86-125-SPH
#21

PETITION FOR SPECIAL HEARING

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

An amended site plan (Case #85-165X) to allow above ground storage of Kerosene, in addition to other minor changes (see plan)

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.

Lessee	Legal Owner(s):
James Frederick (Type or Print Name)	Exxon Company (Type or Print Name)
James Frederick (Signature)	By: (Signature)
8101 Belair Road (Address)	(Type or Print Name)
Baltimore, Maryland 21236 (City and State)	(Signature)

Attorney for Petitioner:

S. Eric DiNenna (Type or Print Name) — P. O. Box 1288 (Address) — Phone No.

(Signature)

406 W. Pennsylvania Avenue (Address) — Baltimore, Maryland 21203 (City and State)

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

Towson, Maryland 21204 (City and State)

S. Eric DiNenna (Name)
406 W. Pennsylvania Ave. (Address)
Towson, Maryland 21204 296-6820 (Phone No.)

Attorney's Telephone No.: 296-6820

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of August, 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 25th day of September, 19.85, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE 8/26/85
BY ADMINISTRATIVE ASSISTANT

Exxon Company & Belair Roads (#8101 Belair Road) 14th Dist.
86-125-SPH
86-125-SPH
#2

BEAN N.C.
MEAS
CERTIFICATE
POSTING 14
DATE 9/5/85
TYPE
ADVERTISING SPH
BY P.K.
FINAL
BY

Case No. 86-125-SPH

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 9th day of August, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner Exxon Company Received by: JAMES E. DYER, Chairman
Petitioner's Attorney S. Eric DiNenna, Esquire Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 18, 1985

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

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

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 2 - Case No. 86-125-SPH
Petitioner - Exxon Company
Speciah Hearing Petition

Dear Mr. DiNenna:

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 tine 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,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204

Maryland Department of Transportation
State Highway Administration

William K. Hellmann, Secretary
Hal Kassoff, Administrator

August 6, 1985

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

Att: N. Commodari

Re: Item # 2
Property Owner: Exxon Co.
Location: N/W corner Ridge Road and Belair Road (Route 1-N)
Existing Zoning: B.R. C.S.2
Proposed Zoning: Spec. Hearing to allow above ground storage of Kerosene in addition other minor changes.
Acres: 1.125 Acres
District: 14th

Dear Mr. Jablon:

On review of the submittal of 3/11/85, to allow above ground storage of Kerosene, the State Highway Administration has no comment and defers all comments to Baltimore County.

With the Belair Road frontage at this site tentatively affected by the proposed Belair Road improvements, the site plan was forward to the State Highway Administration's Bureau of Project Planning for review and comment.

The proposed Right of Way line for the widening of U.S. Route 1 has been indicated on the attached plat (#8101 Belair Road-Exxon) however, be advised that an alternate for the improvement of U.S. Route 1 has not been selected, therefore, R/W line as shown is tentative, and subject to revision.

If you have any questions please do not hesitate to call this office or Mr. Ronald Muon at 659-1106, at State Highway Administration's Project Planning.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es
cc: J. Ogle
enclosure

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

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

NORMAN E. GERBER
DIRECTOR

August 30, 1985

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

Re: Zoning Advisory Meeting of July 16, 1985
Item # 2
Property Owner: Exxon Company
Location: NE/Cor. Ridge Rd. and Belair 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.

(X) 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 forward by the Bureau of Public Services.
( ) This site is part of a larger tract; therfore 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 22-98 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 derined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as condition change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
(X) Additional comments:
FIRE DEPARTMENT SHOULD BE CONTACTED TO SEE IF THERE IS A CONFLICT WITH THE FIRE CODE PERTAINING TO ABOVEGRD. STORAGE OF KEROSENE.

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

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

STEPHEN E. COLLINS
DIRECTOR

August 26, 1985

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

Item No. 2 -ZAC- Meeting of July 16, 1985
Property Owner: Exxon Company
Location: n/e corner Ridge Road and Belair Road
Existing Zoning: B.R. - C.S. 2
Proposed Zoning: Special hearing to allow above ground storage of kerosene, in addition to other minor changes

Acres: 1.125 ±
District: 14th

Dear Mr. Jablon:

The westernmost entrance on Ridge to site should be closed to help eliminate some congestion at the intersection.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/bza

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

PAUL H. REINCKE
CHIEF

August 1, 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

Location: N/E Corner Ridge Road and Belair Road

Item No.: 2 Zoning Agenda: Meeting of 7/16/85

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 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 parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( ) 5. The buillings 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: Capt. Joseph Kelly 8-1-85 Noted and Approved: Errol M. Markowitz
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

* Ker sene tank, etc. shall be in accordance with NFPA Standard 30, 1981 Edition, Separate permit required for tank.

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

TED ZALESKI, JR.
DIRECTOR

August 21, 1985

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

Dear Mr. Jablon:

Comments on Item # 2 Zoning Advisory Committee Meeting are as follows:

Property Owner: Exxon Company
Location: N/E corner Ridge Road and Belair Road
District: 11th.

APPLICABLE ITEMS ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

B. A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans not technical data.

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

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall receive a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable 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 401 and 505 and have your Architect/Engineer contact this department.

