IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
SPECIAL EXCEPTION,
AND ZONING VARIANCE * ZONING COMMISSIONER
SEC Eastern Blvd. & Carroll
Island Road * OF BALTIMORE COUNTY
5th Councilmanic District
15th Election District * CASE # 89-463-SPHXA

Legal Owner: M. J. Biddison *
Contract Purchaser:
Mobil Oil Corporation *
Petitioner

****

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein, Mobil Oil Corporation, requests a Special Exception for a food store with less than 5,000 sq. ft. as a "use in combination" with a self-service gasoline station; a Special Hearing to approve an amendment to the existing site plan previously approved by Zoning case #5681-RX and to permit a conversion from a full service station to a self-service station, which is presently permitted as a matter of right; and a Variance to allow a total signage area of 365.49 sq. ft. in lieu of the permitted 100 sq. ft. and to allow thirteen (13) free standing signs instead of the permitted three (3), as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Timothy Hinchman, Real Estate representative for Mobil Oil Corporation, appeared, testified and was represented by attorney, Bernard A. Cook. Also appearing on behalf of the Petitioner was James C. Glascock, an Engineer, certified in the States of Maryland and Virginia. There were no Protestants.

Testimony indicated that the subject property, situated within The Chesapeake Bay Critical Areas and zoned B.R.-C.S.A., is located at the intersection of Carroll Island Road and Eastern Avenue (Route 150) and is

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Date 7/6/89
By M. Wood

currently improved with an existing service station and canopy type structure, although said facility has not been in operation for some time.

The Petitioner stated that its proposed "gas & go" facility with the adjunct food store (Mobil Mart) will replace the former gas and service station. The Petitioner testified that the food store product line will be limited to "impulse items" such as ice cream, coffee, milk, sodas, candy, miscellaneous snacks, etc., but will not contain a grill operation or related food preparation equipment. The proposed facility will result in the reconstruction of the existing station, and will terminate all auto repair services afforded by the former facility. The proposed station will contain no service bays and will not be a depository for disabled automobiles or automobiles in need of service. The Petitioner testified that the proposed facility will have three (3) dispensing islands with six (6) MPD dispensing pumps per island, capable of servicing twelve (12) cars at one time, and accommodating twelve (12) additional vehicles waiting to be fueled. Ingress and egress to the station on Carroll Island Road will remain unchanged as depicted on Petitioner's Exhibit 1. The entrance on the southwest corner of said property bounding on Eastern Avenue will be closed and landscaped, leaving an existing 29 foot approach on the northwest corner of the subject property as more particularly described in Petitioner's Exhibit 1.

Mr. Glascock testified that the proposal set forth on Petitioner's Exhibit 1 complies with all of the requirements of the Baltimore County Zoning Regulations (B.C.Z.R.) with regard to service stations. He testified that, in his opinion, the conditions delineated in Section 502.1

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of the B.C.Z.R. are satisfied. The site plan provides adequate parking and stacking space for the proposed use.

The Petitioner testified that landscaping and planting will comply with the Baltimore County Landscaping Manual and be in accordance with Petitioner's Exhibit 5. Additionally, the Petitioner testified that Mobil will assume all responsibility for maintenance and upkeep of the existing wood fence currently running along the north and northeast side of said property between Eastern Avenue and Carroll Island Road, as more particularly described in Petitioner's Exhibits 1 and 5.

Testimony indicated that Mobil is requesting the sign varience to remain competitive with similar "gas & go" "food store" facilities in the area and to maintain uniformity with its national signing strategies. Messrs. Hinchman and Glascock indicated that due to the location of the subject property and Mobil's competition in this area (testimony indicated that Amoco operates a similar facility east of the subject premises on Carroll Island Road), it is their opinion that the proposed signs, as depicted on Petitioner's Exhibit 2, are of appropriate size and necessary for Mobil to remain competitive in this market. With the exception of the requested "snaplock signs" referenced on Petitioner's Exhibit 1, it is the Zoning Commissioner's opinion that the proposed signage on the subject site is in conformance with requirements delineated in the B.C.Z.R., and will have no negative impact on the health, safety or general welfare of the community. The subject property is a corner parcel with prospective customers traveling on both Carroll Island Road and Eastern Avenue passed the proposed facility. The unique configuration of this corner lot creates a practical difficulty regarding signage; the signs servicing Eastern Avenue cannot readily be observed from Carroll Island Road and

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visa versa. In reference to the aforementioned snaplock signs, it is the Zoning Commissioner's opinion that the signs are duplicitous and inappropriate for the subject site and otherwise contrary to the spirit and intent of the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973).

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

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if a portion of the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety and general welfare. However, in the opinion of the Zoning Commissioner, the snaplock signs, as more specifically described on Petitioner's Exhibit 2, are not necessary and Mobil's remaining signs are adequate for the site. Further, the evidence presented failed to prove that practical difficulty or unreasonable hardship would result if the requested snaplock signs were not permitted.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the

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Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or nonconforming, on another property. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

2) Conserve fish, wildlife, and plant habitat; and

3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evi-

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dence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

It is clear that the B.C.Z.R. permit the use requested by the Petitioner in a B.R.-C.S.A. 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 whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

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. In fact, 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. Pritts, 432 A2d 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. The requested relief limits the automotive services that were provided by the former facility, thereby reducing the potential for adverse environmental impact, which is consistent with the purposes of the property's zoning classification with the spirit and intent of the B.C.Z.R.

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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.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons give above, the relief requested in the special exception and special hearing should be approved and the variances requested should be granted in part.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of July, 1989, that the Petition for Special Exception to permit a food store "use in combination" with a self-service gasoline station in a B.R.-CSA zone be approved and hereby GRANTED; and,

IT IS FURTHER ORDERED, that the Petition for Special Hearing to amend the previous special exception granted in zoning case #5681-RX, be approved and hereby GRANTED; and,

IT IS FURTHER ORDERED, that the Petition for Zoning Variance to allow a total signage area of 365.49 square feet, including thirteen (13) free standing signs, as more particularly described on Petitioner's Exhibit 1, is hereby DENIED, in part, as to the requested "snaplock signage"; and,

IT IS FURTHER ORDERED, that, pursuant to Petitioner's Request for Variance, the remaining freestanding signage consisting of 11 signs and 331.41 square feet (minus snaplock signage) is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. 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

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reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall provide a landscape plan to the Office of Current Planning for approval by the Baltimore County Landscape Planner and said landscape plan shall then be submitted to the Zoning Commissioner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter.

3. The Petitioner, Mobil Oil Corporation, shall maintain and repair the existing five foot (5') board on board fence that runs along the north and east sides of the subject property, between Eastern Avenue and Carroll Island Road.

4. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

5. The Petitioner shall submit a new site plan which reflects parking lot lighting no more than 10' above grade and the deletion of all snaplock signing, within thirty (30) days from the date of this Order and prior to the issuance of any permits.

6. The Petitioner, Mobil Oil Corporation, shall maintain all vegetative buffers as more particularly described in Petitioner's Exhibit 5.

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

JRH:mmn
cc: Peoples Counsel

cc: Mr. Tim Hinchman, Mobil Oil Corp., 8330 Boone Blvd.
Suite #520, Vienna, VA 22180

cc: Bernard A. Cook, Esquire, Woodmere I, Suite 400, 9881 Broken
Land Parkway, Columbia, Maryland 21046

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By M. Wood

IN RE: PETITIONS FOR SPECIAL HEARING SPECIAL EXCEPTION, AND ZONING VARIANCE SEC Eastern Blvd. & Carroll Island Road 5th Councilmanic District 15th Election District Legal Owner: M. J. Biddison Contract Purchaser: Mobil Oil Corporation Petitioner	* * * * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY CASE # 89-463-SPHXA

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FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein, Mobil Oil Corporation, requests a Special Exception for a food store with less than 5,000 sq. ft. as a "use in combination" with a self-service gasoline station; a Special Hearing to approve an amendment to the existing site plan previously approved by Zoning case #5681-RX and to permit a conversion from a full service station to a self-service station, which is presently permitted as a matter of right; and a Variance to allow a total signage area of 365.49 sq. ft. in lieu of the permitted 100 sq. ft. and to allow thirteen (13) free standing signs instead of the permitted three (3), as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Timothy Hinchman, Real Estate representative for Mobil Oil Corporation, appeared, testified and was represented by attorney, Bernard A. Cook. Also appearing on behalf of the Petitioner was James C. Glascock, an Engineer, certified in the States of Maryland and Virginia. There were no Protestants.

Testimony indicated that the subject property, situated within The Chesapeake Bay Critical Areas and zoned B.R.-C.S.A., is located at the intersection of Carroll Island Road and Eastern Avenue (Route 150) and is

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currently improved with an existing service station and canopy type structure, although said facility has not been in operation for some time.

The Petitioner stated that its proposed "gas & go" facility with the adjunct food store (Mobil Mart) will replace the former gas and service station. The Petitioner testified that the food store product line will be limited to "impulse items" such as ice cream, coffee, milk, sodas, candy, miscellaneous snacks, etc., but will not contain a grill operation or related food preparation equipment. The proposed facility will result in the reconstruction of the existing station, and will terminate all auto repair services afforded by the former facility. The proposed station will contain no service bays and will not be a depository for disabled automobiles or automobiles in need of service. The Petitioner testified that the proposed facility will have three (3) dispensing islands with six (6) MPD dispensing pumps per island, capable of servicing twelve (12) cars at one time, and accommodating twelve (12) additional vehicles waiting to be fueled. Ingress and egress to the station on Carroll Island Road will remain unchanged as depicted on Petitioner's Exhibit 1. The entrance on the southwest corner of said property bounding on Eastern Avenue will be closed and landscaped, leaving an existing 29 foot approach on the northwest corner of the subject property as more particularly described in Petitioner's Exhibit 1.

Mr. Glascock testified that the proposal set forth on Petitioner's Exhibit 1 complies with all of the requirements of the Baltimore County Zoning Regulations (B.C.Z.R.) with regard to service stations. He testified that, in his opinion, the conditions delineated in Section 502.1

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Testimony indicated that Mobil is requesting the sign variance to remain competitive with similar "gas & go" "food store" facilities in the area and to maintain uniformity with its national signing strategies. Messrs. Hinchman and Glascock indicated that due to the location of the subject property and Mobil's competition in this area (testimony indicated that Amoco operates a similar facility east of the subject premises on Carroll Island Road), it is their opinion that the proposed signs, as depicted on Petitioner's Exhibit 2, are of appropriate size and necessary for Mobil to remain competitive in this market. With the exception of the requested "snaplock signs" referenced on Petitioner's Exhibit 1, it is the Zoning Commissioner's opinion that the proposed signage on the subject site is in conformance with requirements delineated in the B.C.Z.R., and will have no negative impact on the health, safety or general welfare of the community. The subject property is a corner parcel with prospective customers traveling on both Carroll Island Road and Eastern Avenue passed the proposed facility. The unique configuration of this corner lot creates a practical difficulty regarding signage; the signs servicing Eastern Avenue cannot readily be observed from Carroll Island Road and

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An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973).

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

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if a portion of the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety and general welfare. However, in the opinion of the Zoning Commissioner, the snaplock signs, as more specifically described on Petitioner's Exhibit 2, are not necessary and Mobil's remaining signs are adequate for the site. Further, the evidence presented failed to prove that practical difficulty or unreasonable hardship would result if the requested snaplock signs were not permitted.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the

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Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or nonconforming, on another property. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

2) Conserve fish, wildlife, and plant habitat; and

3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evi-

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dence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

It is clear that the B.C.Z.R. permit the use requested by the Petitioner in a B.R.-C.S.A. 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 whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

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. In fact, 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. Pritts, 432 A2d 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. The requested relief limits the automotive services that were provided by the former facility, thereby reducing the potential for adverse environmental impact, which is consistent with the purposes of the property's zoning classification with the spirit and intent of the B.C.Z.R.

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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.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons give above, the relief requested in the special exception and special hearing should be approved and the variances requested should be granted in part.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of July, 1989, that the Petition for Special Exception to permit a food store "use in combination" with a self-service gasoline station in a B.R.-CSA zone be approved and hereby GRANTED; and,

IT IS FURTHER ORDERED, that the Petition for Special Hearing to amend the previous special exception granted in zoning case #5681-RX, be approved and hereby GRANTED; and,

IT IS FURTHER ORDERED, that the Petition for Zoning Variance to allow a total signage area of 365.49 square feet, including thirteen (13) free standing signs, as more particularly described on Petitioner's Exhibit 1, is hereby DENIED, in part, as to the requested "snaplock signage"; and,

IT IS FURTHER ORDERED, that, pursuant to Petitioner's Request for Variance, the remaining freestanding signage consisting of 11 signs and 331.41 square feet (minus snaplock signage) is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. 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

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reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall provide a landscape plan to the Office of Current Planning for approval by the Baltimore County Landscape Planner and said landscape plan shall then be submitted to the Zoning Commissioner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter.

3. The Petitioner, Mobil Oil Corporation, shall maintain and repair the existing five foot (5') board on board fence that runs along the north and east sides of the subject property, between Eastern Avenue and Carroll Island Road.

4. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

5. The Petitioner shall submit a new site plan which reflects parking lot lighting no more than 10' above grade and the deletion of all snaplock signing, within thirty (30) days from the date of this Order and prior to the issuance of any permits.

6. The Petitioner, Mobil Oil Corporation, shall maintain all vegetative buffers as more particularly described in Petitioner's Exhibit 5.

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

JRH:mmn
cc: Peoples Counsel

cc: Mr. Tim Hinchman, Mobil Oil Corp., 8330 Boone Blvd.
Suite #520, Vienna, VA 22180

cc: Bernard A. Cook, Esquire, Woodmere I, Suite 400, 9881 Broken
Land Parkway, Columbia, Maryland 21046

cc: Mr. James C. Glascock, Macris, Hendricks & Witmer, P.A.
9220 Wightman Road, Suite 120, Gaithersburg, Md. 20879

cc: Mr. Edward Parlier, 412 Wolf St., Essex, Md. 21221

ORDER RECEIVED FOR FILING
Date 7/10/89
By M. [illegible]

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

July 10, 1989

Bernard A. Cook, Esquire
Woodmere I, Suite 400
9881 Broken Land Parkway
Columbia, Maryland 21046

RE: Petitions for Special Hearing, Special Exception and Zoning Variance
Case #89-463-SPHXA
Legal Owner: M. J. Biddison
Contract Purchaser: Mobil Oil Corporation, Petitioners

Dear Mr. Cook:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing, Special Exception and Zoning Variance have been granted in part and denied in part in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmn
att.
cc: Peoples Counsel

cc: Mr. Tim Hinchman, Mobil Oil Corp., 8330 Boone Blvd.
Suite #520, Vienna, VA 22180

cc: Mr. James C. Glascock, Macris, Hendricks & Witmer, P.A.
9220 Wightman Road, Suite 120, Gaithersburg, Md. 20879

cc: Mr. Edward Parlier, 412 Wolf St., Essex, Md. 21221

354

PETITION FOR SPECIAL HEARING

CRITICAL AREA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-463-SPHK

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 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, which is presently permitted as a matter of right.

MAP NE 4K / 4B
E. D. 15B
DATE 5-23-9?
200 BF
1000 BF
DP

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):
M. Jeanette Biddison
(Type or Print Name)
X Edna May Johnson, as attorney-in-fact for M. Jeanette Biddison
Signature
(Type or Print Name)
Signature
Address Phone No.
City and State

Attorney for Petitioner:
Robert H. Levan, Esquire
Bernard A. Cook, Esquire
(Type or Print Name)
Bernard A. Cook
Signature
Woodmere I, Suite 400
9881 Broken Land Parkway
Address
Columbia, Maryland 21046
City and State
Attorney's Telephone No.: 381-6000

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Bernard A. Cook
Name
Woodmere I, Suite 400, 9881 Broken Land Parkway
Columbia, Maryland 21046 381-6000
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of March, 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 16th day of May, 1989, at 9 o'clock A. M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
Date 7/10/89
By M. [illegible]

Z.C.O.—No. 1

(over)

354

PETITION FOR SPECIAL EXCEPTION

CRITICAL AREA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-463-SPHXA

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 with less than 5,000 square feet as a use in combination with a self-service gasoline station.

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):
M. Jeanette Biddison
(Type or Print Name)
X Edna May Johnson, as attorney-in-fact for M. Jeanette Biddison
Signature
(Type or Print Name)
Signature
Address Phone No.
City and State

Attorney for Petitioner:
Robert H. Levan, Esquire
Bernard A. Cook, Esquire
(Type or Print Name)
Bernard A. Cook
Signature
Woodmere I, Suite 400
9881 Broken Land Parkway
Address
Columbia, Maryland 21046
City and State
Attorney's Telephone No.: 381-6000

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Bernard A. Cook
Name
Woodmere I, Suite 400, 9881 Broken Land Parkway
Columbia, Maryland 21046 381-6000
Address Phone No.

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J. Robert Haines
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
Date
By

Z.C.O.—No. 1

(over)

354

PETITION FOR ZONING VARIANCE

CRITICAL AREA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-463-SPHXA

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 365.49 square feet instead of the permitted 100 square feet and to allow 13 free standing signs instead of 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 zoning regulations is the inability of the Petitioner to effectively advertise its services 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 [illegible] County.

[...]do solemnly declare and affirm, [...] penalties of perjury, that I/we [...] legal owner(s) of the property [...] subject of this Petition.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 065700
DATE 3-21-89 ACCOUNT R-01-615-000
250.00
Item #354
SpEx SpH [illegible]

James A. Ruff
Macris, Hendricks and Witmer, P.A.
Engineers • Surveyors • Planners
Suite 120
9220 Wightman Road
Gaithersburg, MD 20879
(301) 670-0840
Ext. 115

[...]ison
[...] as attorney-in-fact
[...]ette Biddison

Phone No.

Signature
Woodmere I, Suite 400
9881 Broken Land Parkway
Address
Columbia, Maryland 21046
City and State
Attorney's Telephone No.: 381-6000

City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Bernard A. Cook
Name
Woodmere I, Suite 400, 9881 Broken Land Parkway
Columbia, Maryland 21046 381-6000
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of March, 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 16th day of May, 1989, at 9 o'clock A. M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING -1/2HR. +1HR (over)
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS

354

CRITICAL AREA

PROPERTY DESCRIPTION - MOBIL ESSEX

Being a parcel of land located in the 15th Election District of Baltimore County, Maryland, and being part of the property conveyed to George A. Biddison and M. Jeannette Biddison, his wife, from M. Virginia Grant and Roy A. Grant, her husband, by a deed dated May 18, 1962, as recorded among the Land Records of Baltimore County, Maryland, in Liber 3991 at Folio 518, said parcel of land being more particularly described in the Baltimore County Datum as now surveyed by Macris, Hendricks and Witmer, P.A., as follows:

Beginning at a pipe found on the southeasterly side of Eastern Avenue, Md. Route 150, 30' of the existing centerline, as dedicated by M. Jeannette Biddison, widow, to Baltimore County, Maryland by a deed recorded in Liber 5363 at Folio 083 in the abovesaid Land Records, said point also being on and 63.27 feet from the end of the South 39°31' East, 94.8 foot line of the abovesaid Liber 3991, Folio 518, then leaving said Eastern Avenue and binding with the outlines of said Liber 3991, Folio 518

1. South 39°02'40" East, 63.27 feet to a pipe found, then
2. North 54°47'41" East, 53.43 feet to a pipe found, then
3. South 71°51'00" East, 71.17 feet to a pipe found, then
4. South 14°55'23" West, 134.45 feet to a pipe found on the northerly side of Carroll Island Road, having a 70' right of way, as shown in the abovesaid deed of dedication, then binding with said Carroll Island Road,
5. 186.43 feet along the arc of a curve to the left having a radius of 800.00 feet and a chord bearing and distance of North 82°19'38" West, 186.00 feet to a pipe found, then
6. North 25°18'17" West, 40.94 feet to a pipe found on the southerly side of the abovesaid Eastern Avenue, then binding with said Eastern Avenue
7. North 38°09'30" East, 138.09 feet to the point of beginning; containing a computed area of 25,255 square feet or 0.57977 of an acre of land.

- Subject to all restrictions, rights of way, easements, leases and other conditions contained in the deeds forming the chain of title to the captioned property.

STATE OF MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR

MAY 16, 1989 89-463-SPHXA

Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

May 19, 1989

RECEIVED
MAY 22 1989
ZONING OFFICE

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

Re: Mobile Oil Sign
Item #354

Dear Mr. Haines:

This letter is in answer to the letter from Mr. Creston J. Mills, Jr., Chief, Bureau of Engineering Access permits, dated April 12, 1989 concerning the above.

A representative from the office of Highway Beautification, Mr. George Dawson, has inspected the location for the proposed sign and found that it will be an on-premise sign. This office does not control an on-premise sign except if a determination is made that it is a traffic hazard. The sign cannot project into the State's Right-of-Way.

If there is any further information needed, please do not hesitate to contact this office.

