

IN RE: PETITION FOR ZONING VARIANCE
NW/S Washington Blvd.,
Cor. SW/S Sulphur Spring Road
(3920 Washington Boulevard)
13th Election District
1st Councilmanic District
Exxon Company, USA
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-320-A

ORDER OF DISMISSAL

Pursuant to receipt of a Voluntary Dismissal request to the Deputy Zoning Commissioner for Baltimore County from Counsel for the Petitioner,
IT IS ORDERED this 19th day of March, 1988 that the above-referenced matter be and is hereby DISMISSED without prejudice.

AMN:bjs

cc: Anthony J. DiPaula, Esquire
Covay & Booser
614 Bosley Avenue, Towson, Md. 21204

People's Counsel

File

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th Date of Posting 2-2-88
Posted for: Exxon Company, U.S.A.
Petitioner: Exxon Company, U.S.A.
Location of property: NW/S Washington Blvd., Cor. SW/S Sulphur Spring Rd. (3920 Washington Blvd.)
Location of Sign: Sign on NW/S Washington Blvd. at SW/S Sulphur Spring Rd. (3920 Washington Blvd.)
Remarks: Sign on NW/S Washington Blvd. at SW/S Sulphur Spring Rd. (3920 Washington Blvd.)
Posted by: Signature Date of return: 2-5-88
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., Jan. 25, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in To son, Baltimore County, Md., appearing on Jan. 28, 1988

THE JEFFERSONIAN,

Publisher

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 411.2, to allow the replacement of an existing non-conforming () sq. ft. I.D. sign and pole with a new 158.16 sq. ft. I.D. sign in lieu of the allowed 100 sq. ft. total for both signs.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. The variance is necessary for effective advertising.
2. The variance is necessary for compliance with Baltimore County Zoning Regulations.
3. The variance is necessary for compliance with State laws.

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

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

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

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

Legal Owner(s):
Exxon Company, U.S.A.
(Type or Print Name)
Signature Thomas Duffless
Project Engineer
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
David Wang, Frederick Ward Associates
Name _____
City and State _____
Address _____
5 S. Main St., Bel Air, MD 21014 (301)879-2090

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of March, 1988, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of Feb, 1988, at 9 o'clock P.M.
J. Robert Haines
Zoning Commissioner of Baltimore County.

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

Mr. David Wang
Frederick Ward Associates
5 S. Main Street
Bel Air, Maryland 21014

Re: Case number: 88-320-A
NW/S Washington Blvd., Cor. SW/S Sulphur Spring Rd.
(3920 Washington Blvd.)
Petitioner: Exxon Company, U.S.A.

Dear Mr. Wang:

Please be advised that it 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(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 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 113, Towson, Maryland 21204.

Very truly yours,

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

No. 45965

DATE 4/1/87 ACCOUNT 170

RECEIVED FROM 170

FOR 170

VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION

Beginning on the NW/S Washington Blvd. (U.S. Rt. #1) Corner of the SW/S of Sulphur Spring Road. Thence:

- (1) South 45° 32' 50" West, 148.14 feet
- (2) North 40° 24' 04" West, 200.39 feet
- (3) North 45° 36' 55" East, 162.50 feet
- (4) South 43° 47' 43" East, 170.61 feet
- (5) South 02° 02' 43" East, 39.40 feet to the point of beginning containing 33,271 square feet or 0.7638 acres of land more or less in the 13th. election district. Also known as 3920 Washington Blvd.

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

No. 45960

DATE 2/1/88 ACCOUNT 170

RECEIVED FROM 170

FOR 170

VALIDATION OR SIGNATURE OF CASHIER

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

J. Robert Haines
Zoning Commissioner

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 herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 88-320-A
NW/S Washington Blvd., Cor. SW/S Sulphur Spring Rd.
(3920 Washington Blvd.)
13th Election District - 1st Councilmanic District
Petitioner: Exxon Company, U.S.A.
DATE/TIME: FRIDAY, FEBRUARY 19, 1988 at 9:00 a.m.

