

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

November 12, 1993

Mr. David M. Hatton
Action Automotive
10825 Beaver Dam Road
Cockeysville, MD 21030

RE: Reopening of three auto
service bays at an existing
self service automotive service
station. Southern States
Coop., Inc.
10825 Beaver Dam Road
8th Election District

Dear Mr. Hatton:

Based on the provided information, red lined plan and your
previous discussion with staff, this letter confirms that the reopening
of the three (3) auto repair bays at the existing service station
location (referenced above) is within the spirit and intent of the
order and approved plan in zoning case 89-306-SPHX.

Should you require any additional information, please do not
hesitate to contact me at 887-3391.

Sincerely,

John L. Lewis
JOHN L. LEWIS
Planner II

JLL/jaw

Printed with Soybean Ink
on Recycled Paper

EXISTING DESCRIPTION

EXISTING PARCELS

BEGINNING AT A POINT ON THE SOUTH SIDE OF BEAVER DAM
ROAD, 779 FEET (+ or -) WESTWEST OF THE CENTERLINE
OF COCKEYSVILLE ROAD;
THENCE BEARING N 53° 38' 05" W, 312.29 FEET TO A POINT;
THENCE BEARING N 23° 04' 25" E, 173.29 FEET TO A POINT;
THENCE BEARING N 40° 15' 20" E, 61.00 FEET TO A POINT;
THENCE BEARING S 05° 44' 40" E, 327.19 FEET TO A POINT;
THENCE BEARING S 30° 25' 00" W, 187.16 FEET TO THE
POINT OF BEGINNING.

PROPOSED PARCELS

BEGINNING AT A POINT 187.16 FEET AT A BEARING
N 30° 25' 00" E FROM A POINT ON THE SOUTH SIDE OF
BEAVER DAM ROAD, 779 FEET (+ or -) WESTWEST OF THE
CENTERLINE OF COCKEYSVILLE ROAD;
THENCE BEARING N 40° 44' 40" W, 327.19 FEET TO A POINT;
THENCE BEARING N 44° 15' 20" E, 234.08 FEET TO A POINT;
THENCE BEARING S 05° 33' 40" E, 269.75 FEET TO A POINT;
THENCE BEARING S 30° 25' 00" W, 200.26 FEET TO THE
POINT OF BEGINNING.

GENERAL NOTES:

1. ELECTION DISTRICT: 8
2. PREVIOUS COMMERCIAL PERMIT: 1974
3. ZONING REASONS:
 - 1) CASE 75-110-X, ANTENNA FOR STORE, SPECIAL
EXCEPTION FOR WIRELESS RECEIVING AND TRANSMITTING
STRUCTURE. 2/20/75, GRANTED.
 - 2) CASE 72-270-XA, SPECIAL EXCEPTION AND VARIANCE.
4. PARKING REQUIRED:
 - RETAIL: 4000 SQ. FT. / 1000 X 5 = 20 SPACES
 - WAREHOUSE: 1 EMPLOYEE = 1 SPACE
 - 75 SPACES
5. PARKING PROVIDED: 29 SPACES
6. SITE AREA: 556+1601 = 3157AC

SITE PLAN
1"=50'

SEE LTR DATED
APPROVED FOR SPIRIT AND INTENT
OF ORDER AND PLAN IN
CASE# 89-306-SPHX

John L. Lewis
11/10/93

REVIEWED PLANS
11/12/93

#112

PLAN TO ACCOMPANY PETITION
FOR SPECIAL HEARING AND
SPECIAL EXCEPTION

PROPOSED CHANGE FOR
SOUTHERN STATES, INC.
BEAVER DAM ROAD



BEAMON & ASSOCIATES, P.C.
CONSULTING ENGINEERS
11737 BAY
11737 BAY
11737 BAY

IN RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION - NE/S Beaver Dam Road, 790' NW of the c/l of Cockeysville Road (10925 Beaver Dam Road) 8th Election District 3rd Councilmanic District

Southern States Coop., Inc. Petitioners

* BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 89-306-SPHX

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The petitioners herein request a special hearing to approve the conversion of an existing automotive service station to a gas and go operation and amendments to the previously approved site plans in Case Nos. 72-278-XA and 75-138-XA; and a special exception for a food store and modification of an existing heating fuel sales establishment, all as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by James Lillard, Central Office Manager, James McCarron, District Manager, and James Pembroke, Local Manager, appeared, testified, and were represented by Robert A. Hoffman, Esquire. Also appearing on behalf of the Petitions were William Kirwin, Land Planner and J. W. Guckert, Traffic Engineer. There were no Protestants.

Testimony indicated that the subject property, zoned M.L.-I.M., consists of 3.1 acres more or less and is located on Beaver Dam Road in the vicinity of McCormick Road. Pursuant to the hearing held in Case No. 72-278-XA the property was granted a special exception for a service station and heating fuel sales establishment. Testimony indicated that due to the lack of use of the service bays, Petitioners propose converting approximately 2800 sq.ft. of the service bay area to display furnaces, burners and other items for sale. Additionally, Petitioners would display

and continue to sell auto accessories and parts in that area. Testimony indicated that approximately 1,750 sq.ft. of the existing building will be converted to a convenience food store to permit customers to pay for their purchase and pick up convenient items. Testimony presented indicated that the conversion of the service bays to the proposed use would have no adverse effect on the traffic in the area as the gas and go customers will be drawn from those already travelling on the roads in the vicinity. Further, Petitioners testified the granting of the relief requested will comply with the requirements set forth in Sections 502.1 and 405.

