

88-355-SPHXA #199	<u>SE side Eastern Avenue and NE side Carroll Island Road</u> 15th Special Hearing, Special Exception, and Variance filing fee - \$250.00 Edwin Skidmore
12/29/87	Hearing set for March 14, 1988 at 11:00 a.m.

PETITION FOR SPECIAL HEARING

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 Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve as an amendment to the existing site plan previously approved by 3681-RX, and to permit a conversion from a full service station to a self-service station.

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

I, or we, agree to pay expenses of the above Special Hearing 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: Mobil Oil Corporation
(Type or Print Name)
BY: *Stuart Talbott*
Signature: *Stuart Talbott*
3225 Gallows Road
Address
Fairfax, Virginia 22037
City and State
Attorney for Petitioner: Robert H. Levan and Bernard A. Cook
(Type or Print Name)
Address: 11415 Eastern Avenue
Phone No.: 335-2141
Baltimore, Maryland 21220
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Robert H. Levan and Bernard A. Cook
Name: Woodmere I, Suite 400
Address: 9881 Broken Land Parkway
Phone No.: 381-6000
Columbia, Maryland 21045
City and State
Attorney's Telephone No.: 381-6000

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of December, 1987, 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 14th day of March, 1988, at 11 o'clock A.M.

Robert H. Levan and Bernard A. Cook
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1 (over)

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 an automatic car wash and a convenience store (food store with less than 5,000 square feet) as a use in combination with a self-service gasoline station in a BR-CSA zone.

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 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: Mobil Oil Corporation
(Type or Print Name)
BY: *Stuart Talbott*
Signature: *Stuart Talbott*
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Address
Fairfax, Virginia 22037
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Attorney for Petitioner: Robert H. Levan and Bernard A. Cook
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Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Robert H. Levan and Bernard A. Cook
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Robert H. Levan and Bernard A. Cook
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1 (over)

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 413.2(f) Petitioner requests the variance to allow a total signage area of 401.68 square feet rather than 100 square feet and to allow 12 free standing signs rather than the permitted 3.

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

The hardship to the Petitioner in strictly complying with the zoning regulations is the inability of the Petitioner to effectively advertise its service and products. More importantly, the signs are needed to assure the public's safety and welfare.

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: Mobil Oil Corporation
(Type or Print Name)
BY: *Stuart Talbott*
Signature: *Stuart Talbott*
3225 Gallows Road
Address
Fairfax, Virginia 22037
City and State
Attorney for Petitioner: Robert H. Levan and Bernard A. Cook
(Type or Print Name)
Address: 11415 Eastern Avenue
Phone No.: 335-2141
Baltimore, Maryland 21220
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Robert H. Levan and Bernard A. Cook
Name: Woodmere I, Suite 400
Address: 9881 Broken Land Parkway
Phone No.: 381-6000
Columbia, Maryland 21045
City and State
Attorney's Telephone No.: 381-6000

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of December, 1987, 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 14th day of March, 1988, at 11 o'clock A.M.

Robert H. Levan and Bernard A. Cook
Zoning Commissioner of Baltimore County.

(over)

Dewberry & Davis

Architects Engineers Planners Surveyors



3200 N. Ridge Road, Suite 100
Ellicott City, MD 21043
301 461-7478
Metro 221-4970

DESCRIPTION FOR SPECIAL EXCEPTION
FOR MOBIL OIL GAS STATION AT CARROLL ISLAND ROAD
AND EASTERN AVE.
FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

at BEGINNING for the same at an iron pipe found said pipe also being at the beginning of the South 39°02'40" East, 63.27 foot line in a conveyance to N. Jeanette Biddison, recorded among the Land Records of Baltimore County, Maryland in Liber 3991 Folio 518. The said point being on the easterly side of Eastern Ave., Maryland Route 150, thence departing the said point so fixed with meridian reference to Baltimore County grid north as now described by Dewberry & Davis, Registered Professional Land Surveyors;

- 1) North 39°06'24" West, 5.10 feet; thence binding on the said easterly side of the right-of-way northeasterly 76.00 feet along an arc of a curve to the right, having a radius of 1120.92 feet with a chord bearing, and distance of
- 2) North 41°08'08" East, 75.98' feet; thence departing the said right-of-way so as to cross and include a portion of the land of Edwin D. Skidmore and Loretta Skidmore, his wife, as recorded among the Land Records of said county and state in Liber 7079 at Folio 296;
- 3) South 81°50'29" East, 107.68 feet; thence
- 4) South 48°40'48" East, 46.00 feet; thence
- 5) South 16°10'08" West, 68.00 feet to intersect with the South 75°10'00" East, 139 foot-9 inch line of a conveyance to Nina Joyce Nelson as recorded among the Land Records of said county and state in Liber 5158 Folio 255; thence binding reversely on said line.
- 6) North 71°49'51" West, 19.00 feet to an iron pipe found; thence binding on the land of the aforementioned N. Jeanette Biddison
- 7) South 14°55'23" West, 134.45 feet to intersect the northerly side of Carroll Island Road; thence binding on said northerly side of Carroll Island Road northwesterly 186.43 feet along an arc of a curve to the left, having a radius of 800.00 feet with a chord bearing and distance of

199

Fairfax VA
Annapolis MD
Baltimore MD
Carroll VA
Gaithersburg MD
Landover MD
Lanham VA
Manassas VA
Marshall VA
Montgomery TN
Rancho BC
Rockville MD
Woodbridge VA

Page Two
Description for Mobil Oil

- 8) North 82°19'38" West, 186.00 feet; thence
- 9) North 25°18'17" West, 40.94 feet; thence now binding on the aforementioned easterly line of Eastern Avenue.
- 10) North 38°06'05" East, 137.70 feet, to the point and place of beginning, the deed of record course is shown as North 38°09'30" East, 138.09 feet.

CONTAINING 0.9069 acres of land, more or less.

BEING part of the land of Edwin D. Skidmore and Loretta B. Skidmore, his wife, recorded among the Land Records of the said county and state in Liber 7079 at Folio 296 and all of the residue of land of N. Jeanette Biddison as recorded among the Land Records of the aforementioned county and state in Liber 3991 at Folio 518.

THE above described parcel was prepared without benefit of a title report and reflects only the current deeds of record.



Robert H. Levan and Bernard A. Cook
1 Per. 87

RE: PETITION FOR SPECIAL EXCEPTION, BEFORE THE ZONING COMMISSIONER
SPECIAL HEARING, AND VARIANCE OF BALTIMORE COUNTY
Corner SE/S Eastern Ave. & NE/S
Carroll Island Rd., 15th District
EDWIN SKIDMORE, Petitioner Case No. 88-355-SPHXA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 5th day of February, 1988, a copy of the foregoing Entry of Appearance was mailed to Robert H. Levan, Esquire and Bernard A. Cook, Esquire, Woodmere I, Suite 400, 9881 Broken Land Pkwy., Columbia, MD 21045, Attorneys for Petitioner; and Stuart Talbott, Mobil Oil Corp., 3225 Gallows Rd., Fairfax, VA 22037, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

Walt has pet signs

15th Election District (5th C.D.) 88-355-SHXA

LOCATION: SE side Eastern Ave. & NE side Carroll Island Road
HEARING: Monday, March 14, 1988 at 11:00 a.m. Room 106, County Office Building
Petitioner: Edwin Skidmore

Variance to allow a total signage area of 401.68 sq. ft. rather than 100 sq. ft. and to allow 12 free standing signs rather than the permitted three. Special Hearing: As amendment to the existing site plan previously approved by 3681-RX, and to permit a conversion from a full service station to a self-service station. Special Exception: An automatic car wash and a convenience store (food store with less than 5,000 sq. ft.) as a use in combination with a self-service gasoline in a BR-CSA zone.

No. of Signs: 6
DATE: 4/1/87
POST BY: 2/23/88
Marked 3/21/88 38-44

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 29th day of December, 1987.

Robert H. Levan and Bernard A. Cook
ZONING COMMISSIONER
Petitioner: Edwin Skidmore
Petitioner's Attorney: Robert H. Levan and Bernard A. Cook
Received by: James E. Dyer
Chairman, Zoning PLNS Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF THE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 45696
DATE: 4/1/87 ACCOUNT: 01-415
AMOUNT: \$ 250.00
FROM: Levan, Samuel, Richard & Brian, PA
FOR: Finance Fee Pay, Self-Service 1/4th 199
B 8706000021000122227
SKIDMORE, PETITIONER
VALIDATION ON SIGNATURE OF CASHIER

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

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

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:

Petitions for Special Hearing, Spec. Exception, and Zoning Variance
Case number: 88-355-SPHX
SE side Eastern Avenue & NE side Carroll Island Road
15th Election District - 5th Councilmanic District
Petitioner: Edwin Skidmore
HEARING DATE: MONDAY, MARCH 14, 1988 at 11:00 a.m.

Special Hearing: As amendment to the existing site plan previously approved by 5681-RX, and to permit a conversion from a full service station to a self-service station. Special Exception: An automatic car wash and a convenience store (food store with less than 5,000 sq. ft.) as a use in combination with a self-service gasoline station in a BR-CSA zone. Variance to allow a total signage area of 401.68 sq. ft. rather than 100 sq. ft. and to allow 12 free standing signs rather than the permitted three (3).

