

IN RE: PETITION FOR ZONING VARIANCE
SW Corner York Road and Ramp A,
Exit 33 of Beltway I-695
(19308 York Road)
7th Election District
3rd Councilmanic District
Exxon Company, U.S.A.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-114-A

ORDER OF DISMISSAL

Pursuant to the receipt of a voluntary request for dismissal by
Counsel for the Petitioner,

IT IS ORDERED by the Zoning Commissioner for Baltimore County
this 6th day of September, 1988 that the above-referenced Petition for
Variance be and is hereby DISMISSED without prejudice.

JRH:bjs

cc: F. Vernon Booser, Esquire
Covahey & Booser, P.A.
614 Bosley Avenue, Towson, Md. 21204
People's Counsel
File

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

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-114-A

The undersigned, legal owner(s) of the property situated 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 to allow (1) business I.D. sign with a
total area of 159.03 sq. ft. (both sides) in lieu of three (3)
signs with a total area of one hundred (100) sq. ft. as permitted.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the
following reasons: (Indicate hardship or practical difficulty)
1. Without the variance, it would be extremely difficult to
effectively advertise the location of the business and product
available.
2. The variance is necessary for adequate compliance with laws
governing pricing and advertising.

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:

F. Vernon Booser

(Type or Print Name)

Signature

614 Bosley Avenue

Towson, MD 21204

City and State

Attorney's Telephone No.:

828-9441

Legal Owner(s):

Exxon Company, U.S.A.

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, con-

tract purchaser or representative to be contacted

F. Vernon Booser, Esquire

614 Bosley Ave., Towson, MD 21204

City and State

Phone No.

828-9441

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day

of July, 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 through-
out 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 6th day of Sept, 1988, at 11 o'clock
A.M.

REVIEWED BY: 7/14/88 DATE 7/14/88 (over)

ALL WCH, JUCS, WED. - NEXT TWO MONTHS

REVIEWED BY: 7/14/88 DATE 7/14/88 (over)

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REVIEWED BY: 7/14/88 DATE 7/14/88 (over)

Frederick Ward Associates Inc. Engineers • Architects • Surveyors
P.O. Box 510 • 5 South Main Street, Bel Air, Maryland 21014 • (301) 838-7900 • 879-2090

March 2, 1988

ZONING DESCRIPTION

Special Exception Limits on 19308 York Road, Seventh
Election District, Baltimore County, Maryland.

BEGINNING at a pipe heretofore set on the westerly
side of York Road (Maryland Route 45) at its intersection
with the southerly right-of-way line of ramp "A" from
Interstate 83. Thence binding on the westerly side of
York Road

- (1) South 03° 43' 41" West 265.00 feet, thence
leaving York Road and running across the Exxon
property.
- (2) North 86° 16' 19" West 150.00 feet, thence
parallel with York Road.
- (3) North 03° 43' 41" East 320.00 feet to intersect
the southerly right-of-way of Ramp "A" from
Interstate 83. Thence binding thereon;
- (4) South 86° 16' 19" East 94.71 feet;
- (5) South 41° 25' 07" East 77.98 feet.

CONTAINING 46,480 square feet of land more or less.

BEING known as the Special Exception Limits on 19308
York Road.