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

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application will also be filed along with three sets of acceptable construction plans indicating how the existing structure is to 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 Groups are from Use _____ to Use _____, or to Mixed Uses _____, _____, _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

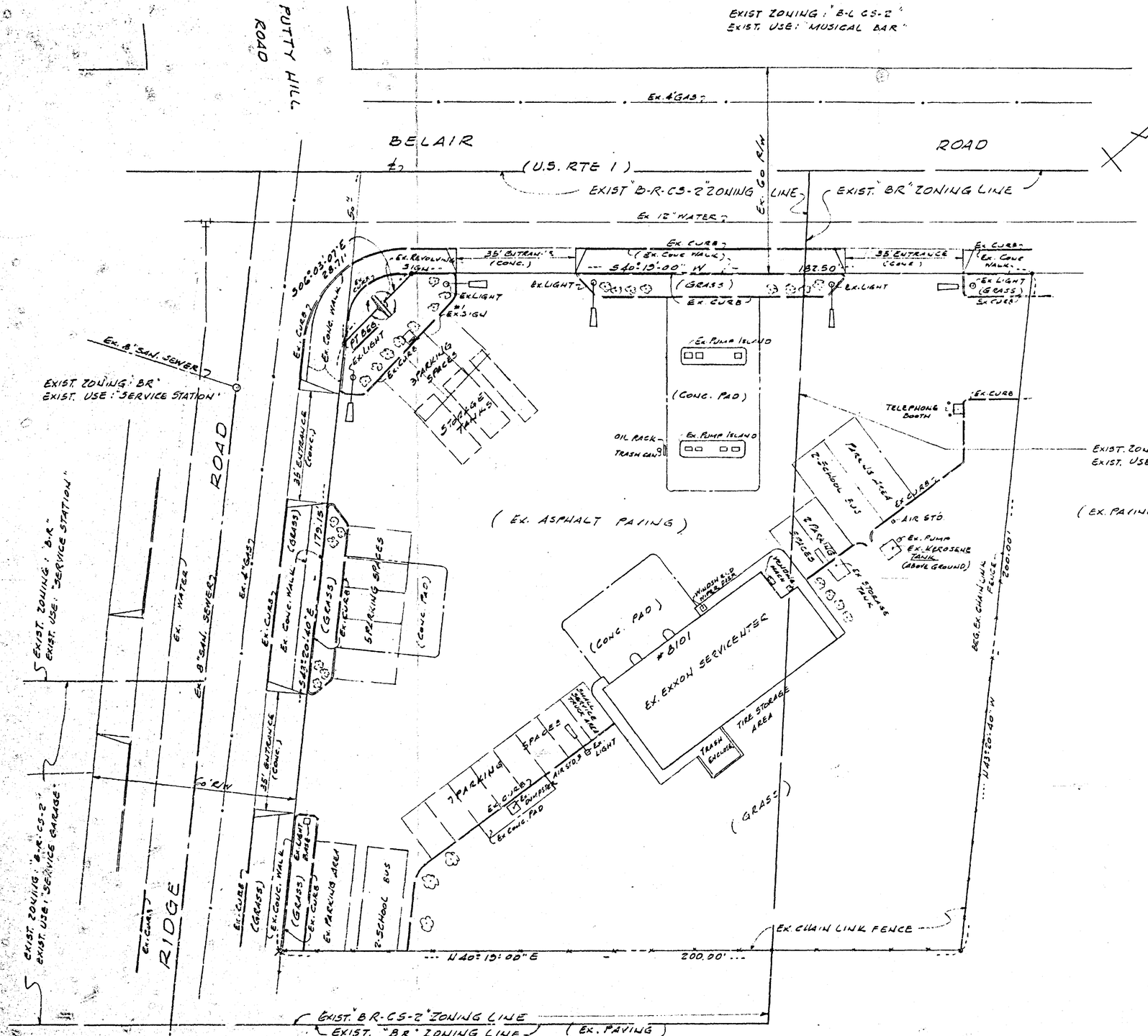
(J) Comments: A tank permit shall be required for any tank. If the tanks shown were installed under legitimate permits this comment is not applicable.

K. These abbreviated 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 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

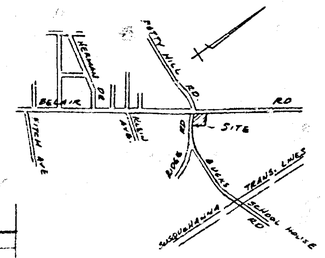
Charles E. Burnham
Plans Review Chief
Building Plans Review

1/22/86

APR 14 1986



SIGNS PERMANENTLY FIXED		ANCILLARY		AREA
#1	4'x6' SIGN	1	VEHICLE REPAIR SERVICE	
		2	VENDING MACHINES	
		3	NONE	
		4	NONE	
		5	NONE	
		6	TIRE SALES & SERVICE	
		7	SCHOOL BUSSES	1736 S.F.
		8	SALES SMALL AUTO PARTS	
		9	NONE	
		10	NONE	
		11	CHRISTMAS TREE SALES	
		12	MINOR ACCESS. USES	
		13	TOTAL ADD. AREA REQ'D.	1736 S.F.
		14	TOTAL AREA REQ'D.	16,736 S.F.
		15	TOTAL EXISTING AREA	39,757 S.F.
		16	LANDSCAPE AREA	14,620 S.F. ±



LOCATION PLAN
SCALE: 1" = 1000'

GENERAL NOTES

1. AREA OF EXISTING SITE = 1.125 Ac.±
2. EXISTING ZONING OF SITE = BR-CS-2"
3. EXISTING USE OF SITE = EXXON GAS & SERVICENTER"
4. PROPOSED ZONING OF SITE = "BR-CS-2"
5. PROPOSED USE OF SITE = "EXXON GAS & SERVICENTER"
6. OFF STREET PARKING REQ'D. = 9 PS.
   3 BAYS @ 3 PS/BAY
7. PARKING SPACES PROVIDED = 21 TOTAL
   CUSTOMER PARKING = 17
   SCHOOL BUS = 4
8. PETITIONER REQUESTING A SPECIAL HEARING TO AMEND SITE PLAN

PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING

#8101 BELAIR ROAD - EXXON SERVICENTER

N.E. COR. BELAIR ROAD & RIDGE ROAD

14TH ELECT. DIST. — BALTIMORE COUNTY, MD.
SCALE: 1" = 15' — MAR. 11, 1985

#21

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204

85007

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:

PETITION FOR SPECIAL HEARING

14th Election District

LOCATION: Northeast corner of Ridge and Belair Roads (8101 Belair Road)

DATE AND TIME: Wednesday, September 25, 1985 at 10:00 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 Hearing under Section 500.7 to approve an amended site plan (Case #65-165-X) to allow above ground storage of kerosene, in addition to other minor changes.

