

IN RE: PETITION FOR ZONING VARIANCE
NW/Cor, Edmondson Avenue
and Harlem Lane
(6122 Edmondson Avenue)
1st Election District
1st Councilmanic District
Exxon Company, USA
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-321-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit the replacement of an existing non-conforming 184 sq.ft. identification sign and pole with a new 128.02 sq.ft. identification sign in lieu of the permitted 100 sq.ft. for both sides, and additionally, to permit 6 parking spaces in lieu of the required 9 spaces; 2 parking spaces with a 0-foot setback; and 1 parking space with a 5-foot setback from a street right-of-way, all in lieu of the required 8-foot setback, and all as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Charles Vaughn, Construction & Maintenance Engineer with Exxon Company, USA, appeared, testified and was represented by Counsel. Also appearing on behalf of the Petition was David Wang, an Engineer with Frederick Ward & Associates, Inc. Mary Ginn with the Alliance of Baltimore County Community Councils (ABCCs) appeared and testified.

Testimony indicated that the subject site, located at the corner of Edmondson Avenue and Harlem Lane, was previously granted a special exception for a service station in 1960 in Case No. 5043-X. Mr. Vaughn testified that the Petitioner at this time is changing all its signs nationwide to modernize them and promote uniformity across the country. Mr. Vaughn testified that the present non-conforming sign at the subject location is 184 sq.ft. The proposed new sign will consist of 128.02 sq.ft. Mr. Vaughn testified that Exxon signs come in five different sizes. The size of the particular sign chosen for this site was selected as it is one of the smaller sizes Exxon uses, and was, in his opinion, appropriate when taking into consideration the location and visibility of the

Description Exxon Corporation

Beginning at a point on the Northwest Corner of Edmondson Avenue and Harlem Lane and running by a chord with a radius of 1162.10' with a length of 82.53', thence North 03°20'09" East 160.74', thence South 89°55' 03" East 69.31', thence South 08°16'11" East 119.88', thence by a curve with a radius of 20.00' at a length of 30.14' to the beginning point. Containing 12,430 sq. ft. in the 1st. E.D.

Also known as 6122 Edmondson Avenue.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Jan. 28, 1988

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 Jan. 28, 1988

THE JEFFERSONIAN,

Publisher

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Ordinance, will hold a public hearing on the proposed variance to the Zoning Ordinance, Case No. 88-321-A, NW/Cor, Edmondson Avenue & Harlem Lane (6122 Edmondson Avenue) 1st Election District - 1st Councilmanic District
Petitioner: Exxon Company, U.S.A.
DATE: Friday, February 19, 1988 at 9:30 A.M.
FOR SHOW DATE
CALL 463-3381
Variance to allow the replacement of an existing non-conforming 184 sq. ft. sign and pole with a new 128.02 sq. ft. sign and pole in lieu of the permitted 100 sq. ft. for both sides. Also to permit 6 parking spaces in lieu of the required 9 spaces; 2 parking spaces with a 0 ft. setback and 1 parking space with a 5 ft. setback from a street right-of-way, all in lieu of the required 8 ft. setback.
In the event that this Petition is granted, a building permit may be issued within the 120 day grace period. The Zoning Commission will, however, retain any request for a stay of the issuance of and permit during the period for good cause shown. Such request must be in writing and received in the office by the date of the hearing, or before or at the hearing.
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County
1/24 Jan. 28

subject site. In his opinion, a smaller sign would not provide adequate notice to vehicular traffic.

Mr. Vaughn testified that the parking spaces, as set forth in Petitioner's Exhibit 1, are no different than they have been for many years. However, when the Petition for the sign variance was filed, the Office of Zoning Technician noticed that the parking spaces were not in strict compliance with the Baltimore County Zoning Regulations (B.C.Z.R.) and required the parking variances be requested. Mr. Wang testified that due to the location of the existing improvements and the size of the lot, additional parking spaces cannot be provided nor can they be moved to comply with the 8-foot setback requirement. Mr. Vaughn and Mr. Wang argued that to require strict compliance with either the sign or parking requirements of the B.C.Z.R., would result in unreasonable hardship to the Petitioner as the parking spaces have never created a parking problem in the past.

Subsequent to the hearing, Petitioner's Counsel submitted an affidavit from Eugene F. Hannon, Sr., who stated that he has been employed at the site since 1968 and has been the Dealer for Exxon at this location since 1978. Mr. Hannon states in his affidavit that the parking situation is no different than it has been since 1968 and has not in the past obstructed the traffic flow or overall layout of the station.

