

Purpose:

The purpose of this "More In Keeping" document is to explain how the proposed convenience store at an existing occupied fuel service station and car wash has been designed in such a way that it is consistent with the intent of the Baltimore County Zoning Regulations as adopted in 1993.

History

The "proposed" convenience store is located at 800 Merritt Blvd. in Baltimore County. It was designed as an "ancillary use" for the existing service station as per Article 4 Section 405 of the Current Zoning Regulations. Under Section 405.6(A)(1) 'Any fuel service station which legally existed by right or by special exception on the effective date of Bill 172-1993 may be expanded or reconstructed, and any ancillary use listed under Section 405.4(D) may be added, provided the project is confined to the limits of the site as it existed on the effective date of Bill No. 172-1993; and

a. Conforms with the plan for the entire site as reviewed by the Director of Planning, Public Works, Permits and Development Management; and

b. Is located in a B.L., B.R., B.M., M.L. Zone or PUD; and

c. Meets the requirements set forth in Section 405.4 or, in the judgment of the Director of Permits and Development Management, would be done in such a manner that the station would be improved to be more in keeping with the purposes of Section 405.4;and

d. In cases where a provision of Bill No. 172-1993 conflicts with the terms or conditions of a prior special exception, the project may be subject to a special hearing and the discretion of the Director of Permits and Development Management.

The DRC has, in fact, met in an open meeting on July 24, 2006, and made the following recommendations:

The DRC has determined, that this project meets the requirements of a limited exception under Section 32-4-106(a)(1)(vi). It is necessary to submit a quote, "More In Keeping Plan" to PDM's Office of Zoning prior to applying for a building permit.

The previous cases for the existing fuel service station are as follows per MAP SE 1F & SE 2F: 5693-RX, 69134-RX, 77258 A, & 89448-XA . The case listed as 89448-XA was granted a special exemption for the addition of a "Roll-Over Carwash" as defined by Article 1 General Provisions Section 101 of the current zoning regulations. This section defines it as 'a car wash where exterior-only cleaning, washing or waxing services are provided on a roll-over basis with the vehicle in a stationary position during servicing. <Bill No. 172-1993> Under case 89448-XA the sale of gasoline and service station commodities is permitted as well as the function of a roll-over car wash. Other BL uses were prohibited such as the leasing of trucks, trailers, and automobiles.

Site Development

Under Section 405.4 the Area of Fuel service station site shall be no less than 15,000 sf or 1,500 times the number of fuel service spaces (as defined in Section 101), whichever is greater. If any use permitted under 405.4(D) or 405.4(E) is added to the fuel service station, the area of the site shall be increased in accordance with the provisions of those sections. 1,000 sf of additional site area is required per ATM. If there are less than 5 vending machines proposed, which is the case, then no additional site area is required for vending.

Site Area Calculation

The Site area provided is 32,239 sf. The Sum of the Area of existing Kiosk and proposed "Sales Area" is less than 1500 sf. No additional site area is required for the carwash nor MPD's other than Fuel Service Spaces & Stacking in accordance with Section 409.

1,500 x (No. of FSS = 20) plus 1000sf for one ATM = 31,000 Required

Setbacks

	Min Distance in feet to Street Right Of Way	
	Required	Provided
Existing Kiosk	35	60
Proposed Mini-Mart	35	39
MPD	25	25
Roll-Over Car Wash	50 (tunnel exit) 50	
Canopy	15	25

Landscape Transition Areas

	Minimum LTA vegetated and screened in accordance with the Landscape Manual	
	Required	Provided
Front	10 Feet	10 Feet
Rear	6 Feet	6 Feet
Side	6 Feet	6 Feet

The Landscape Plan has been reviewed by Mr. Avery Hardin as requested by the Zoning Commissioner. Some additional screening and vegetation has been added to make the LTA even more in Keeping with Section 405 of the Zoning Reg. It is also important to note that there is a 14' change in elevation between the nearest residentially zoned property, which acts as a natural buffer (not to mention the large densely wooded area at the rear of the site). For Service Stations greater than 50' from any residentially zoned property, no buffer is required.

Parking, Stacking, & Circulation

Number of Parking Spaces

One Space per Employee on Largest Shift (2 employees)	=	2 spaces
Three Spaces per 1,000 sf of gsf for Convenience stores up to 1,500 sf. (C Store + Existing Kiosk <1,500 gsf) x 3/1000	=	4.5 spaces (5 spaces)
One space per ATM (One ATM Machine)	=	1 spaces
Two Drying Spaces per Roll Over Car Wash Tunnel	=	2 spaces
One space per self service Compressed Air Unit (see note)	=	1 space
Total Parking Spaces Required	=	11 spaces
Total Parking Spaces Provided	=	11 spaces

*Note: As per section 419.3(B)(2) 'a stacking space for the car wash may be used to serve as a parking space for the vacuum cleaner unit.

Fuel Service Space & Stacking

One FSS and One Stacking Space Require per MPD (Section 405.4(A)(3) & 9 Stacking Spaces per Rollover car wash tunnel is required (Section 419.3(A)(1)

10 MPD's Existing	=	10 FSS Required 10 Stacking Spaces Req. 20 Spaces Related to Fuel Service
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1 Roll-Over Car Wash	=	9 Roll-Over CW Stacking Spaces
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On-Site Facilities Required (Compressed Air, Water & Restroom)

- One accessible restroom is required for customer use, and one accessible restroom has been provided.
- One compressed air unit with parking space required and one compressed air unit with parking has been provided.
- One hose-bib required and one hose bib provided on exterior of proposed building. Portable water container \ dispenser retained by cashier.

Circulation

All stacking spaces are to be single file. All parking spaces shall be located to avoid conflict with on-site circulation patterns.