It is clear that the B.C.Z.R. permits the use proposed in a M.L.-I.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritte, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in

roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

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

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the Petitions for Special Hearing and Special Exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of February, 1989 that the Petition for Special Hearing to approve the conversion of an existing automotive service station to a gas and go operation, and amendments to the previously approved site plans in Case Nos. 72-278-XA and 75-138-XA; and the Petition for Special Exception for a food store and modification of an existing heating fuel sales establishment, all in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Petitioners shall landscape the subject property in accordance with the Baltimore County Landscaping Manual. Prior to the issuance of any permits, Petitioners shall submit a landscaping plan for approval by the Baltimore County Landscape Planner.

When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

ANN M. HASTANGOWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:mjb

ORDER FOR SPECIAL HEARING
Date: 2/15/89
By: [Signature]

ORDER FOR SPECIAL HEARING
Date: 2/15/89
By: [Signature]

ORDER FOR SPECIAL HEARING
Date: 2/15/89
By: [Signature]

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-306-SPHX

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 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the conversion of an existing automotive service station to a gas and go operation and amendments to the approved site plan in Case Nos. 72-278XA and 75-138XA.

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:

(Type or Print Name)

Signature

Address

City and State

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

John B. Howard, Esquire

(Type or Print Name)

Signature

Address

City and State

6606 West Broad Street, 281-1217

Address

City and State

Richmond, VA 23260

City and State

210 Allegheny Avenue

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 823-4111

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

John B. Howard, Esquire

Name

210 Allegheny Avenue

Address

Towson, Maryland 21204

City and State

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of February, 1989, 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 Feb, 1989, at 9:30 o'clock P.M.

J. Robert Huines
Zoning Commissioner of Baltimore County.

2.C.O.-No. 1

(over)

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-306-SPHX

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a food store and modification of an existing heating fuel sales establishment (405.4b) 6606 West Broad Street.

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:

(Type or Print Name)

Signature

Address

City and State

Legal Owner(s):

Southern States Cooperative, Inc.

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

John B. Howard, Esquire

(Type or Print Name)

Signature

Address

City and State

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 823-4111

6606 West Broad Street, 281-1217

Address

City and State

Richmond, VA 23260

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

John B. Howard, Esquire

Name

210 Allegheny Avenue

Address

Towson, Maryland 21204

City and State

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of February, 1989, 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 Feb, 1989, at 9:30 o'clock P.M.

J. Robert Huines
Zoning Commissioner of Baltimore County.

2.C.O.-No. 1

(over)

Southern States Cooperative, Inc.
6606 West Broad Street
Post Office Box 20204
Richmond, Virginia 23260
Telephone 804.281.1000

Southern States

ZONING DESCRIPTION

FIRST PARCEL

BEGINNING AT A POINT ON THE SOUTH SIDE OF BEAVER DAM ROAD, 779 FEET (+ or -) NORTHWEST OF THE CENTERLINE OF COCKEYSVILLE ROAD;

THENCE RUNNING N 50° 38' 05" W, 312.29 FEET TO A POINT;
THENCE RUNNING N 23° 04' 25" E, 173.29 FEET TO A POINT;
THENCE RUNNING N 44° 15' 20" E, 63.00 FEET TO A POINT;
THENCE RUNNING S 45° 44' 40" E, 327.19 FEET TO A POINT;
THENCE RUNNING S 30° 25' 08" W, 187.14 FEET TO THE POINT OF BEGINNING.

SECOND PARCEL

BEGINNING AT A POINT 187.14 FEET AT A BEARING N 30° 25' 08" E FROM A POINT ON THE SOUTH SIDE OF BEAVER DAM ROAD, 779 FEET (+ or -) NORTHWEST OF THE CENTERLINE OF COCKEYSVILLE ROAD;

THENCE RUNNING N 45° 44' 40" W, 327.19 FEET TO A POINT;
THENCE RUNNING N 44° 15' 20" E, 234.08 FEET TO A POINT;
THENCE RUNNING S 45° 33' 48" E, 269.75 FEET TO A POINT;
THENCE RUNNING S 30° 25' 08" W, 240.20 FEET TO THE POINT OF BEGINNING.

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

No. 059872

DATE: 12-12-88 ACCOUNT: R-01-615000

AMOUNT: \$ 100.00

RECEIVED FROM: [Signature]

FOR: Special Events Fund

VALIDATION OR SIGNATURE OF CASHIER

DATE: 12-12-88 ACCOUNT: R-01-615000

AMOUNT: \$ 100.00

RECEIVED FROM: [Signature]

FOR: Special Events Fund

VALIDATION OR SIGNATURE OF CASHIER

DATE: 12-12-88 ACCOUNT: R-01-615000

AMOUNT: \$ 100.00

RECEIVED FROM: [Signature]

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AMOUNT: \$ 100.00

RECEIVED FROM: [Signature]

FOR: Special Events Fund

VALIDATION OR SIGNATURE OF CASHIER

DATE: 12-12-88 ACCOUNT: R-01-615000

AMOUNT: \$ 100.00

RECEIVED FROM: [Signature]

FOR: Special Events Fund

VALIDATION OR SIGNATURE OF CASHIER

DATE: 12-12-88 ACCOUNT: R-01-615000

AMOUNT: \$ 100.00

RECEIVED FROM: [Signature]

FOR: Special Events Fund

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

89-302-SPHX
District: 8th Date of Posting: 1-19-89
Posted for: Special Hearing & Appeal to Zoning Commission
Petitioner: Southern States Cooperative, Inc.
Location of property: NE/Side of Beaver Dam Road, 790' NW of Cockeyville Road, 116 E. Beaver Dam Road, Cockeyville Road, 116 E. Beaver Dam Road
Location of Signs: On front of 116 E. Beaver Dam Road
Remarks: _____
Posted by: M. J. Haines Date of return: 1-27-89
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 19, 1989.
THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 19, 1989.