(FOR SNOW DATE, CALL 494-3391)

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
*Pulled date
not advertised*

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

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

FEB 12 1988



Dennis F. Rasmussen
County Executive

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Petitions for Special Hearing, Special Exception, and Zoning Variance
Case number: 88-355-SPHX
SE side Eastern Avenue & NE side Carroll Island Road
15th Election District - 5th Councilmanic District
Petitioner: Edwin Skidmore
HEARING DATE: TUESDAY, APRIL 12, 1988 at 1:00 p.m.

Special Hearing: As amendment to the existing site plan previously approved by 5681-RX, and to permit a conversion from a full service station to a self-service station. Special Exception: An automatic car wash and a convenience store (food store with less than 5,000 sq. ft.) as a use in combination with a self-service gasoline station in a BR-CSA zone. Variance to allow a total signage area of 401.68 sq. ft. rather than 100 sq. ft. and to allow 12 free standing signs rather than the permitted three (3).

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
cc: Mr. Edwin Skidmore
Robert H. Levan and Bernard A. Cook
Mobil Oil Corporation
File

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

J. Robert Haines
Zoning Commissioner

Date: _____



Dennis F. Rasmussen
County Executive

Mr. Edwin Skidmore
11415 Eastern Avenue
Baltimore, Maryland 21220

Re: Petition for Special Hearing, etc.
Case number: 88-355-SPHX
SE side Eastern Avenue & NE side Carroll Island Road
15th Election District - 5th Councilmanic District
Petitioner: Edwin Skidmore
HEARING DATE: TUESDAY, APRIL 12, 1988 at 1:00 p.m.

Dear Mr. Skidmore:

Please be advised that _____ 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 113, Towson, Maryland 21204.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Robert H. Levan and Bernard A. Cook

File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 9, 1988

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

ooo

Robert H. Levan
Bernard A. Cook
Attorneys at Law
Woodmere I, Suite 400
9581 Broken Land Parkway
Columbia, Maryland 21045

RE: Item No. 199 - Case No. 88-355-SPHX
Petitioner: Edwin Skidmore
Petitions for Zoning Variance,
Special Hearing, and Special Exception

Dear Messrs. Levan & Cook:

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

Enclosures

cc: Dewberry & Davis
1300 N. Ridge Road
Ellicott City, MD 21043



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

DEC 15 1987

ZONING OFFICE

December 11, 1987

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

Attention: Mr. James Dyer

Re: Baltimore County
ZAC Meeting of 12-8-87
ITEM: #199.
Property Owner: Edwin Skidmore
(CRITICAL AREA)
Location: Corner SE side Eastern Avenue, Route 150 and NE Side Carroll Island Road
Existing Zoning: B.R.-CSA
Proposed Zoning: Special Exception for an automatic car wash and a convenience store as a use in combination with a self-service gasoline station and a Special Hearing to approve an amendment to the existing site plan previously approved by 5681RX, and to permit a conversion from a full service station to a self-service station and a Variance to allow a total signage area of 401.68 square feet rather than 100 square feet and to allow 12 free-standing signs rather than the permitted 3
Area: 0.8782 acres
District: 15th Election District

Dear Mr. Haines:

After reviewing the submittal of 11-13-87, the State Highway Administration - Bureau of Engineering Access Permits finds the following revisions must be made.

The plan must be revised to show the proposed widening on Maryland Route 150 and a possible storm water management site as stated in our letter to Mr. James Markle, dated November 19, 1987.

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North E. Pratt St., Baltimore, Maryland 21203-0717

Mr. R. Haines
Page -2-
December 11, 1987

It is requested these revisions be made prior to a hearing date being set.

If you have any questions, please call Larry Brocato of this office.

Very truly yours,

Larry Brocato
LARRY BROCATO
Creston J. Mills, Jr.
Acting Chief
Bureau of Engineering
Access Permits

LB:maw

cc: Dewberry & Davis

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3354

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

December 21, 1987



Dennis F. Rasmussen
County Executive

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 194, 195, 196, 197, 198, (199) 201, 202, 203, 204, and 205.

Very truly yours,

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

MSF:sb

RECEIVED
JAN 20 1988

ZONING OFFICE

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL SECTION AND RESOURCE MANAGEMENT

12/15/87
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 199 - Zoning Advisory Committee Meeting of December 8, 1987

Project Name: *Edwin Skidmore*

Location: *Corner SE side Eastern Ave & NE side Carroll Island Rd District 15*

Water Supply: *noted* Sewage Disposal: *noted*

COMMENTS ALL AS FOLLOWS:

1. Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
2. Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3773, to obtain requirements for such installation/s before work begins.
3. A permit to construct from the Bureau of Air Quality Management is required for such items as other joint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
4. A permit to construct from the Bureau of Air Quality Management is required for any charcoal burner operation which has a total cooking surface area of five (5) square feet or more.
5. Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
6. Prior to any new construction or substantial alteration of public swimming pool, wading pool, clubhouse, tennis, whirlpool, hot tubs, water and sewerage facilities or other appearances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
7. Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Material and Child Health.
8. If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
9. Prior to testing of existing structures, petitioner must contact the Division of Waste Management at 494-1704, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3773.
10. Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3708.
11. Soil percolation tests have been _____, must be _____, conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
12. Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
13. In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until _____
() is not acceptable and must be repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
14. Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
15. If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
16. Others _____

Karen M. Morrey
KAREN M. MORREY

BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

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

Paul H. Reincke
Chief

December 18, 1987

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



Re: Property Owner: Edwin Skidmore (critical area)

Dennis F. Rasmussen
County Executive

Location: Corner SE side Eastern Ave. and NE side Carroll Island Road

Item No.: 199 Zoning Agenda: Meeting of 12/8/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the corners 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 or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWER: *[Signature]* 12-15-87 Noted and Approved: *[Signature]* Fire Prevention Bureau

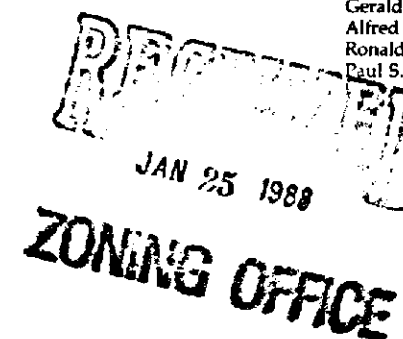
*All self-service stations shall have at least (1) attendant on duty while the station is open to the public. The attendant's primary function shall be to supervise, observe & control the dispensing of Class I liquids while said liquids are actually being dispensed according to NFPA 30, Section 7-8.4.3.

LEVAN, SCHIMEL, RICHMAN & BELMAN, P.A.
ATTORNEYS AT LAW

David M. Abramson
Jonathan D. Ackerman
John E. Barr
P. Dennis Belman
Bernard A. Cook
David B. Eberhardt
Susan C. Horvitz
Yoore M. Kuhl
Ellen L. Koplow

Robert H. Levan
Donald S. Schimmel
William C. Richman
Paul S. Belman
Harish S. Oberer
Gerard M. Richman
Alfred L. Scallan, Jr.
Ronald S. Schimmel
Paul S. Warkowsky

January 18, 1988



Mr. J. Robert Haines
Zoning Commissioner of
Baltimore County
Office of Planning & Zoning
Townson, MD 21204

RE: Petitions For Special Hearing, Special
Exception, and Zoning Variance
Case No. 88-355-SPHXA

Dear Commissioner Haines:

The above-referenced zoning petitions have been scheduled for hearing on Monday, March 14, 1988 at 11:00 a.m. Due to conflicting events which have previously been scheduled, would you please continue this matter to a later date. If there are any questions of concerns, please feel free to contact me.

Respectfully yours,

[Signature]
Bernard A. Cook

BAC:cmg
9cmgl204ltr
261.16

1-27-88

FROM THE DESK OF J. ROBERT HAINES

TO: Ann Nastarowicz
James E. Dyer
W. Carl Richards
James H. Thompson

See me immediately
Discuss with me
Prepare draft response
Please follow up
Collect \$20.00 fee
Please handle
Please attend meeting
Prepare written report
Please file
Set up conference
Other

[Signature]
Reschedule later date/Paul

BALTIMORE COUNTY, MARYLAND

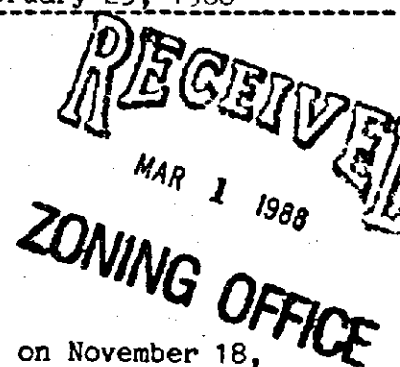
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner

Date: February 25, 1988

FROM: Mr. P. David Fields, Director
Office of Planning and Zoning

SUBJECT: Zoning Petition #88-355-SPHXA



The CRG approved the plan, subject to zoning, on November 18, 1987. This office, however, is opposed to the granting of the requested sign variance, believing that the standards governing signs in the Baltimore County Zoning Regulations provide for adequate signage.

[Signature]
P. David Fields, Director
Office of Planning and Zoning

PDF/jat
cc: Shirley Hess, People's Counsel
Zoning Office
J. G. Hoswell

MAR 09 1988

Mailed cc to:
[Signature]
Robert H. Levan, Bernard Cook.

