

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 car wash use in combination with existing service station.

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 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:
Shell Oil Company
(Type or Print Name)
Signature
Two Penn's Way, Suite 401
Address
New Castle, DE 19720
City and State

Legal Owner(s):
Shell Oil Company
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Two Penn's Way, Suite 401
Address
New Castle, DE 19720
City and State

MAP 28
E.D. 2nd
DATE 10-1-78
200
1000
DE

Attorney for Petitioner:
Charles A. Jednorski, Esq.
(Type or Print Name)
Signature
25 W. Chesapeake Ave. Ste. 204
Address
Towson, Maryland 21204
City and State (301) 321-8200

Two Penn's Way, Suite 401 (302) 323-1700
Address
New Castle, DE 19720
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Earl J. Hale, Shell Oil Company
Two Penn's Way, Suite 401
Address
New Castle, DE 19720
City and State (301) 323-1700
Attorney's Telephone No. (301) 321-8200

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of January, 1978, 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 21st day of January, 1978, at 9 o'clock A.M.

J. Robert Hines
Zoning Commissioner of Baltimore County.

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 car wash use in combination with existing service station.

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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:
Shell Lessee
(Type or Print Name)
Signature
Two Penn's Way, Suite 401
Address
New Castle, DE 19720
City and State

Legal Owner(s):
Phil Lages
(Type or Print Name)
Signature
Two Penn's Way, Suite 401
Address
New Castle, DE 19720
City and State

Attorney for Petitioner:
Charles A. Jednorski, Esq.
(Type or Print Name)
Signature
25 W. Chesapeake Ave., Ste. 204
Address
Towson, Maryland 21204
City and State (301) 321-8200

3626 Langrehr Road (301) 322-4689
Address
Baltimore, MD 21207
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Phil Lages
Two Penn's Way, Suite 401
Address
New Castle, DE 19720
City and State (301) 323-1700
Attorney's Telephone No. (301) 321-8200

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of January, 1978, 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 21st day of January, 1978, at 9 o'clock A.M.

Zoning Commissioner of Baltimore County.

IN RE: PETITION FOR SPECIAL EXCEPTION
NW/Corner Liberty Road and
Langrehr Road
(4700 Liberty Road)
2nd Election District
2nd Councilmanic District
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-269-X
Phil Lages
Petitioner

AMENDED ORDER

WHEREAS, by Order dated June 17, 1988, the Petitioner was granted a special exception for a car wash use in combination with an existing service station, subject to restrictions;

WHEREAS, pursuant to a request by Counsel for the Petitioner to modify Restriction No. 3 of said Order with respect to use of the car wash;

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of June, 1988 that Restriction No. 3 of the Order dated June 17, 1988 be and the same is hereby modified to read as follows:

"1) The use of the car wash shall be limited to customers of the Petitioner and to ensure said use is so limited, the Petitioner shall install a system which requires tokens or a code supplied by an attendant. In no event shall coins or any form of U.S. money permit access to the car wash."

IT IS FURTHER ORDERED that all other provisions and restrictions of the Order dated June 17, 1988 shall remain in full force and effect.

ANN:bjjs
cc: Mr. & Mrs. Francis Stitely
Mr. & Mrs. Kenneth Koehler
Mr. Edwin Pierpont
Mr. Edgar A. Euler
Mrs. Doris Gailther
Mrs. Helen Kuhn
People's Council
File

IN RE: PETITION FOR SPECIAL EXCEPTION
NW/Corner Liberty Road and
Langrehr Road
(3200 Liberty Road)
2nd Election District
2nd Councilmanic District
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-269-X
Phil Lages
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to permit a car wash use in combination with an existing service station, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, represented by Richard King, District Real Estate Representative and Don Bachand, District Engineer with Shell Oil Company, lessee of the subject property, appeared, testified and were represented by Counsel, Charles A. Jednorski, Esquire. Also appearing on behalf of the Petitioner were: John P. Johnson, Jr. with Shell Oil Company; Jack King, Regional Manager for N/S Corporation; and Diane M. Crane, Operator of the Shell service station on the subject property. The following residents of the area appeared as Protestants: Mr. & Mrs. Francis Stitely, Edwin Pierpont, Edgar Euler, Mr. & Mrs. Kenneth Koehler, Doris Gailther, and Helen Kuhn.

Testimony indicated that the subject property, zoned B.R.-C.S.A., is known as 3200 Liberty Road and is currently improved with an existing service station. The Petitioner proposes constructing a 16' x 28' addition which will be used as a car wash. Witnesses for the Petitioner testified that the addition of the car wash will meet the needs of the customers of the service station and make the station competitive in the marketplace. Mr. Richard King, who has been with Shell Oil Company for the past

ORDER RECEIVED FOR FILING
Date 6/30/88
By [Signature]

ORDER RECEIVED FOR FILING
Date 6/30/88
By [Signature]

behind the car wash between the subject property and the residential area to provide a more aesthetically appealing view for the adjoining property owner rather than the installation of a fence.

In an attempt to alleviate the drainage concerns of the neighborhood and following discussions with the Protestants, Shell Oil Company, by its representatives, has agreed to install a foot of curbing from the Langrehr Road entrance of the subject property to the property line of Mr. and Mrs. Stitely.

Mr. Jack King, a representative of the N/S Corporation, the supplier of the proposed car wash system, testified that the proposed system does not create a sizable amount of noise. He further testified that the water consumption is minimal as it recycles the water through the system and reuses it. He further testified that the system has even been approved in locations such as New York City during drought times. He testified that the system does not create a potential hazard for fire, panic or other dangers.

Mrs. Crane testified that she has operated the service station since February 1, 1988. She indicated that since that date, she has been there seven days each week on a regular basis. She testified that in her opinion, the addition of the car wash would not create congestion in roads, streets, or alleys therein. She estimated that less than 10% of the current and anticipated traffic will exit onto Langrehr Road, the street where most of the Protestants live.

Testimony presented by the Petitioner indicates that Petitioner's Exhibit 1 complies with the requirements of Sections 409.404 and 419 of the B.C.Z.R. It should be noted that the stacking of vehicles, as presented by the Petitioner, is in front of the bay of the service station.

Accordingly, unless the customers are directed by attendants of the station, it is unlikely that individuals will place their cars in this location on their own. If there are more than 10 cars waiting at any given time, the Petitioner shall make provisions to insure that those patrons waiting to use the car wash do not cause traffic congestion at the entrance to Liberty Road.

Many of the Protestants were concerned about additional noise and congestion which might be caused by the proposed car wash addition. They were concerned not only with the noise generated by the operation of the car wash itself, but also by patrons sitting in stacked cars, waiting with radios playing, loudly. It was noted that the Stitely's bedroom was approximately 10 feet from the proposed car wash building. The Protestants were also concerned about water runoff from the car wash and traffic congestion from the Protestants' admitted parking lot and a restriction imposed by a number of residents in the area requesting that the special exception be denied.

The Petitioner seeks to amend the special exception to allow the use of the car wash.

It is clear that the B.C.Z.R. permits the use of a car wash in a B.R. zone by special exception. It is clearly shown that the proposed use would not be detrimental to the public use of the vicinity. Therefore, it is recommended that the special exception be granted with the following restrictions:

The Petitioner had the burden of affording testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. It has been shown that the proposed use would be conducted without need for a special exception.

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. Shultz v. Petts, 442 A.2d 119 (1982).

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 B.C.Z.R.

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

Pursuant to the advertisement, posting of the property, and publication of this petition, and for the reasons given above, the relief requested in the special exception should be granted.

WHEREAS, it is the policy of the Deputy Zoning Commissioner for Baltimore County this 1st day of June, 1988 that the petition for special exception for a car wash use in combination with an existing service station, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and the proposed use upon receipt of this Order. However, the 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 required to return.

ORDER RECEIVED FOR FILING
Date 6/30/88
By [Signature]

ORDER RECEIVED FOR FILING
Date 6/30/88
By [Signature]

22 years, testified that the car wash, as an ancillary or auxiliary service, is necessary to promote business and attract customers. It is intended that initially the car wash will be offered free with a fill-up of gasoline. Mr. King further testified that Shell Oil is interested in constructing the car wash at this time as there has been a recent change in the Lessees of the subject property. He testified that in his opinion, the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) will be met without any adverse effect on the health, safety or welfare of the community. He indicated that there would be no provisions for cleaning or vacuuming the interior of vehicles, and that no additional lighting for the facility would be needed.

Mr. Bachand testified that the purpose for the car wash is secondary to service of the gasoline customer. He indicated that he is a registered professional engineer and has been since 1983. He testified regarding the requirements of Section 502.1 and testified that in his opinion, the health, safety and welfare of the general community would not be adversely affected. He testified that the car wash operation meets all OSHA requirements. He further testified that the type of car wash being installed at the subject location is a reclaimed system. He testified that there would be negligible water run-off, no sediment problems, and no odor. He testified that representatives of Shell Oil Company met with the community prior to the presentation of this case. As a result of the meeting with representatives of Shell, Mr. Stitely, one of the Protestants, visited a similar operation in Baltimore County. He further indicated that the noise level of that operation registered 50 to 60 decibels, which is similar to the level of background music. He further testified that the Petitioner would be willing to install additional landscaping

ORDER RECEIVED FOR FILING
Date 6/30/88
By [Signature]

ORDER RECEIVED FOR FILING
Date 6/30/88
By [Signature]

NOTARIAL CERTIFICATE OF RECORDING
BALTIMORE COUNTY
ALL INSTRUMENTS MUST BE RECORDED
WITHIN 15 DAYS OF RECORDING
EXEMPTED BY: [Signature] 8/28

Shell Oil Company
NW/Corner Liberty Rd & Langrehr Rd.
(3200 Liberty Road)

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

2) The hours of operation for the car wash shall be no earlier than 8:00 AM and no later than 8:00 PM.