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

Paul H. Reinecke
Chief

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

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

Location: SW corner of York Road & Ramp "A" to Exit 33

Item No.: 12 Zoning Agenda: Meeting of 7/26/88

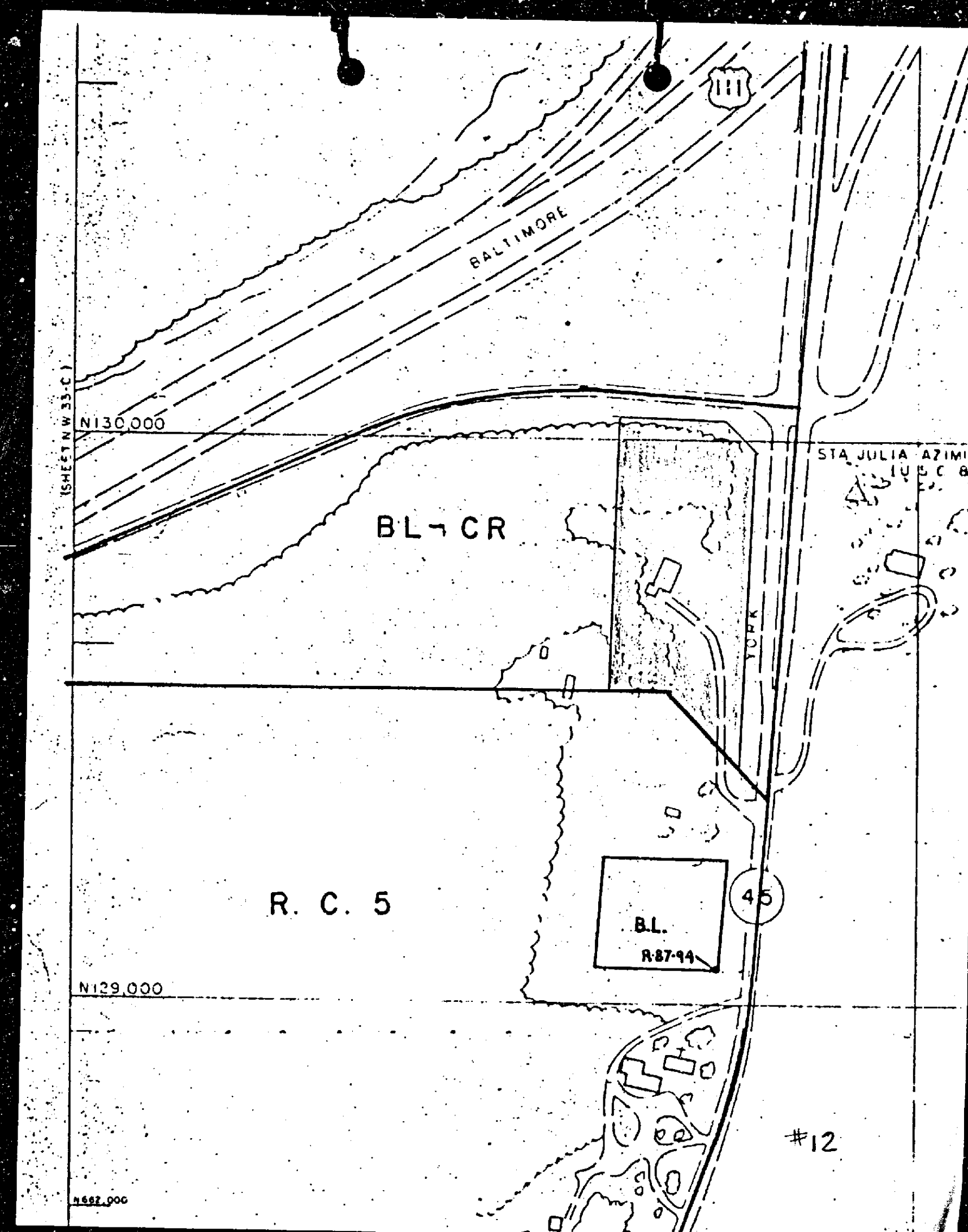
Gentlemen:

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 or _____ feet along an approved road in accor-
dance 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 Pro-
tection 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 Noted and Approved: John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 28, 1988

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

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

RE: Item No. 12 - Case No. 89-114-A
Petitioner: Exxon Company, U.S.A.
Petition for Zoning Variance

Dear Mr. Booser:

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:dt



**Maryland Department of Transportation
State Highway Administration**

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

August 3, 1988

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

Attn: Mr. James Dyer

Re: Baltimore County
Exxon Company U.S.A.
Zoning Meeting of 7-26-88
W/S York Road
(MD 45) South of
Exit #33 Ramp
(Item #12)

Dear Mr. Haines:

After reviewing the submittal for a variance to allow one business I.D. sign with a total area of 159.08 square feet (both sides) in lieu of three signs with a total area of one hundred (100) square feet, we offer the following comment.