Being the property of Exxon 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: September 4, 1985

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

SUBJECT: Zoning Petition No. 86-125-SPH

Assuming compliance with any comments of the ZPAC, this office offers no comment.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 26, 1985

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE corner Ridge and Belair Roads, (8101 Belair Road) - 14th Election District
Exxon Company, Petitioner
Case No. 86-125-SPH

Dear Mr. DiNenna:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

RE: PETITION FOR SPECIAL HEARING
NE corner Ridge and Belair Roads, (8101 Belair Road) - 14th Election District
Exxon Company, Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-125-SPH

The Petitioner herein requests an amendment in the site plan (Case 65-165-X) to allow above ground storage of kerosene and other minor changes.

Testimony by and on behalf of the owner and the leasee indicated that the existing service station has been operated by the same leasee since it was established in 1966. Several changes in layout of the approximate one acre site have occurred over the years. The purpose of the instant petition is to legitimize the changes and to allow the leasee to apply for the appropriate permit for the existing above ground kerosene tank indicated on the plan prepared by Paul Lee Engineering, Inc., dated March 11, 1985. Kerosene customers include farmers, contractors, the nearby lumber yard and household users, all of whom also purchase gasoline at the location. There were no protestants.

Pursuant to the advertisement, posting of property, and public hearing on the Petition, after due consideration of the testimony and evidence presented, and it appearing that the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met and the health, safety and general welfare of the community will not be adversely affected, and, therefore, the Petition for Special Hearing should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of September, 1985, that the herein Petition for Special Hearing requesting an amended site plan to allow above ground storage of kerosene and other minor changes in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE September 26, 1985
BY Esther A. Kilduff
ADMINISTRATIVE ASSISTANT

Paul Lee, P.E.

Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
821-5941

DESCRIPTION

8101 BELAIR ROAD

14th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the north side of Ridge Road, said point being located 50' ± from the center of Belair Road; thence binding on the north side of Ridge Road (1) S 43°20'40" East 179.15 feet, thence leaving said north side of Ridge Road (2) N 40°19'00" East 200 feet and (3) N 43°20'40" West 200 feet to intersect the east side of Belair Road; thence binding on the east side of Belair Road (4) S 40°19'00" West 182.50 feet and (5) S 06°03'07" East 28.71 feet to the point of beginning.

STATE OF MARYLAND
PAUL LEE
No. 6981
REGISTERED
PROFESSIONAL ENGINEER

Engineers — Surveyors — Site Planners 3/12/85

RE: PETITION FOR SPECIAL HEARING
NE Corner of Ridge & Belair Rds. (8101 Belair Rd.), 14th District
EXXON COMPANY, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-125-SPH

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
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 28th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner; and Mr. James Frederick, 8101 Belair Rd., Baltimore, MD 21236, Lessee.

Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

September 19, 1985

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
NE corner of Ridge & Belair Rds.
(8101 Belair Road)
14th Election District
Exxon Company, Petitioner
Case No. 86-125-SPH

Dear Mr. DiNenna:

This is to advise you that $55.15 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 111, County Office building, Towson, Maryland 21204.

