

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



November 19, 1996

11/21/96
J
WCR

TSJ
11/21/96 ua
WASH DC 11/21

Mr. Arnold Jablon, Director
Baltimore County Dept. of Permits
and Development Management
111 West Chesapeake Ave.
Towson, Md. 21204

Re: Beltway Mobil
1718 Reisterstown Road
Job No. 96109
DRC No. 09036N

90-13-SPH JLS

Dear Mr. Jablon,

On behalf of our client, Beltway Mobil, we are writing to request approval of the proposed development as being within the Spirit and Intent of the Zoning Regulations.

Please confirm that the requirement in Section 405.4.A.3.d, for one parking space per employee on the largest shift refers to employees of the convenience store, and that the employee parking for service bay employees is included in the 3 required spaces per service bay. It is our understanding that this is the reason that service spaces in the bays may no longer be counted toward parking requirements, per Bill No 172, 1993.

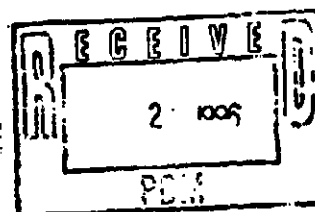
We received a letter of Zoning Verification from John Lewis on October 21, 1996, stating that the staff will consider approval of the site under Section 405.6 after signoff is obtained on the plans from the Office of Planning and Department of Public Works. We are in the process of obtaining these signoffs. We look forward to your approval of this request so that we can apply for building permits for this project.

Yours truly,


Robert S. Rosenfelt, P.E.
Vice-President

cc: Philip Diamond

For Diamond AIA



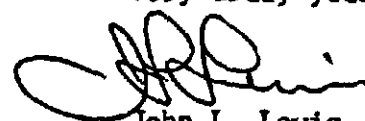
November 22, 1996

3rd Election District

Dear Mr. Rosenfelt:

The zoning staff agrees with the parking calculation count as stated above. Document this response on all future plans.

Very truly yours,



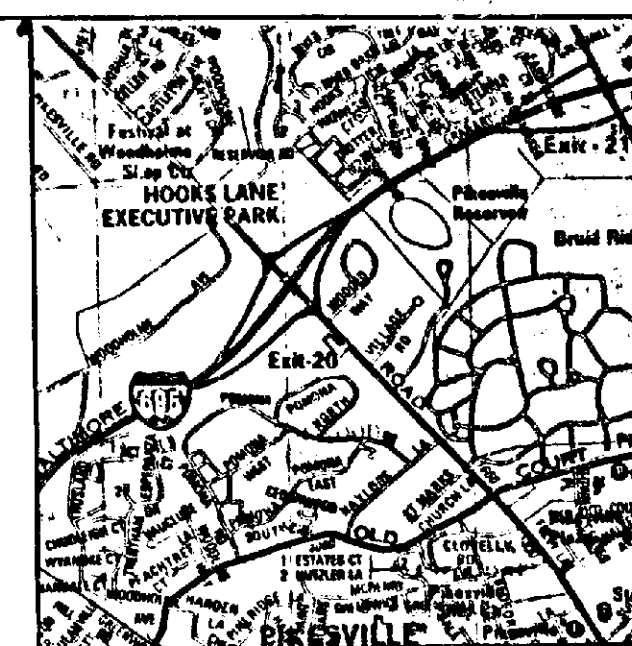
John L. Lewis
Planner II, Zoning Review

JLL:rye

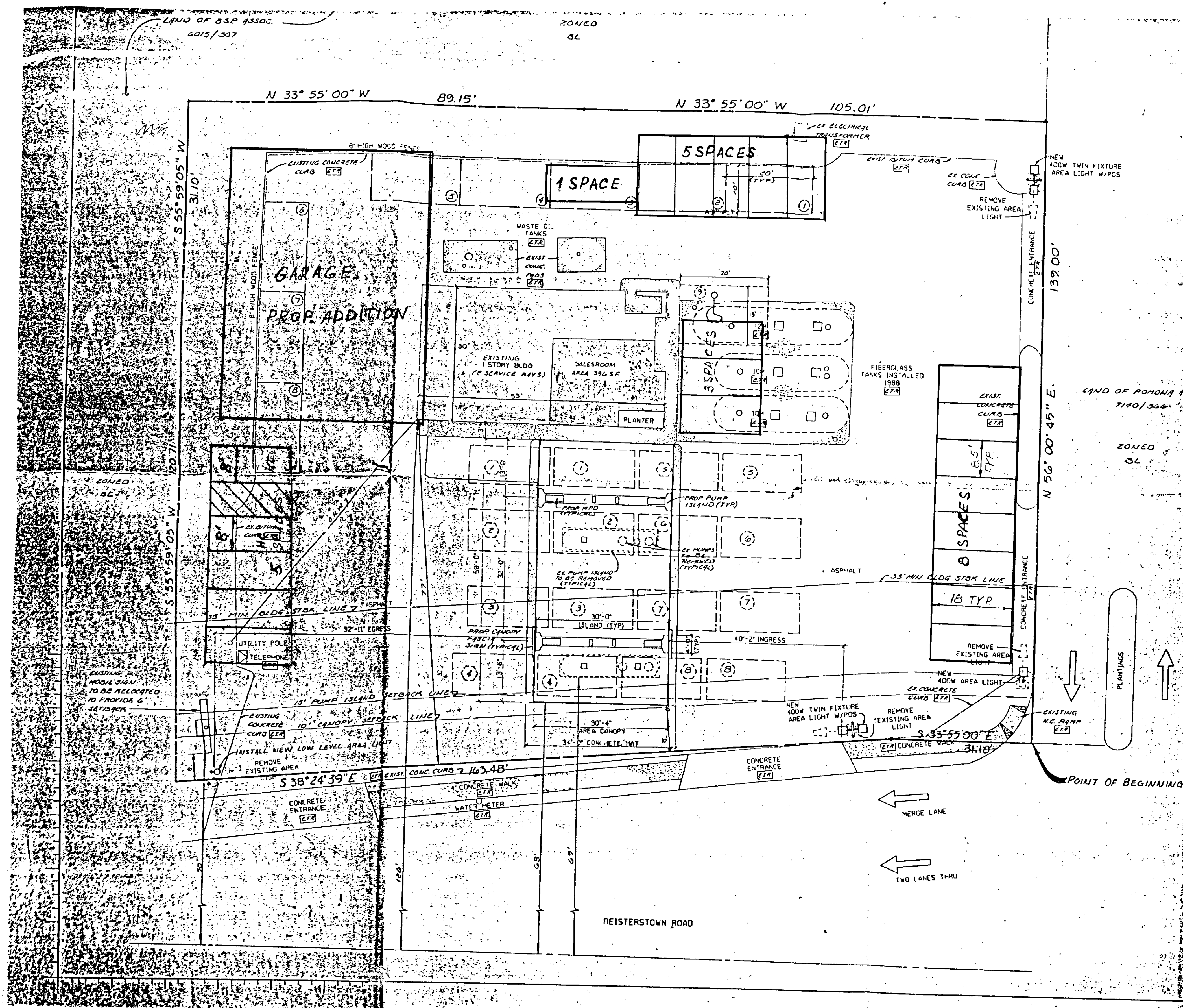
Speed
Letter

In the interest of speed and economy, we are sending to your letter with no signature. If you need more information, do not hesitate to call us. Thank you for your attention.





VICINITY MAP
SCALE: 1"=2000'



NOTES

- Owner: Mobil Oil Corp.
P.O. Box 290
Dallas, Texas 75221

Developer: Philip J. Diamond
1718 Reisterstown Road
Baltimore, Md. 21208
- Tax Account No: 1700001508
Map No. 68, Grid 20, Parcel 220
Site Size: 28,174 Sq. Ft.
Zoning: BL-AS
- Parking Calculations:
3 spaces/service bay x 6 bays = 18 spaces
3 spaces/1,000 sq. ft. in convenience store
x 455 sq. ft. = 2 spaces
1 space/employee x 2 employees = 22 spaces

Total Required: 22 spaces
Total Provided: 22 spaces

Note: The service bay parking requirements include parking for service employees, as confirmed by the Zoning Staff in reply of 11/22/96 to a Zoning Clarification request.

- Site Area Calculations - Sec. 405.4(a)(1)
Service Station: 15,000 sq. ft.
Vehicle Repair: 1300 sq. ft./service bay
x 6 bays = 7800 sq. ft.
Convenience Store: 455 sq. ft. x 4 = 1820 sq. ft.

Total Area Required: 24,620 sq. ft.
Total Area Provided: 28,174 sq. ft.
- Landscape Transition Areas will be provided as shown on Landscape Plan dated Nov. 6, 1996.
- The existing gas station was built under a Special Exception (Case No. 70-122-SPHX) and expanded under a Special Exception (Case No. 90-13-SPH). The current expansion was approved by the Development Review Committee on September 3, 1996, as a Limited Exemption under Section 26-171(a)(7) of the Development Regulations.
- This station will be improved to be more in keeping with the purposes of Section 405.4 of the Baltimore County Zoning Regulations, as stated in Section 405.6 of the Regulations.

Robert J. Family
Approved per Sec. 405.6
Department of Public Works

James McDonald
Approved per Sec. 405.6
Office of Planning

CASE #90-13-SPH
PLANS APPROVED
DEPT. OF PERMITS & DEV. MGMT.
BY *[Signature]*
DATE 11/3/96
FOR 405.6 BLZR
SEE UTR.

MICROFILMED

BELTWAY MOBIL
GASOLINE SERVICE STATION PLAN

Colbert Matz Rosenfelt, Inc.