This submittal 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 contact Larry Brocato of this office.

Very truly yours,

Creston J. Mills, Jr.
Creston J. Mills, Jr., Chief
Bureau of Engineering
Access Permits

LB:maw

cc: Mr. M. Stein (w-attachment)
Exxon Company, U.S.A.
Mr. J. Ogle

RECEIVED
AUG 8 1988
ZONING OFFICE

333-1350

My telephone number is (301)

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

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

August 24, 1988



Dennis F. Rasmussen
County Executive

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 480, 5, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 23, 25, 26, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39 and 40.

Very truly yours,

Stephen E. Weber
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/lab

RECEIVED
AUG 29 1988
ZONING OFFICE

COVAHEY & BOOZER, P. A.

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

FAX 301-296-2131

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK S. DEVAN
ANTHONY J. DIPAULA
THOMAS R. DORE

August 30, 1988

REPLY TO:
ANNEX OFFICE
SUITE 101
606 BALTIMORE AVE
TOWSON, MD. 21204
AREA CODE 301
828-5525

HAND DELIVERY

Mr. J. Robert Haines
Zoning Commissioner for Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 88-114-A
Petitioner: Exxon Company, U.S.A.

Dear Mr. Haines:

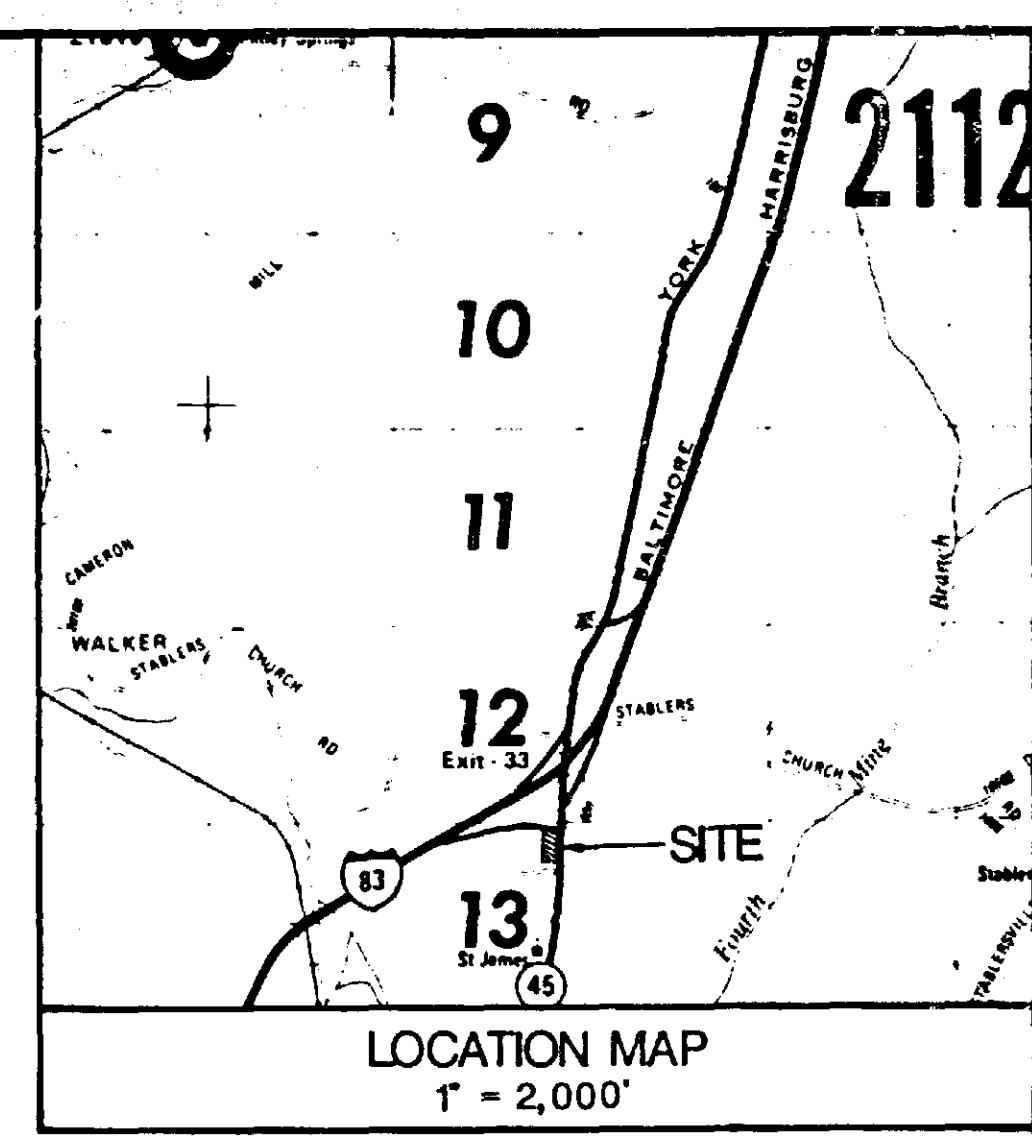
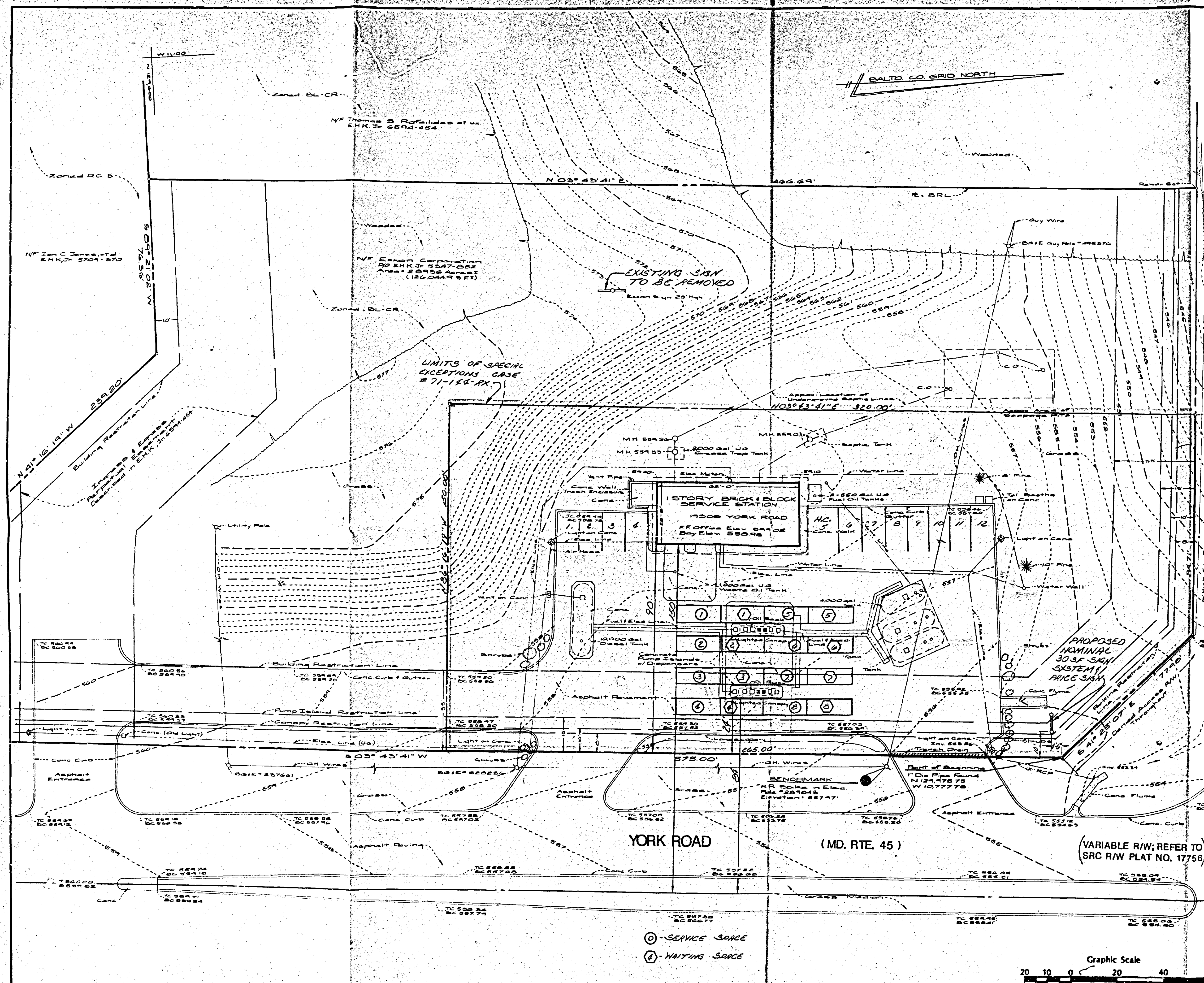
At the request of the Petitioner, and as its authorized counsel, please dismiss, without prejudice, the Petition for Variance filed in the above case.