Mary Ginn on behalf of the ABCCs stated that as a matter of policy, they are opposed to any variances to the Baltimore County zoning regulations.

The Petitioner seeks relief from Sections 413.2F, 405.4A5 and 404.2C4, pursuant to Section 307 of the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1971). To prove practical difficulty for an area variance, the Petitioner must meet the following:

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 do solemnly declare and affirm, under the penalties of perjury, that I am 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 Dufresne
Protect Engineer
(Type or Print Name)
Signature: _____
Address: 11350 McCormick Road, 285-6633
Baltimore, Maryland 21031
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
David Wang, Frederick Ward Associates
Name: _____
Address: 9 S. Main St., Bel Air, MD 21014 (301) 879-2000
City and State: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of 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 Jan. 1988 at 9:30 o'clock a.m.

(over)

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

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

It is clear from the testimony that if the variance was granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

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

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of March, 1988 that the replacement of an existing non-conforming 184 sq.ft. identification sign and pole with a new 128.02 sq.ft. (total for both sides) identification sign in lieu of the permitted 100 sq.ft., be permitted; and additionally, that 6 parking spaces in lieu of the required 9 spaces; 2 parking spaces with a 0-foot setback; and 1 parking space with a 5-foot setback from a street right-of-way, all in lieu of the required 8-foot setback, be approved. In accordance with Petitioner's Exhibit 1, be approved, and

March 18, 1988

Anthony J. DiPaola, Esquire
Coveley & Booser, P.A.
614 Bowley Avenue
Towson, Maryland 21204

Re: Petition for Zoning Variance
NW/Cor, Edmondson Avenue and Harlem Lane
(6122 Edmondson Avenue)
1st Election District, 1st Councilmanic District
Case No. 88-321-A

Dear Mr. DiPaola:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted, subject to the restriction 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 to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

Ann H. MacFarland
Deputy Zoning Commissioner
of Baltimore County

Enclosures

cc: Mr. David Wang
Frederick Ward & Associates
9 S. Main Street, Bel Air, Md. 21014

Ms. Mary Ginn
600 McCormick Rd., Towson, Md. 21204

People's Counsel
File

as such, the petition for zoning variance is hereby granted, subject to the following restrictions:

- 1) The Petitioner may apply for his sign permit and be granted same with a permit of this order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Ann H. MacFarland
Deputy Zoning Commissioner
of Baltimore County

APN:bjb

ORDERED BY
1/23/88
By: [Signature]

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Ordinance, will hold a public hearing on the proposed variance to the Zoning Ordinance, Case No. 88-321-A, NW/Cor, Edmondson Avenue & Harlem Lane (6122 Edmondson Avenue) 1st Election District - 1st Councilmanic District
Petitioner: Exxon Company, U.S.A.
DATE: Friday, February 19, 1988 at 9:30 A.M.
FOR SHOW DATE
CALL 463-3381
Variance to allow the replacement of an existing non-conforming 184 sq. ft. sign and pole with a new 128.02 sq. ft. sign and pole in lieu of the permitted 100 sq. ft. for both sides. Also to permit 6 parking spaces in lieu of the required 9 spaces; 2 parking spaces with a 0 ft. setback and 1 parking space with a 5 ft. setback from a street right-of-way, all in lieu of the required 8 ft. setback.
In the event that this Petition is granted, a building permit may be issued within the 120 day grace period. The Zoning Commission will, however, retain any request for a stay of the issuance of and permit during the period for good cause shown. Such request must be in writing and received in the office by the date of the hearing, or before or at the hearing.

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted, subject to the restriction 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 to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Office of PATUXENT

Advertising Company
10750 Little Patuxent Pkwy
Columbia, MD 21044

January 29, 1988

THIS IS TO CERTIFY, that the annexed advertisement of

NOTICE OF HEARING

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

weekly newspapers published in Baltimore County, Maryland once a week for successive weeks before the 10 day of February, 1988, that is to say, the same was inserted in the issues of

January 25, 1988

PATUXENT PUBLISHING COMPANY

By: [Signature]

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

FILED
1000 for 2
\$1000 for 2

CERTIFICATE OF PUBLICATION OF

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 1-29-88
Posted for: Variances
Petitioner: Exxon Company, U.S.A.
Location of property: NW corner Edmondson Ave and Harlem Ave
(6122 Edmondson Ave.)
Location of signs: West side of Harlem Ave approx 15' north of
Common Avenue and signs on the side of Edmondson Avenue in front
Remarks: Subject signs
Posted by: J. Robert Haines Date of return: 2-5-88
Number of Signs: 2

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333
J. Robert Haines
Zoning Commissioner

FEB 11 1988

December 4, 1987



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

Re: Case numbers: 88-321-A
NW corner Edmondson Avenue & Harlem Lane
(6122 Edmondson Avenue)
1st Election District - 1st Councilmanic District
13th Election District - 1st Councilmanic District
Petitioner: Exxon Company, U.S.A.

