



RICHARD L. BEALL, INC., A.T.A.
ARCHITECT AND PLANNER

To: JLL 100 13
8/18/93 WCR



August 14, 1993

Baltimore County Government
Office of the Director of Zoning Administration
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Mr. Arnold Jablon, Director

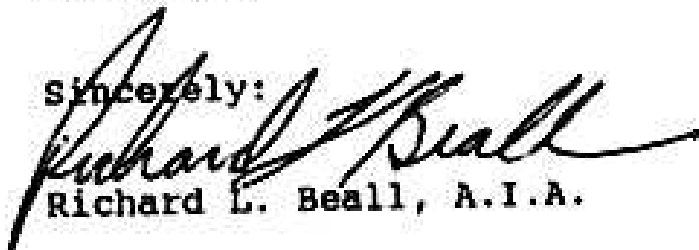
Ref: Shell Oil Company, 201 North Point Blvd., Rosedale, Md.
Installation of a new 28' x 50' canopy

My client, Shell Oil Company, wishes to construct a 28' x 50' canopy to cover the existing gasoline pump islands at the above referenced site. I ask your review of this proposal to determine if a special hearing is necessary for the proposed improvements, given the nature of the request and the site's past history. I have attached herewith a copy of the approved site development plan with our proposed improvements shown in red.

It is our position that the proposed canopy does not alter the use or character of the site as it exists. That the canopy will be constructed within the required setbacks for such structures and that the proposed improvements do not impact or alter earlier requests which were granted by special hearings.

I do herewith, respectfully, request your waiver of any hearings regarding the above referenced improvement. If you have any questions or require further information for your review, please call my office.

Sincerely:


Richard L. Beall, A.I.A.

jb

attachment

The proposed 28 ft. x 50 ft. canopy as shown on the red lined site plan provided with your letter has been reviewed by staff and determined to be within the spirit and intent of the order in zoning cases 90-392-SPHA and 89-371-X. No additional zoning hearing will be required for this amendment. The red lined plan is being included in the zoning case file 90-392-SPHA as the latest approved zoning plan.


JOHN L. LEWIS, Planner II

RECEIVED

AUG 18 1993

ZADM

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND ZONING VARIANCE * ZONING COMMISSIONER
S/S North Point Blvd. at * OF BALTIMORE COUNTY
201 North Point Boulevard *
15th Election District * CASE # 90-392-SPHA
7th Councilmanic District *
SHELL OIL COMPANY *
Petitioner *****

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests, pursuant to the Petition for Special Hearing, approval of the conversion of an existing full service station with a food store to a gas and go service station in combination with a food store and to amend site plan under case #89-371-X, and a Zoning Variance from Section 405.4A(2) to allow a setback of 3 ft. off-street right of way for illuminated I.D. sign in lieu of the required 6 ft. and variance from Section 413.2(f) to allow one double faced illuminated business sign having a total area of 128 sq. ft. in lieu of the required 100 sq. ft., as more particularly described on Petitioner's Exhibit 1.

The Petitioner, Shell Oil Company, by J. Neil Lanzi, Esquire, appeared and testified. Appearing on behalf of the Petition was Richard Beall, Mark Hafner, Jim Kozak and Mickey Cornelius. There were no Protestants.

Proffered testimony indicated that the subject property located at 201 North Point Boulevard consists of 1.038 acres +/- zoned B.R.-1.M. and is currently improved with an existing service station and food store. Testimony indicated that the Petitioner is desirous of converting the existing full service station and food store to a gas and go service station in combination with a food store, in accordance with Petitioner's Exhibit No.1. Testimony also indicated that the Petitioner is planning to eliminate the full service garage and use the area for storage purposes only.

Mickey Cornelius, Petitioner's Traffic Consultant, testified that, based on his traffic study of the subject site, traffic flow through the site and stacking lanes are adequate.

Proffered testimony indicated that the Petitioner also requested the aforementioned variances relative to setbacks and signage. J. Neil Lanzi testified that the subject station has been in operation since 1965 and that strict compliance with the setback and sign area requirements rendered a conformance unnecessarily burdensome. The Petitioner's witnesses testified that the requested relief, if granted, would have no adverse impact on the health, safety or general welfare of the community. Additionally, the Petitioner's witnesses indicated that should the variance relief be denied, the Petitioner would suffer an undue hardship and practical difficulty.

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. Solay, 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).

-2-

It is clear from the testimony that if the variances are 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 good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances and special hearing relief 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 variances requested will not be detrimental to the public health, safety and general welfare.

In addition, the Petitioner's witnesses have demonstrated that the requested relief is consistent with the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and would otherwise not be detrimental to the public health, safety and general welfare of the community.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested, pursuant to the Petitions for Special Hearing and Zoning Variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of Oct., 1990 that, pursuant to the Petition for Special Hearing, approval for conversion of existing full service station with a food store to a gas and go service station in combination with a food store to amend site plan under case #89-371-X, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a Zoning Variance from Section 405.4A(2) to allow a setback of 3 ft. off street right of way for illuminated I.D. sign, in lieu of the required 6 ft., be and is hereby GRANTED; and,

-3-

IT IS FURTHER ORDERED that a zoning variance from Section 413.2(f) to allow one double faced illuminated business sign having a total area of 128 sq. ft., in lieu of the required 100 sq. ft., as more particularly described on Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

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

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

JRH:mmm
CC: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 10/10/90
By [Signature]

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-392-SPHA

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 405.4A(2) to allow a setback of three (3) feet off street right of way for illuminated identification sign in lieu of required six (6) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
This station has operated since 1965. Strict compliance with the setback requirements would render conformance unnecessarily burdensome.

