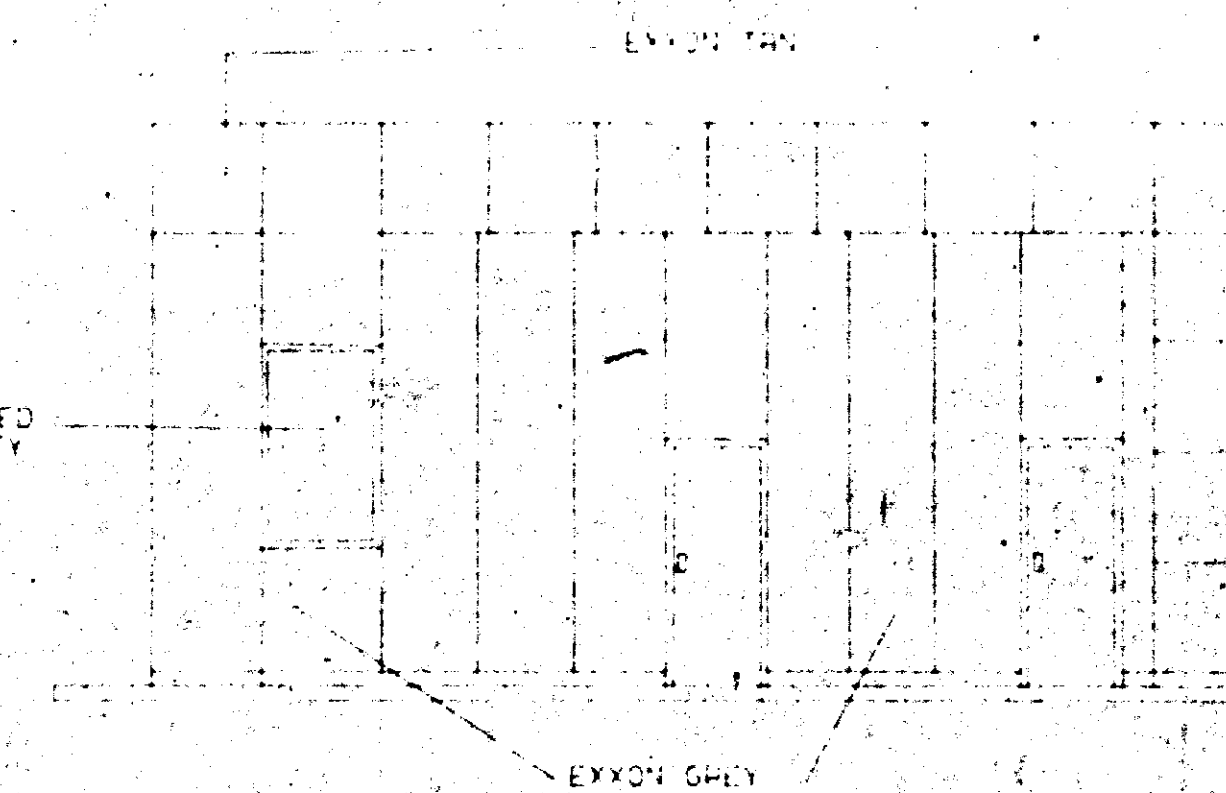
VARIANCE NOTES
247-6
SIGN (FREESTAND) TOTAL S.F. 238
COUNTING BOTH SIDES, IN LIEU OF
THE ALLOWED 3 SIGN (FREESTAND) WITH
A TOTAL S.F. PERMITTED OF 100 (COUNTING
BOTH SIDES)

per Elliott Muth
7/17/85



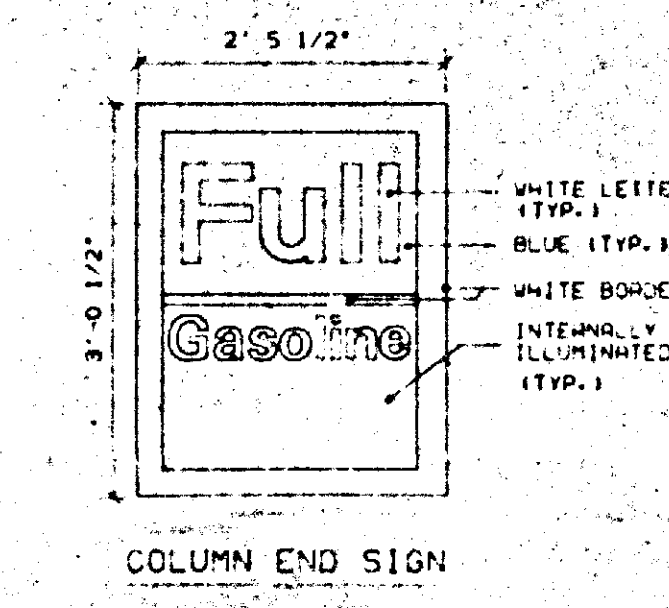
LEFT SIDE ELEVATION

NTS



RIGHT SIDE ELEVATION

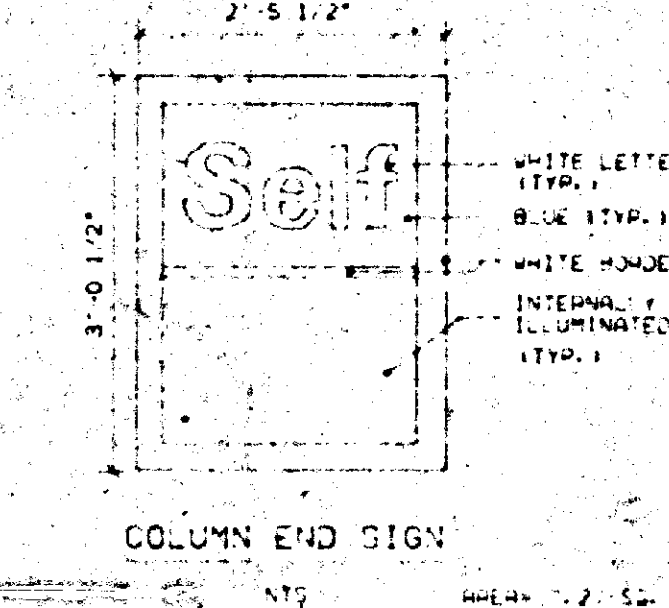
NTS



COLUMN END SIGN

NTS

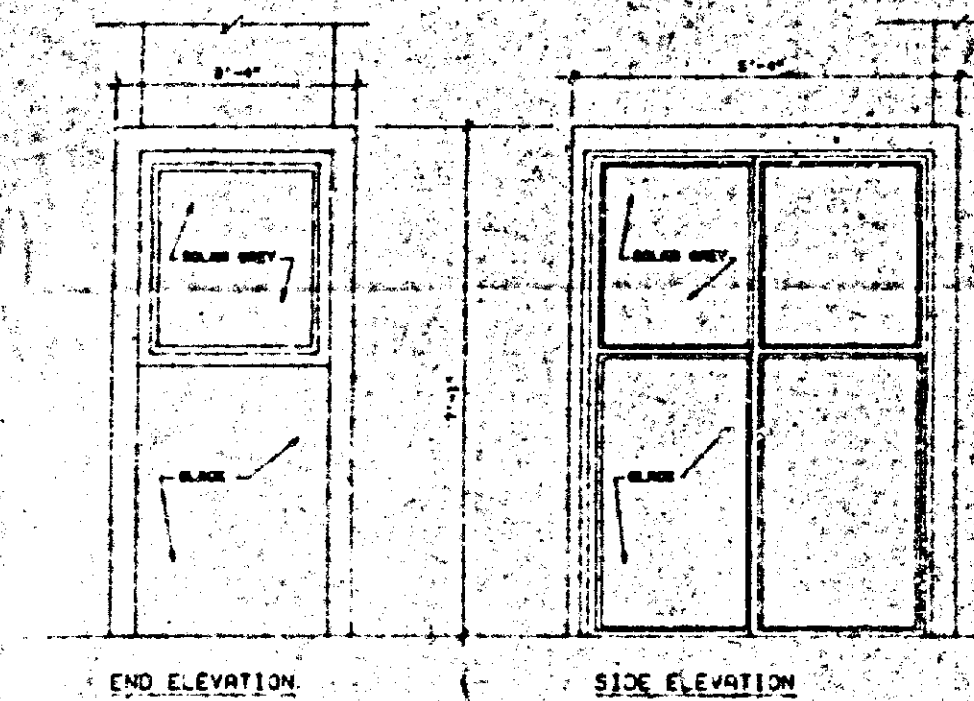
AREA 7.27 SQ. FT.



COLUMN END SIGN

NTS

AREA 7.27 SQ. FT.