Engineers • Surveyors • Planners

723 Old Court Road, Suite 206

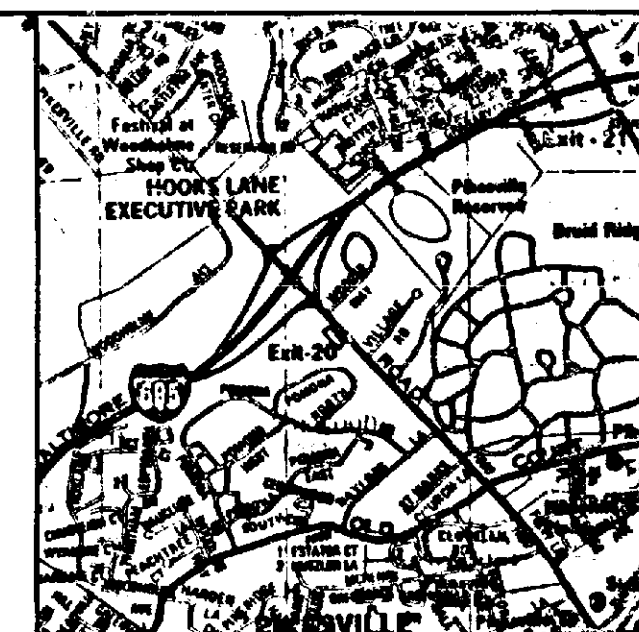
Baltimore, Maryland 21208

Telephone: (410) 653-3838

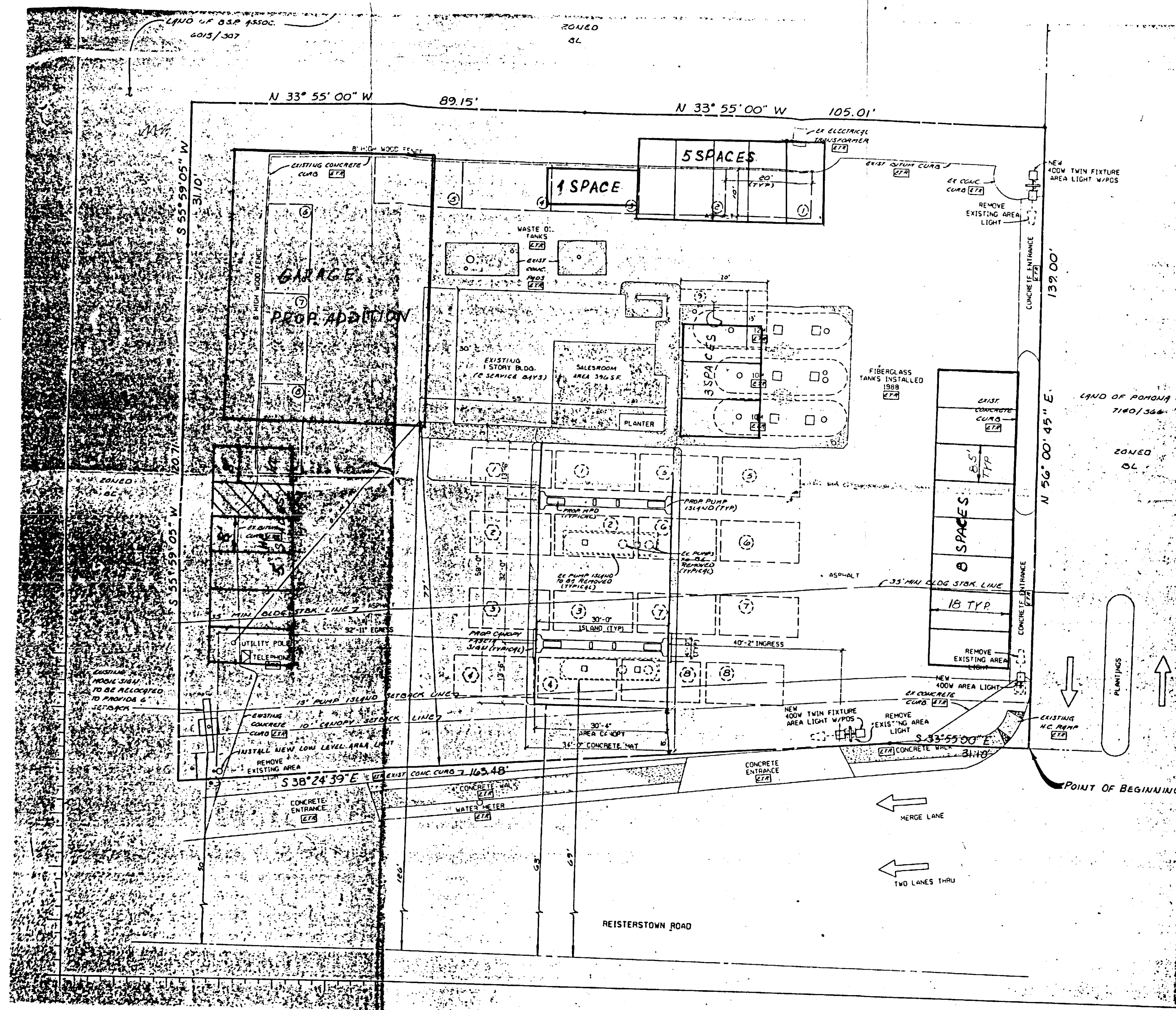
Facsimile: (410) 653-7953



11/26/96



VICINITY MAP
SCALE: 1"=2000'



NOTES

- Owner: Mobil Oil Corp.
P.O. Box 290
Dallas, Texas 75221

Developer: Philip J. Diamond
1718 Reisterstown Road
Baltimore, Md. 21208
- Tax Account No: 1700001508
Map No. 68, Grid 20, Parcel 220

Site Size: 28,174 Sq. Ft.
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Total Provided: 22 spaces

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Service Station: 15,000 sq. ft.
Vehicle Repair: 1300 sq. ft./service bay
x 6 bays = 7800 sq. ft.
Convenience Store: 455 sq. ft. x 4 = 1820 sq. ft.

Total Area Required: 24,620 sq. ft.
Total Area Provided: 28,174 sq. ft.

5. Landscape Transition Areas will be provided as shown on Landscape Plan dated Nov. 6, 1996.

6. The existing gas station was built under a Special Exception (Case No. 70-122-SPHX) and expanded under a Special Exception (Case No. 90-13-SPH). The current expansion was approved by the Development Review Committee on September 3, 1996, as a Limited Exemption under Section 26-171(a)(7) of the Development Regulations.

7. The station will be improved to be more in keeping with the purposes of Section 405.4 of the Baltimore County Zoning Regulations, as stated in Section 405.6 of the Regulations.

Robert J. Farnell
Approved per Sec. 405.6
Department of Public Works

Robert J. Farnell
Approved per Sec. 405.6
Office of Planning

CASE #00-13-SPH
PLANS APPROVED
DEPT. OF PERMITS & DEV. MGMT.
BY *[Signature]*
DATE 11/3/96
FOR 405.6 BCCR
SEE LTR.

Colbert Matz Rosenfelt, Inc.

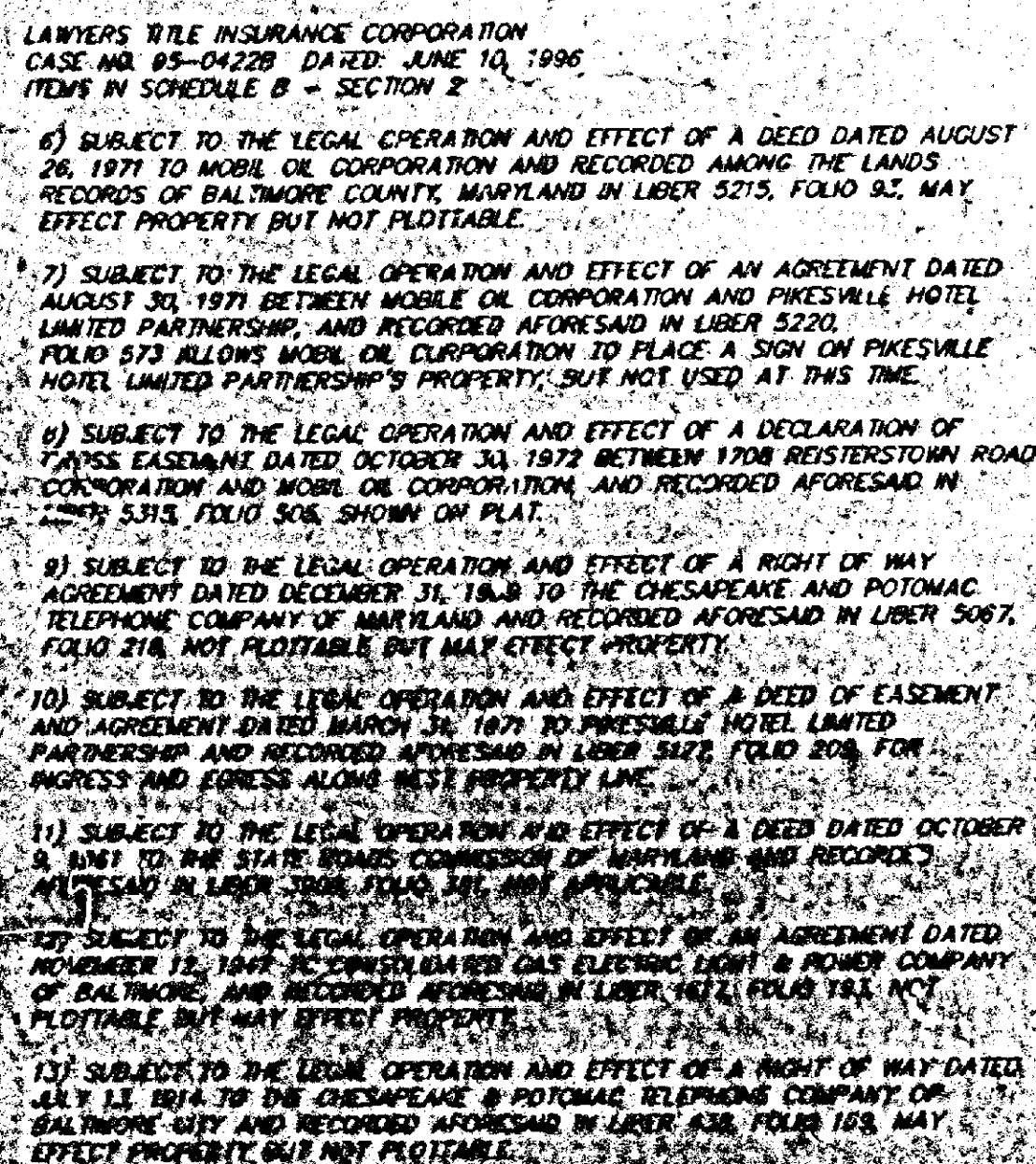
Engineers • Surveyors • Planners
3723 Old Court Road, Suite 208
Baltimore, Maryland 21208
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



