PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2f. To allow a total of five (5) business signs with a total area of 609.82sq. ft. in lieu of three (3) signs with a total area of 100 sq. ft. as permitted. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the AF SF 2F following reasons: (indicate hardship or practical difficulty) (1) Without the variance it would be extremely difficult to effectively advertise the location of the business and products available. (2) The variance is necessary for compliance with laws governing pricing and advertising. 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 E-31, 230 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. Legal Owner(s): Contract Purchaser: Exxon Company, U.S.A. Thomas P. Sheehor (Type or Print Name) (Type or Print Name) Signature By: Thomas P. Sheehan Real Estate Representative (Type or Print Name) Address Signature City and State Attorney for Petitioner: 628-6666 11350 McCormick Road F. Vernon Boozer Hunt Valley, Maryland 21031 City and State Signature Name, address and phone number of legal owner, con-614 Bosley Avenue tract purchaser or representative to be contacted Address F. Vernon Boozer Towson, Maryland 21204 City and State (301)828-9441 614 Bosley Avenue Attorney's Telephone No.: (301)828-9441 Towson, Maryland -21204 --ORDERED By The Zoning Commissioner of Baltimore County, this __21st_____ day , 19_86, that the subject matter of this petition be advertised, as of ___November____, 19_86_, that the subject matter of this petition he 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 The said will have a second desirable than the second seco #7-249-XA 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 _____ day of _____, 19 86 Zoning Commissioner Petitioner green Comment. U.3.4. Chairman, Zoning Plans Petitioner's Advisory Committee

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 ____ a food store with less than 5,000 sq. ft. in conjunction with its present use as a service station as permitted under BCZR 405.4.D.8, the station is already a gas and go. 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. Legal Owner(s): Contract Purchaser: Exoxon Company, U.S.A. (Type or Print Name) Thomas & Suchu Signature By: Thomas P. Sheehan Real Estate Representative Signature (Type or Print Name) Signature City and State Attorney for Petitioner. 628-6666 11350 McCormick Road Phone No. . Vermon Booker Address Hunt Valley, Maryland 21031 City and State Name, address and phone number of legal owner, con-56,310 tract purchaser or representative to be contacted E 31,230 614 Bosley Avenue F. Vernon Boozer Towson, Maryland 21204 City and State 614 Bosley Avenue Towson, Maryland 21204 Attorney's Telephone No.: (301)828-9441 ORDERED By The Zoning Commissioner of Baltimore County, this ___21st_____ day of _____November____, 19__86, 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 _____ day of _____ December _____, 19_86_, at _10:45 o'clock Z.C.O.-No. 1

> required to return, and be responsible for returning, said property to its original condition.

> > Baltimore County

AJ/srl

cc: F. Vernon Boozer, Esquire

People's Counsel

MAP SE ZE 4A DATE SAEST 1000 23....

BEFORE THE IN RE: PETITIONS SPECIAL EXCEPTION AND VARIANCES ZONING COMMISSIONER SW/corner of Merritt Boulevard and German Hill Road OF BALTIMORE COUNTY (1300 Merritt Boulevard) -12th Election District Case No. 87-269-XA Exxon Company, U.S.A., Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a food store with less than 5,000 square feet of retail sales area in combination with a service station and, additionally, variances to permit five other business signs totaling 609.82 square feet in lieu of the permitted three signs totaling 100 square feet.

The Petitioner, by Bill Griffin, Senior Engineer and Area Superintendent, appeared and was represented by Counsel. Tony Corteal of STV/Lyon also testified on behalf of the Petitioner. There were no Protestants.

Prior to the hearing, the Petitioner moved to reduce the area of proposed signage from 609.82 square feet to 535.28 square feet, as more particularly described on Petitioner's Exhibit 1. The motion was granted.

Testimony indicated that the subject property, located on the corner of Merritt Boulevard and German Hill Road and zoned B.M., is improved with an Exxon gas and go operation. The Petitioner proposes to add a 24' x 46' convenience store, to raze the existing kiosk, and to add a 48' x 104' canopy. The area surrounding the site is extensively commercial.

The proposed convenience store is projected to serve primarily those using the gas and go operation. Both Mr. Griffin and Mr. Corteal testified

that there would be no expected increase in traffic generated by the addition of the market. A market study indicated that the existing traffic in the area

The Petitioner is also requesting that the two existing signs be altered to permit an additional panel with the word "shop" on it. The existing signs total 390.06 square feet, counting both sides. The addition of the two "shop" panels would create a total of 456.24 square feet.

and the traffic utilizing the site make this location ideal for such a market.