Sincerely,

Mary I. Benner
Mary I. Benner
Acting Chief
Highway Beautification
Section

MIB:jsk
cc: Creston J. Mills, Jr.
George Dawson

My telephone number is (301) 333-1642

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - [illegible]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner
DATE: May 15, 1989

FROM: Pat Keller, Deputy Director, Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-463-XSPHA
Item No. 354

Re: M. Jeanette Biddison

The Petitioner requests a special exception for a food store with less than 5,000 square feet as a use in combination with a self service gasoline station, a variance to permit 13 free standing signs totalling 365 square feet in lieu of the permitted 3 signs totalling 100 square feet and a special hearing to amend a previously approved site plan. In reference to this request, staff offers the following comments:

The site is the subject of a CRG meeting to be held on May 19, 1989 (File No. XV-463). The approved zoning plan should conform to the approved CRG plan and the final landscape plan. Attached is a copy of the Pre-CRG comments from this office. Item 5 has been satisfied on the revised CRG plan. The other items must be addressed before final approval. State Highway Administration comments of May 8, 1989, regarding future right of way requirements must also be satisfied with regard to improvements and setbacks.

With regards to the requested sign variances it appears that some of the signs should be counted as building signs, not free-standing signs and the final approval should be less than that requested. This office has no objection to sign variance requested here.

A:51689.txt Pg.8

cc: Mr. James C. Glascock, Macris, Hendricks & Witmer, P.A.
9220 Wightman Road, Suite 120, Gaithersburg, Md. 20879

cc: Mr. Edward Parlier, 412 Wolf St., Essex, Md. 21221

ORDER RECEIVED FOR FILING
Date 7/10/89
By M. Dowd

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

July 10, 1989

Bernard A. Cook, Esquire
Woodmere I, Suite 400
9881 Broken Land Parkway
Columbia, Maryland 21046

RE: Petitions for Special Hearing, Special Exception
and Zoning Variance
Case #89-463-SPHXA
Legal Owner: M. J. Biddison
Contract Purchaser: Mobil Oil Corporation, Petitioners

Dear Mr. Cook:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing, Special Exception and Zoning Variance have been granted in part and denied in part in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmn
att.
cc: Peoples Counsel

cc: Mr. Tim Hinchman, Mobil Oil Corp., 8330 Boone Blvd.
Suite #520, Vienna, VA 22180

cc: Mr. James C. Glascock, Macris, Hendricks & Witmer, P.A.
9220 Wightman Road, Suite 120, Gaithersburg, Md. 20879

cc: Mr. Edward Parlier, 412 Wolf St., Essex, Md. 21221

PETITION FOR SPECIAL HEARING

CRITICAL AREA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-463-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 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, which is presently permitted as a matter of right.

MAP	NE 4K
	4B
E. D.	15
DATE	5-23-79
200	BF
1000	BF
DP	

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

Attorney for Petitioner:
Robert H. Levan, Esquire
Bernard A. Cook, Esquire
(Type or Print Name)
Bernard A. Cook
Signature
Woodmere I, Suite 400
9881 Broken Land Parkway
Address
Columbia, Maryland 21046
City and State
Attorney's Telephone No.: 381-6000

Legal Owner(s):
M. Jennette Biddison
(Type or Print Name)
Edna May Johnson as attorney-in-fact for M. Jeannette Biddison
Signature
(Type or Print Name)
Signature
Address Phone No.
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Bernard A. Cook
Name
Woodmere I, Suite 400, 9881 Broken Land Parkway
Columbia, Maryland 21046 381-6000
Address Phone No.

ORDER RECEIVED FOR FILING
Date 7/10/89
By M. Dowd

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of March, 19 89, 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 16th day of May, 19 89, at 9 o'clock A. M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1

(over)

354

PETITION FOR SPECIAL EXCEPTION

CRITICAL AREA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-463-SPHXA

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 with less than 5,000 square feet as a use in combination with a self-service gasoline station.

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

Attorney for Petitioner:
Robert H. Levan, Esquire
Bernard A. Cook, Esquire
(Type or Print Name)
Bernard A. Cook
Signature
Woodmere I, Suite 400
9881 Broken Land Parkway
Address
Columbia, Maryland 21046
City and State
Attorney's Telephone No.: 381-6000

Legal Owner(s):
M. Jennette Biddison
(Type or Print Name)
Edna May Johnson as attorney-in-fact for M. Jeannette Biddison
Signature
(Type or Print Name)
Signature
Address Phone No.
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Bernard A. Cook
Name
Woodmere I, Suite 400, 9881 Broken Land Parkway
Columbia, Maryland 21046 381-6000
Address Phone No.

ORDER RECEIVED FOR FILING
Date
By

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of March, 19 89, 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 16th day of May, 19 89, at 9 o'clock A. M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1

(over)

354

PETITION FOR ZONING VARIANCE

CRITICAL AREA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-463-SPHXA

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 365.49 square feet instead of the permitted 100 square feet and to allow 13 free standing signs instead of 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 zoning regulations is the inability of the Petitioner to effectively advertise its services 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 ... re County.

... do solemnly declare and affirm, ... penalties of perjury, that I/we ... gal owner(s) of the property ... subject of this Petition.

...MORE COUNTY, MARYLAND
...E OF FINANCE - REVENUE DIVISION
...CELLANEOUS CASH RECEIPT
No. 065700
DATE 2-21-89 ACCOUNT R-01-615-000
250 00
Item #354
Sp Ex Sp Hea & Var
...F
CASHIER

James A. Ruff
Macris, Hendricks and Witmer, P.A.
Engineers • Surveyors • Planners
Suite 120
9220 Wightman Road
Gaithersburg, MD 20879
(301) 670-0840
Ext. 115
Fax (301) 948-0693

...ison
...me)
...nson, as attorney-in-fact ... ette Biddison
...me)
Phone No.
Signature
Woodmere I, Suite 400
9881 Broken Land Parkway
Address
Columbia, Maryland 21046
City and State
Attorney's Telephone No.: 381-6000

City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Bernard A. Cook
Name
Woodmere I, Suite 400, 9881 Broken Land Parkway
Columbia, Maryland 21046 381-6000
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of March, 19 89, 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 16th day of May, 19 89, at 9 o'clock A. M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING -1/2HR. +1HR (over)
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL ... DATE 2-21-89

354

CRITICAL AREA

PROPERTY DESCRIPTION - MOBIL ESSEX

Being a parcel of land located in the 15th Election District of Baltimore County, Maryland, and being part of the property conveyed to George A. Biddison and M. Jeannette Biddison, his wife, from M. Virginia Grant and Roy A. Grant, her husband, by a deed dated May 18, 1962, as recorded among the Land Records of Baltimore County, Maryland, in Liber 3991 at Folio 518, said parcel of land being more particularly described in the Baltimore County Datum as now surveyed by Macris, Hendricks and Witmer, P.A., as follows:

Beginning at a pipe found on the southeasterly side of Eastern Avenue, Md. Route 150, 30' of the existing centerline, as dedicated by M. Jeannette Biddison, widow, to Baltimore County, Maryland by a deed recorded in Liber 5363 at Folio 083 in the abovesaid Land Records, said point also being on and 63.27 feet from the end of the South 39°31' East, 94.8 foot line of the abovesaid Liber 3991, Folio 518, then leaving said Eastern Avenue and binding with the outlines of said Liber 3991, Folio 518

1. South 39°02'40" East, 63.27 feet to a pipe found, then
2. North 54°47'41" East, 53.43 feet to a pipe found, then
3. South 71°51'00" East, 71.17 feet to a pipe found, then
4. South 14°55'23" West, 134.45 feet to a pipe found on the northerly side of Carroll Island Road, having a 70' right of way, as shown in the abovesaid deed of dedication, then binding with said Carroll Island Road,
5. 186.43 feet along the arc of a curve to the left having a radius of 800.00 feet and a chord bearing and distance of North 82°19'38" West, 186.00 feet to a pipe found, then
6. North 25°18'17" West, 40.94 feet to a pipe found on the southerly side of the abovesaid Eastern Avenue, then binding with said Eastern Avenue
7. North 38°09'30" East, 138.09 feet to the point of beginning; containing a computed area of 25,255 square feet or 0.57977 of an acre of land.

- Subject to all restrictions, rights of way, easements, leases and other conditions contained in the deeds forming the chain of title to the captioned property.

Douglas H. Rupp III
STATE OF MARYLAND ... REGISTERED PROFESSIONAL LAND SURVEYOR

MAY 16, 1989 89-463-SPHXA

Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

May 19, 1989

RECEIVED
MAY 22 1989
ZONING OFFICE

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

Re: Mobile Oil Sign
Item #354

Dear Mr. Haines:

This letter is in answer to the letter from Mr. Creston J. Mills, Jr., Chief, Bureau of Engineering Access permits, dated April 12, 1989 concerning the above.

A representative from the office of Highway Beautification, Mr. George Dawson, has inspected the location for the proposed sign and found that it will be an on-premise sign. This office does not control an on-premise sign except if a determination is made that it is a traffic hazard. The sign cannot project into the State's Right-of-Way.

If there is any further information needed, please do not hesitate to contact this office.

Sincerely,

Mary I. Benner
Mary I. Benner
Acting Chief
Highway Beautification
Section

MIB:jsk
cc: Creston J. Mills, Jr.
George Dawson

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: May 15, 1989
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-463-XSPHA
Item No. 354

Re: M. Jeanette Biddison

The Petitioner requests a special exception for a food store with less than 5,000 square feet as a use in combination with a self service gasoline station, a variance to permit 13 free standing signs totalling 365 square feet in lieu of the permitted 3 signs totalling 100 square feet and a special hearing to amend a previously approved site plan. In reference to this request, staff offers the following comments:

The site is the subject of a CRG meeting to be held on May 19, 1989 (File No. XV-463). The approved zoning plan should conform to the approved CRG plan and the final landscape plan. Attached is a copy of the Pre-CRG comments from this office. Item 5 has been satisfied on the revised CRG plan. The other items must be addressed before final approval. State Highway Administration comments of May 8, 1989, regarding future right of way requirements must also be satisfied with regard to improvements and setbacks.

With regards to the requested sign variances it appears that some of the signs should be counted as building signs, not free-standing signs and the final approval should be less than that requested. This office has no objection to sign variance requested here.

A:51689.txt Pg.8

PRE-CRG COMMENTS

CURRENT PLANNING AND DEVELOPMENT

NAME: Mobil Oil Corp DATE: May 8, 1989

1. The revision block on the plan should detail changes fr-- the approved plan dated November 18, 1987.
2. This site contains numerous large trees. Their location and status (to remain or to be removed) should agree on both the CRG plan and schematic landscape plan.
3. The Development Regulations require you to note mitigative measures on the plan before CRG approval for development on soils with moderate to severe limitations.
4. The revised plan should include additional landscaping detail such as increasing the number of street trees and planting along Eastern Avenue and Carroll Island Road. Additional screening is also recommended along the eastern property line for the protection of adjacent residential property.
5. Customer amenities such as compressed air and water should be provided.
6. A final landscape plan is required before a building permit may be issued.

CASE FILE COPY 89-463SPHXA

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: 5/19/89
PRE-CRG DATE: 5/8/89

FROM: ZONING OFFICE

PROJECT NAME: Mobil Oil (Amended) PLAN RECEIVED: 4/28/89
(Previously Approved 11/18/87)
REV.: REV.:

LOCATION: NE/cor. Eastern Blvd. and Carroll Island Road

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

DISTRICT: 15c5

1. Include on the plan -- On 2/21/89, under Item #354, the following zoning hearings were applied for in the zoning office:
   a. special exception for a food store use in combination with a self-service gasoline station;
   b. special hearing to amend the site plan in previously approved special exception zoning hearing #5681-X and to convert a full-service station to a self-service station;
   c. variance to Section 413.2.f to permit 13 F/S signs with a total of 365.49 sq. ft. in lieu of the permitted 3 signs of 100 sq. ft.

   Case #89-463SPHXA was assigned and the public hearing will be on 5/16/89 at 9:00 a.m. in Room 106, County Office Building.

   NOTE: *It should be clear in the special hearing petition that the site area is being reduced and the reason for that reduction.

2. Label fuel servicing spaces with a "s"; label the waiting spaces with a "w"; label the customer spaces with a "c"; label employee spaces with an "e". Darken all waiting spaces and provide the required 12 spaces so as not to block internal circulation and customer parking space maneuvering area (Section 405.4.A.4.a&b). List permitted ancillary uses anticipated (Section 405.4.c); note on plan that landscaping and screening will be provided in accordance with Section 405.4.B.2&3; note on plan that all parking spaces will be permanently striped. Reference previous zoning case, date and what was granted. Reference previous C.R.G. approval date of 11/18/87 and show the food store area and sq. ft. on the plan print on the building. Clearly indicate all off-site uses, zoning and buildings within 100 ft. Enlarge the vicinity map to scale at 500 or 1,000 and submit a 1"=200' zoning map with the zoning hearing plans with the property plotted.

89-463SPHXA

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Tim Hinchman	8330 Boone Blvd.
Mobil Oil Corp.	Suite # 520
	Vienna, VA 22180
James C. Glascock	9220 Wightman Rd Ste 120
Macris, Hendricks & Witmer PA	Gaithersburg, Md 20879
Edward Parlier	412 Wolf St Essex MD 21221

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

89-463-SPHXA

District 15th Date of Posting 4/30/89

Posted for: Special Hearing, Special Exception & Variance

Petitioner: McJeannette Biddison & Mobil Oil Corp

Location of property: SE/cor. Eastern Blvd & Carroll Island Rd

Location of Signs: Facing in tersection of Carroll Island Rd & Eastern Blvd, approx. 20' Fr. roadway

Remarks:

Posted by M.H. Healy (Signature) Date of return: 5/5/89

Number of Signs: 3

COUNTY REVIEW GROUP COMMENTS
PROJECT NAME: Mobil Oil (Amended)
DATE: 5/19/89
PAGE 2

3. Signs -- Label sign C-4 clearly on the sign sheet and label sign types on plan print to match the notes. Include the square footage, total height, illumination and single or double-face clearly at each detail.

4. Final zoning approval is contingent first upon the resolution of all comments and second upon the outcome of the public hearing. TEN REVISED PLANS ADDRESSING ALL COMMENTS AND A $35.00 REVISION FEE BOTH MUST BE SUBMITTED TO THE ZONING OFFICE UNDER REFERENCE TO ZONING CASE #89-463SPHXA PRIOR TO 5/16/89.

W. Carl Richards
W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:scj MAILED 5/1/89.
BERNARD A. COOK, ATTNY
MACRIS, HENDRICKS + WITMER P.A.

Item #354
89-463-SPHXA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines, Zoning Commissioner DATE: October 25, 1988

FROM: Mr. Robert W. Sheesley

SUBJECT: Chesapeake Bay Critical Area Findings
Mobile Oil Corporation

This property is located at the intersection of Eastern Avenue and Carroll Island Road. It is a .586 acre site with a land use that is an existing gasoline station.

The entire site lies within the Chesapeake Bay Critical Area and is classified as Intensely Developed Area (IDA). All redevelopment within the IDA shall use Best Management Practices or other technology which reduces pollutant loadings by 10% of the on-site level prior to the new development. Also, vegetation shall be established in permeable areas through landscaping. <COMAR 14.1.502.03 D.(3-4) and Balto. Co. Code, Section 22-216(a)(b)(c)>.

This Petition for Special Exception proposes to redevelop the existing gasoline station and add a retail store. The proposal has .461 acres of impervious area. The remaining .125 acres of pervious area borders the site and is to be vegetated with major and minor deciduous trees and shrubs. This is to be part of the approved and signed landscape plan required by CRG. A 400 cubic foot water quality inlet is proposed to meet the pollution removal requirement. This inlet will be located underground in the southeast corner of the site adjacent to an existing inlet on Carroll Island Road. This facility exceeds the Chesapeake Bay Critical Area's "10% Rule" by removing 13% of the pre-development phosphorus loadings. The proposal also will create more permeable areas than presently on it.

These findings indicate that this proposal will:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address

---

Rev. 12/82

405.4.C. Permitted Ancillary Uses. The uses listed below shall be permitted as of right in conjunction with any such service station so permitted, or may be permitted at the discretion of the Zoning Commissioner in conjunction with any such station permitted by special exception. The minimum area of the site as determined under Subparagraph 405.4.A.1 shall be increased for each ancillary use by at least the number of square feet indicated in the listing for that use, where such a figure is stated. Only uses listed in this Paragraph C or in Paragraph D (Uses in Combination with Service Stations) shall be permitted in conjunction with any service station regulated under this Subsection 405.4. [Bill No. 40, 1967.]

1. Vehicle repair services, including self-service repair facilities; but body and fender work and paint spraying are not permitted. [B.C.Z.R., 1955, Subsection 405.3; Bill No. 40, 1967.]
2. Sale of cigarettes, candy, soft drinks and other items from vending machines. [Bill No. 40, 1967.]
3. Automobile rental, with a maximum stock of 12 cars: additional site area of 3,900 square feet. [Bill No. 40, 1967.]
4. Trailer rental, for trailers not exceeding 3/4-ton chassis weight, with a maximum stock of 20 trailers: additional site area of 5,000 square feet. [Bill No. 40, 1967.]
5. Light-truck rental, including rental of trucks equipped with campers, for trucks not exceeding 1 1/2-ton capacity, with a maximum stock of 8 trucks: additional site area of 4,000 square feet. [Bill No. 40, 1967.]
6. Tire sales and installation. [Bill No. 40, 1967.]
7. Parking of not more than six school busses: additional site area of 2,600 square feet. [Bill No. 40, 1967.]
8. Sales of small auto parts and accessories. [Bill No. 40, 1967.]
9. Lawnmower sales and repairs. [Bill No. 40, 1967.]
10. Auto diagnostic centers (not located in customary, one-car service bays): additional site area of 1,275 square feet for each automobile servicing space. [Bill No. 40, 1967.]
11. Christmas-tree sales; temporary or occasional sales of cut flowers or live plants. [Bill No. 40, 1967; No. 174, 1981.]
12. Minor accessory uses, such as restrooms, sale of motor oil, antifreeze, and allied products. (Such accessory uses need not be separately identified in a petition for a special exception unless required under another provision of these regulations or by the Zoning Commissioner.) [Bill No. 40, 1967.]
13. Automatic banking devices: additional site area of 1,000 square feet for each device. [Bill No. 32, 1982.]

405.4.A. 4. Internal Circulation and Vehicle Reservoir Capacity.

a. The paved areas on the site for any such service station shall be laid out so as to provide for automobile circulation sufficiently free as to preclude any likelihood of vehicles waiting on the street or blocking the right of way before gaining entrance. [Bill No. 40, 1967.]

b. At least one waiting space in line shall be provided on the site for each fuel servicing space (in addition to the servicing spaces themselves). [Bill No. 40, 1967.]

5. Parking Spaces. Parking spaces on the site of any such service station shall be provided at a rate of at least three per service bay, not including servicing spaces in the bays. [Bill No. 40, 1967.]

Memo to Mr. J. Robert Haines
October 25, 1988
Page 2

the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts."

<COMAR 14.15.10.01 O>.

Therefore, this proposal on subject property is in compliance with the Chesapeake Bay Critical Area Law.

If further information is needed, please contact Mr. David C. Flowers at 494-3980.

Robert W. Sheesley
Robert W. Sheesley, Director
Department of Environmental Protection and Resource Management

RWS:DCF:tjg

Attachment

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

RECEIVED MAR 31 1989 ZONING OFFICE

TO Gwynn Stevens MS 1108 Date 3-30-1989

FROM Karen Caples / Nancy Sanford

SUBJECT Mobile Oil Corp. Item 354

Enclosed please find a copy of our comments for Mobile Oil dated October 25, 1988. Since the developer is not changing the amt. of impervious surface and still complies with the "10% pollutant removal" Rule our comments from 10-88 are still applicable. Please contact ~~with~~ me if you have any questions.

Thank You,
Karen Caples

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
887-3353

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, Special Exception & Zoning Variance
CASE NUMBER: 89-463-SPHXA
SEC Eastern Blvd. & Carroll Island Road
15th Election District
5th Councilmanic District
Legal Owner: M. Jeannette Biddison
Petitioner/Contract Purchaser: Mobil Oil Corporation
HEARING SCHEDULED: TUESDAY, MAY 16, 1989 at 9:00 a.m.

Special Hearing: As amended to the existing site plan previously approved by 5681-FX, and to permit a conversion from a full service station to a self-service station, which is presently permitted as a matter of right.

Special Exception: A food store with less than 5,000 sq. ft. as a use in combination with a self-service gasoline station.

Variance to allow a total signage area of 365.9 sq. ft. instead of the permitted 100 sq. ft. and to allow 13 foot standing signs instead of the permitted 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
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222

April 20, 1989

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hrgs. - P.O. #11954 - Req. #M28905 - Case #89-463-SPHXA - 115 lines @ $57.50 was inserted in ***The Dundalk Eagle*** a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~successive~~ week before the 21st day of April 1989; that is to say, the same was inserted in the issues of April 20, 1989

Kimbel Publication, Inc.
per Publisher.