BELTWAY MOBIL
GASOLINE SERVICE STATION PLAN

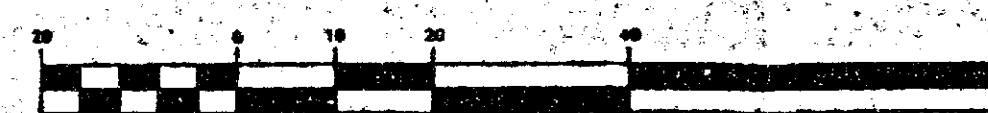
MICROFILMED

11/26/96



- (14) SUBJECT TO THE LEGAL OPERATION AND EFFECT OF A DEED DATED NOVEMBER 19, 1975 TO THE STATE OF MARYLAND TO THE USE OF THE STATE HIGHWAY, ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION AND RECORDED AFORESAID IN LIBER 5592, FOLIO 642, SHOWN ON PLAT AS RIGHT OF WAY LINE FOR REISTERSTOWN ROAD.
- (15) SUBJECT TO THE LEGAL OPERATION AND EFFECT OF A DEED DATED DECEMBER 7, 19500 TO ALICE D. FRINGER, AND RECORDED AFORESAID IN LIBER 1917, FOLIO 111, SHOWN ON PLAT.
- (16) SUBJECT TO THE LEGAL OPERATION AND EFFECT OF A GRANT DATED SEPTEMBER 27, 1956 TO BALTIMORE GAS AND ELECTRIC COMPANY AND RECORDED AFORESAID IN LIBER 3028, FOLIO 521, NOT PLOTTABLE BUT MAY EFFECT PROPE.
- (17) SUBJECT TO THE LEGAL OPERATION AND EFFECT OF A DEED DATED APRIL 26, 1942 TO MARGARET J. KELLY ET AL AND RECORDED AFORESAID IN LIBER 1558, FOLIO 211; NOT EFFECT PROPERTY.
- (18) SUBJECT TO THE LEGAL OPERATION AND EFFECT OF A DEED DATED AUGUST 1, 1975 TO THE REISTERSTOWN ROAD CORPORATION AND RECORDED AFORESAID IN LIBER 5215, FOLIO 106, DOES NOT EFFECT PROPERTY.

1 inch. = 20 ft



					SCALE: 1"=20'
					DATE: 8-21-98
					JOB NO.: 00109
					DESIGNED: DRH
					DRAWN: DRH
					CHECKED: KJC
					FILE: 96109LEP.DWG
					DRAWING NUMBER: C-1
NO.	DATE	REVISIONS	BY	SHEET 1	OF 1

IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE
SPECIAL EXCEPTION AND VARIANCES - * ZONING COMMISSIONER
SW/S Reisterstown Road, 1130' NW * OF BALTIMORE COUNTY
OF the c/l of Naylors Lane
(1708 Reisterstown Road)
3rd Election District * Case No. 90-13-SPHKA
2nd Councilmanic District
Mobil Oil Corporation
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve an amendment to the previously approved site plan in Case No. 70-122-RXSPH; a special exception to permit a food store with less than 5,000 sq.ft. as a use in combination with a gasoline station; and variances to permit a total signage area of 290.5 sq.ft. in lieu of the maximum permitted 100 sq.ft. and nine (9) freestanding signs in lieu of the permitted three, all as more particularly described in Petitioner's Exhibits 1, 3 and 4.

The Petitioners, by Timothy M. Hinchman, appeared, testified, and were represented by Bernard A. Cook, Esquire. Also appearing on behalf of the petition was David Wang, Registered Professional Engineer with Frederick Ward Associates. There were no Protestants.

Testimony indicated that the subject property, known as 1708 Reisterstown Road, consists of .64 acres zoned B.L. and is the site of an existing Mobil service station. Petitioners are desirous of renovating and updating the existing building and wish to include provisions for a convenience food store facility consisting of approximately 396 sq.ft. Testimony indicated there will be no food prepared on-site, that only microwave and snack-type food will be available for purchase. Testimony and evidence presented indicated the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) will be met by this project

and that there will be no adverse impact upon the health, safety or general welfare of the surrounding community. Testimony regarding the requested sign variances indicated the signs proposed are necessary to be easily legible by passing motorists and to appropriately advertise the products available. Testimony indicated that as a result of the proposed canopy, the signage in the area surrounding the pump islands will be inadequate. However, in response to the concerns of the Pikesville Community Growth Corporation regarding landscaping of the subject property, petitioners agreed to provide additional landscaping over and above that depicted in Petitioner's Exhibit 3. As a result, Petitioners will amend the site plan to reflect new curb cuts and one light pole sign shall be deleted.

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

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibits 1 and 3 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 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

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

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

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

With the exception of the requested "snap lock signs" referenced on Petitioner's Exhibit 4, it is the Zoning Commissioner's opinion that the proposed signage on the subject site is in conformance with the requirements delineated in the B.C.Z.R., and will have no negative impact on the health, safety or general welfare of the community. Further, it is the Zoning Commissioner's opinion that the snap lock signs are duplicitous and

inappropriate for the subject site and otherwise contrary to the spirit and intent of the B.C.Z.R.

Based upon the testimony and evidence presented, it is clear that if a variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare. However, in the opinion of the Zoning Commissioner, the signage as proposed is excessive and unnecessary. Therefore, the relief requested in the Petition for Zoning Variance shall be granted, as hereinafter modified.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Petitions for Special Hearing, Special Exception, and Zoning Variances, as hereinafter modified, should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of August, 1989 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in Case No. 70-122-RXSPH, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a food store with less than 5,000 sq.ft., as set forth and described in Petitioner's Exhibits 1, 3 and 4, as a use in combination with a gasoline station be, and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to permit a total signage area of 290.5 sq.ft. in lieu of the maximum permitted 100 sq.ft. and seven (7) freestanding signs in lieu of the permitted three, in accordance with Petitioner's Exhibits 1, 3 and 4, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

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

2) Prior to the issuance of any building permits, Petitioners shall prepare and submit a revised landscaping plan, which incorporates the landscaping set forth in Petitioner's Exhibit 2 and the additional landscaping requested by the Pikesville Community Growth Corporation, for approval by the Baltimore County Landscape Planner. A copy of the approved landscaping plan shall be submitted to the Pikesville Community Growth Corporation and the Zoning Commissioner's Office for inclusion in the case file.

3) Petitioners shall obtain written confirmation from the Office of Planning indicating the site plan is in compliance with the Pikesville revitalization project. A copy of said confirmation shall be submitted to the Zoning Commissioner's Office for inclusion in the case file.

4) The variances granted herein are limited to the signs as depicted in Petitioner's Exhibits 1, 3 and 4, excepting that there shall be no light pole signage (snap lock signs).

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

J. Robert Haines
Zoning Commissioner
for Baltimore County

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-13-SPHKA

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 502.1 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the existing site plan previously approved by Case No. 70-122-RXSPH

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): MOBIL OIL CORPORATION (Type or Print Name) By: <u>T.M. Hinchman</u> Signature T.M. Hinchman (Type or Print Name) Signature Address City and State	MAP NUMBER 26 S.D. 3rd DATE 8-2-90 200- 1000- DE-9
Attorney for Petitioner: Robert H. Levan, Esquire Bernard A. Cook, Esquire (Type or Print Name) LEVAN, SCHIMMEL, RICHMAN & BELMAN, P.A. Address City and State	8330 Boone Boulevard 1-800-227-0707 Vienna, Virginia 22180-2693 City and State	
8881 Broken Land Parkway Woodmere, J. Suite 400 Columbia, MD 21046 City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted Bernard A. Cook, Esquire 8881 Broken Land Parkway Woodmere, J. Suite 400 Columbia, MD 21046 Phone No.	
Attorney's Telephone No.: 381-6000		

ORDERED By The Zoning Commissioner of Baltimore County, this 17 day of MAY, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26 day of July, 1989, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-13-SPHKA

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 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): MOBIL OIL CORPORATION (Type or Print Name) By: <u>T.M. Hinchman</u> Signature T.M. Hinchman (Type or Print Name) Signature Address City and State	8330 Boone Boulevard 1-800-227-0707 Vienna, Virginia 22180-2693 City and State
Attorney for Petitioner: Robert H. Levan, Esquire Bernard A. Cook, Esquire (Type or Print Name) LEVAN, SCHIMMEL, RICHMAN & BELMAN, P.A. Address City and State	8881 Broken Land Parkway Woodmere, J. Suite 400 Columbia, MD 21046 City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted Bernard A. Cook, Esquire 8881 Broken Land Parkway Woodmere, J. Suite 400 Columbia, MD 21046 Phone No.
Attorney's Telephone No.: 381-6000		

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J. Robert Haines
Zoning Commissioner of Baltimore County

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-13-SPHKA

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. Petitioner requests a variance to allow a food store with less than 5,000 square feet in lieu of the maximum permitted 100 square feet and to allow 7 free standing signs instead of 3.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State	Legal Owner(s): MOBIL OIL CORPORATION (Type or Print Name) By: <u>T.M. Hinchman</u> Signature T.M. Hinchman (Type or Print Name) Signature Address City and State	8330 Boone Boulevard 1-800-227-0707 ext. 2850 Vienna, VA 22180-2693 City and State
Attorney for Petitioner: Robert H. Levan, Esquire Bernard A. Cook, Esquire (Type or Print Name) LEVAN, SCHIMMEL, RICHMAN & BELMAN, P.A. Address City and State	8881 Broken Land Parkway Woodmere, J. Suite 400 Columbia, MD 21046 City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted Bernard A. Cook, Esquire 8881 Broken Land Parkway Woodmere, J. Suite 400 Columbia, MD 21046 Phone No.
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J. Robert Haines
Zoning Commissioner of Baltimore County

Frederick Ward Associates Inc. Engineers • Architects • Surveyors
P.O. Box 727 • 5 South Main Street, Bel Air, Maryland 21014 • (301) 836-7000 • 879-2090

March 15, 1989

Description for Special Exception, 708 Reisterstown Road, Third Election District, Baltimore County, Maryland.

BEGINNING on the southwesterly side of Reisterstown Road at the northerly corner of Mobil Oil Corporation, as conveyed in Liber OTG 5215, folio 093. Thence on the southwesterly side of Reisterstown Road

- 1) South 33° 55' 00" East 31.10 feet,
- 2) South 38° 24' 39" East 163.48 feet, thence leaving Reisterstown Road and binding on the outlines of Mobil Oil Corporation
- 3) South 55° 59' 05" West 151.81 feet
- 4) North 33° 55' 00" West 194.16 feet
- 5) North 56° 00' 45" East 139.00 feet to the point of beginning.



CERTIFICATE OF PUBLICATION

TOWSON, MD. July 5, 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 June 29, 1989.

THE JEFFERSONIAN.

