

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for an automated car wash and a convenience store (food store with less than 5,000 square feet) as a use in combination with a self-service gasoline station in a BL-CNS zone.

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

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

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

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

Legal Owner(s):
Chadwick Manor Shopping Center (See Attached)
(Type or Print Name)
Signature
Anthony P. Rubino
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
Robert H. Levan
(Type or Print Name)
Signature
Overlook Center, Suite 100
5457 Twin Knolls Road
Address
Columbia, MD 21045
City and State

Attorney's Telephone No.: 997-4101

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of September, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of October, 1986, at 9:30 o'clock

Carl J. Jahn
Zoning Commissioner of Baltimore County.

(over)

LEGAL OWNERS

CHADWICK MANOR SHOPPING CENTER

BY: *Frances A. Sanzo*
Frances A. Sanzo

BY: *Bank N.A.*
EQUITABLE TRUST COMPANY

BY: *Victor L. Saville*
Victor L. Saville
Vice President

Trustees under the Last Will and Testament of Anthony A. Sanzo.

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 amendment to the existing site plans previously approved by 551-X, 5811-SPH, and 72-22-SPH, and to permit a conversion from a full service station to a self-service station.

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

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

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

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

Legal Owner(s):
Chadwick Manor Shopping Center (See Attached)
(Type or Print Name)
Signature
Anthony P. Rubino
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
Robert H. Levan
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Victor L. Saville
Vice President

Trustees under the Last Will and Testament of Anthony A. Sanzo.

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 411.2(f) of the Baltimore County Zoning Regulations to allow a total signage area of 419.24 square feet rather than the permitted 100 square feet and to allow 14 business signs rather than the permitted 3 signs. Section 405.4.A.2.a to permit a light height of 14 ft. in lieu of the required 6 ft. and Section 405.4.B.5 to permit a light height of 14 ft. in lieu of the required 6 ft. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The hardship to the Petitioner in strictly complying with the zoning regulations is the inability of the Petitioner to effectively advertise its services and products. Furthermore, the additional signs are needed to assure the public's safety and welfare.

The variance from the requirements of Section 405 are designed for the public safety and welfare and will not adversely affect the community or general public.

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

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

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

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

Legal Owner(s):
Chadwick Manor Shopping Center (See Attached)
(Type or Print Name)
Signature
Anthony P. Rubino
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
Robert H. Levan
(Type or Print Name)
Signature
Overlook Center, Suite 100
5457 Twin Knolls Road
Address
Columbia, Maryland 21045
City and State

Attorney's Telephone No.: 997-4101

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Carl J. Jahn
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CHADWICK MANOR SHOPPING CENTER

BY: *Frances A. Sanzo*
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IN RE: PETITIONS - SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE NW/corner of Rolling Road and Fairbrook Road 1st Election District Chadwick Manor Shopping Ctr. Petitioner

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 87-175-XSPHA

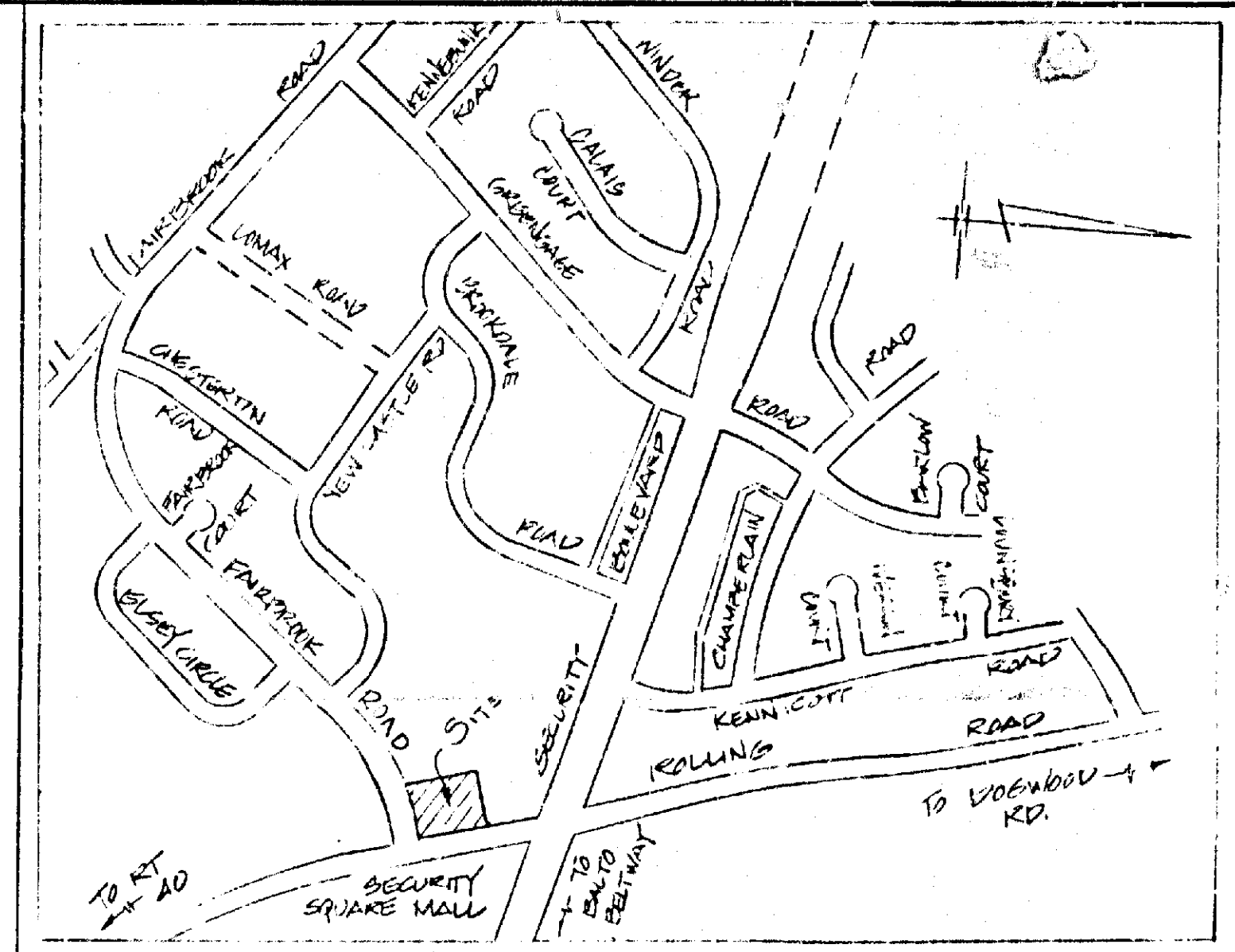
The Petitioner herein requests a special exception to permit an automated car wash and a convenience store (food store with less than 5,000 square feet) as a use in combination with a self-service gasoline station in a BL-CNS zone; a special hearing to determine whether or not approval should be granted to amend existing site plans previously approved in Case Nos. 551-X, 5811-SPH, and 72-22-SPH, and to permit a conversion from a full service station to a self-service station; and additionally, variances to allow a total signage area of 419.24 square feet in lieu of the permitted 100 square feet, to allow 14 business signs in lieu of the permitted 3, to permit a sign setback of 2 feet in lieu of the required 6 feet, and to permit a light height of 14 feet in lieu of the required 8 feet.

Testimony on behalf of the Lessee indicated that the subject site, currently utilized as a conventional gas station with a canopy and snack shop, enjoys a long-term lease with Chadwick Manor Shopping Center. The Lessee proposes to raze the existing facilities and construct four self-service pump islands under a canopy; an adjacent building, which will include a 3,796 square foot carry-out convenience store; and a building housing an automated car wash, similar to photographs marked Petitioner's Exhibits 1 and 2 and located as shown on the plan submitted, prepared by Kilde Consultants, Inc., dated March 24, 1986 and identified as Petitioner's Exhibit 5. The business will be open 24 hours a day. The proposed signs are considered essential for identification of the site, products and services, as well as for the safety of patrons. Larger-sized

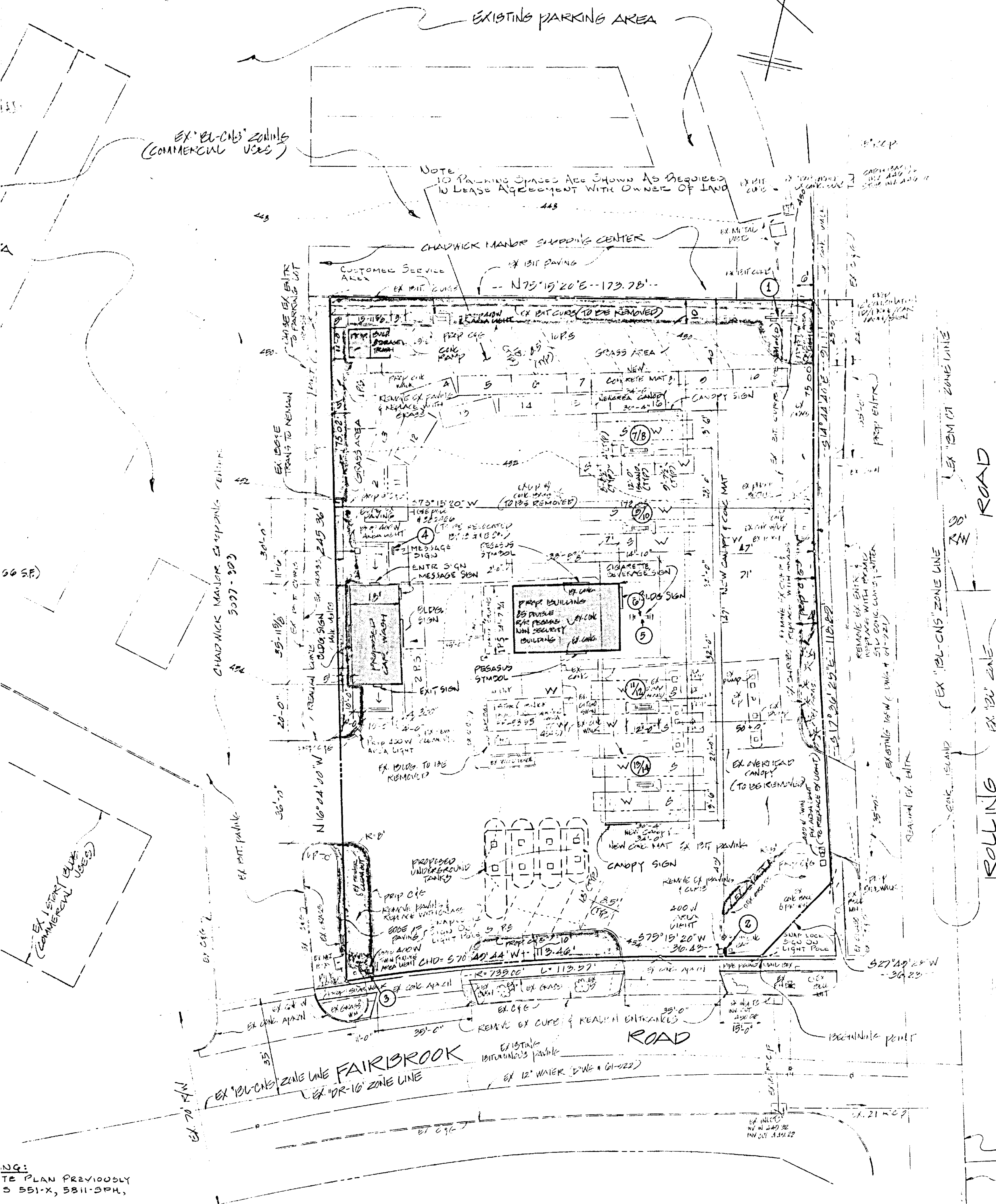
signs and a greater quantity of signs than allowed by Baltimore County Zoning Regulations (BCZR) are requested to provide greater visibility and better marketing. A smaller Mobil identification sign for Location #1 on Petitioner's Exhibit 5 is available nationally, although the larger sign is requested because of woods, visibility and traffic patterns. The existing business is successful, having produced 1.6 million dollars in 1985; however, with the proposed redevelopment, 2.4 million dollars of business is being projected within 3 years.

The president of Westview Park Improvement and Civic Association testified in protest to the requested sign and light variances but not in protest to the requested special exception and special hearing. The existing service station is well-known in the area and quite visible from all directions. Taking into consideration that a large Mobil sign will be installed in two places on the canopy, the sign, as shown on Petitioner's Exhibit 5 as Item #1, appears excessive in size for the existing topography and a long-time Mobil station, which is changing only its type of service. Furthermore, in his opinion, either Light #2 or #3 on Petitioner's Exhibit 5 would be sufficient along Fairbrook Road; both are not needed. Sign #4 seems unnecessary because of the signage on the building; Signs #5 and #6 seem unnecessary because oil and snacks are standard products for sale at any similar operation. That part of signs #7 thru #14 that shows the Pegasus emblem is cosmetic, whereas the lower portion would only duplicate pricing information shown on the pump dials below and on other signs on the site.

A representative of the Alliance of Baltimore County Community Councils (ABCCs) supported the above position and testified as to her concern that customers for the car wash would queue up into the street. She requested that someone be on duty to insure that such did not occur.



LOCATION PLAN
SCALE: 1" = 500'



ROLLING ROAD
EX "BL" ZONE LINE
EX "BL-CNS" ZONE LINE
EX "BL-CNS" ZONE LINE
EX "BL-CNS" ZONE LINE

EX ZONING "BL-CNS" COMMERCIAL USE

EX ZONING "BL" COMMERCIAL USE

EX "BL" ZONE LINE
EX "BL-CNS" ZONE LINE

NG: TE PLAN PREVIOUSLY 5 551-X, 5511-SPH,

RECEPTIONS: WASH IN A "BL-CNS" ZONE IN ACCORDANCE WITH A CARRY (2) WITH A GAS & GO SERVICE STATION.