By K.C. Ocelke

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 21204 as follows:

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SEC Eastern Blvd. & Carroll Island Road
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5th Councilmanic
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CERTIFICATE OF PUBLICATION

TOWSON, MD., April 20, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 20, 1989.

THE JEFFERSONIAN,

S. Zeke Orlan
Publisher

PO 11953
req M 28904
cs 89-463-SPHXA
price $53.19

PRE-CRG COMMENTS

CURRENT PLANNING AND DEVELOPMENT

NAME: Mobil Oil Corp DATE: May 8, 1989

1. The revision block on the plan should detail changes from the approved plan dated November 18, 1987.
2. This site contains numerous large trees. Their location and status (to remain or to be removed) should agree on both the CRG plan and schematic landscape plan.
3. The Development Regulations require you to note mitigative measures on the plan before CRG approval for development on soils with moderate to severe limitations.
4. The revised plan should include additional landscaping detail such as increasing the number of street trees and planting along Eastern Avenue and Carroll Island Road. Additional screening is also recommended along the eastern property line for the protection of adjacent residential property.
5. Customer amenities such as compressed air and water should be provided.
6. A final landscape plan is required before a building permit may be issued.

89-463SPHXA

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Tim Hinchman	8330 Boone Blvd.
Mobil Oil Corp.	Suite # 520
	Vienna, VA 22180
James C. Glascock	9220 Wightman Rd Ste 120
Macris, Hendricks & Witmer PA	Gaithersburg, Md 20879
Edward Parlier	412 Wolf St Essex MD 21221

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

89-463-SPHXA

District: 15 C4 Date of Posting: 4/30/89

Posted for: Special Hearing, Special Exception & Variance

Petitioner: M. Jeanette Biddison & Mobil Oil Corp.

Location of property: SE/cor. Eastern Blvd & Carroll Island Rd

Location of Signs: Facing in tersec tion of Carroll Island Rd & Eastern Blvd. opposite 70' Fr. medway

Remarks:

Posted by M.H. Heaty Date of return: 5/5/89

Signature

Number of Signs: 3

Item # 354

89-463-SPHXA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines, Zoning Commissioner

DATE: October 25, 1988

FROM: Mr. Robert W. Sheesley

SUBJECT: Chesapeake Bay Critical Area Findings
Mobile Oil Corporation

This property is located at the intersection of Eastern Avenue and Carroll Island Road. It is a .586 acre site with a land use that is an existing gasoline station.

The entire site lies within the Chesapeake Bay Critical Area and is classified as Intensely Developed Area (IDA). All redevelopment within the IDA shall use Best Management Practices or other technology which reduces pollutant loadings by 10% of the on-site level prior to the new development. Also, vegetation shall be established in permeable areas through landscaping. <COMAR 14.1.502.03 D.(3-4) and Balto. Co. Code, Section 22-216(a)(b)(c)>.

This Petition for Special Exception proposes to redevelop the existing gasoline station and add a retail store. The proposal has .461 acres of impervious area. The remaining .125 acres of pervious area borders the site and is to be vegetated with major and minor deciduous trees and shrubs. This is to be part of the approved and signed landscape plan required by CRG. A 400 cubic foot water quality inlet is proposed to meet the pollution removal requirement. This inlet will be located underground in the southeast corner of the site adjacent to an existing inlet on Carroll Island Road. This facility exceeds the Chesapeake Bay Critical Area's "10% Rule" by removing 13% of the pre-development phosphorus loadings. The proposal also will create more permeable areas than presently on it.

These findings indicate that this proposal will:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address

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Memo to Mr. J. Robert Haines
October 25, 1988
Page 2

the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts."

<COMAR 14.15.10.01 O>.

Therefore, this proposal on subject property is in compliance with the Chesapeake Bay Critical Area Law.

If further information is needed, please contact Mr. David C. Flowers at 494-3980.

Robert W. Sheesley
Robert W. Sheesley, Director
Department of Environmental Protection and Resource Management

RWS:DCF:tjg

Attachment

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

RECEIVED MAR 31 1989 ZONING OFFICE

TO Gwynn Stevens MS 1108 Date 3-30-1989

FROM Karen Caples / Nancy Sanford

SUBJECT Mobile Oil Corp. Item 354

Enclosed please find a copy of our comments for Mobile Oil dated October 25, 1988. Since the developer is not changing the amt. of impervious surface and still complies with the "10% pollutant removal" Rule our comments from 10-88 are still applicable. Please contact ~~with a~~ me if you have any questions.

Thank You,
Karen Caples

CASE FILE COPY 89-463SPHXA

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: 5/19/89
PRE-CRG DATE: 5/8/89

FROM: ZONING OFFICE

PROJECT NAME: Mobil Oil (Amended) PLAN RECEIVED: 4/28/89
(Previously Approved 11/18/87)

REV.: REV.:

LOCATION: NE/cor. Eastern Blvd. and Carroll Island Road

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

DISTRICT: 15c5

1. Include on the plan -- On 2/21/89, under Item #354, the following zoning hearings were applied for in the zoning office:
   a. special exception for a food store use in combination with a self-service gasoline station;
   b. special hearing to amend the site plan in previously approved special exception zoning hearing #5681-X and to convert a full-service station to a self-service station;
   c. variance to Section 413.2.f to permit 13 F/S signs with a total of 365.49 sq. ft. in lieu of the permitted 3 signs of 100 sq. ft.

   Case #89-463SPHXA was assigned and the public hearing will be on 5/16/89 at 9:00 a.m. in Room 106, County Office Building.

   NOTE: *It should be clear in the special hearing petition that the site area is being reduced and the reason for that reduction.

2. Label fuel servicing spaces with a "s"; label the waiting spaces with a "w"; label the customer spaces with a "c"; label employee spaces with an "e". Darken all waiting spaces and provide the required 12 spaces so as not to block internal circulation and customer parking space maneuvering area (Section 405.4.A.4.a&b). List permitted ancillary uses anticipated (Section 405.4.c); note on plan that landscaping and screening will be provided in accordance with Section 405.4.B.2&3; note on plan that all parking spaces will be permanently striped. Reference previous zoning case, date and what was granted. Reference previous C.R.G. approval date of 11/18/87 and show the food store area and sq. ft. on the plan print on the building. Clearly indicate all off-site uses, zoning and buildings within 100 ft. Enlarge the vicinity map to scale at 500 or 1,000 and submit a 1"=200' zoning map with the zoning hearing plans with the property plotted.

COUNTY REVIEW GROUP COMMENTS
PROJECT NAME: Mobil Oil (Amended)
DATE: 5/19/89
PAGE 2

3. Signs -- Label sign C-4 clearly on the sign sheet and label sign types on plan print to match the notes. Include the square footage, total height, illumination and single or double-face clearly at each detail.

4. Final zoning approval is contingent first upon the resolution of all comments and second upon the outcome of the public hearing. TEN REVISED PLANS ADDRESSING ALL COMMENTS AND A $35.00 REVISION FEE BOTH MUST BE SUBMITTED TO THE ZONING OFFICE UNDER REFERENCE TO ZONING CASE #89-463SPHXA PRIOR TO 5/16/89.

W. Carl Richards
W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:scj MAILED 5/1/89.
BERNARD A COOK ATTNY
MACRIS, HENDRICKS + WITMER P.A.

Rev. 12/82

405.4.C. Permitted Ancillary Uses. The uses listed below shall be permitted as of right in conjunction with any such service station so permitted, or may be permitted at the discretion of the Zoning Commissioner in conjunction with any such station permitted by special exception. The minimum area of the site as determined under Subparagraph 405.4.A.1 shall be increased for each ancillary use by at least the number of square feet indicated in the listing for that use, where such a figure is stated. Only uses listed in this Paragraph C or in Paragraph D (Uses in Combination with Service Stations) shall be permitted in conjunction with any service station regulated under this Subsection 405.4. [Bill No. 40, 1967.]

1. Vehicle repair services, including self-service repair facilities; but body and fender work and paint spraying are not permitted. [B.C.Z.R., 1955, Subsection 405.3; Bill No. 40, 1967.]
2. Sale of cigarettes, candy, soft drinks and other items from vending machines. [Bill No. 40, 1967.]
3. Automobile rental, with a maximum stock of 12 cars: additional site area of 3,900 square feet. [Bill No. 40, 1967.]
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a. The paved areas on the site for any such service station shall be laid out so as to provide for automobile circulation sufficiently free as to preclude any likelihood of vehicles waiting on the street or blocking the right of way before gaining entrance. [Bill No. 40, 1967.]

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Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
887-3353

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5th Councilmanic District
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J. ROBERT HAINES
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222

April 20, 1989

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hrgs. - P.O. #11954 - Req. #M28905 - Case #89-463-SPHXA - 115 line @ $57.50 was inserted in *The Dundalk Eagle* a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~successive~~ week before the 21st day of April 1989; that is to say, the same was inserted in the issues of April 20, 1989

Kimbel Publication, Inc.
per Publisher.

By K.C. Dulke

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J. ROBERT HAINES
Zoning Commissioner of Baltimore County

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THE JEFFERSONIAN,

S. Zeke Orlan
Publisher

PO 11953
req M 28904
ca 89-463-SPHXA
price $ 53.19

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

Date: 4/25/89

Mobil Oil Corporation
10315 Balls Ford Road
Manassas, Virginia 22110

Re: Petitions for Special Hearing, Special Exception & Zoning Variance
CASE NUMBER: 89-463-SPHXA
SEC Eastern Blvd. & Carroll Island Road
15th Election District - 5th Councilmanic
Legal Owner: M. Jeanette Biddison
Petitioner/Contract Purchaser: Mobil Oil Corporation
HEARING SCHEDULED: TUESDAY, MAY 16, 1989 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that $155.69 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 & POST SET(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 it along with the sign and post set(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign & post set(s), there will be an additional $25.00 added to the above fee for each such set not returned.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Bernard A. Cook, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

April 5, 1989

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J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Mobil Oil Corporation
M. Jeannette Biddison, c/o Edna May Johnson, Esq.
Bernard A. Cook, Esq./Robert H. Levan, Esq.
James A. Ruff
File
Chesapeake Bay Criticial Area Commission

354

CRITICAL AREA

LAW OFFICES
GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER
233 E. REDWOOD STREET
BALTIMORE, MD. 21202

POWER OF ATTORNEY
FROM
M. JEANNETTE BIDDISON
TO
EDNA MAY JOHNSON

89-463-SPHXA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

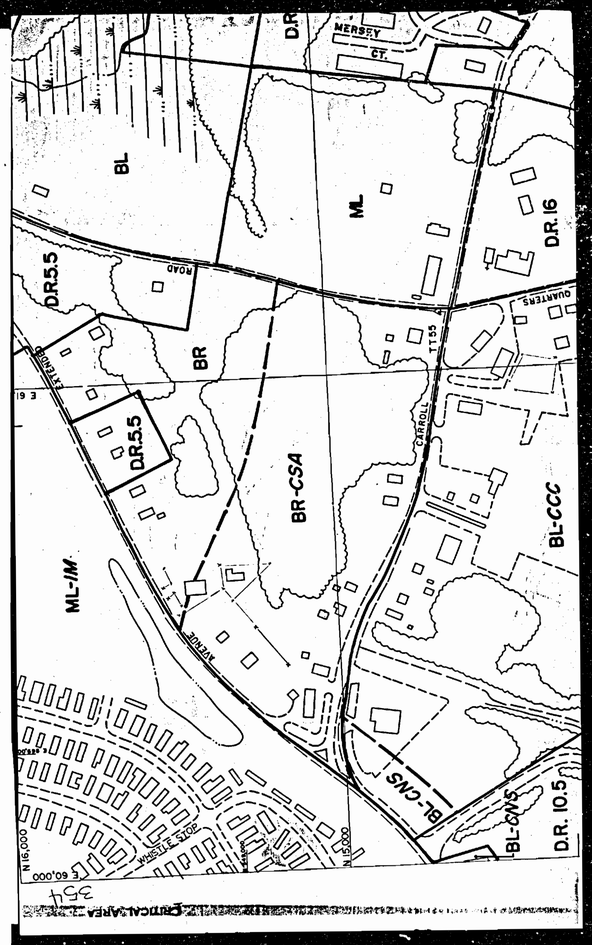
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 31st day of March, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: M. Jeanette Biddison
Petitioner's Attorney: Robert H. Levan
Bernard A. Cook

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



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

May 1, 1989

Bernard A. Cook, Esquire
9881 Broken Land Parkway
Columbia, MD 21046

RE: Item No. 354, Case No. 89-463-SPHXA
Petitioner: M. Jeanett Biddison
Petition for Special Hearing,
Special Exception, and Zoning Variance

Dear Mr. 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. 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 JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer/jw

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

SHA Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary

Hal Kassoff
Administrator

RECEIVED
APR 13 1989
ZONING OFFICE

April 12, 1989

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

Re: Baltimore County
Mobil Oil
Zoning Meeting of 3-14-89
S/E/C Eastern Avenue
(MD 150) and Carroll
Island Road
(Item #354)

Dear Mr. Haines:

After reviewing the submittal for a special hearing to approve an amendment to the existing site plan and a variance to allow a total signage area of 365.49 square feet instead of the permitted 100 square feet and to allow 13 free standing signs instead of the permitted 3, we have the following comment.

The plan must be revised to show the proposed right of way along Eastern Avenue as shown on the attached revised plan.

Also, we have forwarded this plan to our Highway Beautification Section, c/o Mary Benner (333-1642) for all comments relative to the sign variance.

If you have any questions, please call Larry Brocato at 333-1350.

Very truly yours,

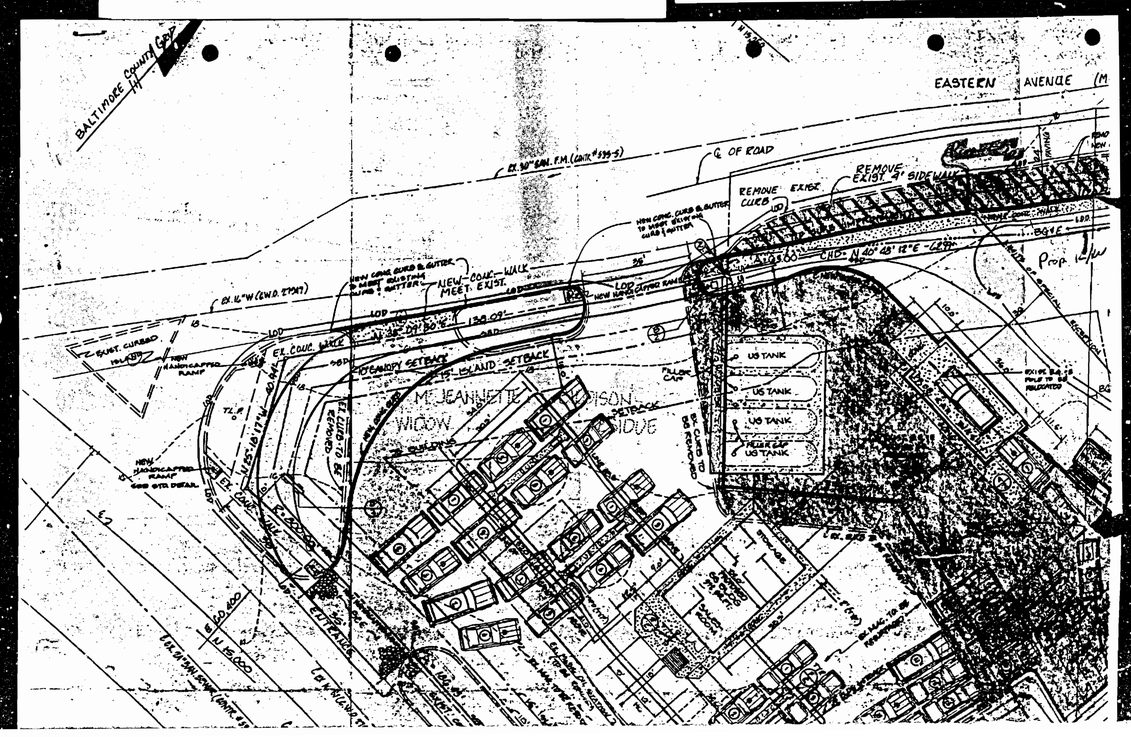
Creston J. Mills, Jr., Chief
Engineering Access Permits
Division

LB:maw

cc: Dewberry & Davis (w-attachment)
Mr. J. Ogle (w-attachment)
Mrs. M. Benner (w-attachment)

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 Calvert St., Baltimore, Maryland 21203-0717



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

Date: 4/25/89

Mobil Oil Corporation
10315 Balls Ford Road
Manassas, Virginia 22110

Re: Petitions for Special Hearing, Special Exception & Zoning Variance
CASE NUMBER: 89-463-SPHXA
SEC Eastern Blvd. & Carroll Island Road
15th Election District - 5th Councilmanic
Legal Owner: M. Jeanette Biddison
Petitioner/Contract Purchaser: Mobil Oil Corporation
HEARING SCHEDULED: TUESDAY, MAY 16, 1989 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that $155.49 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 & POST SET(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 it along with the sign and post set(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign & post set(s), there will be an additional $25.00 added to the above fee for each such set not returned.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Bernard A. Cook, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

April 5, 1989

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:

Petitions for Special Hearing, Special Exception & Zoning Variance
CASE NUMBER: 89-463-SPHXA
SEC Eastern Blvd. & Carroll Island Road
15th Election District - 5th Councilmanic
Legal Owner: M. Jeanette Biddison
Petitioner/Contract Purchaser: Mobil Oil Corporation
HEARING SCHEDULED: TUESDAY, MAY 16, 1989 at 9:00 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, which is presently permitted as a matter of right.
Special Exceptions: A food store with less than 5,000 sq. ft. as a use in combination with a self-service gasoline station.
Variance: to allow a total signage area of 365.9 sq. ft. instead of the permitted 100 sq. ft. and to allow 13 free standing signs instead of the permitted 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: Mobil Oil Corporation
M. Jeannette Biddison, c/o Edna May Johnson, Esq.
Bernard A. Cook, Esq./Robert H. Levan, Esq.
James A. Ruff
File
Chesapeake Bay Criticial Area Commission

354

CRITICAL AREA

POWER OF ATTORNEY
FROM
M. JEANNETTE BIDDISON
TO
EDNA MAY JOHNSON

LAW OFFICES
GOODMAN, BERLAND, LEVAN, RUTCHIK,
CHAPMAN, BERLAND, LEVAN
111 WEST PENNSYLVANIA AVENUE
BALTIMORE, MD. 21204

89-463-SPHXA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

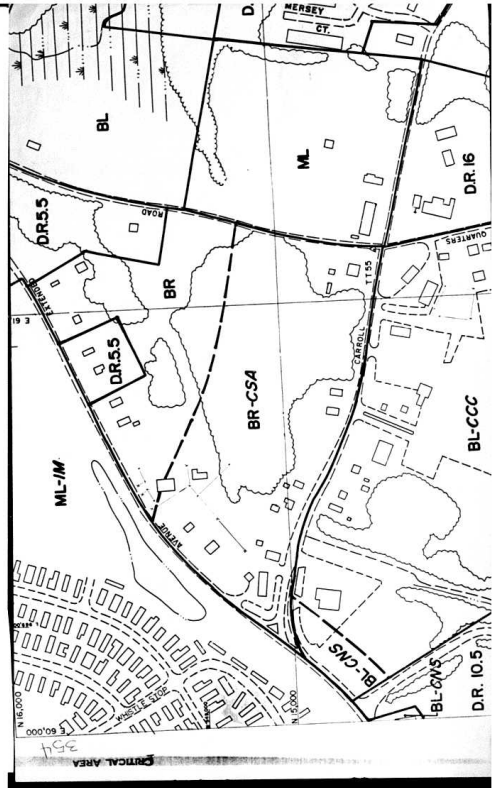
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 31st day of March, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: M. Jeanette Biddison
Petitioner's Attorney: Robert H. Levan
Bernard A. Cook

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



354

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

May 1, 1989

Bernard A. Cook, Esquire
9881 Broken Land Parkway
Columbia, MD 21046

RE: Item No. 354, Case No. 89-463-SPHXA
Petitioner: M. Jeanett Biddison
Petition for Special Hearing,
Special Exception, and Zoning Variance

Dear Mr. 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. 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 JULIE WINIARSKI. IF YOU HAVEANY 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

SHA

Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

RECEIVED
ZONING OFFICE

April 12, 1989

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

Re: Baltimore County
Mobil Oil
Zoning Meeting of J-14-89
S/E/C Eastern Avenue
(MD 150) and Carroll
Island Road
(Item #354)

Dear Mr. Haines:

After reviewing the submittal for a special hearing to approve an amendment to the existing site plan and a variance to allow a total signage area of 365.49 square feet instead of the permitted 100 square feet and to allow 13 free standing signs instead of the permitted 3, we have the following comment.

The plan must be revised to show the proposed right of way along Eastern Avenue as shown on the attached revised plan.

Also, we have forwarded this plan to our Highway Beautification Section, c/o Mary Benner (333-1642) for all comments relative to the sign variance.

