

Anders, Item 10
PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE
R-87-460-XA

TO THE COUNTY BOARD OF APPEALS 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an B.L. zone to an B.L. - C.N.S. zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for An automotive service station (Gas and Go) and a food store with

less than 5,000 sq. ft. as a use in combination with the service station, all as permitted under B.C.Z.A. 230.13, 405.2.B.2 and 405.4.D.3.
and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

413.2.f to allow 6 business signs with a total area of 410.74 sq. ft. in lieu of 3 business signs with an area of 100 sq. ft.

MAP NE4F
4B
2. D. 15th
DATE 2-2-88
200 BF
1000 BF
DP
E-34,170

Property is to be posted and advertised as prescribed by The Baltimore County Code. N-12.25F

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

F. Vernon Booser

Signature

614 Bosley Avenue

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 828-9441

Legal Owner(s):

Exxon Company, U.S.A.

(Type or Print Name)

Signature By: Thomas P. Sheehan

Real Estate Rep.

(Type or Print Name)

Signature

11350 McCormick Road

Hunt Valley, Maryland 21031

City and State

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

F. Vernon Booser

614 Bosley Avenue

Towson, Maryland 21204 828-9441

Address

Phone No.

EXXON COMPANY, U.S.A.

#CR-87-460-XA

Item #10, Cycle V, 1987

N/S Golden Ring Road, cor./SE/S Philadelphia Road

15th Election District
7th Councilmanic District

B.L. to B.L.-C.N.S. and SE for automotive svce station (gas & go) and food store w/less than 5,000 sq ft as use in combo. and VAR to Section 413.2.F to permit 6 signs with 410.74 sq ft in lieu of permitted 3 signs with 100 sq ft (Documented)

0.8965 acre

February 26, 1987 Petition Filed

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, MD 21204
828-9441

Counsel for Petitioner

Exxon Company, U.S.A.
by: Thomas P. Sheehan
Real Estate Representative
11350 McCormick Road
Hunt Valley, MD 21031

Petitioner

Mr. James Earl Kraft
Baltimore Co Board of Education
940 York Road 21204

Phyllis Cole Friedman, Esquire

People's Counsel

Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Margaret E. du Bois

IN THE MATTER OF :
THE APPLICATION OF :
EXXON COMPANY, U.S.A. :
FOR ZONING RECLASSIFICATION :
ON PROPERTY LOCATED ON THE NORTH :
SIDE OF GOLDEN RING RING, :
CORNER/SOUTHEAST/SIDE PHILADELPHIA :
ROAD-- FROM B.L. TO B.L.-C.N.S. :
AND SPECIAL EXCEPTION AND VARIANCES: :
15th ELECTION DISTRICT :
7th COUNCILMANIC DISTRICT :

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

CASE NO. CR-87-460-XA

OPINION

This case comes before this Board on petition to have a C.N.S. zone superimposed on an existing B.L. zone to permit a food store with less than 5,000 square feet and a special exception for an automotive service station in the B.L. zone, and variances to permit signs in excess of the allowed 100 square feet. This property is located at the intersection of Golden Ring Road and Md. Route 7, contains some .8965 acre, and is undeveloped. The case was heard this day in its entirety.

Testimony was received on Petitioner's behalf from Anthony J. Cortea, Vice President of Exxon's engineering office in charge of land development. He described in detail the proposal for use of the property as shown on the documented site plan entered as Petitioner's Exhibit No. 3 in his supporting testimony regarding the granting of the petition.

William J. Griffin, Senior Engineer for the Exxon Company, described in detail the convenience store and the layout of the proposed service station.

Stewart Bain, a real estate broker and appraiser, testified as to the need for this service station and prepared vicinity maps of the area showing the nearby uses.

People's Counsel presented as their only witness James G. Hoswell, planner for Baltimore County, who testified that he has reviewed this petition, visited the site, and prepared the reports submitted, all favorable to the granting of the petition.

County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 994-3180

December 3, 1987

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

RE: Case No. CR-87-460-XA
Exxon Company, U.S.A.

Dear Mr. Booser:

Enclosed is a copy of the Board's final Order and Opinion which was issued today concerning the subject matter.

Sincerely,

Kathleen C. Weidenhammer
Administrative Secretary

Encl.

cc: Exxon Company, U.S.A.
(Thomas P. Sheehan)
Mr. James Earl Kraft
Phyllis Cole Friedman, Esquire
Norman E. Gerber
James G. Hoswell
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Robyn Clark
Arnold Jablon, County Attorney

Case No. CR-87-460-XA
Exxon Company, U.S.A.

2.

Section 259.2B describes the C.N.S. district which must be applied to land zoned B.L. in order that a grocery store may be so located. The proposal as petitioned complies with all the requirements of this section of the Zoning regulations. Testimony indicates that all the requirements of Section 502.1 necessary to grant the special exception for a service station are also in full compliance of the Zoning Regulations. In addition to Section 502.1, in order to grant a special exception for a service station, Section 405.3 must be complied with. Testimony and evidence presented indicate that all applicable parts of this section have also been complied with.

The sign variance requested merely requests that the standard signs previously permitted in all Exxon service stations be permitted in this service station. The Board finds that to deny these standard signs would create a hardship for this location and would be arbitrary for the Board to do so.

After consideration of all the testimony and evidence presented, the Board is of the opinion that the petition should be granted and will so order.

It is further noted that, while the petition requests a reclassification, in actuality the petition merely addresses the need for a C.N.S. district on this small parcel in an already existing B.L. zone.

ORDER

It is therefore this 3rd day of December, 1987 by the County Board of Appeals of Baltimore County ORDERED that the petition to superimpose the C.N.S. district onto the existing B.L. zone be and the same is GRANTED; and that the special exception for an automotive service station having complied with all the requirements of Section 502.1 and Section 405.3 be and the same is GRANTED; and that the variance to permit six signs with a total of 410.7 square feet in lieu of the permitted 100 square feet be and the same is GRANTED.

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

September 21, 1987

NOTICE OF HEARING
RE: PETITION FOR ZONING RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE (8605 Philadelphia Rd.)
N/S Golden Ring Rd., Cor./SE/S Philadelphia Rd./
15th Election District - 7th Councilmanic District
Exxon Company, U.S.A. - Petitioner
Case No. CR-87-460-XA

TIME: 10:00 a.m.

DATE: Tuesday, October 27, 1987

PLACE: Room 218, Courthouse, Towson, Maryland

WTH:med

cc: Mr. Thomas P. Sheehan
Real Estate Representative
Exxon Company, U.S.A.
11350 McCormick Road
Hunt Valley, Maryland 21031

People's Counsel for Baltimore County

THIS IS TO ADVISE YOU THAT YOU WILL BE BILLED BY THE ZONING OFFICE FOR ADVERTISING & POSTING COSTS RE THIS CASE APPROXIMATELY A WEEK BEFORE THE HEARING. THE FEE MUST BE PAID & THE SIGN & POST RETURNED TO THE ZONING OFFICE, ROOM 113, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND, ON THE DAY OF THE HEARING OR THE ORDER WILL NOT BE ISSUED. W.T.H.

Case No. CR-87-460-XA
Exxon Company, U.S.A.