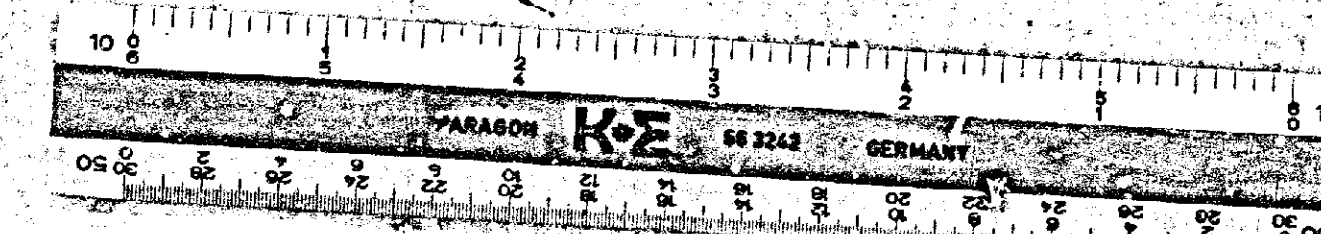


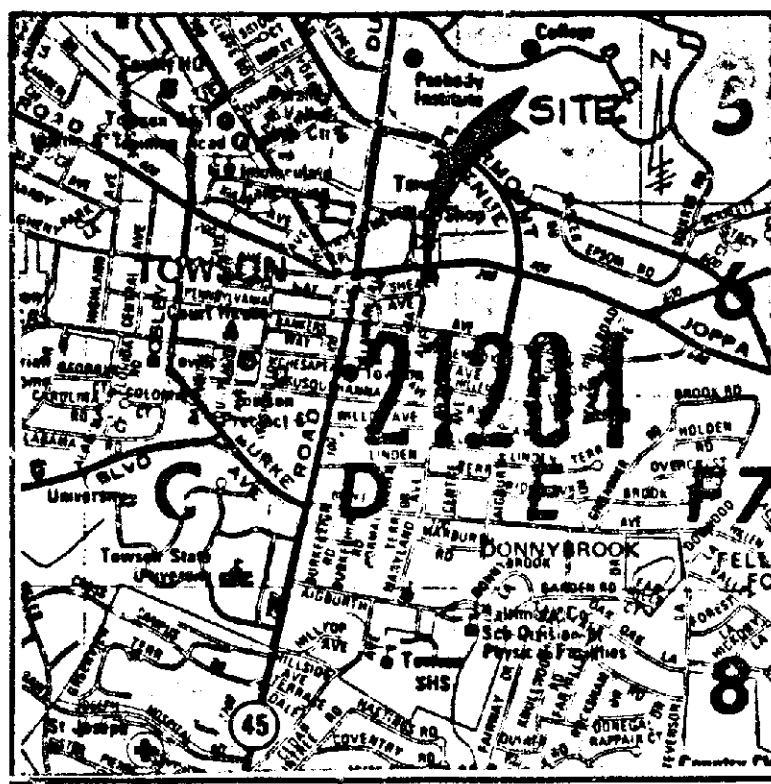
END ELEVATION

SIDE ELEVATION

DETAILS / ELEVATIONS PLAN

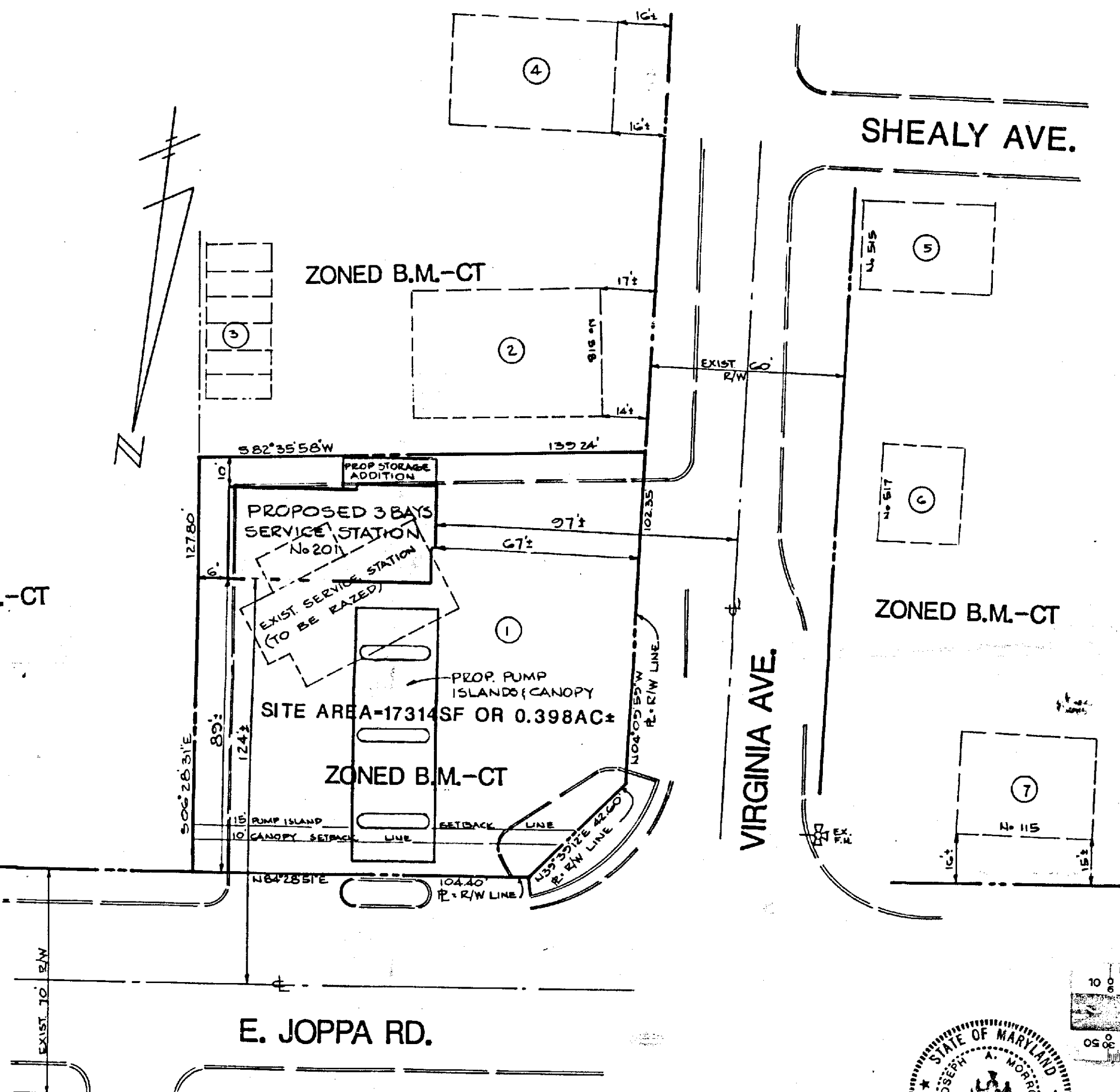
DATE	REVISIONS	BY	CHK	EXXON COMPANY, U.S.A. A DIVISION OF EXXON CORPORATION Marketing Department Real Estate & Engineering		PROJECT NO.
				DATE 01/09/84 201 E. JOPPA ROAD S.E. COR. OF JOPPA RD. & VIRGINIA AVE. 9th ELECTION DISTRICT BALTIMORE COUNTY, MD. SITE AREA -17,314 SF OR 0.398 AC ±		DISC NO. 543/544
				DRAWN BY DGM CHK BY CMH SCALE NTS		RAS NO. 2-5019
						DWG. NO. 2 OF 2





LOCATION MAP
SCALE: 1"=2000'

- KEY: 1. PROPOSED EXXON SERVICE STATION 2. JOSEPH OF VIENNA HAIRSTYLIST 3. FRAME GARAGES
4. TWO STORY STONE DWLG. 5. TWO STORY FRAME DWLG. 6. TWO STORY FRAME DWLG.
7. MUNICIPAL SAVINGS & LOAN 8. FUTURE HOME OF 203 E. JOPPA RD. CONDOMINIUM
9. ONE STORY BRICK DWLG. 10. OFFICE BLDG. (SHELL BLDG.)



STV/LYON ASSOCIATES.
ENGINEERS, ARCHITECTS & PLANNERS.
21 Governor's Court
Baltimore, MD 21207-2722
301/944-9112

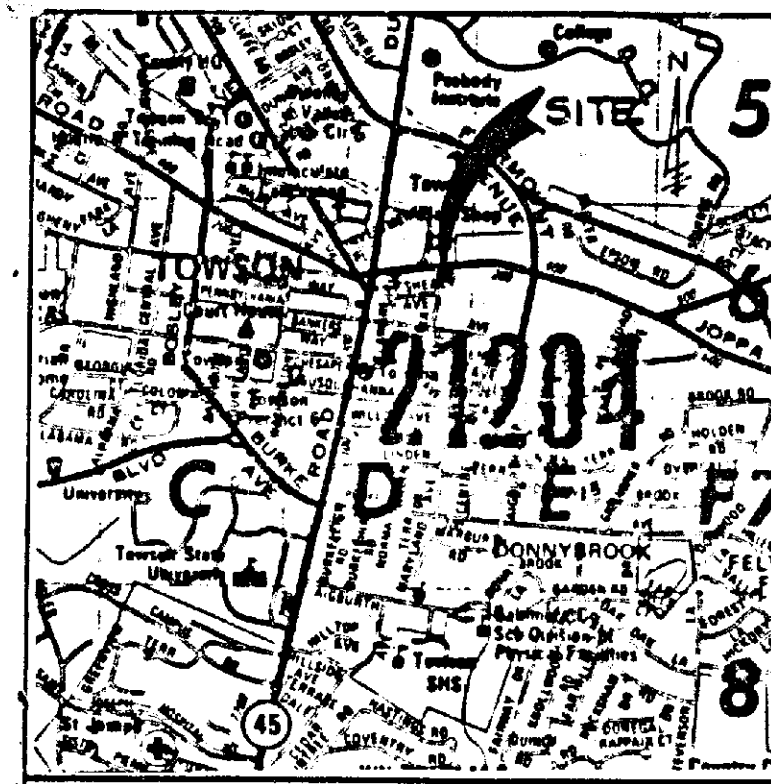
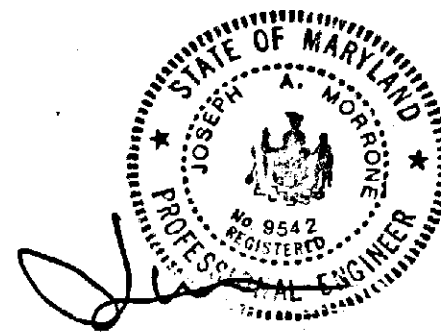
PLAT TO ACCOMPANY PETITION FOR VARIANCES

EXXON COMPANY, U.S.A.