If you have any questions, please call Larry Brocato at 333-1350.

Very truly yours,

Creston J. Mills, Jr.
Creston J. Mills, Jr., Chief
Engineering Access Permits
Division

LB:maw

cc: Dewberry & Davis (w-attachment)
Mr. J. Ogle (w-attachment)
Mrs. M. Benner (w-attachment)

My telephone number is (301) 333-1350

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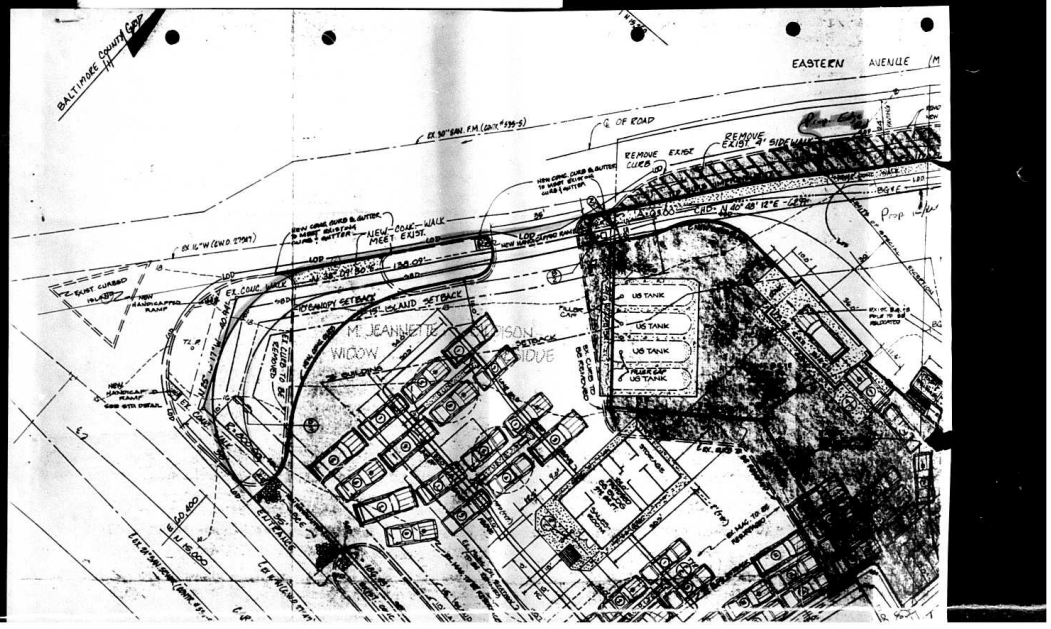
BALTIMORE COUNTY GOV
EASTERN AVENUE
℄ OF ROAD
REMOVE EXIST CURB
REMOVE EXIST 5' SIDEWALK
EX 16" W (CWD STMT)
EX 30" CONC FM (CWD STMT)
NEW CONC WALK MEET EXIST
NEW CONC CURB & GUTTER TO MEET EXIST GUTTER
EX CONC WALK
EXISTING SETBACK
PROPOSED SETBACK
NEW HANDICAPPED RAMP
US TANK
M. JEANNETTE BIDDISON
MOBIL
EXISTING BUILDING
PROPOSED BUILDING
EXISTING BUILDING
PROPOSED BUILDING
EXISTING BUILDING
PROPOSED BUILDING

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

April 2, 1989

Dennis F. Rasmussen
County Executive

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

Dear Mr. Haines

The Bureau of Traffic Engineering has no comments for items number 279, 353, 354, 365, 366, and 373.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

RECEIVED
APR 28 1989
ZONING OFFICE

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

3/9/89
Date

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

Zoning Item # 354, Zoning Advisory Committee Meeting of March 14, 1989
Property Owner: M. Jeanette Biddison (Mobil Oil)
Location: SEC Eastern Blvd + Carroll Island Rd. District: 15
Water Supply: metro Sewage Disposal: metro
COMMENTS ARE AS FOLLOWS:

(✓) 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.

( ) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.

(✓) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

( ) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.

( ) 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.

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances 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 Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.

( ) 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 Maternal and Child Health.

( ) 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.

(✓) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestoes, 887-3775.

(✓) 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 887-3745.

( ) 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.

( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

( ) 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 retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.

( ) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

( ) Others _____

BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

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

Paul H. Reincke
Chief

Dennis F. Rasmussen
County Executive

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

Re: Property Owner: M. Jeanette Biddison (Mobil Oil)

Location: Eastern Blvd. & Carroll Island Road

Item No.: 354 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.

( ) 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.

(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," 1976 edition prior to occupancy.

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

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

* See Attached

REVIEWER: Kit Rosie Kelly 3-20-89
Planning Group
Special Inspection Division

NOTED & APPROVED: John E. O'Neill
Fire Prevention Bureau

/jl

MAR 20 1989

Property Owner: M. Jeanette Biddison

Location: Eastern Blvd. & Carroll Island Road

Item No.: 354 Zoning Agenda: 03/14/89

* Note to #4

All self-service stations shall have 1 attendent on duty while the station is open to the public. The attendant's primary function shall be to supervise observe, and control the dispensing of class I liquids while actually being dispensed. NFPA 30, 1981 ed., sec. 7-8.4.3 and sec. 7-8.4.4.

6/

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

April 21, 1989

Dennis F. Rasmussen
County Executive

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

Dear Mr. Haines

The Bureau of Traffic Engineering has no comments for items number 279, 353, 354, 365, 366, and 373.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

RECEIVED
APR 28 1989
ZONING OFFICE

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

3/9/89
Date

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

Zoning Item # 354, Zoning Advisory Committee Meeting of March 14, 1989

Property Owner: M. Jeanette Biddison (Mobil Oil)

Location: SEC Eastern Blvd + Carroll Island Rd. District: 15

Water Supply: metro Sewage Disposal: metro

COMMENTS ARE AS FOLLOWS:

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( ) Others ___

BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County
Fire Department
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Paul H. Reincke
Chief

Dennis F. Rasmussen
County Executive

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

Re: Property Owner: M. Jeanette Biddison (Mobil Oil)

Location: Eastern Blvd. & Carroll Island Road

Item No.: 354 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.

( ) 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.

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( ) 3. The vehicle dead end condition shown at ___
EXCEEDS the maximum allowed by the Fire Department.

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(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," 1976 edition prior to occupancy.

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

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

* See Attached

REVIEWER: Kit Saunders 3-20-89
Planning Group
Special Inspection Division

NOTED & APPROVED: John E. O'Neill
Fire Prevention Bureau

/31

MAR 20 89

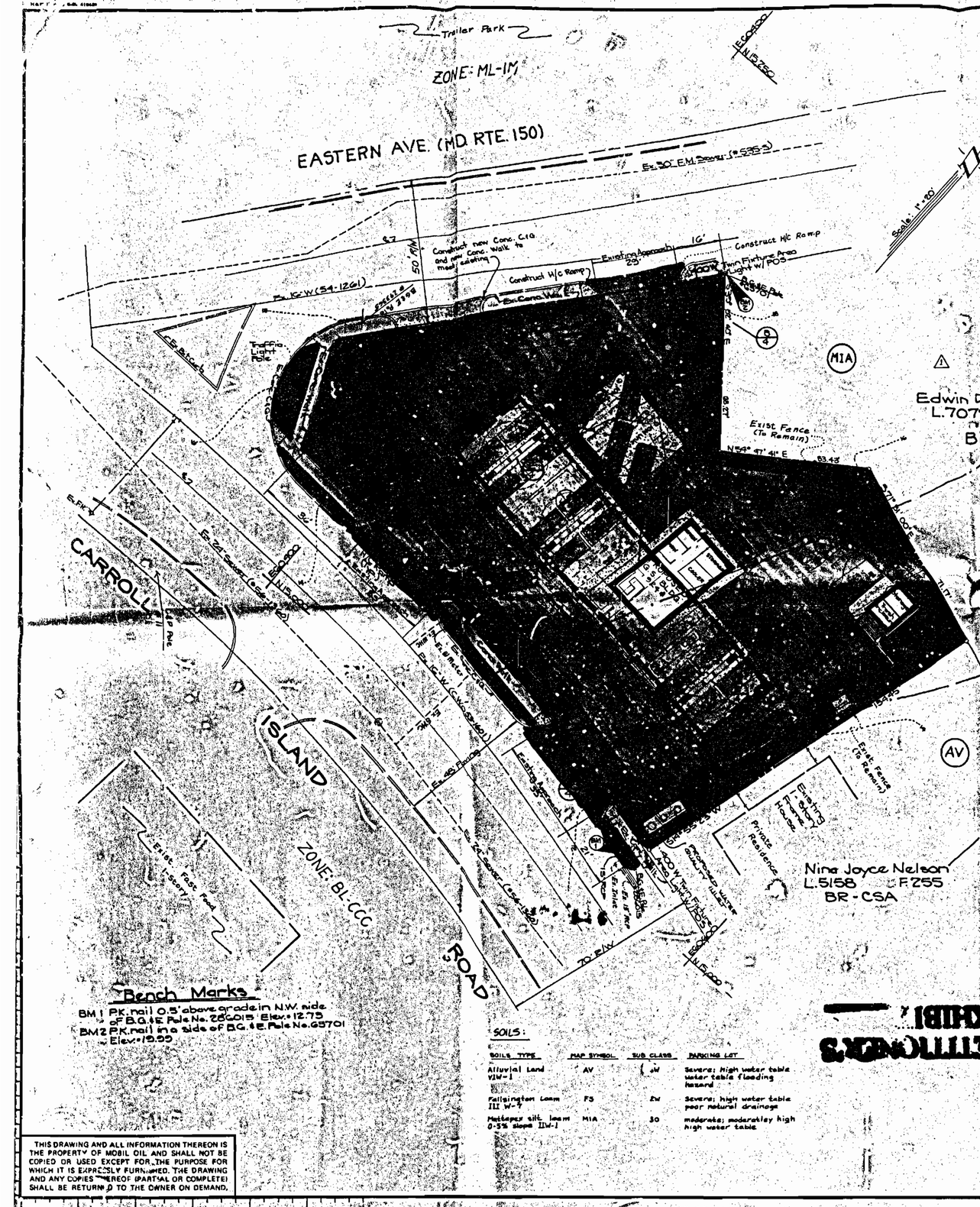
Property Owner: M. Jeanette Biddison

Location: Eastern Blvd. & Carroll Island Road

Item No.: 354 Zoning Agenda: 03/14/89

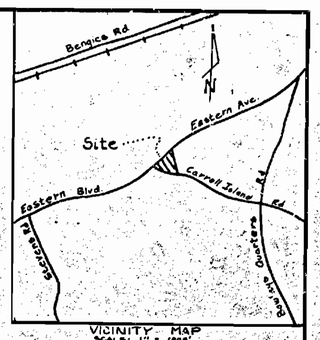
* Note to #4

All self-service stations shall have 1 attendent on duty while the station is open to the public. The attendant's primary function shall be to supervise observe, and control the dispensing of class I liquids while actually being dispensed. NFPA 30, 1981 ed., sec. 7-8.4.3 and sec. 7-8.4.4.



LEGEND

Existing		Proposed
132	Contours	132
	Bituminous Paving	
	Curb & Gutter	
	Edge of Paving	
	Concrete	
Ex. S/D	Storm Drain	24" RCP
Ex. S"S.	Sanitary Sewer	S"S
Ex. G"W	Water	G"W
60.6	Elevation	+60.6
	Auto Spaces	W = Waiting, S = Service



VICINITY MAP
SCALE: 1" = 1000'

ZONING STATUS

Existing Zoning: BR-CSA

AREA REQUIREMENTS:

Three dispensing islands with six MPD dispensing pumps, capable of servicing 12 cars at one time.
Total Servicing Spaces = 12
Total Waiting Spaces = 12
Total Area Required = 12 x 1500 SF = 8,000 S.F.

COMBINATION USES:

Food Store
Additional square footage = Factor 4x924 S.F. = 3696 S.F.
Total Area Required = 3696 S.F. + 18,000 S.F. = 21,696 S.F.
Total Area of Tract = 0.57977 or 25,255 S.F.

PARKING

Parking Spaces Required = 1 for every 200 S.F. of floor space
= 924 S.F. / 200 S.F.
= 4.7 use 5
Parking Spaces Provides = 4 & 1 Handicapped

LIGHTING

1. Type 400 W Twin Light, Height 14' - 0"
2. Type 400 W Single Light, Height 14' - 0"

ACCESS POINT

Number of driveways on Front Street = 2x65' = 130' (required width)
Actual site width = 186.43'

F.A.R. GAS BLDG. 924 S.F. .0036
TOTAL ACREAGE 25,255 S.F.

ANCILLARY USES:

Minor accessory uses = no additional spaces required.

ADT

Gas station = 1.8 mill. gals./365 day/12gals/car = 410 trips/day
Food store = 118 trip/1000 SF x 924/1000 SF = 109 trips/day
total = 519 trips/day

Landscaping

Required:
1 Major Deciduous Tree/40' of FL = 365/40 = 9.14 trees.
1 Major Deciduous Tree/12 parking spaces = 5 spaces = 1 tree.

Provide : 10 Trees.

GENERAL NOTES

1. Applicant/owner:
Mobil Oil Corporation
10315 Balls Ford Road
Manassas, VA 22110
2. Election District 15th, Councilmanic District 5th, Census Tract 4518.02
3. Watershed: 2
Subsewershed: #9 Bengies
4. Zoning: BR-CSA
5. There are no streams on site.
6. There is an existing Gas Station with UG tanks.
7. Plat reference: None
8. Tax account #15-1502 1280
9. Topography shown was surveyed by: Macris, Hendricks & Witmer, P.A.
10. Grading to be performed on service station site.
11. SWM quantity control has been waived for this site. Quality control is required as shown.
12. There are no archeological sites, historical buildings, endangered species or hazardous materials on site.
13. There are no wetlands on site.
14. Landscape plan is required. Landscaping & screening will be provided in accordance with Balt. Co. Zoning Regs. Sec. 405.4.B & 414.2.B.
15. Total acreage of site = 0.57977 Ac.
16. Services station constructed in compliance with the handicapped section of the Maryland State Building code.
17. Contractor to install all Curb & Gutter per B.O.P./BALTO specifications.
18. Landscape areas to have 6"min. topsoil and 3" min. pine bark mulch.
19. Existing vegetation will be saved where possible.
20. Deed reference: Liber 3991, Folio 518
21. No "Portable" or "Sandwich board" signs shall be permitted on the premises.
22. All lighting shall be arranged and shielded as to confine all direct light rays within the boundary lines of the site.
23. All parties, individually and/or collectively having a lease or ownership interest in the service station shall be responsible for maintaining the premises in a clean and orderly condition.
24. No well or septic sites exist on this site.
25. All parking will be permanently striped.
26. This site had previous CRG approval on 11/18/87.
27. This site was previously reclassified from a B-6 to a B-L Zone and a special exception for a gasoline service station was granted on 10/31/62 under Case No 5681-RX.
28. All construction documents and construction for public use shall conform to the Balt. Co. Dept. of Public Works Design Standards and Standard Specifications and Details for Construction.
29. All work affecting a State Road right-of-way is subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

PETITIONER'S EXHIBIT 1

"Bench Marks"
BM 1 P.K. nail 0.5' above grade in N.W. side of B.G. & E. Pole No. 2860015 Elev. = 12.75
BM 2 P.K. nail in a side of B.G. & E. Pole No. 69701 Elev. = 19.99

SOILS:

SOILS TYPE	MAP SYMBOL	SUB CLASS	PARKING LOT
Alluvial Land VIIW-1	AV	5W	Severe: high water table water table flooding hazard
Fallsington Loam III W-7	FS	2W	Severe: high water table poor natural drainage
Mattapex silt loam 0-5% slope IIW-1	MIA	3O	moderate; moderately high high water table

PETITIONER'S EXHIBIT

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DEVELOPER
Mobil Oil Corporation
10315 Balls Ford Road
Manassas, Virginia 22110
(703) 631-9253

James C. Glascock

Macris, Hendricks and Witmer P.A.
Engineers • Planners • Surveyors
Suite 220
9220 Wightman Road
Gaithersburg, Maryland
20879
(301) 670-0840

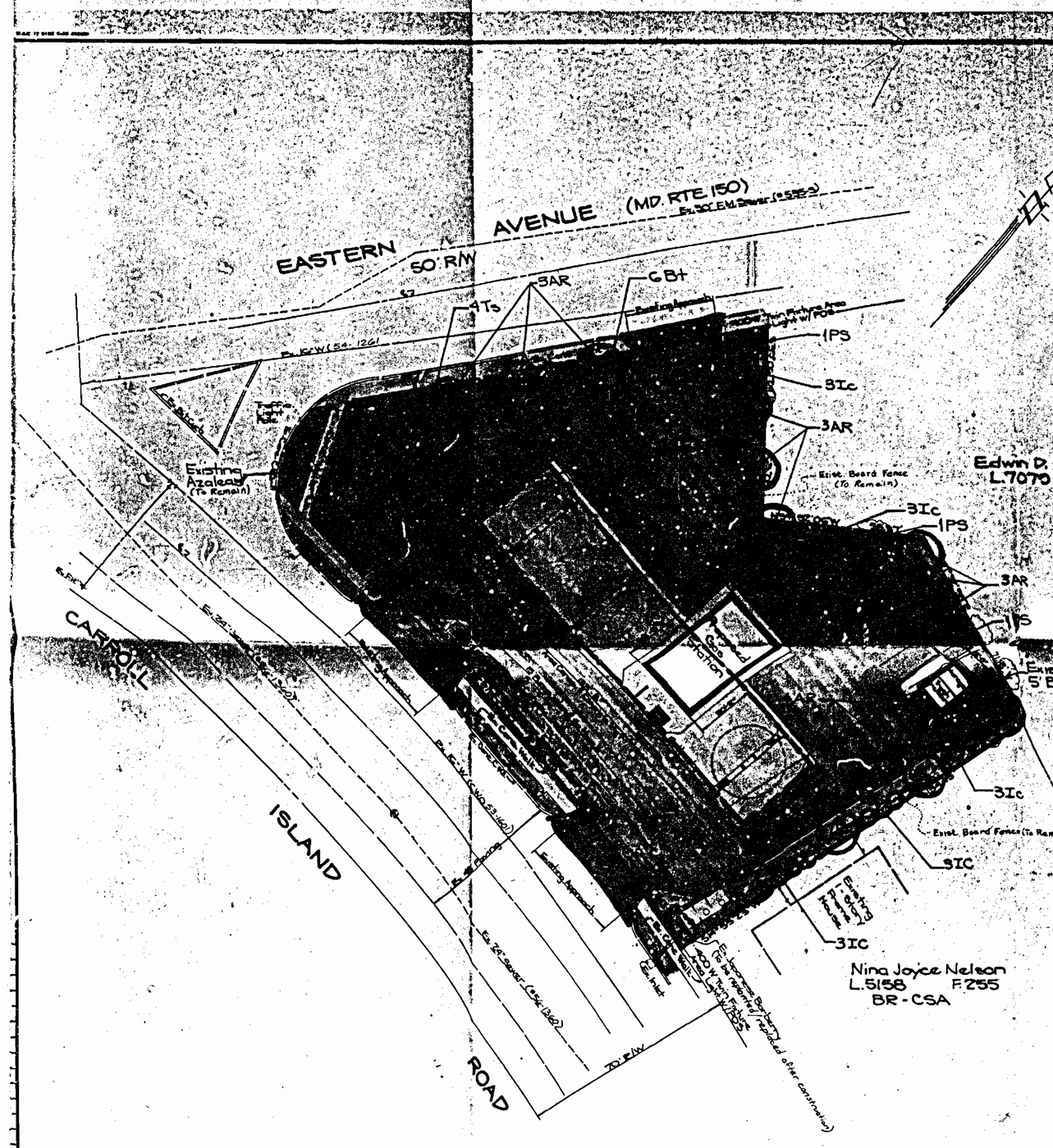
NO.	REVISIONS	DATE	BY	CHKD	MF
1	REMOVED CAR WASH & REDUCED SITE AREA	11/87			

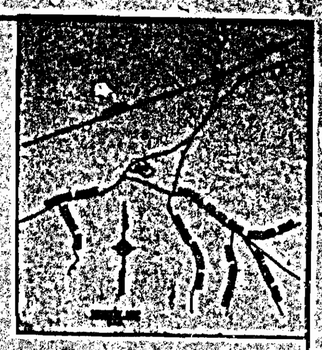
Mobil Oil
Marketing & Refining Division - U.S.
Marketing Operations Department
Fairfax, Virginia 22037

Site Plan For CRG & Zoning
Mobil Oil Proposed Service Station
Amended
Carroll Island Rd. & Eastern Ave.
Public Services C.R.G. #89045
Planning Number

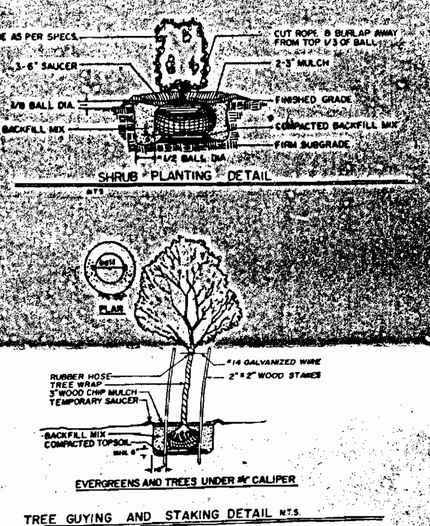
DRAWN Ed
CHECKED J.C.G.
SCALE 1" = 20'
DATE 6/1/88
DRAWING NUMBER 16BGQ
SHEET NUMBER 2 OF 6
REV.

