

6-
 S.D. 17
 DATE 2-11-87
 200
 1000
 DP 17

IN RE: PETITION FOR VARIANCES
 E/S of Falls Road, 510'
 S of Greenspring Valley Road
 9th Election District
 Exxon Company, U.S.A.,
 Petitioner
 BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-452-A

The Petitioner herein requests variances to permit an automotive service station with an automotive rental ancillary use having a total site area of 17,461.83 square feet in lieu of the required 23,400 square feet, service station canopy setbacks of one foot from the right-of-way line for two sides and 16 feet from the street centerline for one side all in lieu of the required 10 feet and 35 feet respectively, three pump island setbacks of 12 feet and one pump island setback of 13 feet from the right-of-way line, one pump island 28 feet from the street centerline all in lieu of the required 15 feet and 40 feet respectively, a kiosk with setbacks of 11 feet and 29 feet in lieu of the required 35 feet, five parking spaces in lieu of the required nine spaces, and six free-standing business signs of 314.86 square feet in lieu of the permitted three signs of 100 square feet.

At the onset of the hearing, Counsel for the Petitioner moved to amend the Petition by deleting "with an automotive rental ancillary use" and changing the required square feet from 23,400 to 19,500 square feet. The motion was granted.

The Exxon representative and engineer testified that, other than the one-story brick service station building, the existing facilities have been in place for at least 25 to 30 years. The company desires to improve a difficult pump island situation and to beautify the site with a canopy, new and relocated pump islands and a kiosk. It is anticipated that the proposed arrangement will provide better, safer lighting and traffic flow directed in a northerly direction. The kiosk will protect night employees.

ORDER RECEIVED FOR FILING
 DATE May 26, 1986
 BY [Signature]

EXXON COMPANY
 U.S.A.
 E/S Falls Rd. 510' S of
 Greenspring Valley Rd.
 9th Election District
 Baltimore, Maryland 21204

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 405.4A.1 and 405.4A.2 to allow an automotive service station with an automotive rental ancillary use having a total site area of 17,461.83 sq. feet in lieu of the required 23,400 sq. feet; 405.4A.2 to allow service station canopy setbacks of 1' from (con't on of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for these separate following reasons: (Indicate hardship or practical difficulty)

The property is extremely irregular in shape and dimensions, and the principal difficulty with complying with the various setback requirements would be to prevent any modification or use of the property in tune with the needs and desires of the public.

Hardship would result if the variances were not granted in that the station would remain uncovered and thus less desirable to the public, as is the modern trend with service stations, and the ability to provide increased service to the public would be hampered. (con't on separate sheet)

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
 (Type or Print Name)
 Signature
 Address
 City and State

Legal Owner(s):
 Exxon Company, U.S.A.
 (Type or Print Name)
 Signature
 Address
 City and State

Attorney for Petitioner:
 (Type or Print Name)
 Signature
 Address
 City and State

F. Vernon Booser
 (Type or Print Name)
 Signature
 Address
 City and State

614 Bosley Avenue
 Address
 Towson, MD 21204
 City and State

Attorney's Telephone No.: 828-9441
 614 Bosley Ave. Towson, MD 828-9441
 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of April, 1986, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of May, 1986, at 10:30 o'clock.

[Signature]
 Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
 DATE May 26, 1986
 BY [Signature]

Representatives from the Boards of the Heatherfield Association and the Valleys Planning Council appeared in protest. The executive secretary of the latter protested that the proposed plan appears to be an overdevelopment of an awkward and limited site. She suggested a canopy over the existing pump islands.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (ECZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of May, 1986, that the herein Petition for Variances to permit an automotive service station having a total site area of 17,461.83 square feet in lieu of the required 19,500 square feet, service station canopy setbacks of one foot from the right-of-way line for two sides and 16 feet from the street centerline for one side all in lieu of the required 10 feet and 35 feet respectively, three pump island setbacks of 12 feet and one pump island setback of 13 feet from the right-of-way line, one pump island 28 feet from the street centerline all in lieu of the required 15 feet and 40 feet respectively, a kiosk with setbacks of 11 feet and 29 feet in lieu of the required 35 feet, five parking spaces in lieu of the required nine spaces, and six free-standing business signs of 313.68 square feet in lieu of the permitted three signs of 100 square feet; in accordance with the plan prepared by STV/Lyon Associates, revised April 30, 1986 and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