STANDING SIGNS INSTEAD OF SECTION 413.29 OF 11 SIGNS 4 59 FT OF SIGN AREA INSTEAD 10 IN ACCORDANCE WITH 402.4 (A VARIANCE OF 319.24 59 FT.) 10 LUMINAIRES WITHIN 31' OF A HAVE A HEIGHT OF 14' INSTEAD OF 12' WITH SECTION 405.4 25 1 OF 9.4)

EX "DR-10" ZONING (GARDEN APARTMENT USE)

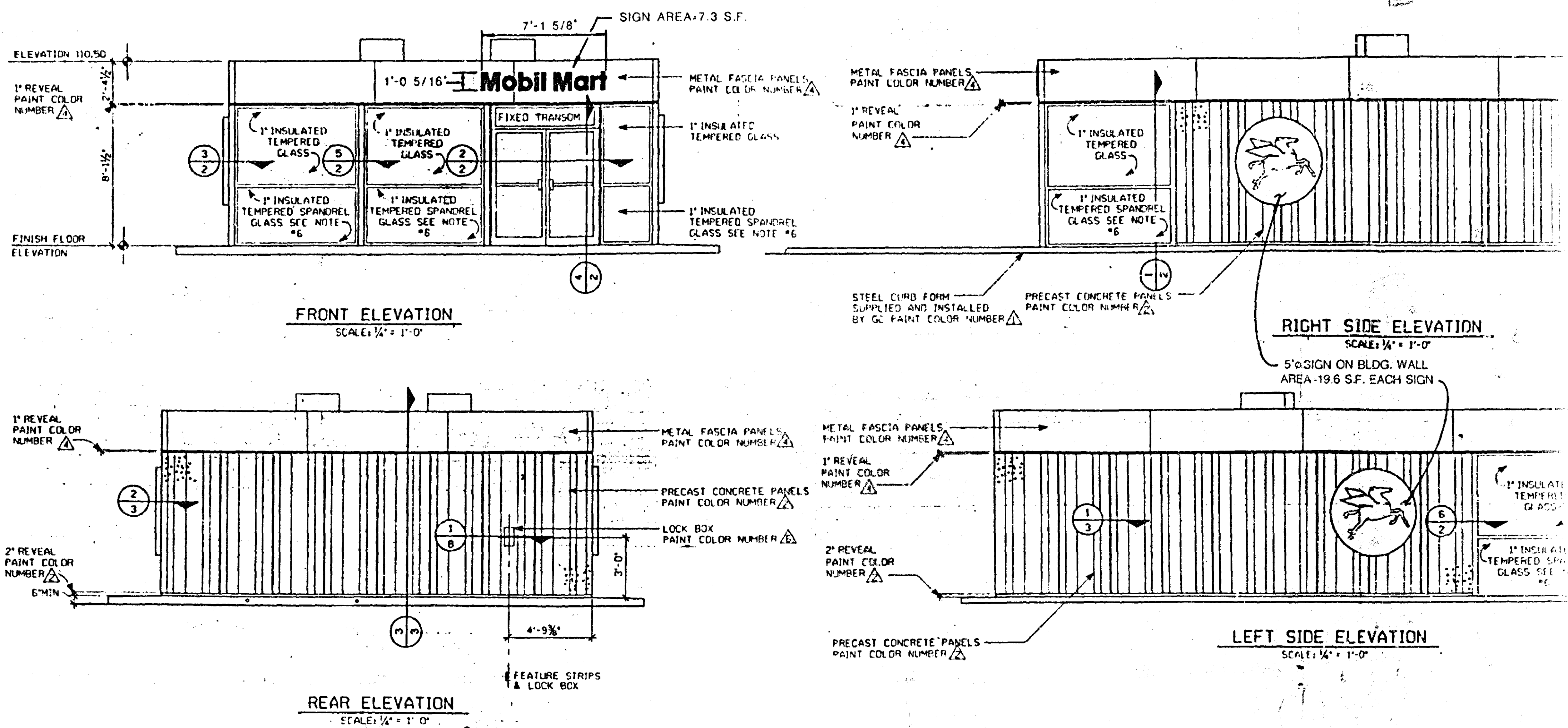
OWNERS AND APPLICANTS:

CITIES SERVICE CO. OF MOBILE ADM. SER. CO. PROPERTY TAX DIVISION BOX 220 DALLAS TEXAS 75221 ACCT NO 01-03-33102; 5728-024	CHADWICK MANOR SHOPPING CENTER LEASED TO CITIES SERVICE OIL CO. PROPERTY TAX DIVISION BOX 220 DALLAS TEXAS 75221 ACCT. NO. 10-00-002901; 5177-511
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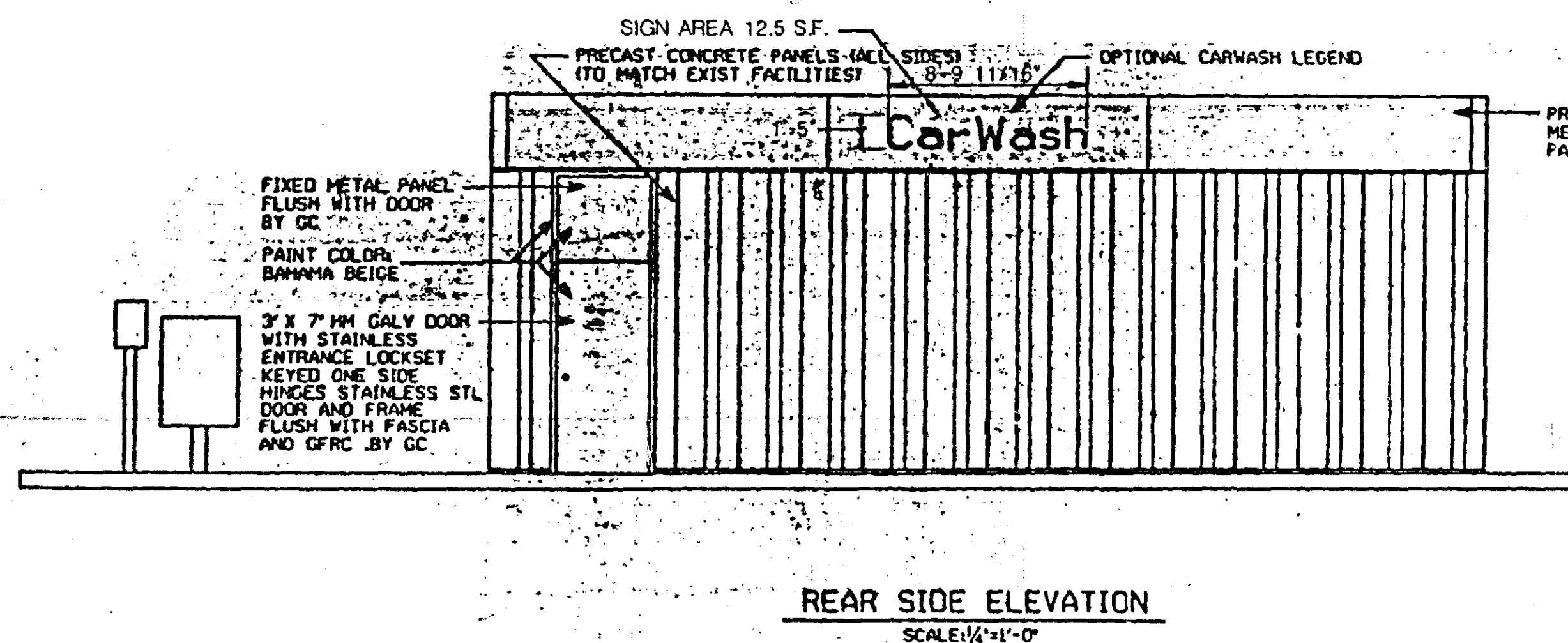
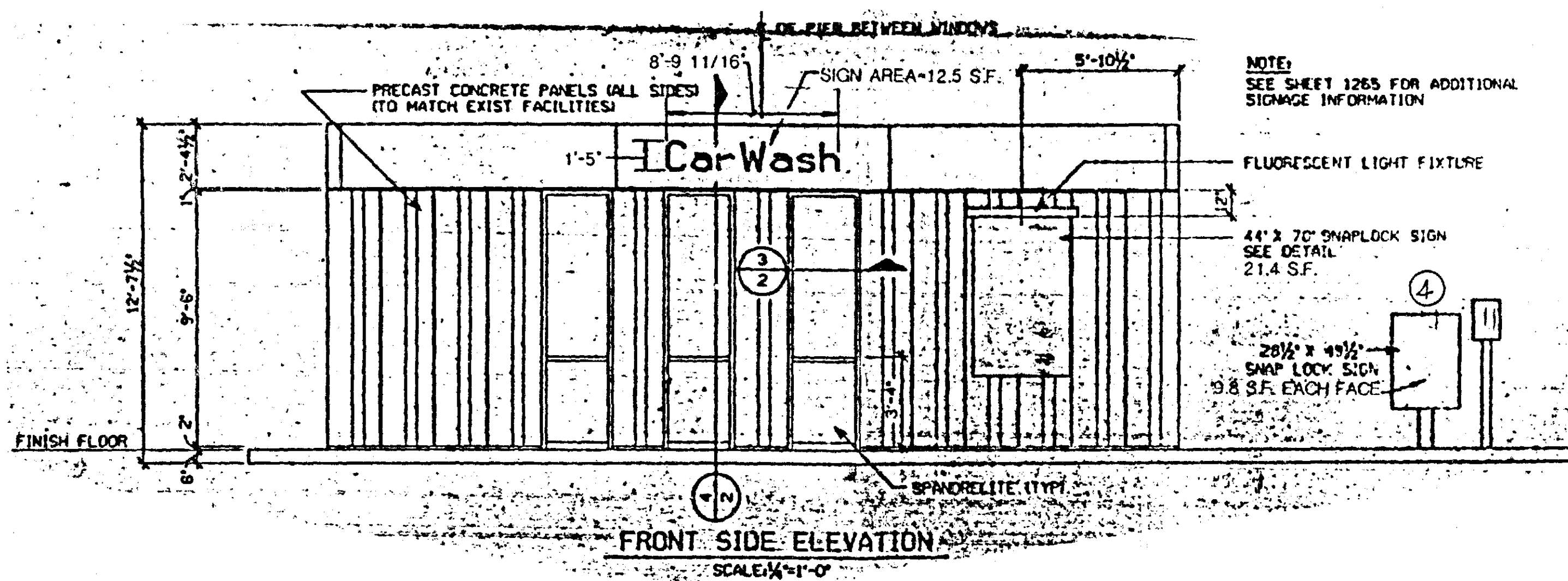
COUNCILMAN C DISTRICT NO. 1
CENSUS TRACT 4013.01, WATERSHED 20
SUBWATERSHED 20

PLAT TO ACCOMPANY PETITIONS
FOR
SPECIAL EXCEPTION, SPECIAL HEARING & SIGN VARIANCES
NORTHWEST CORNER ROLLING ROAD & FAIRBROOK ROAD
ELECTION DISTRICT NO. 1
SCALE: 1" = 20'

BAUTIMORE COUNTY, MARYLAND
DATE: MARCH 24, 1936



ELEVATIONS - MOBIL MART STORE



ELEVATIONS - CAR WASH BUILDING

SIGN COMPUTATIONS

CAR WASH BUILDING: (SEC. 413.21, B02R)
 LENGTH OF SIDE WALL = 33.97'
 ALLOWABLE SIGN AREA EACH WALL = 144.88 S.F. (4 x 36.97)
 PROPOSED SIGN AREA = 33.9 S.F. (CAR WASH SIGN + MESSAGE SIGN)

CONVENIENCE STORE: (SEC. 413.21, B02R)
 1. LENGTH OF SIDE WALL = 33.97'
 ALLOWABLE SIGN AREA EACH WALL = 144.88 S.F. (4 x 36.97)
 PROPOSED AREA OF PEQUASUS SYMBOL = 19.6 S.F.
 2. LENGTH OF FRONT WALL = 24.65'
 ALLOWABLE SIGN AREA = 33.6 S.F. (4 x 24.65)
 PROPOSED AREA OF SIGN = 3.3 S.F.

CANOPY SIGN: (SEC. 413.21, B02R)
 CANOPY SIGN LENGTH = 30.33'
 ALLOWABLE SIGN AREA = 121.32 S.F. (4 x 30.33)
 PROPOSED SIGN AREA = 12.3 S.F.