Variance to allow the replacement of an existing non-conforming () sq. ft. I. D. sign and pole with a new 158.16 sq. ft. sign in lieu of the allowed 100 sq. ft. total for both signs.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The owner will, however, retain the right to appeal the decision of the Zoning Commissioner during this period. For good cause shown, the Zoning Commissioner may extend the appeal period.

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

No. 45630

DATE 4/1/87 ACCOUNT 170

RECEIVED FROM 170

FOR 170

VALIDATION OR SIGNATURE OF CASHIER

Office of PATUXENT

Publishing Company
10750 Little Patuxent Pkwy
Columbia, MD 21044

January 29 19 88

THIS IS TO CERTIFY, that the annexed advertisement of

NOTICE OF HEARING

was inserted in the following:
☐ Catonsville Times ☐ Booster Weekly
☐ Arbutus Times \$34.41 ☐ Owings Mills Flier
☐ Reporter Weekly ☐ Towson Flier

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 30 day of January 19 88 that is to say, the same was inserted in the issues of

January 28, 1988

PATUXENT PUBLISHING COMPANY

By Signature

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 23rd day of November, 1987.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Exxon Company, U.S.A.
Petitioner's Representative: Mr. Thomas Duffless
Project Engineer

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 10, 1988

COUNTY OFFICE BLDG.
133 M. Chesapeake Ave.
Towson, Maryland 21204

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

Mr. Thomas DuPlessis
Project Engineer
11350 McCormick Road
Hunt Valley, Maryland 21031

RE: Item No. 170 - Case No. 88-320-A
Petitioner: Exxon Company, U.S.A.
Petition for Zoning Variance

Dear Mr. DuPlessis:

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: David Wang
Frederick Ward Associates
5 S. Main Street
Bel Air, Maryland 21014

Baltimore County
Fire Department
Towson, Maryland 21204-2386
494-4500

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

November 24, 1987



Re: Property Owner: Exxon Company, USA

Location: NW/S Washington Blvd., corner SW/S Sulphur Spring Road

Item No.: 170

Zoning Agenda: Meeting of 11/17/87

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

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

Noted and
Approved:

Fire Prevention Bureau

/s/



Maryland Department of Transportation
State Highway Administration

Richard M. Trainor
Secretary
Hal Kassoff
Administrator

November 23, 1987

Re: Baltimore County
Item #170
Property Owner:
Exxon Company U.S.A.
Location:
NW/S Washington Blvd.
Maryland Route 1-S
corner SW/S Sulphur
Spring Road
Existing Zoning: B.R.-CS1
Proposed Zoning:
Variance to allow the
replacement of an
existing non-conforming
I.D. sign and pole with
a new 158.16 sq. foot
I.D. sign in lieu of the
allowed 100 sq. feet
total for both sides
Area: 0.7638
District: 13th

RECEIVED
NOV 25 1987
ZONING OFFICE

Dear Mr. Haines:

On review of the submittal of May 20, 1986, the State Highway Administration-Bureau of Engineering Access Permits offers the following comments.

The submittal for variance of a business sign has been forwarded to the State Highway Administration Beautification Section, c/o Morris Stein (333-1642), for all comments relative to zoning.

If you have any questions, please call Larry Brocato of this office at 333-1350.

Very truly yours,

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

My telephone number is (301) 333-1350.
Telephonewriter for Impaired Hearing or Speech
363-7555 Baltimore Metro - 445-1451 D.C. Metro - 1-800-492-3082 Sideline Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. J. Robert Haines
Page 2
November 23, 1987

LB/ss

cc: J. Ogle
Morris Stein w/att
STV/Lyon Associates

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3534

December 2, 1987



Dennis F. Rasmussen
County Executive

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comment for items number 169, 170, 171, 172, 173, 174, 175, and 176.