S. Zeke Olson

Publisher

PO13627
M30986
90-13-SPHX1
price \$47.28

For Classified Information

LEGAL NOTICE

The Board of Commissioners of Baltimore County, Maryland, will hold a public hearing on the proposed Special Exception for the Mobil Oil Corporation, located at 708 Reisterstown Road, Baltimore County, Maryland, on July 26, 1989 at 2:00 p.m. in the County Office Building, Room 109, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

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

J. Robert Haines
Zoning Commissioner

Date: 7/17/89

Mobil Oil Corporation
6330 Boone Boulevard
Vienna, VA 22180-2693

ATTN: T. A. HINCHMAN

Re: Petitions for Special Hearing, Special Exception & Zoning Variance
CASE NUMBER: 90-13-SPHX
30/3 Reisterstown Road, 1130' NW c/l Naylors Lane
1708 Reisterstown Road
3rd Election District - 2nd Councilmanic
Petitioner(s): Mobil Oil Corporation
HEARING SCHEDULED: WEDNESDAY, JULY 26, 1989 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$183.48 is due for advertising and posting of the above referenced property.

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. DO NOT REMOVE THE SIGN AND POST SET(S) FROM THE PROPERTY UNTIL THE DATE OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the County Office Building, Room 113, Towson, Maryland.

BALTIMORE COUNTY, MARYLAND No. 068344

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: 7/24/89 ACCOUNT: 90-13-SPHX

AMOUNT: \$183.48

RECEIVED FROM: Mobil Oil Corp.

FOR: P.A. 7/24/89 90-13-SPHX

8 817*****18348

VALIDATION ON SIGNATURE OF CASHIER

SIGNATURE: [Signature]

DATE: 7/24/89

TIME: 2:00 PM

BY: [Signature]

TITLE: [Title]

DEPARTMENT: [Department]

OFFICE: [Office]

REMARKS: [Remarks]

INITIALS: [Initials]

STAMP: [Stamp]

RECEIVED: [Received]

DATE: [Date]

TIME: [Time]

BY: [Signature]

TITLE: [Title]

DEPARTMENT: [Department]

OFFICE: [Office]

REMARKS: [Remarks]

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TIME: [Time]

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TITLE: [Title]

LAW OFFICES
LEVAN, SCHIMMEL, RICHMAN, BELMAN, ABRAMSON & SCANLAN, P.A.

DAVID M. ABRAMSON
JONATHAN D. ACKERMAN
JOHN R. BAKER
P. DENNIS BELMAN
CHRISTOPHER A. BLAIR
BERNARD A. COOK
DAVID E. EISENBERG
JERRY J. FERGUSON
SAMUEL L. KRAUS
TOM JAMES
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ELLEN L. KROLOW

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ROBERT H. LEVAN
CAROL A. O'KEEFE
HAROLD S. O'KEEFE
KAREN L. PLUMMER
GERALD M. RICHMAN
ALFRED L. SCANLAN, JR.
RONALD L. SCHIMMEL
DAVID E. SCHONENBERG
PAUL A. WUNDERLICH

OF COUNSEL
D. S. SASTRI
RICHARD M. WEINTRAUB

November 27, 1989 DIRECT DIAL 301-312

Mr. Robert Haines
Zoning Commissioner of Baltimore County
Office of Planning and Zoning
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

RE: Mobil/Pikesville Station
1708 Reisterstown Road
Case No. 90-13-SPHXA
Our File No. 261.35

Dear Mr. Haines:

I am writing to thank you for meeting with me on Wednesday, November 22, 1989 to discuss the Mobil station located at 1708 Reisterstown Road. As you are aware, this station, in your Decision and Order dated August 22, 1989, was granted approval to operate as a special exception with a use in combination use, i.e., self-service gasoline station with a food store with less than 5,000 square feet. After the Decision and Order was rendered, it was discovered by John Lewis of the Zoning Office that the site had been somehow separated from the original special exception granted station, which does not qualify as a nonconforming use. Consequently, the station does not have special exception approval.

It was agreed during our meeting that an order would not be issued from your office directing Mobil to discontinue the operation of the gasoline station. In return, Mobil will initiate the appropriate steps to bring the site in conformance with the zoning regulations by petitioning for a district designation for the site. It was further agreed that Mobil could construct the canopy and new pumps approved by you in the August 22, 1989

Letter to Mr. Robert Haines
November 27, 1989
Page Two

Decision and Order. It is further understood that any improvements to the site are done at Mobil's risk since the Board of Appeals may deny the redistricting request. Lastly, in the event Mobil's to the site and it will not be necessary to submit a new special exception application to operate the snack shop.

In the event my understanding regarding the appropriate avenue to resolve this issue is incorrect, please contact me.

Respectfully yours,

Bernard A. Cook
Bernard A. Cook

BAC:cmg
cc: Mr. John Lewis (Hand-Delivered)
Mr. T.M. Hinchman
Mr. Tom Michael
Robert H. Levan, Esquire
91t4287.cmg

90-13-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
17th day of May, 1989

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Mobil Oil Corp., et al. Received by: James E. Dyer
Petitioner's Attorney: Robert H. Levan, Esquire Chairman, Zoning Plans Advisory Committee

LAW OFFICES
LEVAN, SCHIMMEL, RICHMAN, BELMAN, ABRAMSON & SCANLAN, P.A.

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OF COUNSEL
D. S. SASTRI
RICHARD M. WEINTRAUB

November 6, 1989 DIRECT DIAL 301-312

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

RE: Mobil Oil Corporation,
Case No. 90-13-SPHXA
Our File No. 261.35

Dear Mr. Haines:

I am writing to request a modification to the Decision and Order of yours in the above-referenced case dated August 22, 1989. In that Decision and Order you approved Mobil Oil's request to operate a convenience-type store as a use in combination with a gasoline service station. Mobil Oil is withdrawing its request to operate the convenience store. Please issue a letter from your office indicating your approval of this request. A red-lined plan accompanies this letter which should be incorporated in the case file. I am also forwarding a copy of this letter and the plan to John Lewis of the Planning and Zoning Office.

I would also like to arrange a time when we can discuss this case.

Respectfully yours,

Bernard A. Cook
Bernard A. Cook

BAC:cmg
Enclosure
cc: Mr. John Lewis
91t4186.cmg

RECEIVED
NOV 7 1989
ZONING OFFICE

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

Provisional Approval
Permit No: B032927 (C-1843-89)
B034705 (C-1947-89)

DATE: 1/29/89

LOCATION: Reisterstown Rd. - Mobil Oil

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following Conditions: (Please check appropriate box(es))

- ☐ Owner has filed for a public hearing, Item # _____
- ☒ Owner must file for a public hearing within 93 (Mar. 2, 1990) days before the Zoning Commissioner requesting relief from all conflicts with the Baltimore County Zoning Regulations.
- ☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within _____ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above-referenced permit.

However, in the event that all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

I have read the above statement and I agree to abide by the decision of the Zoning Commissioner in this matter. I also hereby certify that I the undersigned am in fact the owner and if applicable the contract purchaser and not just an agent for same.

Signed: *TM Hinchman*
Owner: MOBIL OIL CORP.
REAL ESTATE REP.
(Please print clearly)

Signed: _____
Contract Purchaser
(Please print clearly)

John J. Haines
Zoning Office Staff

Name: *TM Hinchman*
Address: 4711 COLUMBIA RD.
CLACOTT, MD 21034
Work Phone: 301-752-1700
Home Phone: SAME

Name: _____
Address: _____
Work Phone: _____
Home Phone: _____

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

Robert H. Levan, Esquire
9881 Broken Land Parkway
Woodmere I, Suite 400
Columbia, MD 21046

RE: Item No. 467, Case No. 90-13-SPHXA
Petitioner: Mobil Oil Corp., et al.
Petition for Zoning Variance, Special Exception and Special Hearing

Dear Mr. Levan:

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 MINARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. T. M. Hinchman
Mobil Oil Corporation
8330 Boone Blvd
Vienna, VA 22180-2693

Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

MAY 26, 1989

RECEIVED
MAY 30 1989
ZONING OFFICE

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

Attn: James Dyer

Re: Mobil Oil Corporation

Dear Mr. Haines:

This letter is in answer to the letter from Mr. Creston J. Mills, Jr., Chief, Bureau of Engineering Access Permits dated March 23, 1989, to you concerning the above.

A representative from the Office of Highway Beautification Section, 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 J. Benner
Mary J. Benner
Acting Chief
Highway Beautification
Section

MJB:jsk
cc: Mr. Creston J. Mills, Jr.

Mr. George Dawson
Inspector - Dist. #4
Brooklandville

My telephone number is (301) 333-1641

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

Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

MAY 16 1989

RECEIVED
MAY 12 1989
ZONING OFFICE

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

Attn: Mr. James Dyer

Re: Baltimore County
Mobil Oil Corporation
Zoning Meeting of 5-16-89
S/S Reisterstown Road
(MD 140) 11130 West of
Naylor's Lane
(Item #461)

Dear Mr. Haines:

After reviewing the submittal of a Special Exception for a food store with less than 5,000 square feet as a use in combination with a gasoline station and a variance to allow a total signage area of 290.6 square feet instead of the permitted 100 square feet and to allow 9 free standing signs instead of 3, we have the following comment.

The State Highway Administration Access Permits Division finds the plan acceptable and has forwarded this plan to your Highway Beautification Section (c/o Mary Benner) 333-1641 for all comments relative to zoning.

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: Mobil Oil Corporation
Mr. J. Ogle
Ms. M. Benner (w-attachment)

My telephone number is (301) 333-1350

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

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Towson, Maryland 21204
(301) 887-3554

July 6, 1989

Dennis F. Rasmussen
County Executive

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 253, 313, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, and 486.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. III

MSF/LW

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: July 21, 1989
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 90-13-XSPHA
Item No. 467

Re: Mobil Oil Corporation

The Petitioner requests a special exception for a food store with less than 5000 square feet as a use in combination with a gasoline station, a special hearing to amend a previously approved site plan, and a variance to allow 9 freestanding signs totalling 291 square feet in lieu of the permitted 3 signs totalling 100 square feet. In reference to this request, staff offers the following comment:

A waiver from CRG plan and CRG meeting process has been filed (4-89-191) and is scheduled for a review and decision by the Planning Board on September 21, 1989.

The site lies within the Pikesville Revitalization District. For this reason, this office would recommend that a CRG meeting and plan be required for the project. If the subject petition is granted, the final zoning plan should conform to a CRG plan, if required.