OTHER BUSINESS SIGNS: (SEC. 413.21, B02R)

10 TOTAL NUMBER OF SIGNS
 11 TOTAL SQUARE FOOTAGE
 (NOTES SHEET 1 OF 2)

PETITIONER'S
 EXHIBIT 5 sheet 2

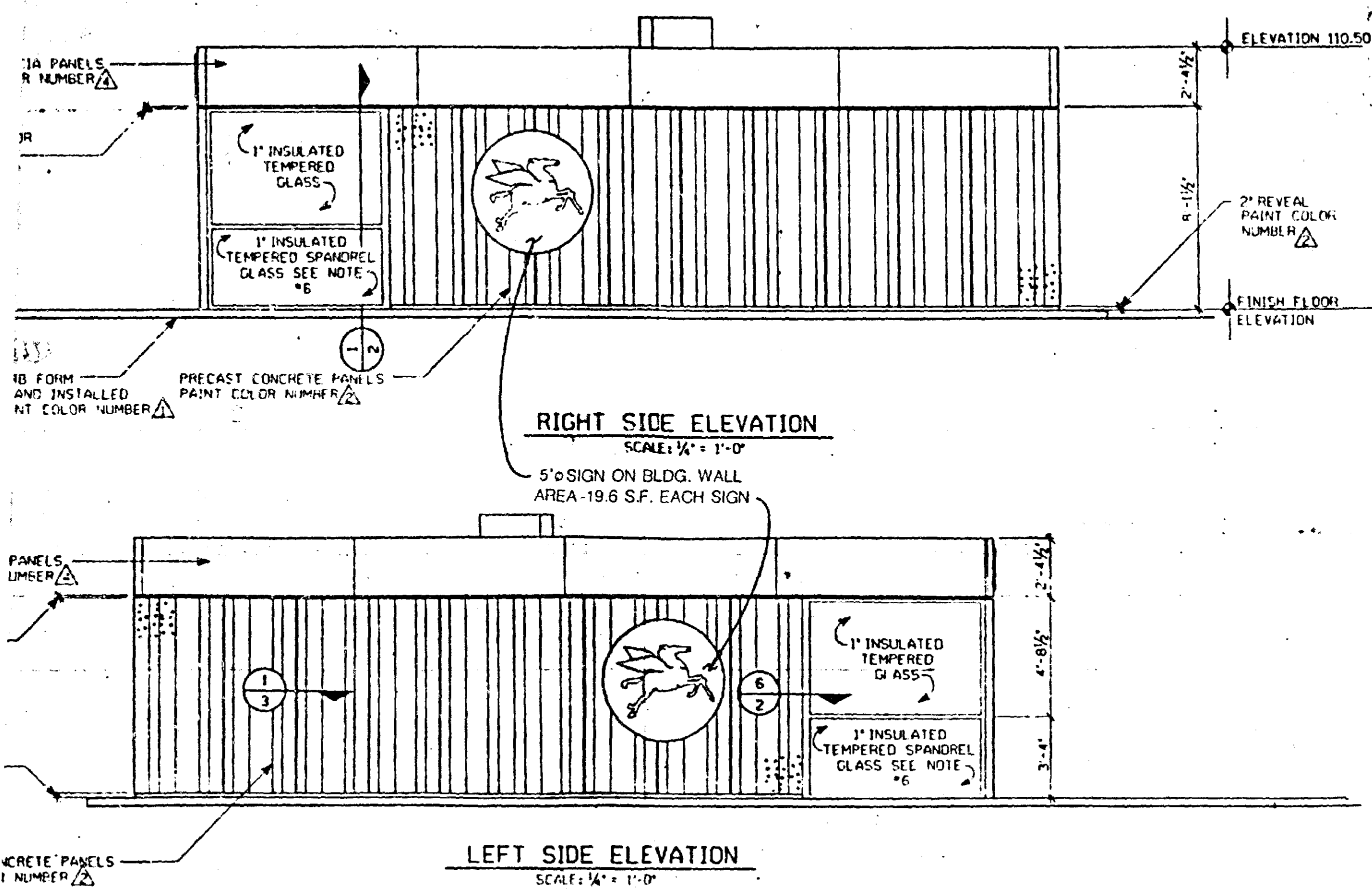
KIDDE CONSULTANTS, INC.

CONSULTING ENGINEERS
 BALTIMORE, MARYLAND

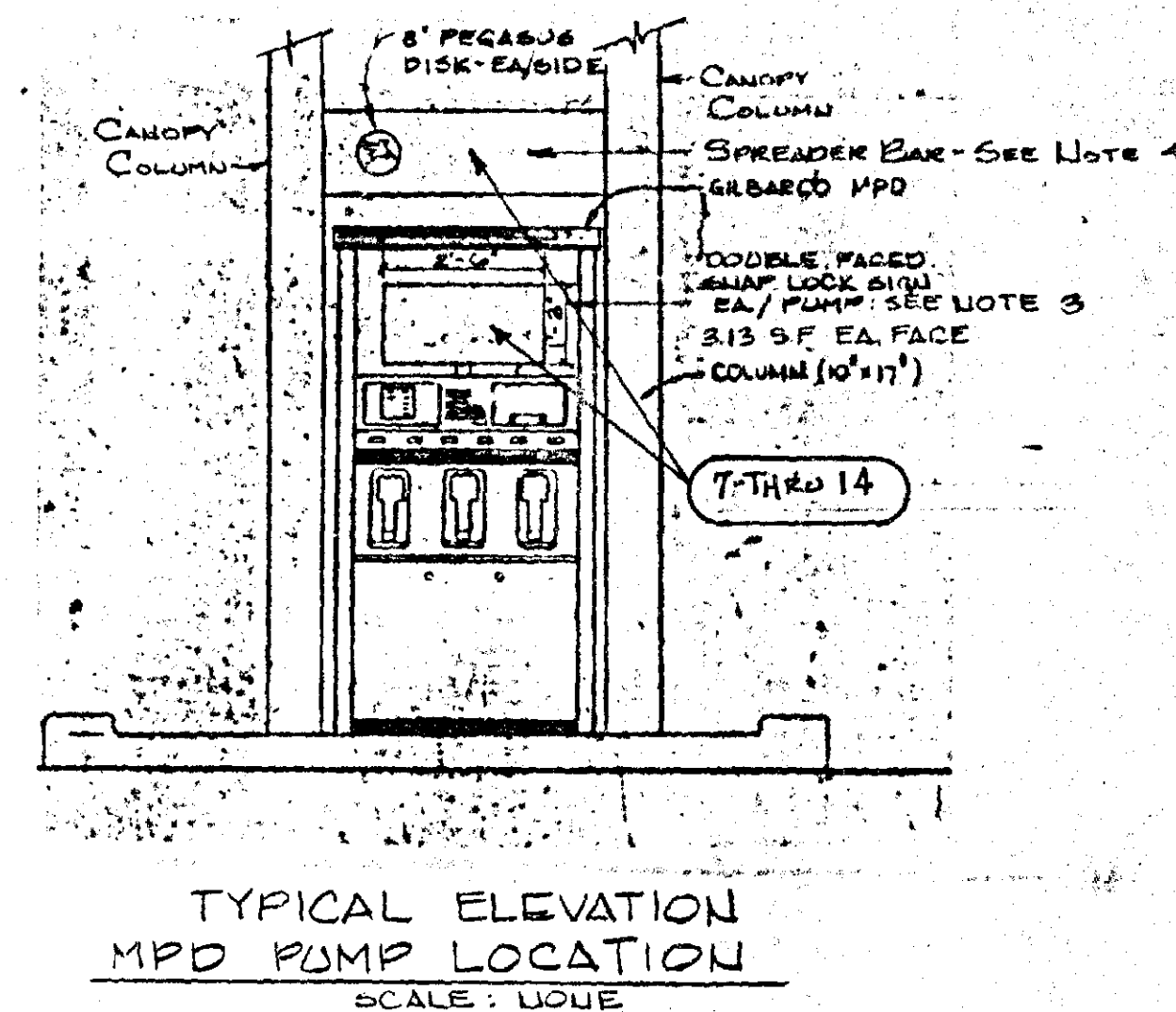
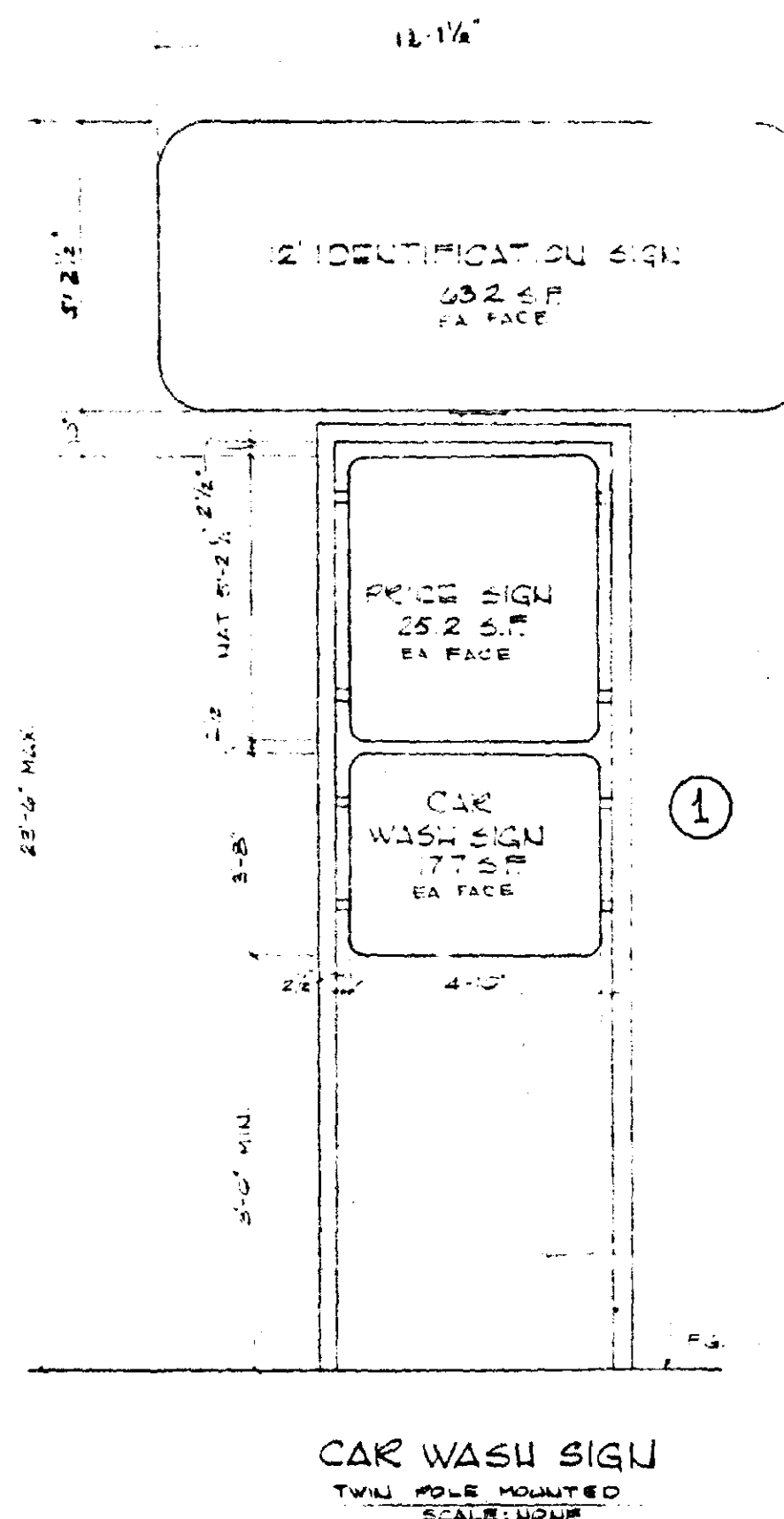
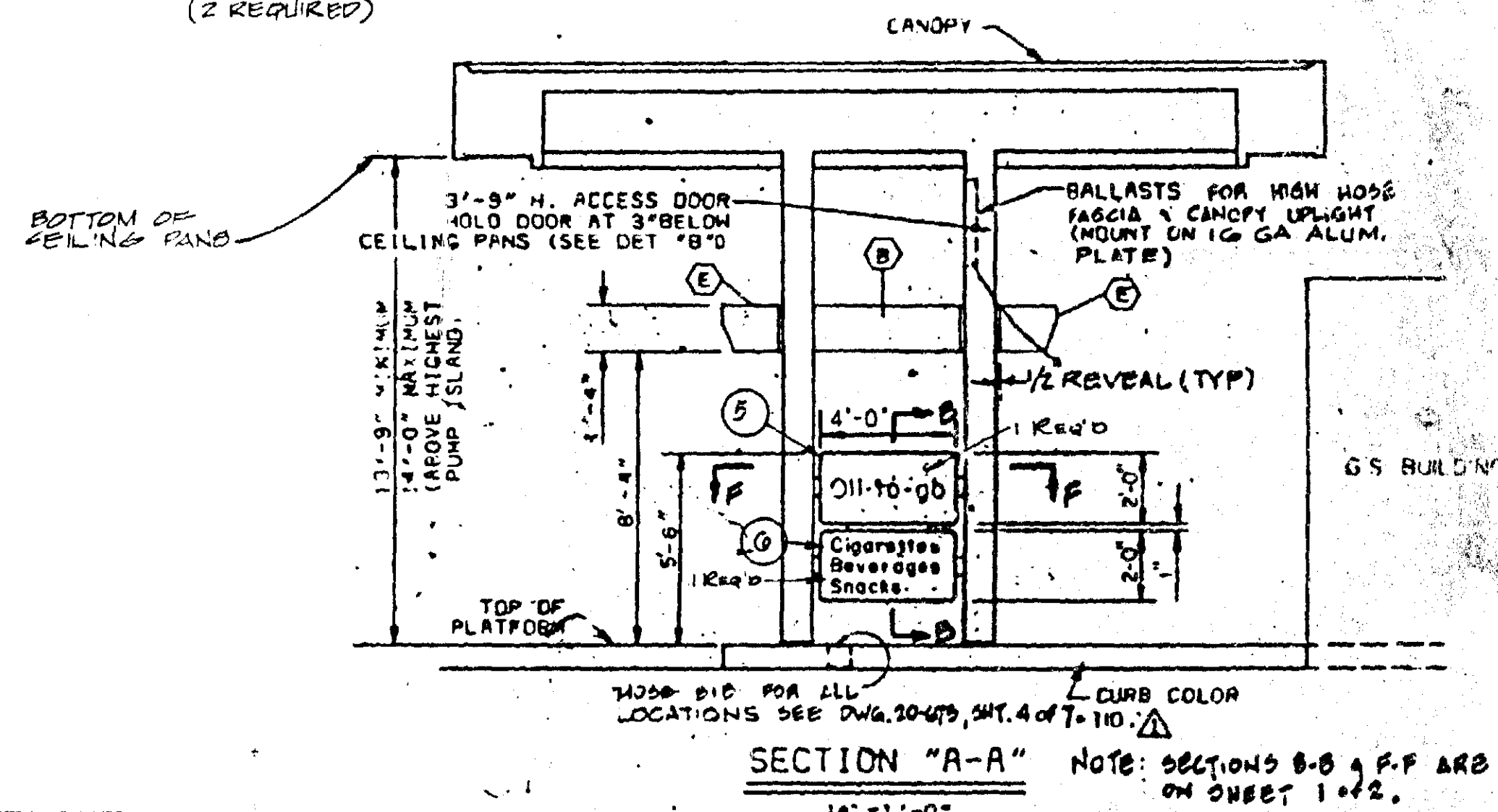
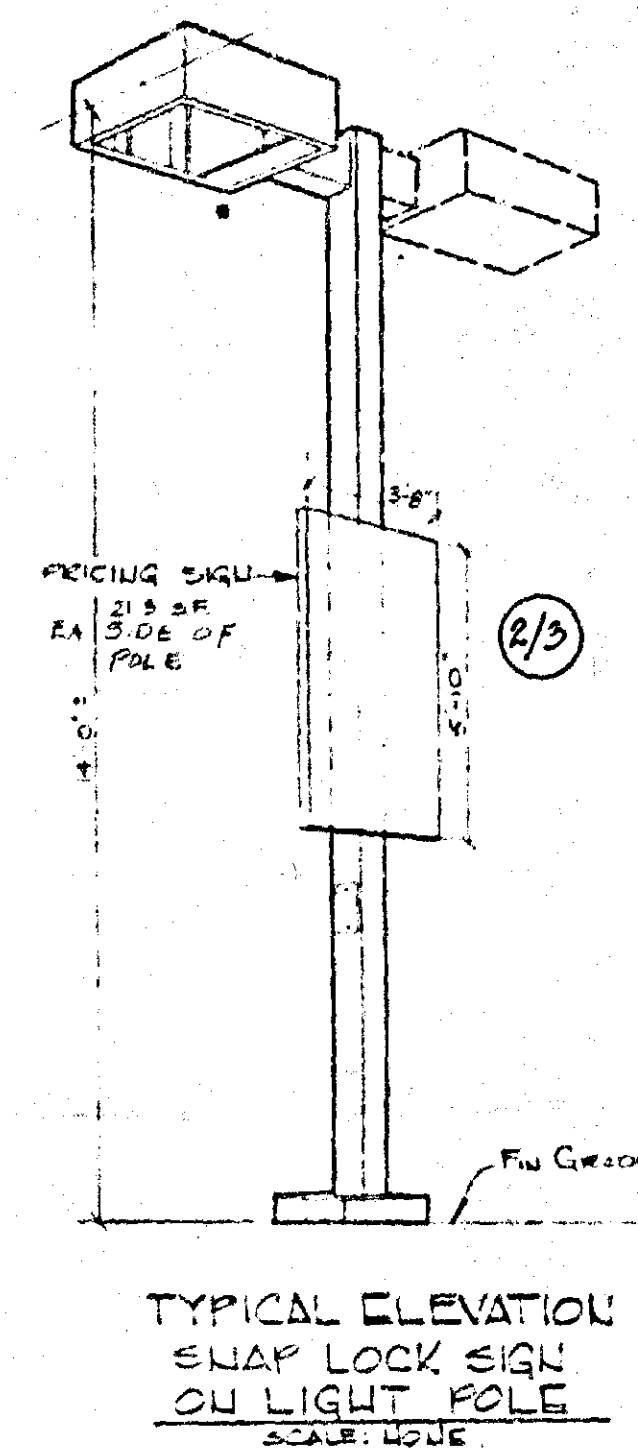
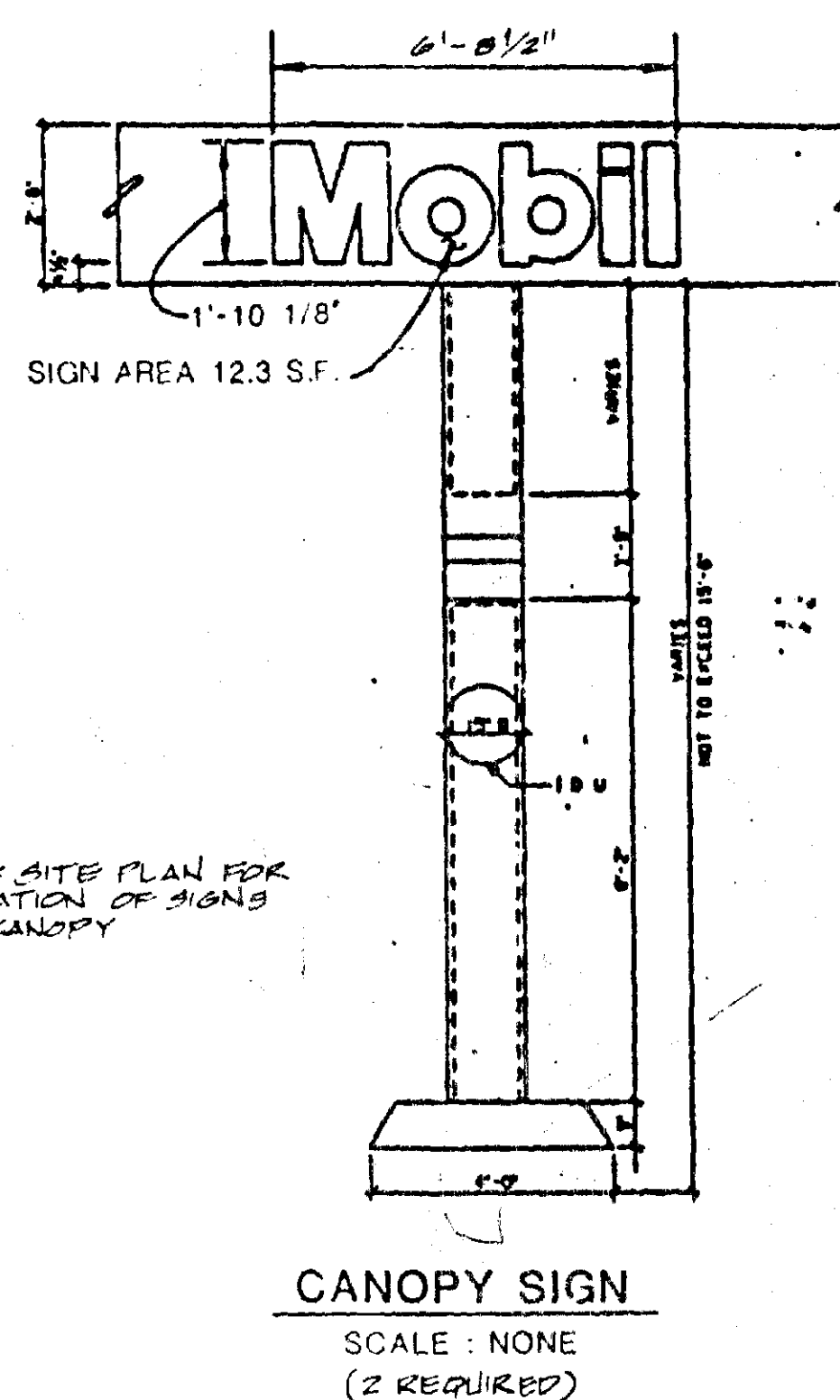
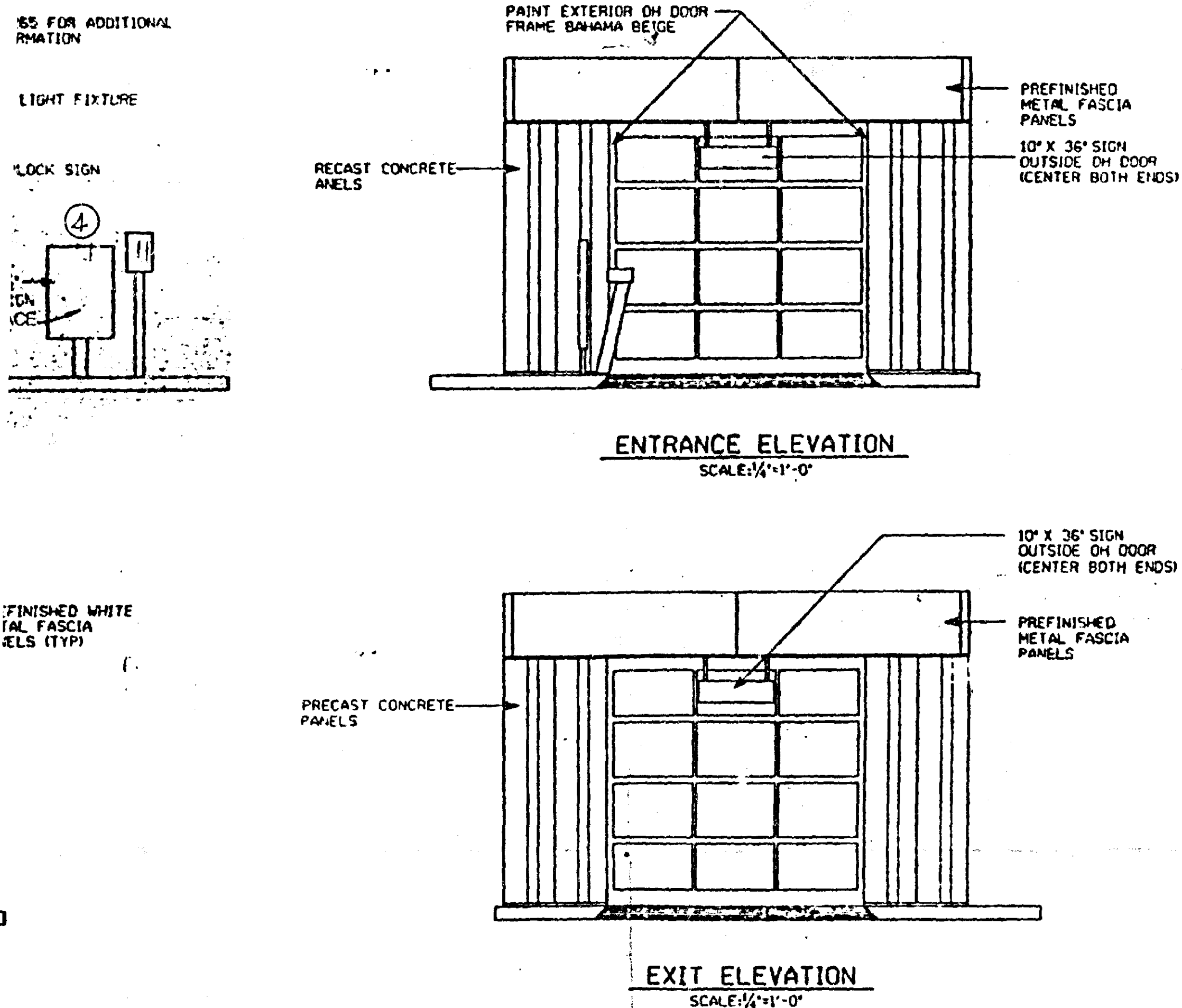
10220 CROWNELL BRIDGE RD, TOWSON, MARYLAND 21204 301-321-5500