201 E. JOPPA ROAD S.E. COR. OF JOPPA RD. & VIRGINIA AVE.
9th ELECTION DISTRICT BALTIMORE COUNTY, MD.

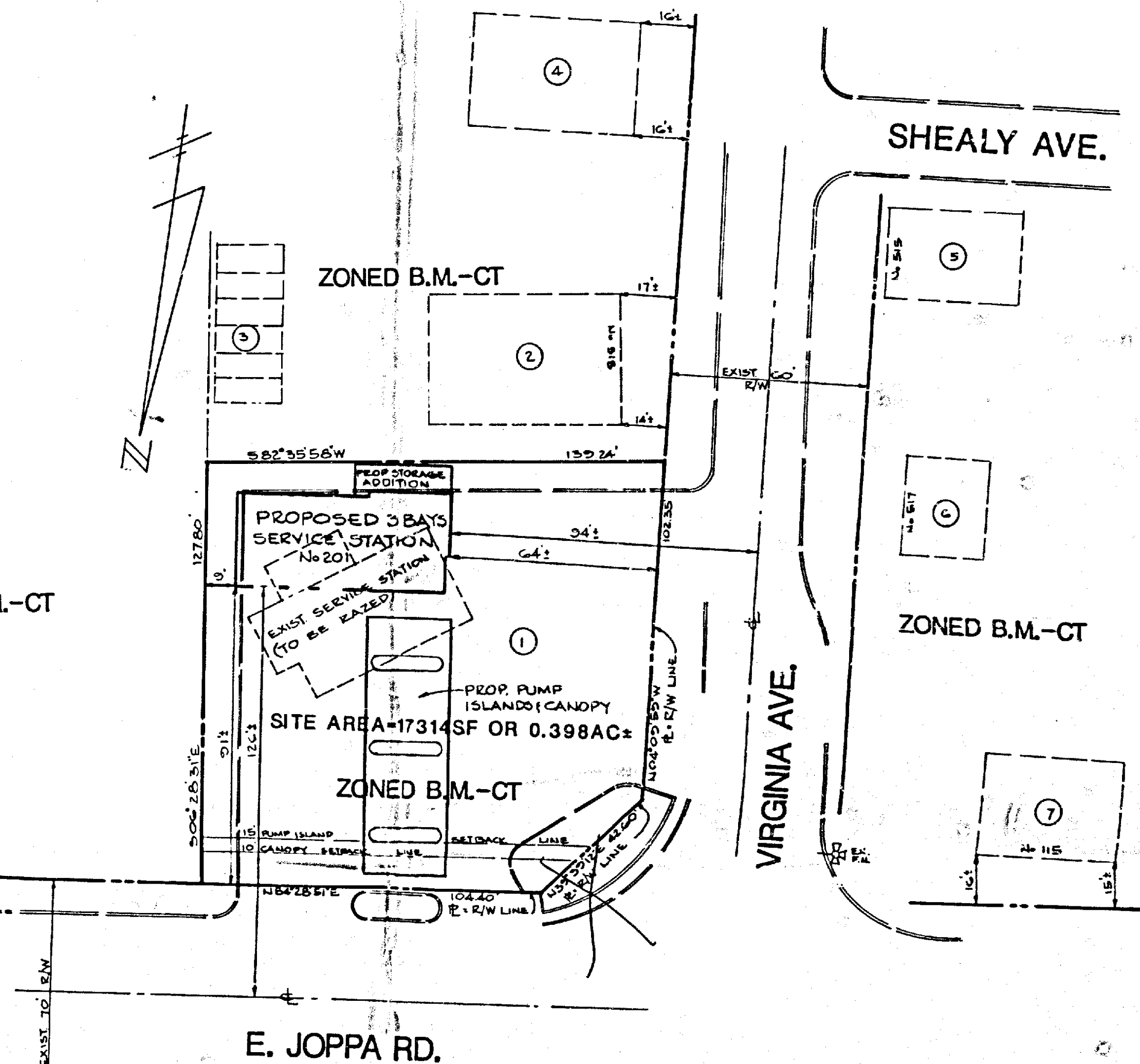
SCALE: 1"=30' APRIL 23, 1985

JOB #61-7518-53-031



LOCATION MAP
SCALE: 1"=2000'

- KEY: 1. PROPOSED EXXON SERVICE STATION 2. JOSEPH OF VIENNA HAIRSTYLIST 3. FRAME GARAGES
4. TWO STORY STONE DWLG. 5. TWO STORY FRAME DWLG. 6. TWO STORY FRAME DWLG.
7. MUNICIPAL SAVINGS & LOAN 8. FUTURE HOME OF 203 E. JOPPA RD. CONDOMINIUM
9. ONE STORY BRICK DWLG. 10. OFFICE BLDG. (SHELL BLDG.)



STV/LYON ASSOCIATES.
ENGINEERS, ARCHITECTS & PLANNERS.
21 Governor's Court
Baltimore, MD 21207-2722
301/944-9112

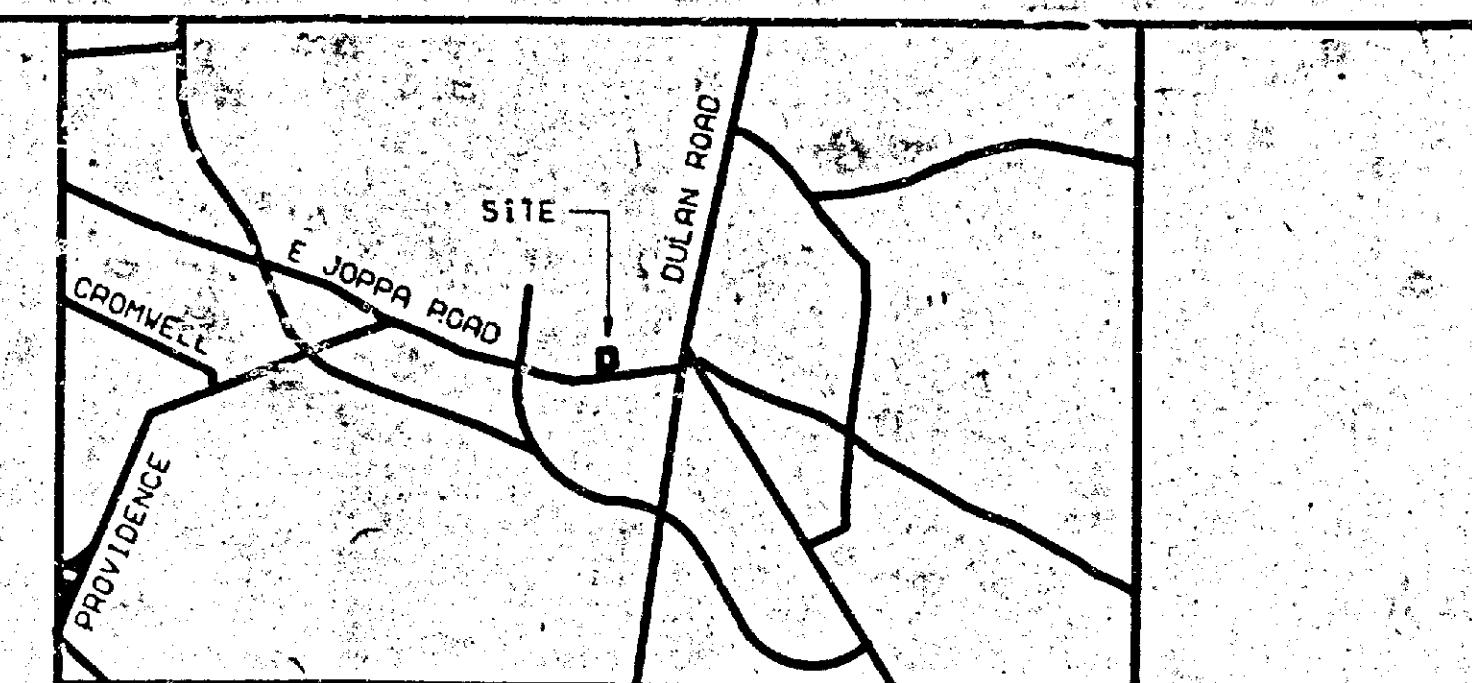
PLAT TO ACCOMPANY PETITION FOR VARIANCES

EXXON COMPANY, U.S.A.

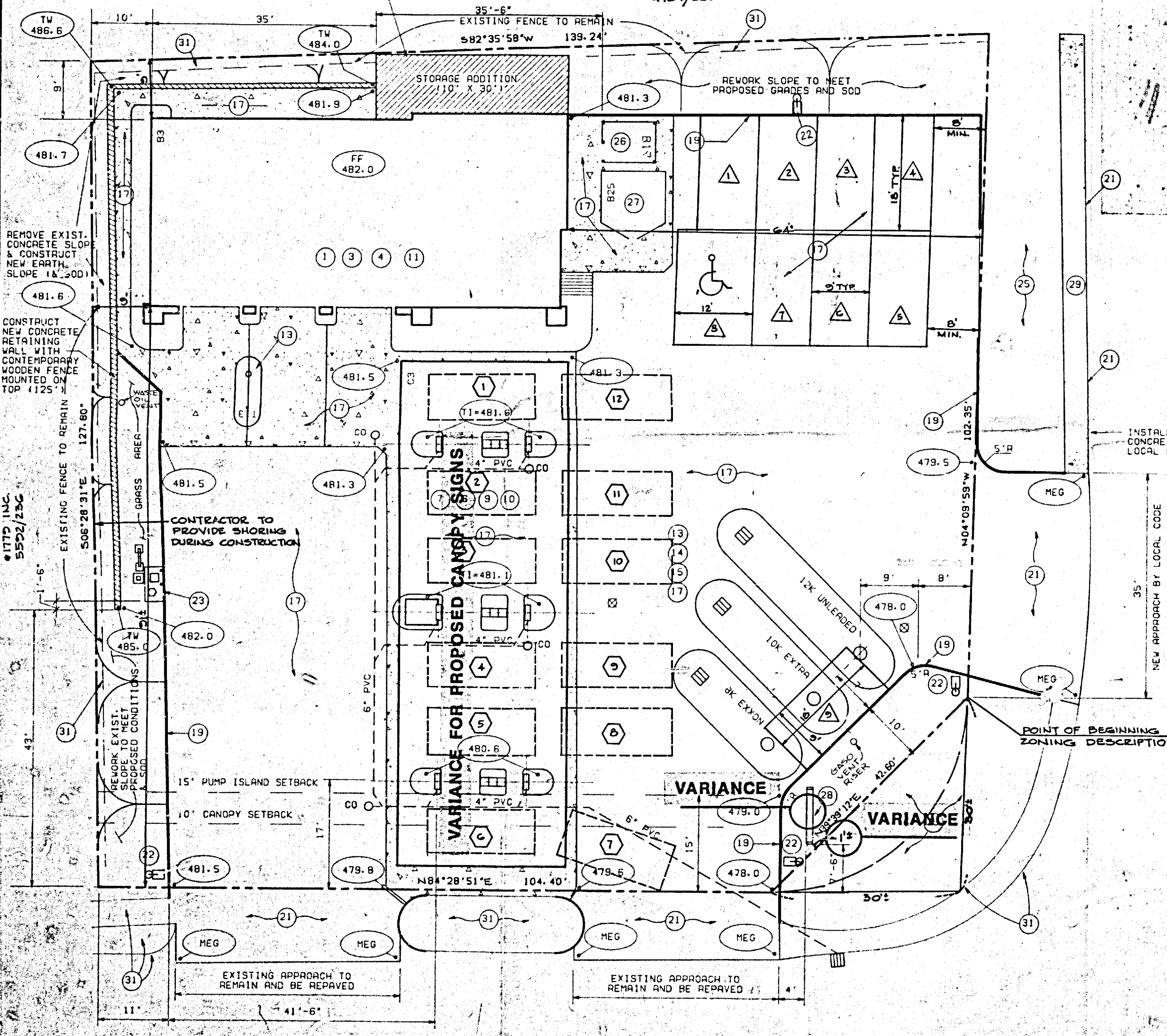
201 E. JOPPA ROAD S.E. COR. OF JOPPA RD. & VIRGINIA AVE.
9th ELECTION DISTRICT BALTIMORE COUNTY, MD.