THE JEFFERSONIAN
TOWSON TIMES,

S. Zake O'Brien
Publisher

PO 08989
reg. M 25182
case 89-306-SPHX
price \$109.58

RE: PETITION FOR SPECIAL EXCEPTION & BEFORE THE ZONING COMMISSIONER
SPECIAL HEARING
NE/S Beaver Dam Rd., 790' NW : OF BALTIMORE COUNTY
C/L Cockeyville Rd. (10825 :
Beaver Dam Rd.), 8th Election :
Dist.; 3rd Councilmanic Dist. :
SOUTHERN STATES COOPERATIVE, : Case No. 89-306-SPHX FEB 1 1989
INC., Petitioner :
ZONING OFFICE

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 304, County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of January, 1989, a copy of the foregoing Entry of Appearance was mailed to Mr. Jim Lillard, Southern States Cooperative, Inc., 6606 West Broad St., Richmond, VA 23260, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

J. Robert Haines
Zoning Commissioner

Southern States Cooperative, Inc.
6606 West Broad Street
Richmond, VA 23260

Re: Petition for Special Hearing and Special Exception
CASE NUMBER: 89-306-SPHX
NES Beaver Dam Road, 790' NW c/l Cockeyville Road
10825 Beaver Dam Road
8th Election District - 3rd Councilmanic
Petitioner(s): Southern States Cooperative, Inc.
HEARING SCHEDULED: TUESDAY, FEBRUARY 7, 1989 at 9:30 a.m.

Gentlemen:

Please be advised that \$139.58 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

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

Please make your check payable to Baltimore County, Maryland and bring minutes before

BALTIMORE COUNTY, MARYLAND No. 085310
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 2/10/89 ACCOUNT: R-01-615-000
AMOUNT: \$ 139.58
RECEIVED FROM: Southern States - Cook & Howard
FOR: P.A. 2/1/89 Hearing
B: 89-306-SPHX
VALIDATION OR SIGNATURE OF CASHIER

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:

Petition for Special Hearing and Special Exception
CASE NUMBER: 89-306-SPHX
NES Beaver Dam Road, 790' NW c/l Cockeyville Road
10825 Beaver Dam Road
8th Election District - 3rd Councilmanic
Petitioner(s): Southern States Cooperative, Inc.
HEARING SCHEDULED: TUESDAY, FEBRUARY 7, 1989 at 9:30 a.m.

Special Hearing: The conversion of an existing automotive service station to a gas and go and amendments to the approved site plan in Case No. 72-278-14 and 75-139-XA.
SPECIAL EXCEPTION: A food store and modification of an existing heating fuel sales establishment.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Southern States Cooperative, Inc.
John B. Howard, Esq.
File

89-306-SPHX
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
13th day of December, 1988.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: Southern States Cooperative Received by: James E. Dyer
Petitioner's Attorney: John B. Howard Chairman, Zoning Plans Advisory Committee

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

Paul H. Heinke
Chief

December 29, 1988

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

Re: Property Owner: Southern States Cooperative, Inc.

Location: NE/S Beaver Dam Rd., 790' NW of c/l of Cockeyville Road, 10825 Beaver Dam Road
Item No.: 142 Zoning Agenda: Meeting of 11/22/88

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 of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: C. H. Jones & Kelly 12-29-88 NOTED & APPROVED: John E. O'Neill
Planning Section Fire Prevention Bureau
Special Inspection Division

/j1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 31, 1989

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

080

John B. Howard, Esquire
Cook, Howard, Downes and Tracy
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 142, Case No. 89-306-SPHX
Petitioner: Southern States Cooperative, Inc.
Petition for Special Hearing and Special Exception

Dear Mr. Howard:

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. 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

Enclosures

cc: Beamon & Associates, P.C.
2083 Dabney Road
Richmond, Virginia 23230

Southern States
Cooperative, Inc.
6606 West Broad Street
Post Office Box 26234
Richmond, Virginia 23230
Telephone 844-2611/30

**Southern
States**

October 10, 1988

Mr. John Sullivan
Baltimore County Zoning Department
County Office Building
Towson, MD 21204

Dear John:

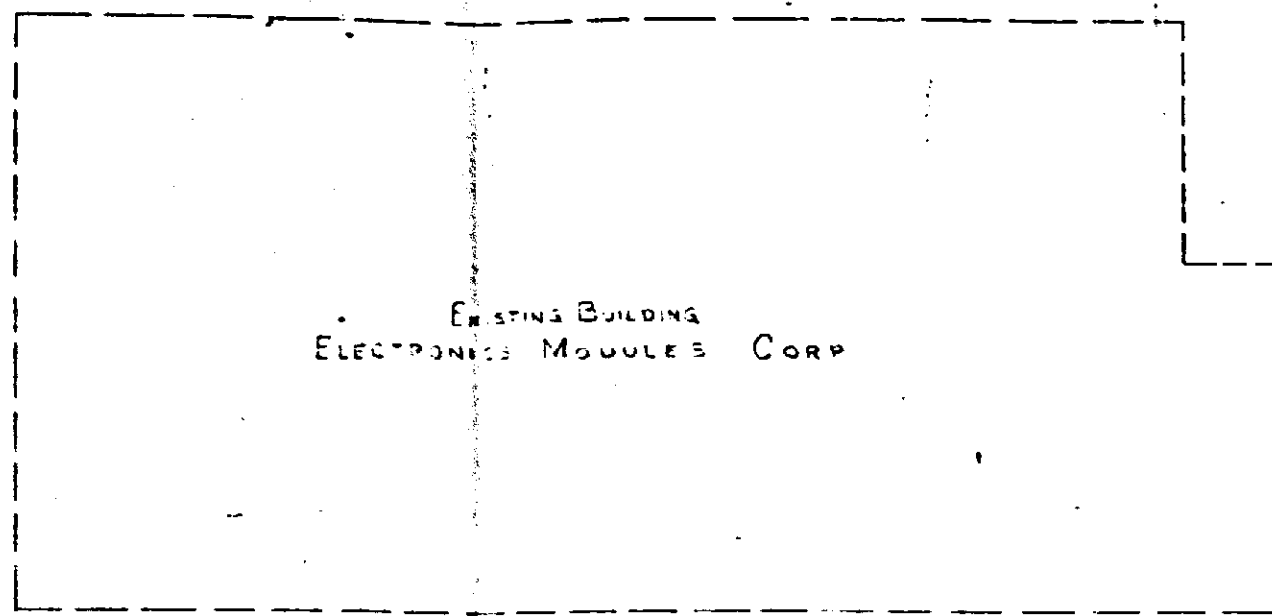
Enclosed are ten sets of plans which conform to the checklist you and I discussed last week. Please give me a call, should you have questions.

Thank you.

Sincerely,

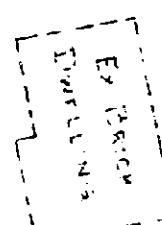
James M. Lillard
James M. Lillard, Mgr.
Petroleum Equipment & Services
RETAIL OPERATIONS

JML/jm



PRESENT ZONING ML-1M
PRESENT USE - INDUSTRIAL

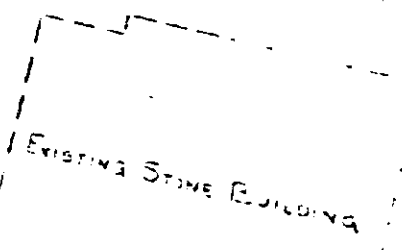
PRESENT ZONING ML-1M
PRESENT USE - RESIDENCE



PROPOSED RADIO ANTENNA
METES & BOUNDS

- ① N45°44'40"W - G.00'
- ② N44°15'20"E - G.00'
- ③ S45°44'40"E - G.00'
- ④ S44°15'20"W - G.00'

Containing 32 sq. ft. more or less.



ADDITIONAL SIGNS

One Identification Sign and Three Merchandizing Signs Proposed to be Attached to the Front Face of the Proposed Building, shall conform to Section 413.2 of the Baltimore County Zoning Regulations.

LANDSCAPING

Landscaping shall be provided in accordance with the following: (1) 10 Square Feet of Landscaping for each 100 Square Feet of Building Footprint (Less Than 4 Feet High) - 1500 Sq. Ft. (2) 10 Square Feet of Landscaping for each 100 Square Feet of Building Footprint (More Than 4 Feet High) - 4000 Sq. Ft.

The Proposed Landscaping shall be 1000 Sq. Ft. See Section 405.4 B-2

LIGHTING

Exterior Lighting shall be provided in accordance with the following: (1) 1000 Lumens per Square Foot of Building Footprint (2) 1000 Lumens per Square Foot of Building Footprint (3) 1000 Lumens per Square Foot of Building Footprint

ADDITIONAL USE

- 1. Vehicle Repair Services
- 2. Vehicle Washes
- 3. Tire Sales and Installation
- 4. Sales of Small Auto Parts and Accessories
- 12. Motor Accessories

NOTES RELATING TO ZONING PETITION

SPECIAL EXCEPTION REQUESTED TO PERMIT A BUILDING WITH A MAXIMUM EXISTING HEIGHT OF 10 FEET IN THE DISTRICT. AS WELL REQUESTED TO SECTION 413.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS - A MAXIMUM OF 10 FEET IN THE DISTRICT. AS WELL REQUESTED TO SECTION 413.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS - A MAXIMUM OF 10 FEET IN THE DISTRICT.

EXISTING 1988

PLAT TO ACCOMPANY ZONING PETITION

FOR

SOUTHERN STATES COOPERATIVE, INC.

NORTHEAST SIDE BEAVER DAM ROAD AT MCCORMICK ROAD

BALTO CO, MD.

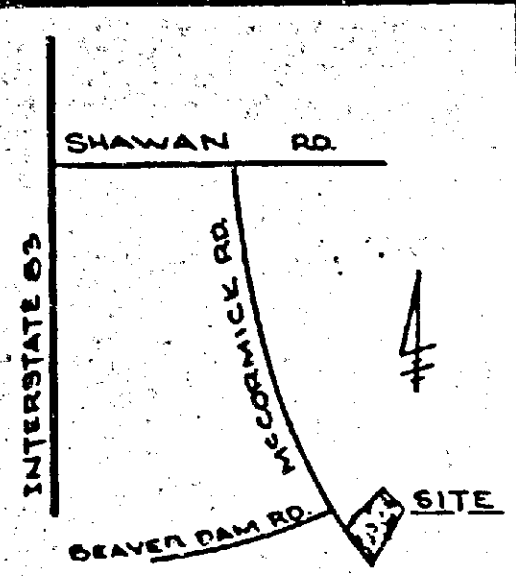
SCALE 1" = 50'