MAIN ID. SIGN;
 TOTAL AREA EA.
 FACE = 106.1 SQ. FT.
 FOR TOTAL AREA
 OF 212.2 SQ. FT.
 (1 SIGN)

1. MOBIL ID. SIGN = 632 S.F. EACH FACE
 2. PRICING SIGN = 25.2 S.F. EACH FACE
 3. CAR WASH ID. SIGN = 177.5 S.F. EACH FACE
 4. CAR WASH MESSAGE SIGN = 28.8 S.F. EACH FACE FOR TOTAL AREA OF 19.6 SQ. FT.
 5. OL TO GO SIGN = 80.8 S.F. EACH FACE FOR TOTAL AREA OF 16 S.F.
 6. CIGARETTES, BEVERAGE, SNACK SIGN = 80.8 S.F. EACH FACE FOR TOTAL AREA OF 16 S.F.
 7. MFD SIGNS = 3.13 S.F. EACH FACE; TOTAL = 25.04 S.F. (3 x 3.13)
 8. PEQUASUS SYMBOL ON SPREADER BAR OVER MFD = 5.65 SQ. FT. EACH FACE; TOTAL = 45.2 S.F. (8 x 5.65)
 9. SNAP LOCK PRICING SIGN ON LUMINARY POLES (FAIRBROOK RD) = 21.3 S.F. EACH FACE; TOTAL = 85.2 S.F. (4 x 21.3)



ELEVATIONS - MOBIL MART STORE



SIGN NOTES

- SEE SITE PLAN, DRAWING 1 OF 2 FOR SIGN LOCATIONS.
- SEE DRAWING 1 OF 2 FOR SIGN VARIANCES & REASONS FOR SIGN VARIANCES.
- EACH MPD PUMP LOCATION HAS A DOUBLE FACED SNAP LOCK SIGN WHICH EQUALS 1 SIGN FOR A TOTAL OF 4 SIGNS (4 MPD PUMPS).
- EACH MPD PUMP LOCATION HAS A SPREADER BAR WITH PEGASUS SYMBOL WHICH EQUALS 1 SIGN FOR A TOTAL OF 4 SIGNS (4 MPD PUMPS).

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION, SPECIAL HEARING & SIGN VARIANCES
AT
NORTHWEST CORNER ROLLING ROAD & FAIRBROOK ROAD
ELECTION DISTRICT NO. 1
SCALE: AS SHOWN
BALTIMORE COUNTY, MD.
DATE: MARCH 24, 1986

SITE NOTES:

1. REQUIRED SITE AREA = 10,796 S.F.; EXISTING SITE AREA = 40,972 S.F.
B. FUEL SERVING SPACES = 1500; 12,000 S.F. (USE 15,000)
CONVENIENCE STORE LESS THAN 5000 S.F. (24' x 4') = 3726 S.F.
2. MINIMUM SITE WIDTH IS 130 LF. (2 ENTRANCES x 65) EXISTING SITE WIDTH IS 236'.
3. COMBINATION USES: AUTOMATED CAR WASH & CARRY OUT CONVENIENCE STORE OF 240 S.F.
4. ANCILLARY USES: MINOR ACCESSORY USES REQUIRING NO ADDITIONAL SQUARE FOOTAGE.
5. TOTAL NUMBER OF FUEL DISPENSING ISLANDS ARE 4 WITH 1 MULTI FUEL DISPENSER ON EACH ISLAND CAPABLE OF SERVING 2 CARS AT EACH ISLAND. TOTAL SPACES = 8.
6. TOTAL NUMBER OF WAITING SPACES = 8.
7. LANDSCAPED AREA REQUIRED = 2,049 S.F. LANDSCAPED AREA PROPOSED = 4,792 S.F. AND WILL BE IN CONFORMANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
8. ALLOWABLE FAR = 2.0 = 153,290 S.F. (51,766 x 3.0)
9. PROPOSED FAR = 0.031 (1597; 51,766)
10. LIGHT STANDARDS & FIXTURES WILL BE SINGLE & DOUBLE FIXTURE LIGHTS ON 14' POLES - SEE DETAIL ON SHEET 2 OF 2
11. FOR DETAILS OF THE SIGNS AND THEIR SQUARE FOOTAGES SEE SHEET 2 OF 2

GENERAL NOTES

1. AREA OF SITE = 0.2406 AC (40,972 S.F.); GROSS SITE AREA = 1.19 AC (51,766 S.F.)
2. EXISTING ZONING OF SITE: "BL-CNS WITH SPECIAL EXCEPTION" (SEE PETITIONS: 55B1-X, 5811-SPH, & 72-22 SPH)
3. EXISTING USE OF SITE "AUTOMOTIVE SERVICE STATION"
4. PROPOSED USE OF SITE "AUTOMOTIVE GAS & GO, CONVENIENCE STORE & AUTOMATED CAR WASH"
5. OFF STREET PARKING DATA:
A. AREA OF NEW BUILDING = 240 S.F. REQUIRING 4.7 SPACES (1/200 F)
B. PROP. CAR WASH = 640 S.F. REQUIRING 2.2 SPACES (1/300 F)
C. REQUIRED PARKING = 0.9 = 7 SPACES
D. PROPOSED PARKING = 19 SPACES
6. SITE IS LOCATED IN THE DEAD RUN DRAINAGE AREA
7. PUBLIC UTILITIES EXIST AT THE SITE
8. AUTOMATED CAR WASH WILL SERVICE APPROXIMATELY 6 CARS PER 1/2 HOUR. WAITING SPACES = 16 SPACES
9. CAR WASH WILL HAVE A MUD & GREASE TRAP UNDER THE BUILDING AS WELL AS WASH WATER RECLAIM COMPARTMENTS.