The site should be redesigned to eliminate any unnecessary paving which presently exists. A landscape area should be provided between the entrances fronting on Reisterstown Road and the entrance on the northwest side of the site closest to Reisterstown Road should be eliminated and replaced with a landscaping area. Parking spaces should be relocated to the northwest side of the site. The parallel spaces located to the rear of the building are not desirable for customer use.

Air and water service should be provided to the customers.

The requested 291 square feet of freestanding signs is excessive, especially when combined with the permitted building facade and canopy signs. Since the 63 square foot per side identification sign will be relocated, this office feels it could also be reduced. Additionally, there is no hardship or practical difficulty which would result in the need for additional signage (logo) on the spreader bars.

A landscape plan must be submitted for approval prior to the issuance of any building permits. A note shall be included on the landscape plan indicating that any landscaping provided in the public right of way shall be maintained by the property owner.

A:72689.txt pg.546

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item # 90-13-XSPHA
Property Owner: Mobil Oil Corp.
Location: 1700 Reisterstown Road
Water Supply: note
Sewage Disposal: note
District: 5
Date: May 16, 1989

- CONCURRENCE 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 charcoal grill 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 health care facilities, must be submitted to the Plans Review and Approval of the Bureau of Health and Mental Hygiene for review and approval.
 - () Prior to approval of a Building Permit Application for alterations to existing or construction of new swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements 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, 887-4500 x 315.
 - () Prior to approval for a nursery school, day care 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 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 asbestos, 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 _____

P.D. Fisher
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
DATE: June 1, 1989
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for May 18, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 466, 468, 469, 470, 471, 474, 475, 476, 478, 480, 481, 482, 485, and 486.

For Item 253 the previous County Review Group Comments still apply.

For Item 313 contact the State Highway Administration for right-of-way requirements for Reisterstown Road.

For Item 467 contact the State Highway Administration for the necessary improvements for Reisterstown Road.

For Item 472 the previous County Review Group Comments for Festival at Woodholme still apply.

For Item 473 the building being in a revertible slope easement must be addressed prior to approval.

For Item 477 the previous County Review Group Comments still apply.

For Item 479 the previous County Review Group Comments still apply.

For Item 483 contact the State Highway Administration for right-of-way requirements on Park Heights Avenue.

For Item 484 the previous County Review Group Comments still apply.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Al Wirth - SWM
Bob Bowling - Dev. Eng. (3)
Frank Fisher - Current Planning
Rahim Fattali - Traffic Engineering
Rocky Powell - DEPRM
Larry Pilson - DEPRM
Dave Flowers - DEPRM
Carl Richards - Zoning
Capt. Kelly - Fire Department
Pat Kincer - Rec. & Parks
Chuck Weiss - Sanitation
Larry Brocato - SHA
FROM: Susan Wimbley
Bureau of Public Services
SUBJECT: MOBIL SERVICE STATION
1700 Reisterstown Road
Fred Ward Assoc.
838-7900
W-89-191
DATE: October 9, 1989

The subject property was granted a waiver of CRG meeting by the Office of Planning & Zoning. However, CRG approval signatures must be obtained.

Please review the attached plan for concurrence with current development regulations and give us your approval or comments by October 20, 1989. Nonresponsiveness by the aforementioned date is considered to be concurrence by your office of the plan.

SW:bje
Attachment
cc: File

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

Paul H. Reinke
Chief

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

Dennis F. Rasmussen
County Executive

Re: Property Owner: Mobil Oil Corporation

Location: SW/S of Reisterstown Road, 1,130' NW of centerline of Naylors Lane
Item No.: 467
Zoning Agenda: May 16, 1989

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.

() 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.

REVIEWER: *Carl Richards* 5-11-89 Noted and Approved: *Paul H. Reinke*
Planning Group Fire Prevention Bureau
Special Inspection Division

NOTE: All self-service stations shall have 1 attendant 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, 1987 ed., sec. 7-8.4.3 and 7-8.4.4.

State on the plan what was granted or denied under zoning case #90-13-SPEXA.

According to zoning case #70-122-SPEXA, it appears that the service station use was approved as part of a planned shopping center within which automotive service stations are permitted per S.405.2 (B.C.Z.R.). Therefore, it was originally assumed that the service station as part of the shopping center has continued as a permitted use. However, it has come to our attention that this site was shown separately in both zoning case #90-13-SPEXA and on the C.R.G. plan. The site has apparently remained in a B.L. zone since 1961 and, according to the B.C.Z.R., an automotive service station use is only permitted by right in a planned shopping center outside of a C.T. district, on an individual site in a C.S.A. district, in a planned industrial park or parking garage (see 405.2.A, B.C.Z.R.) or by special exception in the following districts: C.R., C.N.S., C.S.-1, C.S.-2, C.T. and I.M. subject to S.405.2.B.

In order to allow the proposed service station with a use in combination, an overall site plan which establishes the site as part of the planned shopping center and clearly shows compliance with all requirements of S.405.5 must be provided to the zoning office for review and a copy of this plan incorporated into the zoning hearing file #90-13-SPEXA. If this cannot be done, the service station use in the B.L. zone on an individual site would be considered nonconforming and the use in combination in conflict with S.104 (B.C.Z.R.) and not permitted without a reclassification to one of the previously listed districts.

John L. Lewis
JOHN L. LEWIS
Planning & Zoning Associate III



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 21, 1996

Robert S. Rosenfelt, P.E.
Vice-President
Colbert Matz Rosenfelt, Inc.
3723 Old Court Road
Suite 206
Baltimore, MD 21208

RE: Zoning Verification
Beltway Mobile Plan Revision
1718 Reisterstown Road
Zoning Case #90-13-SPHXA
3rd Election District

Dear Mr. Rosenfelt:

This letter references your correspondence and plans dated October 11, 1996 concerning revisions to the above referenced site. The staff will consider an approval of this site for compliance with Section 405.6 of the Baltimore County Zoning Regulations (BCZR) once the following occurs.

Two copies of a plan must be submitted to the Office of Planning and the Department of Public Works for sign-off approval. The plans must clearly document how compliance (to be more in keeping with Section 405.4) is met. Once the above agencies approve the plans, they must be submitted to the Zoning Review Section of PDM for final review and (hopefully) approval, based on the "more in keeping" requirement.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL:scj

c: zoning case #90-13-SPHXA



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 8, 1996

Maurice Offit, Esquire
Offit & Kurman, P.A.
6 Park Center Court
Suite 200
Owings Mills, MD 21117

RE: Zoning Verification
Mobil Fuel Service Station
1718 Reisterstown Road
Zoning Case #90-13-SPHXA
3rd Election District

Dear Mr. Offit:

This letter responds to your previous correspondence and plans submitted for zoning compliance review on the above site.

Based on the provided information, plans, and a review of the zoning office records, the following information applies: There is an active zoning violation file concerning this location, a copy of which is attached. The use of the site as a fuel service station with a use in combination food store, 2 service bays, and 3 pump islands, was last approved in zoning case #90-13-SPHXA (see reduced copy of the approved site plan and the copy of the original order in this case). The provided site plans indicate that the property is in basic compliance with the approved plan and order, if constructed in accordance with these plans.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL:rye

c: zoning case #90-13-SPHXA

Enclosures



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

No. 028012

DATE 10/11/96 ACCOUNT R-0000150

AMOUNT \$ 40.00 (USD)

RECEIVED FROM: Colbert Matz Rosenfelt, Inc.
ZONING VERIFICATION
1718 REISTERSTOWN RD.

FOR: 03APR9007ENICHCRC 140.00

VALIDATION OR SIGNATURE OF CASHIER Rye

COLBERT MATZ ROSENFELT, INC.
3723 Old Court Road, Suite 206
BALTIMORE, MARYLAND 21208

fee - zoning letter

COLBERT MATZ ROSENFELT, INC.
3723 Old Court Road, Suite 206
BALTIMORE, MARYLAND 21208

(410) 653-3838
FAX (410) 653-7953

LETTER OF TRANSMITTAL

TO: Belt County PDM
111 W. Chesapeake Ave.
Anson, Md. 21204

DATE 10/11/96 JOB NO. 96109

ATTENTION: Arnold Jablon

RE: Beltway Mobile

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO.	DESCRIPTION
1			Zoning Classification, Notes
1			Mobile Limited Exemption plan
1			fee (\$40.00)

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☒ For review and comment ☐

☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

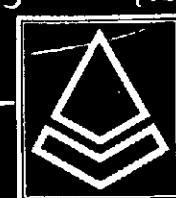
REMARKS: Check 20-13-SPHXA

COPY TO: fee

SIGNED:

If enclosures are not as noted, kindly notify us at once.

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners



October 11, 1996

Mr. Arnold Jablon, Director
Baltimore County Dept. of Permits
and Development Management
111 West Chesapeake Ave.
Towson, Md. 21204

Re: Beltway Mobil
1718 Reisterstown Road
Job No. 96109
DRC No. 09036N

Dear Mr. Jablon,

On behalf of our client, Beltway Mobil, we are writing to request clarification of the zoning status of the existing gasoline station and a proposed expansion on this property.

The following appears to be the zoning history of the property, according to information in the County Zoning Office files:

1. In 1971 (Case No. 70-122-SPHXA), a Special Exception was approved for a hotel and gas station on a site which included a portion of the current gas station site.
2. In 1990 (Case No. 90-13-SPH), approval was granted for expansion of the gasoline station. This approval included a Special Hearing to amend the plan to include a larger site for the gasoline station, and to add pump islands; a Special Exception for a convenience store inside the gasoline station building; and variances for more signs and larger sign area than permitted under the regulations.
- After the 1990 zoning approval, the Zoning Office apparently determined that the zoning plat only showed the area for the gas station, not the hotel or shopping center. The owner subsequently withdrew the convenience store request and the site was rezoned from B.L. to B.L.-C.N.S. (now B.L.-A.S.).
3. The owner of the gasoline station is proposing an addition to the existing building to add four service bays to the two existing bays. The construction project includes interior renovations to the existing building for a small convenience store (less than 1,500 square feet). The addition does not include any land beyond the boundaries of the previously-approved plan and otherwise meets the criteria of Section 405.6.a.1 of the Baltimore County Zoning Regulations.

3723 Old Court Road, Suite 206 Baltimore, Maryland 21208
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

Beltway Mobil
10/11/96
page -2-

The expansion plan, as approved by the Development Review Committee on September 3, 1996, as a Limited Exemption under Section 26-171 (A)(7) of the Development Regulations. Enclosed is a copy of the Limited Exemption plan with redlined modifications.