SCALE: 1"=30' APRIL 23, 1985

JOB #61-7518-53-031



LOCUS MAP
1" = 2000'
JOSEPH & ANNE GEHRING
4784/265



ZONING NOTES:
EXISTING ZONING: BN-C1
PROPOSED ZONING: NO CHANGE

AREA REQUIREMENTS:
THREE DISPENSER ISLANDS WITH 1 MULTI-PRODUCT DISPENSER, CAPABLE OF SERVING SIX CARS AT ONE TIME.
TOTAL SERVICING SPACES = 6
TOTAL SERVICING BAYS = 3
TOTAL SPACES AND BAYS = 9
TOTAL AREA REQUIRED = 9 X 1500 = 13,500 SF (USE 15,000 SF MIN)
TOTAL AREA OF TRACT = 17,314 SF ± OR 0.398 AC ±

ANCILLARY USES:
MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED.

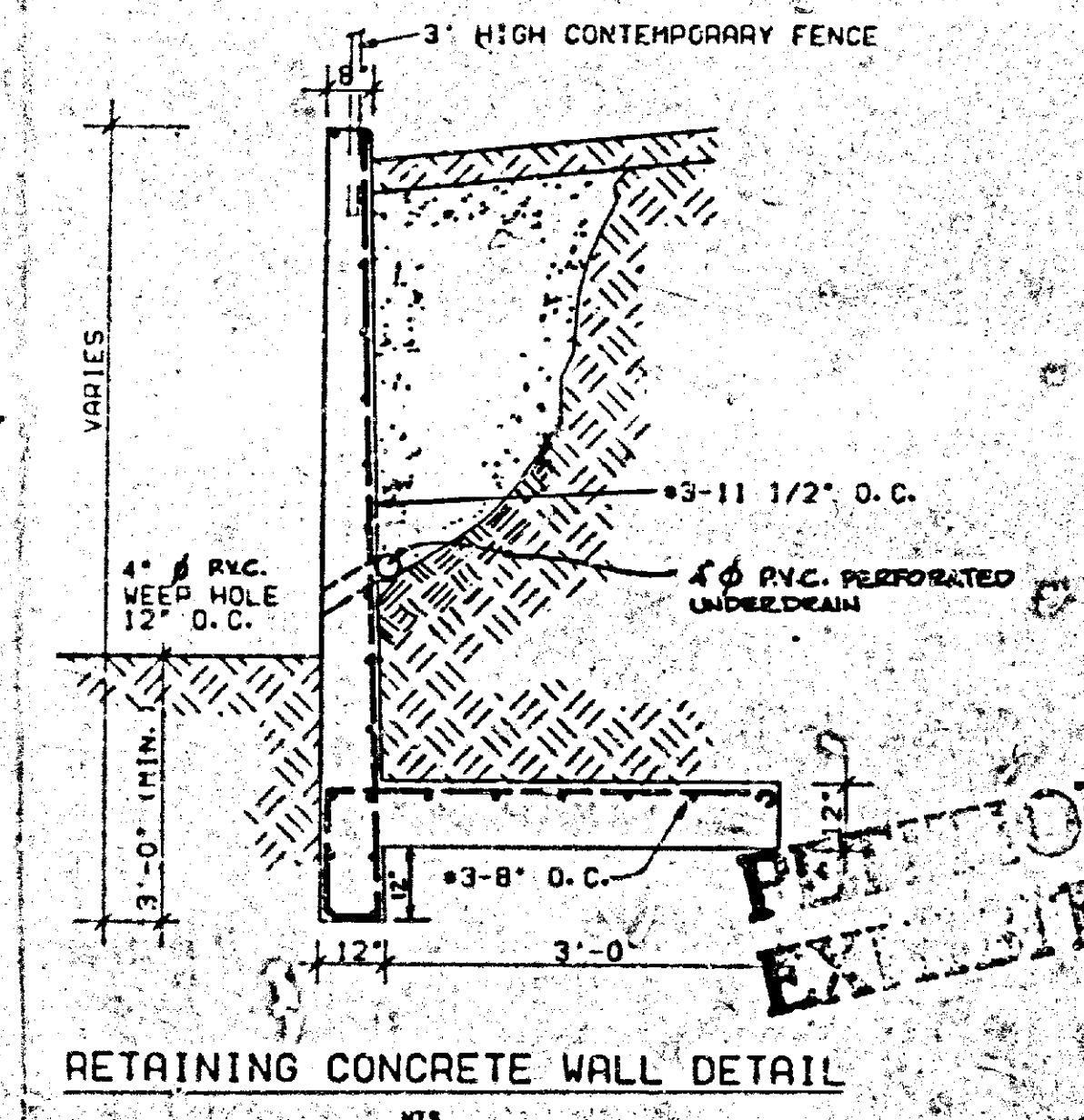
ACCESS POINTS:
NUMBER OF DRIVEWAYS ON MAJOR STREET (JOPPA ROAD) = 2
1. 30' WIDE
2. 35' WIDE
NUMBER OF DRIVEWAYS ON SECONDARY STREET (VIRGINIA AVE) = 1
1. 35' WIDE

LANDSCAPING:
LANDSCAPING REQUIRED (5% OF SITE) = 866 SF ±
LANDSCAPING PROVIDED = 4,060 SF ±
LANDSCAPING TO CONSIST OF GRASS, SMALL TREES, AND SHRUBS.

PARKING:
PARKING SPACES REQUIRED = 3 FOR EVERY BAY = 9 SPACES
PARKING SPACES PROVIDED = 9 (INCLUDING 1 HANDICAPPED)
AREA DISTURBED BY NEW CONSTRUCTION = 20,494 SF ±