Very truly yours,

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

MSF:eb

COVAHEY & BOOZER, P A

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
NARA S. DEVAN
ANTHONY J. DIPOLLA

February 15, 1988

J. Robert Haines
Zoning Commissioner of
Baltimore County
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

RE: CASE NO.: 88-320-A
NW/S WASHINGTON BOULEVARD
COR. SW/SULPHUR SPRING ROAD
PETITIONER: EXXON COMPANY, U.S.A.
SCHEDULED HEARING DATE: FRIDAY,
FEBRUARY 19, 1988 @ 9:00 A.M.

Dear Mr. Haines:

Although this office was not involved with the filing of the Petition in the above case, we have been contacted in connection with representing Exxon on the various sequentially numbered cases scheduled for hearing on Friday, February 19, 1988. With respect to this case in particular, please treat this as a request for voluntary dismissal of same in that there appears to have been a duplication of efforts. A hearing was held before the Deputy Zoning Commissioner on February 3, 1988 in case no.: 88-291-XSPHA involving requests for special exception and sign variance as they relate to an entire new site plan submitted for this particular location. Therefore, the issues involved here are already before you, except under another case number.

On behalf of Exxon, I apologize for any inconvenience this duplication may have caused your office and any other interested parties.

Very truly yours,

Anthony J. DiPaola
Anthony J. DiPaola

AJD/jab

cc: David S. Wang
Frederick Ward & Associates
Charles Vaughn
Exxon Company, U.S.A.

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
To: Zoning Commissioner Date: January 14, 1988

From: P. David Fields
P. David Fields
Director of Planning and Zoning
Zoning Petition Nos. 88-320-A, 88-321-A,
SUBJECT: 88-322-A, 88-323-A, 88-324-A

Zoning Petition Nos. 88-320-A, 88-321-A, 88-322-A, 88-323-A and 88-324-A are all variances for replacement signs at existing stations. Although no particular sight triangle problems exist, the proposed signs are for square footages of approximately 158, 128, 146, 158 and 158, respectively. This office fails to see the need for the excess sign areas and recommends that all of the replacement signs be approximately 128 square feet in total area. Therefore, this office is supportive of the granting of petition number 88-321-A, but is opposed to the granting of the remainder.

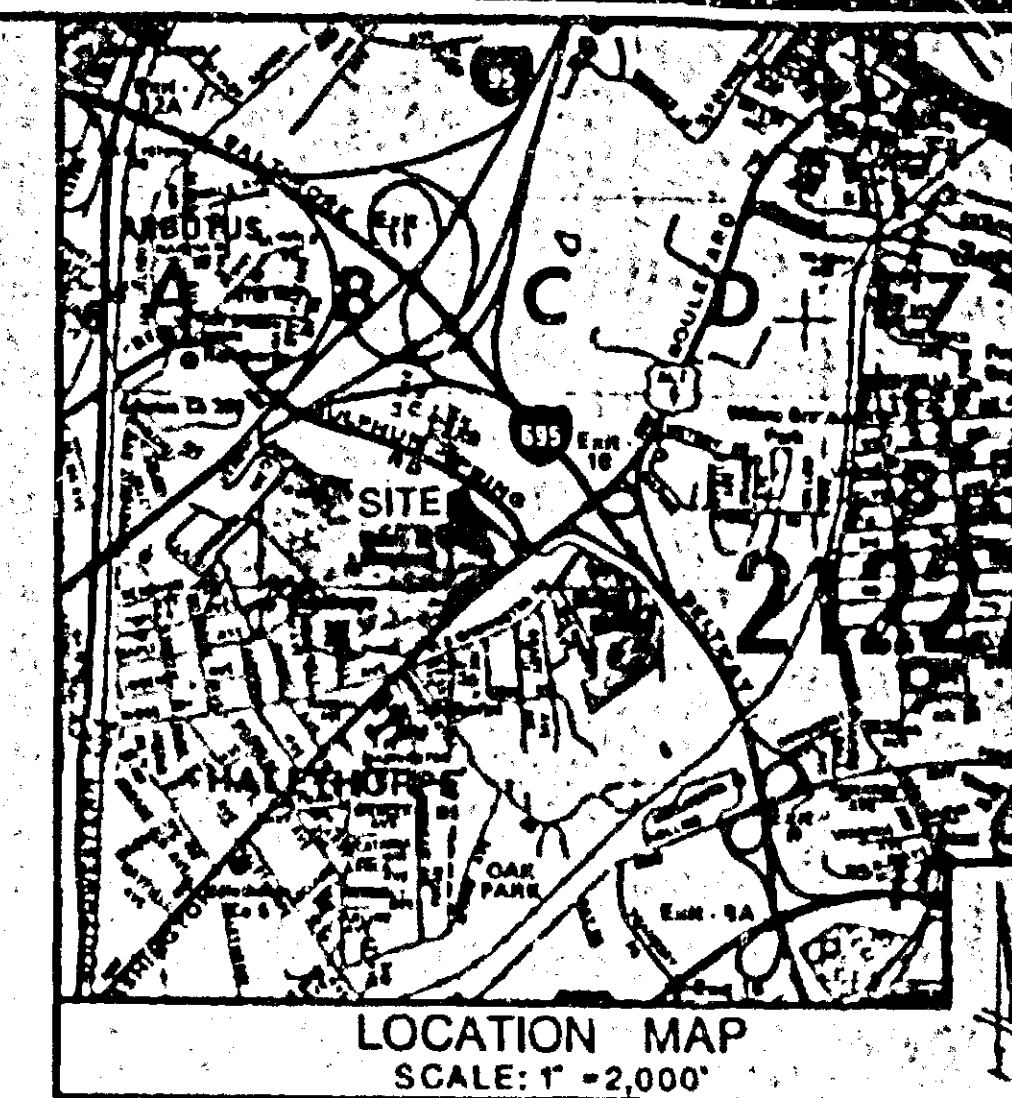
Finally, this office opposes the 0' setback request for two parking spaces of petition number 88-321-A.