Please confirm that we can proceed to apply for building permits for this project. The owner is also considering leasing additional parking spaces on an adjoining property. Please confirm that this leased parking is within the scope of Section 405.6.a.1 of the B.C.Z.R.

We look forward to your approval of this request.

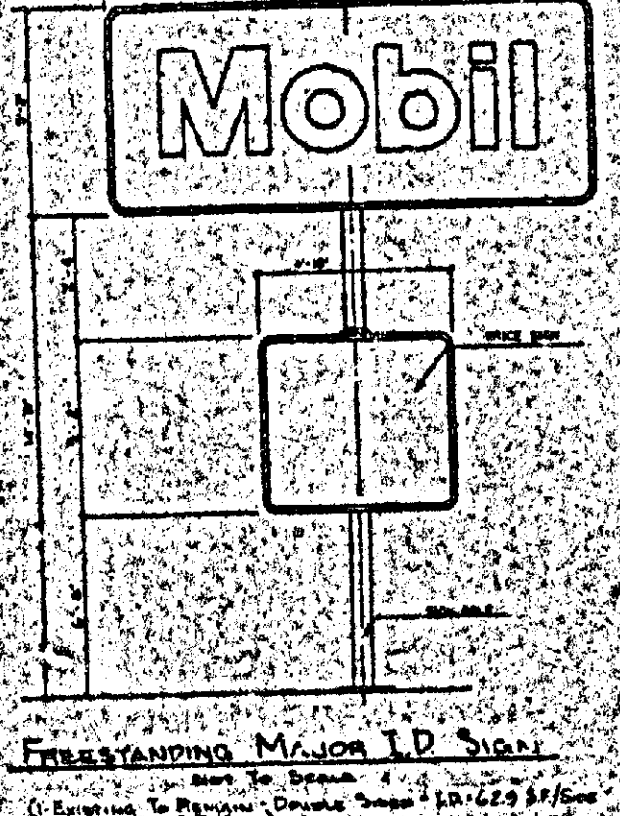
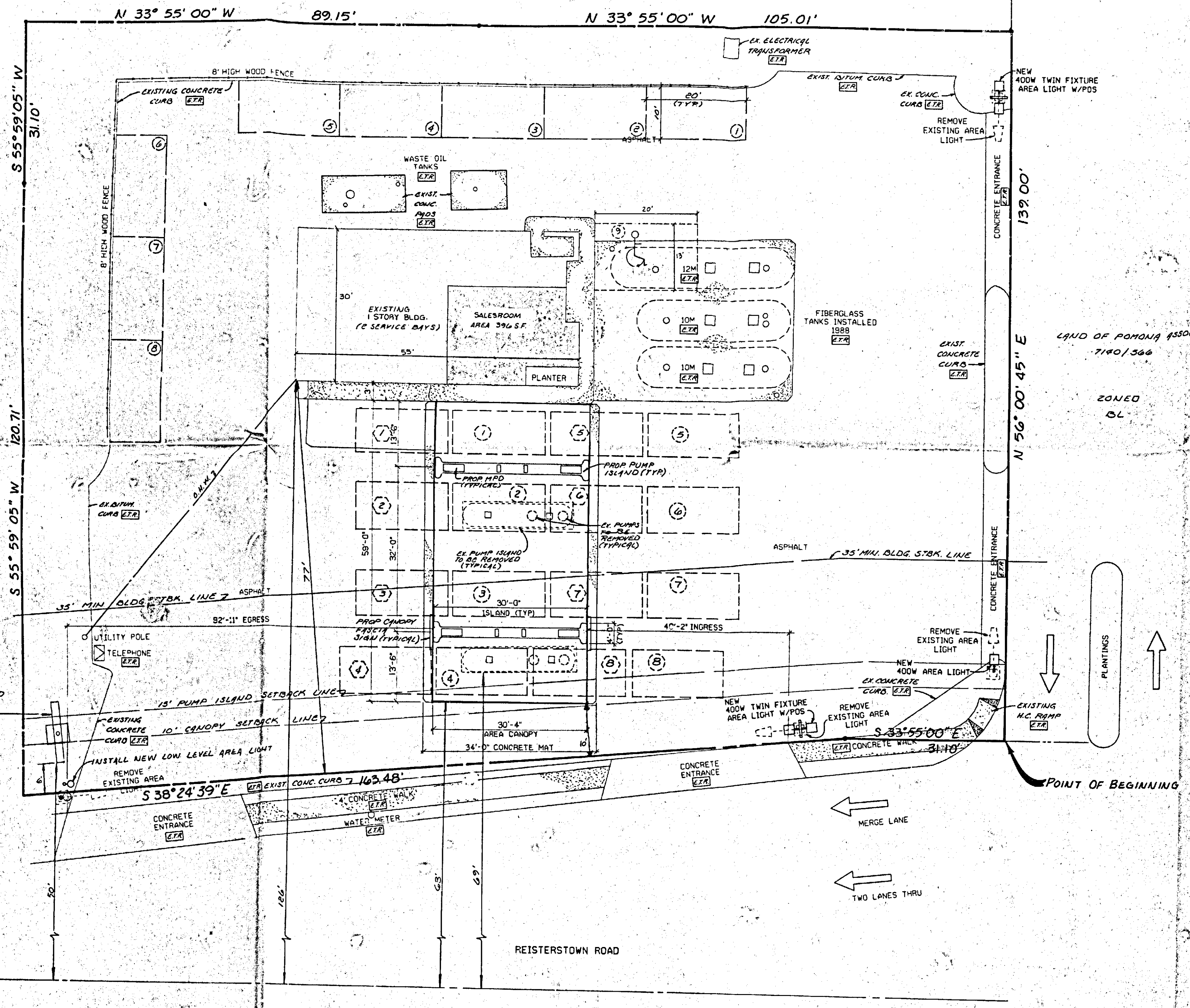
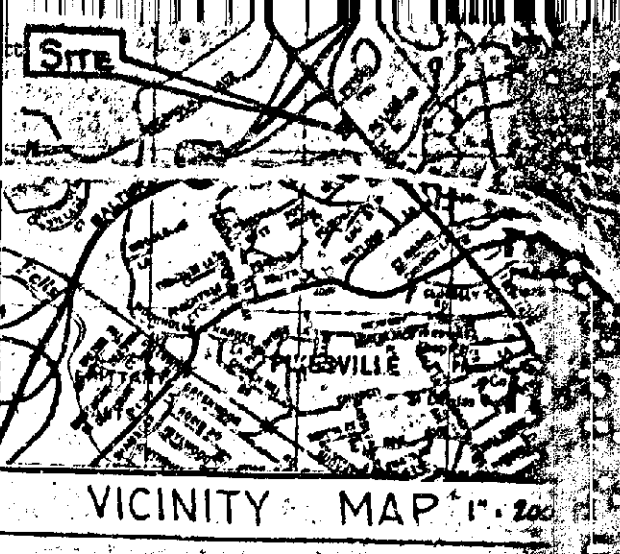
Yours truly,

Robert S. Rosenfelt, P.E.
Vice-President

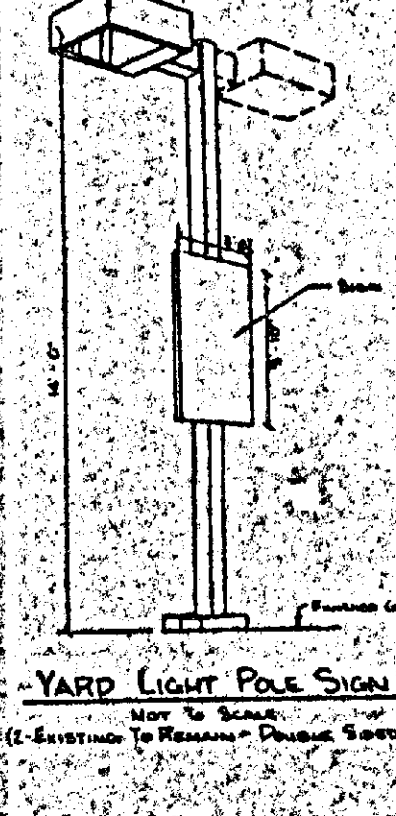
cc: Mr. Philip Diamond

LAND OF B.S.P. ASSOC.
6/15/507

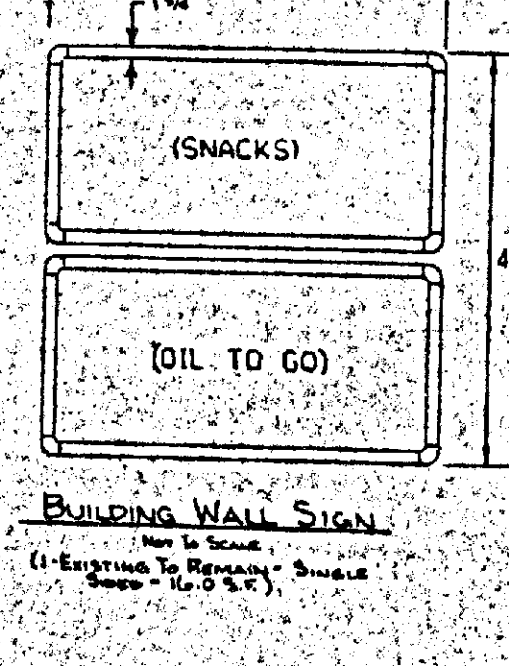
6L



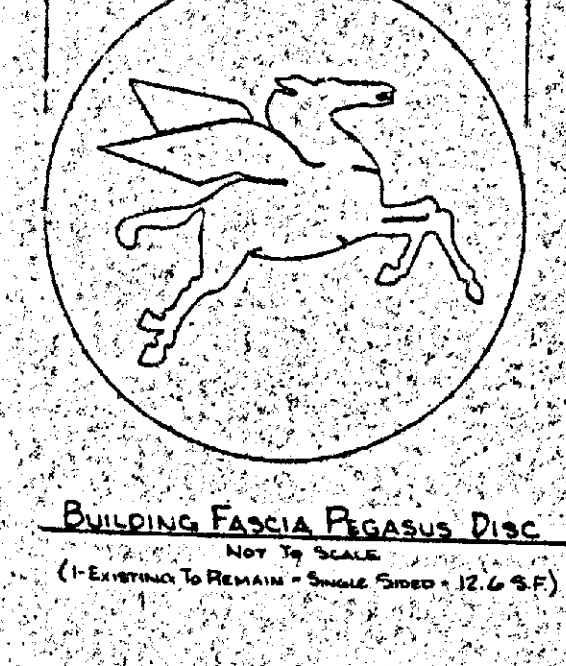
Freestanding Mobil LP Sign



Yard Light Pole Sign



Building Wall Sign



Building Fascia Sign

TONING STATUS

EXISTING COATING	AS
EXISTING USE	SERVICE STATION
PROPOSED USE	FOOD STORE
PREVIOUS BUILDING	10' x 12' x 12' - 31' H

AREA REQUIRED

DISPENSER ISLANDS WITH 2 MULTIPLE PRODUCTS	10
DISPENSERS PER YARD SERVING RIGHT GAS AT ONE TIME	10
TOTAL SERVICE BAYS	10
TOTAL SERVING SPACES	10
TOTAL SPACES	10
MINIMUM SITE AREA REQUIRED	10,000 SQ. FT.
TOTAL AREA OF SITE	10,000 SQ. FT.
ADDITIONAL SITE AREA REQUIRED	10,000 SQ. FT.
TOTAL SITE AREA REQUIRED	10,000 SQ. FT.