Very truly yours,

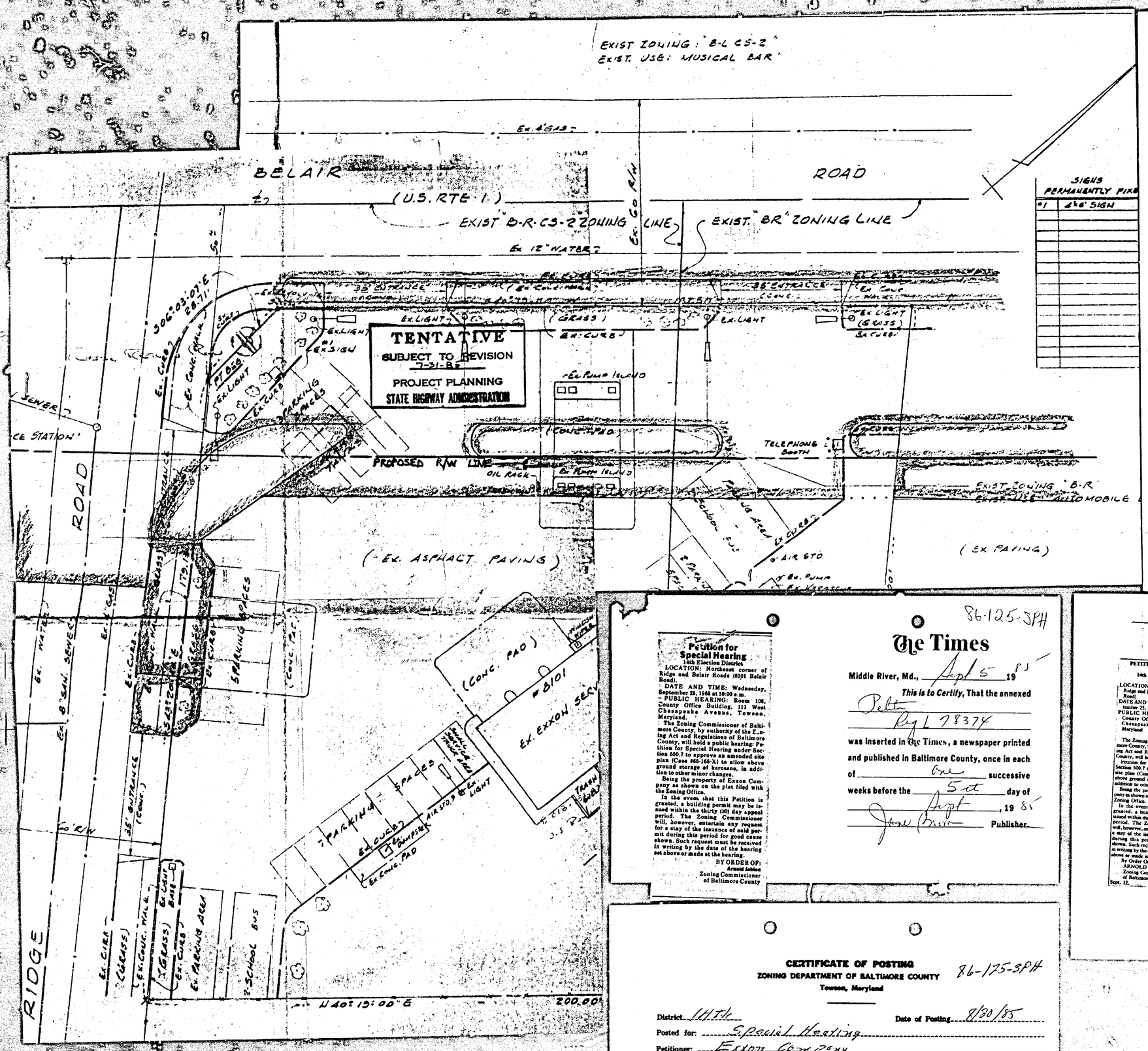
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012309

DATE 9-25-85 ACCOUNT R-01-615-000
AMOUNT $ 55.15
RECEIVED FROM Eric DiNenna, Esq.
FOR Advertising & Posting 86-125-SPH

VALIDATION OR SIGNATURE OF CASHIER

APR 14 1986


EXIST ZONING: "B-L CS-2"
EXIST. USE: MUSICAL BAR
BELAIR
(U.S. RTE. 1)
ROAD
EX. 60' R/W
EXIST "B-R-CS-2 ZONING LINE
EXIST. "BR" ZONING LINE
EX. 12" WATER
SIGNS PERMANENTLY PIKE
#1 4'x8' SIGN
TENTATIVE
SUBJECT TO REVISION
7-31-85
PROJECT PLANNING
STATE HIGHWAY ADMINISTRATION
PROPOSED R/W LINE
EX. PUMP ISLAND
CANOPY
TELEPHONE BOOTH
OIL RACK
EXIST. ZONING "B-R"
EXIST. USE AUTOMOBILE
(EX. ASPHALT PAVING)
(EX PAVING)
#8101
EX. EXXON SERVICE STATION
(CONC. PAD)
PARKING SPACES
EX. CURB
EX. COMPUTER
AIR STD. & EX. LIGHT
EX. ETD.
EX. TANK (UNDER)
EX. 8" SAN. SEWER
EX. WATER
EX. CURB
EX. PARKING AREA
2-SCHOOL BUS
EX. CURB (GRASS)
EX. CONC. WALL
EX. LIGHT
BASE
35' ENTRANCE (CONC.)
50' R/W
RIDGE
N 40° 15' 00" E
200.00'
SEWER
ROAD
EX. CURB
EX. CONC. WALK
EX. LIGHT
#1 EX. SIGN
PT. OF BEG.
EX. CURB
PARKING SPACES
EX. CURB
EX. CONC. WALK
EX. CURB
EX. LIGHT
(GRASS)
EX. CURB
EX. LIGHT
(GRASS)
EX. CURB
35' ENTRANCE
EX. CONC.
EX. CONC.
(GRASS)
EX. CURB
EX. CURB
EX. CURB
EX. CURB
S 30° 03' 07" E
28.71'
EX. CURB
EX. CURB
EX. CURB
EX. CURB

