

87-356-SPHA

#234

1/19/87

1/19/87

3/2/87

3/12/87

SW/cor. Liberty Rd. and Flannery La.
(5905 Liberty Rd.)

2nd Elec. Dist.

Special Hearing and Variance - filing fee \$200.00 - Exxon Company, U.S.A.

Hearing set for 3/2/87, at 11:00 a.m. (Mrs. Jung)

Advertising and Posting - \$93.33

Ordered by the Deputy Zoning Commissioner that a special hearing to amend the previously approved site plan to construct a canopy and change the layout of the pump islands on the existing service station and a variance to permit 5 business signs totalling 333.76 sq. ft. are GRANTED with restrictions.

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND ZONING VARIANCE - SW/cor.		
Liberty Road & Flannery Lane	*	DEPUTY ZONING COMMISSIONER
(5905 Liberty Road)		
2nd Election District	*	OF BALTIMORE COUNTY
Exxon Company, U.S.A.	*	Case No. 87-356-SPHA
Petitioner	*	

* * * * *

The Petitioner herein requests a special hearing to approve an amendment to the previously approved site plan to construct a canopy and change the layout of the pump islands on the existing automobile service station, and a variance to allow four (4) business signs with a total area of 423.60 sq.ft. in lieu of the permitted three (3) business signs of 100 sq.ft., as more particularly described on the site plan submitted, prepared by Exxon Company, U.S.A., revised November 11, 1986 and identified as Petitioner's Exhibit 1.

At the onset of the hearing, a motion was made to correct and amend the Petition for Zoning Variance to request five (5) business signs with a total area of 333.76 sq.ft. The motion was granted.

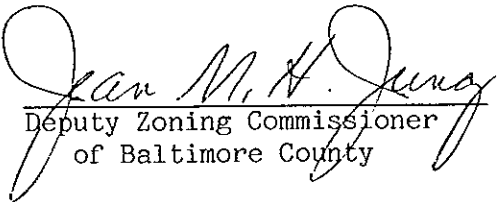
Testimony on behalf of the Petitioner indicated that the subject site has been utilized as a gasoline service station since 1951. Most likely, it has been an Exxon station for the entire time. The site is now planned for redevelopment with a new four bay building and a "four square" canopy. The proposed slightly larger canopy provides a passing lane between pumps, as well as providing space for a bus riders' shelter desired by Baltimore County and the Liberty Road Development Corporation. The main identification sign is a new style sign and is already in place (drawing and dimensions given on Page 3 of Petitioner's Exhibit 1). The other signs proposed are four (4) spreader bars located over dispensers displaying the name "Exxon". Another spreader bar will read "Diesel" but that is a directional sign and requires no variance.

There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing held on this case and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, granting the special hearing and variances requested would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 12th day of March, 1987, that a special hearing to amend the previously approved site plan to construct a canopy and change the layout of the pump islands on the existing service station, and a variance to permit five (5) business signs totalling 333.76 sq.ft., be and are hereby GRANTED, subject, however, to the following restrictions:

- 1) Sign square footage shall be utilized for an identification sign totalling 196.56 sq.ft. and four (4) spreader bars totalling 137.20 sq.ft.
- 2) Plan may be amended to accommodate the proposed bus riders' shelter.


Deputy Zoning Commissioner
of Baltimore County