CPS-008

LEVAN, SCHIMEL, RICHMAN & BELMAN, P.A.
ATTORNEYS AT LAW

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Gerard M. Richman
Alfred L. Scallan, Jr.
Ronald S. Schimmel
Paul S. Warkowsky

March 14, 1988

Mr. J. Robert Haines
Zoning Commissioner of
Baltimore County
Office of Planning & Zoning
Townson, MD 21204

RE: Petitions for Special Hearing,
Special Exception, and Zoning Variance
Case No. 88-355-SPHXA

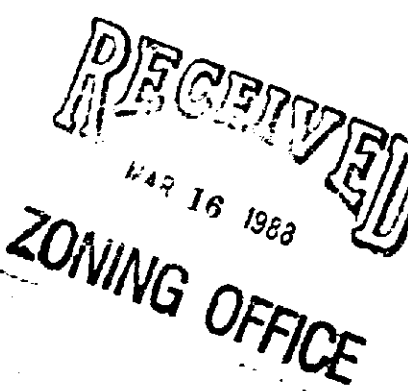
Dear Mr. Haines:

The above-scheduled petitions for special hearing, special exception and zoning variance have been scheduled for a hearing on Tuesday, April 12, 1988 at 1:00 p.m. Due to various concerns of Mobil Oil Corporation, it is requested that