8

SITE

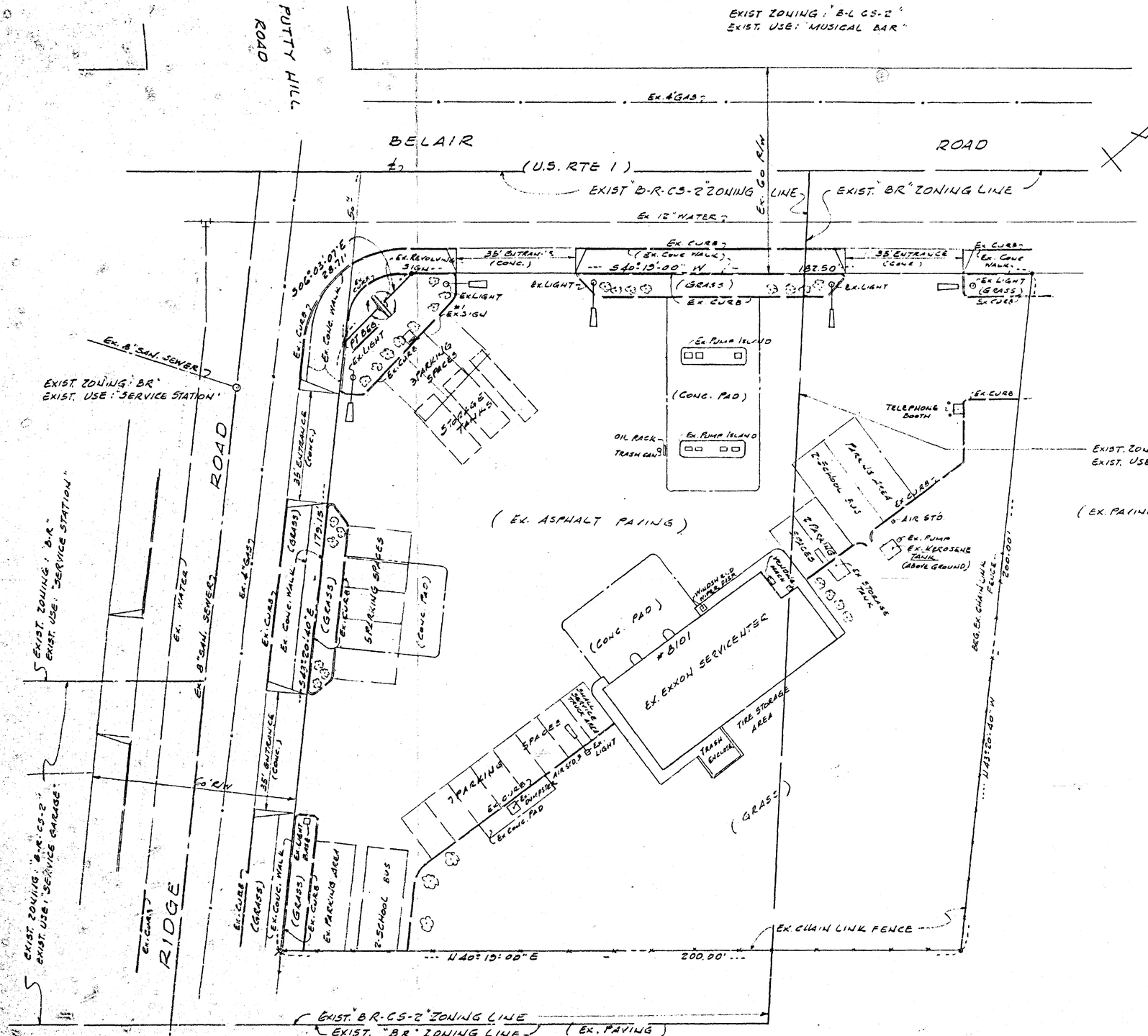
DR 5.5 DR16 DR10.5 BR BM MH DR 3.5 BL BR-CS-2 BM-CNS BL-CS-2 RO MLR-IM ML-IM ML DR 5.5 DR 3.5 DR 1.5 BL-CNS BR-CS-2 BM-CS-2 D.R.5.5

PUTTY HILL AVE
PARKVILLE JR HIGH SCHOOL
BALTIMORE COUNTY
BALTIMORE CITY
PARKWOOD CEMETERY
BELAIR ROAD
OVERTON AVE
BELTWAY
FITCH LANE
FULLERTON RESERVOIR SITE
(BALTO. CITY PROPERTY)
HARPER RD
HOUSE RD
MARSH ROAD
FERRY HALL BLVD
RIDGE RD
SCALE: 1" = 1000'

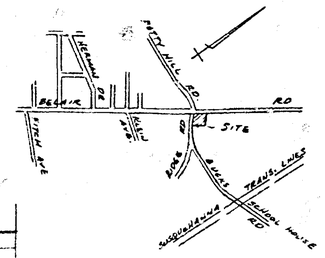
1984 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL

PARAGON K+E 58 3242 GERMANY

PUTTY HILL AVE
N 29,000
DR. 5.5
BR
BR-CS-2
SITE
BL-CS-2
BR
RO
BL
DR 5.5
DR 3.5
BR-CS-2
BM 75-55B
N 28,000
BM-CNS
MLR-IM
N-SE M-SW
N-NE M-NW
KLEINS LANE
E 3,500
SCALE: 1" = 200'



SIGNS PERMANENTLY FIXED		ANCILLARY		AREA
#1	4'x6' SIGN	1	VEHICLE REPAIR SERVICE	
		2	VENDING MACHINES	
		3	NONE	
		4	NONE	
		5	NONE	
		6	TIRE SALES & SERVICE	
		7	SCHOOL BUSSES	1736 S.F.
		8	SALES SMALL AUTO PARTS	
		9	NONE	
		10	NONE	
		11	CHRISTMAS TREE SALES	
		12	MINOR ACCESS. USES	
		13	TOTAL ADD. AREA REQ'D.	1736 S.F.
		14	TOTAL AREA REQ'D.	16,736 S.F.
		15	TOTAL EXISTING AREA	39,757 S.F.
		16	LANDSCAPE AREA	14,620 S.F. ±



LOCATION PLAN
SCALE: 1" = 1000'

GENERAL NOTES

1. AREA OF EXISTING SITE = 1.125 Ac.±
2. EXISTING ZONING OF SITE = BR-CS-2"
3. EXISTING USE OF SITE = EXXON GAS & SERVICENTER"
4. PROPOSED ZONING OF SITE = "BR-CS-2"
5. PROPOSED USE OF SITE = "EXXON GAS & SERVICENTER"
6. OFF STREET PARKING REQ'D. = 9 PS.
   3 BAYS @ 3 PS/BAY
7. PARKING SPACES PROVIDED = 21 TOTAL
   CUSTOMER PARKING = 17
   SCHOOL BUS = 4
8. PETITIONER REQUESTING A SPECIAL HEARING TO AMEND SITE PLAN

PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING

#8101 BELAIR ROAD - EXXON SERVICENTER

N.E. COR. BELAIR ROAD & RIDGE ROAD

14TH ELECT. DIST. — BALTIMORE COUNTY, MD.
SCALE: 1" = 15' — MAR. 11, 1985

#21

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204

85007

86-125-SPH
#21

PETITION FOR SPECIAL HEARING

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

An amended site plan (Case #85-165X) to allow above ground storage of Kerosene, in addition to other minor changes (see plan)

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.