John Mangano

KIDDE CONSULTANTS, INC.

CONSULTING ENGINEERS
BALTIMORE, MARYLAND
1020 CRAWFORD BRIDGE RD., TOWSON, MARYLAND 21204 301-321-9500

REASON FOR SPECIAL HEARING:
TO AMEND THE EXISTING SITE PLAN PREVIOUSLY APPROVED BY PETITIONS 55B1-X, 5811-SPH, & 72-22 SPH

REASONS FOR SPECIAL EXCEPTIONS:

1. TO ALLOW AN AUTOMATED CAR WASH IN A "BL-CNS" ZONE
2. TO ALLOW FOR A USE IN COMBINATION FOR A CARRY OUT STORE (CONVENIENCE STORE) WITH A GAS & GO SERVICE STATION.

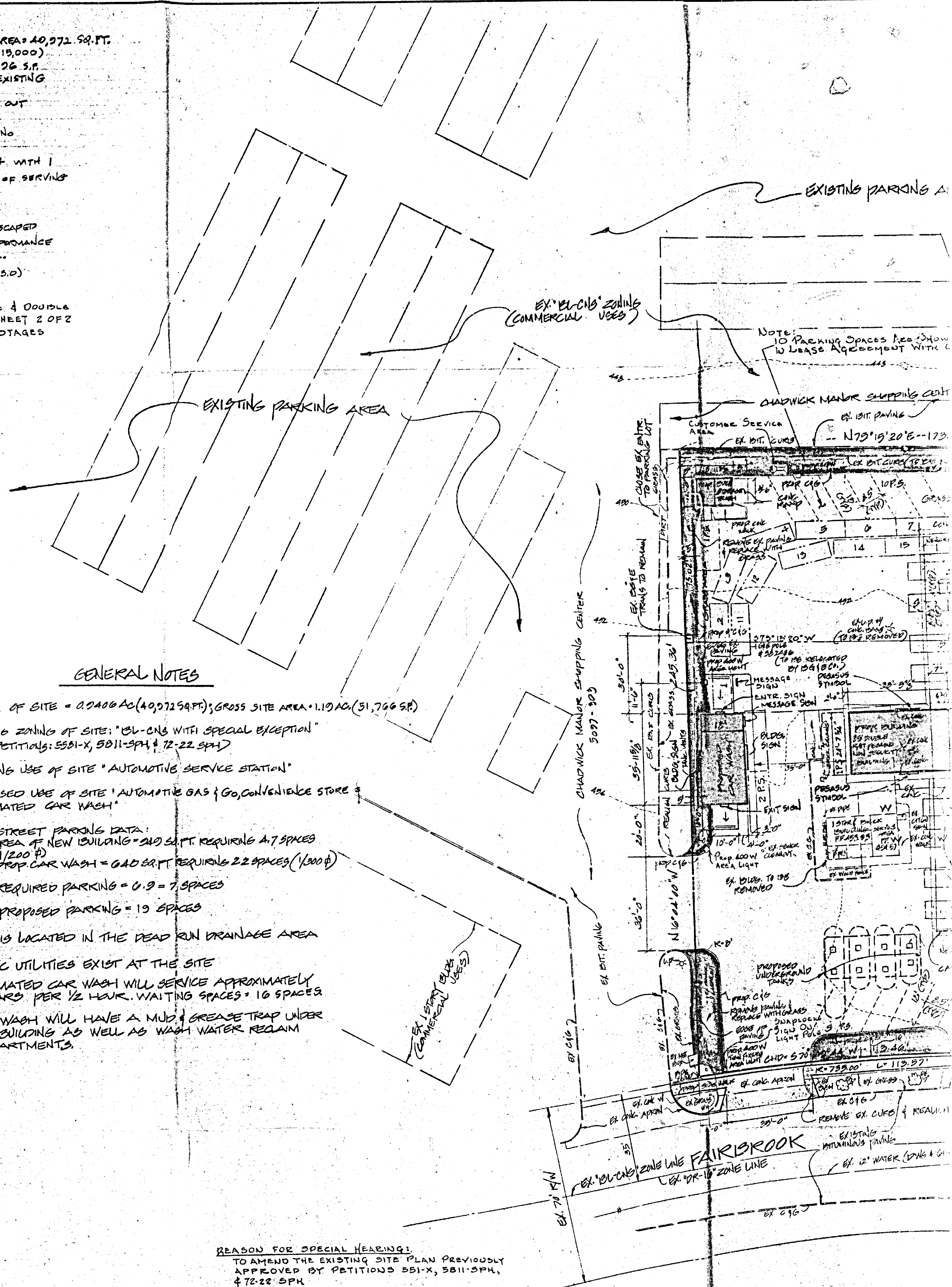
REASONS FOR VARIANCES:

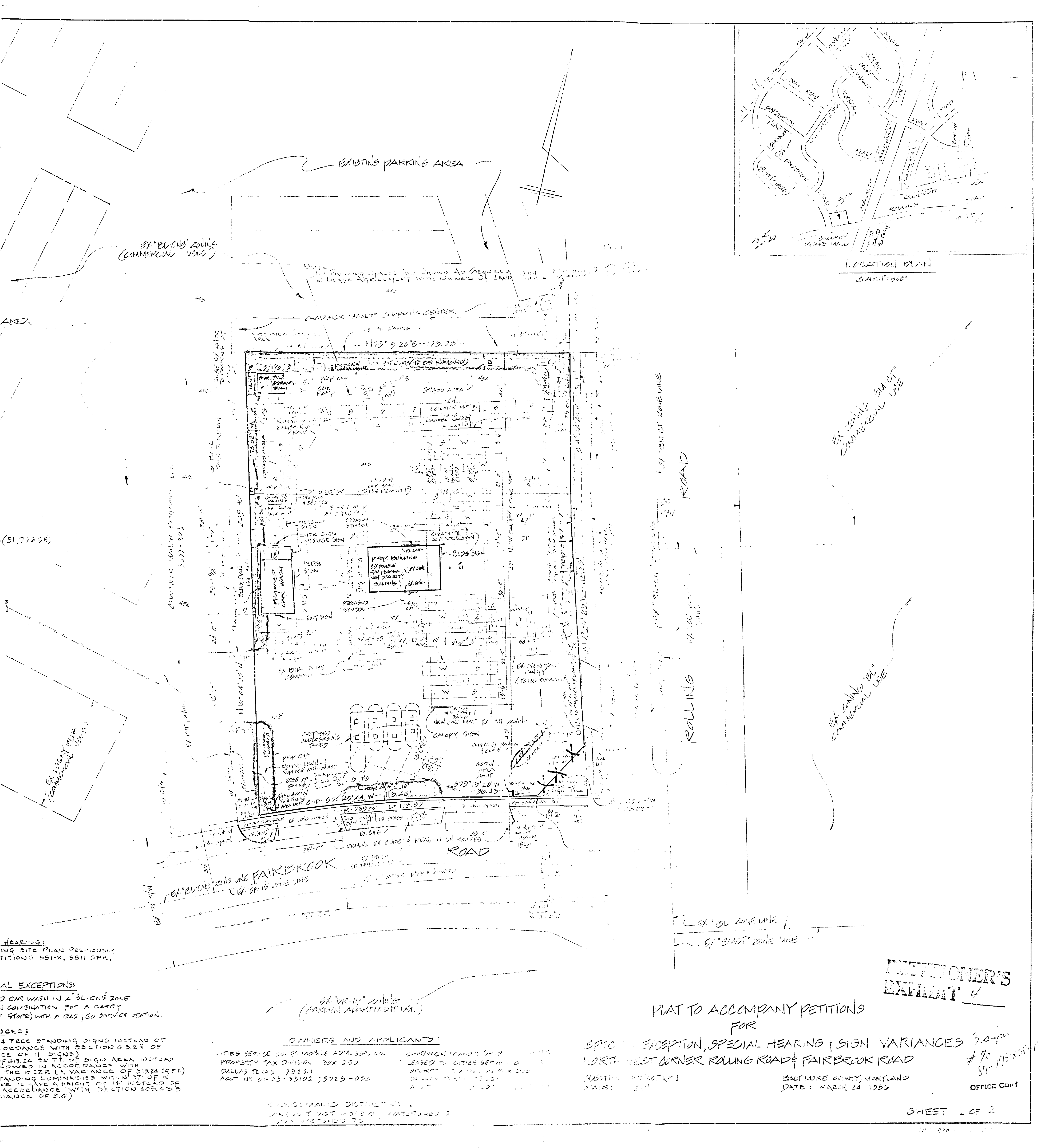
1. TO ALLOW A TOTAL OF 14 FREE STANDING SIGNS INSTEAD OF THE ALLOWED 3 IN ACCORDANCE WITH SECTION 413.2 F OF THE DCZR (A VARIANCE OF 11 SIGNS)
2. TO ALLOW A TOTAL OF 413.24 S.F. OF SIGN AREA INSTEAD OF THE 100 S.F. ALLOWED IN ACCORDANCE WITH SECTION 413.2 F OF THE DCZR (A VARIANCE OF 313.24 S.F.)
3. TO ALLOW 2 FREE STANDING LUMINARIES WITHIN 5' OF A RESIDENTIAL ZONE LINE TO HAVE A HEIGHT OF 14' INSTEAD OF THE 4' ALLOWED IN ACCORDANCE WITH SECTION 405.4 B 5 OF THE DCZR (A VARIANCE OF 9.4')

CITIES SERVICE CO. 9% MOBILE ADM. SER. CO.
PROPERTY TAX DIVISION BOX 290
DALLAS TEXAS 75221
ACCT. NO. 06-03-33102; 5923-024

CHADWICK MANOR
LEASED TO
PROPERTY
DALLAS
ACCT.

COUNCILMANIC DISTRICT NO. 1
CENSUS TRACT 4013.01, WATERSHED
SUBWATERSHED 70





HEARING:
ING SITE PLAN PREVIOUSLY
TIONS 551-X, 5811-OPH,

AL EXCEPTIONS:
2 CAR WASH IN A BL-CNS ZONE
COMBINATION FOR A CARRY
STORE) WITH A GAS & CO SERVICE STATION.

ICES:
A FREE STANDING SIGNS INSTEAD OF
ORDNANCE WITH SECTION 413.2 F OF
CE OF 11 SIGNS)
F 413.24 55 FT OF SIGN AREA INSTEAD
LOWED IN ACCORDANCE WITH
THE BCCR (A VARIANCE OF 319.24 55 FT.)
FAUDING LUMINARIES WITHIN 57' OF A
NE TO HAVE A HEIGHT OF 14' INSTEAD OF
ACCORDANCE WITH SECTION 405.4 B 5
IANCE OF 3.4)

OWNERS AND APPLICANTS:
CITIES SERVICE CO. 56 MOBILE ADIA, SER. CO.
PROPERTY TAX DIVISION BOX 200
DALLAS TEXAS 75221
ACCT NO 01-03-33102 35923-054
CHADWICK MARSH SUPPLY CENTER
LEASED TO CITIES SERVICE CO.
PROPERTY TAX DIVISION BOX 200
DALLAS TEXAS 75221
A 17-11-1000