3) The use of the car wash shall be limited to customers purchasing gasoline and to insure said use is so limited, the Petitioner shall install a system which requires tokens or a code supplied by an attendant. In no event shall coins or any form of U.S. money permit access to the car wash.

4) There shall be no facilities on the property for customers to vacuum or clean the interior of their vehicles.

5) The Petitioner shall landscape the property in accordance with the requirements of the Baltimore County Landscaping Manual.

6) In addition, the Petitioner shall landscape the rear of the property with a minimum of twenty-three (23) shrubs and ten (10) other plantings of a type deemed appropriate by the Office of Current Planning to insure a nice buffer between the proposed and existing buildings and the adjacent property at 3604 Langrehr Road.

7) Direction shall be provided as necessary to those individuals waiting in line to use the car wash so that they stack as depicted on Petitioner's Exhibit 1 to insure that access to and from Liberty Road is not blocked.

8) Shell Oil Company shall submit for approval by the appropriate Baltimore County agencies a revised site plan depicting the proposed 60 feet of curbing from the Langrehr Road entrance at the subject property to the property line of Mr. & Mrs. Stately, within thirty (30) days of the date of this Order. If approved, a copy of the revised site plan shall be submitted to this Office and said curbing shall be installed within a reasonable period of time thereafter.

9) The granting of this Petition is based upon the testimony of Petitioner's experts indicating that the proposed car wash will not create additional water run-off onto Langrehr Road and/or create water pressure problems in the area. Therefore, if subsequent to the construction of said car wash, the operation of same results in a water run-off problem onto Langrehr Road, and/or interference with the water pressure in

the area, the Petitioner, future property owners, and/or tenants are hereby placed on notice that they may be required to file a Petition for Special Hearing to present evidence to the contrary and obtain approval for the continued operation of the car wash. The special exception granted herein may be rescinded, if deemed appropriate, following the public hearing.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: March 12, 1988
Posted for: Special Exception
Petitioner: Shell Oil Company
Location of property: NW Corner Liberty Rd. and Langrehr Rd.
(8200 Liberty Rd.)
Location of Sign: NW Corner Liberty Rd. and Langrehr Rd.
Remarks: See above
Posted by: [Signature] Date of return: March 15, 1988
Number of Signs: 1

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

June 17, 1988

Charles A. Jednorski, Esquire
Solland and Jednorski, P.A.
25 W. Chesapeake Avenue, Suite 204
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
NW Corner Liberty Road and Langrehr Road
(8200 Liberty Road)
2nd Election District; 2nd Councilmanic District
Phil Legas - Petitioner
Case No. 88-269-X

Dear Mr. Jednorski:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Special Exception has been granted subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-1331.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

Enclosure
cc: Messrs. Richard O. King, Don Bachand,
and John P. Johnson, Jr.
Shell Oil Company, Two Penn's Way, Suite 401, New Castle, DE 19720

Mr. Jack King, Regional Manager
N/S Corporation, 103 Washington Street, Morristown, NJ 07960

Ms. Diane M. Crane
8200 Liberty Road, Baltimore, Md. 21207

All Protestants
People's Counsel
File

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

J. Robert Haines
Zoning Commissioner

Date: 3-30-88

Dennis F. Rasmussen
County Executive

Mr. Earle J. Hale
Shell Oil Company
Two Penn's Way
New Castle, Delaware 19720

Re: Petition for Special Exception
Case Number: 88-269-X
NW Corner Liberty Road and Langrehr Road
(8200 Liberty Road)
2nd Election District - 2nd Councilmanic District
HEARING SCHEDULED: FRIDAY, APRIL 8, 1988 at 9:00 a.m.

Dear Mr. Hale:

Please be advised that \$45.00 is due for re-posting of the above-referenced property. Do not remove the sign(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please bring the sign(s) and post(s) to 11 W. Chesapeake Avenue, Room 111, along with your check of the hearing.

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

DATE: 3/30/88 ACCOUNT: 01215-000

AMOUNT: \$ 100.00

RECEIVED FROM: Subd. 3 + Subd. 1 P.D.

FOR: SH. H. O. L. Sp. # 86

VALIDATION OR SIGNATURE OF CASHIER

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

J. Robert Haines
Zoning Commissioner

FEB 10 1988

Dennis F. Rasmussen
County Executive

NOTICE OF HEARING

(Continued from January 21, 1988)

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
Case Number: 88-269-X
NW Corner Liberty Road and Langrehr Road
(8200 Liberty Road)
2nd Election District - 2nd Councilmanic District
Petitioner(s): Shell Oil Company
HEARING SCHEDULED: FRIDAY, APRIL 8, 1988 at 9:00 a.m.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NW Corner Liberty Rd. and
Langrehr Rd. (8200 Liberty Rd.) : OF BALTIMORE COUNTY
2nd Election District
SHELL OIL COMPANY, Petitioner : Case No. 88-269-X

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
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 1st day of December, 1987, a copy of the foregoing Entry of Appearance was mailed to Charles A. Jednorski, Esquire, Solland & Jednorski, P.A., 25 W. Chesapeake Ave., Suite 204, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimelman

STV/ON ASSOCIATES

ENGINEERS ARCHITECTS PLANNERS
2110 W. JEFFERSON ST. SUITE 200
BALTIMORE, MD 21207-2722
301/964-9112

ZONING DESCRIPTION
NO. 8200 LIBERTY ROAD,
AT NORTHWEST INTERSECTION WITH LANGREHR ROAD,
ELECTION DISTRICT NO. 2,
BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME at that point formed by the intersection of the northwesterly right of way line of Langrehr Road, (30 feet wide), and the northwesterly right of way line of Liberty Road, Maryland Route No. 26, (80 feet wide), thence running along said northwesterly right of way line of Liberty Road,

1. North 61°57'00" West 225.00 feet to a point, thence leaving Liberty Road and running parallel to the aforesaid Langrehr Road,
2. North 28°03'00" East 150.00 feet to a point, thence running parallel to said Liberty Road,
3. South 61°57'00" East 225.00 feet to a point along the aforesaid northwesterly right of way line of Langrehr Road, thence along same,
4. South 28°03'00" West 150.00 feet to the point of beginning ... containing 33,750.0 square feet or 0.7748 acre of land, more or less.

The improvements thereon being known and designated as No. 8200 Liberty Road.

Mark A. Riddle
STV/ON ASSOCIATES
Mark A. Riddle
Md. Reg. Property Line Surveyor No. 244

August 11, 1987



4

STV ENGINEERS, Engineers & Architects, Professional Association, STV/ON ASSOCIATES
STV/ON ASSOCIATES, Engineers & Architects, Professional Association, STV/ON ASSOCIATES

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: January 7, 1988
Posted for: Special Exception
Petitioner: Shell Oil Company
Location of property: NW Corner Liberty Rd. and Langrehr Rd.
(8200 Liberty Rd.)
Location of Sign: NW Corner Liberty Rd. and Langrehr Rd.
Remarks: See above
Posted by: [Signature] Date of return: January 8, 1988
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. Dec 31, 1987

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 Dec 31, 1987

THE JEFFERSONIAN,

Michael J. Christ
Publisher

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Special Exception
Case Number: 88-269-X
NW Corner Liberty Road and Langrehr Road
(8200 Liberty Road)
2nd Election District - 2nd Councilmanic District
Petitioner(s): Shell Oil Company
HEARING SCHEDULED: FRIDAY, APRIL 8, 1988 at 9:00 a.m.

LEGAL NOTICE YOUR MARKET PLACE FOR NO

LEGAL NOTICE
The Board of Liquor License Commissioners for Baltimore County, Maryland, is hereby notified that the following persons have been granted licenses for the sale of liquor in Baltimore County, Maryland, for the period of one year, commencing on January 1, 1988, and terminating on December 31, 1988.

LEGAL NOTICE
The Board of Liquor License Commissioners for Baltimore County, Maryland, is hereby notified that the following persons have been granted licenses for the sale of liquor in Baltimore County, Maryland, for the period of one year, commencing on January 1, 1988, and terminating on December 31, 1988.

LEGAL NOTICE
The Board of Liquor License Commissioners for Baltimore County, Maryland, is hereby notified that the following persons have been granted licenses for the sale of liquor in Baltimore County, Maryland, for the period of one year, commencing on January 1, 1988, and terminating on December 31, 1988.

the second publication appearing on the _____ day of _____, 19____
the third publication appearing on the _____ day of _____, 19____

THE NORTHWEST STAR
Jon Berle
Manager
Cost of Advertisement \$1922

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

November 23, 1987

Charles A. Jednorski, Esq.
Seland and Jednorski, P.A.
25 W. Chesapeake Avenue, Suite 204
Towson, Maryland 21204

Re: Petition for Special Exception
NW/C Liberty Road and Langrehr Road
(S200 Liberty Road)
2nd Election District - 2nd Councilmanic
Petitioner - Shell Oil Company
Case number: 88-269-X

Dear Mr. Jednorski:

Please be advised that \$64.59 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

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

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204.