LIGHTING:
4 NEW YARD LIGHTS (SUPER HAUDE 400 WATTS)
1 METAL HAUDE 250 WATT

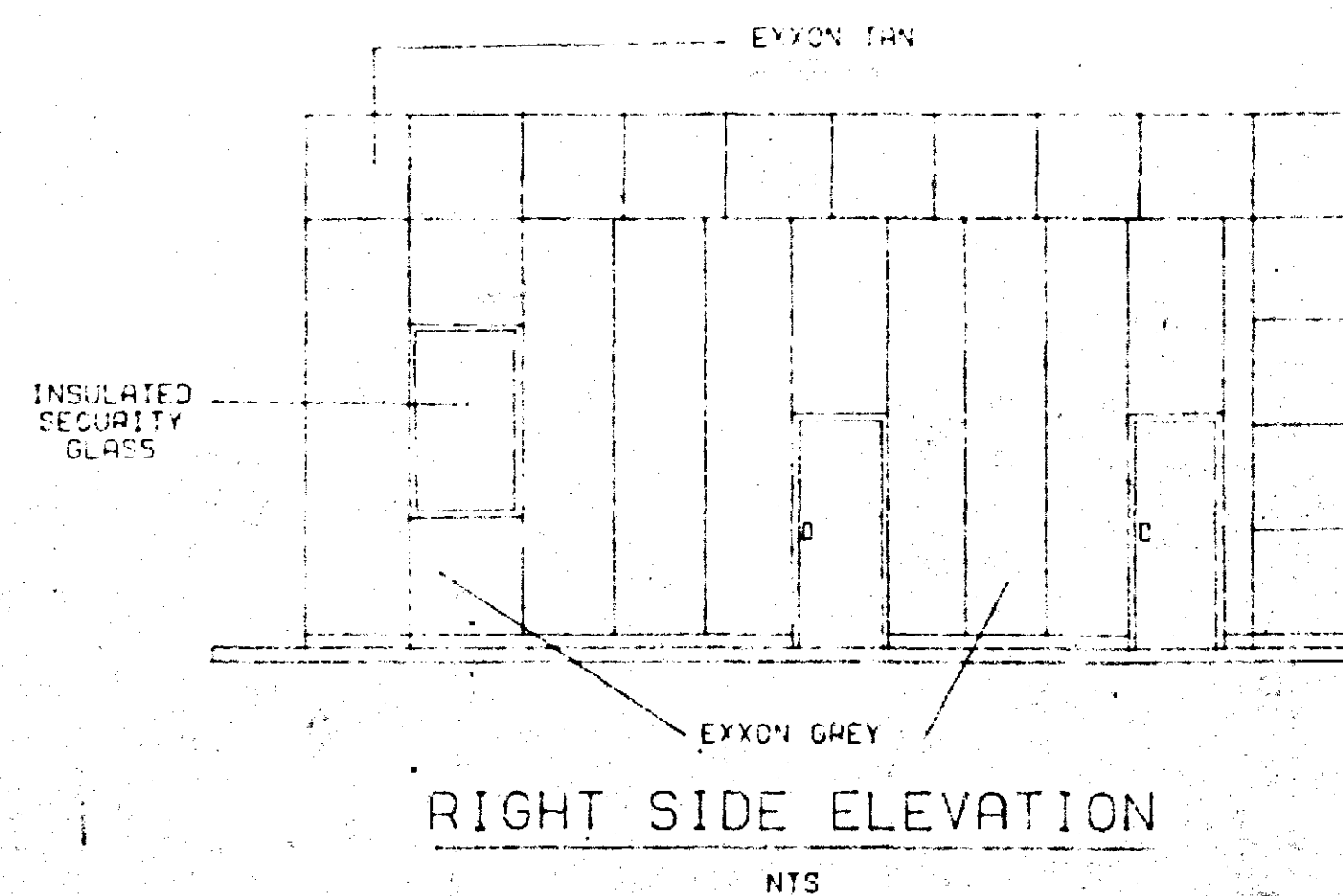
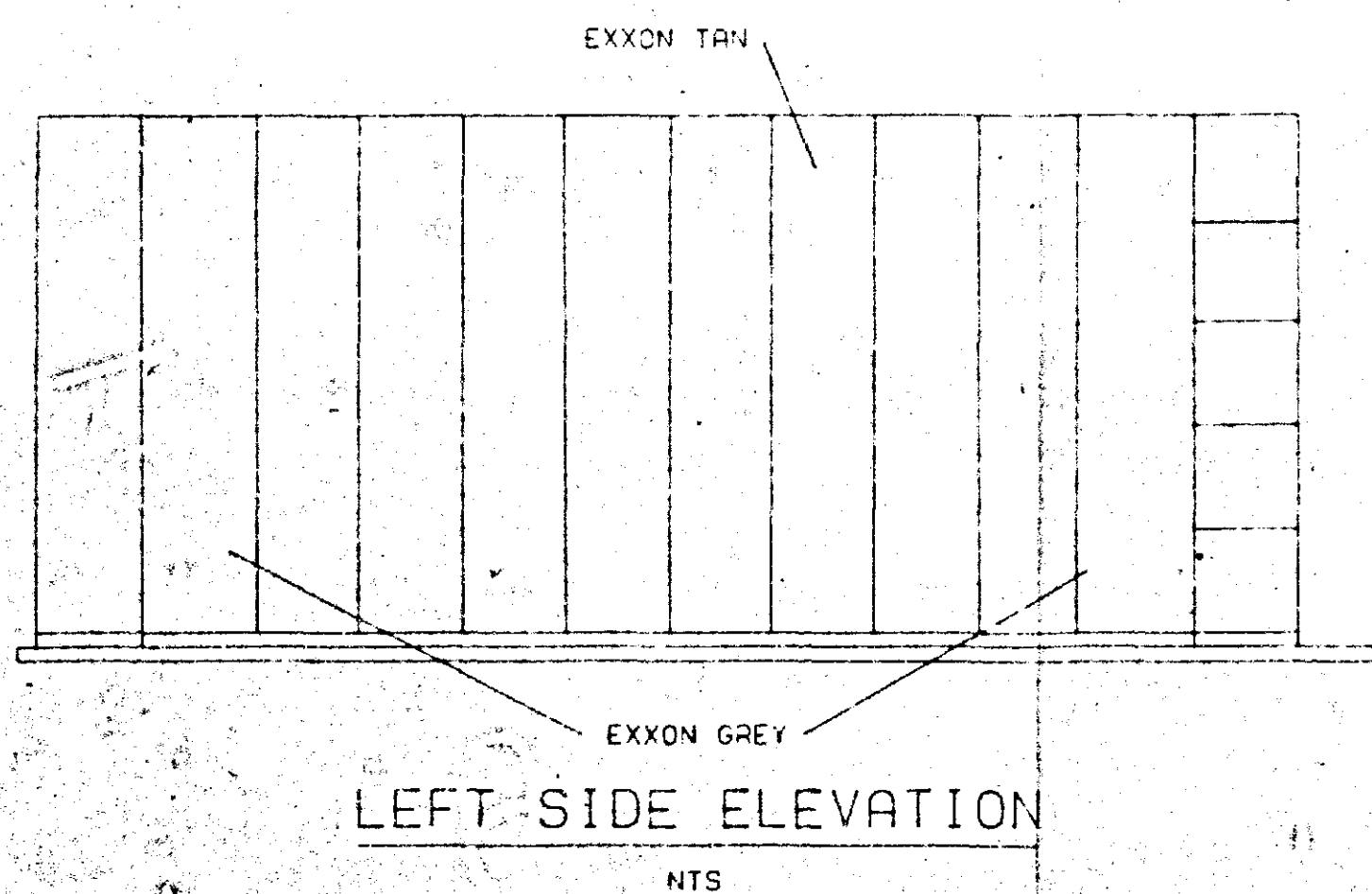
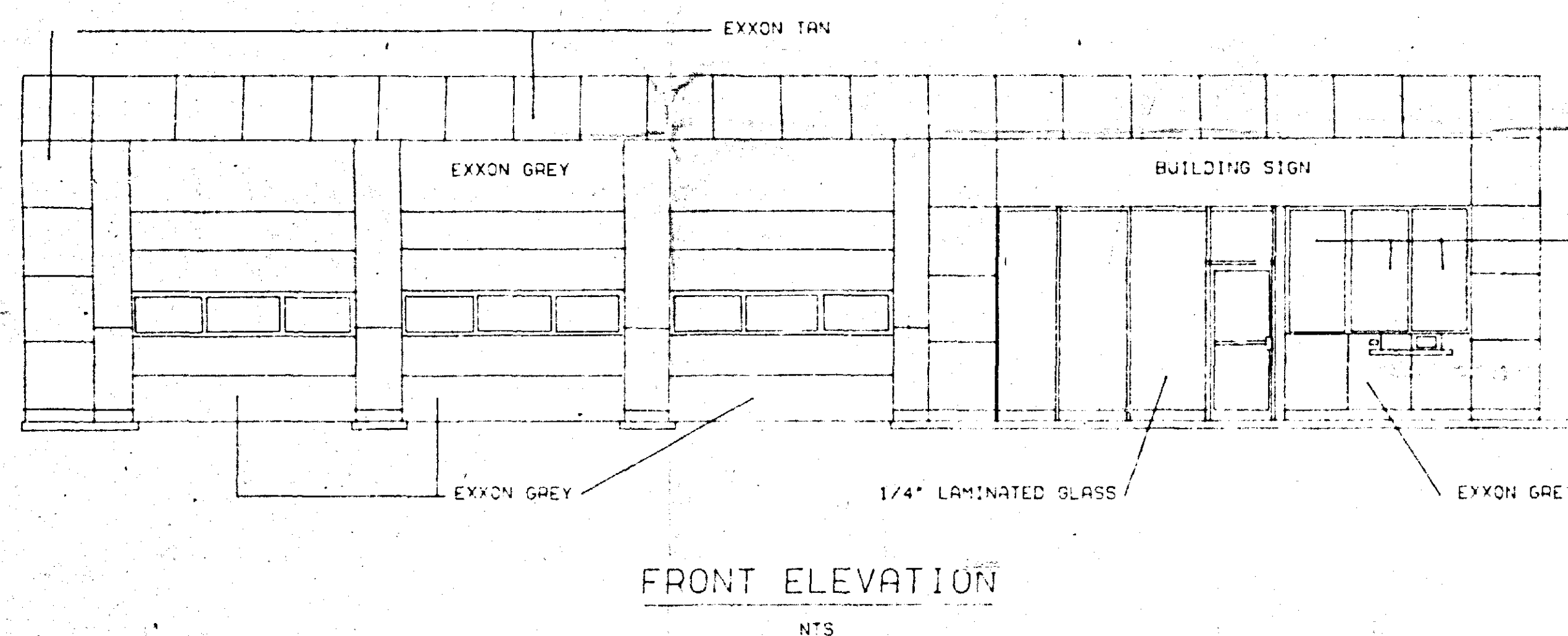
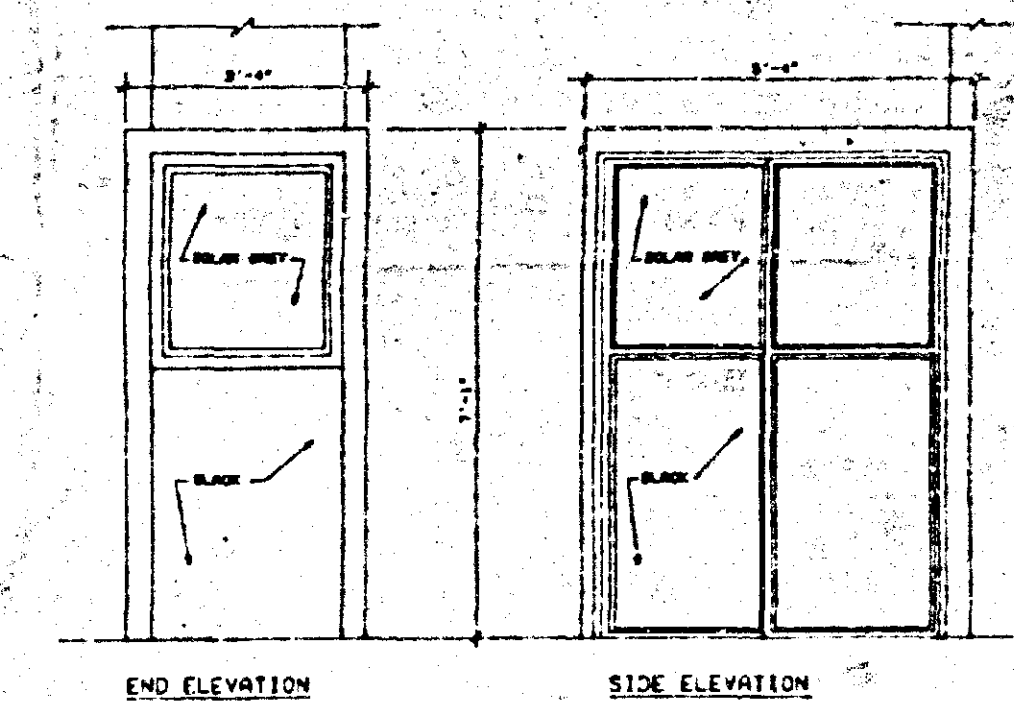
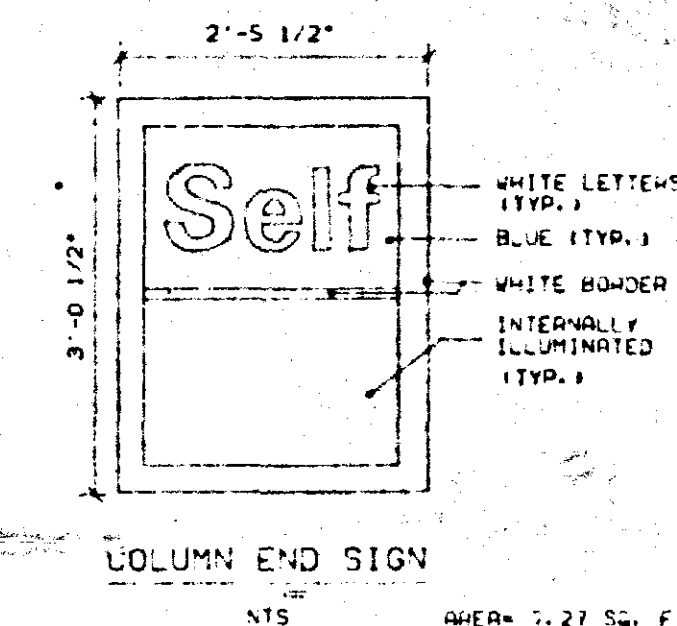
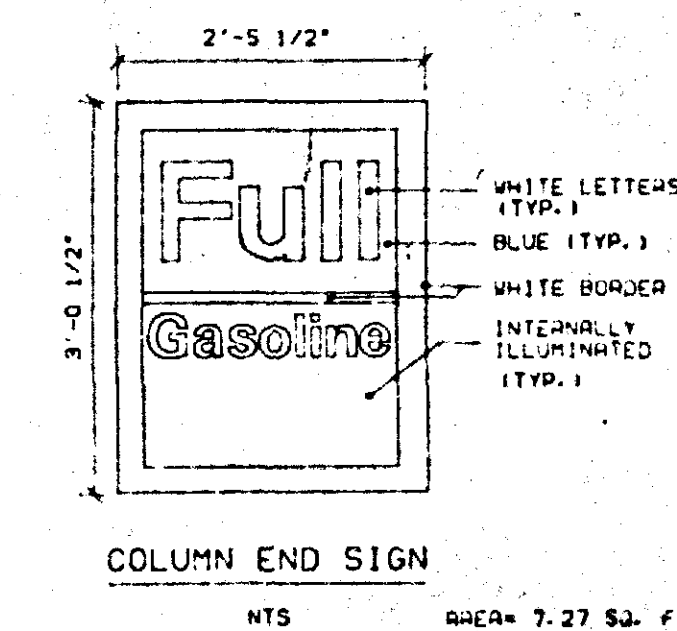
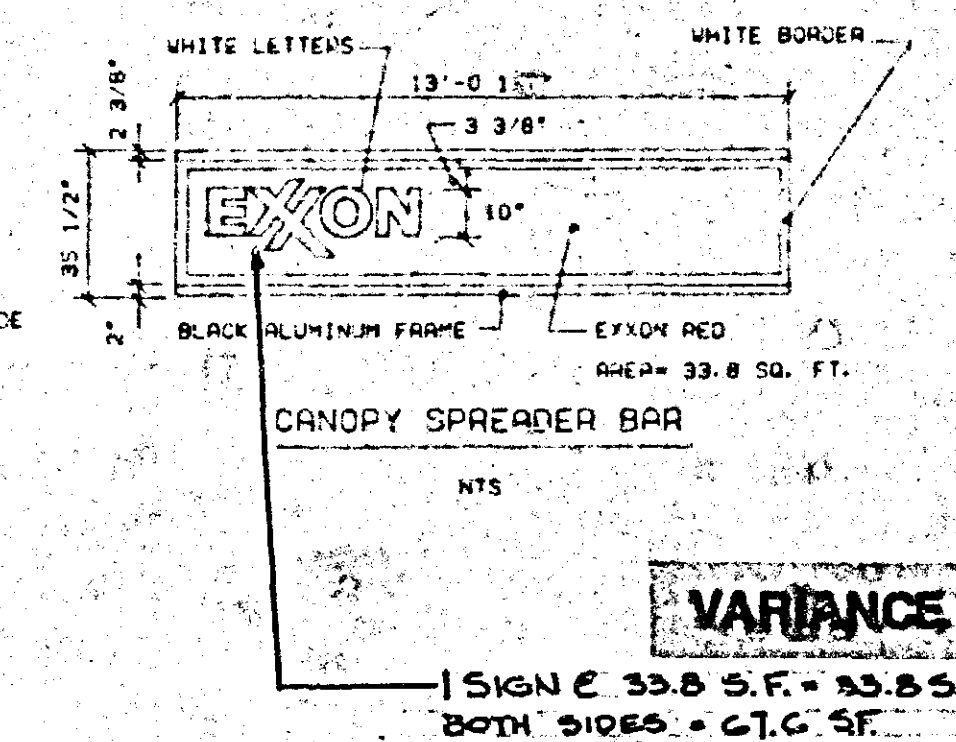
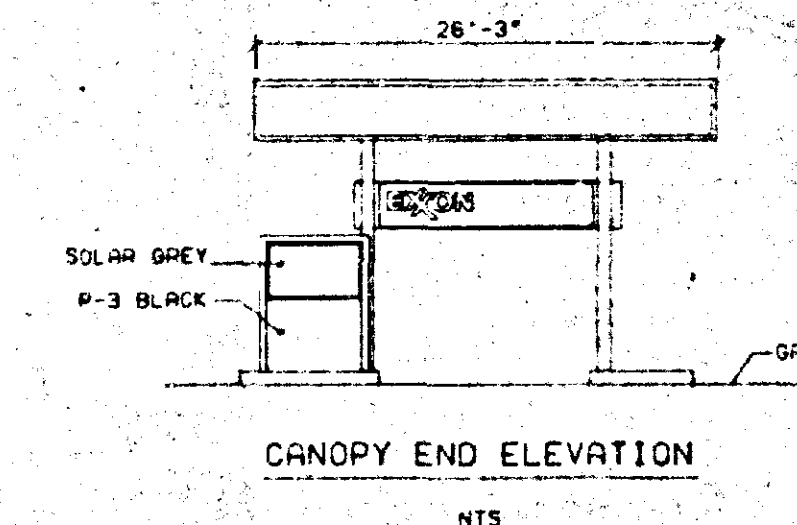
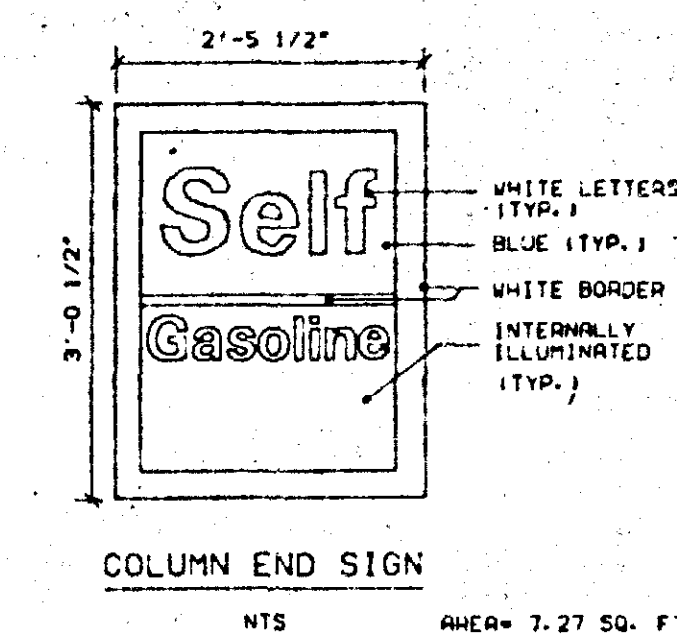
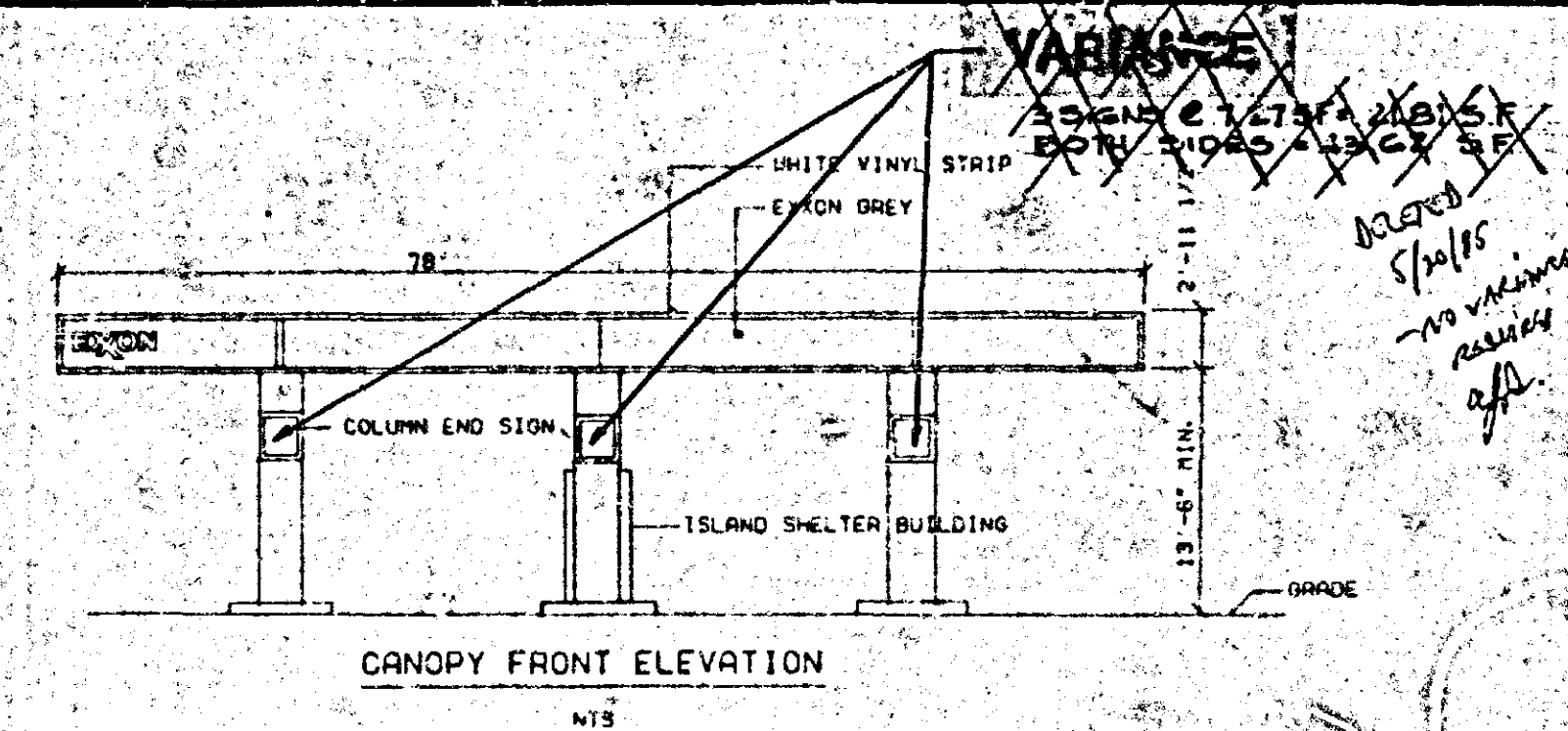
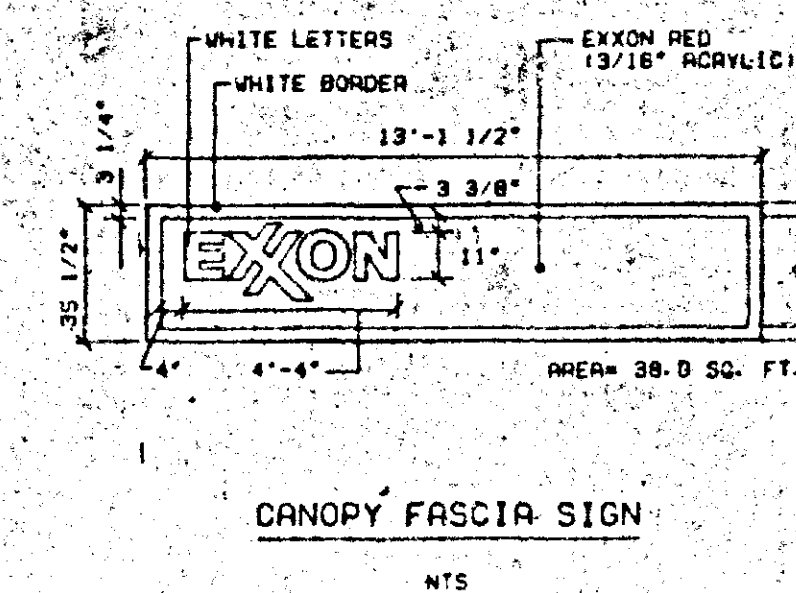
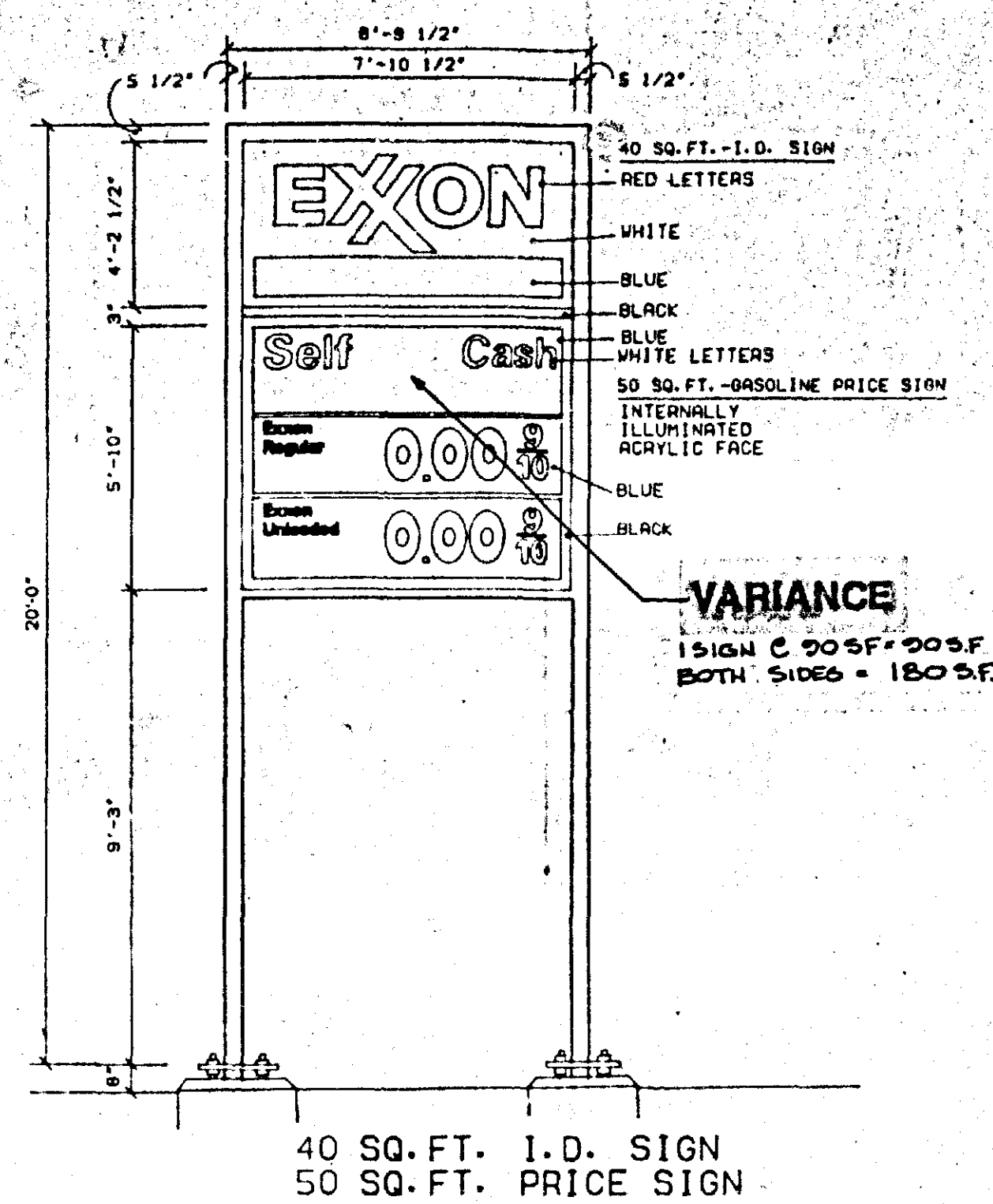
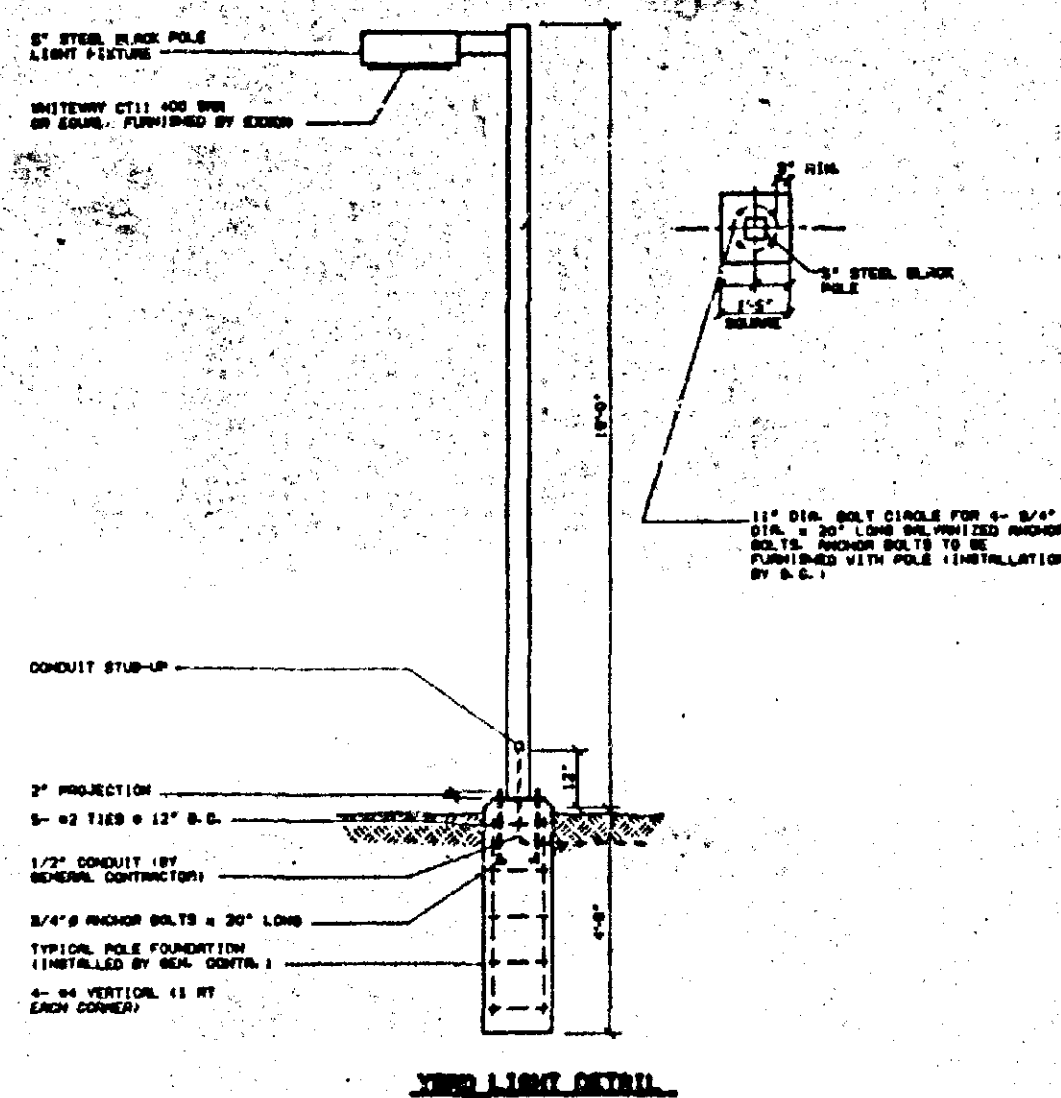
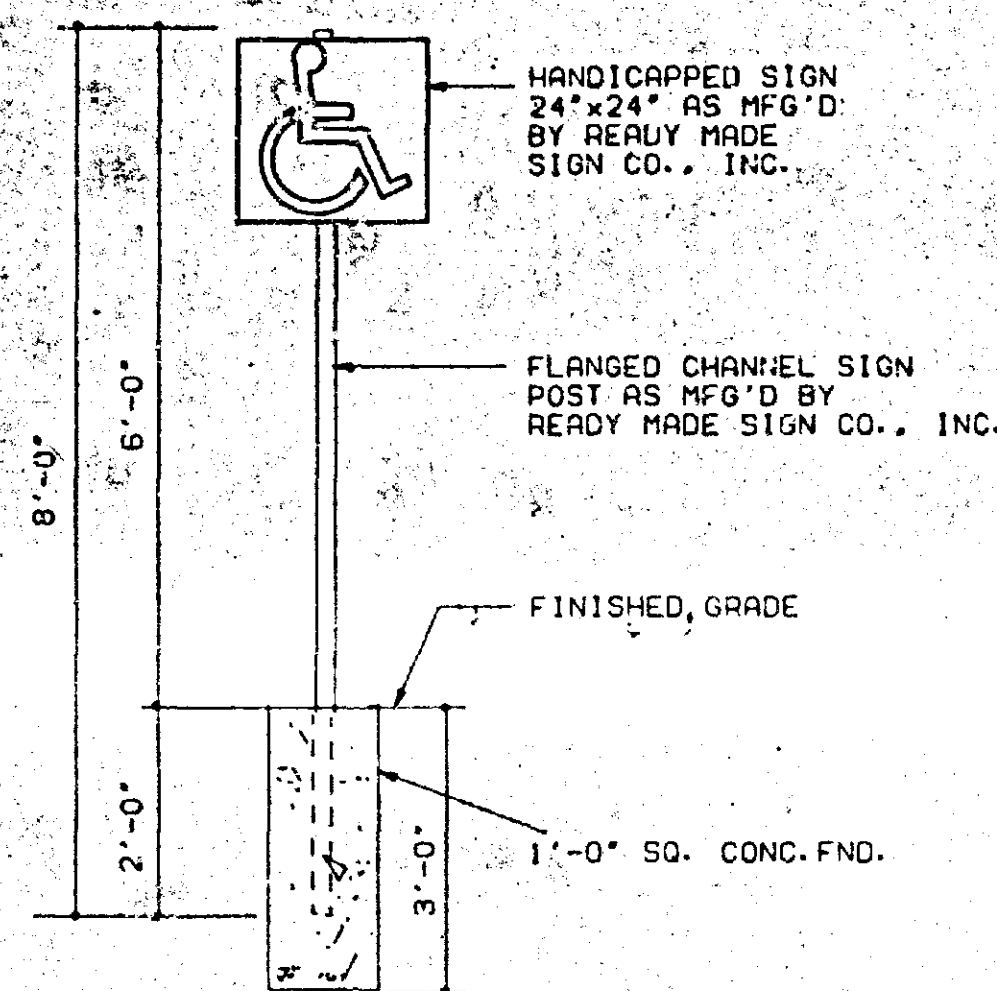
GENERAL NOTES			
E = EXXON	G.C. = GENERAL CONTRACTOR		
B.S. = BUILDING SUPPLIER	O = OTHER		
23.C = NEW GRADE	x = EXIST. GRADE		
⊠ = OBSERVATION WELL BY G.C.			
▼ = HOSE BIB BY G.C.			