P. David Fields per J. Howell
P. David Fields
Director

PDF:JCR:eb

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

RECEIVED
JAN 15 1988
ZONING OFFICE



DESCRIPTION OF EXXON COMPANY, U.S.A. PROPERTY
 LOCATION NO. 2-7419
 WEST CORNER OF WASHINGTON BOULEVARD
 (U.S. ROUTE 1) AND SULPHUR SPRING ROAD
 BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a 5/8" diameter reinforcing rod (rebar) now set along the northeast right-of-way line of Washington Boulevard (U.S. Route 1), the said point being situated 120.30 feet at right angle from Washington Boulevard Baseline of Right-of-way, Station 1122 as shown on Maryland State Roads Commission Right-of-way, Plat No. 10726, said point also being the beginning point of conveyance from Leads Development Corp. to Exxon Corporation by deed dated November 21, 1974 and recorded among the Land Records of Baltimore County in Liber 5432, folio 525, thence binding on said northeast right-of-way line of Washington Boulevard and on the first line of said conveyance as now surveyed by STV/LYON ASSOCIATES, with all bearings being referred to the Grid Meridian as established by Baltimore County, viz:

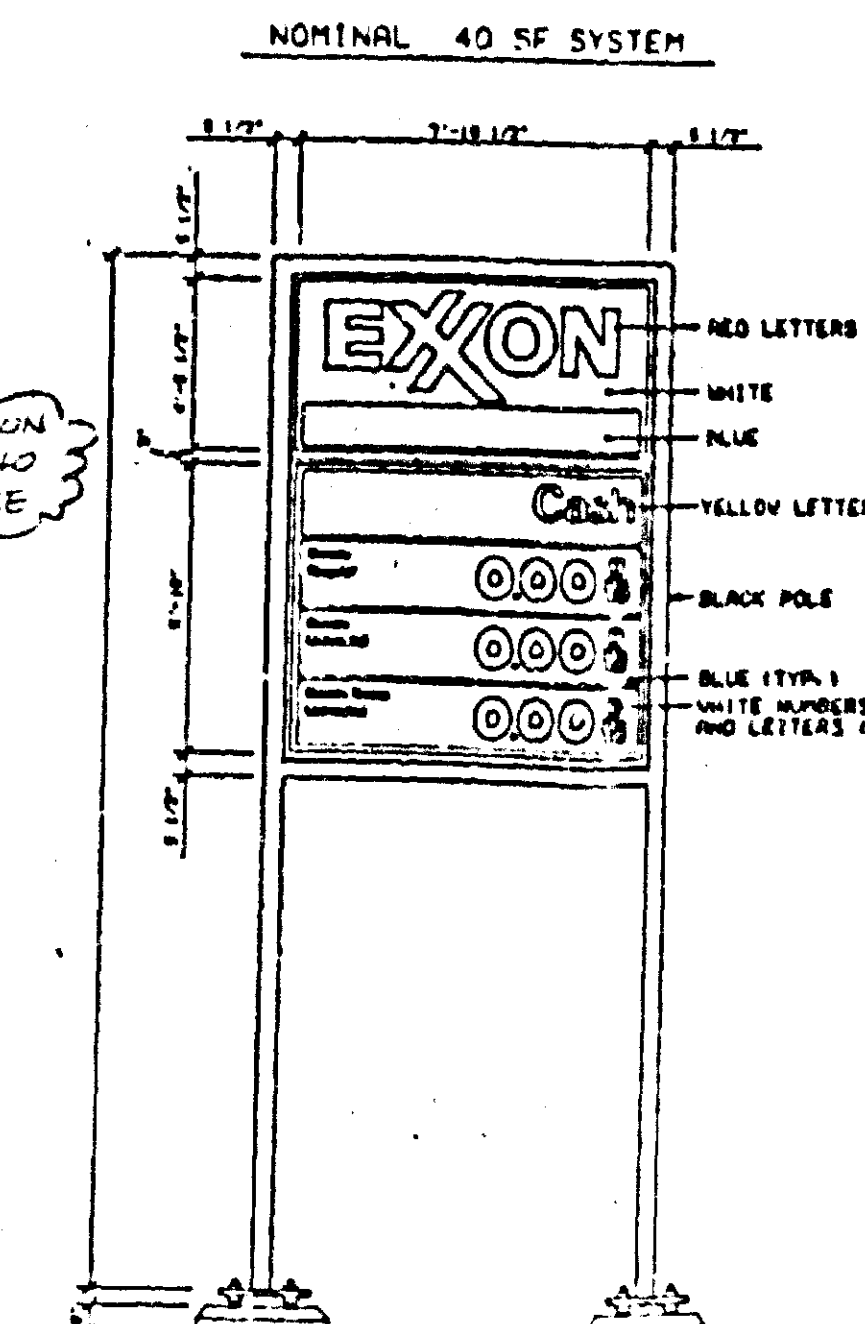
1. South 45°31'50" West 148.16 feet to a rebar now set, thence bearing S 16° 00' 00" West 120.30 feet to a rebar now set, thence bearing S 16° 00' 00" West 200.36 feet to an 1" cut man set, thence
2. North 4° 12' 00" East 182.50 feet to intersect the southwest right-of-way line of Sulphur Spring Road (relocated) as shown on S.R.C. Plat No. 10733 and No. 10726 at a rebar now set, thence binding on said southwest right-of-way line of Sulphur Spring Road
3. South 47°42'43" East 170.61 feet to a railroad spike now set at the beginning of a "site flare", thence binding on said "site flare"
4. South 02°03'41" East 39.43 feet to the point of beginning, containing 31,771 square feet or 0.7338 acre of land more or less.

W.B.E.T. for a perpetual easement for "site flare" as indicated by crosshatching on S.R.C. Plat No. 10726.

BEING all that tract of land as described in conveyance from Leads Development Corporation to Exxon Corporation by deed dated November 21, 1974 and recorded among the Land Records of Baltimore County in Liber 5432, folio 525, etc.