ORDER RECEIVED FOR FILING
 DATE May 26, 1986
 BY [Signature]

CONTINUATION OF REQUEST

the R/W line for 2 sides and 16 ft. from the street centerline for one side all in lieu of the required 10 ft. and 35 ft. respectively; and to allow 3 pump island setbacks of 12 ft., 1 pump island setback of 13 ft. from the R/W, and 1 pump island 28 ft. from the street centerline all in lieu of the required 15 ft. and 40 ft. respectively, and to permit a kiosk with setbacks of 11 ft. and 29 ft. in lieu of the required 35 ft.

405.4A.5 to allow 5 parking spaces in lieu of the required 9 spaces
 413.2.f to allow a total of 6 freestanding business signs of 314.86 sq.ft. in lieu of the allowed 3 signs of 100 sq.ft.

REASONS CONTINUED:

the sign variance is necessary for effective advertising and compliance with State and Federal laws regarding price advertising.

1. The northern accesses on both Joppa and Falls Roads shall be exits only and shall be so marked. Large arrows on the pavement shall be clearly visible at all times for the purpose of directing all pump island customers in a northerly direction.
2. Compliance with the requirements of the Baltimore County Department of Traffic Engineering.
3. Signs shall be limited to the size, design, and number shown on the plan prepared by STV/Lyon Associates, revised May 6, 1986

[Signature]
 Deputy Zoning Commissioner
 of Baltimore County

JMHJ:b

ORDER RECEIVED FOR FILING
 DATE May 26, 1986
 BY [Signature]

ZONING DESCRIPTION

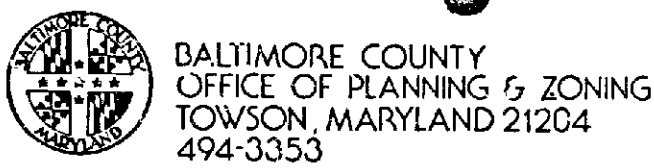
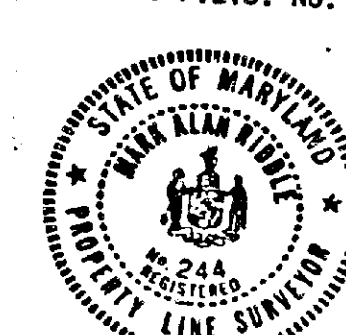
NO. 2343 W. JOPPA ROAD
 EXXON SITE 2-3074, FALLS ROAD & JOPPA ROAD
 ELECTION DISTRICT 9, BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME AT A POINT ALONG THE EASTERN SIDE OF FALLS ROAD (MD. RTE. 25 - SHA PLAT NO. 25199) SAID POINT BEING 410 ft. SOUTH OF THE CENTERLINE OF GREENSPRING VALLEY ROAD EXTENDED, THEN BY A CURVE WITH

1. A RADIUS OF 5.00' AN ARC LENGTH OF 7.85' SAID CURVE BEING SUBTENDED BY A CHORD BEARING N 24° 56' 42" E 7.07' THENCE,
2. N 69° 56' 41" E 7.00' TO INTERSECT THE WESTERN SIDE OF JOPPA ROAD, THENCE ALONG SAME, THE TWO FOLLOWING COURSES AND DISTANCES,
3. S 44° 34' 53" E 41.14' THENCE CONTINUING,
4. S 34° 53' 36" E 262.62' THENCE LEAVING JOPPA ROAD AND RUNNING,
5. S 55° 06' 24" W 15.00' THENCE,
6. S 34° 53' 36" E 10.03' THENCE,
7. S 69° 56' 41" W 63.39' TO INTERSECT THE EASTERN SIDE OF FALLS ROAD (MD. RTE. 25) THENCE ALONG FALLS ROAD, THE TWO FOLLOWING COURSES AND DISTANCES,
8. N 51° 01' 09" W 40.83' THENCE,
9. N 20° 03' 19" W 264.82' TO THE POINT OF BEGINNING.... CONTAINING 17,461.83 S.F. OR 0.401 ACRE OF LAND, MORE OR LESS.