ELECT DIST N° 5

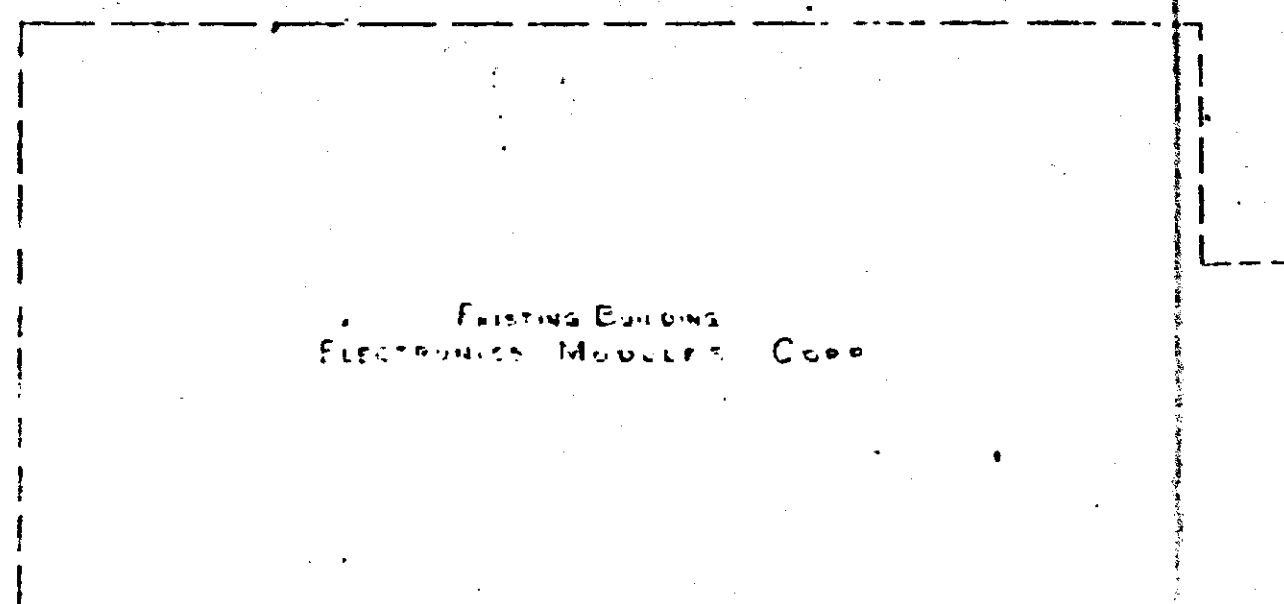
FEBRUARY 28, 1972

RECEIVED MARCH 23, 1972

RECEIVED JUNE 12, 1974

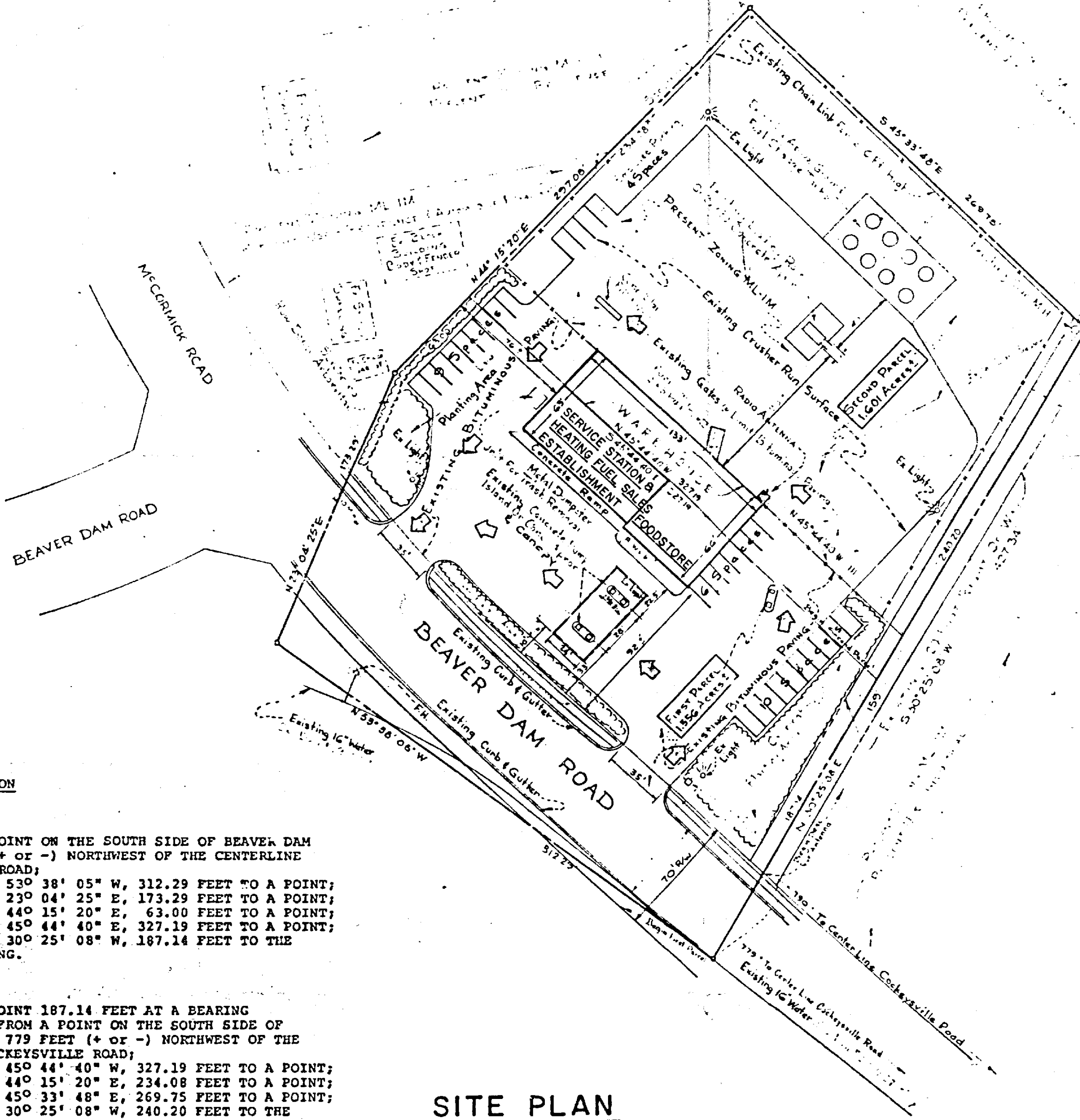


VICINITY MAP



EXISTING BUILDING
ELECTRONICS MODELS CORP

EXISTING ZONING M-1M
SPECIAL USE - INDUSTRIAL



ZONING DESCRIPTION

FIRST PARCEL

BEGINNING AT A POINT ON THE SOUTH SIDE OF BEAVER DAM ROAD, 779 FEET (+ or -) NORTHWEST OF THE CENTERLINE OF COCKEYSVILLE ROAD;
THENCE RUNNING N 53° 38' 05" W, 312.29 FEET TO A POINT;
THENCE RUNNING N 23° 04' 25" E, 173.29 FEET TO A POINT;
THENCE RUNNING N 44° 15' 20" E, 63.00 FEET TO A POINT;
THENCE RUNNING S 45° 44' 40" E, 327.19 FEET TO A POINT;
THENCE RUNNING S 30° 25' 08" W, 187.14 FEET TO THE POINT OF BEGINNING.

SECOND PARCEL

BEGINNING AT A POINT 187.14 FEET AT A BEARING N 30° 25' 08" E FROM A POINT ON THE SOUTH SIDE OF BEAVER DAM ROAD, 779 FEET (+ or -) NORTHWEST OF THE CENTERLINE OF COCKEYSVILLE ROAD;
THENCE RUNNING N 45° 44' 40" W, 327.19 FEET TO A POINT;