In fact, the two existing signs have been located on the site for many years, and they were constructed when the Zoning Office counted both sides as one. Notwithstanding the change to count both sides of all signs except shopping center identification signs, dictated by a ruling of the Zoning Commissioner which found the prior policy to be in contradiction of the law. pre-existing signs approved prior to this change are "grandfathered". The Petitioner also proposes to add two spreader bars with Exxon's name to either end of the canopy and one spreader bar identifying the diesel fuel pump to the canopy. The five signs total 535.28 square feet.

The Petitioner seeks relief from Section 405.4.D.8, pursuant to Section 502.1, and from Section 413.2.f, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR)

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

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

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, day of January, 1987, that the Petition for Special Exception for a food store with less than 5,000 square feet of retail sales area in combination with a service station and, additionally, the Petition for Variances to permit five other business signs totaling 535.28 square feet in lieu of the permitted three signs totaling 100 square feet be and are hereby GRANTED, from and after the date of this Order, subject to the following:

> 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order: however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be

> > -- 4 --

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 3.2d 1319 (1981).

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

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- 1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome:
- 2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief;
- 3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

- 3 -

Frior 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. Ans abandoned underground storage tanks containing gazoline, waste oil, solsents, etc., must have the contents removed realized hauler and either to be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contect 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 ildditional 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 ecocrdance with Section 13-117 of the Baltimore County Code, the water well yield test (x) 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 hacteriological and chemical water samples. II submission of plane to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. Others The transfer of the second of Ian Jabornest, Director BUREAU OF ENVIRONMENTAL SERVICES

36 Zoning Advisory Committee Assting of 11-14-86

BALTIMOKE COUNTY DEPARTMENT OF Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland \$ 21204 Zoning Item # 138, Zoning Advisory Committee Mesting of 10-21-86

Property Owner: Exycu Company USA

Location: S/W/C Menutalval & German Well District 12 Water Supply mitto Sewage Disposal mutto 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 fratallation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, 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 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 exist-ing 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 appurtenances 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.

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.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211 NORMAN E. GERBER DIRECTOR

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

> > Dear Mr. Jablon:

DECEMBER 2, 1986

Re: Zoning Advisory Meeting of October 21,1986 Item # /38
Property Owner: Exxoll Company, USA. Location: SW/CORNER MERRITT BLVD. + GERMAN HILL RD.

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

)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 (X)Landscaping: Must comply with Baltimore County Landscape Manual.

The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

(X) Additional comments:

(X) Additional comments:

(X) A WANER PLAN (CRG MEETING / PROCESS) WAS GRONTED

BY THE PLANNING BOARD ON 4/17/8G - SER FILE

W-86-B) (KA EXON CO. USA)

(3) FOR LANDSCAPE REQUIREMENTS CONFACT: MR AVERY HARDEN 494-3355

cc: James Hoswell

David Fields, Acting Chief Current Planning and Development BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 18. 1986

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

Bureau of

Department of

Bureau of Fire Prevention

Health Department

Auilding Department

Zoning Administration

Board of Education

Industrial

Project Planning

State Roads Commission

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

> RE: Item No. 138 - Case No. 87-269-XA Petitioner: Exxon Company, U.S.A. Petitions for Zoning Variance and Special Exception

Dear Mr. Boozer:

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.

Zoning Flans Advisory Committee

JED:kkb Enclosures

cc: STV Lyon Associates

21 Covernor's Court Baltimore, Maryland 21207-2722

Gr 137, (138) 140; 141; 142, 143, 144, 145, 146, 147, 148, and 149.

October 24.

Very truly yours, Michael S. Flanigan Traffic Engineer Associate I'

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner

Date___December_8, 1986

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

SUBJECT Zoning Petition No. 87-269-XA

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the requested special exception. As to the requested variances, if the proposal is for replacement signage, this office offers no comment; however, if the proposal significantly increases existing signage, this office is opposed to the granting of the variances. This area has already been "blessed" with a plethora of signs,

NEG: JGH:slb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

November 3, 1986

TED ZALESKI, JR. DIRECTOR

Comments on Item # 138 Zoning Advisory Committee Resting are as follows: Exxon Company, USA

SW/Corner Marrist Blvd and GermanHIll Road

All structures shall comform to the Baltimore County Building Code an adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.H.S.I. #117-1 = 1980) and other applicable Codes and A building and other associlaneous 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 parmit application. Reproduced seals are not acceptable.