Dear Mr. Wang:

Please be advised that \$100.00 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 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

No. 45961

DATE: 1/29/88 ACCOUNT: 01-115

AMOUNT: \$ 100.00

RECEIVED FROM: Frederick Ward Associates of

FOR: Batery Building, Inc. 88-321-A

3 00111111111111111111

VALIDATION OR SIGNATURE OF CARRIER

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

Case numbers: 88-321-A
NW corner Edmondson Avenue & Harlem Lane
(6122 Edmondson Avenue)
1st Election District - 1st Councilmanic District
13th Election District - 1st Councilmanic District
Petitioner: Exxon Company, U.S.A.
DATE/TIME: FRIDAY, FEBRUARY 19, 1988 at 9:30 a.m.

Variance to allow the replacement of an existing non-conforming 184 sq. ft. I. D. sign and pole with a new 128.02 sq. ft. I.D. sign in lieu of the allowed 100 sq. ft. for both sides. Also to permit 6 parking spaces in lieu of the required 6 spaces and permit 2 parking with a 0 ft. setback and 1 parking space with a 5 ft. setback from a street right of way, all in lieu of the required 8 ft. setback.

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 only request for a stay of the issuance of said permit during this period for good cause shown in this office by the date

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

No. 45638

DATE: 1/29/88 ACCOUNT: 01-115-000

AMOUNT: \$ 100.00

RECEIVED FROM: Frederick Ward Associates of

FOR: Batery Building, Inc. 88-321-A

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: P. David Fields
Director of Planning and Zoning

SUBJECT: Zoning Petition Nos. 88-320-A, 88-321-A, 88-322-A, 88-323-A, 88-324-A

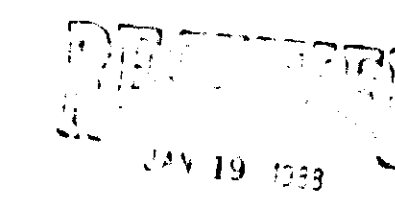
Zoning Petition Nos. 88-320-A, 88-321-A, 88-322-A, 88-323-A and 88-324-A are all variances for replacement signs at existing stations. Although no particular sight distant problems exist, the proposed signs are for square footages of approximately 158, 128, 196, 158 and 158, respectively. This office 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. Haines
P. David Fields
Director

PDF:JCH:dme

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



ZONING OFFICE

CP5-nna f

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
ZONING COMMISSIONER

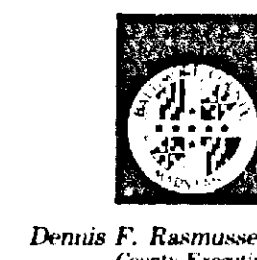
Petitioner: Exxon Company, U.S.A.
Petitioner's
XXXXXXXXX Mr. Thomas DuPlessis
Project Engineer

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

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reirke
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 corner Edmondson Avenue and Harlem Lane