[Signature]
 STV/LYON ASSOCIATES
 Mark A. Riddle
 MD. REG. P.L.S. No. 244

OCTOBER 22, 1985



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

ARNOLD TADON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

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

RE: PETITION FOR VARIANCES
 E/S of Falls Road, 510'
 S of Greenspring Valley Road
 9th Election District
 Exxon Company, U.S.A.,
 Petitioner
 Case No. 86-452-A

Dear Mr. Booser:

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

Very truly yours,
 [Signature]
 JEAN M. H. JUNG
 Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

Liza Kerr
 Valleys Planning Council
 212 Washington Avenue
 Towson, Maryland 21204

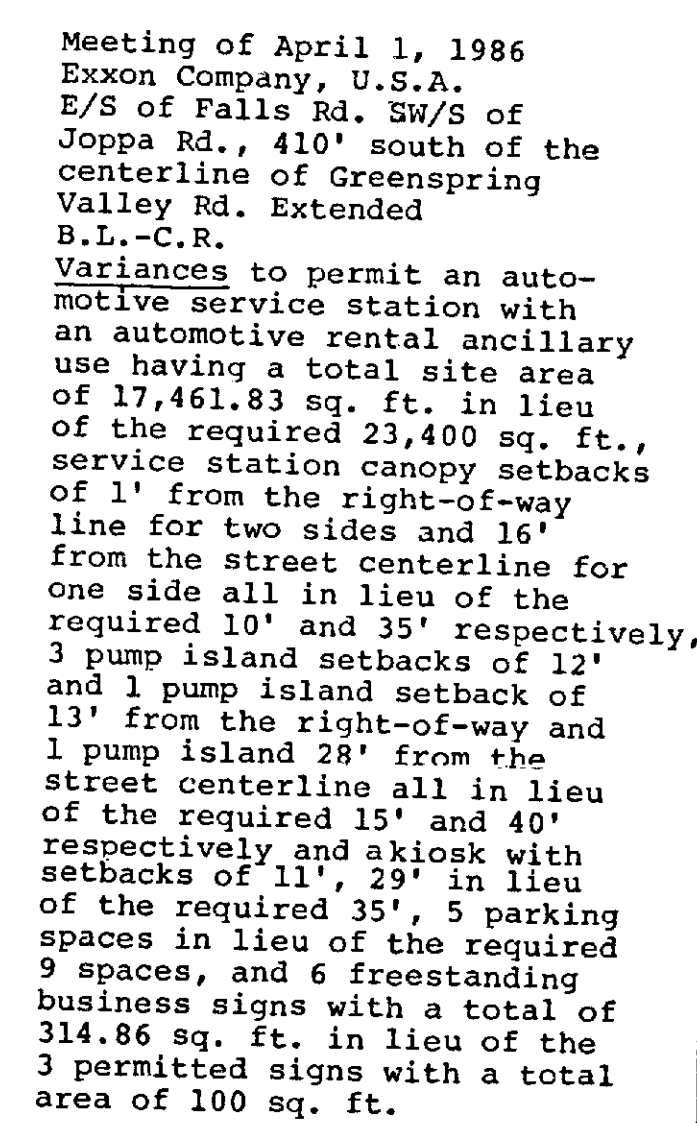
Jorgen Jensen
 Board of Heatherfields Assoc.
 8216 Talley Ho Road
 Lutherville, Maryland 21093

William Brewster
 Board of Stevenson Brooklandville Assoc.
 827 Hillside Road
 Brooklandville, Maryland 21222