86-121





KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
AR	13	Acer Rubrum	Red Maple	6'-8'
IC	15	Ilex crenata	Japanese holly	2'-3'
BT	6	Berberis thunbergi	Barberry	2'
PS	4	Pinus strobus	E. white pine	4'-5'
Ts	4	Tsuga canadensis	Hemlock	4'



NOTE: PRUNE FOLIAGE BACK BY 1/3. MAINTAIN NATURAL PLANT FORM.

PETITIONER'S EXHIBIT #7

PETITIONER'S EXHIBIT 7

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DEVELOPER
Mobil Oil Corporation
10315 Balls Ford Road
Manassas, Virginia 22110
(703) 631-9253

James C. Glascock

Macris, Hendricks and Witmer P.A.
Engineers • Planners • Surveyors
Suite 220
9220 Wightman Road
Gaithersburg, Maryland
20879
(301) 670-0840

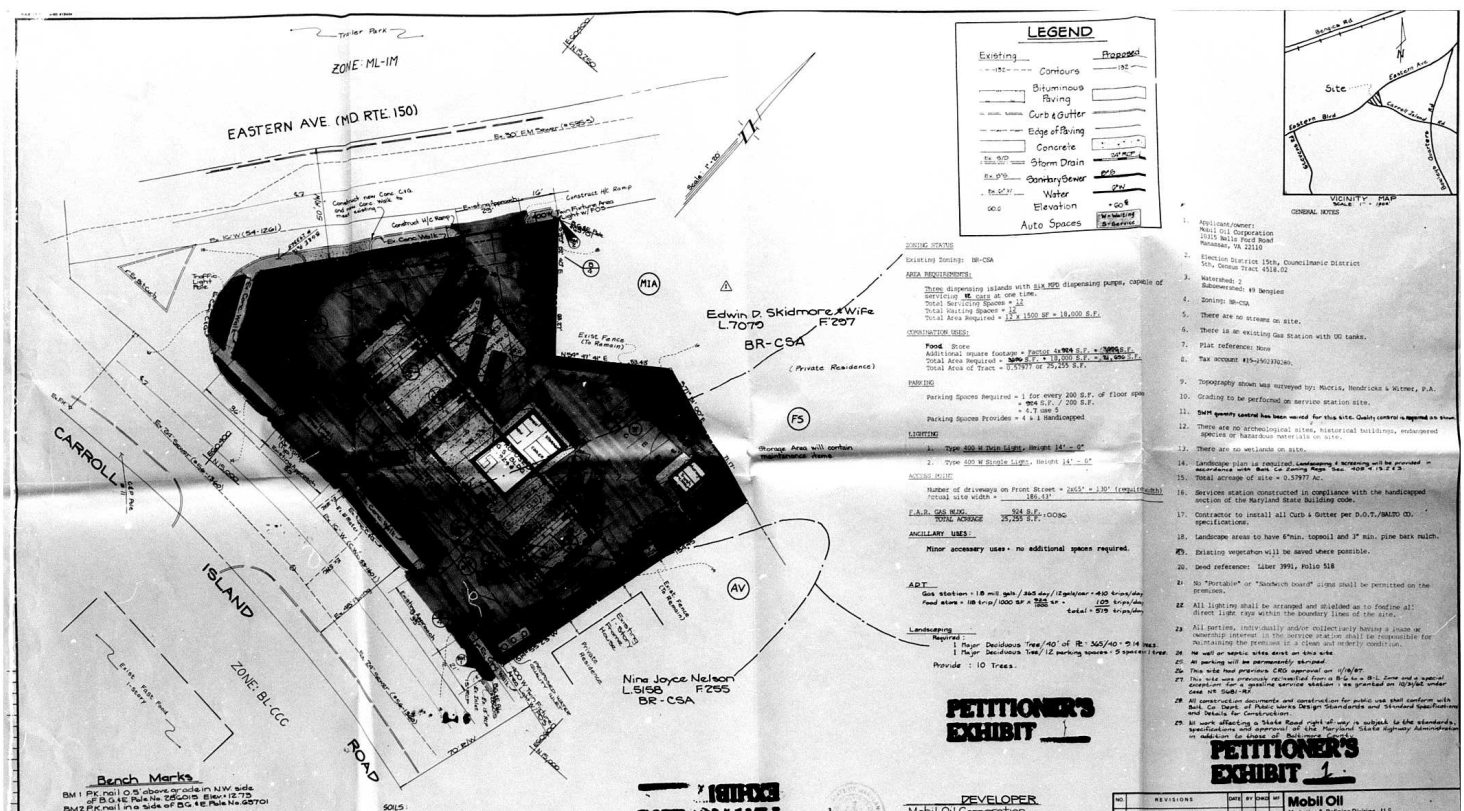
NO.	REVISIONS	DATE	BY	CHKD	MF
1	REMOVED CAR WASH & REDUCED SITE AREA	11/87			

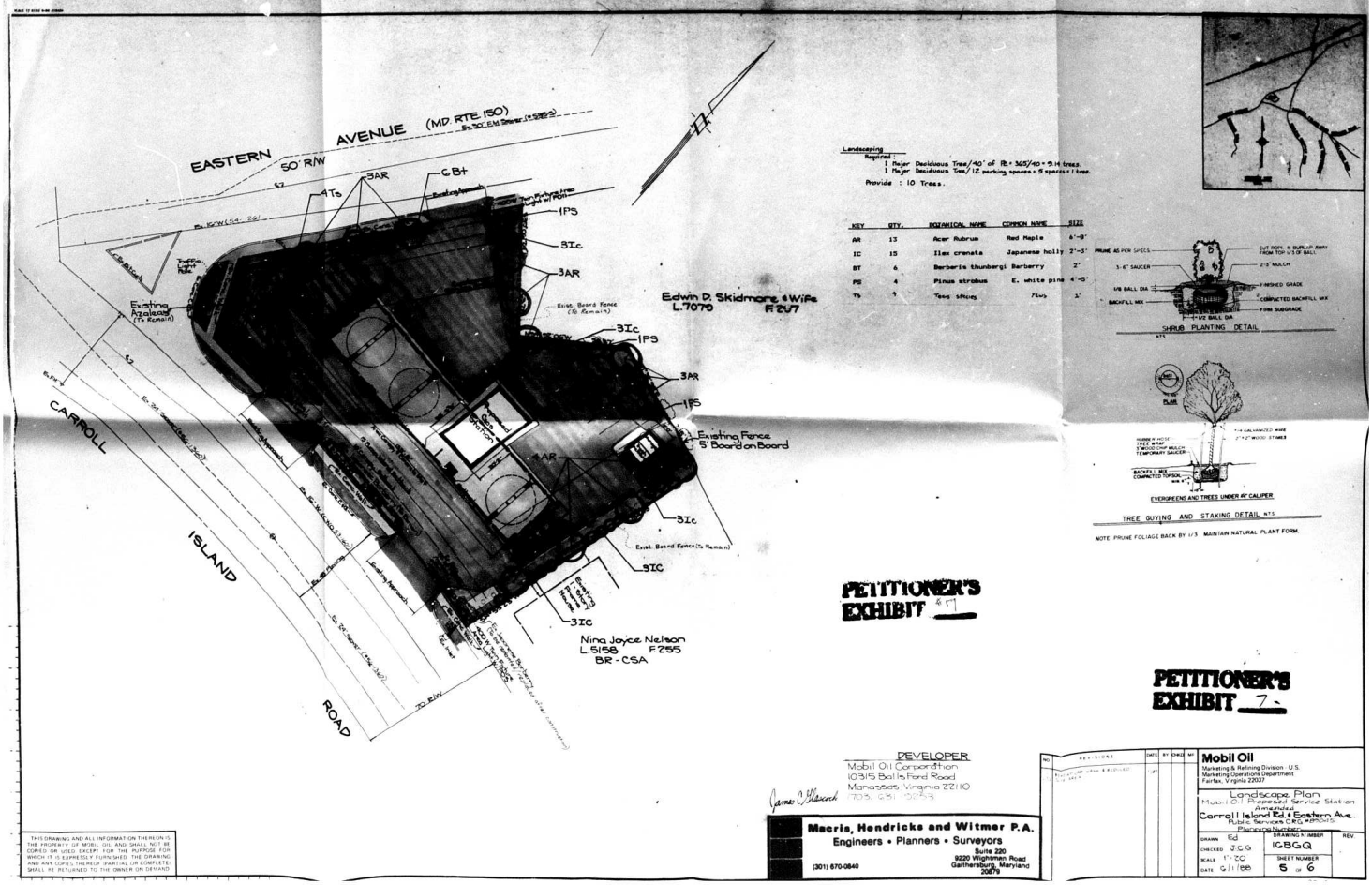
Mobil Oil
Marketing & Refining Division - U.S.
Marketing Operations Department
Fairfax, Virginia 22037

Landscape Plan
Mobil Oil Proposed Service Station
Amended
Carroll Island Rd. & Eastern Ave.
Public Services C.R.G. #89045
Planning Number

DRAWN Ed
CHECKED J.C.G.
SCALE 1" = 20'
DATE 6/1/88
DRAWING NUMBER 16BGQ
SHEET NUMBER 5 OF 6
REV.

86-121


Trailer Park
ZONE: ML-IM
EASTERN AVE (MD RTE. 150)
Construct new Conc. Crb. and Conc. Walk to match existing
Construct H/C Ramp
Construct H/C Ramp
Existing Parking Area (Light W/ POS)
Edwin D. Skidmore & Wife
L.7070
F.297
BR-CSA
(Private Residence)
Storage Area will contain maintenance items
CARROLL
ISLAND
ROAD
ZONE: BL-CCC
Nina Joyce Nelson
L.5158
F.255
BR-CSA
Private Residence
Bench Marks
BM 1 PK nail O.S. above grade in N.W. side of P.B.G.E. Pole No. 265015 Elev=12.73
BM 2 PK nail in the side of BG & E Pole No. 65701 Elev=15.55
SOILS:
SOIL TYPE | MAP SYMBOL | SUB CLASS | PARKING LOT
Atlantic Land View-1 | AV | IW | Severe: high water table water table flooding Nesand
Fallington Loam III W-3 | FS | IW | Seve e: high water table poor natural drainage
Mattapex silt loam 0-5% slope IIW-1 | MIA | IO | moderate: moderately high high water table
THIS DRAWING AND ALL INFORMATION THEREON IS THE PROPERTY OF MOBIL OIL AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED. THE DRAWING AND ANY COPY THEREOF (PARTIAL OR COMPLETE) SHALL BE RETURNED TO THE OWNER ON DEMAND.
LEGEND
Existing / Proposed
Contours
Bituminous Paving
Curb & Gutter
Edge of Paving
Concrete
Storm Drain
Sanitary Sewer
Water
Elevation
Auto Spaces
ZONING STATUS
Existing Zoning: BR-CSA
AREA REQUIREMENTS:
Three dispensing islands with six MPD dispensing pumps, capable of servicing ~~12~~ cars at one time.
Total Servicing Spaces = 12
Total Waiting Spaces = 12
Total Area Required = 12 x 1500 SF = 18,000 S.F.
COMBINATION USES:
Food Store
Additional square footage = Factor x 904 S.F. = 3006 S.F.
Total Area Required = 3006 S.F. + 18,000 S.F. = 21,006 S.F.
Total Area of Tract = 0.57977 or 25,255 S.F.
PARKING
Parking Spaces Required = 1 for every 200 S.F. of floor space
= 904 S.F./ 200 S.F.
= 4.7 use 5
Parking Spaces Provides = 4 & 1 handicapped
LIGHTING
1. Type 400 W Twin Light, Height 14' - 0"
2. Type 400 W Single Light, Height 14' - 0"
ACCESS POINT
Number of driveways on Front Street = 2x65' = 130' (required=min)
Total site width = 186.43'
F.A.R. GAS BLDG. 904 S.F. x.0030
TOTAL ACREAGE 25,255 S.F.
ANCILLARY USES:
Minor accessory uses - no additional spaces required.
ADT
Gas station - 18 mill gals/365 day/12gals/car = 410 trips/day
Food store - 18 trip/1000 SF x 904 SF = 16 trips/day
Total = 426 trips/day
Landscaping
Required:
1 Major Deciduous Tree/40' of ft = 365/40 = 9.14 trees.
1 Major Deciduous Tree/12 parking spaces = 5 spaces/tree.
Provide : 10 Trees.
PETITIONER'S EXHIBIT 1
DEVELOPER
Mobil Oil Corporation
10315 Ballsford Road
Manassas, Virginia 22110
(703) 631-9253
Macris, Hendricks and Witmer P.A.
Engineers • Planners • Surveyors
Suite 220
9220 Wightman Road
Gaithersburg, Maryland 20879
(301) 670-0840
NO. | REVISIONS | DATE | BY | CHKD | MT
1 REVISED PER WSSC & REDUCED SITE AREA. 11/87
Mobil Oil
Marketing & Refining Division - U.S.
Marketing Operations Department
Fairfax, Virginia 22037
Site Plan For CRG # Zoning
Mobil Oil Proposed Service Station
Amended
Carroll Island Rd & Eastern Ave.
Public Services CRG #85046
Planning Number
DRAWN Ed
CHECKED J.C.G.
SCALE 1"=20'
DATE 6/1/86
DRAWING NUMBER 1GBGQ
SHEET NUMBER 2 of 6
BG-121
VICINITY MAP
SCALE 1" = 2000'
Site
Eastern Ave
Carroll Island Rd
GENERAL NOTES
1. Applicant/owner: Mobil Oil Corporation 10315 Balls Ford Road Manassas, VA 22110
2. Election District 15th, Councilmanic District 5th, Census Tract 4518.02
3. Watershed: 2 Subwatershed: 49 Bengies
4. Zoning: BR-CSA
5. There are no streams on site.
6. There is an existing Gas Station with UG tanks.
7. Plat reference: None
8. Tax account #15-2503370.00.
9. Topography shown was surveyed by: Macris, Hendricks & Witmer, P.A.
10. Grading to be performed on service station site.
11. Swm quantity control has been waived for this site. Quality control is required as shown.
12. There are no archeological sites, historical buildings, endangered species or hazardous materials on site.
13. There are no wetlands on site.
14. Landscape plan is required. Landscaping & screening will be provided in accordance with Bmr. Co Zoning Regs. Sec. 409B.1 & 2 & 3.
15. Total acreage of site = 0.57977 Ac.
16. Services station constructed in compliance with the handicapped section of the Maryland State Building code.
17. Contractor to install all Curb & Gutter per D.O.T./BALTO CO. specifications.
18. Landscape areas to have 6"min. topsoil and 3" min. pine bark mulch.
19. Existing vegetation will be saved where possible.
20. Deed reference: Liber 3991, Folio 518
21. No "Portable" or "Sandwich board" signs shall be permitted on the premises.
22. All lighting shall be arranged and shielded so to confine all direct light rays within the boundary lines of the site.
23. All parties, individually and/or collectively having a lease or ownership interest in the service station shall be responsible for maintaining the premises in a clean and orderly condition.
24. No well or septic utes exist on this site.
25. All parking will be permanently striped.
26. This site has previous CRG approval on 4/16/87.
27. This site was previously reclassified from a BL to a BL Zone and a special exception for a gasoline service station - was granted on 10/9/86 under case #: 86B-82
28. All construction documents and construction for public use shall conform with and be in accordance with Baltimore Co. Design Standards - Standard Specifications and Details for Construction.
29. All work affecting a State Road right-of-way is subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.
PETITIONER'S EXHIBIT 1