Very truly yours,

F. Vernon Boozer
F. Vernon Boozer

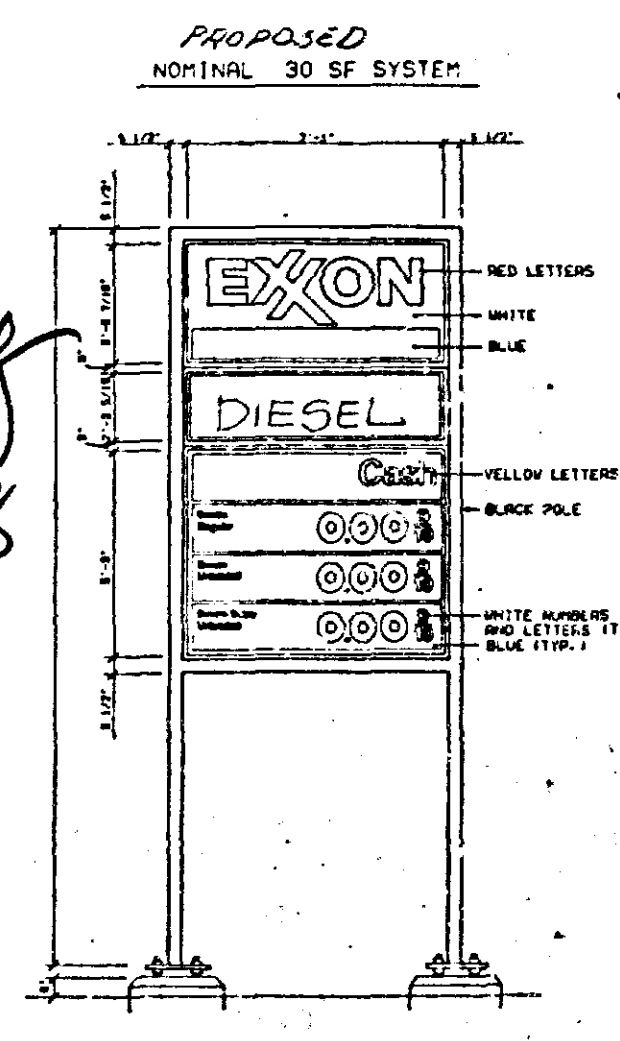
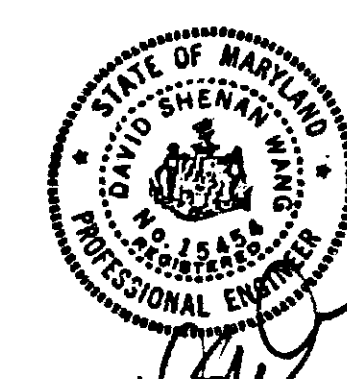
AJD:mnp
30 mp.3
CC: Mr. Charles Vaughan
Mr. David Wang