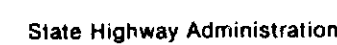
STV ENGINEERS, Engineers, Architects, Planners, Construction Managers. Professional Member Firms.
STV/Baltimore Transportation Associates; STV/Lyon Associates; STV/Management Consultants Group; STV/
H. L. Nottingham & Associates; STV/Sanders & Thomas; STV/Santatic; STV/Seelye Stevenson Value & Knecht

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



Michael S. Flanigan
Traffic Engineer Associate II

Enclosure



APR 11 1955

☐ 1st
☐ 2nd
☐ 3rd
☐ 4th
☐ 5th
☐ 6th
☐ 7th
☐ 8th
☐ 9th
☐ 10th
☐ 11th
☐ 12th

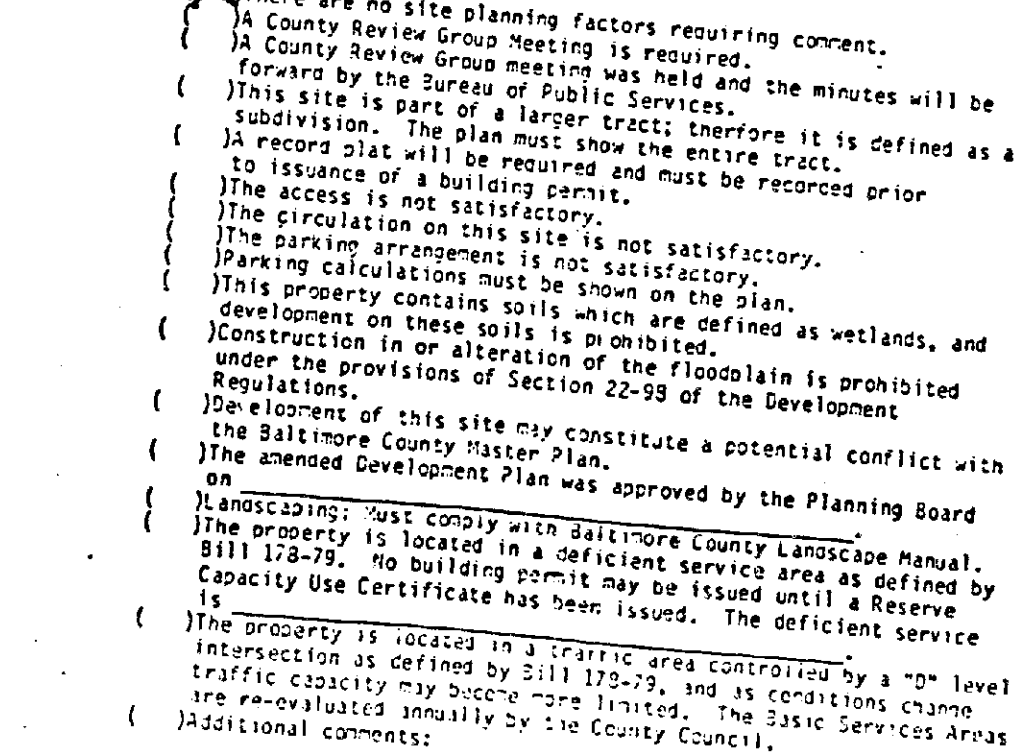
12 1 2 3 4 5 6 7 8 9 10 11

10:10

TOYING DEPARTMENT

APR 11 1955

cc: J. Ogle
M. Stein w/ attachment



Eugene A. Sober
Chair, Current Planning and Development



FILE COPY



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

April 30, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 335 Zoning Advisory Committee Meeting are as follows:

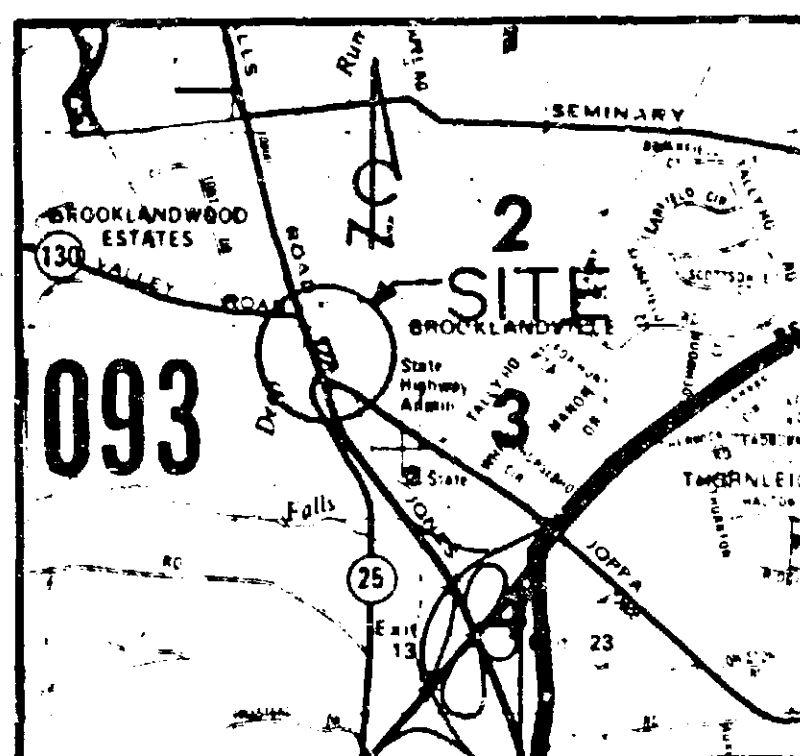
Property Owner: Exxon Company, U.S.A.
Location: E/S of Falls Road, SW/S of Joppa Road
District: 8th.

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 and 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 require 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 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 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 shall 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: Signs shall comply to Article 19 as amended by Council Bill #17-85. Razing permits as well as permits for new construction are required.
- 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
BY: C. E. Burnham, Chief
Building Plans Review