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

DATE: 11/23/87 ACCOUNT: No. 45915
Note: Case continued - 1459
RECEIVED FROM: Seland and Jednorski
FOR: Posting Signatures on 11/23/87

VALIDATION OR SIGNATURE OF CASHIER

JRH:
cc: file



Dennis F. Rasmussen
County Executive

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 5, 1988

Charles A. Jednorski, Esquire
Seland and Jednorski, P.A.
25 W. Chesapeake Avenue, Suite 204
Towson, Maryland 21204

Re: Item No. 86 - Case No. 88-269-X
Petitioner: Shell Oil Company
Petition for Special Exception

Dear Mr. Jednorski:

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
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: STV/Lyon Associates
21 Governor's Court
Baltimore, Maryland 21207-2722



Maryland Department of Transportation
State Highway Administration

RICHARD H. TRAINER
Secretary
HAL KASSOFF
Administrator

September 14, 1987

Mr. J. Robert Haines
Zoning Administrator
County Office Building
Towson, Maryland 21204

Attention: Mr. J. Dyer

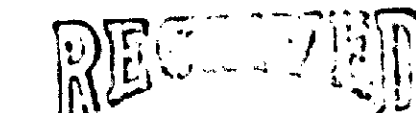
Re: ZAC Meeting of 9-8-87
ITEM: #86.
Property Owner: Shell Oil Company
Location: NW/C Liberty Road and Langrehr Road
Existing Zoning: B.R. - CSA
Proposed Zoning: Special
Exception for a car wash in combination with existing service station
Area: 33,750 square feet
District: 2nd Election District

Dear Mr. Haines:

On review of the submittal of 1-21-83 (revised) for Special Exception for Car Wash, the State Highway Administration - Bureau of Engineering Access Permits will require the site plan to be revised.

The revised site plan must show the elimination of four (4) stacking spaces within the NW entrance on Liberty Road, Route 26. If the proposed stacking design was allowed to extend into Route 26 serious traffic problems would occur, therefore, we (State Highway Administration) will require the proposed stacking for Car Wash to circulate through the site and onto Langrehr Road.

In addition to the redesign of the stacking for the Car Wash, the State Highway Administration will require the seven (7) vehicles double parked at the rear of the lot fronting spaces three (3) through nine (9) to be shown on the revised site plan.



SEP 17 1987

ZONING OFFICE

My telephone number is 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-482-2022 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. R. Haines
Page -2-
Sept. 14, 1987

It is requested the site plan be revised prior to a hearing date being set.

Very truly yours,
Creston J. Mills, Jr.
Acting Chief
Bureau of Engineering
Access Permits
By: George Wittman

CJM:GW:Maw
Attachment

88-269-X

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 4th day of October, 1987.

J. Robert Haines
ZONING COMMISSIONER

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee
Petitioner: Shell Oil Company
Petitioner: Charles A. Jednorski, Esquire
Attorney

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3554

September 23, 1987

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 81, 82, 83, 84, 85, 86, 87, and 88.

Very truly yours,

Michael S. Planigan
Traffic Engineer Associate II



Dennis F. Rasmussen
County Executive

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4540

September 11, 1987

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Shell Oil Company

Location: NW/C Liberty Road and Langrehr Road

Item No.: 86

Zoning Agenda: Meeting of 9/8/87

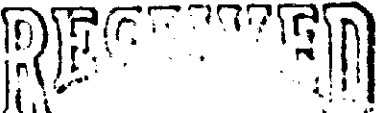
Gentlemen:

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.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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.
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.

REVIEWED: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/



SEP 23 1987

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner

Date: December 3, 1987

FROM: Norman E. Gerber, A/P
Director of Planning and Zoning

Zoning Petitions No. 88-269-X

SUBJECT: and No. 88-270-X

This office is not opposed to the granting of the subject request.

Norman E. Gerber, A/P
Director

NEC:JDR:dmw

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

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

J. Robert Haines
Zoning Commissioner

August 12, 1988



J. Neil Lanzi, Esquire
Seiland and Jednorski, P.A.
25 W. Chesapeake Avenue, Suite 204
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
8200 Liberty Road
Shell Oil Company
Case No. 88-269-SPX

Dear Mr. Lanzi:

Pursuant to your request of June 28, 1988, an amended Order in the above-captioned matter was issued on June 30, 1988 incorporating the requested modification of Restriction No. 3. Enclosed please find a copy of same for your records. Please forgive the oversight.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: File

SEILAND AND JEDNORSKI, P. A.
ATTORNEYS AT LAW
SUITE 204
25 WEST CHESAPEAKE AVENUE
POST OFFICE BOX 5404
TOWSON, MARYLAND 21204
(301) 281-8200

JOHN O. SEILAND
OF COUNSEL

August 9, 1988

FILE

CHARLES A. JEDNORSKI
DONALD M. BARRICK
J. MICHAEL RECHER
J. NEIL LANZI
DANIEL J. BARTOLINI

Ms. Ann M. Nastarowicz
Deputy Zoning Commissioner
Baltimore County Zoning Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Special Exception No. 88-269-X
Subject Property: 8200 Liberty Road
Petitioner: Shell Oil Co.

Dear Ms. Nastarowicz:

On June 28, 1988 I submitted a request for modification of condition number 3 of your June 17, 1988 order on behalf of Shell Oil Co. Please advise as to whether my client's request has been granted.

I will await your reply.

Very truly yours,

J. Neil Lanzi

J. Neil Lanzi

JNL:sb

July 28, 1988

Ms. Ann M. Nastarowicz
Deputy Zoning Commissioner
Baltimore County Zoning Office
Towson, Maryland

Re: Petition For Special Exception # 88-269-X
N.W. Corner Liberty Road and
Langrehr Road
8200 Liberty Road

Dear Ms. Nastarowicz:

Your granting of Special Exception comes with great surprise and disappointment, in view of protests shown by all those concerned, at the hearing, and those who signed our petition.

This car wash should be located in a non-residential area, and especially, not at my back door.

It goes without mention, that big business and money, can win everytime.

Mr. & Mrs. W. Francis Stitely, Sr.
F.S. I would like to have a copy of complete provisions and restrictions of order dated June 17, 1988

Thank you,
W.F.S.

932-4608

3604 Langrehr Rd
21207



April 5, 1988

RECEIVED
ZONING OFFICE

To: Baltimore County Zoning Commissioner
Mr. J. Robert Haines

Subject: Petition for special exception Case Number 88-269-X
NW/C Liberty Road & Langrehr Road
(8200 Liberty Road)
Petitioners - Shell Oil Company (for new car wash)
Protesters - Mr. & Mrs. W. Francis Stitely, Sr.
3604 Langrehr Road
Baltimore, Maryland 21207

Please consider the following reasons for our protest:

1. The existing car wash in this area, approximately one and one half blocks from this address has six self serve bays and one automatic wash and has been determined as a nuisance and annoyance to residence in the immediate area. The problem is that the area has become a congregating place for large groups who play their stereo radios at full volume, which also causes loud conversation. My personal feelings are that the Shell car wash would draw this same kind of disturbance.
2. We have lived in our home for forty-two (42) years, which is located just fifty (50) feet from the Shell property and this proposed car wash bay would be just sixty-five (65) feet from my bedroom window. The additional noise, traffic, congregating and confusion would be a terrific annoyance on the Shell property. Also, I feel this would cause additional traffic congestion on Liberty Road and Langrehr Road, which are already very heavily traveled.
3. The present run off of any wash or scrub water from the station, as it now exist, forms a "small lake" on Langrehr Road and I feel a car wash would only add to this condition.
4. The present lighting from the existing station creates an undesirable condition to enjoy our lawn and outdoor living.

We, The Stitely's, being the closest residence neighboring the Shell property respectfully request that you seriously consider my request and deny this car wash.

Sincerely yours,
W. Francis Stitely, Sr.
Mr. & Mrs. W. Francis Stitely, Sr.

1

FOR SPECIAL EXCEPTION (Shell Co.)
PLEASE DENY
BALTIMORE COUNTY ZONING.

PLEASE CONSIDER

MILFORD CAR WASH 1/2 BLOCKS AWAY!

TRAFFIC CONGESTION ON LIBERTY ROAD AND LANGREHR ROAD.

POOR WATER PRESSURE IN THIS AREA.

IN VITE LOITERING.

Charles & Thelma Simmons
3608 Langrehr Rd. 21207

Mr. & Mrs. W. Francis Stitely
3604 Langrehr Rd.
3637 Langrehr Rd.

Robert H. Stitely
3637 Langrehr Rd.

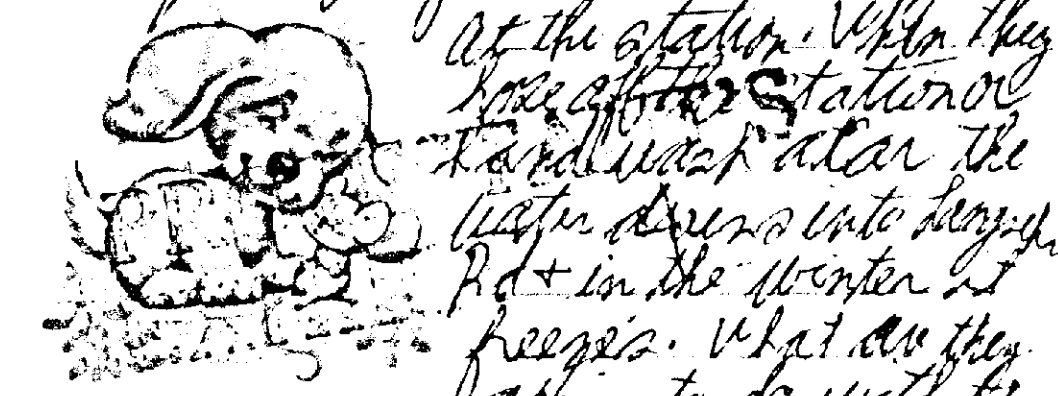
Ann & Mary Wilson
3607 Langrehr Rd.