EASTERN AVENUE (MD RTE. 150)
50' R/W
Existing Azaleas (To Remain)
Edwin D. Skidmore & Wife
L.7070
F.297
Existing Fence 5' Board on Board
CARROLL
ISLAND
ROAD
Nina Joyce Nelson
L.5158
F.255
BR-CSA
Landscaping
Required:
1 Major Deciduous Tree/40' of ft = 365/40 = 9.14 trees.
1 Major Deciduous Tree/12 parking spaces = 5 spaces/tree.
Provide : 10 Trees.
KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE
AR | 13 | Acer Rubrum | Red Maple | 6'-8'
IC | 15 | Ilex crenata | Japanese holly | 2'-3'
BT | 6 | Berberis thunbergi | Barberry | 2'
PS | 4 | Pinus strobus | E. white pine | 4'-5'
TS | 5 | Taxus sficata | Yew | 2'
PRUNE AS PER SPECS
3-6" SAUCER
1/2 BALL DIA
BACKFILL MIX
CUT ROPE & BURLAP AWAY FROM TOP 2/3 OF BALL
2-3" MULCH
FINISHED GRADE
COMPACTED BACKFILL MIX
FIRM SUBGRADE
SHRUB PLANTING DETAIL
PLAN
EVERGREENS AND TREES UNDER 4" CALIPER
TREE GUYING AND STAKING DETAIL
NOTE: PRUNE FOLIAGE BACK BY 1/3. MAINTAIN NATURAL PLANT FORM.
PETITIONER'S EXHIBIT #7
PETITIONER'S EXHIBIT 7
DEVELOPER
Mobil Oil Corporation
10315 Ballsford Road
Manassas, Virginia 22110
(703) 631-9253
Macris, Hendricks and Witmer P.A.
Engineers • Planners • Surveyors
Suite 220
9220 Wightman Road
Gaithersburg, Maryland 20879
(301) 670-0840
Mobil Oil
Marketing & Refining Division - U.S.
Marketing Operations Department
Fairfax, Virginia 22037
Landscape Plan
Mobil Oil Proposed Service Station
Amended
Carroll Island Rd & Eastern Ave.
Public Services CRG #85046
Planning Number
DRAWN Ed
CHECKED J.C.G.
SCALE 1"=20'
DATE 6/1/86
DRAWING NUMBER 1GBGQ
SHEET NUMBER 5 of 6
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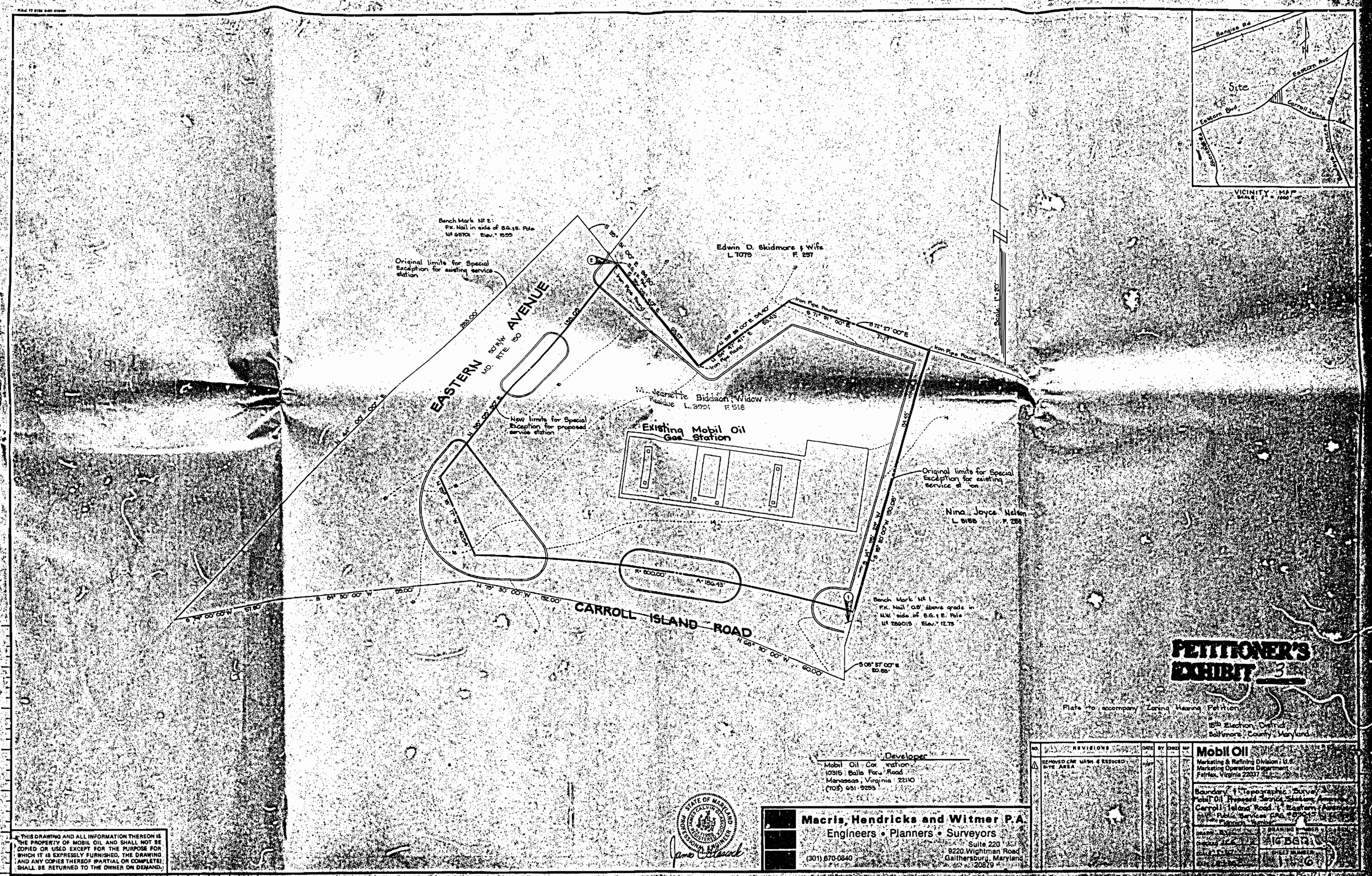
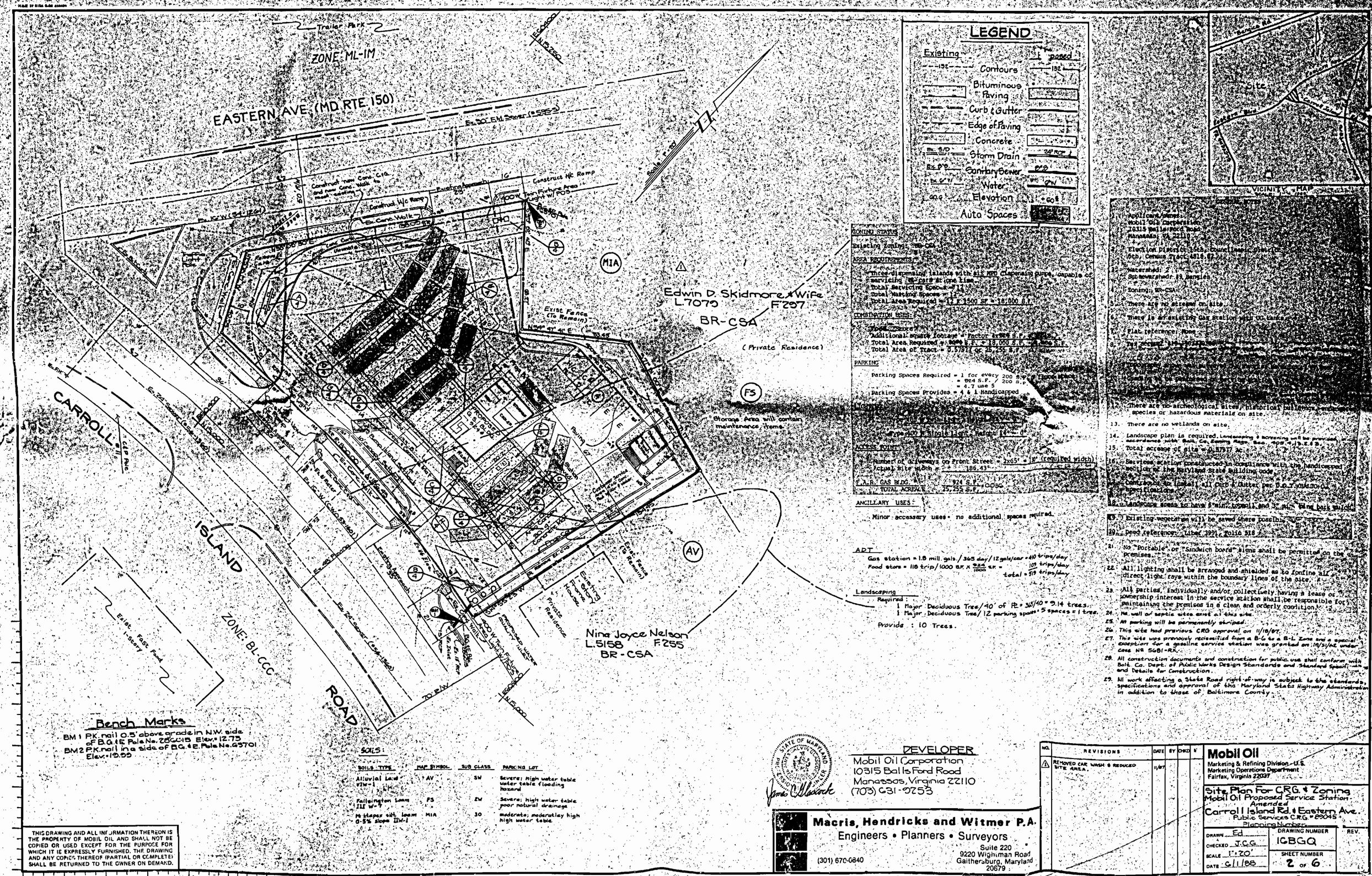
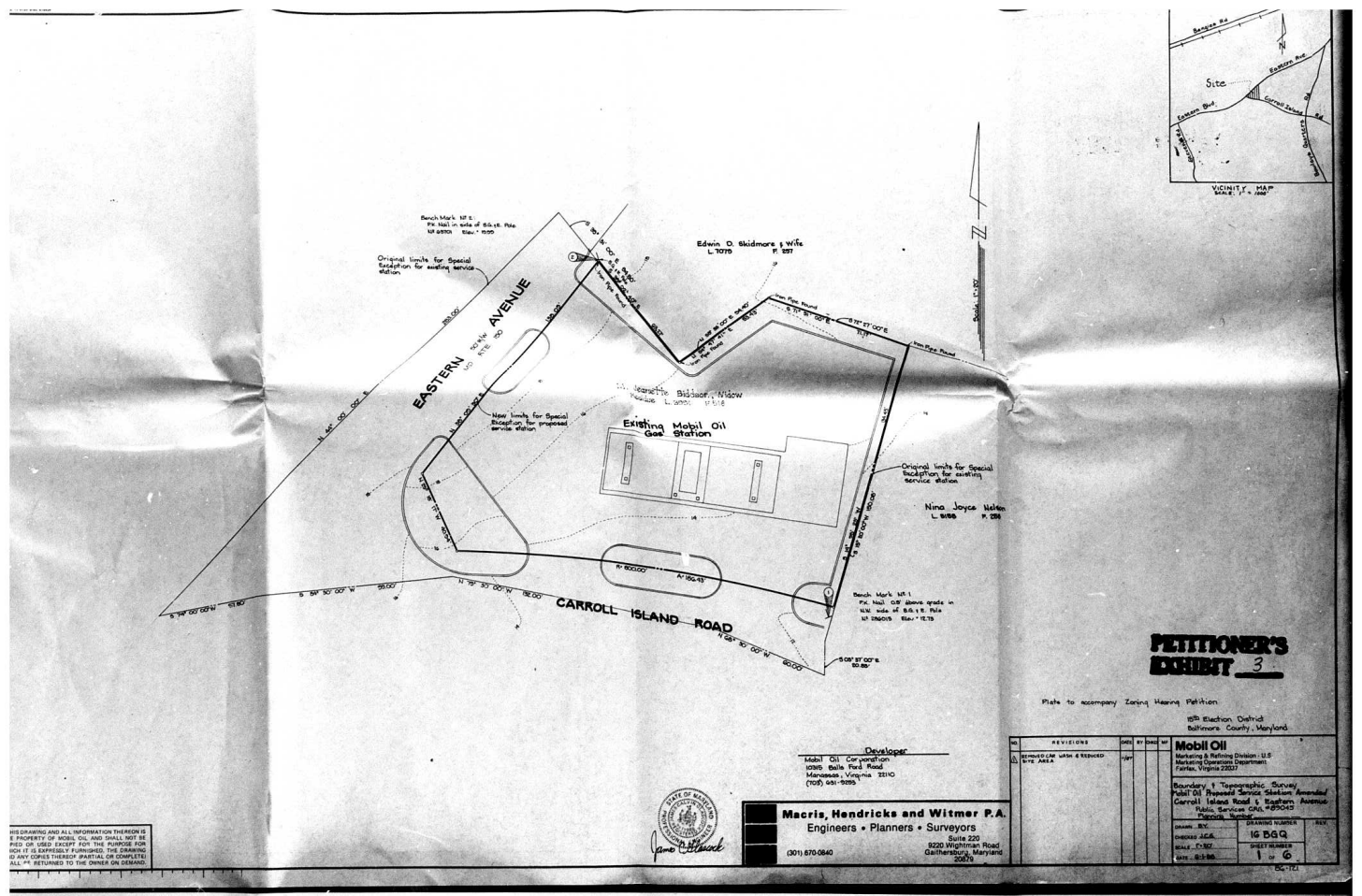




Petition No.

1. Applicant/Owner: Mobil Oil Corporation 10315 Ballsford Road Manassas, VA 22110
2. Election District: 15th; Councilmanic District: 6th; Census Tract: 4816.02
3. Watershed: 2; Subwatershed: 19 Bensley
4. Zoning: BR-CSA
5. There are no streams on site.
6. There is an existing Gas Station and its facilities on site.
7. Plat reference: None.
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. There are no archeological sites, historical buildings, endangered species or hazardous materials on site.
13. There are no wetlands on site.
14. Landscape plan is required. Landscaping & screening will be provided in accordance with Balt. Co. Zoning Regs. Sec. [illegible]
15. Total acreage of site = 0.5781 Ac.
16. Service station constructed in compliance with the handicapped section of the Maryland State Building code.
17. Contractor to install all curb & gutter per B.C.D.O.T. standards & specifications.
18. Landscape areas to have 5" min. topsoil and 32" min. sod back yards.
19. Existing vegetation will be saved where possible.
20. Deed reference: Liber 3951, Folio 516
21. No "Portable" or "Sandwich board" signs shall be permitted on the premises.
22. All lighting shall be arranged and shielded so to confine all direct light rays within the boundary lines of the site.
23. All parties, individually and/or collectively having a lease or ownership interest in the service station shall be responsible for maintaining the premises in a clean and orderly condition.
24. No well or septic sites exist on this site.
25. All parking will be permanently striped.
26. This site had previous CRG approval on 11/19/87.
27. This site was previously reclassified from a B-L to a B-L Zone and a special exception for a gasoline service station was granted on 10/31/62 under Case No. 5681-RX.
28. All construction documents and construction for public use shall conform with Balt. Co. Dept. of Public Works Design Standards and Standard Specifications and Details for Construction.
29. All work affecting a State Road right-of-way is subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

8C-121


Bench Mark NO 2.
PK Nail in side of B.G.&E. Pole
NO 98701 Elev = 10.95
Original limits for Special Exception for existing service station
EASTERN AVENUE
MD RTE 150
Edwin D. Skidmore & Wife
L. 7079 F. 297
Iron Pipe Found
Jeanette Bildson, Widow
Parcel L. 2060 F. 518
New limits for Special Exception for proposed service station
Existing Mobil Oil Gas Station
Original limits for Special Exception for existing service station
Nina Joyce Nelson
L. 5158 F. 295
R = 800.00'
A = 180.43'
Bench Mark NO 1.
PK Nail 0.9' above grade in N.W. side of B.G.&E. Pole
NO 2860015 Elev = 12.73
CARROLL ISLAND ROAD
S 08° 37' 00" E
50.88'
Scale 1" = 50'
Developer
Mobil Oil Corporation
10315 Balls Ford Road
Manassas, Virginia 22110
(703) 631-9255
Macris, Hendricks and Witmer P.A.
Engineers • Planners • Surveyors
Suite 220
9220 Wightman Road
Gaithersburg, Maryland 20879
(301) 670-0840
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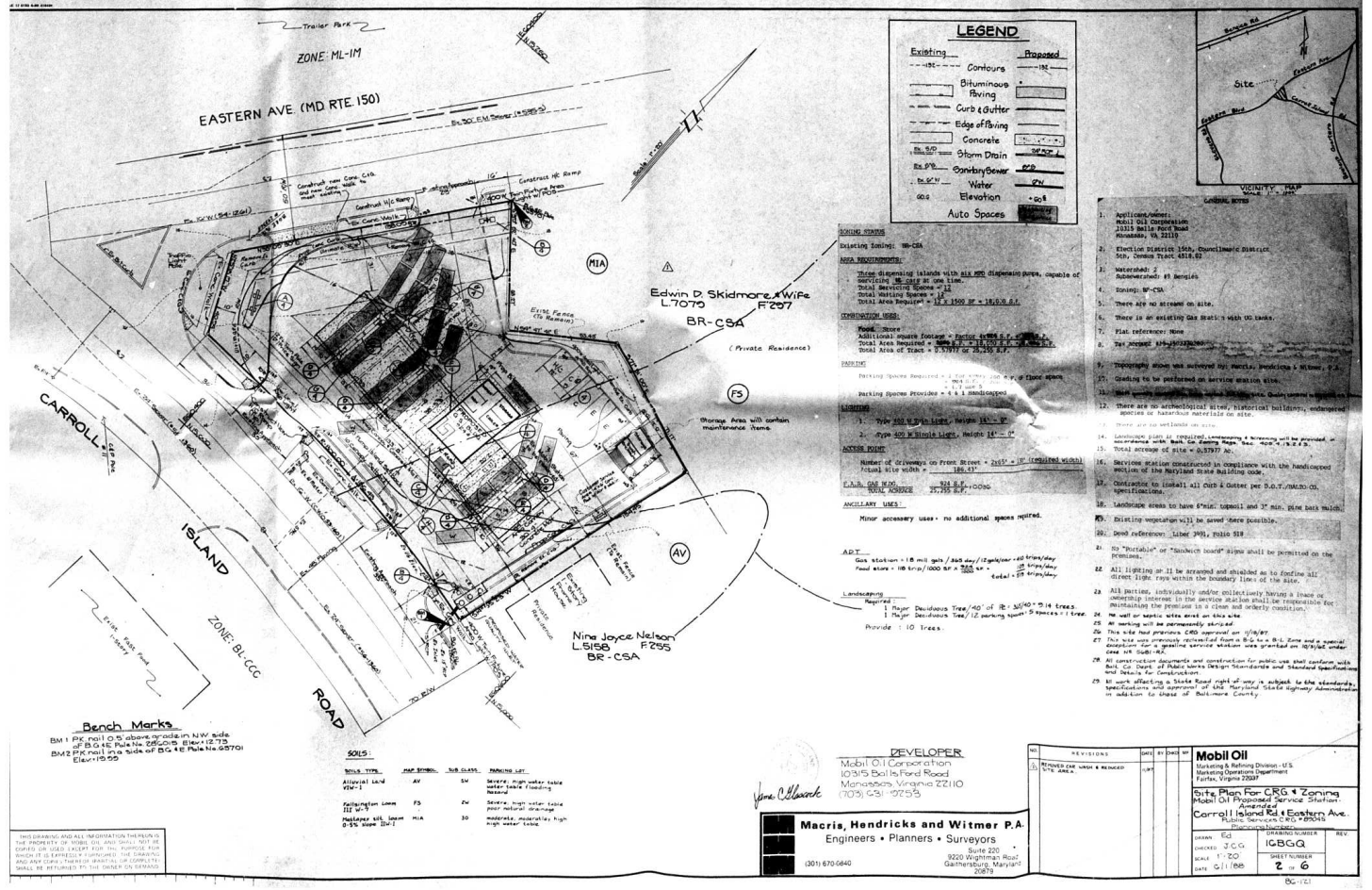
Site
Sandpiper Rd
Eastern Ave
Carroll Island Rd
Eastern Blvd
Bowleys Quarters Rd
VICINITY MAP
SCALE: 1" = 1000'
PETITIONER'S EXHIBIT 3
Plat to accompany Zoning Hearing Petition
15th Election District
Baltimore County, Maryland
NO. REVISIONS DATE BY DWG MP
1 REMOVED CAR WASH & REDUCED SITE AREA 1/89
Mobil Oil
Marketing & Refining Division - U.S.
Marketing Operations Department
Fairfax, Virginia 22037
Boundary & Topographic Survey
Mobil Oil Proposed Service Station Amended
Carroll Island Road & Eastern Avenue
Public Service CASE #89-243
Baltimore County
DRAWN BY
CHECKED JCA
SCALE 1"=50'
DATE 8-3-88
DRAWING NUMBER 16 BGQ
SHEET NUMBER 1 OF 6
BC-121