E. All Use Groups except R-L Single Family Detached Deellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-O to an interior lot line. B-L Use Groups require a one hour wall if closer than 3'-O to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-O of an interior lot line.

Exterior wall within 3'-O 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 irchitect/higinear contact this departs

G. The requested variance appears to conflict with Section(a) ______, of the Baltimore

i. When filing for a required Charge of Use/Compancy Permit, an alteration permit amplication shall also be filed along with three sets of acceptable construction plane indicating how the axisting structure in the best seeds are usually required. The charge of Use Groups are from Use to Use to Use 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 Buildiar Code as adopted by Bill #17-85. Site plans shall show the correct elevations above see level for the lot and the finish floor levels including beassant. (J.) comments: Signs shall comply to Article 19 as amended by Council Bill #17-85.

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 pormit. If desired the applicant was abbeing additional information by additional 100 and 100 and the Comment Office Building as 131 the applicant may obtain additional information by visiting Roys 122 of the County Office Suilding at 111 W. Chesapeake Avenue, Termon, Maryland 21204.

C. E. Burnham, Chief Building Plans Review

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586

October 20, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building

RE: Property Owner:

Centlemen.

Towson Maryland 21204

PAUL H. REINCKE

Exxon Company, U.S.A.

Location: Item No.:

SW/corner Merritt Blvd. & German Hill Road Zoning Agenda: Meeting of Oct. 21, 1986

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

() 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.

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

(NO 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

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

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

REVIEWED: Company Tolly 10.1000 Approved:
Special Inspection Division Noted and Fire Prevention Bureau 🦮

F. Vernon Boozer, Esquire November 28, 1986 614 Bosley Avenue Towson, Maryland 212C4 NOTICE OF HEARING RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE SW/cor. of Merritt Blvd. and German Hill Rd. (1300 Merritt Blvd.) 12th Election District Exxon Company, U.S.A. - Petitioner Case No. 87-269-XA Monday, December 29, 1986 PLACE: Room 106. County Office Building, 111 West Chesapeake Avenue, Towson, Maryland BALTIMORE COUNTY, MARYLAND of Baltimore County OFFICE OF FINANCE REVENUE DIVISION
MISCELLAREOUS CASH RECEIPT BONIES SECTIONS

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 ARNOLD JABLON ZONING COMMISSIONER JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER December 19, 1986 F. Vernon Booser, Esquire 614 Bosley Avenue Towson, Maryland 21204 RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE SW/cor. of Merritt Blvd. and German Hill Rd. (1300 Merritt Blvd.) 12th Election District Exxon Company, U.S.A. - Petitioner Case No. 87-269-XA Dear Mr. Boozer: This is to advise you that _______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 <u>not</u> 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, ng, Towson, Maryland No. 30424 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT E-41000 BOBT ** ** 12430: a 12585 VALIDATION OR SIGNATURE OF CASHIER

00

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER PETITION FOR VARIANCE SW/Corner of Merritt Blvd. & : OF BALTIMORE COUNTY German Hill Rd. (1300 Merritt

Blvd.), 12th District

EXXON COMPANY, U.S.A., : Case No. 87-269-XA Petitioner

68

ENTRY OF APPEARANCE

:::::::

Please enter the appearance of the People's Counsel in the abovecaptioned 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

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

I HEREBY CERTIFY that on this 4th day of December, 1986, a copy of the foregoing Entry of Appearance was mailed to F. Vernon Boozer, Esquire, 614 Bosley Avenue, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE

12th Election District

Case No. 87-269-XA

Southwest Corner of Merritt Boulevard and German Hill Road (1300 Merritt Boulevard)

DATE AND TIME: Monday, December 29, 1986, at 10:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,

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 a food store with less than 5,000 square feet in conjunction with its present use as a service station (gas and go) Petition for Zoning Variance to permit a total of 5 business signs with a total area of 609.82 square feet in lieu of 3 permitted signs with a

Being the property of Exxon Company. U.S.A. plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be isseed within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permits this period hearing set above or made at the hearing.