PARKING:
 PARKING SPACES REQUIRED @ THREE (3) SPACES FOR EACH BAY
 = 0 SPACES (NO BAYS ON SITE)
 PARKING SPACES PROVIDED = 1 SPACE - EMPLOYEE PARKING

- GENERAL NOTES:
1. BEARINGS AND DISTANCES, AS SHOWN HEREON ARE BASED ON THE GRID MERIDIAN AS ESTABLISHED BY BALTIMORE COUNTY AS REFERENCED FROM TRANSVERSE STATION 1-9000 5 1933.00 N 17417.00 E 1-9000 5 1419.00 W 17130.50
 2. ELEVATIONS AS SHOWN HEREON ARE BASED ON DATUM AS ESTABLISHED BY BALTIMORE COUNTY AS REFERENCED FROM BENCHMARK NO. 2-9000 WHICH IS A B.M. SPIKE IN PALM AT THE WEST CORNER OF WASHINGTON BOULEVARD AND SULPHUR SPRING ROAD.
 3. THIS IS NOT A UTILITY VERIFICATION PLAN. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN LOCATED BY ACTUAL FIELD MEASUREMENTS, SUPPLEMENTED BY INFORMATION RECEIVED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION OBTAINED. THE LOCATION OF ALL UNDERGROUND UTILITIES IS APPROXIMATE AND NOT NOTED IN THIS PLAN. LOCATION OF UNDERGROUND TELEPHONE LINES, IN PARTICULAR, IS NOT KNOWN AND SUBJECT TO VARIATION. IT IS TO BE RECEIVED FROM THE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND TO BE RESPONSIBLE FOR ANY DAMAGE TO SUCH UTILITIES. NO WORK SHALL BE DONE PRIOR TO THE BEGINNING OF ANY CONSTRUCTION UNLESS ADJACENT TO THIS SITE.
 4. REBAR REFERENCED: EXXON CORPORATION, LIBER 5432, FOLIO 418, DATED: NOVEMBER 21, 1974
 5. EXISTING ZONING CLASSIFICATION: BR-1 (BUSINESS-ROADSIDE)
 6. EXISTING SETBACK REQUIREMENTS: BUILDING SETBACK: 35 FEET SIDE: 25 FEET (STREET SIDE) REAR: 25 FEET FRONT: 25 FEET CANOPY SETBACK: 10 FEET
 7. SITE AREA AS SURVEYED: 33,771 SQUARE FEET 0.7338 ACRES