ETR = EXISTING TO REMAIN			
1. UNLESS OTHERWISE NOTED, EXISTING IMPROVEMENTS SHOWN ON SURVEY WHICH ARE NOT REUSED ON THIS PLAN ARE TO BE REMOVED BY AND BECOME THE PROPERTY OF THE GENERAL CONTRACTOR EXCEPT AS FOLLOWS:			
SIGN AND POLES: G.C. TO TRANSPORT TO EXXON STORAGE LOCATION.			
OTHER EQUIPMENT: G.C. TO TRANSPORT TO EXXON STORAGE LOCATION. VERIFY WITH EXXON'S PROJECT ENGINEER.			
2. ALL UTILITY CONNECTIONS ARE TO BE AS PER LOCAL CODE BY G.C.			
3. G.C. TO PROVIDE CONDUIT & WIRING TO ALL EXXON I.D. SIGNS & CONDUIT ONLY TO PUBLIC TELEPHONE BOOTH.			
4. SITE PLAN SUPERCEDES ALL WORKING DRAWINGS.			
5. ALL PAINT TO BE FURNISHED BY G.C.			
BUILDING			
1	BS	BS	BUILDING 81-3FR
3	BS	BS	OPTION "A" - OFFICE CASHIER AREA
4	BS	BS	OPTION "B" - ARCH ON BAY SIDE OF BUILDING
CANOPY / ISLANDS			
6	BS	BS	CANOPY - TYPE 26' X 79'
7	BS	BS	ISLAND SHELTER BUILDING