Philip & Catherine Stitely
3617 Langrehr Rd.

(OVER)

11/19/88
Zoning Commissioner Baltimore

We are writing to protest Shell oil from opening a car wash at the corner of Langrehr & Liberty Rd. We already have a car wash a block & half down Liberty Rd. In order for them to have a car wash there traffic would have to back down Langrehr Rd. which is a residential street. The traffic from the car wash can be heard from when the people are washing the cars. And we people from the other car wash back out on to Liberty Rd. making it one way which can easily be occupied. They have no drainage at the station. When they have a car wash there the water runs into the street. What are they going to do with the dirty water.



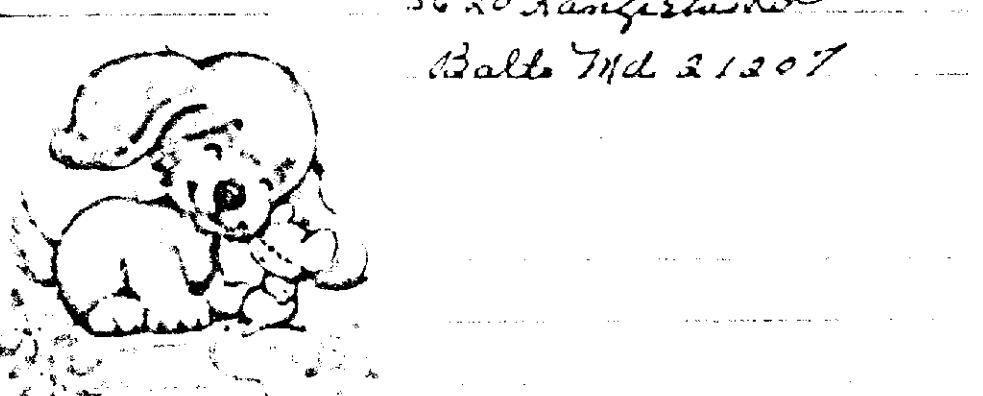
2

As for space to put in the car wash they have to use Langrehr Rd. just washed you self would you want a lot of cars in front of your house so you can't get in your car drive way.

Thanks very much.

George Martin
3604 Langrehr Rd.
Baltimore 21207

Mary S. Martin
3604 Langrehr Rd.
Baltimore 21207



To: J. Robert Haines
Zoning Commissioner of Baltimore County

Sir:
I can not believe, with all the problems we have with a car wash less than a block & a half away, that you would seriously consider another one.

We have trouble enough with nature, like keeps our road under ice most of the winter, with out dumping more problems on us. Our water pressure is low, the water left in the ground out here drying the help us.

The traffic problems our street that is too narrow for two trucks to pass, considering the fact we have a car wash & must work in the street as much as we can.

Please, please consider my plight. Take a walk around our property, and think of the consequences. Hopefully, we thank you.

William J. Stitely, Sr.
3604 Langrehr Rd.

RECEIVED ZONING OFFICE
DATE: 8/17/88

SEILAND AND JEDNORSKI, P. A.
ATTORNEYS AT LAW
SUITE 204
25 WEST CHESAPEAKE AVENUE
POST OFFICE BOX 5404
TOWSON, MARYLAND 21204
(301) 281-8200
April 19, 1988

Ms. Ann Nastarowicz, Deputy Zoning Commissioner
Baltimore County Zoning Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Special Exception
Case No. 88-269-X
Subject Property: 8200 Liberty Road
Petitioner: Shell Oil Company

Dear Ms. Nastarowicz:

On April 18, 1988 Donald Bachand, Shell's engineer, met with Avery Harden from the Baltimore County Zoning Department to discuss landscaping at the Liberty Road station. After viewing the site, it was agreed that sufficient room exists for landscaping between the station and the Stitely's residence. It was decided that twenty-three (23) azovite shrubs should be planted behind the existing building. It was further agreed that ten (10) other plantings would be carried out on the property for aesthetic purposes.

In conversations with the station dealer, the topic of operating hours for the car wash was brought up. From an economic standpoint, both Shell and the dealer request that if a limitation is to be placed on operating hours, the hours of 6:00 a.m. to 10:00 p.m. be considered.

Very truly yours,

Charles A. Jednorski

Charles A. Jednorski

CAJ:sb

SEILAND AND JEDNORSKI, P. A.
ATTORNEYS AT LAW
SUITE 204
25 WEST CHESAPEAKE AVENUE
POST OFFICE BOX 5404
TOWSON, MARYLAND 21204
(301) 321-8200

CHARLES A. JEDNORSKI
DONALD M. BARRICK
J. MICHAEL RECHER
J. NEIL LANZI

JOHN O. SEILAND
OF COUNSEL

March 31, 1988

FILE

Ms. Ann Nastarowicz, Deputy Zoning Commissioner
Baltimore County Zoning Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Special Exception
Case No.: 88-269-X
Subject Property: 8200 Liberty Road
Petitioner: Shell Oil Company

Dear Ms. Nastarowicz:

The hearing in this case is scheduled for Friday, April 8, 1988 at 9 a.m. Per your instructions, I have enclosed copies of certified letters mailed to the opposing parties to this petition. Additionally, these parties were notified by regular, first class mail on March 11, 1988 and March 14, 1988 respectively. The plat for this property was amended in accordance with the demands of the State Highway Administration and a copy of the acceptance letter is enclosed.

Thank you for your cooperation in this matter.

Very truly yours,

Neil Lanzi

J. Neil Lanzi

JNL:ps

Enclosures

RECEIVED
APR 4 1988

ZONING OFFICE

SEILAND AND JEDNORSKI, P. A.
ATTORNEYS AT LAW
SUITE 204
25 WEST CHESAPEAKE AVENUE
POST OFFICE BOX 5404
TOWSON, MARYLAND 21204
(301) 321-8200

CHARLES A. JEDNORSKI
DONALD M. BARRICK
J. MICHAEL RECHER
J. NEIL LANZI

JOHN O. SEILAND
OF COUNSEL

March 25, 1988

FILE

Jim Janas
Liberty Communities Development Corporation, Inc.
3820 Fernside Road
Randallstown, Maryland 21133

Re: 8200 Liberty Road Shell Station

Dear Mr. Janas:

As per the Deputy Zoning Commissioner's request, I am enclosing a copy of the Notice of Hearing. You will note that the new hearing is Friday, April 8, 1988 at 9 a.m.

Very truly yours,

Neil Lanzi

J. Neil Lanzi

JNL:s

Enclosure

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

SEILAND AND JEDNORSKI, P. A.
ATTORNEYS AT LAW
SUITE 204
25 WEST CHESAPEAKE AVENUE
POST OFFICE BOX 5404
TOWSON, MARYLAND 21204
(301) 321-8200

CHARLES A. JEDNORSKI
DONALD M. BARRICK
J. MICHAEL RECHER
J. NEIL LANZI

JOHN O. SEILAND
OF COUNSEL

March 25, 1988

FILE

W. Francis Steitely, Sr.
3604 Langrehr Road
Baltimore, Maryland 21207

Re: 8200 Liberty Road Shell Station

Dear Mr. Steitely:

As per the Deputy Zoning Commissioner's request, I am enclosing a copy of the Notice of Hearing. The new hearing date is Friday, April 8, 1988 at 9 a.m.

Very truly yours,

Neil Lanzi

J. Neil Lanzi

JNL:ps

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

MDOT
Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

March 23, 1988

Mr. Neil Lanzi
25 W. Chesapeake Avenue
Suite 204
Towson, Maryland 21204

Re: Baltimore County
Special Exception for
a Car Wash
(Shell Oil)
N/W corner of
Liberty Road
Maryland Route 26
and Langrehr Road
Item #86

Dear Mr. Lanzi:

After reviewing your submittal to us dated March 4, we find this site plan acceptable showing the elimination of four (4) stacking spaces within the north west entrance on Liberty Road. If you have any questions, please contact Larry Brocato of this office (333-1350).

Very truly yours,

Robert J. Mills, Jr.
Robert J. Mills, Jr.
Acting Chief-Bureau of
Engineering Access Permits

LB/es

cc: J. Ogilvie
Gary Kerns

My telephone number is (301) 333-1350.
Teletypewriter for impaired hearing or speech
383-7555 Baltimore Metro - 383-0551 D.C. Metro - 1-800-492-5042 Nationwide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

SEILAND AND JEDNORSKI, P. A.
ATTORNEYS AT LAW
SUITE 204
25 WEST CHESAPEAKE AVENUE
POST OFFICE BOX 5404
TOWSON, MARYLAND 21204
(301) 321-8200

CHARLES A. JEDNORSKI
DONALD M. BARRICK
J. MICHAEL RECHER
J. NEIL LANZI

JOHN O. SEILAND
OF COUNSEL

March 10, 1988

FILE

Zoning Commissioner
Baltimore County Zoning Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Special Exceptions Case No. 88-269-X
Agency Item 86
Subject Property: 18200 Liberty Road
Petitioner: Shell Oil Company

Dear Commissioner:

Enclosed please find 10 copies of the amended plat for the above captioned Petition in accordance with the changes requested the State Highway Administration.