the hearing of this matter be continued to a later date. A request for hearing will be forwarded to your office in the future. Until that time, please place this case on the inactive docket. If there are any questions or concerns, please feel free to contact me.

Respectfully yours,

[Signature]
Bernard A. Cook

BAC:cmg
cc: Mr. E. A. Axtell
Robert H. Levan, Esq.
9cmgl492ltr

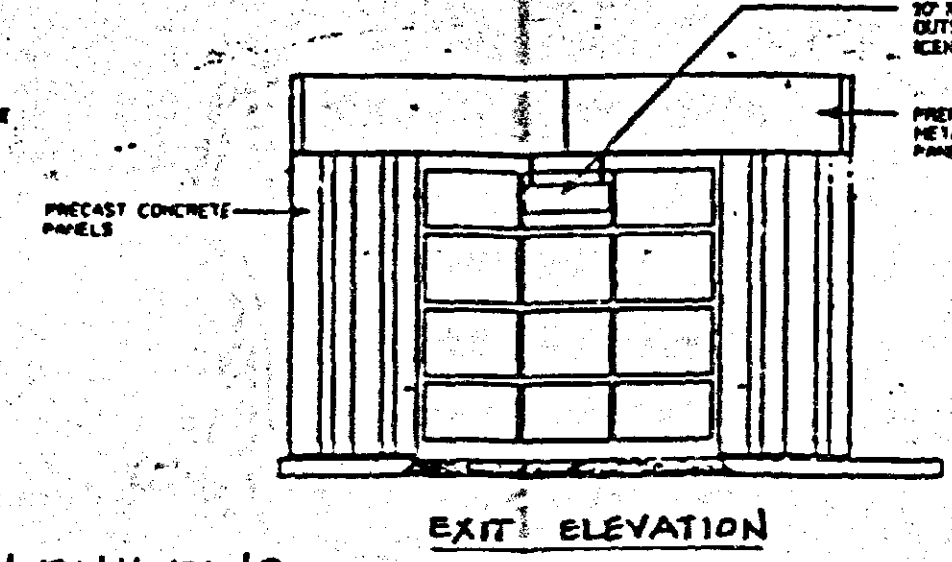
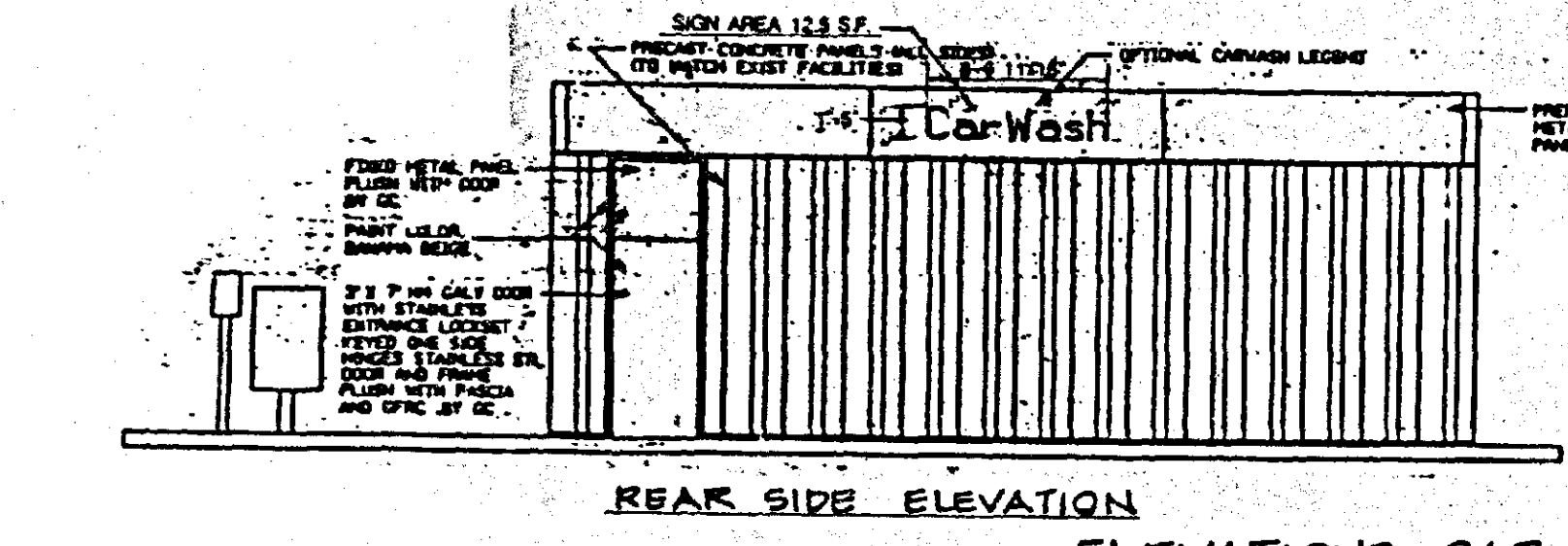
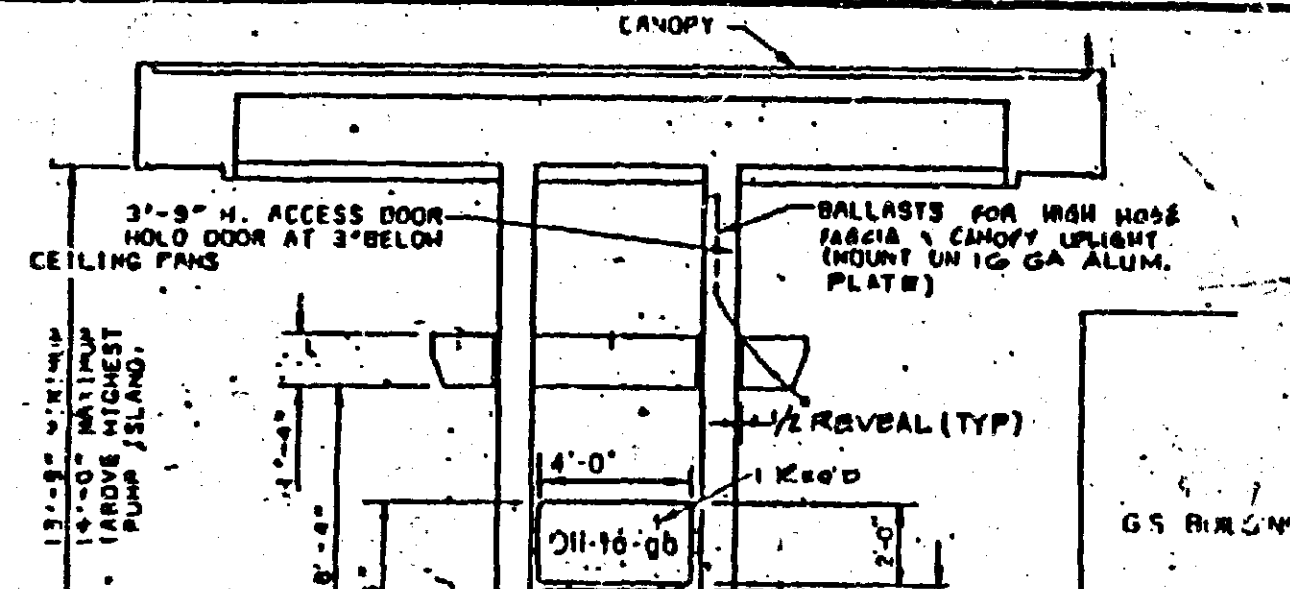
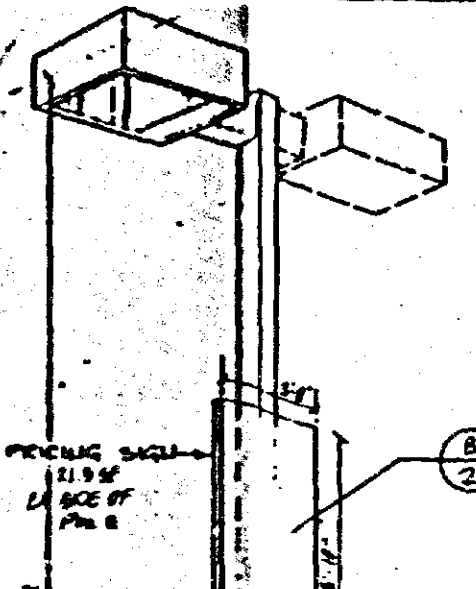
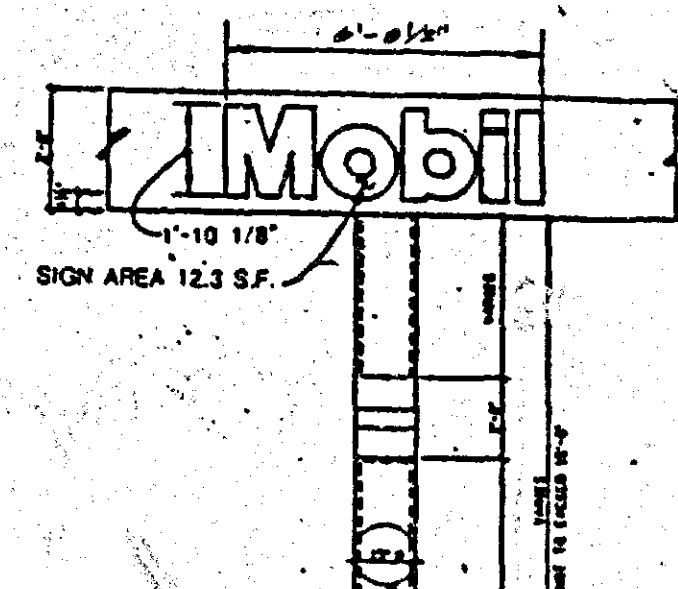
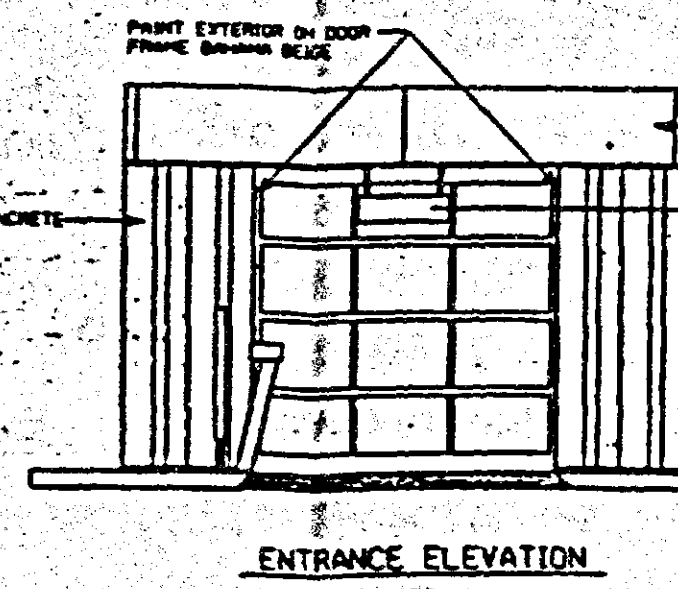
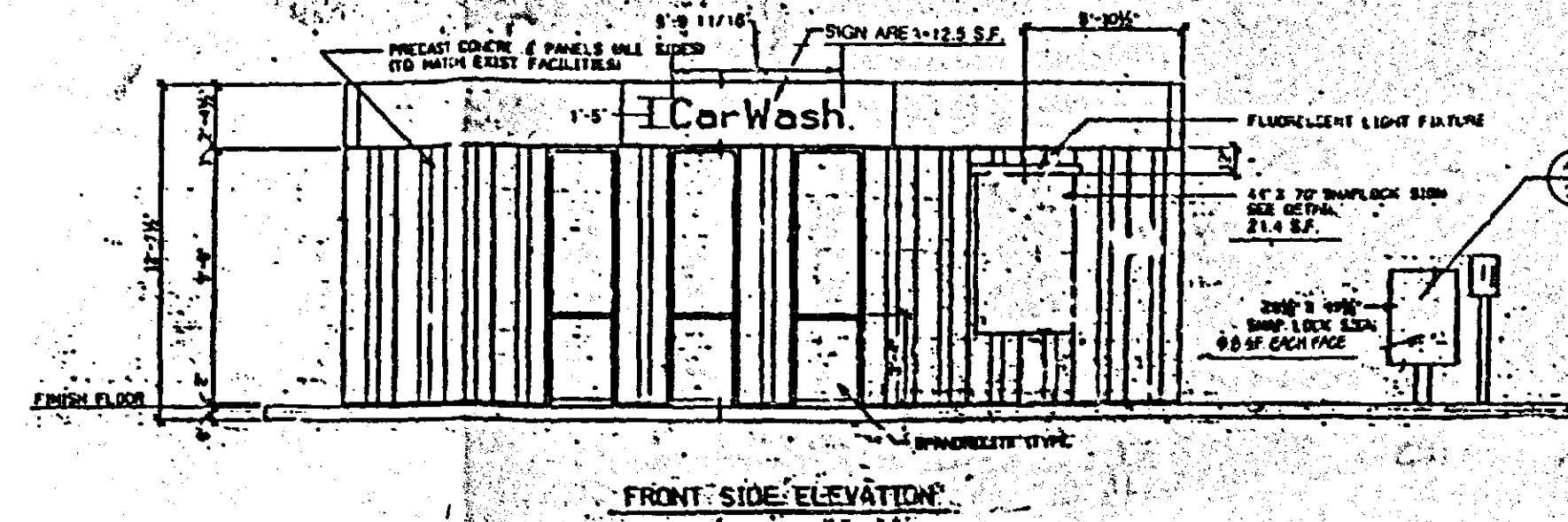
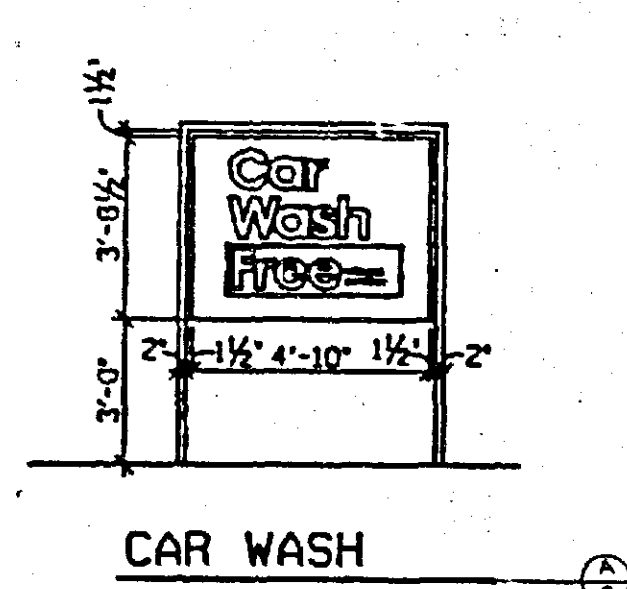