SZIOLYON ASSOCIATES. 00

ZONING DESCRIPTION

NO. 1300 MERRITT BOULEVARD

S.W. CORNER MERRITT BOULEVARD & GERMAN HILL ROAD

BEGINNING FOR THE SAME at a point on the westerly right-of-way line of

Merritt Boulevard, said point coinciding with a site flare at the southwes-

tern intersection of said Merritt Boulevard with German Hill Road, thence

1. South 14°51'12" East 200.00 feet, thence leaving said Merritt Boule-

North 55°44'06" West 183.34 feet to intersect the easterly side of

4. North 14°51°07" West 197.62 feet to intersect the southerly right-of-way line of German Hill Road, thence along same, by a curve to the

5. A radius of 1,238.24 feet, an arc length of 153.50 feet, said curve being subtended by a chord bearing North 79°49'35" East 153.40 feet

6. South 55°44'09" East 163.63 feet to the point of beginning . . . containing 1.6167 acres of land or 70,422.53 square feet, more or less.

running along said westerly right-of-way line of Merritt Boulevard,

ELECTION DISTRICT NO. 12 C7,

BALTIMORE COUNTY, MARYLAND.

ENGINEERS, SRCHITECTS & PLANNERS. 21 GOVERNOR S COURT BALTIMORE MD 21207-2722

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

Date of Posting 12/6/84 Posted for Special Exception & Vorcevin Petitioner: EXXON Company 11, S. F. Location of property: SW/cor, Morritt Blud. + Gormon H. 11 Rd. 1300 Momit Blud Location of Signs: 2 - France Gormon HIRZ + 2 Frang Mornitt Blut, oll apprex 20' Fr readway, on property of Petitions

December 11 LOCATION: Southwest Corne of Merritt Boulevard and Germa Hill Road (1300 Merritt Boule THIS IS TO CERTIFY, that the annexed advertisement was DATE AND TIME: Monday, Decem ber 29, 1986, at 10:45 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing The Zening Commissioner of Balti-more County, by authority of the Zon-ing Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Exception for a food store with less than 5,000 square fact in conjunction with its present use December 11 THE JEFFERSONIAN. Petition for Zoning Variance to per mit a total of 5 business signs with sorial area of 609.82 square feet in lieu of 3 permitted signs with a total area of 100 square feet.

Being the property of Enson Company, U.S.A., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building neemit may be Gusan Sender Obrect granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain my request for a stay of the insuence of said permit Just of Advartising during this period for good cause shows. Such request must be received in writing by the date of the hearing set shows or made at the hearing. By Order Of ARNGLD JABLON

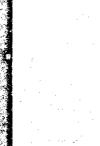
CERTIFICATE OF PUBLICATION 12th Election District Case No. 87-269-XA ited with the Zoning Office.

ETITIONS FOR SPECIAL EXCEPTION LOCATION: Southwest Corner Merritt Boulevard and German Hill Hoad (1300 Merritt Boulevard) per 29, 1986, at 10:45 a.m. PUBLIC HEARING: Room 106 County Office Building, 111 W nore County, by authority of the oning Act and Regulations of Baltia food store with less than 5,000 square feet in conjunction with its present use as a service station (gas Petition for Zoning Variance to permit a total of 5 business signs with a total area of 609.82 square feet in lieu of 3 feet in lieu of 3 permitted signs with a total area of 100 square Being the property of Euron Company. U.S.A., as shown on plat plan In the event that this Petition(s) is granted, a building permit may? be issued within the thirty (30) day appeal period. The Zoning Commisrequest for a stay of the resuance of said permet during this period for a good cause shown. Such request? must be received in writing by the date of the hearing set above or ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION OFFICE OF Dundalk Eagle 38 N. Dundalk Ave. **Dundalk, Md. 21222** December 12,

THIS IS TO CERTIFY, that the annexed advertisement rnold Jablon in the matter of Zoning Hrgs. - Case # 87-269-XA -P.O. #83544 - Req. #L98146 - 92 lines @ 36.80. Was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week SHORESING weeks, before the 1986; that is to say, December the same was inserted in the issues of Dec. 11, 1986

> Kimbel Publication, inc. per Publisher. By & C. O. Oke



Mark A. Riddle

vard and running,

2. South 75°08'46" West 140.00 feet thence,

to a site flare, thence along same,

Md. Reg. Property Line Surveyor No. 244

30 feet wide service road, thence along same,

ST#/Baltimore Transportation Associates STV/Lyon Associates STV/Menagement Consultants Gapup H. D. Nottingham & Associa as STV/Sanders & Thomas, STV/Sansatno: STV/Seetye Stevenson Value & Kr.