3.

IT IS FURTHER ORDERED that the proposed facility must comply with the documented site plan submitted as Petitioner's Exhibit No. 3.

Any appeal from this decision must be made in accordance

with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Henry H. Lewis

Arnold G. Foreman

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
R-87-460-XA

District: 15th Date of Posting: 10/1/87
Posted for: Reclassification & Special Exception
Petitioner: Exxon Company, U.S.A.
Location of property: S. Golden Ring Rd. & N/S Golden Ring Rd.
8605 Phil. Rd.
Location of Signs: 6 signs on intersection of Golden Ring & Phil. Rd. on property of Baltimore
Remarks: 10/1/87
Posted by: [Signature] Date of return: 10/1/87
Number of Signs: 1

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

October 21, 1987

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

RE: PETITION FOR ZONING RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE
N/S Golden Ring Rd., Cor./SE/S Philadelphia Rd.
(8605 Philadelphia Rd.)
15th Election District - 7th Councilmanic District
Exxon Company, U.S.A. - Petitioner
Case No. R-87-460-XA

Dear Mr. Booser:

This is to advise you that \$490.79 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 RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Sincerely,

J. Robert Haines
Zoning Commissioner

JRH:med

RECEIVED
COUNTY BOARD OF APPEALS
OCT 22 1987

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM B.L. TO B.L.-C.N.S. ZONE, :
PETITIONS FOR VARIANCE AND : OF BALTIMORE COUNTY
SPECIAL EXCEPTION :
N/S Golden Ring Rd., Corner :
SE/S Philadelphia Rd., :
15th District :
EXXON COMPANY, U.S.A., : Case No. CR-87-460-XA
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 9th day of September, 1987, a copy of the foregoing Entry of Appearance was mailed to F. Vernon Boozer, Esquire, 614 Bosley Avenue, Towson, MD 21204.

Peter Max Zimmerman
Peter Max Zimmerman

PETITIONER'S STATEMENT IN SUPPORT
OF RECLASSIFICATION

Reclassification of the subject property from B.L. to B.L.-C.N.S. is warranted based upon the factors relating to the purposes of the zoning regulations and maps, and further, the character of the area in which the property is located is such that the reclassification of the site is appropriate.

Preliminarily, it should be noted that a total reclassification is not being sought, only the superimposition of a district upon the site. The property is presently zoned B.L., and is intended to remain as such. Thus, this is not the routine case where there has been an error in the classification or a major change which requires complete reclassification.

The character of the surrounding area is such that the property is properly suited for and meets the definitional requirements of a C.N.S. district. The sole element which is not met at the present time (i.e., the presence of a grocery store) will be satisfied by the proposed use. The property is presently undeveloped.

With respect to the surrounding area, the property is situated at an intersection, all four corners of which enjoy commercial zoning. The area to the west is predominantly residential and would supply much of the population support. To the south it is mixed residential and commercial; the east, predominantly commercial; and the north, I-695 and Golden Ring Mall. The proposed use, that of a gasoline service station (Gas-And-Go) with a convenience grocery store of less than 5,000 square feet, is compatible with all of the surrounding uses, and in fact is actually in demand. Facilities such

as public water and sewer are fully available and adequate on this site.

In support of the Special Exception and Variance Requests, the proposed use will not be detrimental to the health, safety or welfare of the public, and in fact will greatly benefit the area population by providing a service which is not presently provided. Automotive service stations are few in number in the general surrounding area. The SHA has already undertaken to widen Md. Rt. 7, so street congestion will not be a problem. The other considerations applicable to special exceptions would also be satisfied. The sign variance is necessary to adequately advertise and inform the public of the availability of the services provided. Regulations regarding pricing and advertising must also be met, and strict compliance with the provisions of the zoning law would create undue hardship and practical difficulty.

For the reasons stated, and others to be supplied at the hearing on this matter, it is respectfully requested that the subject site be reclassified from B.L. to B.L.-C.N.S., that the special exceptions to use the site as an automotive service station with a food store as a combination use, and that the sign variance be granted.

Maryland Department of Transportation
State Highway Administration

RECEIVED
APR 22 1987
William K. Holman
Secretary
ZONING OFFICE
Hal Kassoff
Administrator

April 14, 1987

Mr. William Hackett
Chairman
Board of Appeals
County Office Building
Towson, Maryland 21204

Zoning Reclassification
Cycle V
4/87 to 10/87

Att: James Dyer

RE: Baltimore County
Item No. 10
Property Owner: Exxon
Company, U.S.A.
Location: N/S Golden Ring
Road Cor. SE/S
Philadelphia Road
(Route 7)
Existing Zoning: B.L.
Election District: 15th
Councilmanic District:
7th
Acres: 0.8965
Proposed Zoning: B.L.-
C.N.S. and Special
Exception for an automotive
service station (gas & go)
and a food store with less
than 5,000 sq. ft. as a use
in combination and Variance
to Section 413.2.4 to
permit 6 signs with
410.74 sq. ft. in lieu of
the permitted 3 signs
with 100 sq. ft.

Dear Mr. Hackett:

On review of the submittal of January 29, 1987, for Exxon company U.S.A., the State Highway Administration Bureau of Engineering Access Permits find all access to the site by way of a single 35' entrance generally acceptable.

However, on review of the submittal for variance of business signs, the submittal has been forwarded to the State Highway Administration Beautification Section, C/O Morris Stein (333-1642) for all comments relative to zoning.

continued

RECEIVED
COUNTY BOARD OF APPEALS
APR 20 11 20 AM '87

My telephone number is 301-333-1333
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204
494-3211

Norman E. Gerber
Director

June 30, 1987

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

Dennis F. Rasmussen
County Executive

Re: Documented Zoning Reclassification
Petition - Cycle V, Item 10

Dear Mr. Boozer:

During the processing of this petition in Cycle V, I noticed that you have filed with documentation as governed by Section 2-58.1 (1) of the Baltimore County Code. In view of the office's past experience with this type of petition, I decided to alert you to a possible problem that may arise if and when the project proceeds in the development process.

As I'm sure you know, there is no County law requiring any petitioner to complete County Review Group (CRG) processing prior to filing and proceeding with a zoning request. You're also aware of the fact that any zoning classification granted under the aforementioned 2-58.1 (1) section of the code must be developed in strict conformance with the site plan approved by the County Board of Appeals. Consequently, in those cases where the petitioner obtains the reclassification and proceeds to CRG, and changes are required in the site plan, the petitioner must repeat the zoning process to obtain County Board of Appeals approval of the revised plan. Such a process includes staff and Planning Board review, and the decision by the Board of Appeals is subject to appeal.

The bottom line is that I cannot require that petitioner's complete CRG processing before filing a zoning reclassification with documented plans, but I do want you to be aware of the potential problems.

If you have any questions concerning this matter, please feel free to call.