THENCE RUNNING N 44° 15' 20" E, 234.08 FEET TO A POINT;
THENCE RUNNING S 45° 33' 48" E, 269.75 FEET TO A POINT;
THENCE RUNNING S 30° 25' 08" W, 240.20 FEET TO THE POINT OF BEGINNING.

SITE PLAN

1"=50'

GENERAL NOTES:

- ELECTION DISTRICT: 8
- PREVIOUS COMMERCIAL PERMIT: 1974
- ZONING HEARINGS:
 - CASE 75-138-X, ANTENNA FOR STORE, SPECIAL EXCEPTION FOR WIRELESS RECEIVING AND TRANSMITTING STRUCTURE. 2/20/75, GRANTED.
 - CASE 72-278-XA, SPECIAL EXCEPTION AND VARIANCE.
- PARKING REQUIRED:

RETAIL: 4805 SQ. FT. / 1000 X 5 = 24 SPACES
WAREHOUSE: 1 EMPLOYEE = 1 SPACES
25 SPACES
- PARKING PROVIDED: 29 SPACES
- SITE AREA: 1.556+1.601= 3.157 AC.

REVISED PLANS
DEC 12 1980

#142

PLAN TO ACCOMPANY PETITION
FOR SPECIAL HEARING AND
SPECIAL EXCEPTION

PROPOSED CHANGE FOR
SOUTHERN STATES, INC.

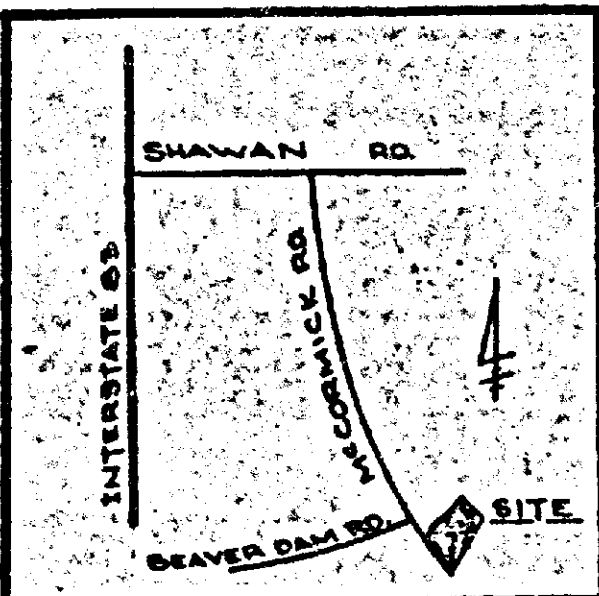
BEAVER DAM ROAD BALTIMORE CO., MD

REVISIONS	DATE	BY	REVISION	SHEET NO.
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11/3/88				
12/6/88				
FILE	JOB	1441	DATE	9/26/88
			OF	1