9	GC	GC	CONCRETE ISLANDS - PAINT BLACK
10	E	GC	DISPENSING EQUIPMENT (3) MFD-C
11	E	GC	TRANSAC SYSTEM TCR-G
YARD AREA - TANKS			
13	E	GC	(3) FIBERGLASS TANKS FOR MOTOR FUEL: (3) STP 4/LEAK DETECTORS: (12K) GAL. UNLEADED (10K) GAL. UNLEADED EXTRA (8K) GAL. EXXON (1K) GAL. WASTE OIL
14	GC	GC	FIBERGLASS PRODUCT PIPING AND VENTING LINES
15	GC	GC	VAPOR RECOVERY SYSTEM TYPE PHASE I
17	GC	GC	6" CONCRETE W/6"6-6/8 WWF
20	GC	GC	6"X16" VERTICAL CURB
21	GC	GC	DRIVE APPROACH AND CURBING OUTSIDE PROPERTY LINE PER LOCAL CODE
22	E	GC	(4) NEW YARD LIGHT FIXTURES AND POLES: PAINT BLACK
23	E	GC	AIR / WATER / LIGHT UNIT
25	E	E	LANDSCAPING
26	GC	GC	USED TIRE STORAGE ENCLOSURE: AMFAB SERIES 600
27	GC	GC	TRASH ENCLOSURE W/6" REINF. CONCRETE PAD
28	E	GC	INSTALL ID/PRICE SIGN FRAME AND POLES: PAINT BLACK (40)SF ID (50)SF PRICE
31	E	GC	EXISTING TO REMAIN