The dimensions for all stacking spaces are 8.5' x 20'. The dimensions for Parking spaces are as follows:

	Angled Parking	Parallel
Standard Space	8.5 x 18	7.5 x 21

Minimum Parking Aisle Width		
Angle(Deg.)	One-Way	Two-Way
90	22	22
75	18	20
60	16	20
45	14	20
30	14	20
0	14	20

Appearance

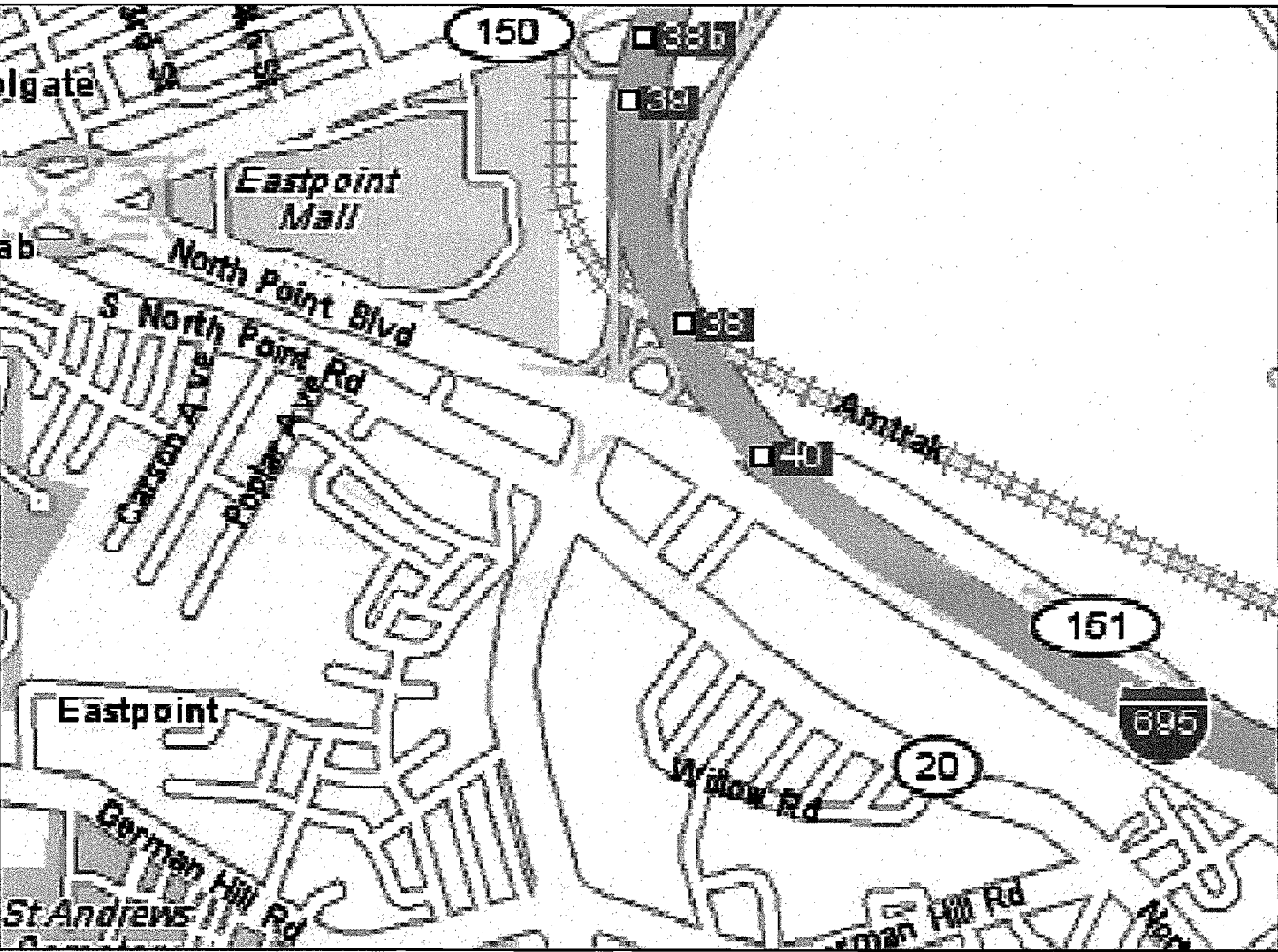
The proposed building has been designed in a way that it is obscured by the adjacent commercial facility as well as its natural surroundings. The materials are that of exposed masonry units and a flat roof; similar to the height and color of that which is on-site as well as the neighboring commercial building

Lighting required to be under 18' and aimed downward. All site lighting provide is 14' in height and aimed down to light the path of travel.



ARIEL VIEW

SCALE: 1" = 200'-0"



VICINITY MAP

SCALE: N.T.S.

SITE DATA

PROPERTY ADDRESS:
800 MERRITT BLVD
DUNDALK, MD 21222

DRC NUMBER: 042406M DATED 8-4-06
DISTRICT : 12C7

OWNER:
ZULFIQAR CHEEMA
800 MERRITT BLVD
DUNDALK, MD 21222

ADC GRID: 36H13 44H1
TAX MAP: 96/23
TAX ACCCT: 12-1208032831
PARCEL: #229
DEED#: 23288/108
ELECTION DISTRICT: 12C7
COUNTY COUNCIL DISTRICT: 12

EXISTING USE: EXIST SERVICE STATION W/
ROLL OVER CAR WASH.
PROPOSED USE: EXIST SERVICE STATION W/
ROLL OVER CAR WASH &
CONVENIENCE STORE.

ZONING: BL
PARKING REQUIREMENTS: SEE CALCULATIONS ON C-1.2
BUILDING GROSS AREA: 1460 SQ. FT
PARKING REQUIRED: 9 CARS
PARKING PROVIDED: 10 CARS (1 VAN ACCESS.)

THIS "MORE IN KEEPING" PLAN COMPOSED OF (2) SHEETS HAS BEEN
REVIEWED AND APPROVED BY CODE OFFICIALS FROM THE
FOLLOWING BALTIMORE COUNTY DEPARTMENTS:

PER 405.6 BCZR

ZONING
J. H. Lewis
DATE 12/19/07

PLANNING
J. H. Lewis
DATE 12/18/07

DEPARTMENT OF PUBLIC WORKS

Dennis A. Kennedy
for Ed Adams
DATE 12/17/07

REVISIONS

PROPOSED
MINI-MART
800 MERRITT BLVD,
DUNDALK
BALTIMORE COUNTY,
MARYLAND 21222

ADC GRID: 36H13 44H1
TAX MAP: 96/23
PARCEL #229
DEED#: 23288/108

OWNER'S CONTACT INFO
ZULFIQAR CHEEMA
800 MERRITT BLVD,
BALTIMORE, MD 21222

AST CONSULTANT INC.
78775 CLONLEAP CT.
SUITE # 251
COLUMBIA, MD 21045
(410) 772-0072
FAX: (301) 560-8848

DATE SUBMISSION

AUG 4, 2006 DRC #
042406 M
DIST-12C7

DRAWN BY
GUS

CHECKED BY
KAL

DATE
DECEMBER 2007

JULY 19TH 2007

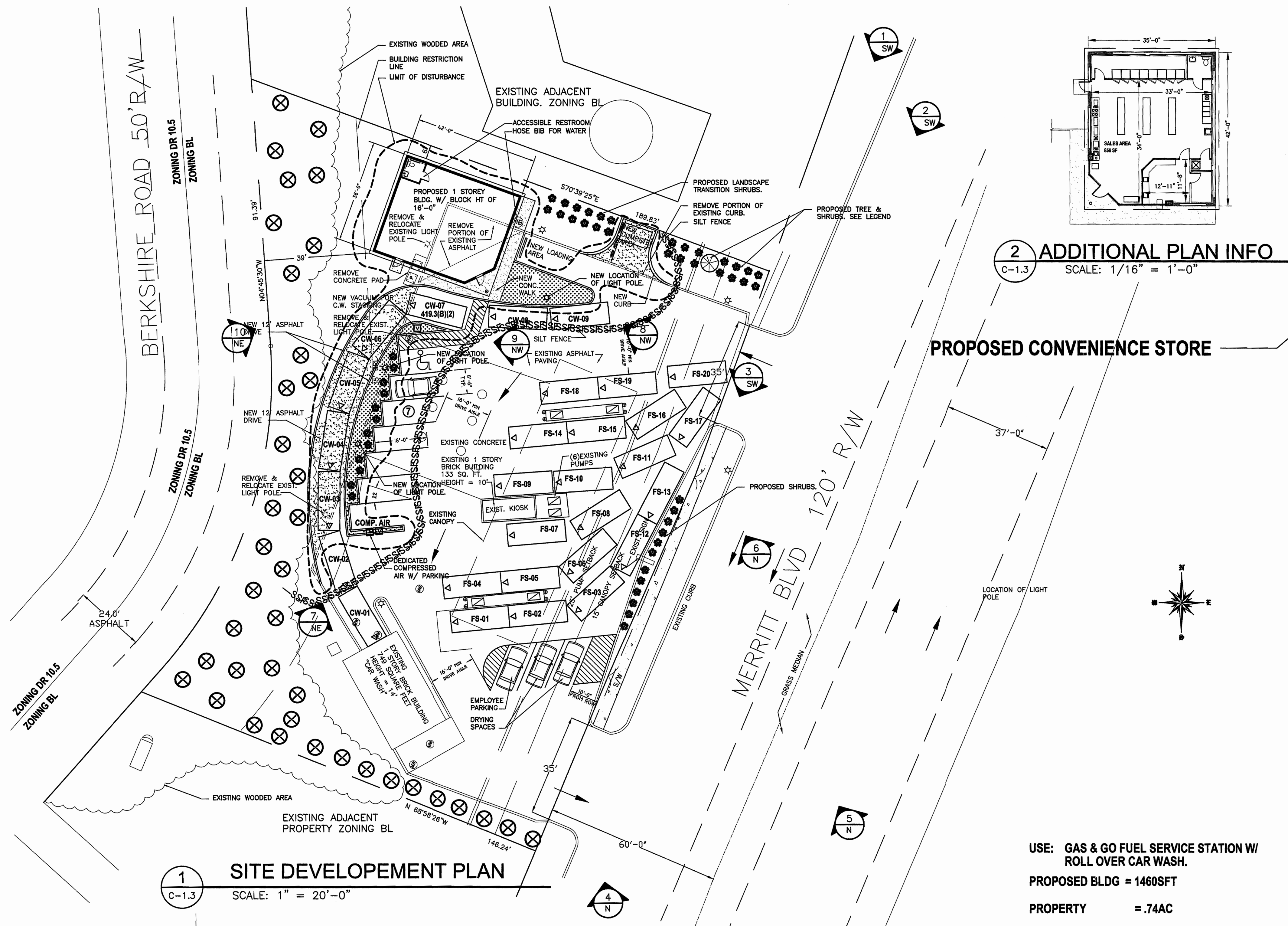
SHEET TITLE

MORE IN
KEEPING

Phase :

DRAWING NO.
C-1.2

MORE IN KEEPING PLAN



2 ADDITIONAL PLAN INFO
C-1.3 SCALE: 1/16" = 1'-0"

PROPOSED CONVENIENCE STORE

3 SITE PLAN
C-1.3 SCALE: 1" = 200'-0"

SITE DATA

PROPERTY ADDRESS:
800 MERRITT BLVD
DUNDALK, MD 21222

DRC NUMBER: 042406M DATED 8-4-06
DISTRICT : 12C7

OWNER:
ZULFIQAR CHEEMA
800 MERRITT BLVD
DUNDALK, MD 21222

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TAX MAP: 96/23
TAX ACCCT: 12-1208032831
PARCEL: #229
DEED#: 23288/108
ELECTION DISTRICT: 12C7
COUNTY COUNCIL DISTRICT: 12

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ROLL OVER CAR WASH.

PROPOSED USE: EXIST SERVICE STATION W/
ROLL OVER CAR WASH &
CONVENIENCE STORE.

ZONING: BL

PARKING REQUIREMENTS: SEE CALCULATIONS ON C-1.2
BUILDING GROSS AREA: 1460 SQ. FT
PARKING REQUIRED: 9 CARS
PARKING PROVIDED: 10 CARS (1 VAN ACCESS.)

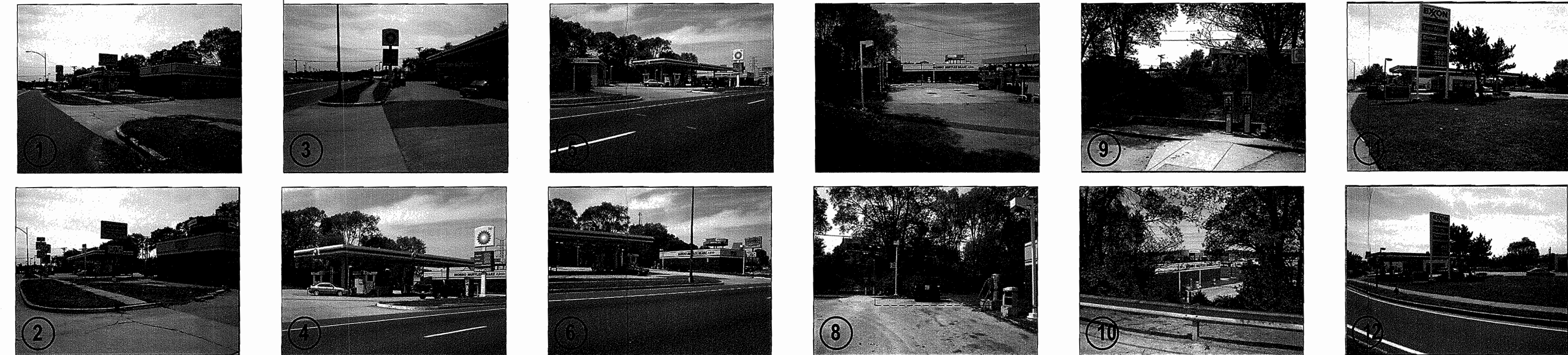
USE: GAS & GO FUEL SERVICE STATION W/
ROLL OVER CAR WASH.
PROPOSED BLDG = 1460SFT
PROPERTY = .74AC