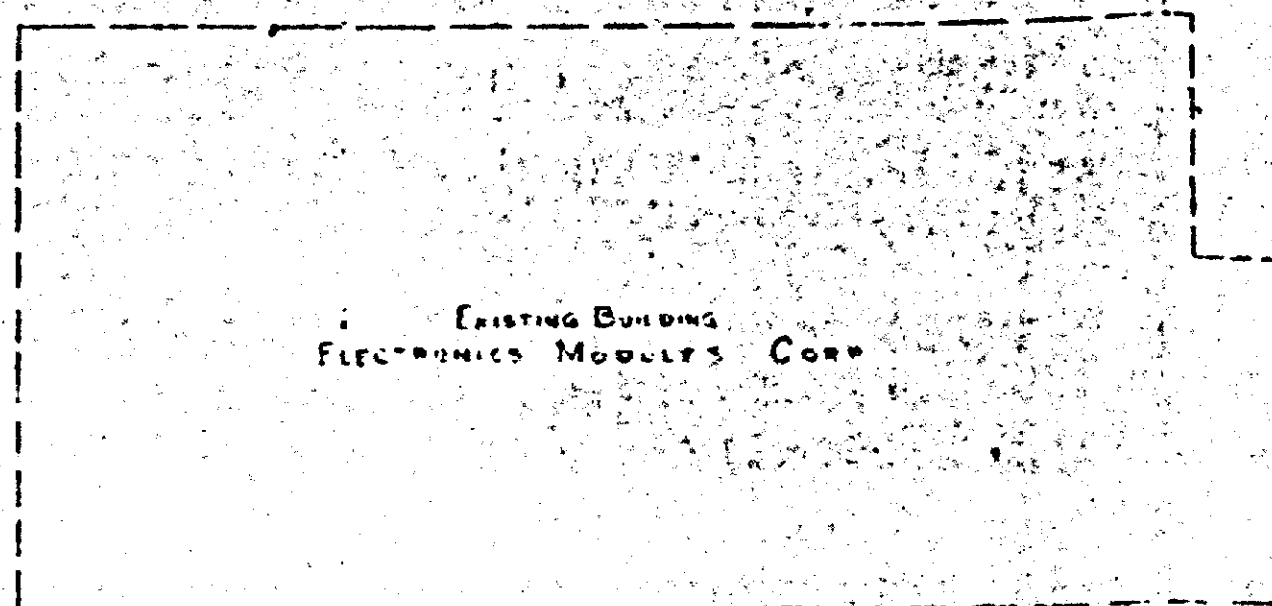
BEAMON & ASSOCIATES, P.C.
CONSULTING ENGINEERS

PHONE (804) 355-8366 RICHMOND, VA. 23230

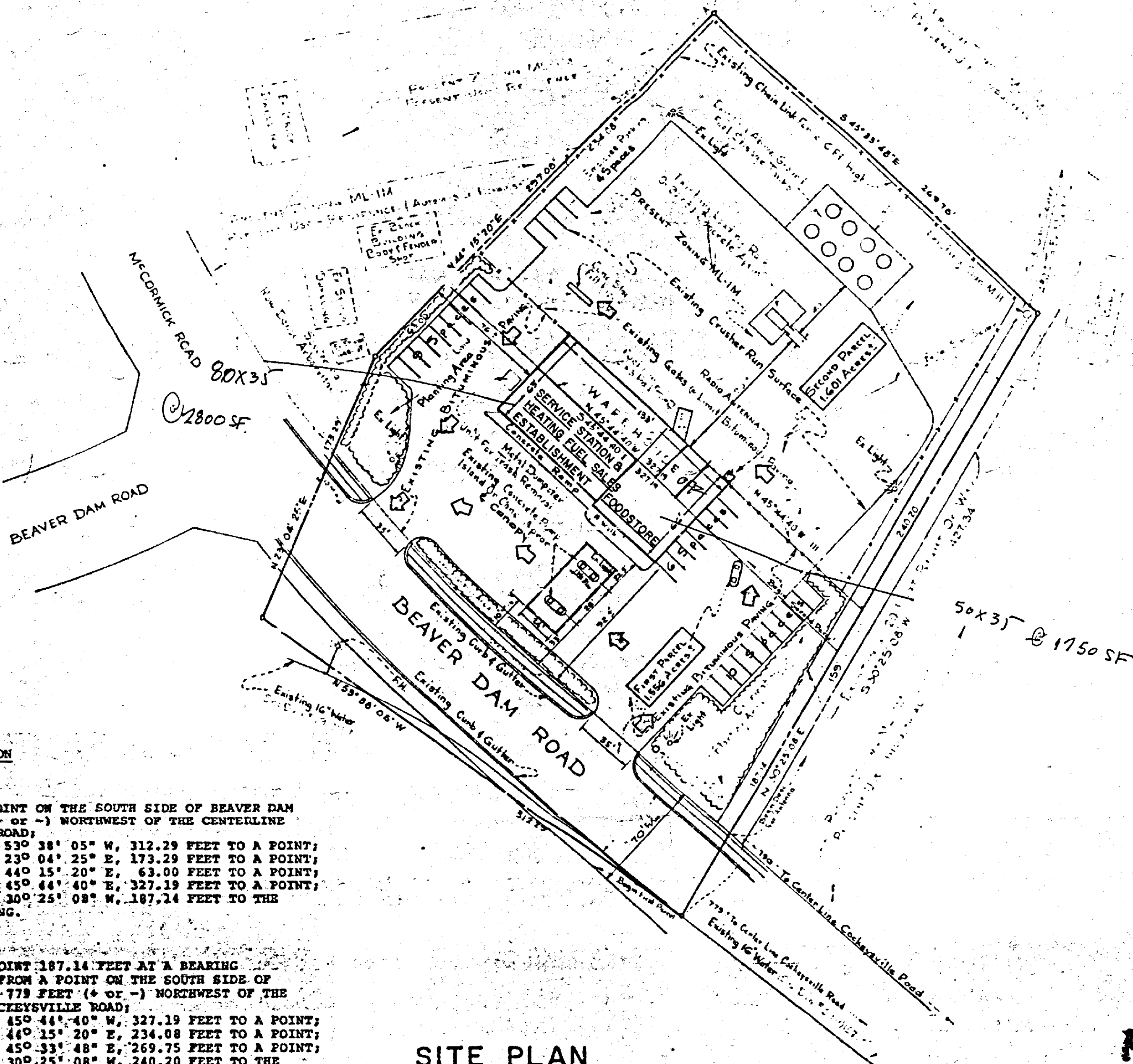




VICINITY MAP



PRESENT ZONING ML-1M
PRESENT USE - INDUSTRIAL



SITE PLAN

1"=50'