Lessee	Legal Owner(s):
James Frederick (Type or Print Name)	Exxon Company (Type or Print Name)
James Frederick (Signature)	By: (Signature)
8101 Belair Road (Address)	(Type or Print Name)
Baltimore, Maryland 21236 (City and State)	(Signature)

Attorney for Petitioner:

S. Eric DiNenna (Type or Print Name) — P. O. Box 1288 (Address) — Phone No.

(Signature)

406 W. Pennsylvania Avenue (Address) — Baltimore, Maryland 21203 (City and State)

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

Towson, Maryland 21204 (City and State)

S. Eric DiNenna (Name)
406 W. Pennsylvania Ave. (Address)
Towson, Maryland 21204 296-6820 (Phone No.)

Attorney's Telephone No.: 296-6820

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of August, 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 25th day of September, 19.85, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE 8/26/85
BY ADMINISTRATIVE ASSISTANT

Exxon Company & Belair Roads (#8101 Belair Road) 14th Dist.
86-125-SPH
86-125-SPH
#2

BEAN N.C.
MEAS
CERTIFICATE
POSTING 14
DATE 9/5/85
TYPE
ADVERTISING SPH
BY P.K.
FINAL
BY

Case No. 86-125-SPH

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 9th day of August, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner Exxon Company Received by: JAMES E. DYER, Chairman
Petitioner's Attorney S. Eric DiNenna, Esquire Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 18, 1985

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

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

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 2 - Case No. 86-125-SPH
Petitioner - Exxon Company
Speciah Hearing Petition

Dear Mr. DiNenna:

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 tine 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,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204

Maryland Department of Transportation
State Highway Administration

William K. Hellmann, Secretary
Hal Kassoff, Administrator

August 6, 1985

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

Att: N. Commodari

Re: Item # 2
Property Owner: Exxon Co.
Location: N/W corner Ridge Road and Belair Road (Route 1-N)
Existing Zoning: B.R. C.S.2
Proposed Zoning: Spec. Hearing to allow above ground storage of Kerosene in addition other minor changes.
Acres: 1.125 Acres
District: 14th

Dear Mr. Jablon:

On review of the submittal of 3/11/85, to allow above ground storage of Kerosene, the State Highway Administration has no comment and defers all comments to Baltimore County.

With the Belair Road frontage at this site tentatively affected by the proposed Belair Road improvements, the site plan was forward to the State Highway Administration's Bureau of Project Planning for review and comment.

The proposed Right of Way line for the widening of U.S. Route 1 has been indicated on the attached plat (#8101 Belair Road-Exxon) however, be advised that an alternate for the improvement of U.S. Route 1 has not been selected, therefore, R/W line as shown is tentative, and subject to revision.

If you have any questions please do not hesitate to call this office or Mr. Ronald Muon at 659-1106, at State Highway Administration's Project Planning.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es
cc: J. Ogle
enclosure

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

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

NORMAN E. GERBER
DIRECTOR

August 30, 1985

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

Re: Zoning Advisory Meeting of July 16, 1985
Item # 2
Property Owner: Exxon Company
Location: NE/Cor. Ridge Rd. and Belair 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.

(X) 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 forward by the Bureau of Public Services.
( ) This site is part of a larger tract; therfore 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 22-98 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 derined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as condition change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
(X) Additional comments:
FIRE DEPARTMENT SHOULD BE CONTACTED TO SEE IF THERE IS A CONFLICT WITH THE FIRE CODE PERTAINING TO ABOVEGRD. STORAGE OF KEROSENE.

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

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

STEPHEN E. COLLINS
DIRECTOR

August 26, 1985

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

Item No. 2 -ZAC- Meeting of July 16, 1985
Property Owner: Exxon Company
Location: n/e corner Ridge Road and Belair Road
Existing Zoning: B.R. - C.S. 2
Proposed Zoning: Special hearing to allow above ground storage of kerosene, in addition to other minor changes

Acres: 1.125 ±
District: 14th

Dear Mr. Jablon:

The westernmost entrance on Ridge to site should be closed to help eliminate some congestion at the intersection.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/bza

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

PAUL H. REINCKE
CHIEF

August 1, 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

Location: N/E Corner Ridge Road and Belair Road

Item No.: 2 Zoning Agenda: Meeting of 7/16/85

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 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 parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( ) 5. The buillings 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: Capt. Joseph Kelly 8-1-85 Noted and Approved: Errol M. Markowitz
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

* Ker sene tank, etc. shall be in accordance with NFPA Standard 30, 1981 Edition, Separate permit required for tank.

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

TED ZALESKI, JR.
DIRECTOR

August 21, 1985

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

Dear Mr. Jablon:

Comments on Item # 2 Zoning Advisory Committee Meeting are as follows:

Property Owner: Exxon Company
Location: N/E corner Ridge Road and Belair Road
District: 11th.

APPLICABLE ITEMS ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

B. A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans not technical data.

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

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall receive a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable 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 401 and 505 and have your Architect/Engineer contact this department.