PHOTO REMARKS

- PHOTOS 7 & 8 DEPICT THE BUILDING ENVELOPE OF THE PROPOSED CONVENIENCE STORE.
- PHOTOS 1 & 2 ILLUSTRATE THAT WHEN HEADING SOUTHBOUND THE PROPOSED BUILDING WILL BE COMPLETELY CONCEALED BY THE ADJACENT AUTOMOTIVE BUILDING.
- PHOTOS 11 & 12 ILLUSTRATE THE EXTENT OF LANDSCAPING FOR A TYPICAL FUEL STATION IN THE VICINITY OF THE SITE.
- PHOTO 10 IS TAKEN FROM BERKSHIRE ROAD TO ILLUSTRATE THE DIFFERENCE IN ELEVATION.
- PHOTO 9 DEPICTS THE PATH OF TRAVEL FOR PEDESTRIAN TRAFFIC FROM NEIGHBORHOOD.

PLANTING SCHEDULE

SYMBOL	QTY.	BOTANICAL / COMMON NAME	SIZE	REMARKS
●	50	IILEX CORNUTA "ROTUNDA" DWARF CHINESE HOLLY (MALE)	18-24 HT 15-18" SPD	CONTINUOUS @ 3'-0" O.C. AS SHOWN
⊗	N/A	EXISTING SEASONAL TREE	30' - 35'	EXISTING TO REMAIN
⊗	1	ULMUS AMERICANA PRINCETOWN ELM	2.5" CALIPER	STREET TREE
■	N/A	NEW SEEDED AREA	N/A	



MORE IN KEEPING PLAN

REVISIONS

PROPOSED
MINI-MART
800 MERRITT BLVD.
DUNDALK
BALTIMORE COUNTY,
MARYLAND 21222

ADC GRID: 36H13 44H1
TAX MAP: 96/23
PARCEL #229
DEED#: 23288/108

OWNER'S CONTACT INFO
ZULFIQAR CHEEMA
800 MERRITT BLVD.
BALTIMORE, MD 21222

AST CONSULTANT INC.
78775 CLOUPEAP CT.
SUITE # 291
COLUMBIA, MD 21046
(410) 772-0072
FAX: (301) 560-8848

DATE	SUBMISSION
AUG 4, 2006	DRC # 042406 M DIST- 12C7
DEC. 9, 2007	MIK - ZONING

DRAWN BY
GLS

CHECKED BY
KAL

DATE
JULY 19TH 2007

Scale : AS SHOWN

SHEET TITLE
MORE IN KEEPING

Phase :

DRAWING NO.
C-1.3

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE - 7/8 Berkshire Road, 454.81' S of North Point Road, (500 Merritt Boulevard) 12th Election District 7th Councilmanic District

Amoco Oil Company
Petitioner

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 89-448-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to permit a car wash use on the subject property, and a variance to permit 183.02 sq.ft. of signage in lieu of the maximum permitted 100 sq.ft., all as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by Charles T. Bogdanowicz, Project Engineer, appeared, testified, and was represented by E. Harrison Stone, Esquire. Also appearing on behalf of the Petition was Richard Truelove with AFR Associates. There were no Protestants.

Testimony indicated that the subject property, known as 800 Merritt Boulevard, consists of 0.7401 acres more or less zoned B.L., and is improved with a gasoline station. The property fronts on Merritt Boulevard and woods to the rear of the site abut Berkshire Road. Petitioner proposes adding a car wash operation and if approved, a sign for the car wash on the existing Amoco Oil Identification sign. Testimony indicated the subject property has ample space to accommodate the proposed car wash operation and that no major changes to the existing site plan will be required. Further testimony indicated the proposed use will not interfere with the gasoline station services and will not adversely affect the surrounding uses in the area. Testimony indicated the rear of the property is an average of 14 to 15 feet lower in elevation than Berkshire Road and

is buffered in between with heavy tree growth. As such, the residential properties along Berkshire Road look down onto the property. The sign variance requested is very conservative and meets the conditions set forth in Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.). The testimony and evidence presented by Petitioner's witnesses all indicated the requirements of Sections 502.1 and 307 would be met by this project.

It is clear that the B.C.Z.R. permits the use proposed in a B.L. zone by special exception. It is equally clear that the proposed use will 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 vs. Peitte, 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 special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLann v. Soles*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 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 is 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 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 relief requested in the special exception and variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of May, 1989 that the Petition for Special Exception to permit a car wash use on the subject property, and the Petition for Zoning Variance to permit 183.02 sq.ft. of signage in lieu of

the maximum permitted 100 sq.ft., 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:

- The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- Compliance with all Zoning Plans Advisory Committee comments submitted hereto and incorporated into the file.
- Prior to the issuance of any permits, Petitioner shall develop and submit for approval by the Baltimore County Landscape Planner a landscaping plan, including, but not limited to, a streetscape along Merritt Boulevard. Petitioner shall retain existing trees and shrubs where possible, and the removal and/or replacement of any existing trees and shrubs must be approved by the Landscape Planner. A copy of the approved plan shall be submitted to the Zoning Commissioner's Office for inclusion into the case file.

J. Robert Haines
Zoning Commissioner
for Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Baltimore, Maryland 21204
(410) 837-5333

May 23, 1989

E. Harrison Stone, Esquire
102 W. Pennsylvania Avenue
Baltimore, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE
7/8 Berkshire Road, 454.81' S of North Point Road
(500 Merritt Boulevard)
12th Election District - 7th Councilmanic District
Amoco Oil Company - Petitioner
Case No. 89-448-XA

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitioner for Special Exception and Zoning Variance have been granted in accordance with the attached Order. In the event any party files the decision rendered in this matter, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Mr. Charles Redliffe at (410) 837-5333.