Sincerely,

Norman E. Gerber
Norman E. Gerber, AICP

NEG/sf

cc: William T. Hackett, Chairman, County Board of Appeals
Phyllis Cole Friedman, People's Counsel
David Fields, Acting Chief, Current Planning & Development
Arnold Jablon, Zoning Commissioner
James E. Dyer, Zoning Supervisor
W. Carl Richards, Zoning Coordinator
James G. Roswell, Planner

RECEIVED
JUL 2 1987
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 15, 1987

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

ooo

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

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

RE: Item No. 10 - Cycle No. V
Case No. CR-87-460-XA
Petitioner: Exxon Company, U.S.A.
Reclassification Petition

Dear Mr. Boozer:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October-April reclassification cycle (Cycle V). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office on or before October 26, 1987. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

Page Two
Item No. 10, Cycle V
October 15, 1987

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 494-3391 or the commenting agency.

Very truly yours,

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

JED:kbb (M3018)

Enclosures

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

Mr. William Hackett
Page 2
April 14, 1987

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW/es

cc: J. Ogle
F. Vernon Boozer, Esq.
M. Stein w/att.

RECEIVED
MAY 11 1987

C. Richard Moore
Acting Director

May 8, 1987

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Property Owner: Exxon Company, U.S.A.
Contract Purchaser: -----
Location: N/S Golden Ring Rd., Cor./SE/S Philadelphia Rd.
Existing Zoning: B.L.
Election District: 15th
Councilmanic District: 7th
Acres: 0.8965
Proposed Zoning: B.L.-C.N.S. and Special Exception for an automotive service station (gas and go) and a food store with less than 5,000 sq. ft. as a use in combination and Variance to Section 413.2.F to permit 6 signs with 410.74 sq. ft. in lieu of the permitted 3 signs with 100 sq. ft.

Dear Mr. Hackett:

The requested change in districting is not expected to cause any major increase in traffic generation.

Access to Rt. 7 should be handled with care to avoid a possible sight distance to the east of the site.

Very truly yours,

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

MSF:lt

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William T. Hackett, Chairman
TO: Board of Appeals Date: May 15, 1987
FROM: Ian J. Forrest
SUBJECT: Reclassification and Redistricting Petitions, Cycle V

In reference to the above petitions for reclassification, the following comments are made:

Item No. 2 - NW/S Ingleside Avenue - Prior to the razing of existing structures, the petitioner must contact the Division of Waste Management at 494-3768 regarding the removal of potentially hazardous materials and solid wastes. The owner should also contact the Division of Air Pollution Control at 494-3775 regarding requirements for installation of fuel burning equipment.

Item No. 9 - SW/S Mt. Vista Road - Complete plans and specifications of the life care facility must be submitted to the Plans Review Section, Division of Engineering and Maintenance, State Department of Health for review and approval. In addition, soil percolation tests must be conducted on the site.

Item No. 10 - N/S Golden Ring Road - Prior to approval of a building permit for construction of a food service facility, complete plans and specifications must be submitted to our Plans Review Section.

We are unable, at this time, to comment on the remaining reclassification petitions without additional detailed proposal information.

If you require further information or clarification regarding these comments, you may contact Mr. Gerard A. Zitznik at 494-2762.

RECEIVED
MAY 28 1987

ZONING OFFICE

1987 MAY 18 P 10 10
COUNTY BOARD OF APPEALS

Ian J. Forrest
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William F. Hackett - Chairman
Appeals Board Date: May 5, 1987
FROM: Charles E. Burnham, Plans Review Chief - Department of Permits & Licenses
SUBJECT: April - October 1987 - Zoning Classification - Cycle V

Item # 10 Property Owner: Exxon Company U.S.A.
Contract Purchaser: -----
Location: N/S Golden Ring Rd., Cor. SE/S Philadelphia Rd.
Existing Zoning: B.L.
Proposed Zoning: B.L. - C.N.S.
Acres: 0.8965
District: 15th

1. Any proposed construction or change of use of existing structures shall comply to the requirements of the Baltimore County Building Code as adopted by Council Bill #17-85 or the Code in effect at the time of permit filing.

cc: Zoning Advisory Committee

CEB:bac

PAUL H. REINCKE
CHIEF

April 13, 1987

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

Attention: William Hackett
Chairman, County Board of Appeals

RE: Property Owner: Exxon Company, U.S.A.

Location: N/S Golden Ring Road., Cor. S/E/S Philadelphia Road

Item No.: 10 Zoning Agenda: Cycle V 4/87 - 10/87

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.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 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.

(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.

() 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* Noted and Approved: *John F. O'Neill*
Planning Group: 7 Fire Prevention Bureau
Special Inspection Division
"NFPA 30, Section 7-7.4.3 all self-service stations shall have at least one attendant on duty while the station is open to the public. The attendant's primary function shall be to supervise, observe and control the dispensing of class I liquids while said liquids are actually being dispensed."

LETTER OF TRANSMITTAL

TO: BALTIMORE COUNTY

ZONING OFFICE

111 W. CHESAPEAKE AVE.

TOWSON, MD. 21204

DATE: 5/21/87 OUR JOB NO.: 61-7518-53-026
FILE NO.: 8383 YOUR JOB NO.:
ATTENTION: MR. CARL RICHARDS
RE: EXXON CONVENIENCE STORE
GOLDEN RING RD. PHILADELPHIA RD.
BALTIMORE COUNTY, MD.

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☒ XEROXES

DRAWING NO.	FILE NO.	DESCRIPTION	ACTION
1		SET OF ENVIRONMENTAL IMPACT STATEMENT	
1		ENVIRONMENTAL EFFECTS REPORT	

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ As requested ☐ Submit copies for distribution
☒ For your use ☐ Resubmit copies for approval ☐ Return corrected prints
☐ For review and comment ☐ FOR BIDS DUE 10 PRINTS RETURNED AFTER LOAN TO US

REMARKS: WEEK OF OCT 26 87 - 460 XA

ITEM 10

CIRCLE 5

COPY TO:

SIGNED: *John F. O'Neill*

If enclosures are not as noted, kindly notify us at once.

TO: APPLICANTS FOR DEVELOPMENT APPROVAL
SUBJECT: REQUIREMENTS FOR HYDROGEOLOGICAL STUDIES AND ENVIRONMENTAL EFFECTS REPORTS

- Attached are the requirements for preparing Hydrogeological Studies and Environmental Effects Reports required by Section 34-1 and 22-55 of the Baltimore County Code. Please complete the forms as instructed herein and attach supplemental sheets where necessary.
- Reference materials to aid you in preparing Hydrogeological Studies and Environmental Effects Reports are available at the Department of Health, the Office of Planning and Zoning, the Department of Public Works and the Towson Branch of the Baltimore County Library.
- If you have any questions concerning the contents and requirements of Hydrogeological Studies or Environmental Effects Reports, please call 494-3768.
- The attached requirements are basic requirements for completion of Hydrogeological Studies and Environmental Effects Reports. During the review of such studies and reports the Department of Health retains the right to request additional information, including but not limited to soil borings, percolation tests, test wells and chemicals analyses of groundwater and surface water.

RECEIVED
COUNTY BOARD OF APPEALS
1987 FEB 26 P 1:21

ENVIRONMENTAL IMPACT STATEMENT

EXXON CONVENIENCE STORE WITH GAS AND GO FACILITIES
8605 PHILADELPHIA ROAD, BALTIMORE COUNTY, MARYLAND

The intention of this study is to accurately assess the environmental consequences resulting from two proposed special exceptions and from a reclassification as a CNS district requested within an existing RL (Local Business) Zoning Classification. These zoning actions are requested to allow the compliance of a proposed Exxon Convenience Store with Gas and Go Facilities. No attempt has been made to evaluate the comprehensive impact on the larger community. Because of the size of the project only localized impacts have been considered.