If you have any questions or require anything further, please do not hesitate to contact me. The hearing in this case is scheduled for Friday, April 8, 1988 at 9:00 A.M.

Very truly yours,

Neil Lanzi

J. Neil Lanzi

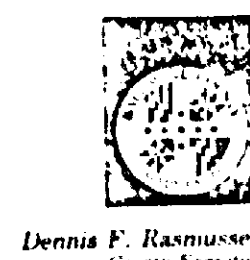
JNL:sb

Enclosure

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

J. Robert Haines
Zoning Commissioner

June 17, 1988



Charles A. Jednorski, Esquire
Seiland and Jednorski, P.A.
25 W. Chesapeake Avenue, Suite 204
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
NW/Corner Liberty Road and Langrehr Road
(8200 Liberty Road)
2nd Election District; 2nd Councilmanic District
Phil Lages - Petitioner
Case No. 88-269-X

Dear Mr. Jednorski:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Special Exception has been granted subject to the restrictions noted in the attached order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

Enclosure

cc: Messrs. Richard O. King, Don Bachand,
and John P. Johnson, Jr.
Shell Oil Company, Two Penn's Way, Suite 401, New Castle, DE 19720

Mr. Jack King, Regional Manager
N/S Corporation, 103 Washington Street, Morristown, NJ 07960

Ms. Diane M. Crane
8200 Liberty Road, Baltimore, Md. 21207

All Protestants
People's Counsel
File

SEILAND AND JEDNORSKI, P. A.
ATTORNEYS AT LAW
SUITE 204
25 WEST CHESAPEAKE AVENUE
POST OFFICE BOX 5404
TOWSON, MARYLAND 21204
(301) 321-8200

CHARLES A. JEDNORSKI
DONALD M. BARRICK
J. MICHAEL RECHER
J. NEIL LANZI

JOHN O. SEILAND
OF COUNSEL

June 28, 1988

FILE

Ms. Ann M. Nastarowicz
Deputy Zoning Commissioner
Baltimore County Zoning Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Special Exception No. 88-269-X
Subject Property: 8200 Liberty Road
Petitioner: Shell Oil Co.

Dear Ms. Nastarowicz:

I acknowledge receipt of your opinion and order dated June 17, 1988 for the above captioned petition. On behalf of Shell Oil Company, Petitioner, I hereby request that you modify your order. Specifically, the Petitioner's request that condition #3 of the June 17, 1988 order be modified to read as follows:

The use of the car wash shall be limited to customers of the Petitioner and to ensure said use is so limited, the Petitioner shall install a system which requires tokens or a code supplied by an attendant. In no event shall come or any form of U.S. money permit access to the car wash.

Thank you very much for your consideration of this modification request.

Very truly yours,

Neil Lanzi

J. Neil Lanzi

JNL:sb
cc: W. Francis Steitely, Sr.

RECEIVED ZONING OFFICE
DATE: 6/28/88

SEILAND AND JEDNORSKI, P. A.
ATTORNEYS AT LAW
SUITE 204
25 WEST CHESAPEAKE AVENUE
POST OFFICE BOX 5404
TOWSON, MARYLAND 21204
(301) 321-8200

CHARLES A. JEDNORSKI
DONALD M. BARRICK
J. MICHAEL RECHER
J. NEIL LANZI

JOHN O. SEILAND
OF COUNSEL

January 20, 1988

FILE

Baltimore County Zoning Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Attention: Gwen Stephens

Re: Special Exception Hearing Number 88-269-X
Petitioner: Shell Oil Company

Dear Ms. Stephens:

This letter is to confirm my postponement request made today by telephone. It is my understanding that you will re-schedule the above captioned hearing from January 21, 1988 to sometime in April, 1988. Also, I indicated that Shell Oil would be willing to be placed on standby for any other hearing openings which may occur after March 1, 1988.

The hearing scheduled for case number 88-270-X for 1000 N. Rolling Road will remain as scheduled for Thursday, January 21st at 9:00 A.M.

I thank you very much for your cooperation in this matter.

Very truly yours,

Neil Lanzi

J. Neil Lanzi

JNL:sb

SEILAND AND JEDNORSKI, P. A.
ATTORNEYS AT LAW
SUITE 204
25 WEST CHESAPEAKE AVENUE
POST OFFICE BOX 5404
TOWSON, MARYLAND 21204
(301) 321-8200

JOHN O. SEILAND
OF COUNSEL

January 22, 1988

RECEIVED
JAN 24 1988
ZONING OFFICE

Ms. Ann Nastarowicz
Deputy Zoning Commissioner
Baltimore County Zoning Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Special Exception Case No. 88-269-X
Subject Property: 8200 Liberty Road
Petitioner: Shell Oil Co.

Dear Ms. Nastarowicz:

In accordance with your instructions on Thursday, January 21, 1988, our office will certify to you that notice of the new hearing date was sent by certified mail to the interested parties to this special exception request. Additionally, an amended Petition signed by the owner of the property and lessee of the property will be filed with the zoning office. An amended plat, in accordance with the demands of the State Highway Administration, shall also be submitted. Evidence of such filing will be provided to you.

If there is anything further that you require at this time, please do not hesitate to contact me. I thank you for all of your cooperation in this matter.

Very truly yours,

J. Neil Lanzi

J. Neil Lanzi

JNL:sb

SEILAND AND JEDNORSKI, P. A.
ATTORNEYS AT LAW
SUITE 204
25 WEST CHESAPEAKE AVENUE
POST OFFICE BOX 5404
TOWSON, MARYLAND 21204
(301) 321-8200

JOHN O. SEILAND
OF COUNSEL

July 14, 1988

FILE:

CHARLES A. JEDNORSKI
DONALD M. BARRICK
MICHAEL RECHER
NEIL LANZI
DANIEL J. BARTOLINI

Ms. Ann M. Nastarowicz
Deputy Zoning Commissioner
Baltimore County Zoning Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Special Exception No. 88-269-X
Subject Property: 8200 Liberty Road
Petitioner: Shell Oil Company

Dear Ms. Nastarowicz:

Shell Oil Company submitted a revised site plan to the Baltimore County Department of Public Works today in accordance with condition number eight of your Order dated June 17, 1988. If there is anything further that you require, please do not hesitate to contact me.

Very truly yours,

J. Neil Lanzi

JNL:po

RECEIVED
JUL 14 1988
ZONING OFFICE

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

J. Robert Haines
Zoning Commissioner



Mr. W. Frances Stately
3604 Langrehr Road
Baltimore, Maryland 21207

Re: Hearing Notice Correction

In reference to Case Number: 88-269-X, please note that the Hearing Notice should read as follows:

DAY: Thursday

DATE: January 21, 1988

TIME: 9:00 A.M.

OFFICE OF ZONING
Baltimore County
(301) 474-3394

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified below in room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
W/C Liberty Road and Langrehr Road
(8200 Liberty Road)
2nd Election District - 2nd Councilmanic District
Petitioner - Shell Oil Company
DATE/TIME: Wednesday, January 21, 1988
Case number: 88-269-X

Petition for Special Exception for a car wash use
in combination with existing service station.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
Zoning Commissioner of
Baltimore County

cc: Charles A. Jednorski, Esq.

File

SEILAND AND JEDNORSKI, P. A.
ATTORNEYS AT LAW
SUITE 204
25 WEST CHESAPEAKE AVENUE
POST OFFICE BOX 5404
TOWSON, MARYLAND 21204
(301) 321-8200

JOHN O. SEILAND
OF COUNSEL

November 30, 1987

RECEIVED
DEC 4 1987
ZONING OFFICE

Mr. J. Robert Haines
Baltimore County Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Re: Petition for Special Exception
Petitioner: Shell Oil Company
Case Nos.: 88-269-X 8200 Liberty Road
88-270-X 1000 N. Rolling Road
Date/Time: Thursday, January 21, 1988 - 9:00 A.M.

Dear Mr. Haines:

I have received the notice of hearing for the two above captioned cases. The notice of hearing for case number 88-269-X indicates a hearing date of Wednesday, January 21, 1988 and the date for case number 88-270-X is Thursday, January 21, 1988. Would you kindly confirm that the date and time provided for case number 88-269-X is merely a typographical error and that both cases will be heard on Thursday, January 21, 1988 at 9:00 A.M.

I thank you very much for your cooperation.