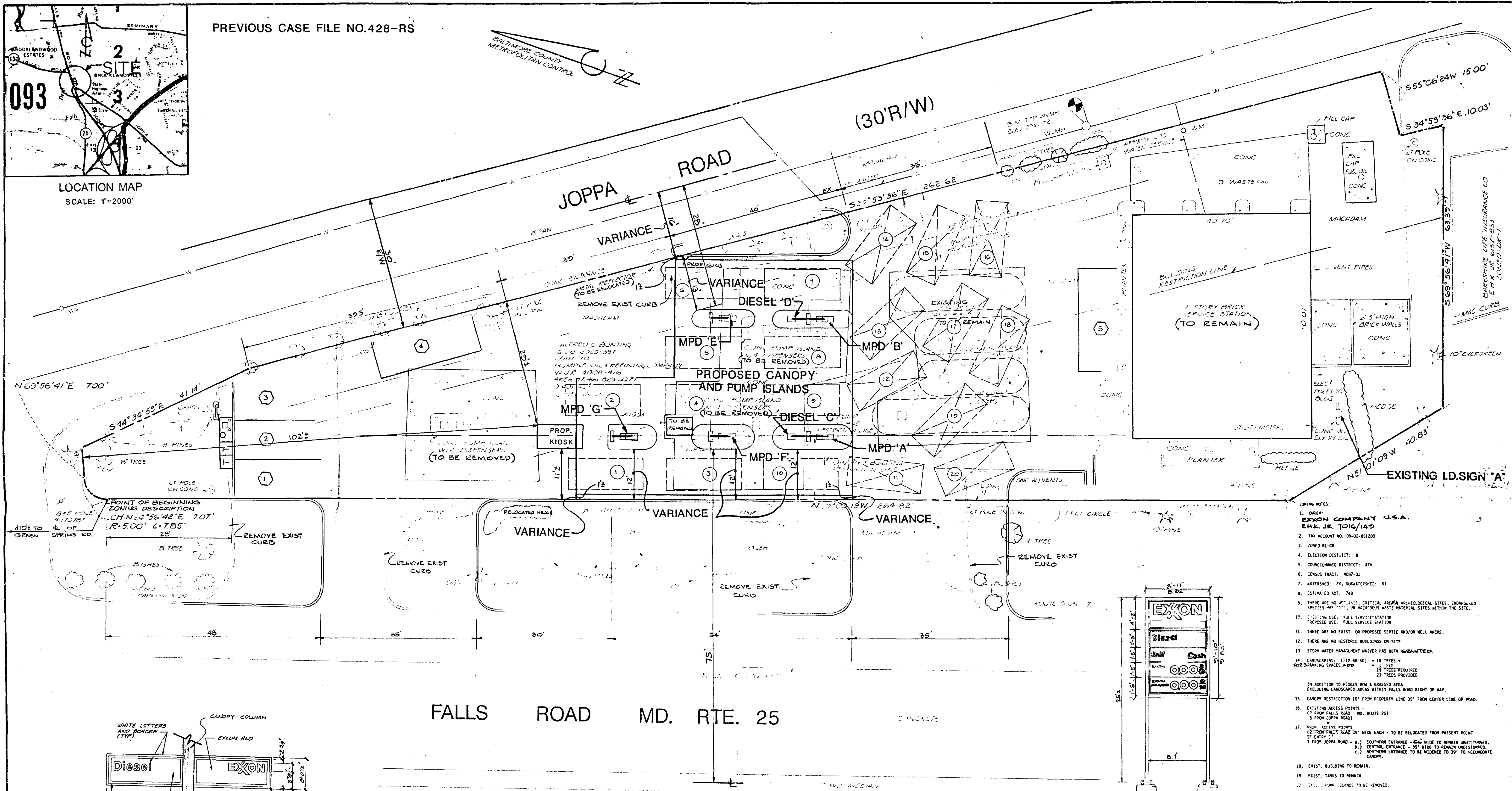
L/22/85



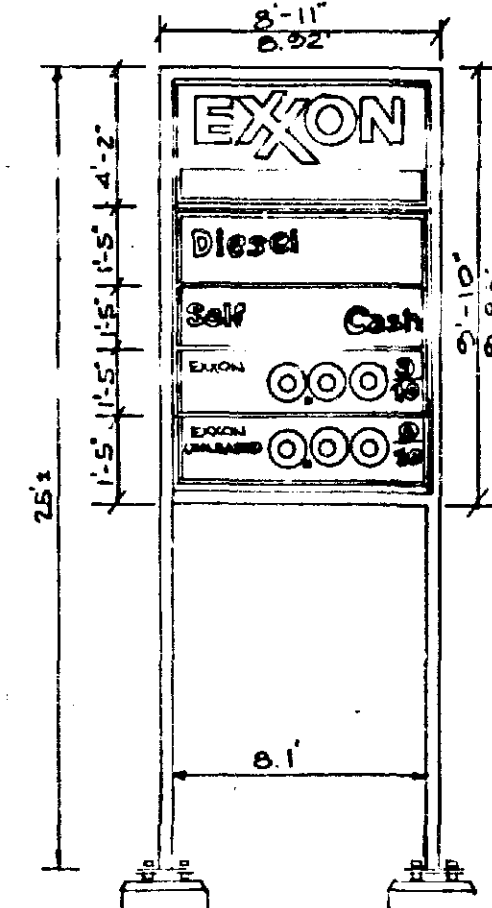
LOCATION MAP
SCALE: 1"=2000'