1.0 DESCRIPTION OF THE AREA FOR WHICH A RECLASSIFICATION AND SPECIAL EXCEPTIONS ARE REQUESTED

The actual area of the property for which a reclassification and special exceptions are required is less than one acre (.8965 acres). This area represents one parcel of a two-parcel holding amounting to a total of 1.2202 acres. The second parcel (.3237 acres) will not be required for the facilities.

The .8965 acre parcel is triangular in shape and is bounded by two State Highways and a major utility right of way. Golden Ring Road (MD RTE 588) borders the southern side of the parcel. This State Highway connects US 1 (Belair Road) with US 40 (Pulaski Highway). It also provides direct access to the Baltimore Beltway (I 695), via Exit 35 some 1200 ft to the east. Philadelphia Road (MD RTE 7) borders the parcel on the northwest. This arterial connects downtown Baltimore (via Pulaski Highway) to the Beltway, via Exit 34 about 500 ft north of the parcel. The utility right of way, which bounds the northeast side of the parcel, belongs to the Baltimore Gas and Electric Company (BG & E) and accommodates a gas main and an overhead electrical transmission line. The right of way is 116 ft wide.

The current zoning surrounding the parcel is varied. To the north and northeast (in the BG & E right of way and along the southeasterly side of Philadelphia Road) the adjacent land is zoned RL - as is the parcel, itself. Likewise, the other three parcels fronting on the actual intersection of Golden Ring and Philadelphia Roads are zoned RL. Approximately 190 ft of the frontage directly across Philadelphia Road from the parcel is zoned R0 (residential/office). To the south, across Golden Ring Road, approximately 200 ft of frontage is zoned DR-16 (higher density row houses), and the easternmost 20 ft of the parcel's frontage on Golden Ring Road is across from a ML-1M zone (major industrial district for light manufacturing).

1987 FEB 26 P 1:21
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COUNTY BOARD OF APPEALS
1

Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204
494-3211

Norman E. Gerber
Director

June 30, 1987

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

Re: Documented Zoning Reclassification
Petition - Cycle V, Item 10

Dear Mr. Booser:

During the processing of this petition in Cycle V, I noticed that you have filed with documentation as governed by Section 2-58.1 (1) of the Baltimore County Code. In view of the office's past experience with this type of petition, I decided to alert you to a possible problem that may arise if and when the project proceeds in the development process.

As I'm sure you know, there is no County law requiring any petitioner to complete County Review Group (CRG) processing prior to filing and proceeding with a zoning request. You're also aware of the fact that any zoning classification granted under the aforementioned 2-58.1 (1) section of the code must be developed in strict conformance with the site plan approved by the County Board of Appeals. Consequently, in those cases where the petitioner obtains the reclassification and proceeds to CRG, and changes are required in the site plan, the petitioner must repeat the zoning process to obtain County Board of Appeals approval of the revised plan. Such a process includes staff and Planning Board review, and the decision by the Board of Appeals is subject to appeal.

The bottom line is that I cannot require that petitioner's complete CRG processing before filing a zoning reclassification with documented plans, but I do want you to be aware of the potential problems.

If you have any questions concerning this matter, please feel free to call.

Sincerely,

Norman E. Gerber
Norman E. Gerber, AICP

WEO:af

cc: William T. Hackett, Chairman, County Board of Appeals

Phyllis Cole Friedman, People's Counsel
David Fields, Acting Chief, Current Planning & Development
Arnold Jablon, Zoning Commissioner
James E. Dyer, Zoning Supervisor
W. Carl Richards, Zoning Coordinator
James G. Hoswell, Planner

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JUL 2 1987

ZONING OFFICE

STV LYON ASSOCIATES

ENGINEERS ARCHITECTS PLANNERS
21 GOVERNOR'S COURT
BALTIMORE, MD 21207-2722
301/944-9112

ZONING DESCRIPTION
NO. 8605 PHILADELPHIA ROAD AT GOLDEN RING ROAD
15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME at a point formed by the intersection of the southeastern right-of-way line of Philadelphia Road, Maryland Route No. 7 (73 feet wide) as shown on MD State Highway Administration R/W Plat No. 47850, and the westerly right-of-way line of a 116 feet wide Baltimore Gas and Electric Company right-of-way, said point being approximately 36.5' from the centerline of Philadelphia Road, thence along the westerly right-of-way line of the Baltimore Gas and Electric Company,

1. South 17°05'40" East 330.20 feet to a point on the eastern right-of-way line of Golden Ring Road, thence along said right-of-way line,
2. North 69°12'02" West 62.61 feet thence,
3. North 20°47'36" East 10.00 feet thence,
4. North 64°30'04" West 233.04 feet to the southernmost point of a site flare at the right-of-way intersection of Philadelphia Road and Golden Ring Road, thence along said site flare,
5. North 14°18'54" West 36.77 feet thence, along the southern right-of-way line of Philadelphia Road,
6. North 50°08'22" East 231.04 feet to the point of beginning containing 39,049.7 square feet or 0.8965 acre of land, more or less.

Mark A. Riddle
STV LYON ASSOCIATES
Mark A. Riddle
MD Reg. Property Line Surveyor No. 244

August 29, 1986



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COUNTY BOARD OF APPEALS
FEB 26 P 1:21

STV ENGINEERS, Engineers, Architects, Planners, Professional Member: STV/Lyon Associates
STV/Management Consultants: STV/H.D. Nottingham; STV/Sanders & Thomas; STV/Servino Stevenson Value & Knott

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

September 21, 1987

NOTICE OF HEARING
RE: PETITION FOR ZONING RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE (8605 Philadelphia Rd.)
N/S Golden Ring Rd., Cor./SE/S Philadelphia Rd./
15th Election District - 7th Councilmanic District
Exxon Company, U.S.A. - Petitioner
Case No. R-87-460-XA

TIME: 10:00 a.m.
DATE: Tuesday, October 27, 1987
PLACE: Room 218, Courthouse, Towson, Maryland

William T. Hackett
William T. Hackett, Chairman
County Board of Appeals

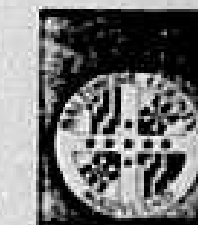
cc: Mr. Thomas P. Sheehan
Real Estate Representative
Exxon Company, U.S.A.
11350 McCormick Road
Hunt Valley, Maryland 21031
People's Counsel for Baltimore County

THIS IS TO ADVISE YOU THAT YOU WILL BE FILLED BY THE ZONING OFFICE FOR ADVERTISING & POSTING COSTS BE THIS CASE APPROXIMATELY A WEEK BEFORE THE HEARING. THE FEE MUST BE PAID & THE SIGN & POST RETURNED TO THE ZONING OFFICE, ROOM 113, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND, ON THE DAY OF THE HEARING OR THE ORDER WILL NOT BE ISSUED.
W.T.H.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