Very truly yours,

J. Neil Lanzi

J. Neil Lanzi

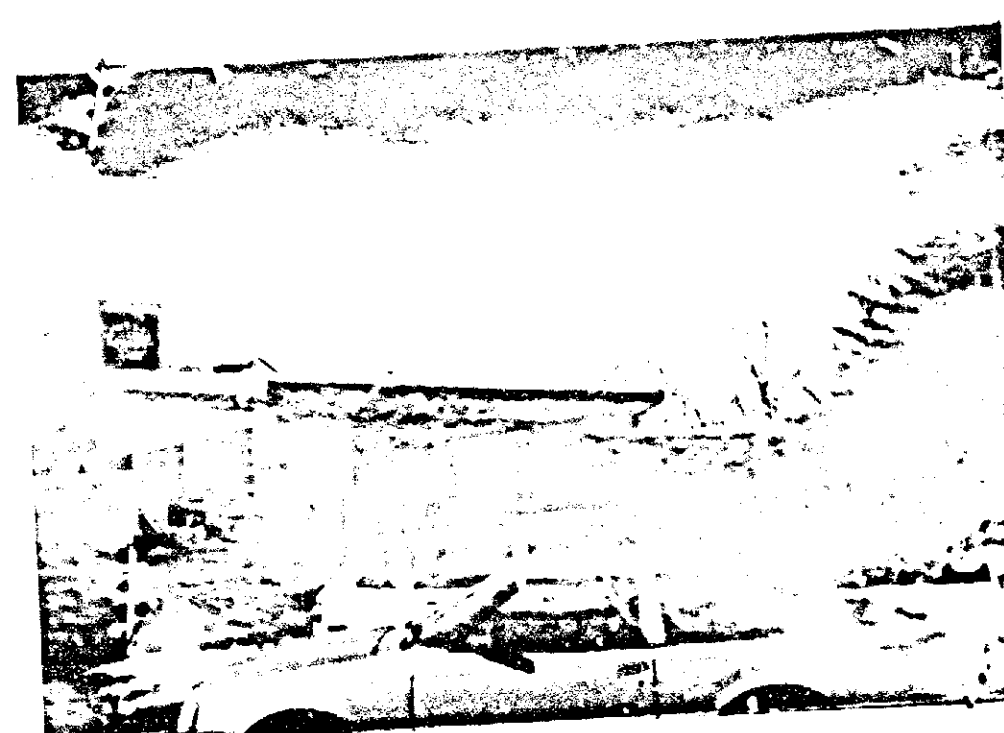
JNL:sb

PETITIONER(S) EXHIBIT (2)

9 pictures

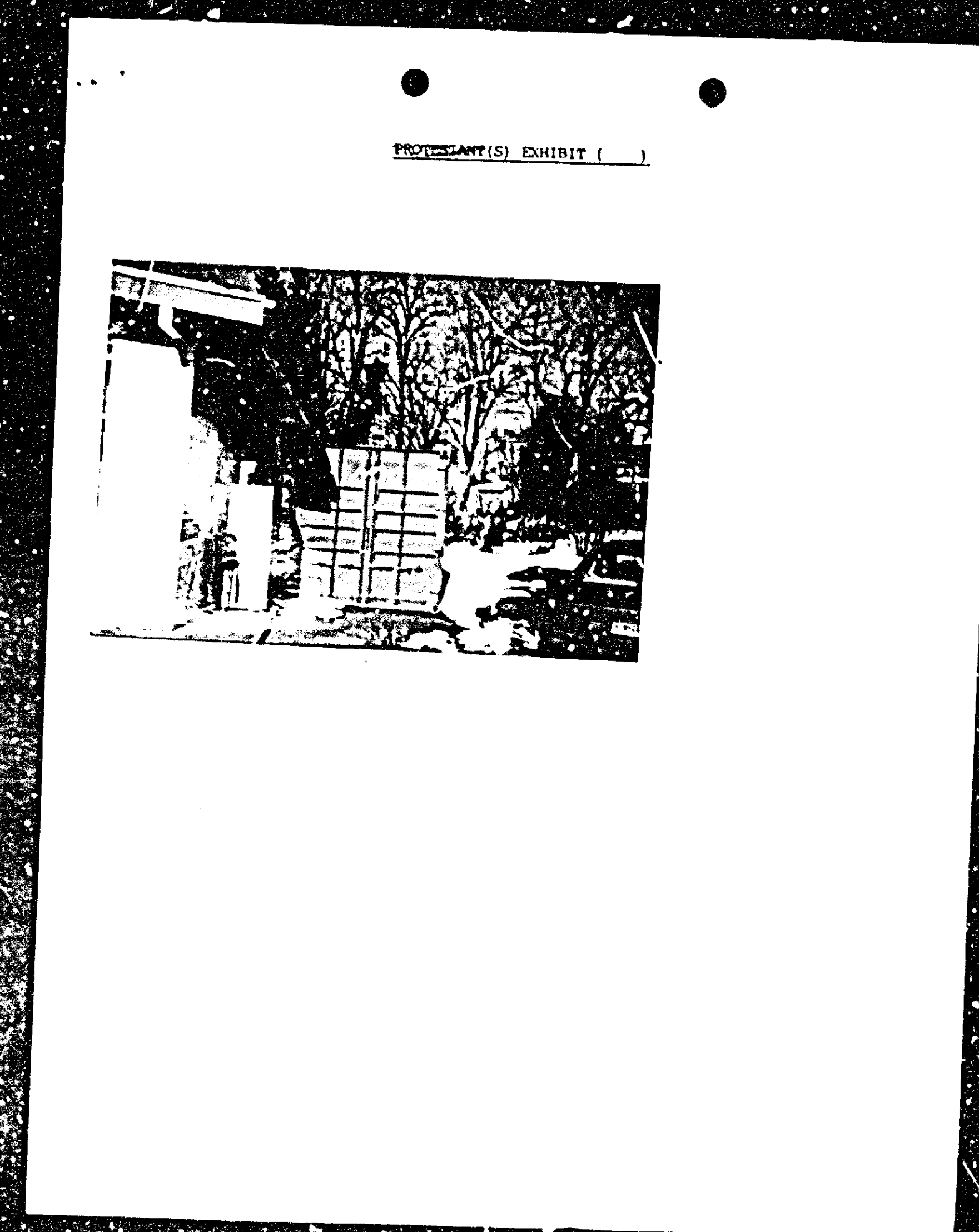
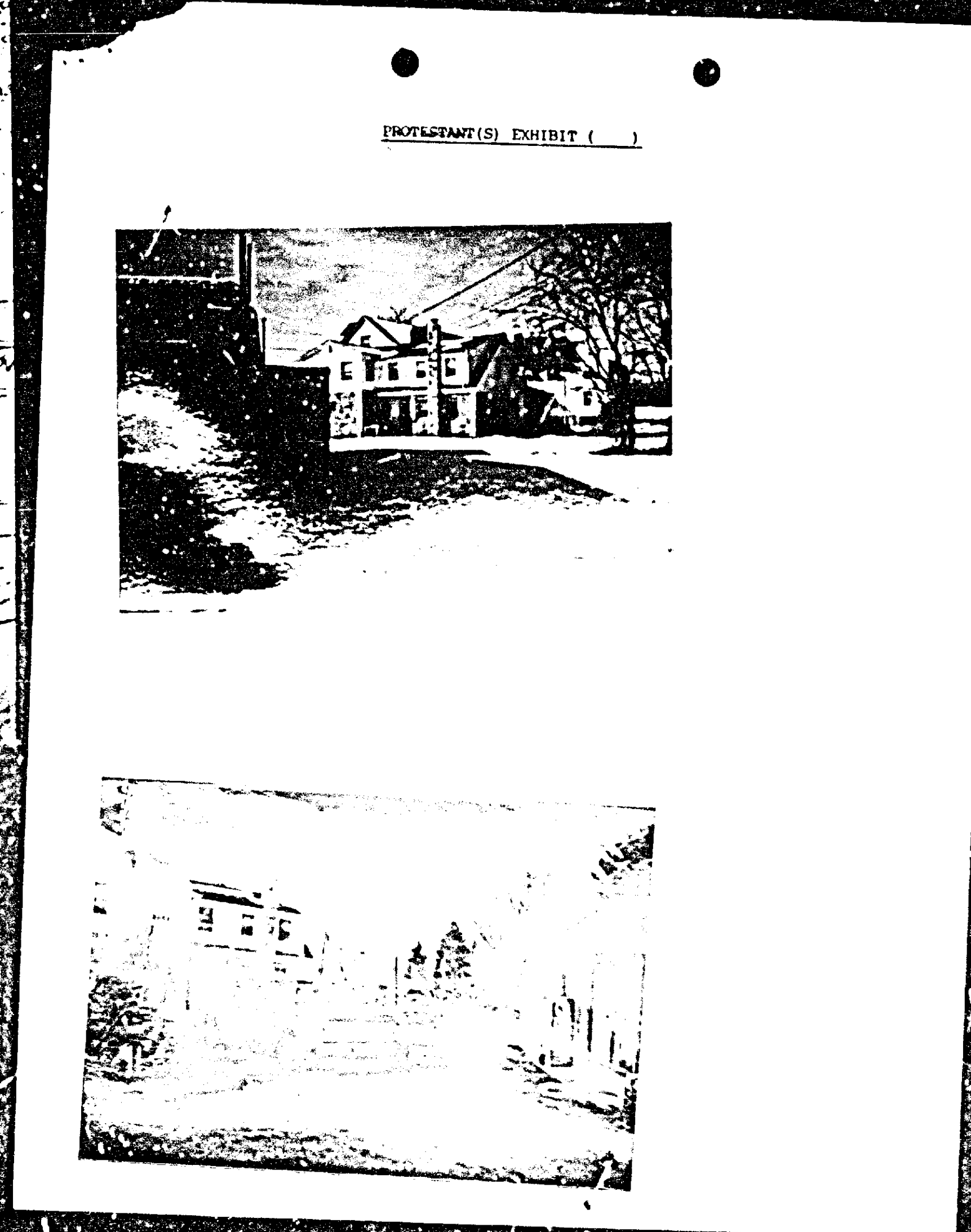
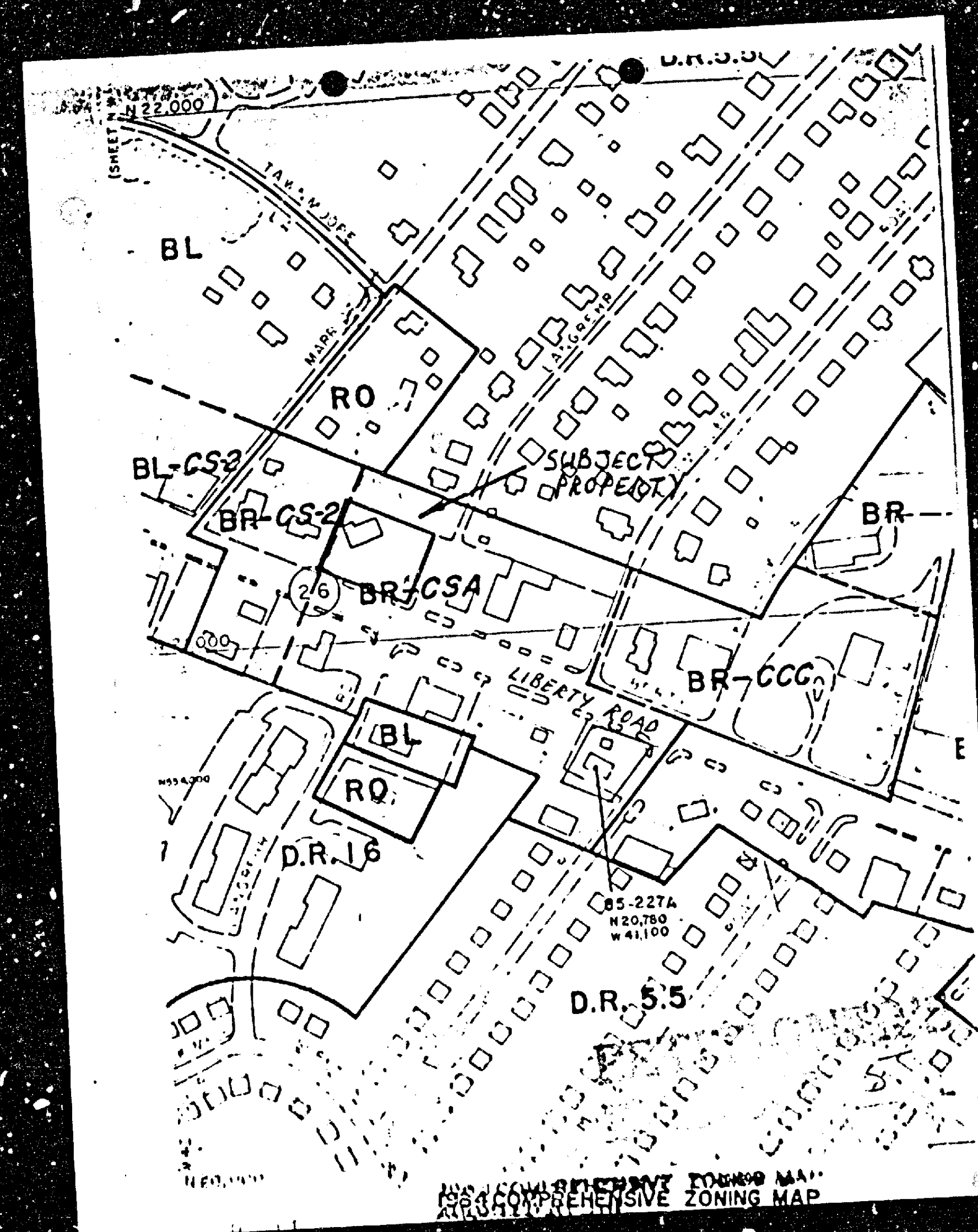
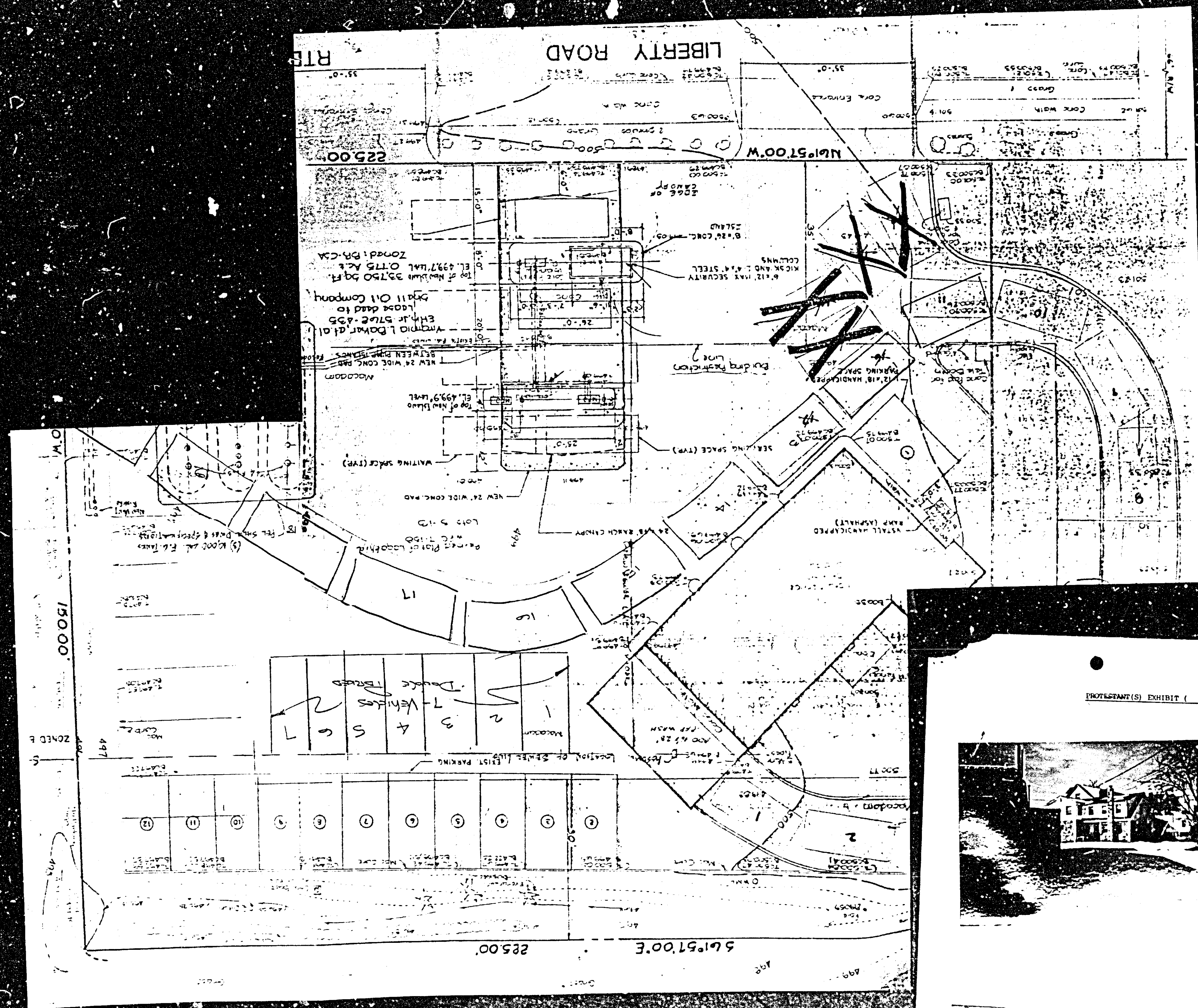