RECEIVED
AUG 31 1988
ZONING OFFICE



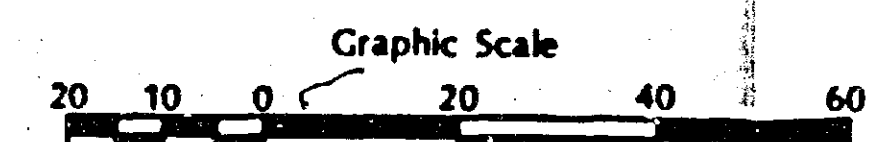
ZONING NOTES

Existing Status - No Change	Access Points - No Change
EXISTING ZONING: BL-CR	2 DRIVEWAYS ON York Road
PROPOSED ZONING: BL-CR	35 FEET WIDE EACH
PREVIOUS ZONING CASE: 71-144-RX	
Area Requirements	Landscaping - No Change
2 DISPENSER ISLANDS WITH 9 PUMPS SERVING 9 CARS AT ONE TIME	5% of Special Exception Area = 2,325 s.f.
TOTAL SERVICING SPACES - 8	Existing Landscaping Area = 24,550 s.f.
TOTAL SERVICING BAYS - 2	EXISTING LANDSCAPING CONSISTS OF GRASS AND SMALL SHRUBS
TOTAL BAYS AND SPACES - 10	
SITE AREA REQUIRED - 10 X 1500 SQ. FT. = 15,000	
Ancillary Uses - No Change	Parking - No Change
VEHICLE REPAIR SERVICE	2 BAY SERVICE STATION
SALE AUTO PARTS & ACCESSORIES	PARKING SPACES REQUIRED - 6
TIRE SALES & INSTALLATION	PARKING SPACES PROVIDED - 12
VEHICULAR MAINTENANCE	
MINOR ACCESSORY USES	Lighting - No Change
LAWN MOWER SALES & REPAIR	EXISTING MERCURY FLOODLIGHTS ON
EXISTING COMBINATION USES - None	
CONCRETE BASE	
TOTAL AREA REQUIRED - 15,000	
TOTAL AREA OF SPECIAL EXCEPTION - 46,480	



ACTUAL SIGN FACE AREAS:
28.82 SF EXXON ID
15.53 SF EXXON DIESEL
37.19 SF PRICE

EXISTING SIGN (TO BE REMOVED)
TOTAL AREA 300.95 (TWO SIDES)
#12



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

REVISIONS		
NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, MADE ON THE GROUND UNDER MY SUPERVISION, CORRECTLY SHOWS THE PROPERTY LINES AND RELATIONS 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.

MARK A. RIDDLE P.L.S. #244

PLAN PREPARATION	
DRAWN BY	DATE
DESIGNED BY 1/30/88	SCALE 1" = 20'
CHECKED BY	

PLAT PLAN-ZONING VARIANCE
EXXON COMPANY, U.S.A.
S.W. COR. YORK ROAD & RAMP 'A' FROM I-83
BALTIMORE COUNTY, MD.
ELECTION DIST. 7 COUNCIL DIST. 3

DRAWING NO.
7614-53-018
SHEET NO.
1 of 1

LOCATION NO. 2-6679