Very truly yours,
J. Robert Haines
Zoning Commissioner
for Baltimore County

PLEASE PRINT CLEARLY

PETITIONER

NAME	ADDRESS
Richard Truelove	400 Assoc. Inc. 7127 HOFFMAN RD. 21234
E. Harrison Stone	102 W. PENNA AVE TOWSON, MD 21204
C.T. Bogdanowicz	AMOCO OIL CO. 14520 GREEN RD. BALDWIN, MD 21013

PETITION FOR ZONING VARIANCE 365

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-448-XA

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 413.22 to permit 183.02 square feet of signage in lieu of the permitted 100 square feet.

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

- Strict compliance with signage requirement would unreasonably prevent use of property for a permitted purpose and would be unnecessarily burdensome.
- Relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare are secured.

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

If 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

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

Honorary for Petitioner:
(Type or Print Name)
Signature
Address
City and State

NAME, address and phone number of legal owner, contract purchaser or representative to be contacted
Name: Charles T. Bogdanowicz, Project Engineer
Address: Amoco Oil Company, 14520 Green Road, Baldwin, MD 21013
City and State: Baltimore, Maryland 21013
Phone No.: (301) 823-1800

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of May, 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 held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 12th day of May, 1989, at 9:30 o'clock.

J. Robert Haines
Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL EXCEPTION 365

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-448-XA

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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a car wash.

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

If 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):
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

Honorary for Petitioner:
(Type or Print Name)
Signature
Address
City and State

NAME, address and phone number of legal owner, contract purchaser or representative to be contacted
Name: Charles T. Bogdanowicz, Project Eng.
Address: Amoco Oil Company, 14520 Green Road, Baldwin, MD 21013
City and State: Baltimore, Maryland 21013
Phone No.: (301) 823-1800

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of May, 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 held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 12th day of May, 1989, at 9:30 o'clock.

J. Robert Haines
Zoning Commissioner of Baltimore County

1. Department of Public Works [Bill No. 40, 1967.]
2. Buildings Engineer's office [Bill No. 40, 1967.]
3. Bureau of Traffic Engineering [Bill No. 40, 1967.]
4. Fire Bureau [Bill No. 40, 1967.]
5. State Roads Commission [Bill No. 40, 1967.]

D. That, at the time the Petition is heard, there is evidence of the probability of a reasonable public need for the proposed automotive-service station. The Zoning Commissioner shall consider that the presence of one abandoned service station within a one-half mile radius of two such stations within one mile radius of the site of the proposed service station establishes, absent evidence to the contrary, a prima facie presumption that there is a reasonable public need for such the probability of a reasonable public need for such a service station. The Zoning Commissioner may find, however, that this prima facie presumption is rebutted by market data or other evidence submitted by the petitioner. [Bill No. 40, 1967.]

405. 4.-Standards.-Individual Sites. Any service station not located in a planned shopping center, drive-in cluster, or industrial park, shall be considered as being situated on an individual site, unless it is located in a parking or garage. All service stations situated on individual sites shall comply with the applicable standards of this subsection, other area regulations in the Baltimore County Zoning Regulations notwithstanding. [Bill No. 40, 1967.]

A. Site Layout and Size: Street Improvements. ³³
[Bill No. 40, 1967.]

1. Site Dimensions. The area of any such service station site shall be at least 15,000 square feet or the number of square feet equal to the product of 3,500 times the total of the number of fuel dispensing spaces plus the number of customary one-car service bays, whichever is the greater. The minimum site width, measured along the major street to which the station has access, shall be at least the number of feet equal to the product of 65 times the number of access driveways on such street, but in no case less than 90 feet. (On corner lots the width shall be measured along the length of a straight projection of the lot line along the major street to a straight projection of the side lot street.) [Bill No. 40, 1967.]

4-11

89-448-VT

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12TH Date of Posting: 4/23/89

Posted for: Special Excavation & Utilities

Permittee: Henry Oil Corp

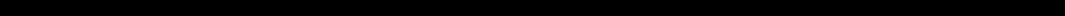
Location of property: ELS Bldg. 20110 Rd., NW. 21st & N. Pl. Rd.
900 Martin Blvd.

Location of Signs: Facing NW. 21st Rd., approx 10' E. road edge
On E. side of E. side of E. side

Remarks: _____

Posted by: McHenry Date of return: 4/25/89

Number of Signs: _____



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

March 23, 1989

J. Robert Haynes
Zoning Commissioner



NOTICE OF HEARING

Donald 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 Exception and Zoning Variance
CASE NUMBER 88-448-XA
15 Buckwheat Road, 45A-01* S of North Point Road
800 Merritt Blvd.
12th Election District - 7th Councilward
Baltimore(c), Home Oil Company
HEARING SCHEDULED FRIDAY, MAY 12, 1989 at 9:30 a.m.

Special Exceptions A Can House.
Variance to permit 163.02 sq. ft. of storage in lieu of the permitted 100 sq. ft.

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 Haynes

J. ROBERT HAYNES
Zoning Commissioner of
Baltimore County

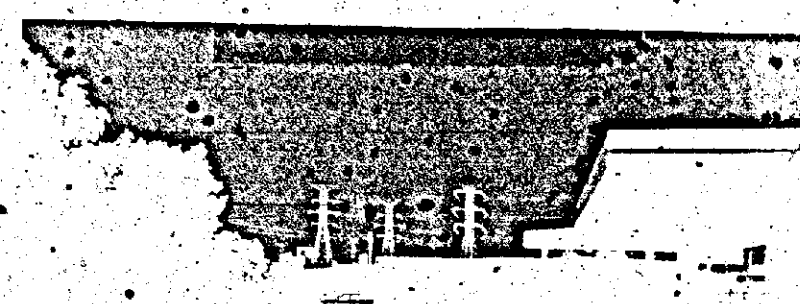
cc: Anaco Oil Co./Charles T. Rognersdorf
F. Harrison Stone, Esq.
File



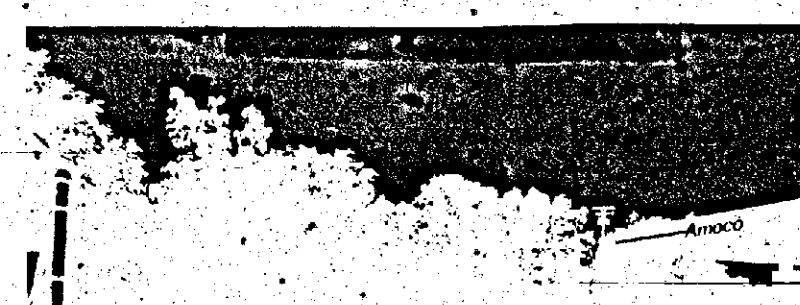
S.B.L. MERRITT BLVD FROM NORTHPT. RD.
Petitioner's Exhibit 2



AMOCO SITE-NOTE SCREENING/SLOPE
& HOUSES ALONG BERKSHIRE RD.