SIGN INFORMATION

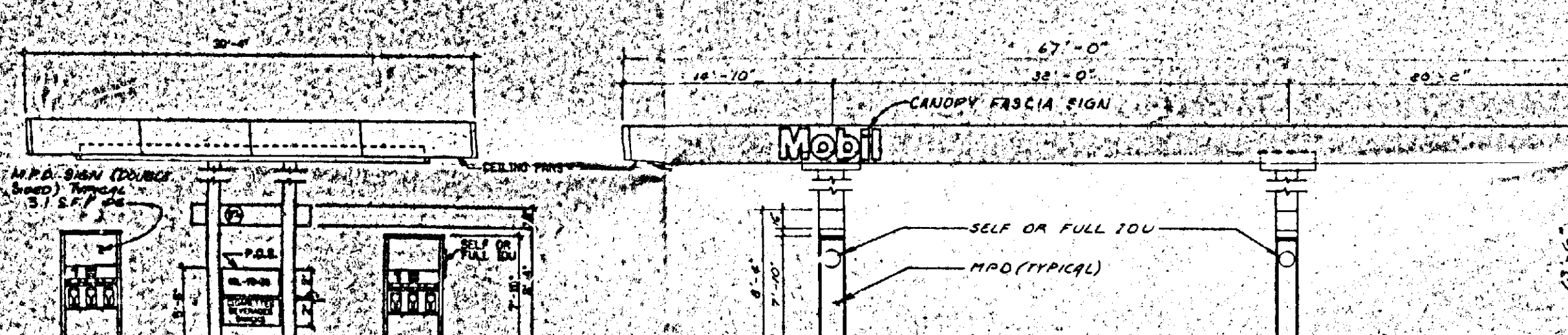
FREESTANDING SIGNS	BUILDING SIGNS
MAJOR LP (1) - 10' x 12' x 12' - 31' H	MAJOR LP (1) - 10' x 12' x 12' - 31' H
SPREADER BARS (2) - 10' x 12' x 12' - 31' H	SPREADER BARS (2) - 10' x 12' x 12' - 31' H
LIGHT POLE SIGNS (2) - 10' x 12' x 12' - 31' H	LIGHT POLE SIGNS (2) - 10' x 12' x 12' - 31' H
M.P.D. SIGNS (2) - 10' x 12' x 12' - 31' H	M.P.D. SIGNS (2) - 10' x 12' x 12' - 31' H
TOTAL (5 SIGNS) - 10' x 12' x 12' - 31' H	TOTAL (5 SIGNS) - 10' x 12' x 12' - 31' H

ACCESS POINTS

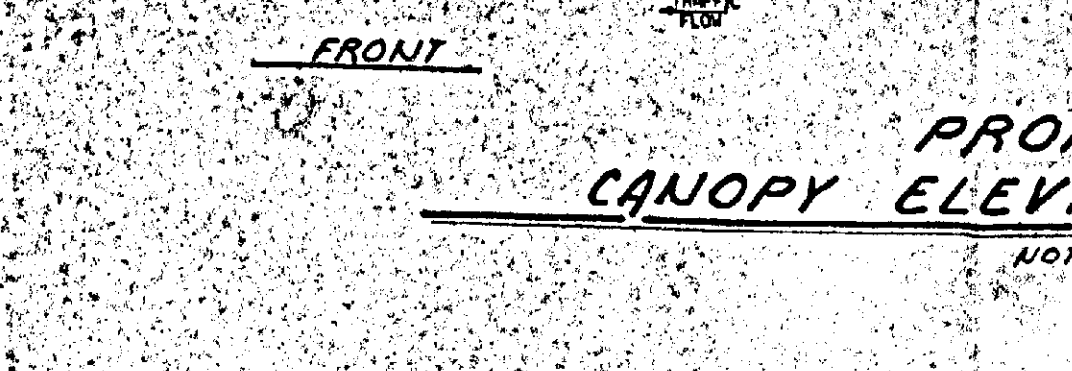
EXISTING TO REMAIN - 25' DRIVEWAYS TO REISTERSTOWN ROAD	EXISTING TO REMAIN - 25' DRIVEWAYS TO WILSON SHOPPING PLAZA
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LANDSCAPE

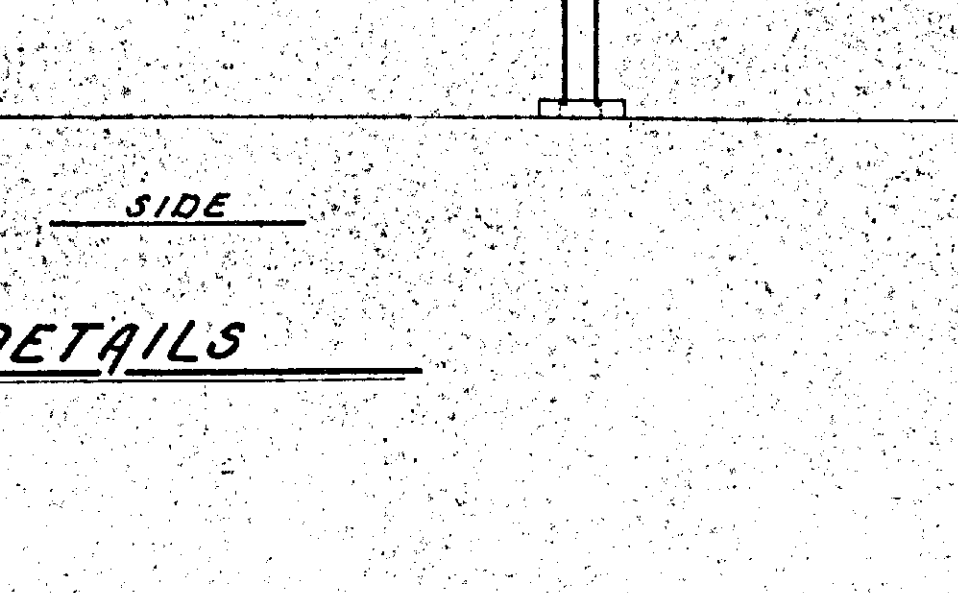
KEY AREA MAP	AREA "A" - 10' x 12' x 12' - 31' H
AREA "B" - 10' x 12' x 12' - 31' H	AREA "C" - 10' x 12' x 12' - 31' H
AREA "D" - 10' x 12' x 12' - 31' H	AREA "E" - 10' x 12' x 12' - 31' H
LANDSCAPE AREA REQUIRED - 1000 SQ. FT.	LANDSCAPE AREA PROVIDED - 1000 SQ. FT.