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

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application will also be filed along with three sets of acceptable construction plans indicating how the existing structure is to 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 Groups are from Use _____ to Use _____, or to Mixed Uses _____, _____, _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(J) Comments: A tank permit shall be required for any tank. If the tanks shown were installed under legitimate permits this comment is not applicable.

K. These abbreviated 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 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
Plans Review Chief
Building Plans Review

1/22/86

APR 14 1986

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:

PETITION FOR SPECIAL HEARING

14th Election District

LOCATION: Northeast corner of Ridge and Belair Roads (8101 Belair Road)

DATE AND TIME: Wednesday, September 25, 1985 at 10:00 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 Hearing under Section 500.7 to approve an amended site plan (Case #65-165-X) to allow above ground storage of kerosene, in addition to other minor changes.

Being the property of Exxon 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: September 4, 1985

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

SUBJECT: Zoning Petition No. 86-125-SPH

Assuming compliance with any comments of the ZPAC, this office offers no comment.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 26, 1985

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE corner Ridge and Belair Roads, (8101 Belair Road) - 14th Election District
Exxon Company, Petitioner
Case No. 86-125-SPH

Dear Mr. DiNenna:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

RE: PETITION FOR SPECIAL HEARING
NE corner Ridge and Belair Roads, (8101 Belair Road) - 14th Election District
Exxon Company, Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-125-SPH

The Petitioner herein requests an amendment in the site plan (Case 65-165-X) to allow above ground storage of kerosene and other minor changes.

Testimony by and on behalf of the owner and the leasee indicated that the existing service station has been operated by the same leasee since it was established in 1966. Several changes in layout of the approximate one acre site have occurred over the years. The purpose of the instant petition is to legitimize the changes and to allow the leasee to apply for the appropriate permit for the existing above ground kerosene tank indicated on the plan prepared by Paul Lee Engineering, Inc., dated March 11, 1985. Kerosene customers include farmers, contractors, the nearby lumber yard and household users, all of whom also purchase gasoline at the location. There were no protestants.

Pursuant to the advertisement, posting of property, and public hearing on the Petition, after due consideration of the testimony and evidence presented, and it appearing that the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met and the health, safety and general welfare of the community will not be adversely affected, and, therefore, the Petition for Special Hearing should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of September, 1985, that the herein Petition for Special Hearing requesting an amended site plan to allow above ground storage of kerosene and other minor changes in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE September 26, 1985
BY Esther A. Kilduff
ADMINISTRATIVE ASSISTANT

Paul Lee, P.E.

Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
821-5941

DESCRIPTION

8101 BELAIR ROAD

14th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the north side of Ridge Road, said point being located 50' ± from the center of Belair Road; thence binding on the north side of Ridge Road (1) S 43°20'40" East 179.15 feet, thence leaving said north side of Ridge Road (2) N 40°19'00" East 200 feet and (3) N 43°20'40" West 200 feet to intersect the east side of Belair Road; thence binding on the east side of Belair Road (4) S 40°19'00" West 182.50 feet and (5) S 06°03'07" East 28.71 feet to the point of beginning.

STATE OF MARYLAND
PAUL LEE
No. 6981
REGISTERED
PROFESSIONAL ENGINEER

Engineers — Surveyors — Site Planners 3/12/85

RE: PETITION FOR SPECIAL HEARING
NE Corner of Ridge & Belair Rds. (8101 Belair Rd.), 14th District
EXXON COMPANY, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-125-SPH

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
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 28th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner; and Mr. James Frederick, 8101 Belair Rd., Baltimore, MD 21236, Lessee.

Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

September 19, 1985

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
NE corner of Ridge & Belair Rds.
(8101 Belair Road)
14th Election District
Exxon Company, Petitioner
Case No. 86-125-SPH

Dear Mr. DiNenna:

This is to advise you that $55.15 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 111, County Office building, Towson, Maryland 21204.