October 21, 1987



Dennis F. Rasmussen
County Executive

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

Re: PETITION FOR ZONING RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE
N/S Golden Ring Rd., Cor./SE/S Philadelphia Rd.
(8605 Philadelphia Rd.)
15th Election District - 7th Councilmanic District
Exxon Company, U.S.A. - Petitioner
Case No. R-87-460-XA

Dear Mr. Boozer:

This is to advise you that \$490.79 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 RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Sincerely,
J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner

JRH:med

PETITION FOR RECLASSIFICATION

7th Councilmanic District - Case No. R-87-460-XA

LOCATION: North Side of Golden Ring Road, Corner/Southeast/Side Philadelphia Road (8605 Philadelphia Road)

PUBLIC HEARING: Tuesday, October 27, 1987, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

To reclassify the property from a B.L. Zone to a B.L. - C.N.S. Zone, a Special Exception for an automotive service station (gas and go) and a food store with less than 5,000 square feet as a use in combination and Variance to permit 6 signs with 410.74 square feet in lieu of the permitted 3 signs with 100 square feet All that parcel of land in the 15th Election District of Baltimore County

BEGINNING FOR THE SAME at a point formed by the intersection of the southeastern right-of-way line of Philadelphia Road, Maryland Route No. 7 (73 feet wide) as shown on MD State Highway Administration R/W Plat No. 47850, and the westerly right-of-way line of a 116 feet wide Baltimore Gas and Electric Company right-of-way, said point being approximately 36.5' from the centerline of Philadelphia Road, thence along the westerly right-of-way line of the Baltimore Gas and Electric Company,

1. South 17°05'40" East 330.20 feet to a point on the eastern right-of-way line of Golden Ring Road, thence along said right-of-way line,
2. North 69°12'02" West 62.61 feet thence,
3. North 20°47'36" East 10.00 feet thence,
4. North 64°30'04" West 233.04 feet to the southernmost point of a site flare at the right-of-way intersection of Philadelphia Road and Golden Ring Road, thence along said site flare,
5. North 14°18'54" West 36.77 feet thence, along the southern right-of-way line of Philadelphia Road,
6. North 50°08'22" East 231.04 feet to the point of beginning containing 39,049.7 square feet or 0.8965 acre of land, more or less.