WAITING SPACES FROM CAR WASH LOCATION
Petitioner's Exhibit 3



SCREENING/SLOPE AT REAR OF SITE
Petitioner's Exhibit 5



CAR WASH LOCATION FROM MERRITT BLVD.
Petitioner's Exhibit 4



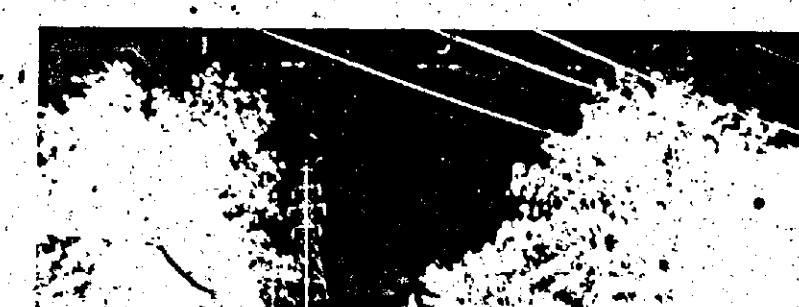
CAR WASH LOCATION FROM SITE



S.B.L. MERRITT BLVD. FROM CAR WASH EXIT
(NORTH PT. RD. 350 FT. NORTH)
Petitioner's Exhibit 5



S.B.L. MERRITT BLVD. FROM CAR WASH EXIT



AMOCO SITE FROM BERKSHIRE RD.
Petitioner's Exhibit 7



AMOCO SITE FROM ELTON & BERKSHIRE
(CANOPY BARELY VISIBLE)

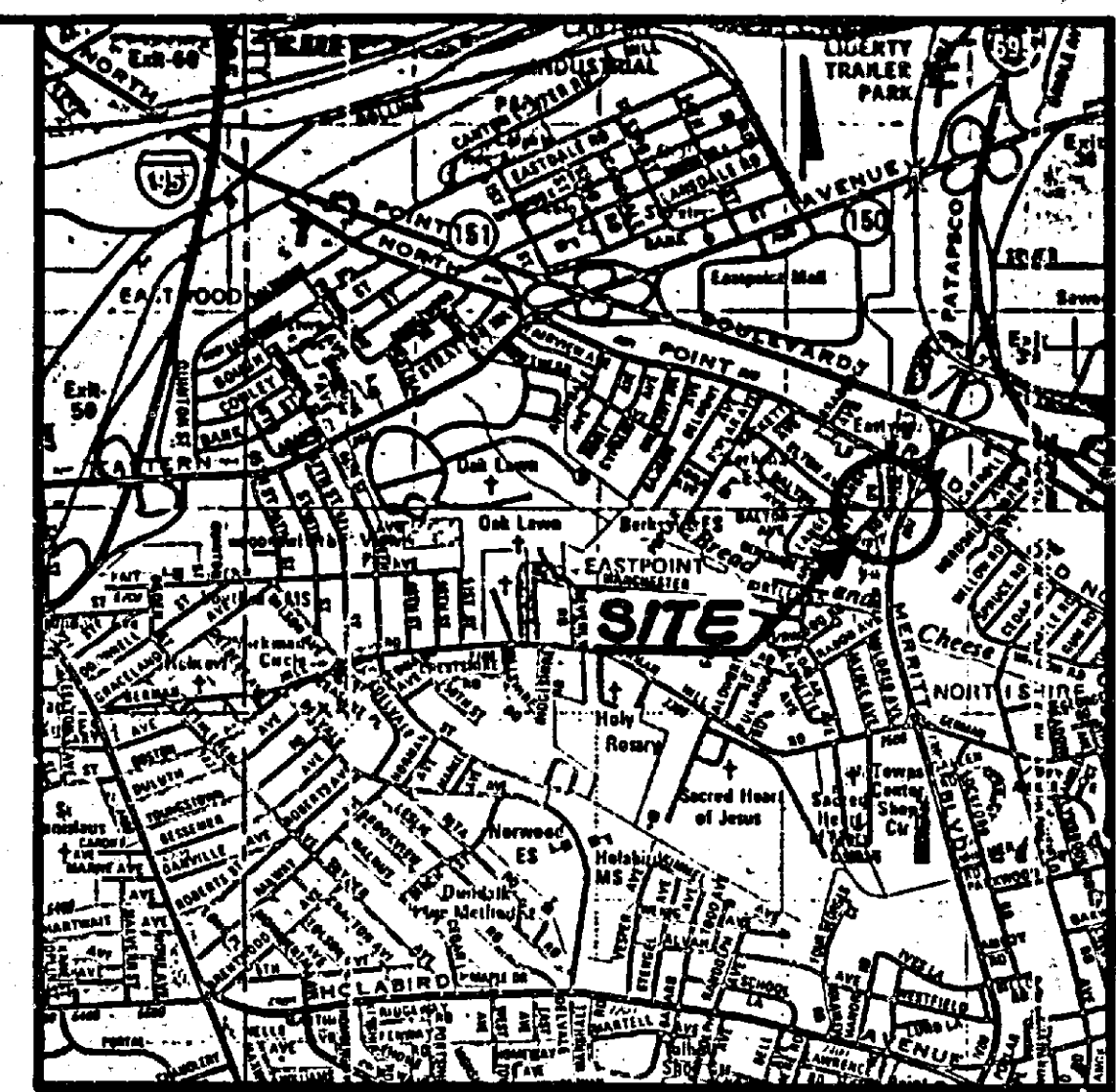
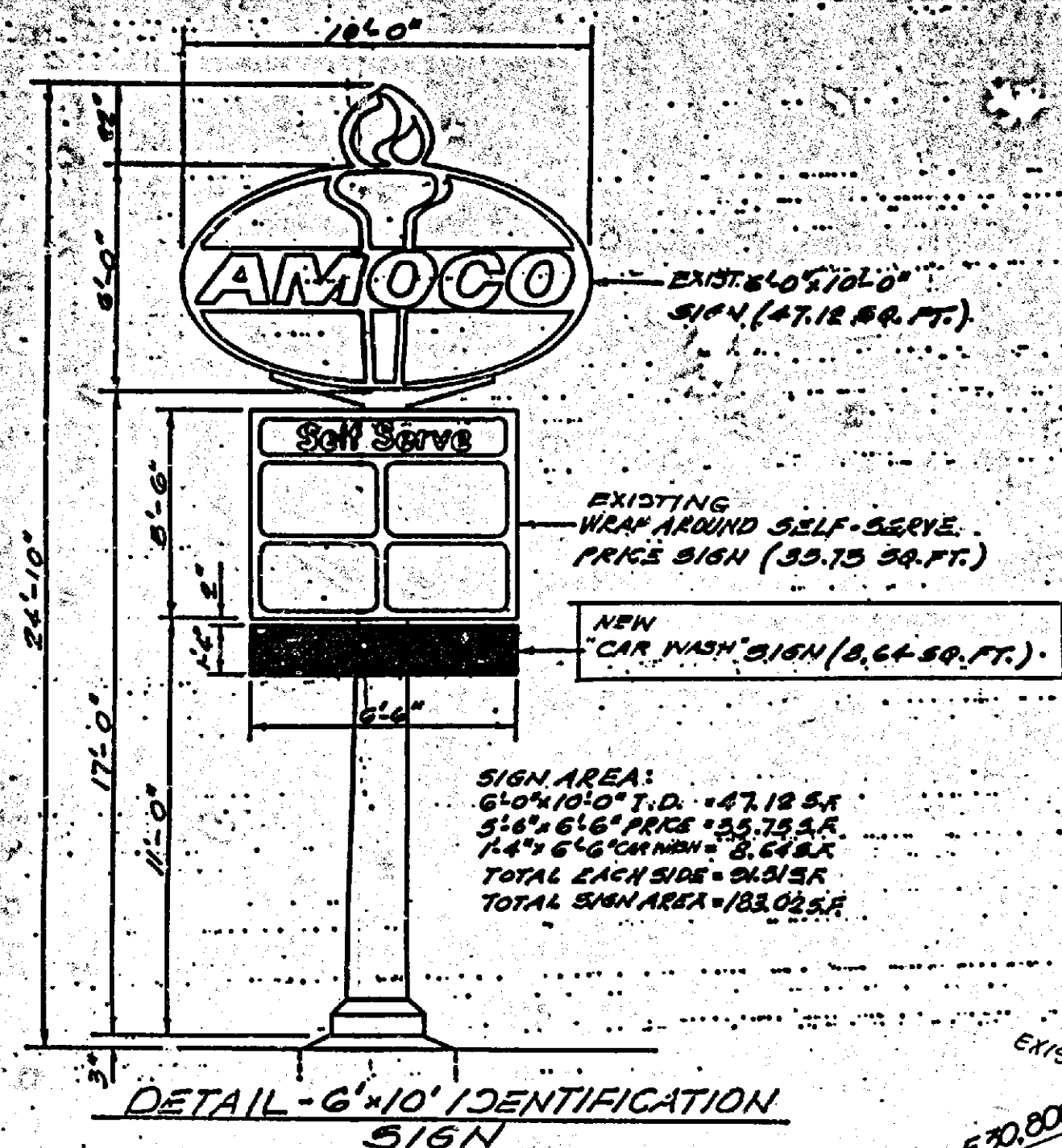
89-448-2A
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your petition has been received and accepted for filing this
14th day of March, 1989.
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
Petitioner: Amoco Oil Company Received by: James E. Dyer
Attorney: E. Harrison Stone Chairman, Zoning Plans
Advisory Committee