SECTION 10 MANIC DISTRICT NO. 1
SECTION 10 TRACT 4018 OF INTERSECT 2
SECTION 10 TRACT 4018 OF INTERSECT 2

PLAT TO ACCOMPANY PETITIONS
FOR

SPECIAL EXCEPTION, SPECIAL HEARING & SIGN VARIANCES
NORTH WEST CORNER ROLLING ROAD & FAIRBROOK ROAD

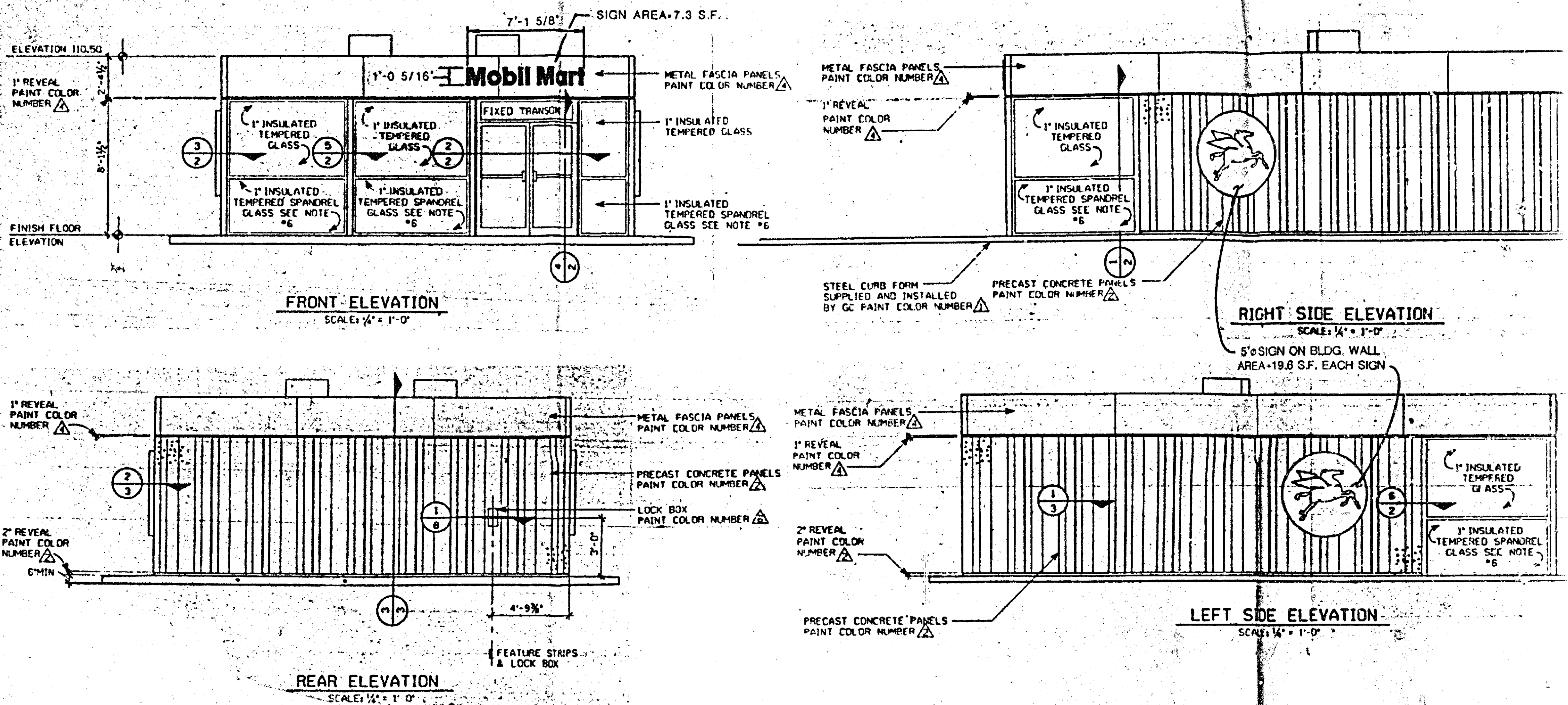
PETITION DISTRICT NO. 1
DATE: 3-24-89

CANTIMORE COUNTY, MARYLAND
DATE: MARCH 24, 1989

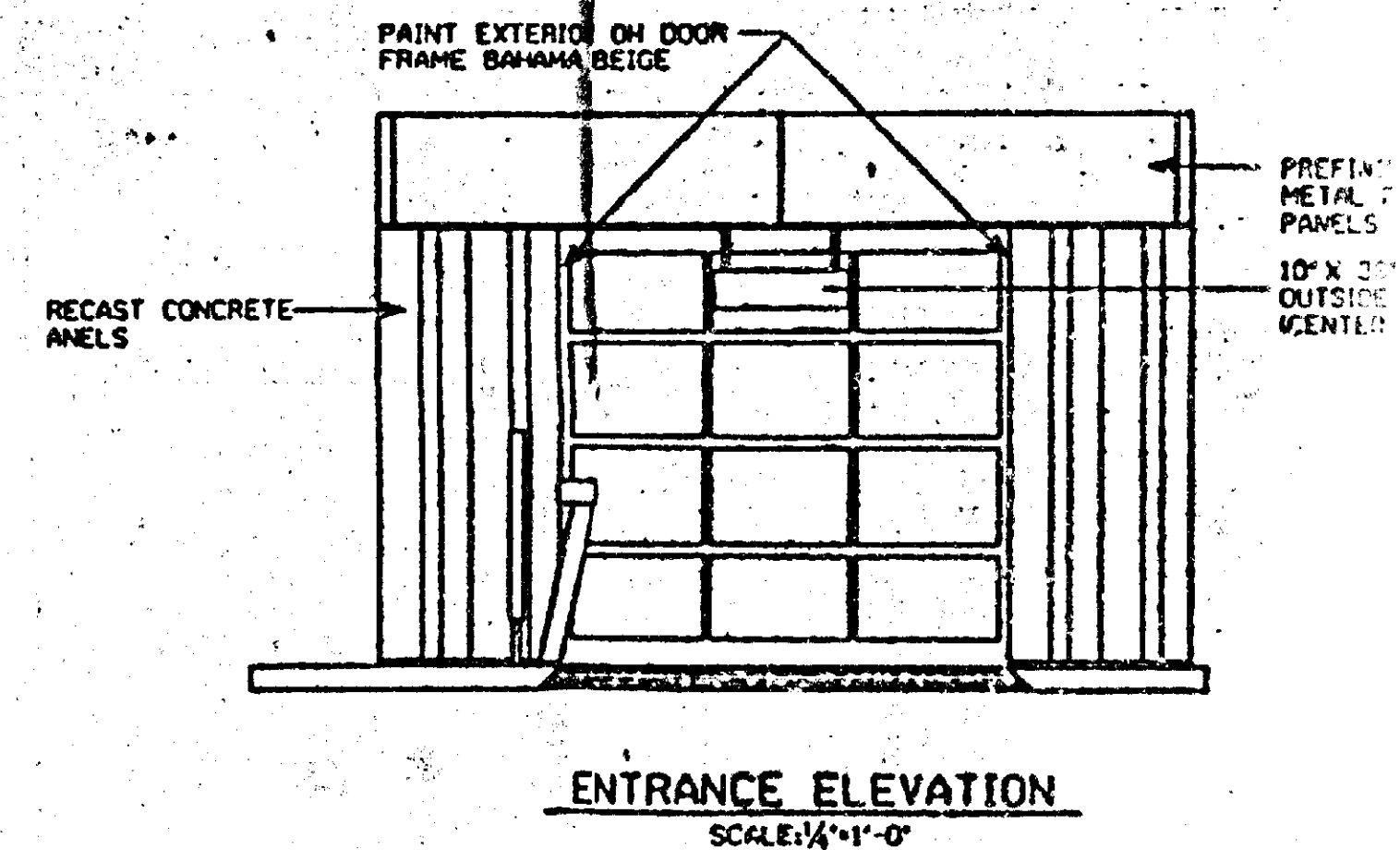
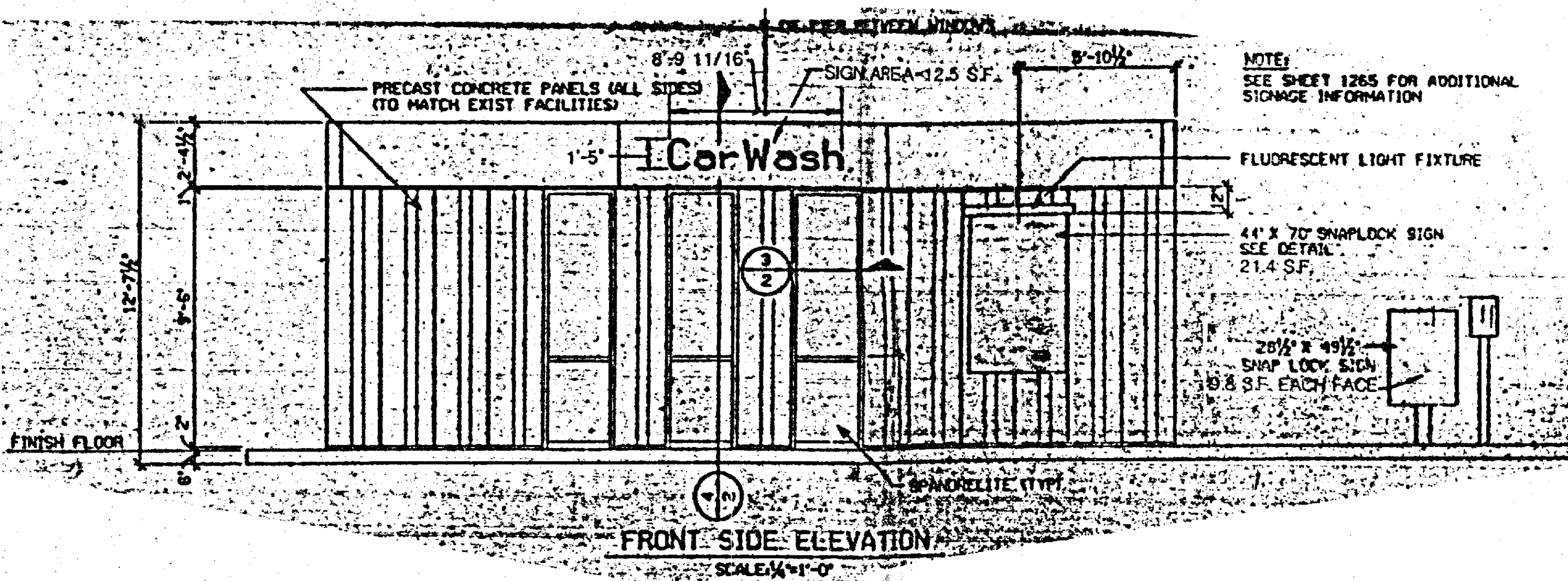
PETITIONER'S
EXHIBIT 4

OFFICE COPY

SHEET 1 OF 2



ELEVATIONS - MOBIL MART STORE



ELEVATIONS - CAR WASH BUILDING

SIGN COMPUTATIONS

CAR WASH BUILDING: (SEC. 413.24, B.C.22)
 LENGTH OF SIDE WALL = 33.97'
 ALLOWABLE SIGN AREA EACH WALL = 144.88 S.F. (4 x 33.97)
 PROPOSED SIGN AREA = 33.9 S.F. (CAR WASH SIGN + MESSAGE SIGN)

CONVENIENCE STORE: (SEC. 413.24, B.C.22)
 1. LENGTH OF SIDE WALL = 33.97'
 ALLOWABLE SIGN AREA EACH WALL = 144.88 S.F. (4 x 33.97)
 PROPOSED AREA OF PEGASUS SYMBOL = 19.6 S.F.
 2. LENGTH OF FRONT WALL = 24.63'
 ALLOWABLE SIGN AREA = 98.6 S.F. (4 x 24.63)
 PROPOSED AREA OF SIGN = 73.9 S.F.

CANOPY SIGN: (SEC. 413.24, B.C.22)
 CANOPY SIGN LENGTH = 30.33'
 ALLOWABLE SIGN AREA = 121.32 S.F. (4 x 30.33)
 PROPOSED SIGN AREA = 12.3 S.F.

OTHER BUSINESS SIGNS: (SEC. 413.24, B.C.22)

10. TOTAL NUMBER OF SIGNS = 14 (11. TOTAL SQUARE FOOTAGE OF SIGNS = 107.2 S.F. (SEE SHEET 1 OF 2))

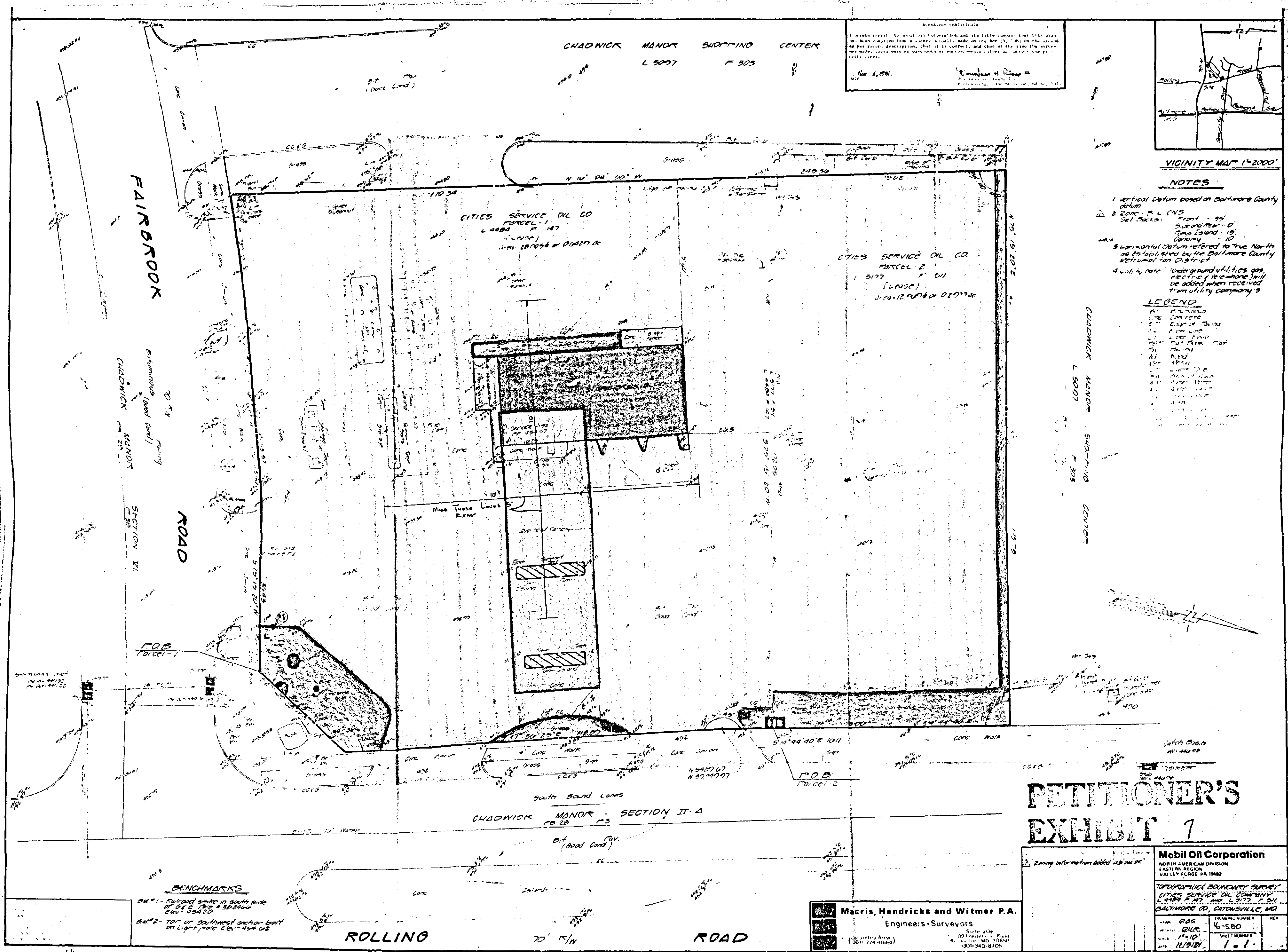
KIDDE CONSULTANTS, INC.