PLAT TO ACCOMPANY PETITION FOR VARIANCES

DATE	REVISIONS	BY	CHK	EXXON COMPANY, U.S.A.		PROJECT NO.
				Marketing Department	Real Estate & Engineering	
DATE	01/09/85			201 E JOPPA ROAD		DISC. NO.
BY	DRM			S.E. COR. OF JOPPA RD. & VIRGINIA AVE.		543/544
CHK	CMN			9th ELECTION DISTRICT BALTIMORE COUNTY, MD.		RAS NO.
SCALE	1"=10'			SITE AREA - 17,314 SF ± OR 0.398 AC ±		2-5019
						DWG. NO.
						5019

PREVIOUS ZONING CASE 82-105A



VARIANCE NOTES

5 SIGN (FREESTAND) TOTAL SF. 29/22
COUNTING BOTH SIDES, IN LIEU OF
THE ALLOWED 3 SIGN (FREESTAND) WITH
A TOTAL SF. PERMITTED OF 100 (COUNTING
BOTH SIDES)

DETAILS / ELEVATIONS PLAN

DATE	REVISIONS	BY	CHK	EXXON COMPANY, U.S.A.		A DIVISION OF EXXON CORPORATION		PROJECT NO.
				Marketing Department		Fuel Estate & Engineering		
				DATE	01/09/84	201 E. JOPPA ROAD		DISC NO.
				DRAWN BY	DGH	S.E. COR. OF JOPPA RD. & VIRGINIA AVE.		543/54
				CHECKED BY	CHK	9th ELECTION DISTRICT BALTIMORE COUNTY, MD.		PAS NO.
				DATE	NTS	SITE AREA - 17,514 SF OR 0.398 AC.		2-501
								DWG. NO.
								2 OF 2