PREVIOUS CASE FILE NO.428-RS

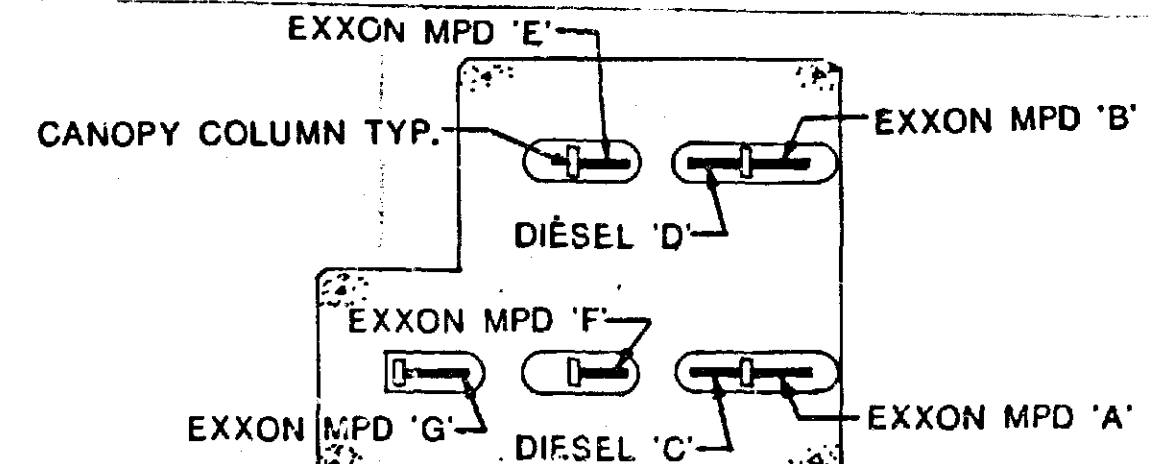
BALTIMORE COUNTY
METROPOLITAN CONTROL



- NOTES:
1. OWNER: EXXON COMPANY U.S.A. E.H.K. JR. 1016/145
 2. TAX ACCOUNT NO. 09-02-851280
 3. ZONED B.C.R.
 4. ELECTION DISTRICT: 8
 5. COUNCILMANIC DISTRICT: 4TH
 6. CENSUS TRACT: 4087-01
 7. WATERSHED: 24, SUBWATERSHED: 61
 8. ESTIMATED AOT: 748
 9. THERE ARE NO HISTORIC, CRITICAL AREA, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS WASTE MATERIAL SITES WITHIN THE SITE.
 10. EXISTING USE: FULL SERVICE STATION PROPOSED USE: FULL SERVICE STATION
 11. THERE ARE NO EXIST. OR PROPOSED SEPTIC AND/OR WELL AREAS.
 12. THERE ARE NO HISTORIC BUILDINGS ON SITE.
 13. STORM WATER MANAGEMENT WAIVER HAS BEEN GRANTED.
 14. LANDSCAPING: (732.68.40) = 18 TREES + 19 TREES REQUIRED FOR SPACING SPACES ADD 23 TREES PROVIDED
 15. IN ADDITION TO HEDGES ROW & GRASSED AREA, EXCLUDING LANDSCAPED AREAS WITHIN FALLS ROAD RIGHT OF WAY.
 16. CANOPY RESTRICTION 10' FROM PROPERTY LINE 35' FROM CENTER LINE OF ROAD.
 17. EXISTING ACCESS POINTS: 1) FROM FALLS ROAD - 35' WIDE EACH - TO BE RELOCATED FROM PRESENT POINT OF ENTRY. 2) FROM JOPPA ROAD - 35' WIDE TO REMAIN UNDISTURBED. 3) FROM JOPPA ROAD - 35' WIDE TO REMAIN UNDISTURBED. 4) FROM JOPPA ROAD - 35' WIDE TO REMAIN UNDISTURBED. 5) FROM JOPPA ROAD - 35' WIDE TO REMAIN UNDISTURBED.
 18. EXIST. BUILDING TO REMAIN.
 19. EXIST. TANKS TO REMAIN.
 20. EXIST. PUMP ISLANDS TO BE REMOVED.
 21. PROP. PUMP ISLANDS TO BE LOCATED UNDER CANOPY AS SHOWN.
 22. ACCESS POINTS: A. VEHICLE REPAIR SERVICES B. VENDING MACHINES C. TIRE SALES & INSTALLATION D. SALES OF SMALL AUTO PARTS E. MINOR ACCESSORY USE
 23. ADDITIONAL AREA REQUIRED: 1) FROM FALLS ROAD - 35' WIDE EACH - TO BE RELOCATED FROM PRESENT POINT OF ENTRY. 2) FROM JOPPA ROAD - 35' WIDE TO REMAIN UNDISTURBED. 3) FROM JOPPA ROAD - 35' WIDE TO REMAIN UNDISTURBED. 4) FROM JOPPA ROAD - 35' WIDE TO REMAIN UNDISTURBED. 5) FROM JOPPA ROAD - 35' WIDE TO REMAIN UNDISTURBED.
 24. AREA REQUIREMENTS: FIVE DISPENSER ISLANDS WITH 1 MULTI - PRODUCT DISPENSER, CAPABLE OF SERVING 10 CARS AT ONE TIME. SERVING SPACES = 10 SERVING BAYS = 10 SPACES & BAYS = 10 AREA REQUIRED = 13 x 1500 = 19,500 S.F. OR 0.45 AC. TOTAL AREA OF TRACT = 17,461.83 S.F. OR 0.40 AC.
 25. LIGHTING: 5 NEW TALL LIGHT FIXTURES & POLES (PREFABRICATED)