Very truly yours,

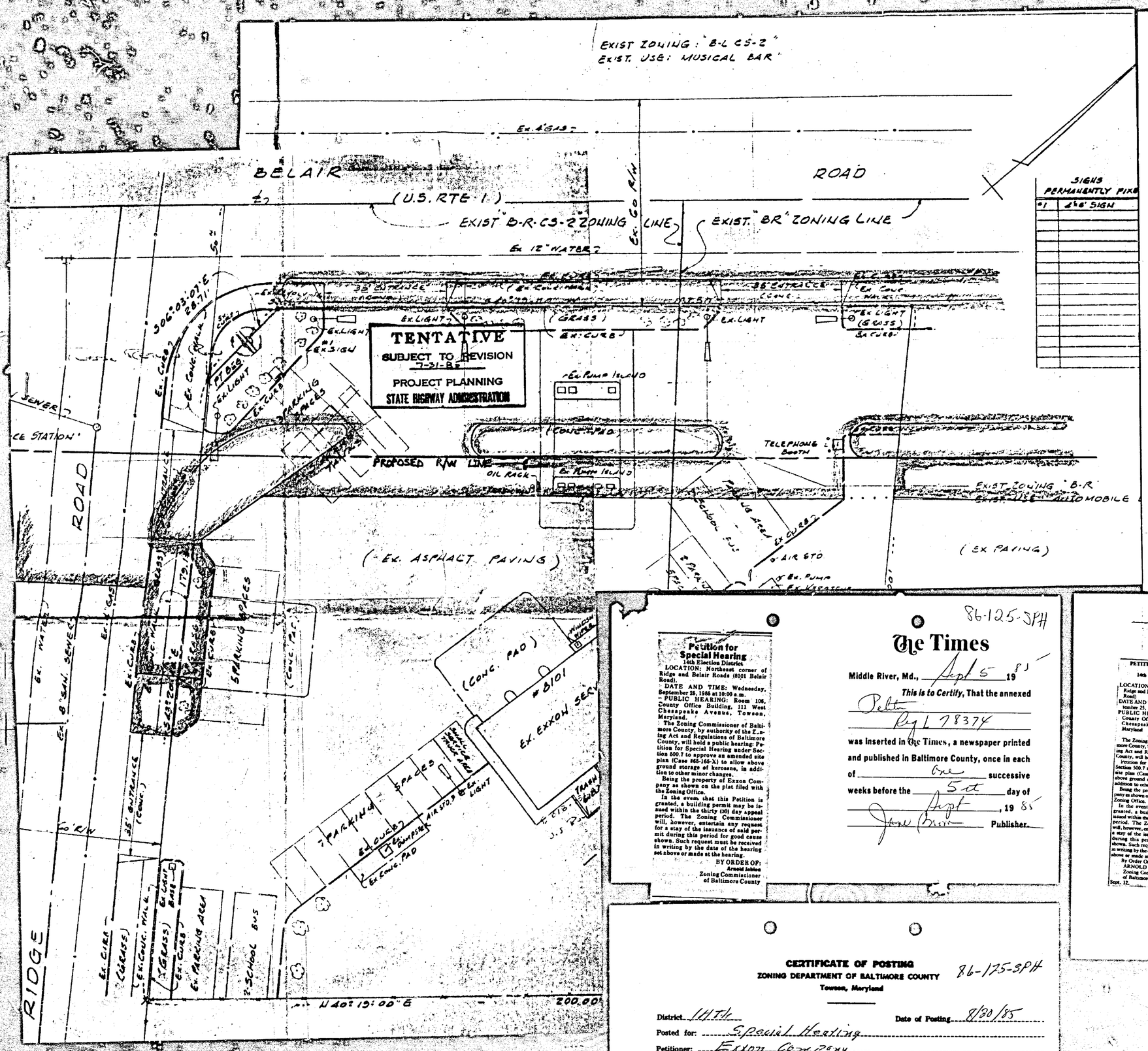
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012309

DATE 9-25-85 ACCOUNT R-01-615-000
AMOUNT $ 55.15
RECEIVED FROM Eric DiNenna, Esq.
FOR Advertising & Posting 86-125-SPH

VALIDATION OR SIGNATURE OF CASHIER

APR 14 1986


EXIST ZONING: "B-L CS-2"
EXIST. USE: MUSICAL BAR
BELAIR
(U.S. RTE. 1)
ROAD
EX. 60' R/W
EXIST "B-R-CS-2 ZONING LINE
EXIST. "BR" ZONING LINE
EX. 12" WATER
SIGNS PERMANENTLY PIKE
#1 4'x8' SIGN
TENTATIVE
SUBJECT TO REVISION
7-31-85
PROJECT PLANNING
STATE HIGHWAY ADMINISTRATION
PROPOSED R/W LINE
EX. PUMP ISLAND
CANOPY
TELEPHONE BOOTH
OIL RACK
EXIST. ZONING "B-R"
EXIST. USE AUTOMOBILE
(EX. ASPHALT PAVING)
(EX PAVING)
#8101
EX. EXXON SERVICE STATION
(CONC. PAD)
PARKING SPACES
EX. CURB
EX. COMPUTER
AIR STD. & EX. LIGHT
EX. ETD.
EX. TANK (UNDER)
EX. 8" SAN. SEWER
EX. WATER
EX. CURB
EX. PARKING AREA
2-SCHOOL BUS
EX. CURB (GRASS)
EX. CONC. WALL
EX. LIGHT
BASE
35' ENTRANCE (CONC.)
50' R/W
RIDGE
N 40° 15' 00" E
200.00'
SEWER
ROAD
EX. CURB
EX. CONC. WALK
EX. LIGHT
#1 EX. SIGN
PT. OF BEG.
EX. CURB
PARKING SPACES
EX. CURB
EX. CONC. WALK
EX. CURB
EX. LIGHT
(GRASS)
EX. CURB
EX. LIGHT
(GRASS)
EX. CURB
35' ENTRANCE
EX. CONC.
EX. CONC.
(GRASS)
EX. CURB
EX. CURB
EX. CURB
EX. CURB
S 30° 03' 07" E
28.71'
EX. CURB
EX. CURB
EX. CURB
EX. CURB

8

SITE

DR 5.5 DR16 DR10.5 BR BM MH DR 3.5 BL BR-CS-2 BM-CNS BL-CS-2 RO MLR-IM ML-IM ML DR 5.5 DR 3.5 DR 1.5 BL-CNS BR-CS-2 BM-CS-2 D.R.5.5

PUTTY HILL AVE
PARKVILLE JR HIGH SCHOOL
BALTIMORE COUNTY
BALTIMORE CITY
PARKWOOD CEMETERY
BELAIR ROAD
OVERTON AVE
BELTWAY
FITCH LANE
FULLERTON RESERVOIR SITE
(BALTO. CITY PROPERTY)
HARPER RD
HOUSE RD
MARSH ROAD
FERRY HALL BLVD
RIDGE RD
SCALE: 1" = 1000'

1984 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL

PARAGON K+E 58 3242 GERMANY

PUTTY HILL AVE
N 29,000
DR. 5.5
BR
BR-CS-2
SITE
BL-CS-2
BR
RO
BL
DR 5.5
DR 3.5
BR-CS-2
BM 75-55B
N 28,000
BM-CNS
MLR-IM
N-SE M-SW
N-NE M-NW
KLEINS LANE
E 3,500
SCALE: 1" = 200'