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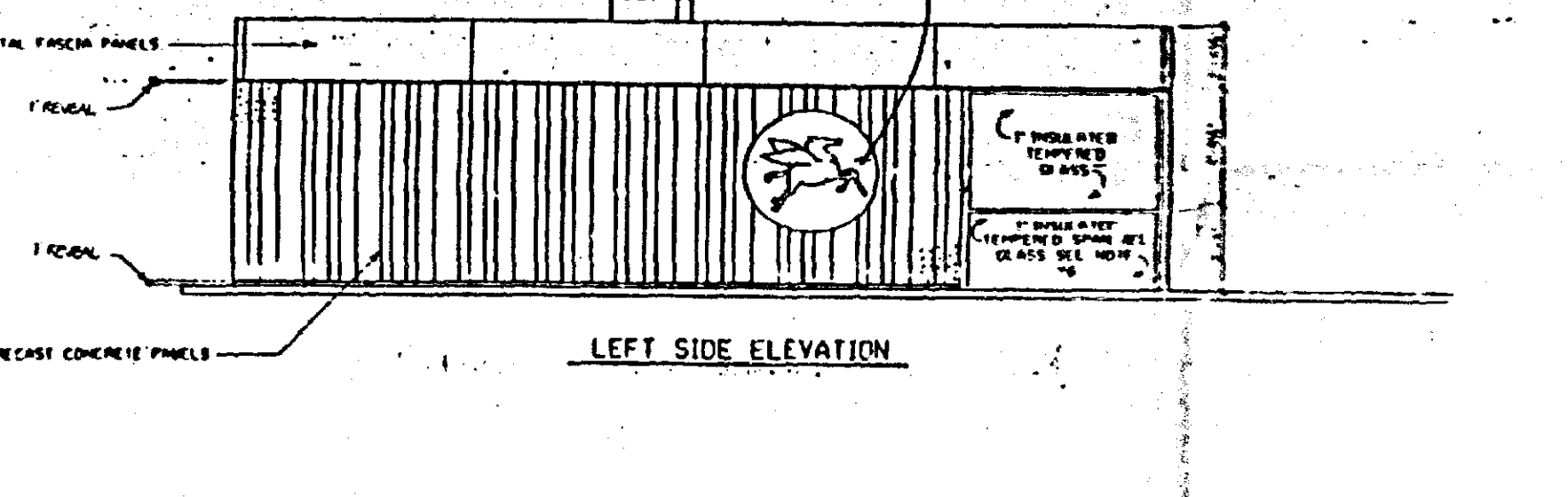
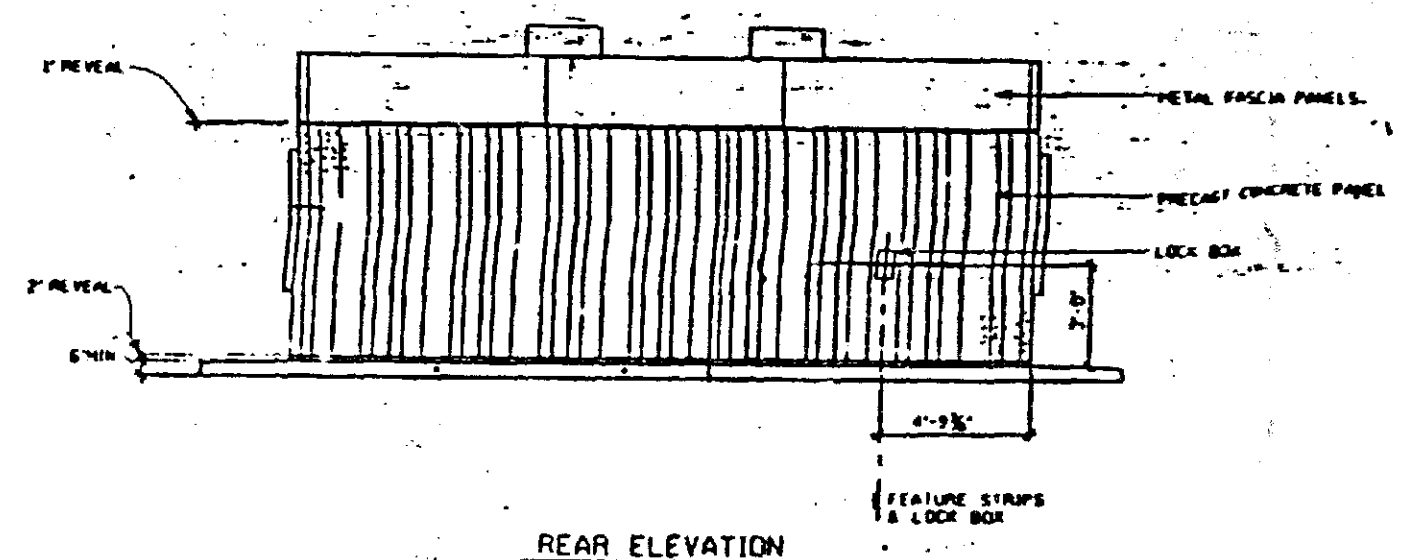
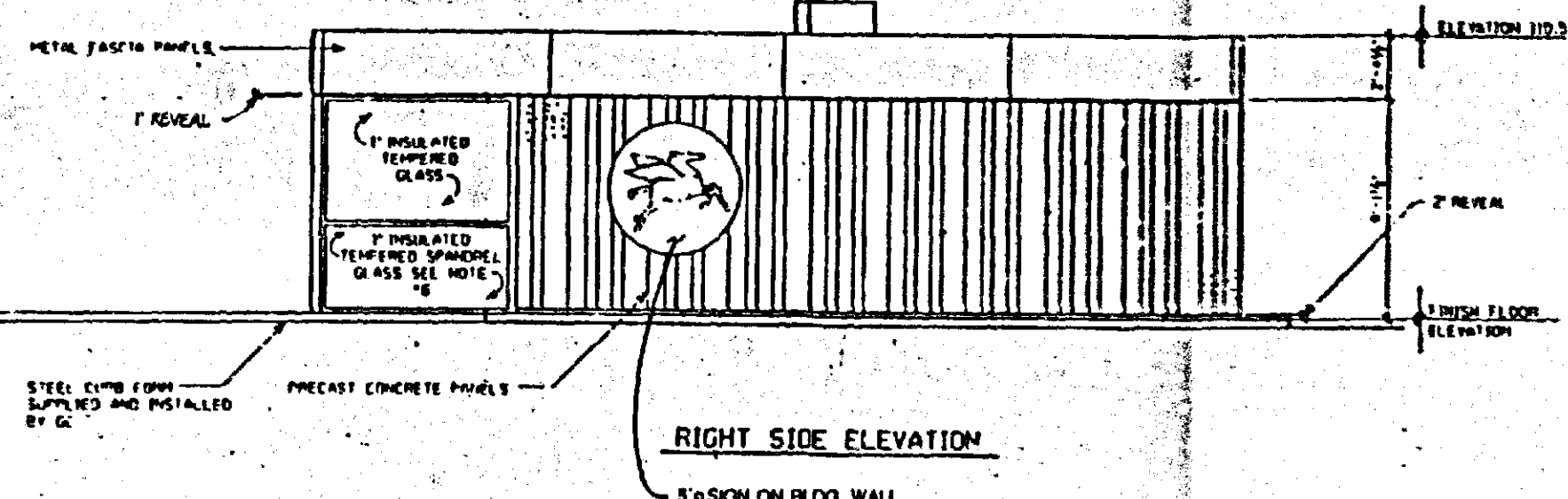
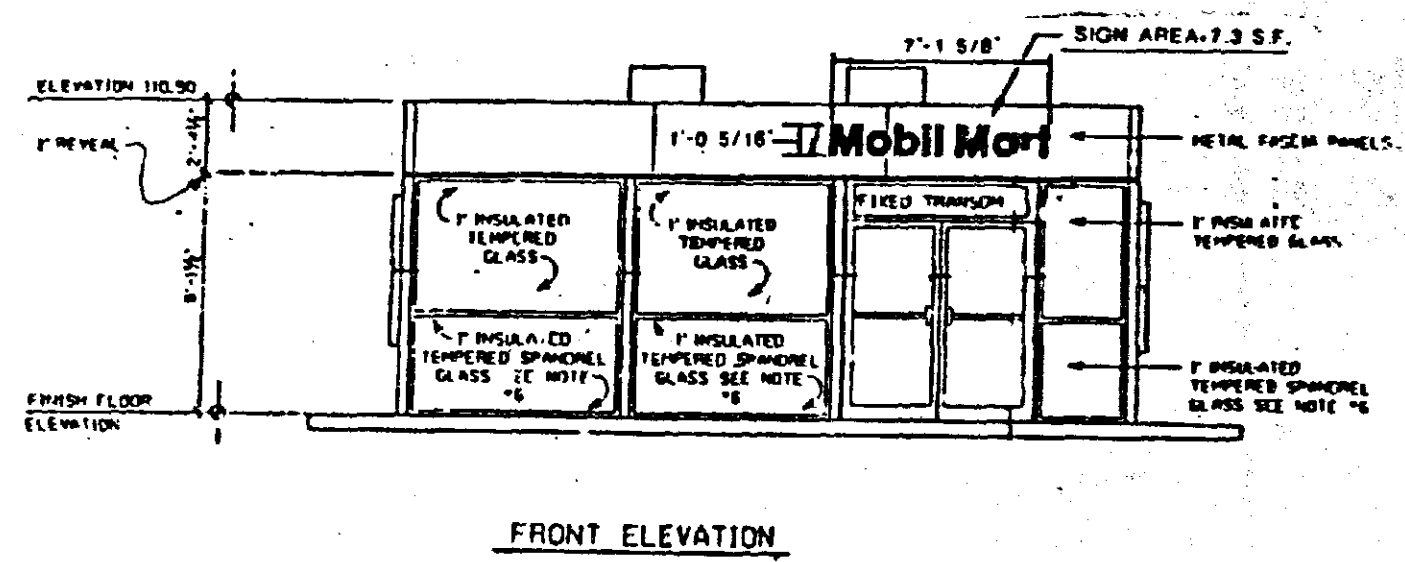
FROM THE DESK OF J. ROBERT HAINES