Trailer Park
ZONE: ML-IM
EASTERN AVE. (MD RTE. 150)
Construct new Conc. C.I.G. and new Conc. walk to match existing
Construct Wc Ramp
Construct Ramp
Existing Fence (To Remain)
MIA
Edwin D. Skidmore & Wife
L. 7079
F. 297
BR-CSA
(Private Residence)
FS
Storage Area will contain maintenance items.
AV
CARROLL ISLAND ROAD
ZONE: BL-CCC
Nina Joyce Nelson
L. 5158
F. 295
BR-CSA
Scale 1" = 50'
LEGEND
Existing
Proposed
Contours
Bituminous Paving
Curb & Gutter
Edge of Paving
Concrete
Storm Drain
Sanitary Sewer
Water
Elevation
Auto Spaces
ZONING STATUS
Existing Zoning: BR-CSA
AREA REQUIREMENTS:
Three dispensing islands with six MPD dispensing pumps, capable of servicing 6 cars at one time.
Total Servicing Spaces = 12
Total Waiting Spaces = 12
Total Area Required = 12 x 1500 SF = 18,000 S.F.
COMBINATION USES:
Food Store
Additional square footage = Factor 4,000 S.F. of GFA
Total Area Required = 18,000 S.F. + 18,000 S.F. = 36,000 S.F.
Total Area of Tract = 0.5977 or 26,255 S.F.
PARKING
Parking Spaces Required = 1 per every 100 s.q.f floor space
= 924 S.F.
= 9.2 spaces
Parking Spaces Provided = 6 & 1 handicapped
LIGHTING
1. Type 250 W High Light, Height 14'-0"
2. Type 400 W Single Light, Height 14'-0"
ACCESS POINT
Number of Driveways on Front Street = 2x35' = 70' (required width)
Actual Site Width = 186.43'
F.A.R. GAS BLDG. 924 S.F.
TOTAL ACREAGE 25,755 S.F.
ANCILLARY USES:
Minor accessory uses - no additional spaces required.
ADT
Gas station - 1.8 mil gals/365 day/12 gals/car - 60 trips/day
Food store - 110 trip/1000 SF x 924 SF = 102 trips/day
total - 162 trips/day
Landscaping
Required:
1 Major Deciduous Tree/40' of ft - 186/40 = 5 14 trees.
1 Major Deciduous Tree/12 parking spaces - 5 spaces = 1 tree.
Provide : 10 Trees.
GENERAL NOTES
1. Applicant/owner: Mobil Oil Corporation 10315 Balls Ford Road Manassas, VA 22110
2. Election District 15th, Councilmanic District 5th, Census Tract 4518.02
3. Watershed: J Subwatershed #8 Bengies
4. Zoning: BR-CSA
5. There are no streams on site.
6. There is an existing Gas Station with UG tanks.
7. Plat reference: None
8. Tax account #4-[illegible]
9. Topography shown was surveyed by: Macris, Hendricks & Witmer, P.A.
10. Grading to be performed on service station site.
11. Dust control shall be [illegible]
12. There are no archeological sites, historical buildings, endangered species or hazardous materials on site.
13. There are no wetlands on site.
14. Landscape plan is required and landscaping & screening will be provided in accordance with Balt. Co. Zoning Regs. Sec. 409.4 & 2.E.2.B.
15. Total acreage of site = 0.5977 Ac.
16. Service station constructed in compliance with the handicapped section of the Maryland State Building code.
17. Contractor to install all Curb & Gutter per B.O.T./BALCO Co. specifications.
18. Landscape areas to have 6"min. topsoil and 3" min. pine bark mulch.
19. Existing vegetation will be saved where possible.
20. Deed reference: Liber 3401, Folio 518
21. No "Portable" or "Sandwich board" signs shall be permitted on the premises.
22. All lighting of II be arranged and shielded so to confine all direct light rays within the boundary lines of the site.
22a All parties, individually and/or collectively having a lease or ownership interest in the service station shall be responsible for maintaining the premises in a clean and orderly condition.
24. No well or septic sites exist on this site.
25. No parking will be permanently changed.
26. This site had previous CRG approval on 11/16/87.
27. This site was previously reclassified from a B-2 to a B-2 Zone and a special exception for a gasoline service station was granted on 10/19/66 under case NO. 66-81-XA.
28. All construction documents and construction for public use shall conform with Balt. Co. Dept. of Public Works Design Standards and Standard Specifications and Details for Construction.
29. All work affecting a State Road right of way is subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.
Bench Marks
BM 1 PK nail 0.5 above grade in N.W. side of B.G.&E. Pole No. 2860015 Elev = 12.73
BM 2 PK nail in a side of B.G.&E. Pole No. 98701 Elev = 10.95
SOILS:
SOILS TYPE MAP SYMBOL SUB CLASS PARKING LOT
Alluvial Land IIW-1 AV IW Severe, high water table frequent flooding hazard
Fallsington Loam III W-9 FS IW Severe, high water table poor natural drainage
Hedgeno silt loam 0-5% slope IIW-1 MIA IO moderate, moderately high high water table
DEVELOPER
Mobil Oil Corporation
10315 Balls Ford Road
Manassas, Virginia 22110
(703) 631-9255
Macris, Hendricks and Witmer P.A.
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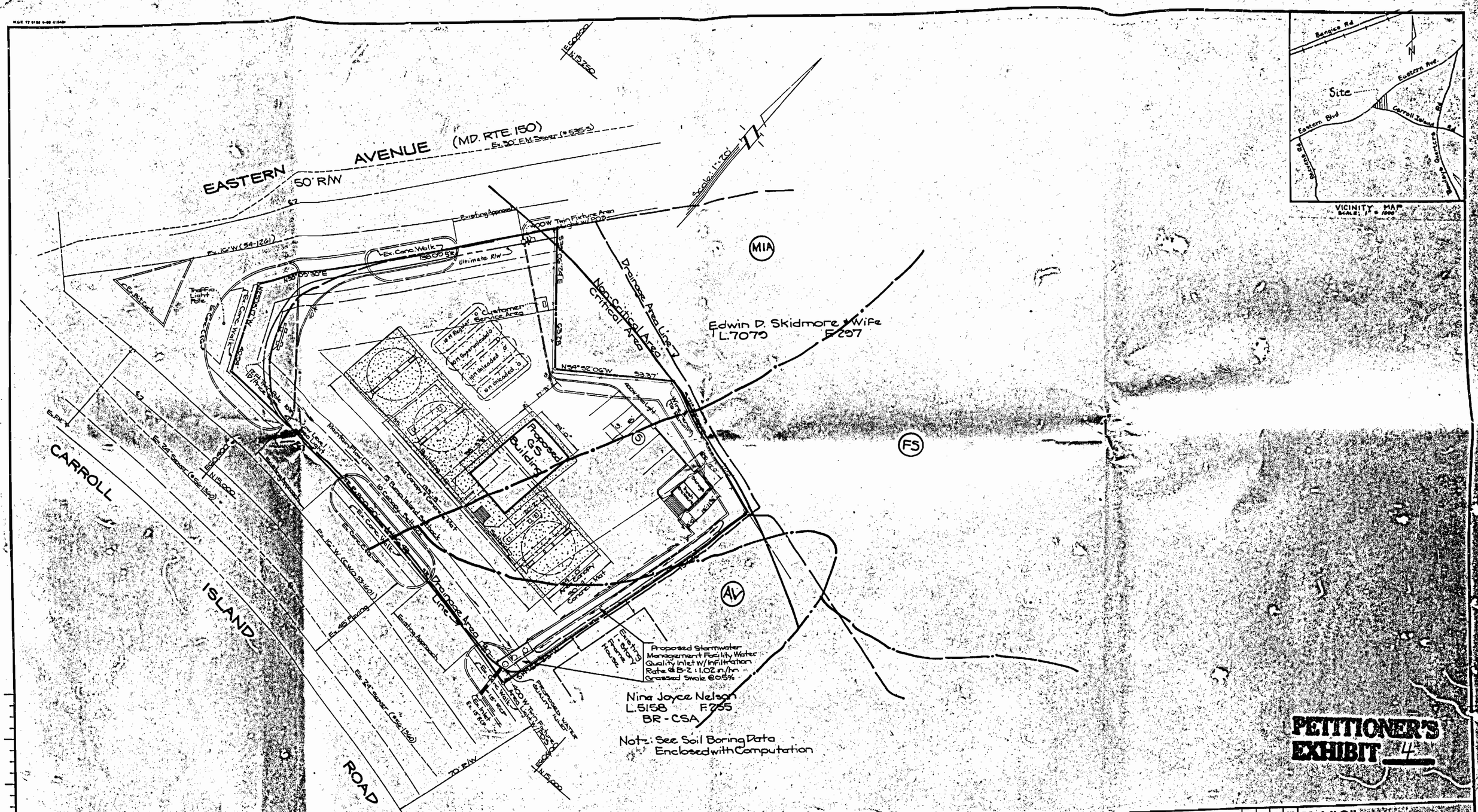
NO. REVISIONS DATE BY DWG MP
1 REMOVED CAR WASH & REDUCED SITE AREA 1/89
Mobil Oil
Marketing & Refining Division - U.S.
Marketing Operations Department
Fairfax, Virginia 22037
Site Plan For C.R.G. & Zoning
Mobil Oil Proposed Service Station Amended
Carroll Island Rd & Eastern Ave.
Public Service C.R.G. #89-243
Baltimore County
DRAWN Ed
CHECKED J.C.G.
SCALE 1" = 20'
DATE 6/1/88
DRAWING NUMBER 16BGQ
SHEET NUMBER 2 OF 6
BC-121



SOILS TYPE	MAP SYMBOL	SUB CLASS	PARKING LOT
Alluvial Land 0-1% slope	AV	SW	Severe; high water table water table flooding hazard
Fallsington Loam 0-2% slope	FS	SW	Severe; high water table poor natural drainage
Matapeake silt loam 0-5% slope	MtA	BC	moderate; moderately high high water table

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James C. Glascock

Macris, Hendricks and Witmer P.A.
Engineers • Planners • Surveyors
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Gaithersburg, Maryland 20879
(301) 670-0840

NO.	REVISIONS	DATE	BY	CHKD	MF
1	REMOVED CAR WASH & REDUCED SITE AREA	11/87			

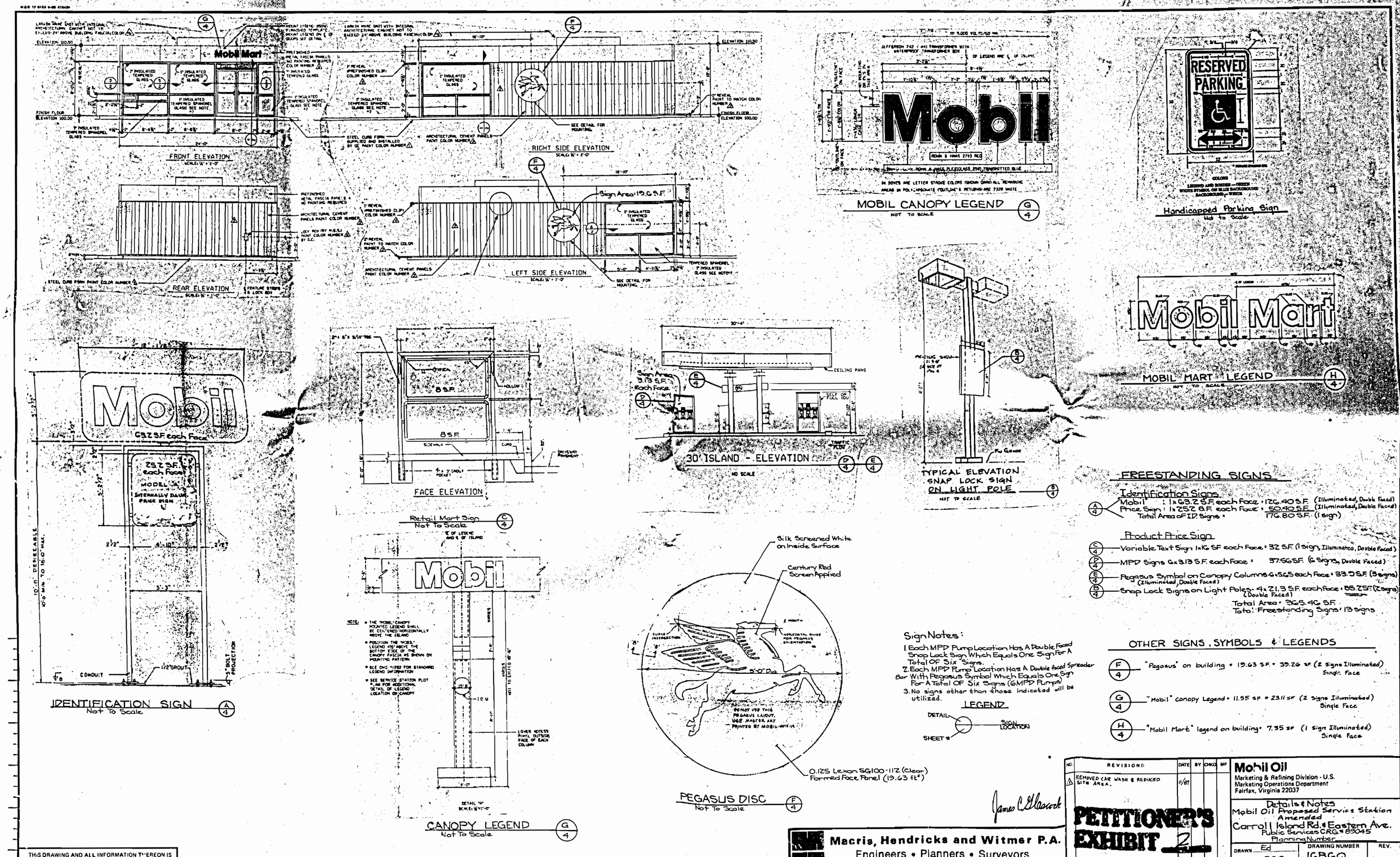
Mobil Oil
Marketing & Refining Division - U.S.
Marketing Operations Department
Fairfax, Virginia 22037

Stormwater Management Plan
Amended
Mobil Oil Proposed Service Station
Carroll Island Rd & Eastern Ave.
Public Services C.R.G. # 89045
Planning Number

DRAWN Ed	DRAWING NUMBER 16BGQ	REV.
CHECKED J.C.G.		
SCALE 1" = 20'	SHEET NUMBER 3 OF 6	
DATE 6/1/88		

8C-121

PETITIONER'S EXHIBIT 4



FREESTANDING SIGNS

Identification Signs (A/4)
- Mobil: 1 x 63.2 S.F. each Face = 126.40 S.F. (Illuminated, Double Faced)
- Price Sign: 1 x 25.2 S.F. each Face = 50.40 S.F. (Illuminated, Double Faced)
- Total Area of ID Signs = 176.80 S.F. (1 sign)

Product Price Sign
- (C/4) Variable Text Sign 1 x 16 S.F. each Face = 32 S.F. (1 sign, Illuminated, Double Faced)
- (P/4) MPD Signs 6 x 3.13 S.F. each Face = 37.56 S.F. (6 Signs, Double Faced)
- (E/4) Pegasus Symbol on Canopy Columns 6 x 5.5 each Face = 33.0 S.F. (3 signs) (Illuminated, Double Faced)
- (B/4) Snap Lock Signs on Light Poles 4 x 21.3 S.F. each Face = 85.2 S.F. (2 signs) (Double Faced)
- Total Area = 365.46 S.F.
- Total Freestanding Signs = 13 signs

Sign Notes:
1. Each MPD Pump Location Has A Double Faced Snap Lock Sign Which Equals One Sign For A Total Of Six Signs.
2. Each MPD Pump Location Has A Double faced Spreader Bar With Pegasus Symbol Which Equals One Sign For A Total Of Six Signs (6 MPD Pumps)
3. No signs other than those indicated will be utilized.

LEGEND
DETAIL — SIGN LOCATION — SHEET #

OTHER SIGNS, SYMBOLS & LEGENDS
- (F/4) "Pegasus" on building = 19.63 S.F. = 39.26 SF (2 Signs Illuminated) Single Face
- (G/4) "Mobil" canopy Legend = 11.55 SF = 23.11 SF (2 Signs Illuminated) Single Face
- (H/4) "Mobil Mart" legend on building = 7.35 SF (1 Sign Illuminated) Single Face

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NO.	REVISIONS	DATE	BY	CHKD	MF
1	REMOVED CAR WASH & REDUCED SITE AREA.	11/87			

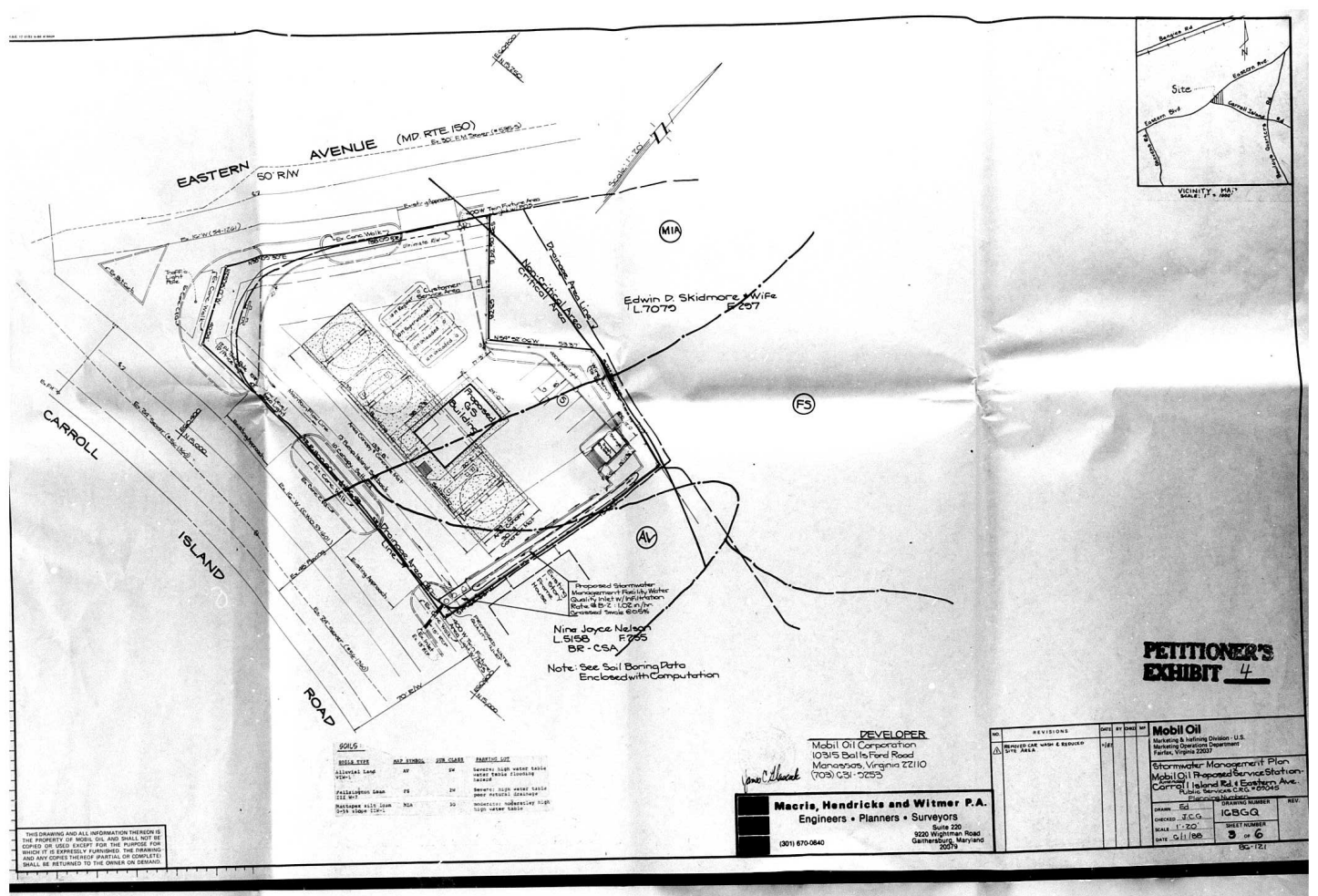
PETITIONER'S EXHIBIT 2

Mobil Oil
Marketing & Refining Division - U.S.
Marketing Operations Department
Fairfax, Virginia 22037

Details & Notes
Mobil Oil Proposed Service Station
Amended
Carroll Island Rd. & Eastern Ave.
Public Services C.R.G. # 89045
Planning Number

DRAWN Ed	DRAWING NUMBER 16BGQ	REV.
CHECKED J.C.G.		
SCALE 1" = 20'	SHEET NUMBER 4 OF 6	
DATE 6/1/88		

8C-121



SOILS:

SOILS TYPE	MAP SYMBOL	SOIL CLASS	PARKING LOT
Alluvial Land (Ual)	AV	IW	Severe: high water table water table flooding ponded
Pelleston Loam (Ill WT)	PS	IW	Severe: high water table poor natural drainage
Mastapee silt loam 3-8% slope (Ism)	MIA	IIS	moderate: moderately high high water table

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NO.	REVISIONS	DATE	BY	CHKD	MT
1	REMOVED CAR WASH & REDUCED SITE AREA	4/87			

Mobil Oil
Marketing & Refining Division - U.S.
Marketing Operations Department
Fairfax, Virginia 22037

Stormwater Management Plan
Mobil Oil Proposed Service Station
Carroll Island Rd & Eastern Ave.
Public Services C.R.O. # 20046
Baltimore County, Maryland

DRAWN	Ed
CHECKED	J.C.G.
SCALE	1" = 20'
DATE	6/1/88
DRAWING NUMBER	IGBGQ
SHEET NUMBER	3 OF 6
REV.	

82-121

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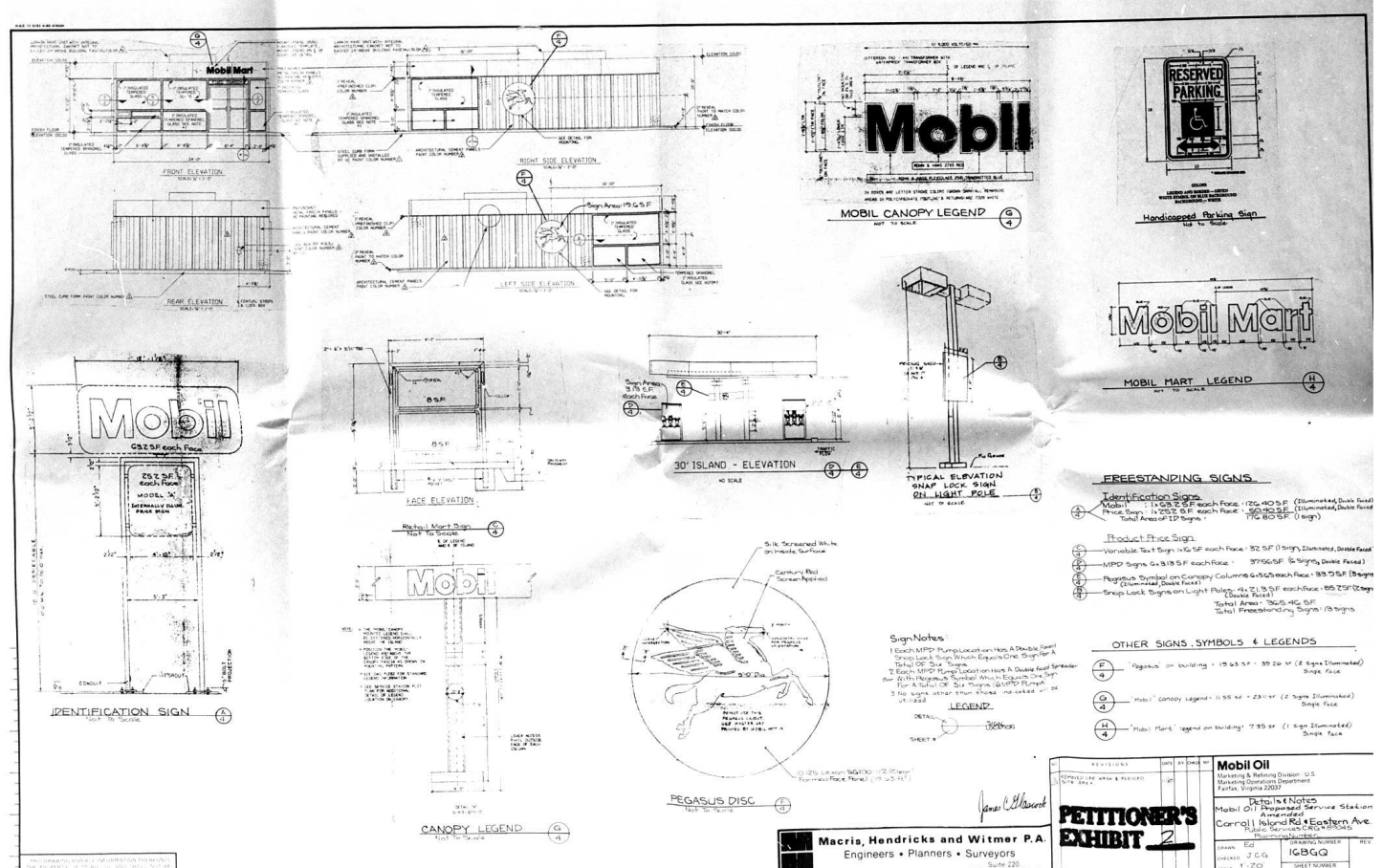

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NO.	REVISIONS	DATE	BY	CHKD	MT
3	REMOVED CAR WASH & REDUCED SITE AREA	4/87			

Mobil Oil
Marketing & Refining Division - U.S.
Marketing Operations Department
Fairfax, Virginia 22037

Details & Notes
Mobil Oil Proposed Service Station
Amended
Carroll Island Rd & Eastern Ave.
Public Services C.R.O. # 20046
Baltimore County, Maryland

DRAWN	Ed
CHECKED	J.C.G.
SCALE	1" = 20'
DATE	6/1/88
DRAWING NUMBER	IGBGQ
SHEET NUMBER	4 OF 6
REV.	