PETITIONER(S) EXHIBIT ()



PETITIONER(S) EXHIBIT ()

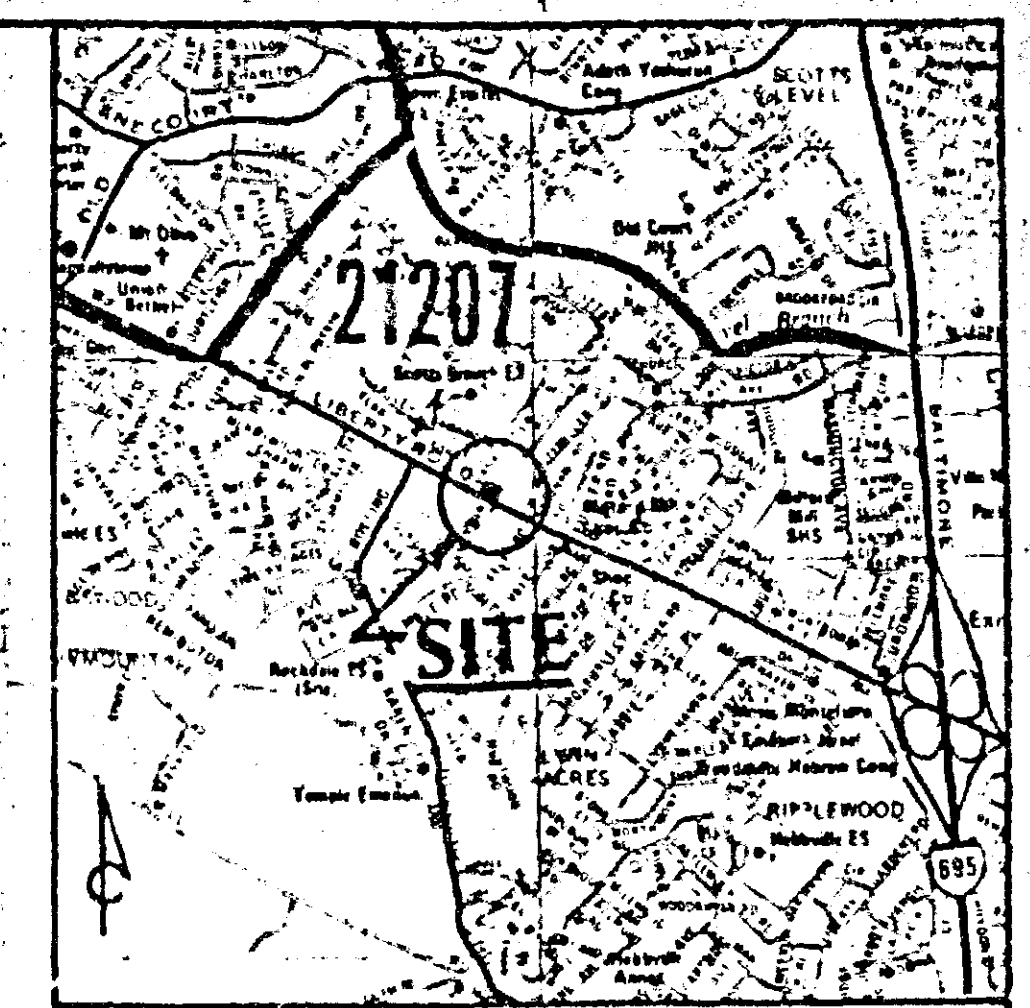




AGENDA Item #60

AGENDA Item #30

ZONED BR-CSA



A Ryko roll-over car wash will be used.
No. of cars per hr = 7
Stacking spaces req'd = (1 x 7) + 10 = 17.5
No. of spaces provided = 14