TO: Ann Nastarowicz
James E. Dyer
W. Carl Richards
James H. Thompson

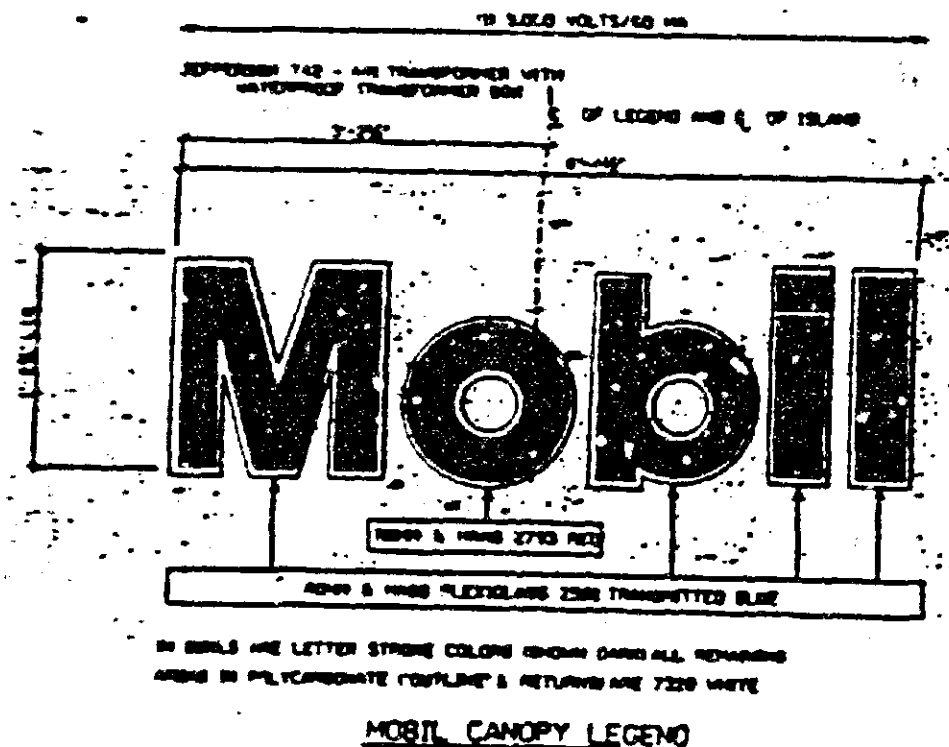
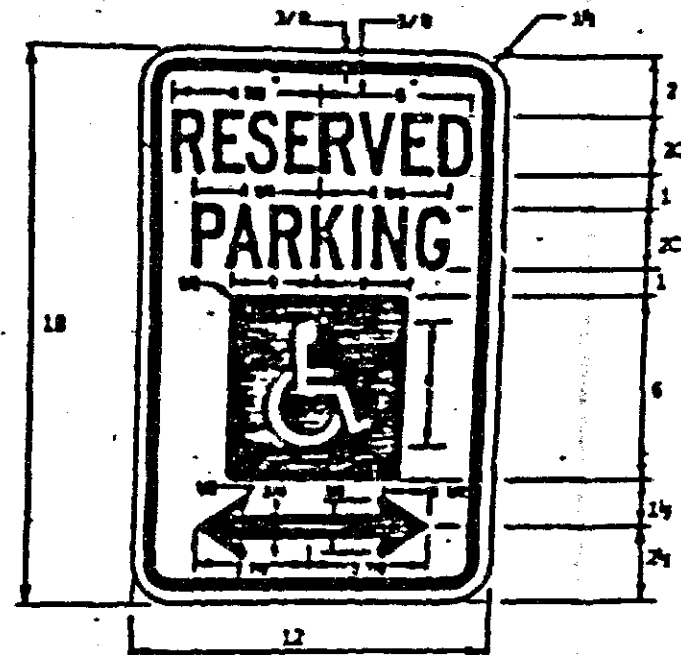
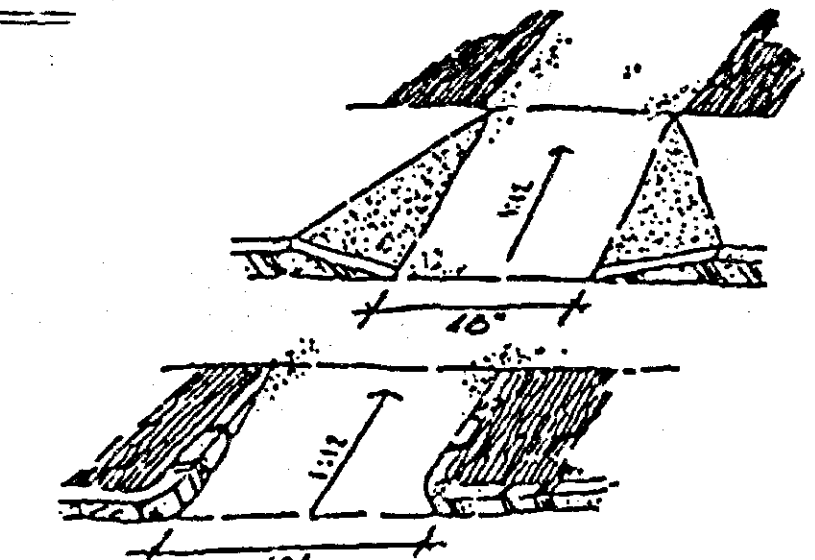
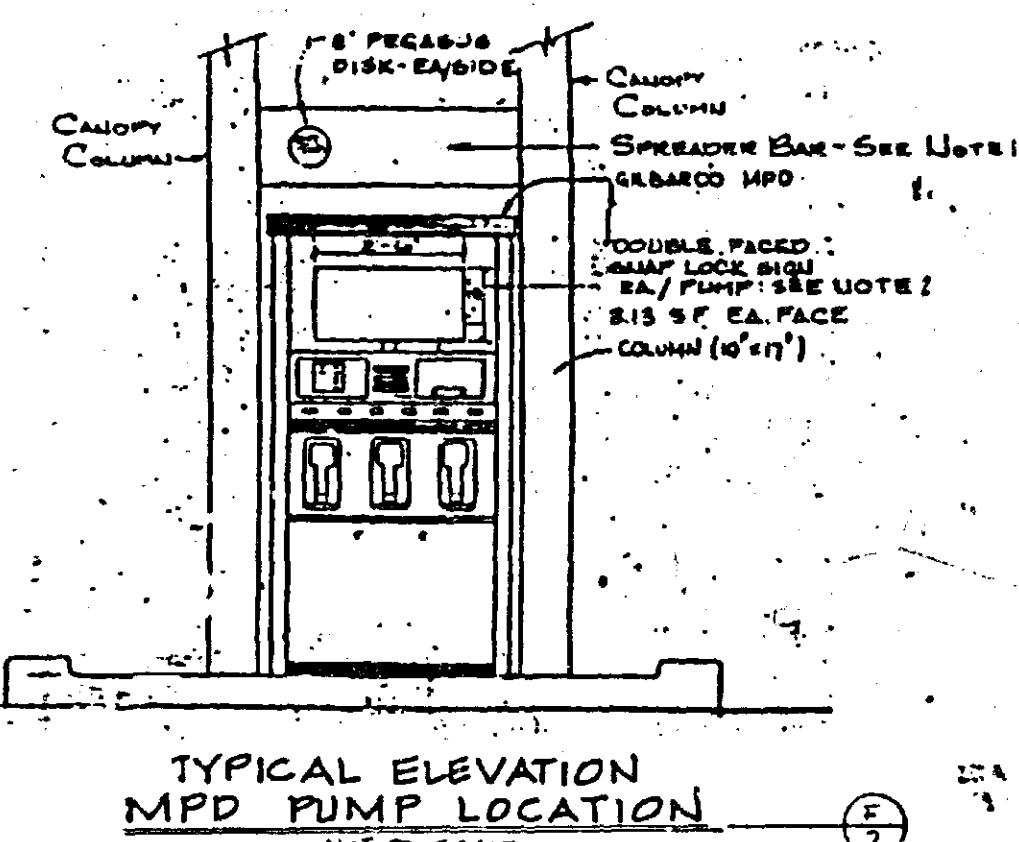
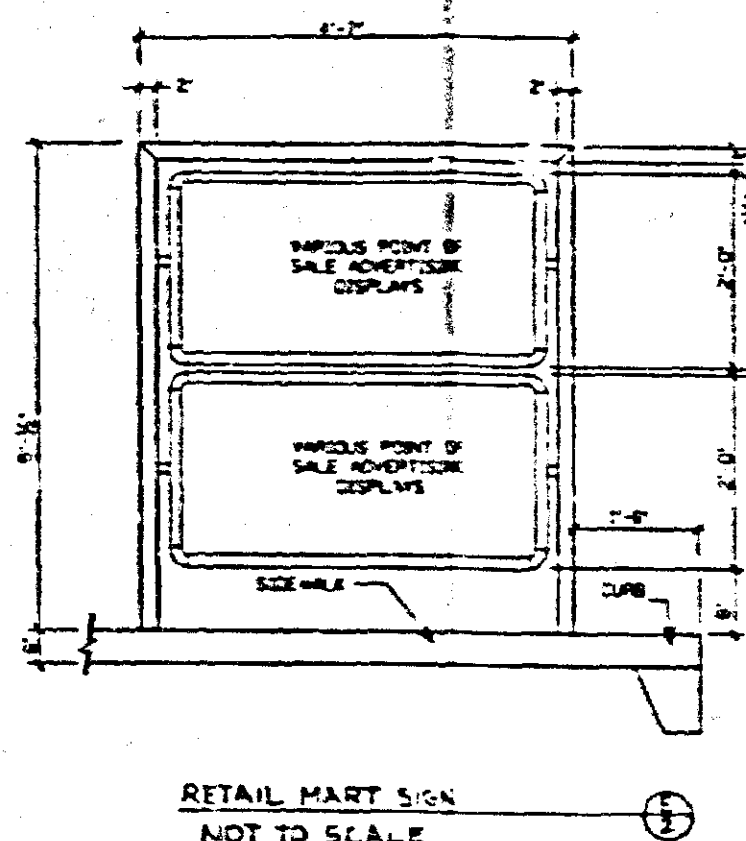
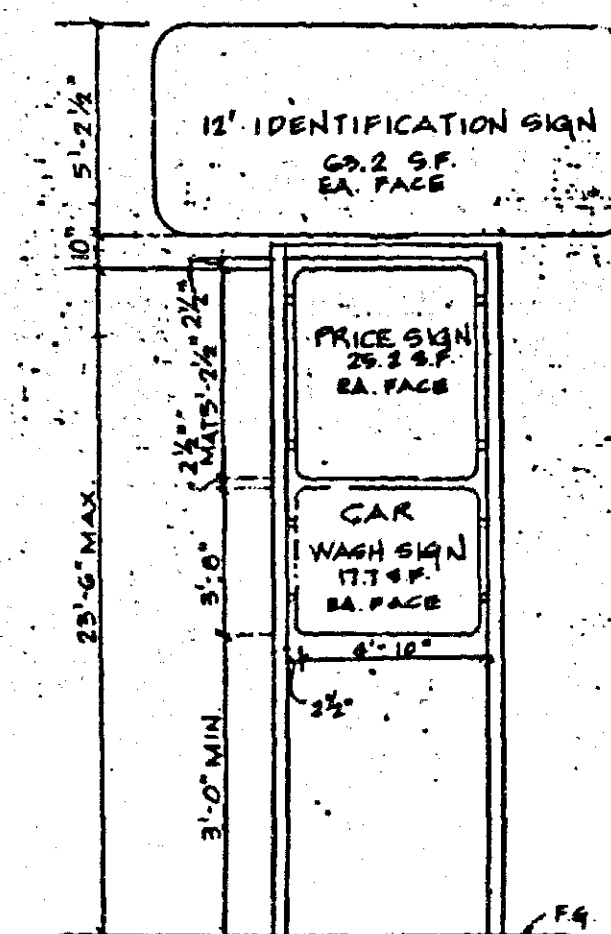
See me immediately
Discuss with me
Prepare draft response
Please follow up
Collect \$20.00 fee
Please handle
Please attend meeting
Prepare written report
Please file
Set up conference
Other