EXISTING I.D.SIGN 'A'



PLAN (NO SCALE)

MPD DENOTES MULTI PRODUCT DISPENSER

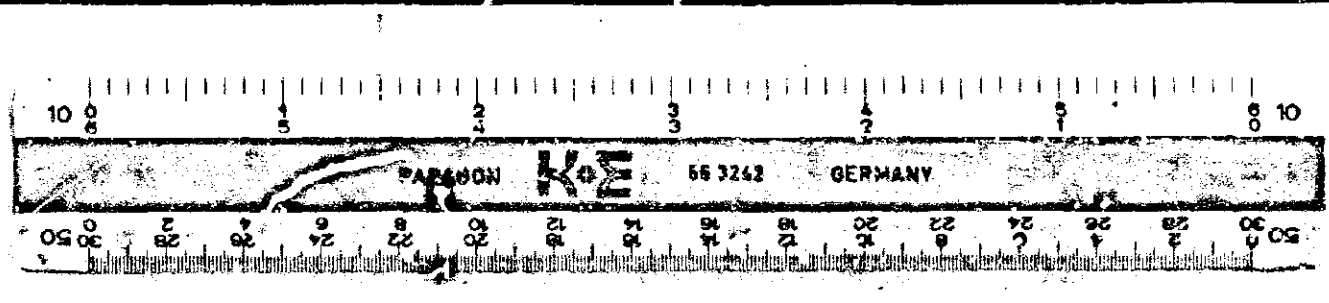
PLAT TO ACCOMPANY PETITION FOR VARIANCES

CANTILEVER SPREADER BAR (EXXON & DIESEL COMBINED)
ONE FACE ONLY 39.52 SQ.FT.
SEE MPD 'A'- MPD 'B'-DIESEL 'C' & DIESEL 'D'

CANTILEVER SPREADER BAR (EXXON ONLY)
ONE FACE 19.76 SQ.FT.
SEE MPD 'E','F' & 'G'

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

REVISIONS		
NO.	DATE	DESCRIPTION
1	4-30-86	ELIMINATE AUTOMOBILE RENTAL
2	5-6-86	REVISED PER ZONING HEARING COMMENTS



PLAN PREPARATION		
DESIGNED BY	T.K./E.J.M.	OCT.17,1985
DRAWN BY	E.J.MUTI	1"=10'
CHECKED BY	T.K./E.J.M.	

FOR
EXXON COMPANY, USA
FALLS ROAD (MD. RTE. 25) & JOPPA ROAD
ELECT. DIST. 9
BALTIMORE CO., MARYLAND

DRAWING NO.
7730-53-003
SHEET NO.
1 of 1