Item No.: 171 Zoning Agenda: Meeting of 11/17/87

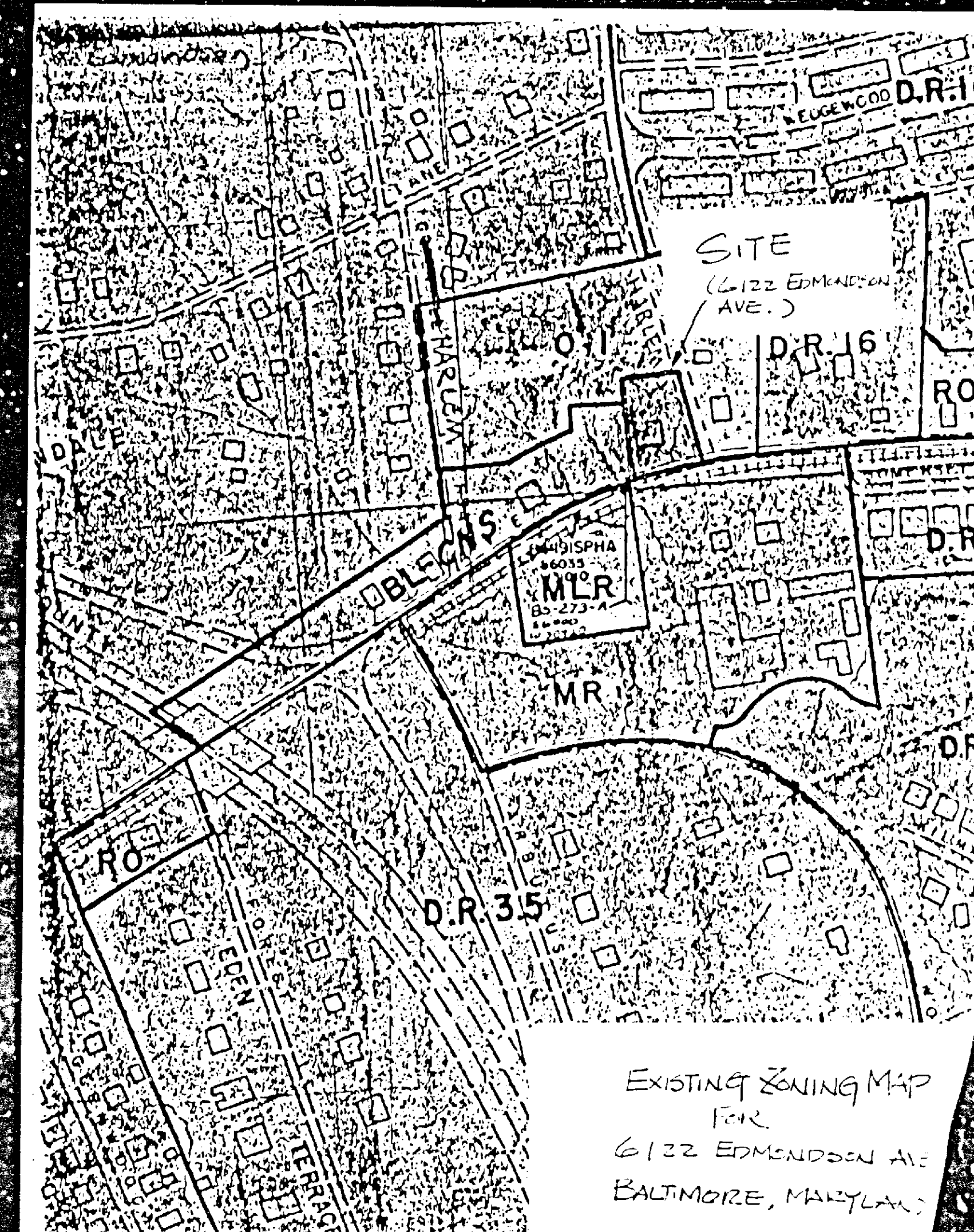
Gentlemen:

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: Carl J. Kelly 11-25-87 Noted and Approved: John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/



EXISTING ZONING MAP
1984
6122 EDMONDSON AVE
BALTIMORE, MARYLAND

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 10, 1988

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

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

RE: Item No. 171 - Case No. 88-321-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. If you have any questions or need more information, please contact the members of the Committee. If similar comments from the remaining members have been received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the "Comments" file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing is scheduled accordingly.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Enclosures

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

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
84-334

December 2, 1987

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. Flanagan
Traffic Engineer Associate II

MSF:eb

COVAHEY & BOOZER, P. A.

ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
828-9441

EDWARD C. COVAHEY, JR.
P. VERNON BOOZER
MARK S. DEWAN
ANTHONY J. DIPOLLA

QUERLY TO:
ANNEX OFFICE
SUITE 101
608 BALTIMORE AVE.
TOWSON, MD 21204
AREA CODE 301
828-5825

February 26, 1988

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

RE: PETITION FOR VARIANCES
NW/CORNER EDMONDSON AVENUE AND
HARLEM LANE
(6122 EDMONDSON AVENUE)
FIRST ELECTION DISTRICT -
FIRST COUNCILMANIC DISTRICT,
13TH ELECTION DISTRICT -
FIRST COUNCILMANIC DIST.
PETITIONER: EXXON COMPANY, U.S.A.
CASE NO.: 88-321-A

Dear Mrs. Nastarowicz:

Pursuant to your request at the hearing held on February 19, 1988, enclosed please find an Affidavit of the dealer at the above location to support the variance requested for the parking spaces. In addition, you requested confirmation with respect to the ownership of this property. I have been advised by the representatives at Exxon that Exxon Company, U.S.A. is in fact the owner of this property.