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
(410) 887-3804
April 21, 1989
Mr. J. Robert Haines
Zoning Commissioner
County Office Building,
Towson, MD 21204
Dear Mr. Haines:
The Bureau of Traffic Engineering has no comments for item number
279, 353, 354, 365, 366, and 373.
Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II
MSF/lab
RECEIVED
APR 28 1989
ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-5556
494-700
Paul H. Bonds
Chief
J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204
Re: Property Owner: Amoco Oil Company
Location: E8 Berkshire Road
Item No.: 365
Zoning Agenda: 03/14/89
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.
(X) 1. Fire hydrants for the referenced property are required and shall be
located at intervals of 300 feet along an approved road in accordance
with Baltimore County Standards as published by the Department
of Public Works. (Along Merritt Blvd.)
() 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.
(X) 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" 1978 edition
prior to occupancy.
() 6. Site plans are approved, as drawn.
() 7. The Fire Prevention Bureau has no comments at this time.
RECEIVED
APR 27 1989
FIRE PREVENTION BUREAU
Special Inspection Division
/s/

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
May 1, 1989
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204
Honorable
Bureau of Engineering
Department of Traffic Engineering
Zoning Plans Advisory Committee
Bureau of Planning
Public Works Department
Project Planning
Building Department
Board of Education
County Administration
Industrial Development
E. Harrison Stone, Esquire
102 W. Pennsylvania Avenue
Towson, MD 21204
RE: Item No. 365, Case No. 89-448-XA
Petitioner: Amoco Oil Company, et al
Petition for Zoning Variance and
Special Exception
Dear Mr. Stone:
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 on 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.
IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN
COMMENTS TO MY OFFICE, ATTENTION: JAMES E. DYER. IF YOU
HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT
887-3391.
Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee
JED:jw
Enclosures

cc: Mr. Charles F. Roganowski
Amoco Oil Company
14300 Green Road
Baltimore, MD 21013



LOCATION MAP
 SCALE: 1"=2,000'