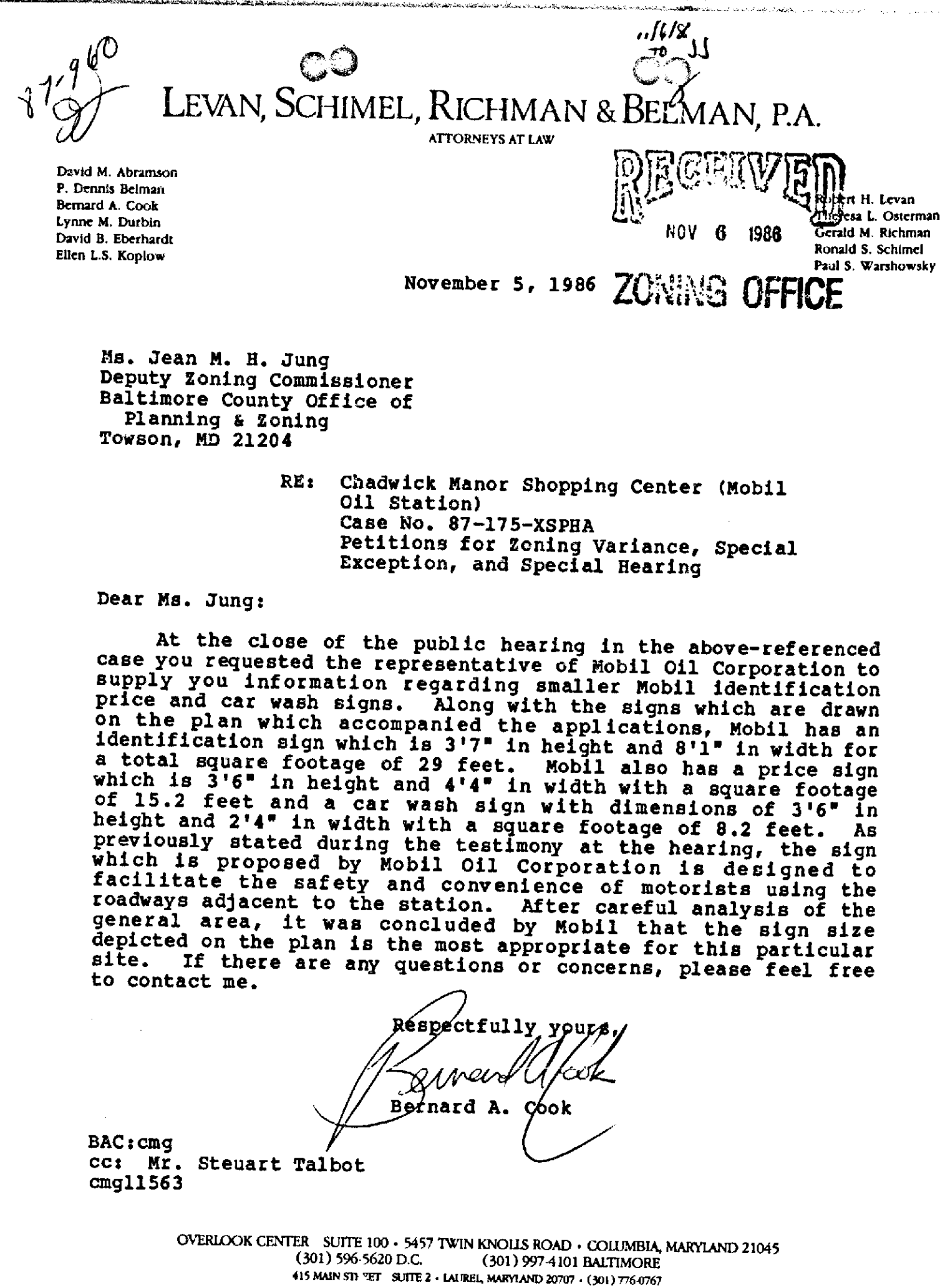
CONSULTING ENGINEERS
BALTIMORE, MARYLAND

1020 CROWNELL BRIDGE RD. TOWSON, MARYLAND 21204-301-321-5500

MAIN ID. SIGNS
TOTAL AREA FA.
FACE = 10.1 SQ. FT.
FOR TOTAL AREA
OF 212.2 SQ. FT.
(1 SIGN)

1. MOBIL I.D. SIGN = 632 S.F. EACH FACE
 2. PRICING SIGN = 252 S.F. EACH FACE
 3. CAR WASH I.D. SIGN = 177 S.F. EACH FACE
 4. CAR WASH MESSAGE SIGN = 98 S.F. EACH FACE FOR TOTAL AREA OF 9.6 SQ. FT.
 5. CAR TO GO SIGN = 60 S.F. EACH FACE FOR TOTAL AREA OF 16 S.F.
 6. CIGARETTES, BEVERAGE, SNACK SIGN = 80 S.F. EACH FACE FOR TOTAL AREA OF 16 S.F.
 7. MPD SIGNS = 315 S.F. EACH FACE; TOTAL = 25.04 S.F. (6 x 3.13)
 8. PEGASUS SYMBOL ON SPREADER BAR OVER MPD = 5.65 SQ. FT. EACH FACE; TOTAL = 45.2 S.F. (8 x 5.65)
 9. SNAP LOCK PRICING SIGN ON LUMINARY POLES (FAIRBROOK RD.) = 21.3 S.F. EACH FACE; TOTAL = 85.2 S.F.





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

Re: Zoning Advisory Meeting of SEPTEMBER 2, 1986
Item # 70
Property Owner: CHADWICK MANOR
Location: SHOPPING CENTER
NW/CORNER ROLLING & FAIRBROOK RDS

Dear Mr. Jablon:

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

- () There are no site planning factors requiring comment.
 - (X) A County Review Group Meeting is required.
 - (X) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
 - () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
 - () 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 _____.
 - (X) Landscaping: Must comply with Baltimore County Landscape Manual.
 - () The property is located in a deficient service area as defined by 8111.178-79. 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 8111.178-79, and as conditions change are re-evaluated annually by the County Council.
 - (X) Additional comments:
- SINCE THIS SITE IS PART OF THE CHADWICK
MAJOR SHOPPING CENTER OVERALL PLAN OF
THIS CENTER SHOULD BE SUBMITTED IN RELATION
SHIP BETWEEN THE TWO FOR THE FUTURE

cc: James Hoswell

David Fields, Acting Chief
Current Planning and Development

(✓) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

(✓) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either abandonment, or must be properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

() Soil percolation tests (have been/must be) conducted.
{ } The results are valid until _____.
{ } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
{ } shall be valid until _____.
{ } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others all sewage from domestic car wash
must be properly discharged to sanitary sewer
petitioners must check with Bureau of Utilities
and Plumbing Division regarding proper disposal
of waste water from car wash into sanitary
sewer


Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner **Date:** October 22, 1986
 Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
 SUBJECT Zoning Petition No. 87-175-XSPHA

This office is not opposed to the proposed use here; however, two items are of some concern. Four access points seem excessive; consideration should be given to closing at least one. Further, the proposed signage appears to be excessive.

Norman E. Gerber, AICP
Director

NEG:JGH:s1b

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 1986

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

Chairman

MEMBERS

Bureau of
Engineering

Department of
Traffic Engineering

Roads Commission

State Roads
Prevention

Health Department

Project Planning

Building Department

Board of Education

Planning Administration

Industrial
Development

Robert H. Levan, Esquire
Overlook Center, Suite 100
5457 Twin Knolls Road
Columbia, Maryland 21045

RE: Item No. 70 - Case No. 87-175-XSPHA
Petitioner: Chadwick Manor Shopping
Center
Petitions for Zoning Variance,
Special Exception and Special Hearing

Dear Mr. Levan:

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,

James E. Dyer / JED

JED:kkb

Enclosures

cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21204

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 70, Zoning Advisory Committee Meeting of 9-2-86
Property Owner: Chadwick Manor Shopping Center
Location: W/4 C. Rolling & Fairbrook Pkwy District 1st
Water Supply meter Sewage Disposal meter

COMMENTS ARE AS FOLLOWS:

- (*) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 139-37175, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appearances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

6 () If lubrication work and oil changes are performed at this location, the
method providing for the elimination of waste oil must be in accordance
with Water Resources Administration requirements.

WFO 1 4/86

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

September 9, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 70 Zoning Advisory Committee Meeting are as follows:

Property Owner: Chadwick Manor Shopping Center

Location: NW/Corner Rolling and Fairbrook Roads

District: 1st.

APPLICABLE ITEMS ARE CIRCLED:

- [illegible]

BY: C. E. Burnham, Chief
Building Plans Division

4122.585

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
12th day of September, 1980.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Chadwick Manor Spng. Ctr. Received by: James E. Dyer
Petitioner's Attorney: Robert H. Levan, Esquire Chairman, Zoning Plans Advisory Committee



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

PAUL H. REINCKE
CHIEF

September 3, 1986

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

RE: Property Owner: Chadwick Manor Shopping Center
Location: NW/Corner Rolling and Fairbrook Roads

Item No.: 70 Zoning Agenda: Meeting of 9/2/86

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.

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

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

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

REVIEWER: *John F. O'Neill*
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb

PROFESSIONAL RESUME

RICHARD L. SMITH

Mr. Smith was born in Baltimore, Maryland and has principally lived in Maryland, graduating from Westminster High School in 1951. At this time he joined the firm of Whitman, Requaert and Associates as a Jr. Draftsman. Mr. Smith rose from that position to that of a Structural Layout Draftsman in the four year period he was with that firm.

In 1954, Mr. Smith was employed by the Bureau of Engineering for Baltimore County in the design of small utility extensions for that County.

In 1955, Mr. Smith joined the firm of Kidde Consultants, Inc. (formerly Matz, Childs and Associates, Inc.) and has been associated with this firm to this date, rising from a Designer-Draftsman in the area of utility design work to his present position of an Associate of the firm and Project Manager in the Planning and Zoning Section of the Urban Planning and Development Division. Mr. Smith has been principally associated with commercial and residential land development within this division and currently Mr. Smith assists in the supervision of other planners, designers and draftsmen in the preparation of land use plans, site plans and studies, landscape plans and supervises the preparation of zoning plats and petitions.

Mr. Smith has been responsible for the preparation of plans and studies relative to numerous property condemnation cases and has testified as an expert witness before the Baltimore County Circuit Court and the Baltimore City Circuit Court in the areas of land development, site planning and engineering.

Mr. Smith has attended McCoy College and has graduated from the U.S. Army Command and General Staff School and has recently completed a two year program of studies with the U.S. Army National Defense University. In this regard, Mr. Smith among his other activities and responsibilities is currently in the inactive Maryland Army National Guard holding the rank of Colonel, his last assignment the Commandant of the Maryland Military Academy.

PETITIONER'S
EXHIBIT 3

Richard L. Smith
Resume - 1986
Page 2

Some of the representative projects which Mr. Smith has been associated with are as follows:

SUBDIVISIONS

Kings Park
Blackthorn
Belle Farm Estates
Dumbarton Heights
Stevenson Ridge
Perring Park
Springbrook
Ruxton Crossing Townhouses
Five Springs

Springwood
Velvet Valley
Midfield
Fox Ridge Manor
Randall Ridge
Highpoint
Rippling Estates
Pinedale Woods

COMMERCIAL

One Mile West Shopping Center
40 West Shopping Center
Parkville Shopping Center
Greenspring Mall
Yorkridge Shopping Center
Golden Ring Mall
North Mall
Hechinger Stores
Giant Food Stores
Harbor Exchange
Jiffy Lube International, Inc.