Thank you for the opportunity to confirm same subsequent to the hearing.

Very truly yours,

Anthony J. DiPaula
Anthony J. DiPaula

AJD/jab

RECEIVED
MAR 1 1988
ZONING OFFICE

Ann M. Nastarowicz
Deputy Zoning Commissioner
February 26, 1988
Page 2

cc: Mary Ginn
The Alliance of Baltimore County
Community Councils, Inc.

Charles Vaughan
Exxon Company, U.S.A.

David S. Wang
Frederick Ward & Assoc.

IN RE: * BEFORE THE
PETITION FOR VARIANCES * ZONING COMMISSIONER
NW/CORNER EDMONDSON AVENUE AND * FOR
Harlem Lane *
(6122 Edmondson Avenue) * BALTIMORE COUNTY
First Election District - * CASE NO.: 88-298-XSPN
First Councilmanic District *
Thirteenth Election District - *
First Councilmanic District - *

EXXON COMPANY, U.S.A.

Petitioner

AFFIDAVIT

STATE OF MARYLAND, *Eugene F. Hannon, Sr.* OF BALTIMORE, To Wit:

I HEREBY CERTIFY that on this 17 day of February, 1988, before me, the subscriber, a Notary Public, in and for the State and County of Baltimore, aforesaid, personally appeared EUGENE F. HANNON, SR., President of West Town Service Center, Inc., and made oath in due form of law that the matters and facts set forth herein are true.

1. That he is competent to be a witness and has personal knowledge of the facts set forth herein.
2. That he is the President of West Town Service Center, Inc. who leases from Exxon Company, U.S.A. the Exxon service station located at Edmondson Avenue and Harlem Lane in Baltimore County, Maryland.
3. That he has worked at that site since 1968, was manager of the location from 1971 through 1978 at which time he became the dealer.
4. That during his entire tenure at that location, the station has operated adequately with the six (6) parking spaces provided and to attempt to add any additional spaces would serve only to disrupt the traffic flow and overall layout of the station. Furthermore, he is in

favor of the variance requested to allow the station to continue to operate with the six (6) spaces provided in lieu of the nine (9) which are required under the Zoning Regulations.

AS WITNESS, My Hand and Notarial Seal.

Eugene F. Hannon, Sr.
EUGENE F. HANNON, SR., Affiant

Eugene F. Hannon, Sr.
Notary Public

My Commission Expires: July 1, 1990



The Alliance of Baltimore County Community Councils, Inc.

January, 1986

Mrs. Mary Ginn
606 Horncrest Rd.
Towson, MD 21204

Mrs. KC Turner
618 W. Chesapeake Ave.
Towson, MD 21204

TO: Mary Ginn and KC Turner

I, hereby, ask you, as representatives of ABCs - the Alliance of Baltimore County Community Councils, Inc. - to continue to be present at Baltimore County Zoning Hearings.

As stated many times at its monthly meetings, ABCs opposes any variances of Baltimore County's signing code.

Thank you.

Mary B. Basso

Mary Basso, President, ABCs

PROTESTANTS
SUBMIT 1

88-321

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

P. David Fields
FROM: Director of Planning and Zoning

Zoning Petition Nos. 88-320-A, 88-321-A, 88-321-A,
SUBJECT: 88-322-A, 88-321-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 distant problems exist, the proposed signs are for square footages of approximately 158, 128, 196, 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. Haines
P. David Fields
Director

PDF:JGH:jme

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



T.M.D. CONSTRUCTION
W.J.R. 3536/653
ZONED: BL-CNS



AVE.

60' R/W

EXXON COMPANY, U.S.A.
(A DIVISION OF EXXON CORPORATION)
POST OFFICE BOX 1288
BALTIMORE, MARYLAND 21203

PROPOSED FACELIFT
W/ ISLAND MOD.

DR #	BY	PJC.
CHECKED	BY:	
APPROVED	BY:	
SCALE:		1" = 10'

PLOT PLAN — ZONING VARIANCE
EDMONDSON AVE. & HARLEM LA.
BALTO. COUNTY, MD.
1ST ELECTION DISTRICT

DATE 1-1-68
FILE NO. 44-371
SHEET NO. 1
PAGE 1B-MOD

PETITIONER'S
EXHIBIT 1