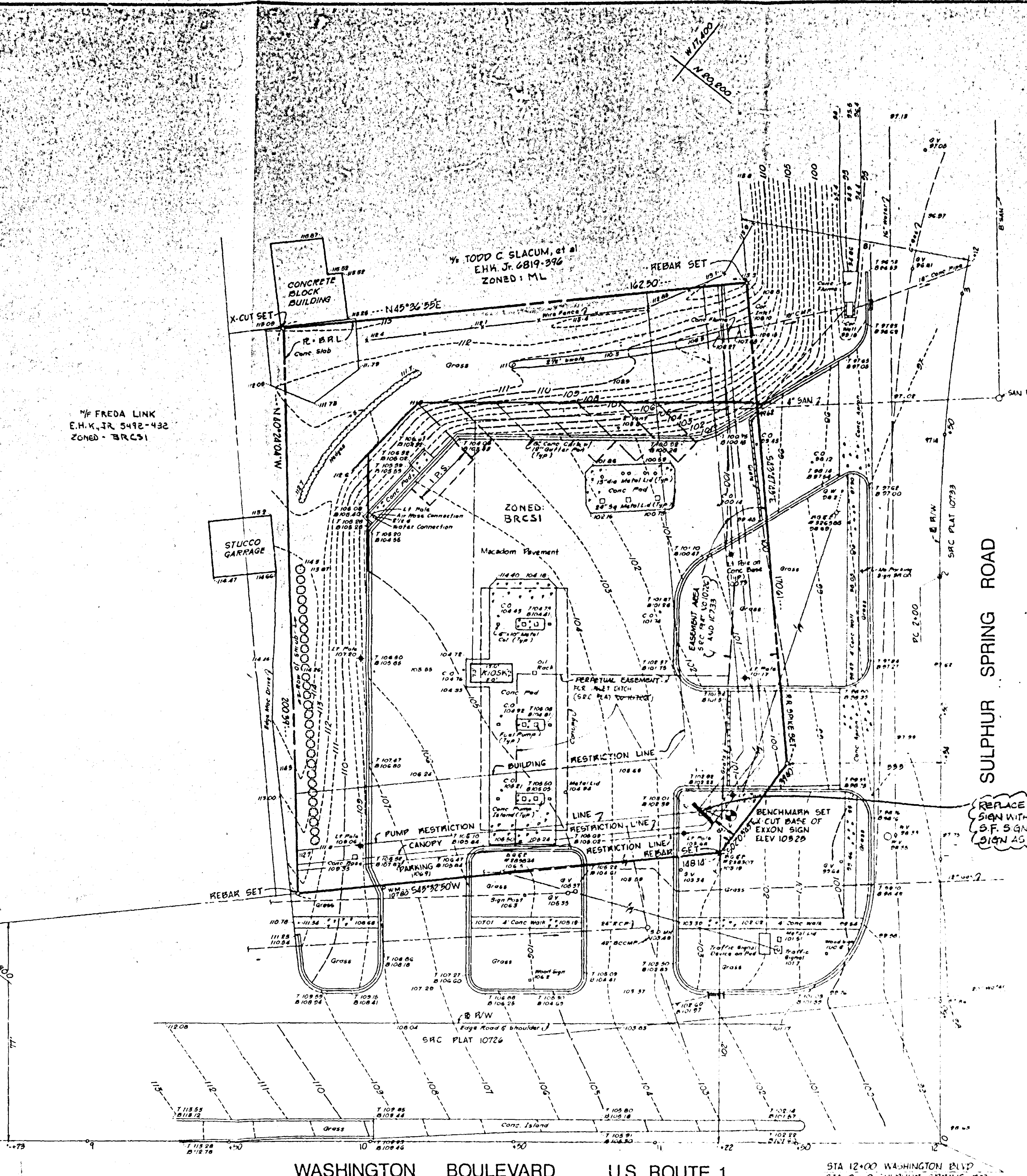


ACTUAL SIGN FACE AREAS:
 33.14 SF EXXON ID
 45.94 SF PRICE

79.08 SF TOTAL SYSTEM
 GRAPHIC SCALE

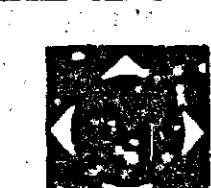


1/4 FREDIA LINK
 E.H.V., JR. 5492-432
 ZONED - BRCS1



WASHINGTON BOULEVARD U.S. ROUTE 1

STA 12+00 WASHINGTON BLVD
 STA 0+00 SULPHUR SPRING RD



STV/LYON ASSOCIATES
 Engineers Surveyors Planners
 21 Governor's Court Baltimore, Maryland 21207
 Telephone : 301-944-9112

REVISIONS	
NO	DATE DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, MADE ON THE GROUND UNDER MY SUPERVISION ON Feb. 27, 1975, CORRECTLY SHOWS THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON; THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND, EXCEPT AS SHOWN.

Thomas M. Hoffman
 THOMAS M. HOFFMAN, JR., REGD. L.S., NO. 287

PLAN PREPARATION	
DESIGNED BY: C.S.C.	DATE: MAY 20 1986
DRAWN BY: C.S.C.	SCALE: 1" = 20'
CHECKED BY: C.S.C.	

PLOT PLAN - ZONING VARIANCE
EXXON COMPANY, U.S.A.
 WASHINGTON BLVD. & SULPHUR SPRING RD.
 BALTIMORE COUNTY, MARYLAND
 13TH ELECTION DISTRICT

DRAWING NO.
 7804-59-005
SHEET NO.
 1 of 1