GENERAL NOTES

1. AREA OF PROPERTY: 0.7401 AC. ± (32,230 S.F.)
2. EXISTING ZONE: BL WITH S.E. FOR GASOLINE STATION
3. S.E. 5493 P.X.A.:
 1. SALE OF GASOLINE & SERVICE STATION COMMODITIES ONLY. OTHER BL USES PROHIBITED.
 2. NO LEASING OF TRUCKS, TRAILERS, OR AUTOMOBILES
 3. DEVELOPMENT PLANS AND INGRESS & EGRESS LOCATIONS MUST BE APPROVED BY D & Z.
 4. PROPOSED ZONE: BL WITH S.E. FOR GASOLINE STATION AND CAR WASH WITH VARIANCE FOR SIGN AREA.
4. EXISTING USE: GASOLINE STATION
5. PROPOSED USE: GASOLINE STATION WITH CAR WASH
6. LIGHTING SHALL BE A MAXIMUM OF 14' HIGH DIRECTED DOWNWARD AND INTO THE SITE.
7. THE LANDSCAPING SHOWN HEREON IS SCHEMATIC ONLY. FINAL PLANTING WILL BE SHOWN ON THE PLAT PLAN SUBMITTED WITH THE BUILDING PERMIT APPLICATION.
8. THIS PLAN IS FOR THE CONSTRUCTION OF AN ACCESSORY USE AND IS EXEMPT FROM THE COUNTY REVIEW GROUP PLAN AND PROCESS.
9. CAR WASH WILL BE PROVIDED WITH AN OIL/GREASE SEPARATOR INLET AND WASTE OIL TANK SUBJECT TO THE REQUIREMENTS OF THE BALTIMORE COUNTY HEALTH DEPARTMENT.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED MACADAM PAVING
- EXISTING CONC. CURB & GUTTER
- PROPOSED CONC. CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED CAR WAITING
- TW 00' TOP OF WALL ELEVATION

LANDSCAPE REQUIREMENTS

- LINEAR FEET OF FRONTAGE: 214
 - TREES REQUIRED @ 120 L.F.: 11
 - EXISTING TREES: 11
 - ADDITIONAL TREES REQUIRED: NONE
- THE SITE IS SCREENED FROM THE RESIDENTIAL AREA ALONG BERKSHIRE ROAD BY VIRTUE OF BEING APPROXIMATELY 14' LOWER THAN THE ROAD AND WITH HEAVY EXISTING TREE GROWTH. ADDITIONAL SCREENING WILL NOT BE PROVIDED.

LOT AREA REQUIREMENTS (405.4 A.1)

- 10 FUEL SERVICING PUMPS: 1500
- 10 PUMPS TO SERVICE: 15,000 S.F.
- 10 VEHICLES: 32,230 S.F.
- SITE AREA REQUIRED: 130'
- SITE AREA PROVIDED: 214'
- LOT WIDTH REQUIRED (2x65): 130'
- LOT WIDTH PROVIDED: 214'

SETBACK REQUIREMENTS (405.4 A.2)

- MAIN BUILDING: 95' FROM R/W, 40' FROM E
- CANOPY: 10' FROM R/W, 35' FROM E
- GASOLINE PUMP: 15' FROM R/W, 10' FROM E
- SIGN: 6' FROM R/W, 31' FROM E

BL ZONE (232)

- SIDE YARD: NONE REQUIRED FOR INTERIOR LOT
- REAR YARD: 20' MIN. ABUTTING RESIDENTIAL ZONE

SECTION 303

- FRONT YARD: AVERAGE OF BUILDINGS WITHIN 100' OF JOINT PROPERTY: 38'

SETBACKS PROVIDED

- MAIN BUILDING: EX. GASOLINE SIGNS 47' FROM R/W, 107' FROM E
- CANOPY: EXISTING 30' FROM R/W, 20' FROM E
- GASOLINE PUMP: EXISTING 35' FROM R/W, 25' FROM E
- SIGN: EXISTING 6' FROM R/W, 66' FROM E
- CAR WASH: PROPOSED 45' FROM R/W, 108' FROM E
- A) SIDE YARD: CAR WASH 16'
- B) REAR YARD: CAR WASH 43'

CIRCULATION PROVIDED

- 10 FUEL SERVICING BAYS: 10 FUEL SERVICE SPACES, 10 FUEL WAITING SPACES, 20 FUEL SPACES TOTAL
- CAR WASH 10 CARS PER 30 MIN.: 10 CAR WASH SPACES, 10 WAITING SPACES, 20 CAR WASH SPACES TOTAL

PLAN

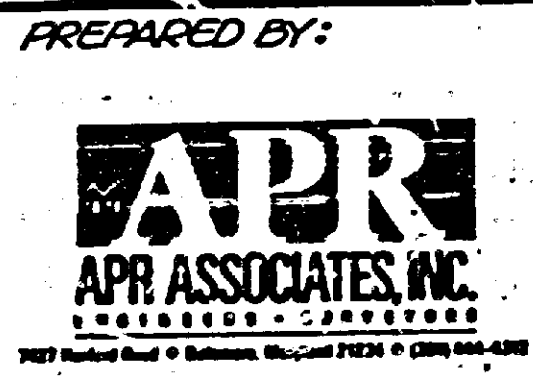
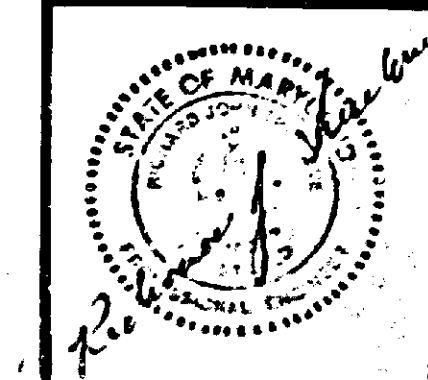
SCALE: 1"=20'

OFF-STREET PARKING

1. PARKING REQUIRED: GASOLINE STATION @ 3 PER SERVICE BAY, NO SERVICE BAYS: NONE REQUIRED, CAR WASH: NONE REQUIRED
2. PARKING PROVIDED (EMPLOYEE): 2
3. MINIMUM PARKING SPACE: 8' 1/2" x 18'
4. ON-SITE CURB IS 6" H. x 8" W. CONCRETE
5. ALL PAVED SURFACES ARE BITUMINOUS CONCRETE ON PORTLAND CEMENT CONCRETE
6. SCREENING SHALL MEET THE REQUIREMENTS OF THE BALTIMORE COUNTY LANDSCAPE MANUAL.

PETITIONER'S EXHIBIT 1

OWNER / APPLICANT
 AMOCO OIL COMPANY
 610 CHARLES T. BOGDANOWICZ
 14520 GREEN ROAD
 BALDWIN, MARYLAND 21013
 ACCT. NO. 1208032891
 DEED REF. 6408/026



PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
 AMOCO OIL COMPANY
 800 MERRITT BOULEVARD
 ELECTION DIST. NO. 12 BALTIMORE COUNTY, MD.
 SCALE: AS SHOWN DATE: FEB. 14, 1989