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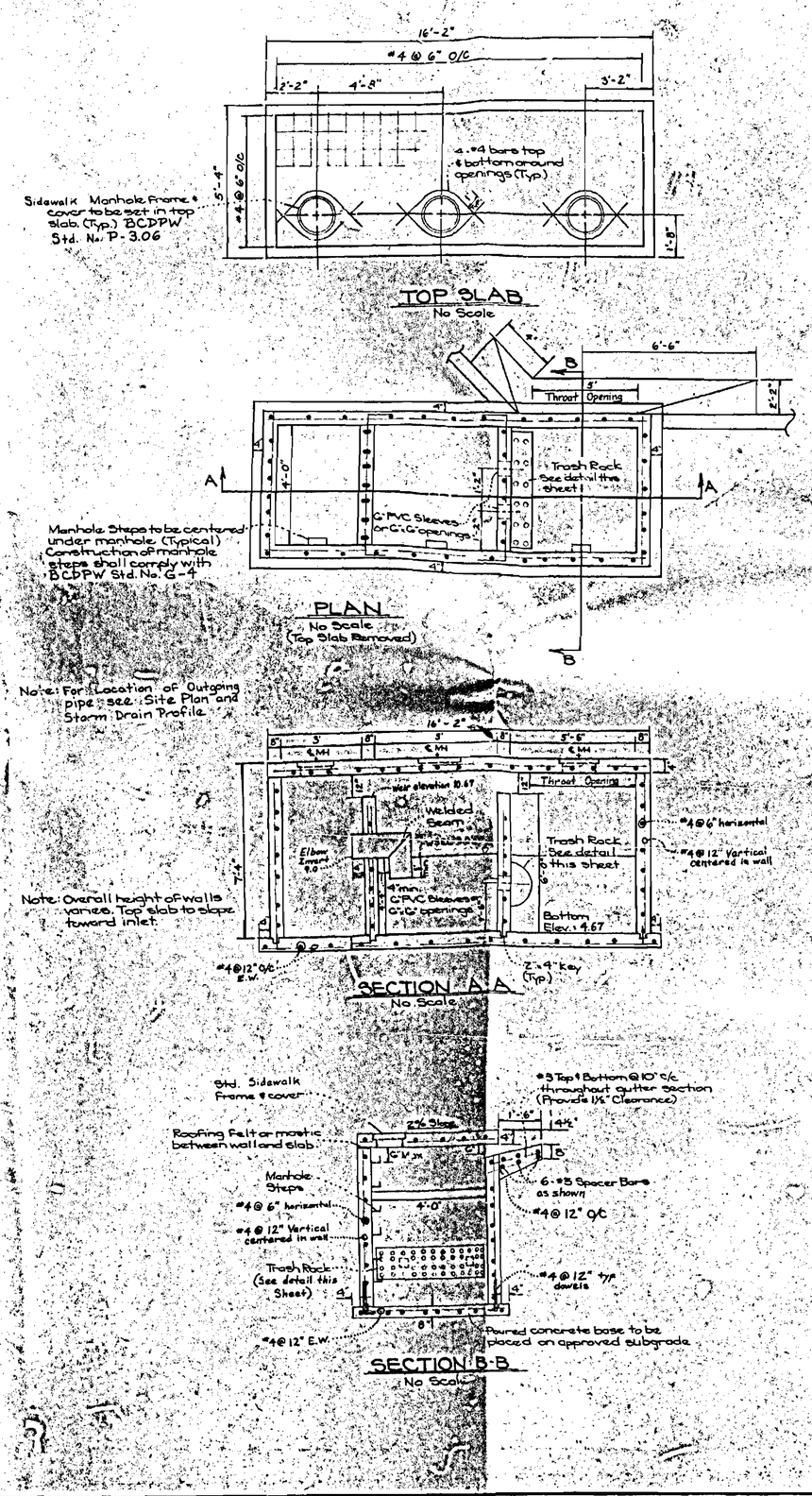

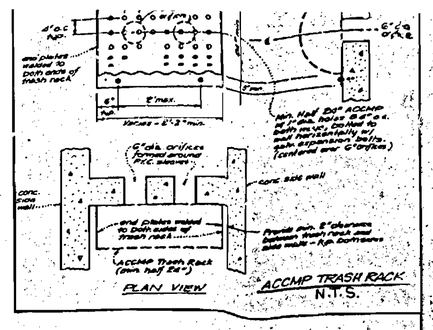

2. MORTAR SHALL CONFORM TO ASTM SPECIFICATIONS C270 TYPES M OR S.
3. REFER TO BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS AND DETAILS OF CONSTRUCTION FOR MATERIALS AND METHODS OF CONSTRUCTION.
4. WALL THICKNESS SHALL BE THE FOLLOWING: 8"
5. F'C = 4000 PSI AT 28 DAYS.
6. ALL REINFORCING STEEL TO BE ASTM A 615, GR. 60.
7. CONTACT MISS UTILITY AT 1-800-257-7777 48 HOURS PRIOR TO START OF CONSTRUCTION.
8. INFORMATION CONCERNING UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. IF EXISTING CONDITIONS ARE FOUND TO BE OTHER THAN SHOWN ON THE PLANS, CONTACT THIS OFFICE.
9. HAND EXCAVATED TEST PITS SHALL BE DUG AT ANY PROPOSED CROSSINGS OF EXISTING UTILITY LINES TO DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE EXISTING LINES.
10. SILT AND DEBRIS SHALL NOT BE ALLOWED TO ENTER THE STRUCTURES UNTIL CONTRIBUTING DRAINAGE AREAS HAVE BEEN PERMANENTLY STABILIZED.
11. ALL OPENINGS TO STRUCTURES SHALL BE PROTECTED WITH THE APPROPRIATE SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
12. FOR DETAILS NOT SHOWN, REFER TO BALTIMORE COUNTY STANDARDS FOR INLETS BEING USED.
13. FOR SEQUENCE OF CONSTRUCTION, SEE SEDIMENT CONTROL PLAN.

OIL/GRIT SEPARATOR WASTE

OIL/GRIT SEPARATORS WILL NEED TO BE CLEANED PERIODICALLY. OWNERS OF THESE FACILITIES WILL HAVE TO CLEAN THEM AS NEEDED OR AT A FREQUENCY THAT THE COUNTY DETERMINES IS APPROPRIATE. OWNERS OF OIL/GRIT SEPARATORS WILL BE NOTIFIED BY THE COUNTY OF THE FREQUENCY OF MAINTENANCE.

MAINTENANCE OF THESE FACILITIES WILL CONSIST OF SEDIMENT REMOVAL OUT OF THE SEPARATOR AND DISPOSAL OF THE WASTE AND THE REPAIR OF THE FACILITY AS NEEDED. PERIODIC INSPECTIONS OF THESE FACILITIES WILL BE MADE BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

THE DISPOSAL OF THE LIQUID AND SOLID MATTER SHOULD BE TAKEN CARE OF AS FOLLOWS:

1. ALL LIQUID MATERIAL IN THE SEPARATOR INLET SHALL BE PUMPED INTO A SUITABLE TANK TRUCK AND DISPOSED OF AT AN APPROVED SANITARY DISTRICT DISCHARGE MANHOLE OR BE TAKEN TO AN APPROVED SEWAGE TREATMENT PLANT FOR DISCHARGE.
2. THE SOLID MATERIAL SHALL BE LANDFILLED IN AN APPROVED SANITARY LANDFILL.

THE INLET PIPES, TRASH RACKS, GRATES, AND STRUCTURAL PARTS SHALL BE REPAIRED AS NEEDED.

PETITIONER'S EXHIBIT 6

OIL GRIT SEPARATOR DETAILS

NO.	REVISIONS	DATE	BY	CHKD	MF
1	REMOVED CAR WASH & REDUCED SITE AREA.	11/87			

Mobil Oil

Mobil Oil Proposed Service Station Amended
Carroll Island Road & Eastern Ave.
Public Services C.R.G. #89045
Planning No.

DRAWN W.S.H. CHECKED J.B. SCALE No Scale DATE 10-13-88
DRAWING NUMBER 6 SHEET NUMBER 6 of 6 REV.

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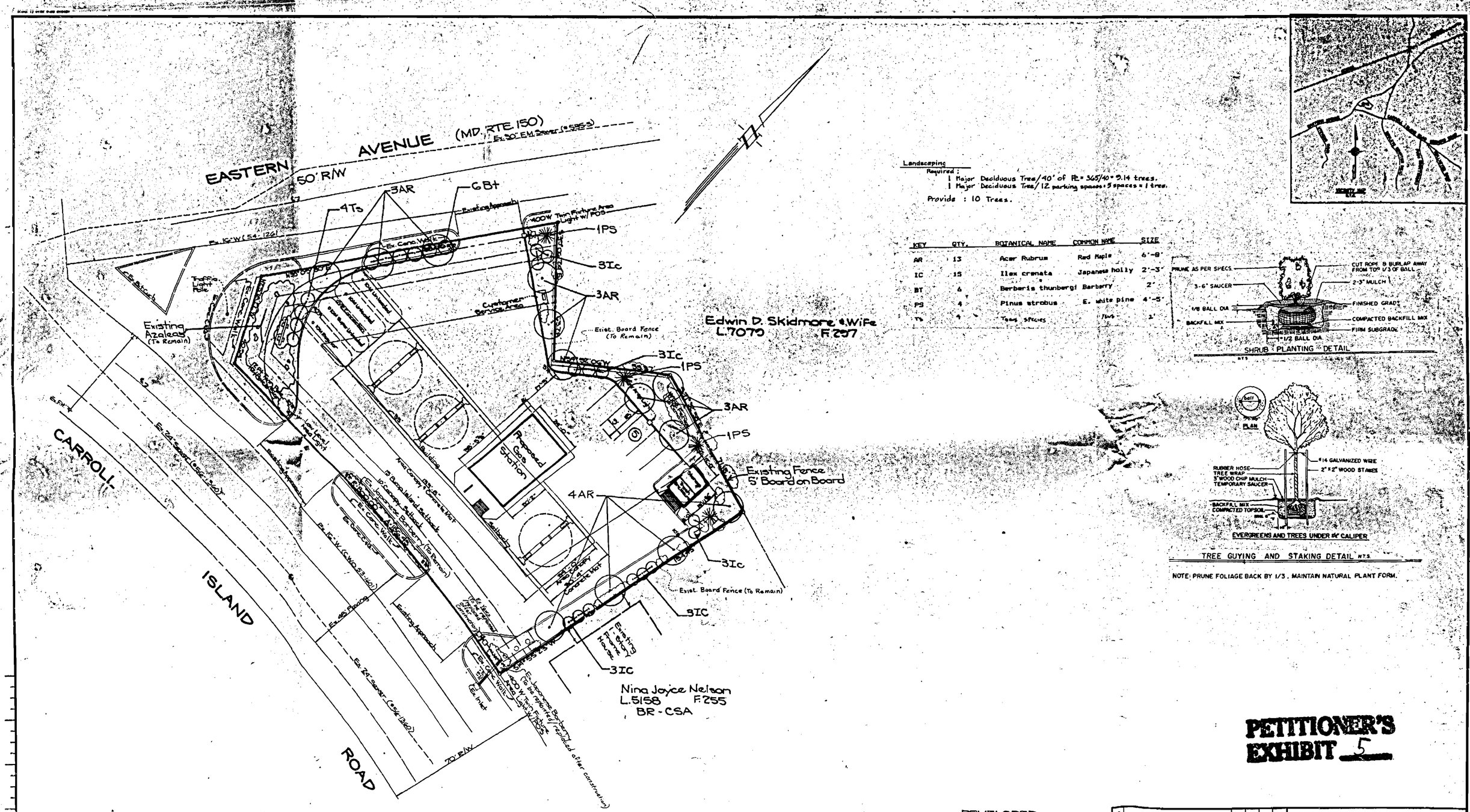

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
AR	13	Acer Rubrum	Red Maple	6'-8'
IC	15	Ilex crenata	Japanese holly	2'-3'
BT	6	Berberis thunbergi	Barberry	2'
PS	4	Pinus strobus	E. white pine	4'-5'
Ts	4	Taxus species	Yew	2'

PETITIONER'S EXHIBIT 5

DEVELOPER
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James C. Glascock (703) 631-9253

NO.	REVISIONS	DATE	BY	CHKD	MF
1	REMOVED CAR WASH & REDUCED SITE AREA.	11/87			

Mobil Oil
Marketing & Refining Division - U.S.
Marketing Operations Department
Fairfax, Virginia 22037

Landscape Plan
Mobil Oil Proposed Service Station (Amended)
Carroll Island Rd. & Eastern Ave.
Public Services C.R.G. #89045
Planning Number

DRAWN Ed CHECKED J.C.G. SCALE 1" = 20' DATE 6/11/88
DRAWING NUMBER IGBGQ SHEET NUMBER 5 of 6 REV.

Macris, Hendricks and Witmer P.A.
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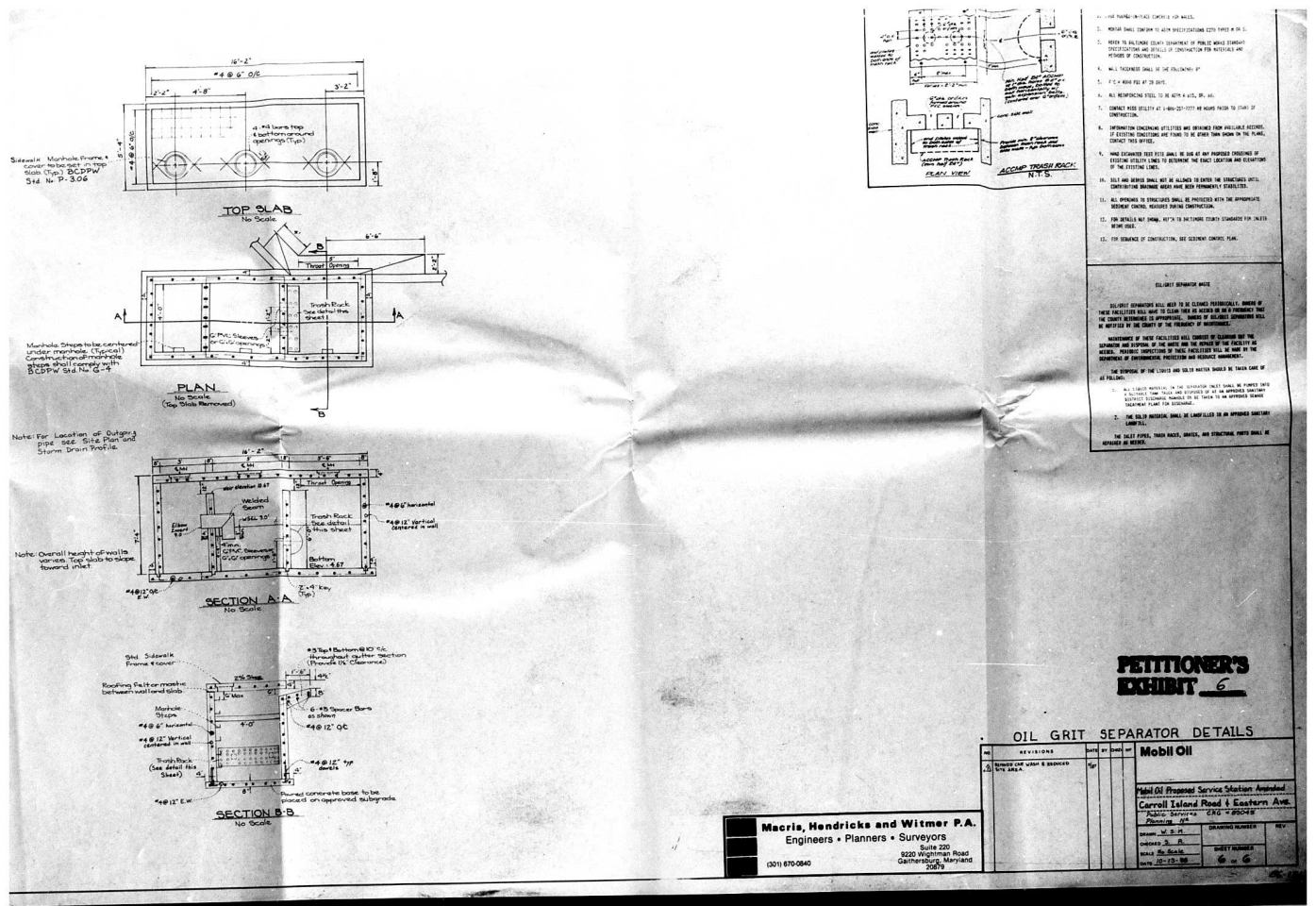

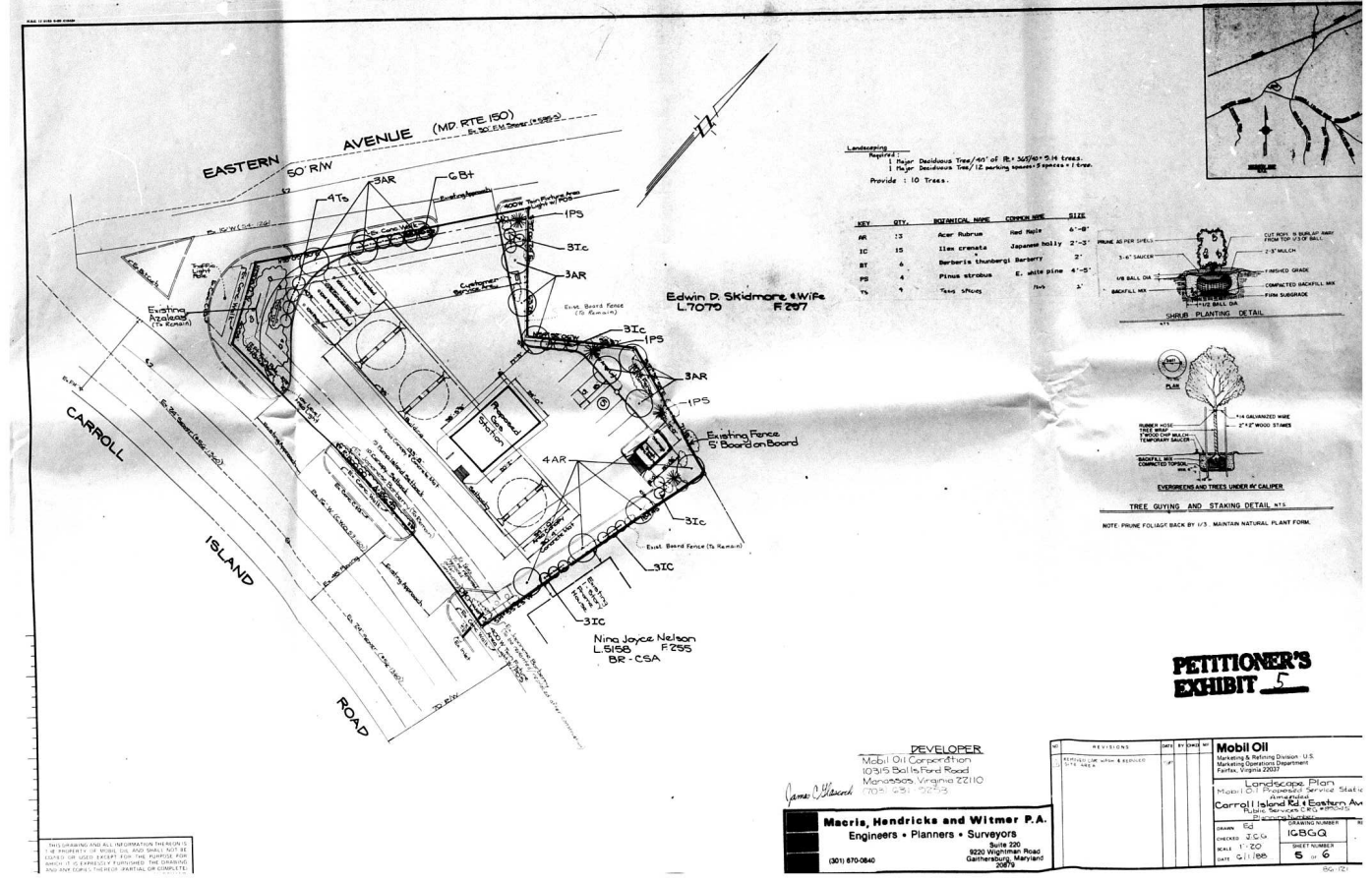

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