ZONING DESCRIPTION

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THENCE RUNNING S 45° 44' 40" E, 327.19 FEET TO A POINT;
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SECOND PARCEL

BEGINNING AT A POINT 187.14 FEET AT A BEARING N 30° 25' 08" E FROM A POINT ON THE SOUTH SIDE OF BEAVER DAM ROAD, 779 FEET (+ or -) NORTHWEST OF THE CENTERLINE OF COCKEYSVILLE ROAD;
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	75 SPACES
- PARKING PROVIDED: 29 SPACES
- SITE AREA: 1.556+1.601= 3.157 AC.

**PETITIONER'S
EXHIBIT 1**

**PLAN TO ACCOMPANY PETITION
FOR SPECIAL HEARING AND
SPECIAL EXCEPTION**

**PROPOSED CHANGE FOR
SOUTHERN STATES, INC.**

BEAVER DAM ROAD BALTIMORE CO., MD

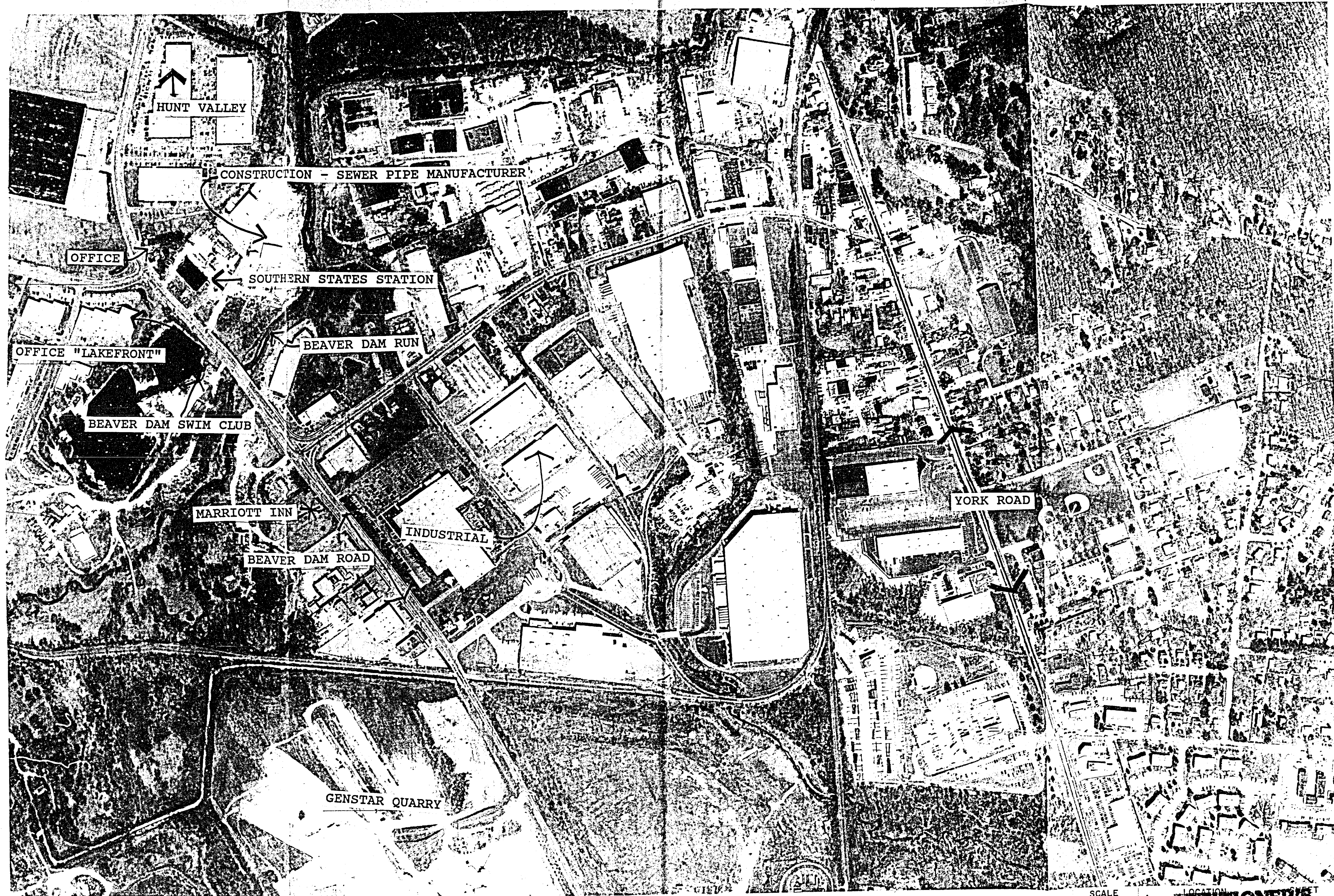
REVISIONS	DATE	BY	APP'D
10/6/88			
11/3/88			
12/6/88			
FILE	703	1441	5/26/88

BEAMON & ASSOCIATES, P.C.
CONSULTING ENGINEERS

2083 DUBNEY ROAD RICHMOND, VA. 23230

PHONE (804) 388-8388





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
COCKEYSVILLE 2 N.W.
172B