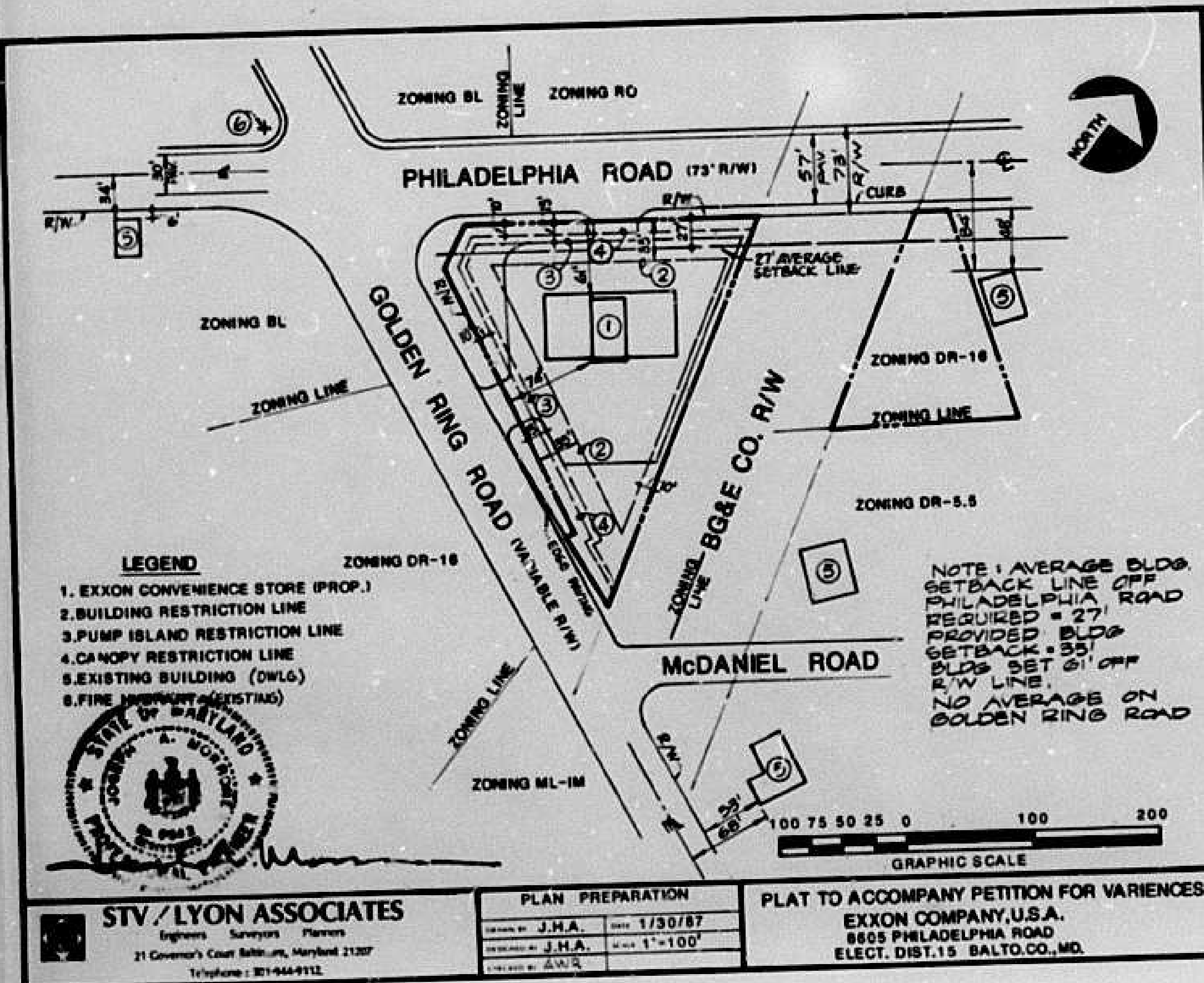
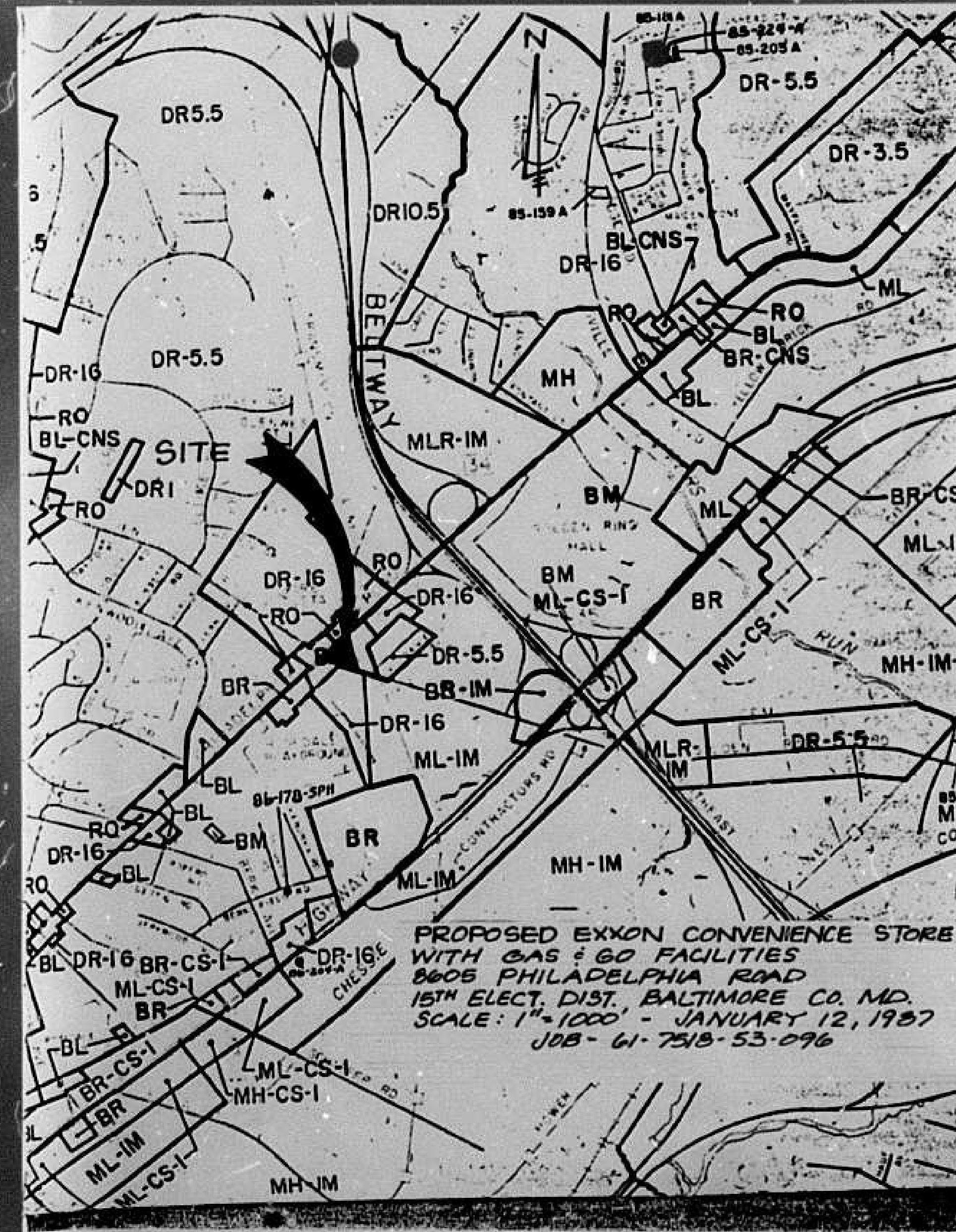
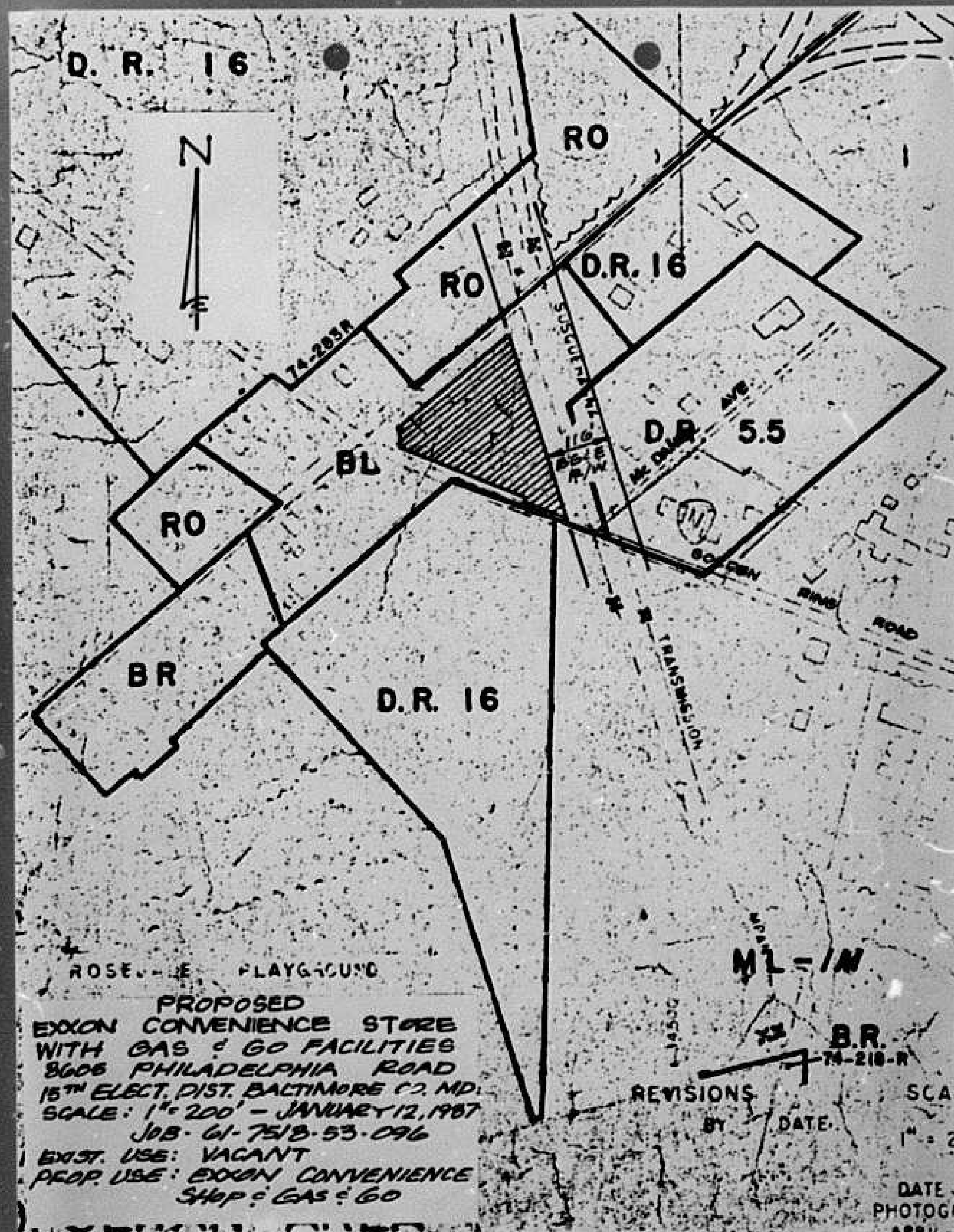
Being the property of Exxon Company, U.S.A.
as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