LOCATION MAP
Scale: 1"=200'

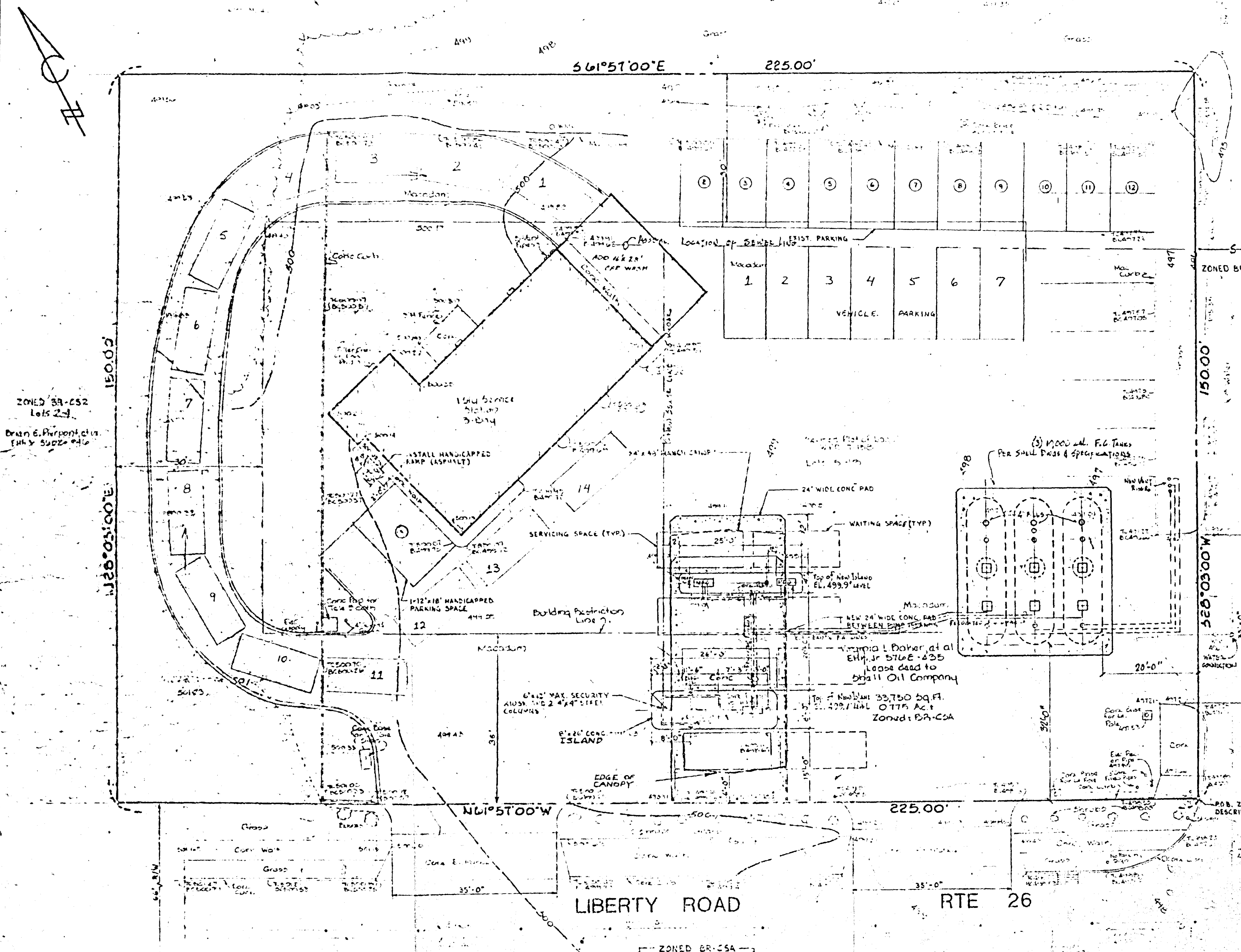
- GENERAL NOTES:**
1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON DEEDS OF RECORD.
 2. ELEVATIONS SHOWN HEREON ARE BASED ON BALTIMORE COUNTY DATUM 1955. ELEV. 407.93
 3. OWNER OF PROPERTY: VIRGINIA L. BAKER, et. al. E.M. # 572-435
 4. LEASE DEED TO: SHELL OIL COMPANY 516 4572-036
 5. AREA = 33,750 SQ. FT. 0.775 AC.
 6. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPERSEDED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
 7. UTILITY COMPANIES:
CHESAPEAKE & POTOMAC TELEPHONE COMPANY
322 ST. PAUL STREET, BALTIMORE, MD. 21202
BALTIMORE GAS & ELECTRIC COMPANY
1410 N. CALVERT STREET, BALTIMORE, MD. 21202
 8. ZONING: BR-CSA
- ZONING NOTES:**
- EXISTING ZONING: BR-CSA
PROPOSED ZONING: NO CHANGE BUT WITH A VARIANCE FROM SECTION 105.01(2) TO PERMIT A KIOSK WITHIN THE 35' SETBACK LINE AND TO PERMIT A SETBACK OF 6 FEET IN LIEU OF THE REQUIRED 10 FEET FOR A CANOPY.
- AREA REQUIREMENTS:**
- TWO DISPENSER ISLANDS WITH ONE DUAL DISPENSER SERVING TWO CARS AT ONE TIME.
TOTAL SERVICING SPACES = 4
TOTAL SERVICING BAYS = 3
TOTAL SPACES AND BAYS = 7
TOTAL AREA REQUIRED = 741,500 SF = 10,500 SF (USE 15,000 SF MIN.)
TOTAL WAITING SPACES = 4
- ANCILLARY USES:**
- VEHICLE REPAIR SERVICES
SALE OF SMALL AUTO PARTS AND ACCESSORIES
CHRISTMAS TREE
WINDY ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED
- COMBINATION USES: NONE**
- TOTAL AREA REQUIRED = 15,000 SF
TOTAL AREA OF TRACT = 33,750 SF
- ACCESS POINTS:**
- NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
REQUIRED SITE WIDTH = 2 x 65' = 130'
ACTUAL SITE WIDTH = 226'
- LANDSCAPING:**
- LANDSCAPING REQUIRED (5% OF SITE) = 1,688 SF
LANDSCAPING PROVIDED = 0,323 SF
- PARKING:**
- PARKING SPACES REQUIRED = 3 BAYS x 3 EACH = 9
PARKING SPACES PROVIDED = 12 (INCLUDING ONE HANDICAPPED)
AREA DISTURBED BY NEW CONSTRUCTION = 1,116 SF
- Special exception for gas filling station**
- Zoning Restrictions, Case # 84-247**
1. Storing of school buses shall not be permitted for any portion of the day.
 2. Rental trucks and rental trailers shall not be stored or parked on the subject premises.
 3. No used cars or wrecked cars shall be permitted on the property.
 4. No advertising displays shall be permitted on the outside of the building without prior approval of the Zoning Commission.
 5. No vending machines shall be permitted on the property except such as are approved by the Office of Planning and Zoning on the final construction and building plans for the gasoline filling station at the time a building permit shall be issued.

PETITIONER
FLAT TO ACCOMPANY
ZONING VARIANCE
Exhibit 1

INSTALLATION OF NEW KIOSK, ISLANDS, CANOPY AND MPD'S
SHELL OIL COMPANY
8200 LIBERTY ROAD
ELEC. DIST. 2 BALTIMORE CO. MD.

DRAWING NO.
2166-026-T

SHEET NO.
1 of 1



LYON ASSOCIATES, INC.
7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 361-944-9112

REVISIONS	
NO. DATE DESCRIPTION	
1 1/25/88 REVISION STAKING SPACES AND ADDING 7 ADD. PARKING	
2 1/25/88 ADD. PARKING	

REVISIONS

1/25/88 REVISION STAKING SPACES AND ADDING 7 ADD. PARKING

2/25/88 ADD. PARKING

REVISIONS

1/25/88 REVISION STAKING SPACES AND ADDING 7 ADD. PARKING

2/25/88 ADD. PARKING

PLAN PREPARATION	
DRAWN BY	AM PORTS
DESIGNED BY	SCALE 1"=10'
CHECKED BY	AT CORTEAL

PLAN PREPARATION

DRAWN BY AM PORTS

DESIGNED BY SCALE 1"=10'

CHECKED BY AT CORTEAL