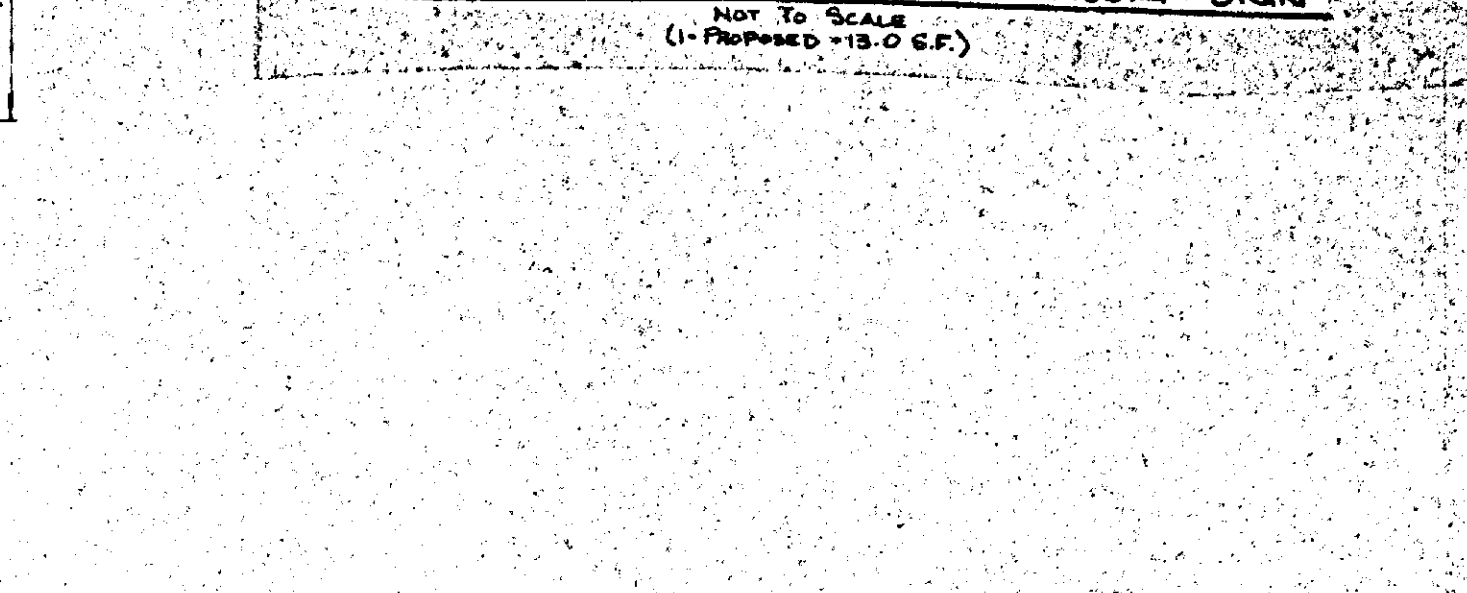
PROPOSED CANOPY ELEVATION DETAILS



PROPOSED CANOPY FASCIA SIGN



PROPOSED SPREADER BAR SIGN



PROPOSED LOW LEVEL LIGHT INSTALLATION

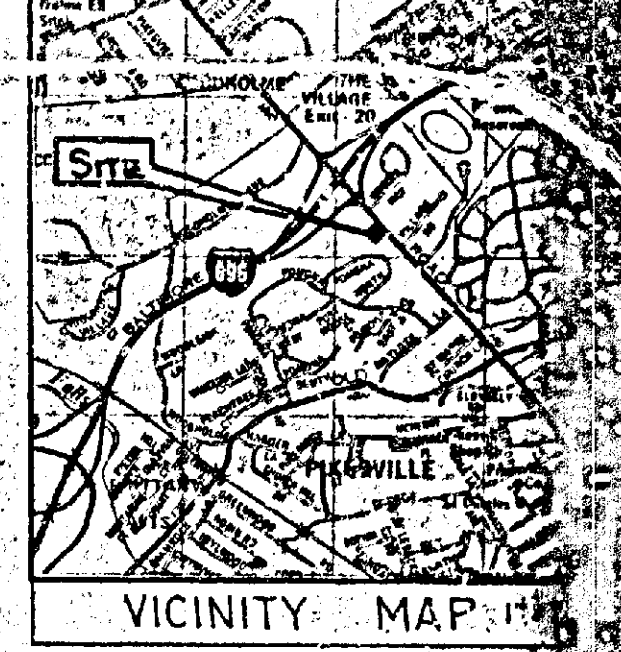
OWNER & PETITIONER
MOBIL OIL CORPORATION
10155 BALLS FORD ROAD
MANASSAS, VIRGINIA 20108
PHONE: (703) 651-9253
LITER
7010

CONSULTANT
FREDERICK WARD ASSOCIATES INC.
5 SOUTH MAIN STREET
DELAWARE, MARYLAND 21014
PHONE: (301) 438-7900 (301) 679-2090

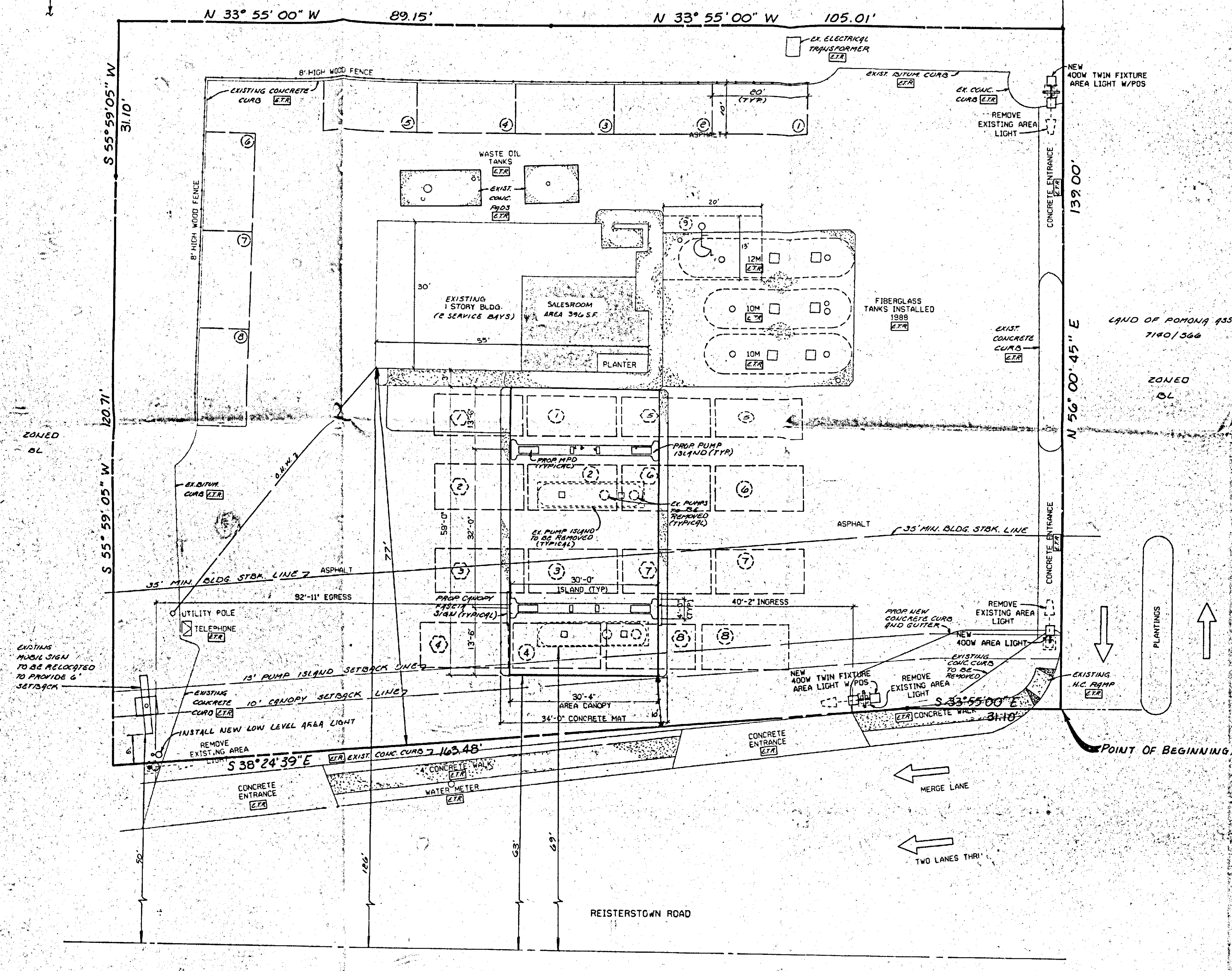
LAND OF B.S.P. 4550C.
6015/507

ZONED
BL

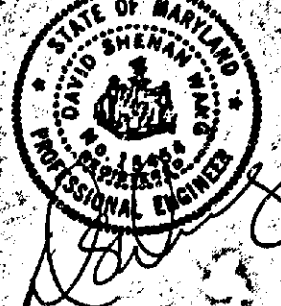
N 33° 55' 00" W 89.15' N 33° 55' 00" W 105.01'



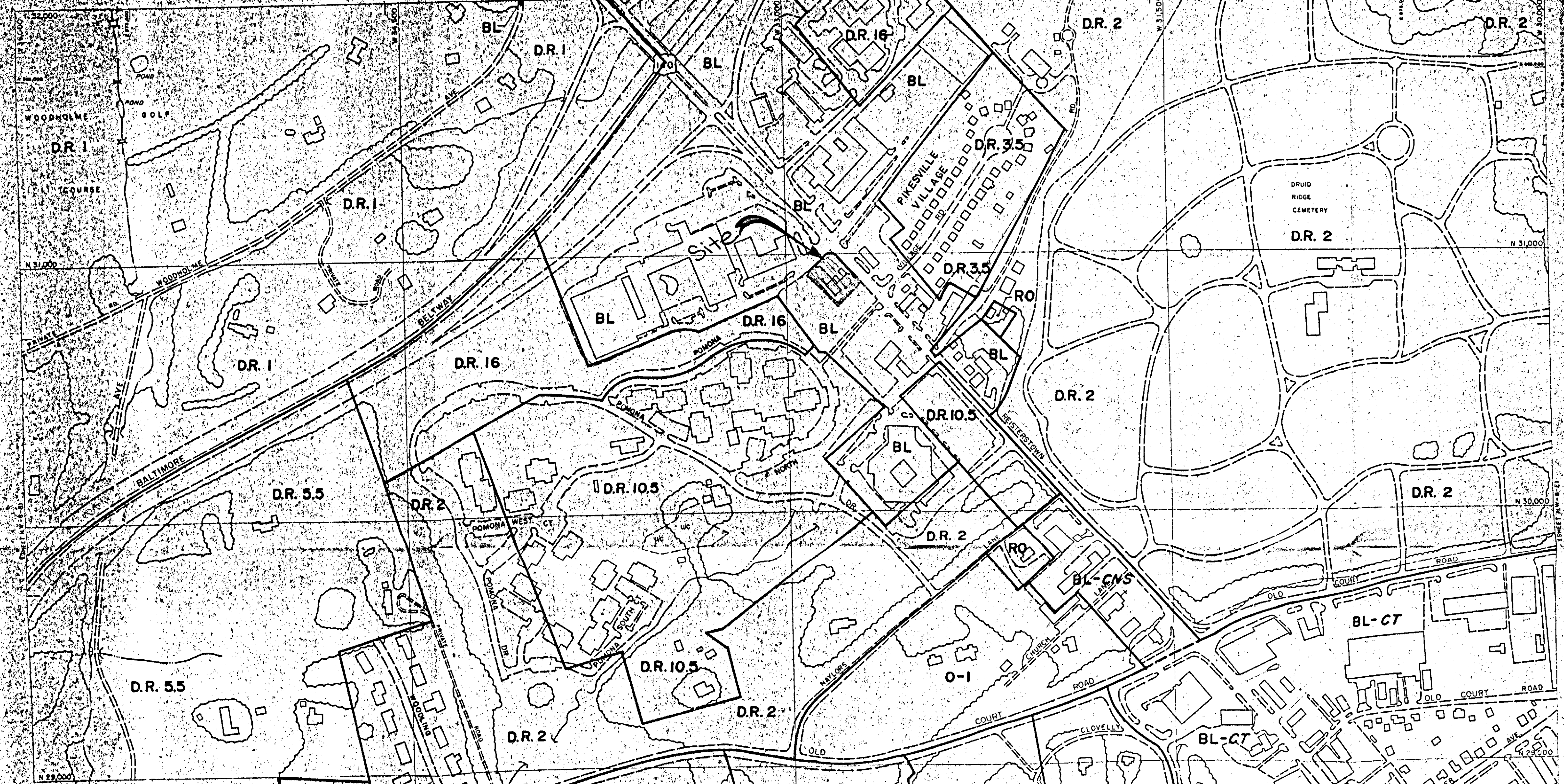
VICINITY MAP



PETITIONER'S
EXHIBIT 1



DESIGN FILE NO.



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION PIKESVILLE	SHEET N. W. 8-F
--------------------	------------------------	-----------------------

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
On: 11/10/88
B.C. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC., BALTIMORE, MD. 21210