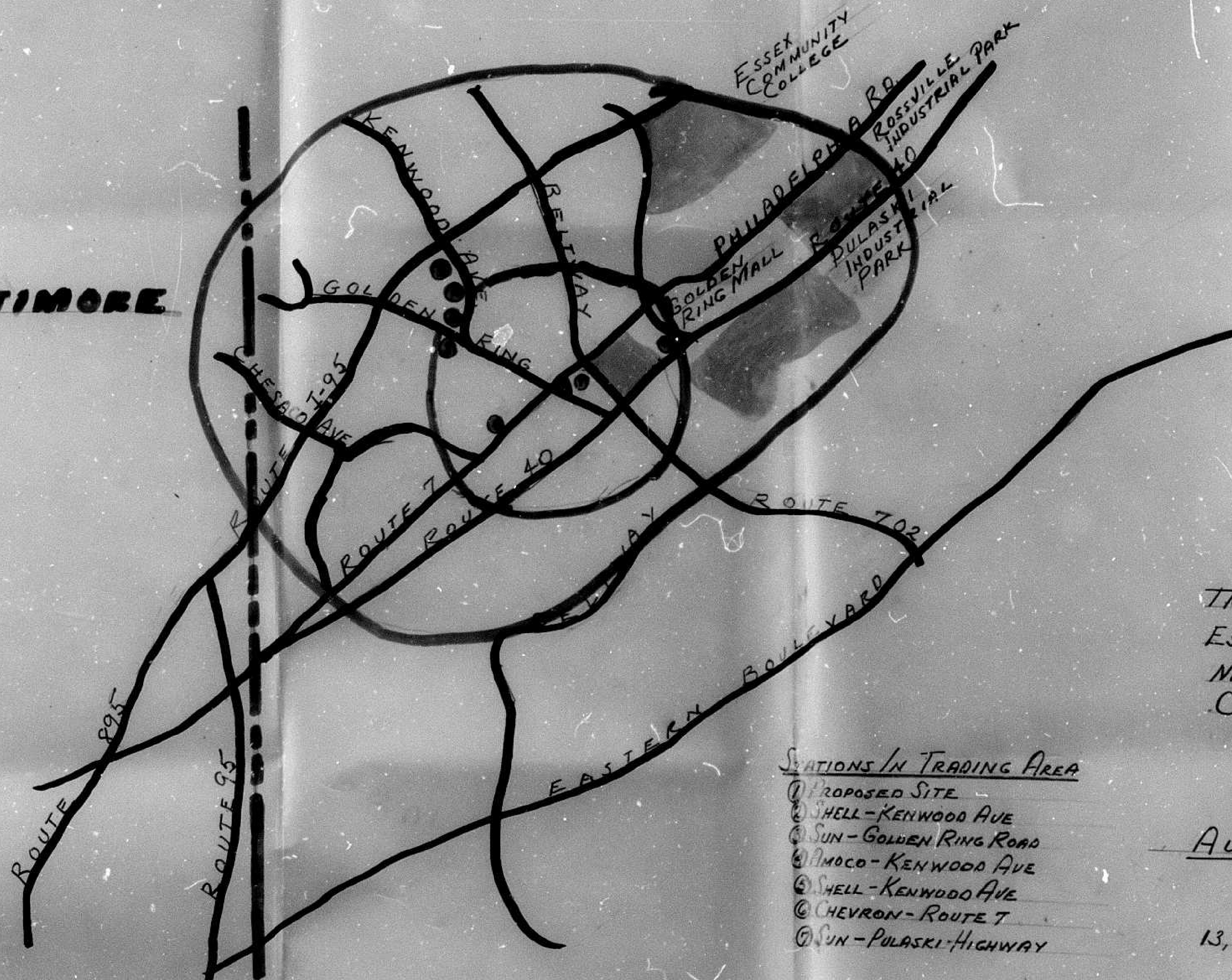
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 30575
DATE 2/26/87 ACCOUNT 01-615
AMOUNT \$ 250.00
RECEIVED FROM F. VERNON BOOZER
FOR FILING Fee For RECLASSIFICATION, SP EX & VAR
B 8031*****2500018 8242F
EXXON CO. USA - PETITIONER
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37966
DATE 10/27/87 ACCOUNT R-01-615-000
2 SIGNS & POSTS TO BE RETURNED
AMOUNT \$ 490.79
RECEIVED FROM F. VERNON BOOZER, ESQ., 614 BOSLEY AVE., TOWSON, MD. 21204
FOR ADVERTISING & POSTING COSTS RE CASE #R-87-460-XA
B 8168*****4907918 9278F
VALIDATION OR SIGNATURE OF CASHIER

RECEIVED
COUNTY BOARD OF APPEALS
FEB 28 A 9 22



BALTIMORE



TRADING AREA POPULATION	22,000
ESTIMATED INDUSTRIAL EMPLOYEES	1,000
MALL EMPLOYEES	1,000
COLLEGE STUDENTS & STAFF	5,000
TOTAL	29,000

STATIONS IN TRADING AREA

- ① PROPOSED SITE
- ② SHELL - KENWOOD AVE
- ③ SUN - GOLDEN RING ROAD
- ④ AMOCO - KENWOOD AVE
- ⑤ SHELL - KENWOOD AVE
- ⑥ CHEVRON - ROUTE 7
- ⑦ SUN - PULASKI HIGHWAY

AUTOS PER STATION RATIO

-1,990:1-
13,909 REGISTERED VEHICLES ÷ 7 STATIONS

REVISIONS

NO.	DATE	DESCRIPTION

PLAN PREPARATION

DRAWN BY	S.A.B.	DATE	10/19/87
DESIGNED BY		SCALE	
CHECKED BY			

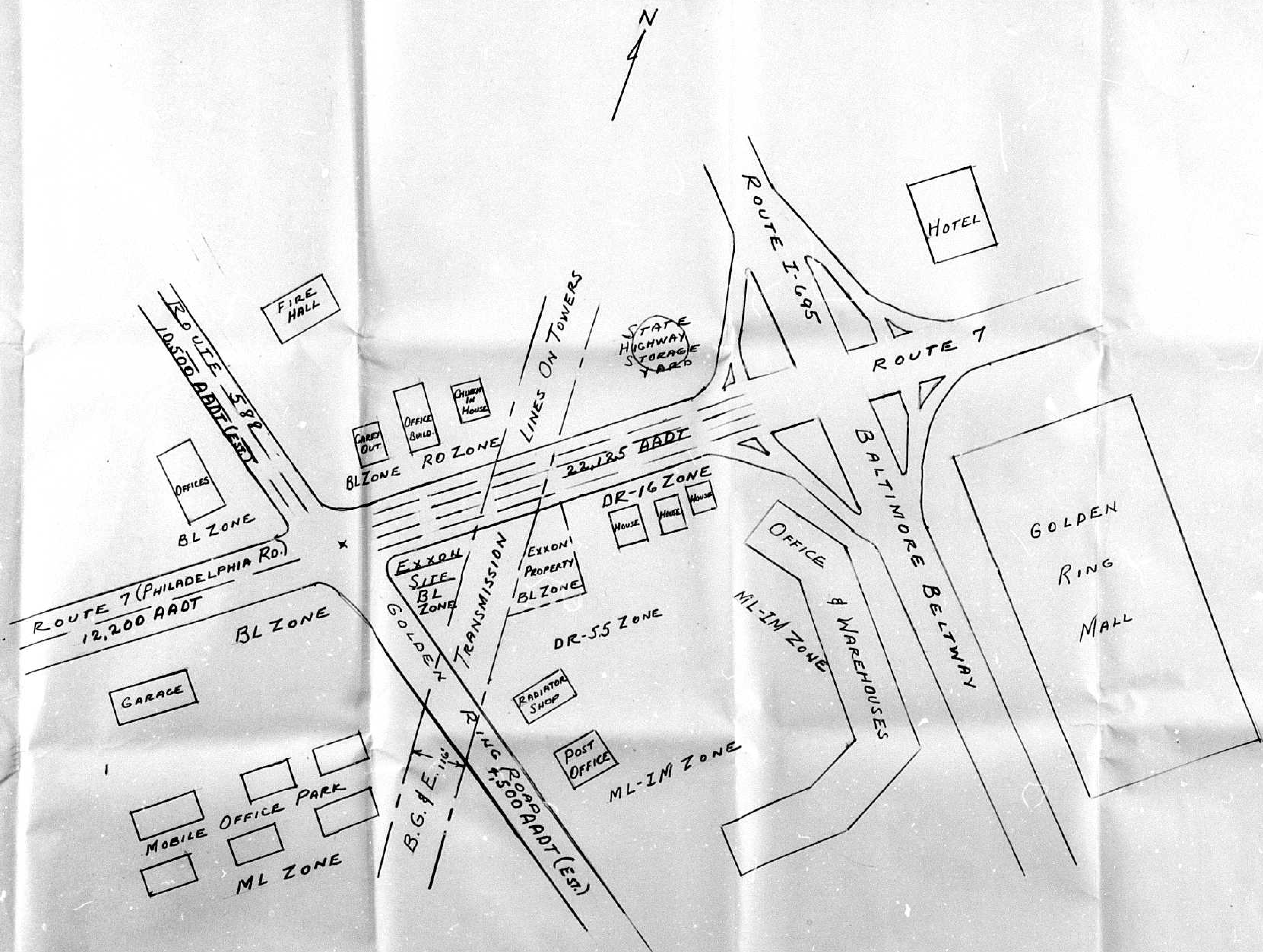
PROPOSED EXXON STORE
ROUTE 7 & GOLDEN RING RD
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.