ELEVATIONS-CAR WASH BUILDING

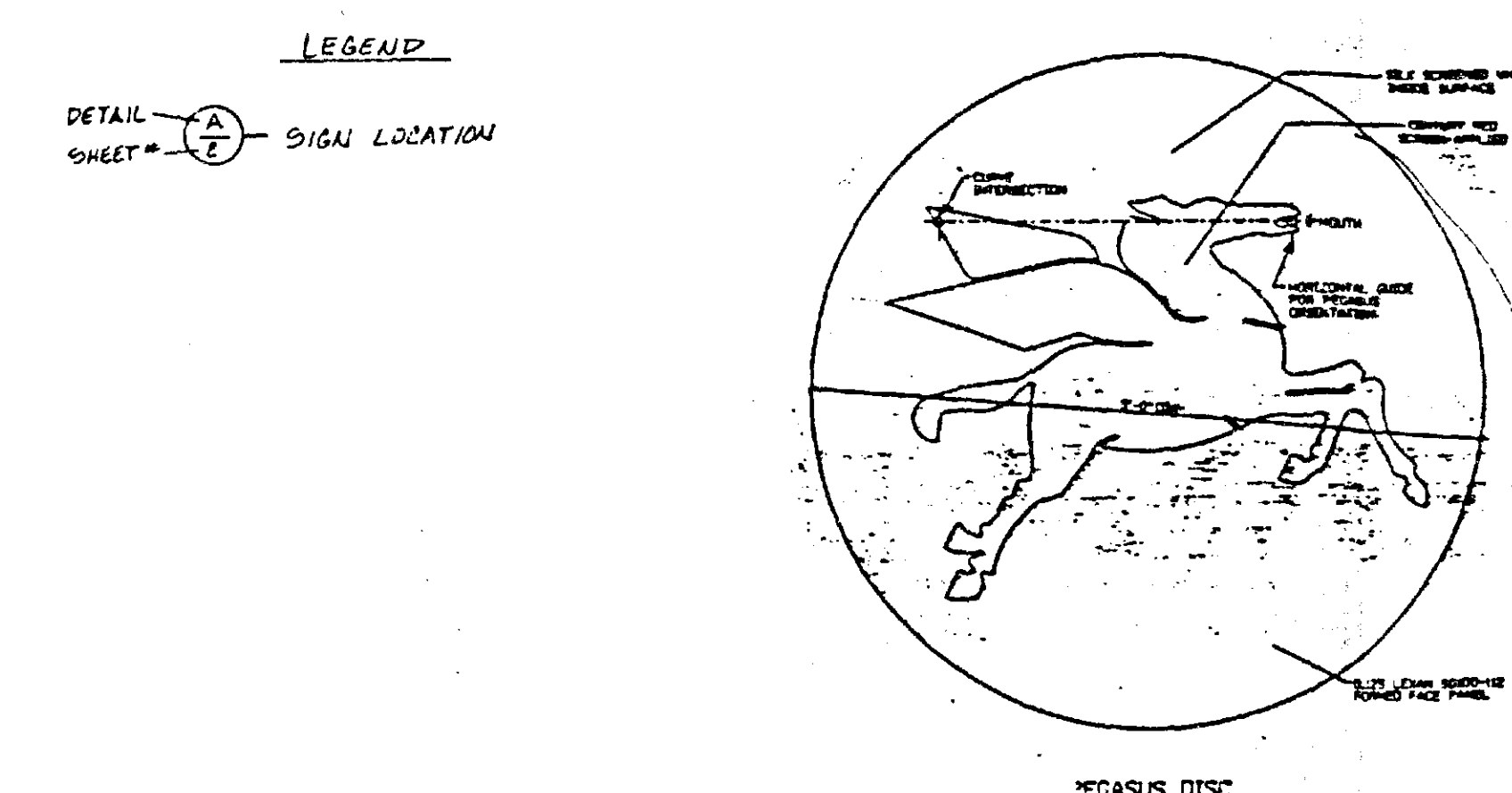


ELEVATIONS-MOBIL MART STORE



Sign Computations
Car Wash Buildings:
1) length of side wall = 35.97'
allowable sign area each wall = 144.88 SF (4x35.97)
proposed sign area = 33.9 SF (carwash sign and message sign)
Convenience Store:
1) length of side wall = 38.49'
allowable sign area each wall = 153.96 SF (4x38.49)
proposed area of sign = 19.6 SF (Pegasus symbol)
2) length of front wall = 24.65'
allowable sign area = 98.6 SF (4x24.65)
proposed area of sign = 73.0 SF
Canopy Sign:
1) canopy sign length = 30.33'
allowable sign area = 121.32 SF (4x30.33)
proposed sign area = 12.3 SF

Product Price Sign
① Oil to go sign = 1 x 80 SF each face = 16 SF, 1 sign
② Cigarettes, beverages, Snack sign = 1 x 8.0 SF each face = 16 SF, 1 sign
③ MPD Signs = 3.18 SF each face = 18.78 SF (6x3.18), 3 signs
④ Car Wash Message Sign = 1 x 9.8 SF each face = 19.6 SF, 1 sign
⑤ Pegasus Symbol on Spreader bar over MPD = 5.65 SF each face = 35.98 SF (6x5.65), 3 signs
⑥ Snap Lock Pricing Sign on luminary poles = 21.3 SF each face = 8.52 SF (4x2.13), 2 signs
Identification Sign
⑦ Mobil Oil = 1x63.1 SF each face = 126.40 SF
⑧ Pricing Sign = 1x25.2 SF each face = 50.40 SF
⑨ Car Wash Sign = 1x17.7 SF each face = 35.40 SF
Total square footage of signs = 401.68 SF
Total number of signs = 12



SIGN NOTES
1. EACH MPD PUMP LOCATION HAS A DOUBLE FACED SNAP LOCK SIGN WHICH EQUALS ONE SIGN FOR A TOTAL OF 3 SIGNS.
2. EACH MPD PUMP LOCATION HAS A SPREADER BAR WITH PEGASUS SYMBOL WHICH EQUALS ONE SIGN FOR A TOTAL OF 3 SIGNS. (3 MPD SIGNS)

DESIGNED _____		date _____		DATE		BY		DESCRIPTION	
DRAWN _____		date _____		8-25-87		C.L.D.		SENT TO PUBLIC SERVICES-BALTO CO	
CHECKED _____		date _____		11-30-87				SUBMITTED TO EOWING FOR VARIANCE	
APPROVED _____		date _____							