Holiday Inns
Loch Raven Shopping Center
Restaurant Sites for
Various Local and
National Restaurant
Chains
Ramada Inns
Gas Station Sites for
Various Oil Companies
Timonium Crossing
Security Square Mall

CONDOMINIUMS, GARDEN APARTMENTS, AND MID-RISE APARTMENT BUILDINGS

One Slade Avenue
Seven Slade Apartments
King's Court
Twin Lakes Apartments
Greenspring Apartments
Balmoral Apartments

Brookshire
Stillpond
130 Slade Apartments
Hillcrest Apartments
Woodholme Manor
Pomona

Richard L. Smith
Resume - 1986
Page 3

RECREATIONAL AND COMMUNITY FACILITIES

Woodholme Country Club
Greenspring Racquet Club
Beth Tfiloh Day Camp

40 West Racquet Club
Mercantile Club
Jewish Community Center
(Owings Mills)

INDUSTRIAL PARKS AND SITES

Baltimore Spice Company
Maryland Cup Company
Malco Plastics
Security Industrial Park
Canton Industrial Park
Hertz-Penske Truck Leasing

Federal Armored Express
Ryder Truck Company
Maryland Milk Cooperative
Pulaski Industrial Park
White Truck Company
Nabisco Company

OFFICE BUILDINGS AND BANKS

Bechum Square Office Complex
Grempler Building (Towson)
Pikesville Plaza Building
Greenspring Station
Charles Towson Office Building
Providence Road Office Building

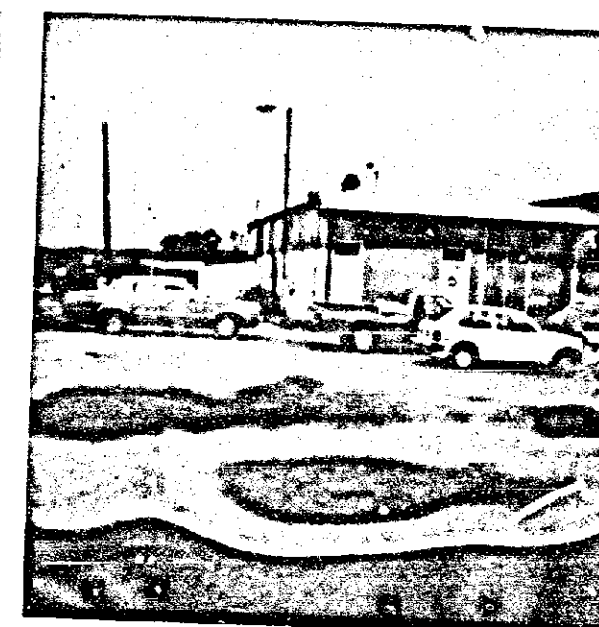
Security Office Park
Union Trust Company
Standard Federal Savings
and Loan Association
Bosley Building (Towson)
North Plaza Office Building



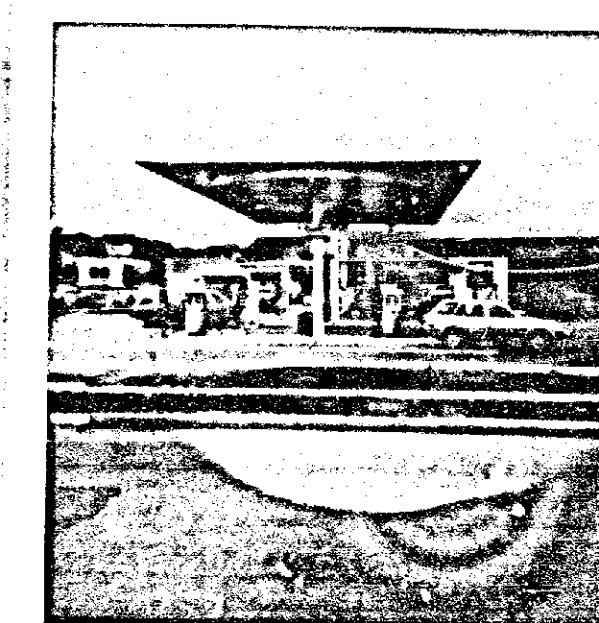
MOBILE OIL
10/30/85 Pet #6



MOBILE OIL
10/30/85 Pet #6



MOBILE OIL
10/30/85 Pet #6



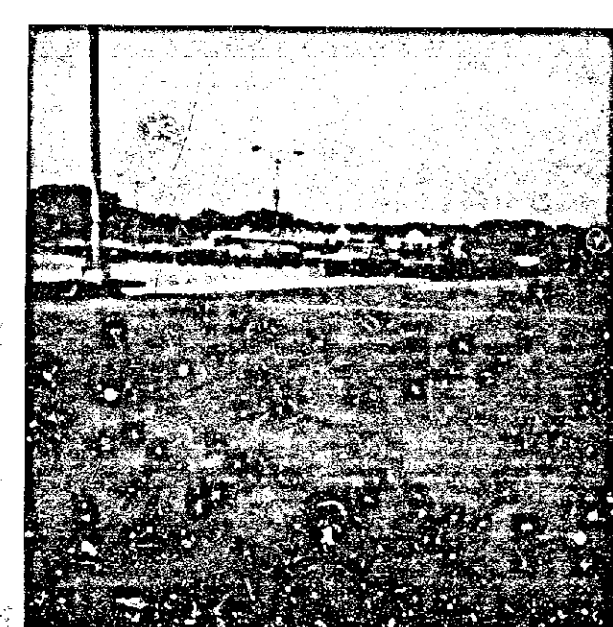
MOBILE OIL
10/30/85 Pet #6



MOBILE OIL
10-30-85 Pet #6



MOBILE OIL
10/30/85 Pet #6



MOBILE OIL
10/30/85 Pet #6

Pursuant to the advertisement, posting of property and public hearing on this case, and after due consideration of the testimony and evidence presented, including a careful review of all of the signage proposed, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the petitioner. The requirements of Section 502.1 of the BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected. Therefore, the Special Exception and Special Hearing shall be granted. Further, the requirements of Section 307 of the BCZR have been met, in part, and accordingly, the variances requested shall be granted in part.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24th day of November 1986, that the herein request for a special exception to permit an automated car wash and a convenience food store as a use in combination with a self-service gasoline station in a BL-CNS zone, and additionally, a special hearing to approve an amendment to the existing site plans previously approved by Case Nos. 551-X, 5811-SPH, and 72-22-SPH, and to permit a conversion from a full service station to a self-service station, in accordance with Petitioner's Exhibit 5, be and are hereby GRANTED, from and after the date of this Order. IT IS FURTHER ORDERED that the herein request for zoning variances to permit a total signage area of 178.44 square feet, 7 business signs, and a light height of 14 feet, is hereby GRANTED, in part, and subject to the following restrictions:

- 1) The 178.44 square feet of signage shall be utilized as follows (including all sides):
- | | | |
|-------------------------|------------------------|--|
| Sign #1 | - Identification sign | - 58 sq.ft. |
| " " | - Price sign | - 30.4 sq.ft. |
| " " | - Car Wash sign | - 16.4 sq.ft. |
| Sign #2 or #3 | - Price sign | - 42.6 sq.ft. |
| Sign #4 | - Car Wash message | - 6 sq.ft. |
| Signs #7, #9, #11 & #13 | - Snap Lock above pump | - 25.04 sq.ft. (3.13 sq.ft. x 8 faces) |

-3-



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

ARNOLD JABLON
ZONING COMMISSIONER

November 24, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Robert H. Levan, Esquire
Overlook Center, Suite 100
5457 Twin Knolls Road
Columbia, Maryland 21045

RE: Petitions - Special Exception
Special Hearing and Variances
NW/corner of Rolling and
Fairbrook Roads
1st Election District
Chadwick Manor Shopping Ctr.
Case No. 87-175-XSPHA

Dear Mr. Levan:

Enclosed please find a copy of the decision rendered on the above-referenced Petitions. Your request for a special exception, special hearing and zoning variances has been granted, subject to the restrictions as noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

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

JMH:jbs

Attachments

cc: Mr. Ronald Lepson, President
Westview Park Improvement & Civic Assoc.
1520 Copeland Road, Baltimore, Md. 21228

Ms. Mary Ginn
Representative, ABC's
606 Horncrest Road, Towson, Md. 21204

People's Counsel

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

Mobile Oil Corporation
0.9406 Acres
October 25, 1985
Page 2

seconds West 36.23 feet to the place of beginning.

CONTAINING 0.9406 acres more or less.

TRD/lc KCI Job Order No. 01-85343 October 25, 1985

Work Order No. 9139



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING :
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
NW/corner of Rolling & Fairbrook
Rds., 1st District :
CHADWICK MANOR SHOPPING CENTER, : Case No. 87-175-XSPHA
Petitioner : : : : :
ENTRY OF APPEARANCE

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

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 29th day of September, 1986, a copy of the foregoing Entry of Appearance was mailed to Robert H. Levan, Esquire, Overlook Center, Suite 100, 5457 Twin Knolls Rd., Columbia, MD 21045, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING, AND
VARIANCES

1st Election District

Case No. 87-175-XSPHA

LOCATION: Northwest Corner of Rolling and Fairbrook Roads

DATE AND TIME: Tuesday, October 28, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

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

Petition for Special Exception for an automated car wash and a convenience store (food store with less than 5,000 square feet) as a use in combination with a self-service gasoline station to a self-service station

Petition for Special Hearing for an amendment to the existing site plans previously approved in Case Nos. 531-X, 5811-SPH, and 72-22-SPH and to permit a conversion from a full service station to a self-service station

Petition for Zoning Variances to permit a total signage area of 419.24 square feet in lieu of the permitted 100 square feet, 14 business signs in lieu of the permitted 3 signs, a sign setback of 2 feet in lieu of the permitted 6 feet, and a light height of 14 feet in lieu of the required 8 feet

Being the property of Chadwick Manor Shopping Center, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

LEVAN, SCHIMEL, RICHMAN & BELMAN, P.A.
ATTORNEYS AT LAW

RECEIVED
NOV 6 1986
ZONING OFFICE

David M. Abramson
P. Dennis Belman
Bernard A. Cook
Lynne M. Durbin
David B. Eberhardt
Ellen S. Koplow

Robert H. Levan
Theresa L. Osterman
Gerald M. Richman
Ronald S. Schindler
Paul S. Warshawsky

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office
of Planning & Zoning
Towson, MD 21204

RE: Chadwick Manor Shopping Center - Petitioner
Case No. 87-175-XSPHA

Dear Mr. Jablon:

Pursuant to your letter dated October 22, 1986, enclosed please find a check in the amount of \$128.75 to cover the advertising and posting fees in the above-captioned matter. Thank you for your cooperation in this matter.

Respectfully yours,

Bernard A. Cook
Bernard A. Cook

CMG:
Enclosure
cmall565

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 025604
DATE 11/6/86	ACCOUNT P-01-515-000	
SIGNS & POSTS RETURNED	AMOUNT \$ 128.75	
RECEIVED FROM	Bernard A. Cook, Esq., Levan, Schimel, Richman, & Belman, P.A., 5457 Twin Knolls Rd., Towson, MD 21204	
ADVERTISING & POSTING COSTS RE CASE #87-175-XSPHA		
FOR: 8 B065*****121251a 8006F		
COLUMBIA, MARYLAND 21045 BALTIMORE 301 766767		

- 2) No building signs, other than the number and size of those depicted on Petitioner's Exhibit 5, shall be installed.
- 3) The stacking lanes for the car wash shall be striped.
- 4) No vehicles shall be stacked upon any public walkway or road awaiting ingress to the subject site. An attendant must be provided to insure that traffic flow is not impeded.
- 5) The timer for the automated car wash shall be set so that no more than (six) 6 cars will be serviced within one-half hour.

ADDITIONALLY, IT IS ORDERED that the herein request for a zoning variance to permit a sign setback of 2 feet in lieu of the required 6 feet is hereby DENIED.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

MOBILE OIL CORPORATION
0.9406 ACRE PARCEL
PART OF CHADWICK MANOR SHOPPING CENTER
1ST ELECTION DISTRICT, BALTIMORE COUNTY,
MARYLAND

This description is for a special exception in a "BL-CNS" zone and for a special hearing to amend the existing site plan.

BEGINNING FOR THE SAME on the northern right of way line of Fairbrook Road at the end of the gusset line connecting the northerly right of way line of Fairbrook Road with the westerly right of way line of Rolling Road, thence running and binding on the said northerly right of way line of Fairbrook Road. (1) South 75 degrees 15 minutes 20 seconds West 36.43 and (2) by a curve to the left having a radius of 735.00 feet for a distance of 113.57 feet said curve being subtended by the chord South 70 degrees 49 minutes 44 seconds West 113.46 feet, thence leaving said northerly right of way line of Fairbrook Road and running through Chadwick Manor Shopping Center (3) North 16 degrees 04 minutes 00 seconds West 245.36 feet and (4) North 75 degrees 15 minutes 20 seconds East 173.78 feet to intersect the aforementioned westerly right of way line of Rolling Road, thence running and binding thereon (5) South 14 degrees 44 minutes 40 seconds East 91.11 feet and (6) South 17 degrees 36 minutes 25 seconds East 118.89 feet, thence running and binding on the aforementioned gusset line (7) South 27 degrees 49 minutes 28

ORDER RECEIVED FOR FILING
Date 11/6/86
By *Peter Max Zimmerman*

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 22, 1986

Mr. Anthony P. Rubino
Chadwick Manor Shopping Center
700 Fairmont Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING,
AND VARIANCES
NW/cor. of Rolling and Fairbrook Rds.
1st Election District
Chadwick Manor Shopping Center - Petitioner
Case No. 87-175-XSPHA

Dear Mr. Rubino:

This is to advise you that \$128.75 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
Arnold Jablon
Zoning Commissioner

AJmed

October 16 19 86

THIS IS TO CERTIFY, that the annexed advertisement of

petition for special
Exception

was inserted in the following:

Arbutus Times
Catonsville Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 11 day of October 19 86, that is to say,
the same was inserted in the issues of

October 9, 1986

PATUXENT PUBLISHING CORP.
By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

vs.

CERTIFICATE OF PUBLICATION OF

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: September 29, 1986
Posted for: Special Exception, Special Hearing & Variances
Petitioner: Chadwick Manor Shopping Center
Location of property: NW/cor. of Rolling and Fairbrook Rds.
Location of Sign: Three signs NW/cor. of Rolling Rd. and Fairbrook Rds.
Remarks: *See*
Posted by: *S. J. Grata* Date of return: October 3, 1986
Number of Signs: 3

Robert H. Levan, Esquire
Overlook Center, Suite 100
5457 Twin Knolls Road
Columbia, Maryland 21045

September 19, 1986

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING,
AND VARIANCES
NW/cor. of Rolling and Fairbrook Rds.
1st Election District
Chadwick Manor Shopping Center - Petitioner
Case No. 87-175-XSPHA

TIME: 9:30 a.m.

DATE: Tuesday, October 28, 1986

PLACE: Room 301, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 2, 1986

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
October 2, 1986.

THE JEFFERSONIAN,

Susan Studer Obrecht

Publisher

Cost of Advertising

33.00

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

No. 025872

DATE: 10/1/86 ACCOUNT: 00012000

AMOUNT: \$250.00

RECEIVED: *[Signature]*
FROM: *[Signature]*
FOR: *[Signature]*

U 8165***25000* 5122F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: October 22, 1986

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

SUBJECT: Zoning Petition No. 87-175-XSPHA

This office is not opposed to the proposed use here;
however, two items are of some concern. Four access points seem
excessive; consideration should be given to closing at least one.
Further, the proposed signage appears to be excessive.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

CPS-008

STEPHEN E. COLLINS
DIRECTOR

October 3, 1986

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for
items number 69, 70, 71, 72, 73, 75, 76, 77, 78, 79, 81, 82, 83,
84, and 85.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

1020 CROMWELL BRIDGE RD, TOWSON, MARYLAND 21204 301-321-5500