DRAWING NO.

1

SHEET NO.

of



REVISIONS		
NO	DATE	DESCRIPTION

PLAN PREPARATION		
DRAWN BY	S.A.B.	DATE 10/19/87
DESIGNED BY		SCALE Not To Scale
CHECKED BY		

VICINITY MAP
 PROPOSED EXXON STORE
 ROUTE 7 & GOLDEN RING ROAD
 ROSSVILLE, MO.

DRAWING NO.	1
SHEET NO.	of

OFFICE OF
undalk Eagle

October 8, 1987

Kimbel Publication, Inc.
per Publisher.

By H.C. Clarke

TOWSON, MD., Oct 8, 1987

THE JEFFERSONIAN.

Susa. Ludwig Obrecht

Publisher

Engineers Surveyors Planners

21 Governor's Court Baltimore, Maryland 21207

Telephone : 301-944-9112

NO	DATE	DESCRIPTION
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FOI

DRAWN BY *K.B.*

DESIGNED BY E.J.M.

CHECKED BY AWR

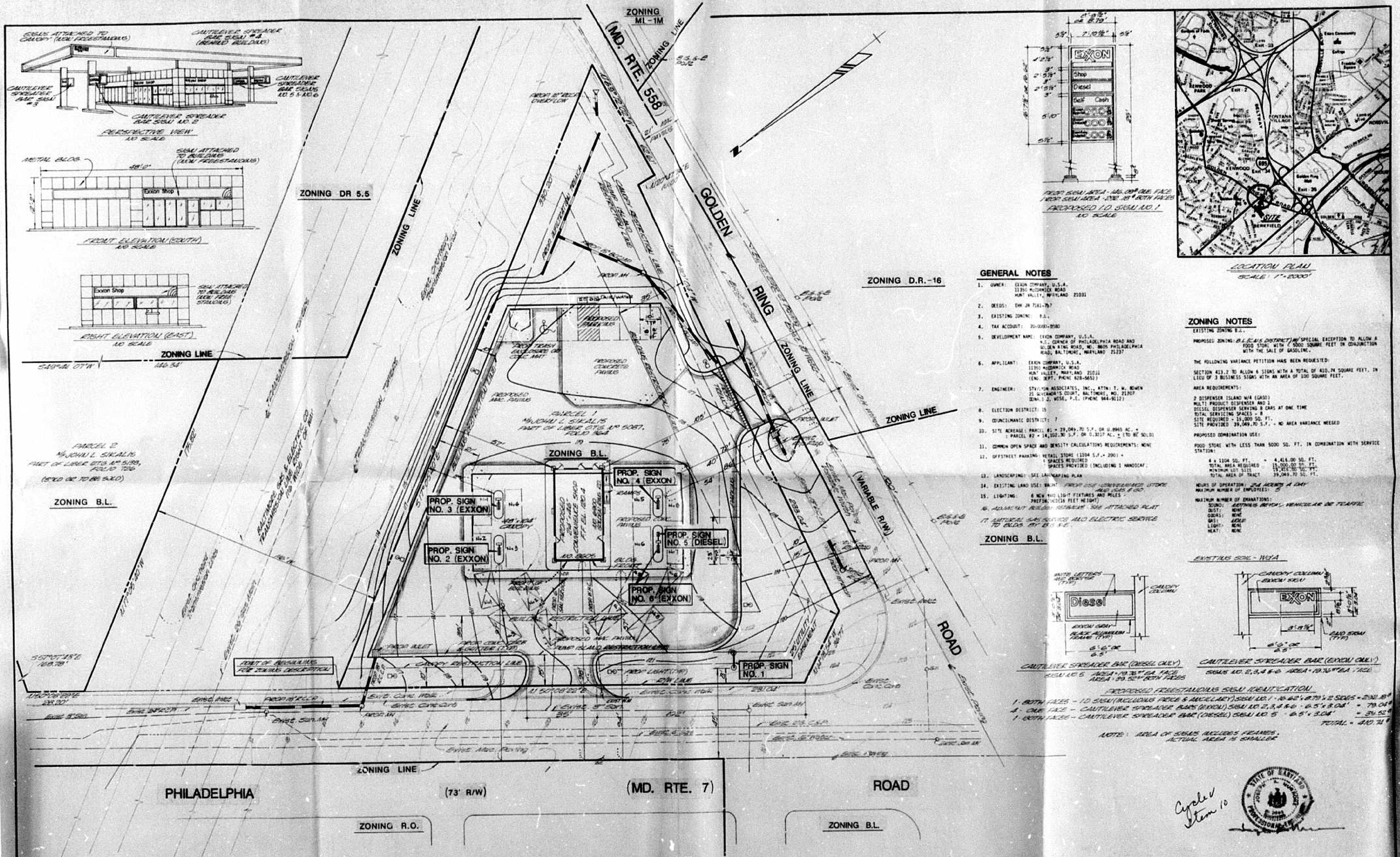
**PROPOSED CONVENIENCE STORE
WITH GAS AND GO FACILITIES**

8605 PHILADELPHIA RD. AT GOLDEN RING RD.
ELECT. DIST. 15 BALTIMORE CO., MD.

2-8353

SHEET NO

1 of 1



*Cycled
Item 10*