Dewberry & Davis

ENGINEERS — ARCHITECTS — PLANNERS — SURVEYORS

3300 N. RIDGE ROAD-SUITE 100

ELLICOTT CITY, MARYLAND 21043

(301) 461-7478

OWNER & DEVELOPER

Mobil Oil Corporation

10315 BALLS FORD ROAD

MANASSAS , VIRGINIA 22110

DETAILS & NOTES

PROPOSED AUTOMOTIVE SERVICE STATION

CARROLL ISLAND ROAD & EASTERN AVENUE

BALTIMORE COUNTY, MARYLAND

PUBLIC SERVICES C.R.# 81.17B PLANNING NUMBER _____

DATE: AUGUST 1981

SCALE: NONE

CONTRACT NO. S/S-10-82-4

SHEET 1 OF 5

Product Price Sign

1. Old to go sign = 1 x 18 SF each (face = 18 SF) 1 sign

2. Cigarettes, beverages, snack sign = 1 x 8.0 SF each (face = 18 SF) 1 sign

3. MPO Sign = 5.15 SF each (face = 18.75 SF (4x3.15)), 3 signs

4. Car Wash Message Sign = 1 x 9.8 SF each (face = 15.6 SF) 1 sign

5. Pegasus Symbol on Spreader Bar over MPO = 5.67 SF each (face = 33.98 SF)

6. Pegasus Sign = 145.5 SF each (face = 58.40 SF) 1 sign

7. Shop Lock Pricing Sign on Luminaire poles = 21.8 SF each (face = 8.58 SF (4x2.1)), 1 sign

Identification Sign

8. Mobile Oil = 143.2 SF each (face = 128.40 SF)

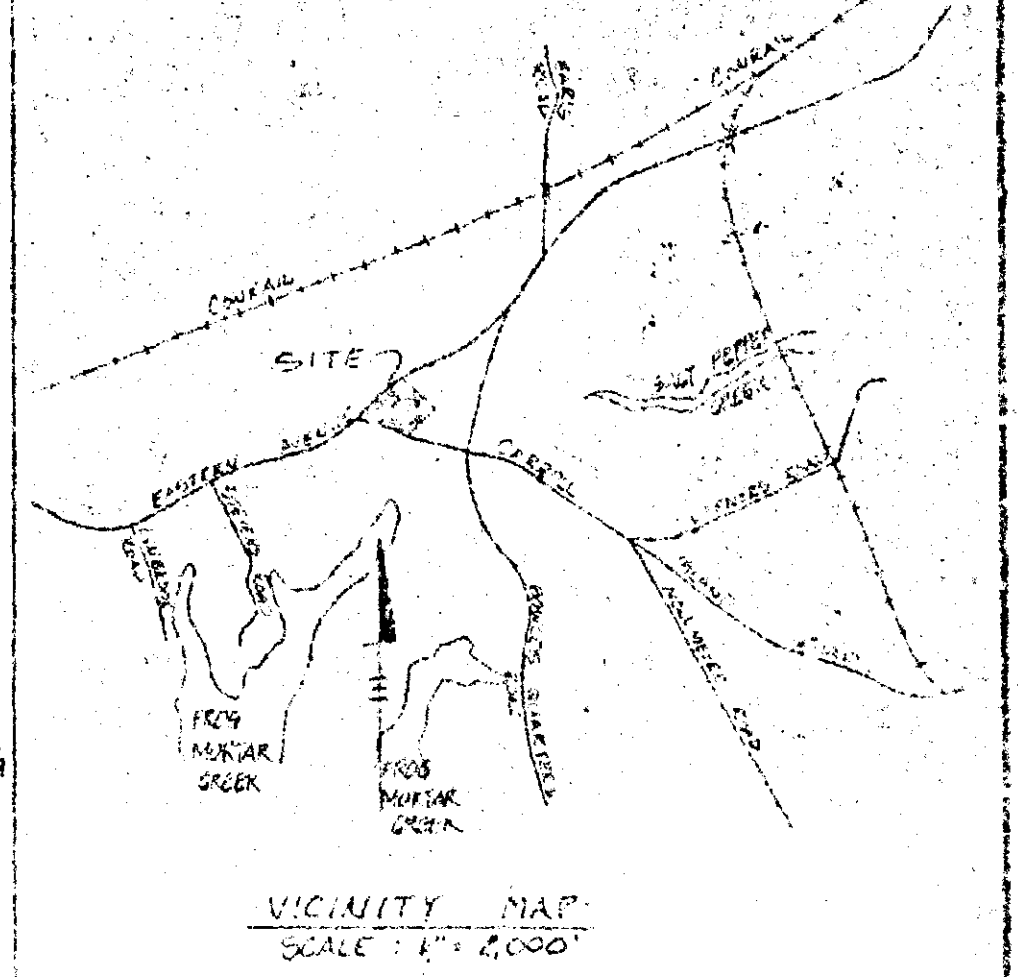
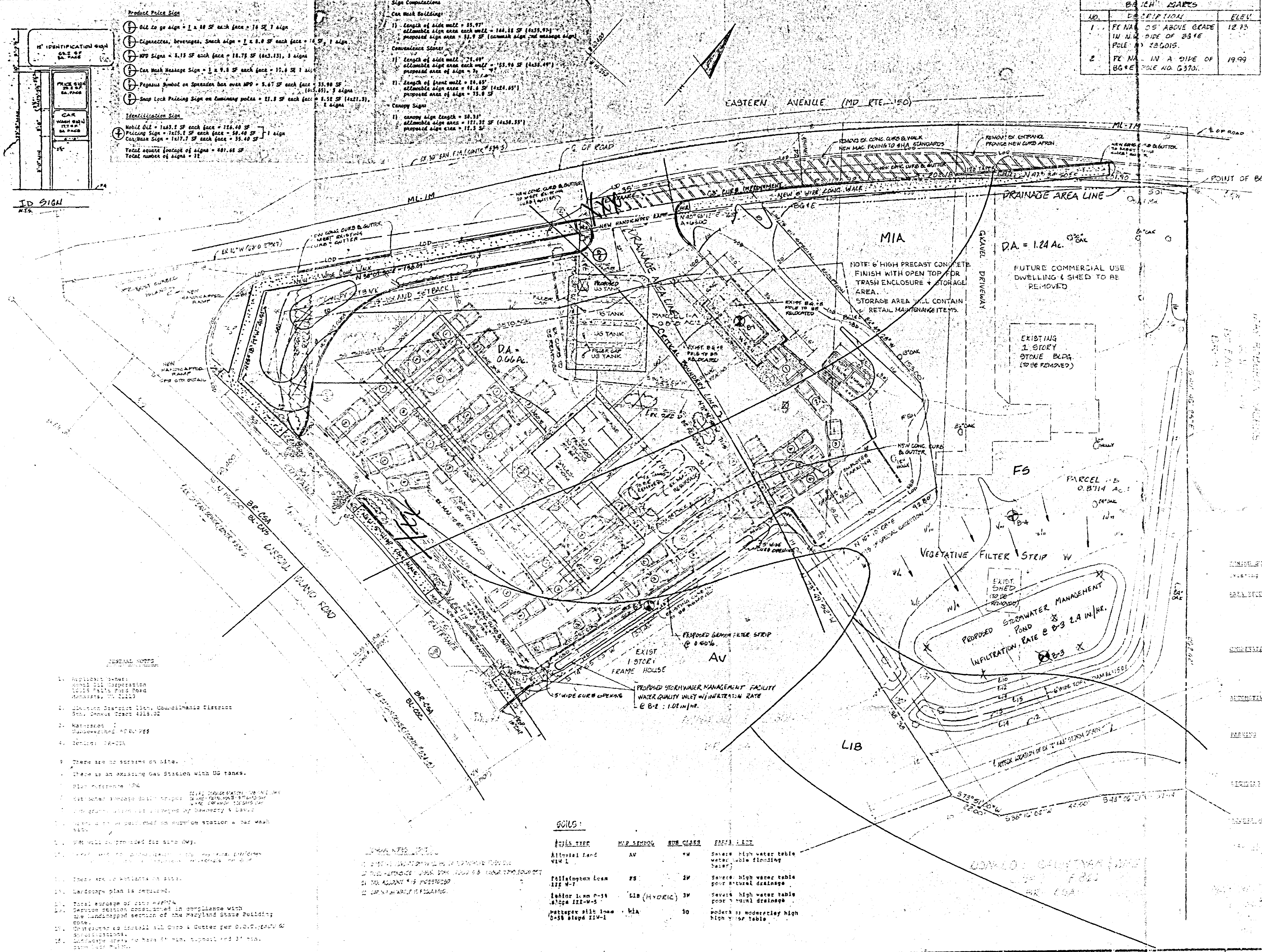
9. Pricing Sign = 145.5 SF each (face = 58.40 SF)

10. Car Wash Sign = 141.7 SF each (face = 35.40 SF)

Total square footage of signs = 881.68 SF

Total number of signs = 11

ID SIGN
M.T.S.



LEGEND

PROPERTY LINE

10' CANOPY SETBACK

10' ISLAND SETBACK

EXCESS PROPERTY

EXISTING

EXISTING SCOURING

400' TWIN LIGHT

400' LIGHT

LOW LEVEL LIGHT

TWIN POLE / SIGN

EXISTING MANHOLE

EXISTING FENCE

LIMIT OF DISTURBANCE

STREET BASE LINE

VEGETATION TO BE REMOVED

VEGETATIONS

AC ACES

BR-CWA BUSINESS ROADWAY

CONCRETE CONCRETE

EXIST EXISTING

HRC HANDICAPPED RAMP

HRD SERVICE STATION

HRJ UNDERGROUND

TRF TRAFFIC LIGHT POLE

SLR STABILIZED CONSTRUCTION

VEGETATION

VEGETATIVE FILTER STRIP

PROPOSED STORMWATER MANAGEMENT

INFILTRATION RATE @ 0.3 2.4 in/hr.

6 Signs

- GENERAL NOTES**
1. Applicant owners: Mobil Oil Corporation, 10015 Falls Road, Manassas, VA 20108
 2. Suburban District (S.D.) Councilman's District: Ball's Ford Road 4018.02
 3. Masterplan: Subdivided 400' x 100'
 4. Demolition: 100' x 100'
 5. There are no streams on site.
 6. There is an existing Gas Station with US tanks.
 7. Site boundaries: 100' x 100'
 8. Site plan: 100' x 100'
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REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11-13-01</td> <td>CLD</td> <td>REVISED PER BALT. CO. / PEG-CRS COMMENTS</td> </tr> </tbody> </table>		NO.	DATE	BY	DESCRIPTION	1	11-13-01	CLD	REVISED PER BALT. CO. / PEG-CRS COMMENTS	Dewberry & Davis ENGINEERS — ARCHITECTS — PLANNERS — SURVEYORS 3300 N. RING ROAD - FALLS COTT CITY, MARYLAND 21033 (301) 461-7478		OWNER/DEVELOPER Mobil Oil Corporation 10315 BALLS FORD ROAD MANASSAS, VIRGINIA 20108		SITE PLAN FOR C.R. & ZONING MOBIL OIL PROPOSED SERVICE STATION GARROLL ISLAND RD. & EASTERN AVE. PUBLIC SERVICES DIST. #21118 PLANNING NUMBER	
NO.	DATE	BY	DESCRIPTION												
1	11-13-01	CLD	REVISED PER BALT. CO. / PEG-CRS COMMENTS												