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: J.N. Doherty, District Manager
(Type or Print Name)
Signature [Signature]
Address [Address]
City and State [City and State]

Signature [Signature]
Address [Address]
City and State [City and State]

City and State [City and State]

Attorney for Petitioner: Shell Oil Company 1-800-542-3377
J. Neil Lanzi, Esquire
(Type or Print Name)
Signature [Signature]
Address [Address]
City and State [City and State]

25 N. Chesapeake Ave., Ste. 204
Address
Towson, Maryland 21204
City and State

Attorney's Telephone No.: 321-8200
Address
Rockville, Maryland 20850

ORDERED By The Zoning Commissioner of Baltimore County, this 23 day of Oct., 1990, 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 104, County Office Building in Towson, Baltimore County, on the 17 day of April, 1990, at 2 o'clock P.M.

County, on the 17 day of April, 1990, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING - 1/2 HR.
APPEARANCE FOR HEARING
ALL [X] NON-APPEARANCE - 10 MIN. PER PERSON
REVIEWED BY: CAH DATE: 6 Feb 90

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-392-SPHA

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 Conversion of existing full service station with a food

store to a gas and go service station in combination with a food store to amend site plan under Case #89-371-X.

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: J.N. Doherty, District Manager
(Type or Print Name)
Signature [Signature]
Address [Address]
City and State [City and State]

Signature [Signature]
Address [Address]
City and State [City and State]

City and State [City and State]

Attorney for Petitioner: Shell Oil Company 1-800-542-3377
J. Neil Lanzi, Esquire
(Type or Print Name)
Signature [Signature]
Address [Address]
City and State [City and State]

25 N. Chesapeake Avenue, Ste. 204
Address
Towson, Maryland 21204
City and State

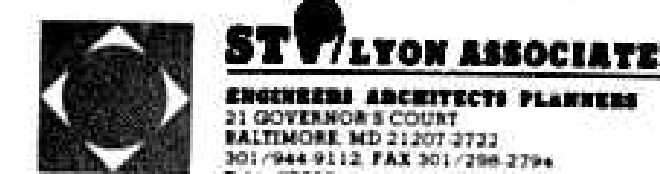
Attorney's Telephone No.: 321-8200
Address
Rockville, Maryland 20850

ORDERED By The Zoning Commissioner of Baltimore County, this 23 day of Oct., 1990, 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 104, County Office Building in Towson, Baltimore County, on the 17 day of April, 1990, at 2 o'clock P.M.

County, on the 17 day of April, 1990, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING - 1/2 HR.
APPEARANCE FOR HEARING
ALL [X] NON-APPEARANCE - 10 MIN. PER PERSON
REVIEWED BY: CAH DATE: 6 Feb 90



ZONING DESCRIPTION FOR
SHELL OIL COMPANY
SOUTHERLY INTERSECTION OF NORTH POINT BOULEVARD
AND BALTIMORE STREET
ELECTION DISTRICT NO. 15
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point located at the intersection of the southerly side of North Point Boulevard, Maryland Route 151 (150 feet wide) and the southerly side of Baltimore Street (80 feet wide); thence running along the southerly side of North Point Boulevard,

1. South 70°12'00" East 176.52 feet, thence leaving the southerly side of North Point Boulevard and running the following two courses and distances,
2. South 19°18'30" West 127.01 feet, thence,
3. North 70°12'00" West 323.62 feet, to intersect the southerly side of Baltimore Street; thence running the following two courses and distances along same,
4. North 56°35'23" East 108.49 feet, thence,
5. North 83°27'53" East 90.43 feet to the place of beginning... containing 33,938.87 square feet or 0.7791 acres of land, more or less.

Mark A. Riddle
STYLYON ASSOCIATES
MARK A. RIDDLE
MD PROFESSIONAL LAND SURVEYOR NO. 10899
January 9, 1990



STY ENGINEERS, Engineers, Architects, Planners, Interior Designers, Professional Member, Firms
STY: Michael Lynn & Associates, STY: Lynn Associates, STY: H.D. Nottingham, STY: Saunders & Thomas, STY: Seelye Stevenson Value & Knott

CERTIFICATE OF PUBLICATION

Office of
THE AVENUE NEWS

442 Eastern Blvd.
Baltimore, Md. 21221
August 23, 1990

THIS IS TO CERTIFY, that the annexed advertisement of
Shell Oil Company in the matter of Petition
for Zoning Variance of 201 North Point Blvd.
Case # 90-392-SPHA, P.O. #0107105, Reg #M6026
105 lines @.55 or \$57.75

was inserted in **The Avenue News** a weekly newspaper
published in Baltimore County, Maryland once a week for 1
successive week(s) before the 24 day of Aug 1990
that is to say, the same was inserted in the issues of Aug 23 1990

The Avenue Inc.

per publisher

By: [Signature]

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:
Petitions for Special Hearing and Zoning Variance
Case Number: 90-392-SPHA
5/5 North Point Boulevard at Baltimore Street
201 North Point Boulevard
15th Election District
The Councilmanic
Petitioner(s): Shell Oil Company
Hearing Date: Friday, Sept. 21, 1990 at 2:00 p.m.
Special Hearing: Conversion of existing full service station with a food store to a gas and go service station in combination with a food store to amend site plan under Case 89-371-X. Variance: To allow a setback of 3 feet off street right-of-way for illuminated I.D. sign in lieu of required 6 feet and to allow one double faced illuminated business sign having a total area of 128 square feet in lieu of the required 100 square feet.
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
8/204 Aug. 23

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/24, 1990

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 8/22, 1990

THE JEFFERSONIAN,

S. Zate Orlem
Publisher

\$ 57.24

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

J. Robert Haines
Zoning Commissioner

Shell Oil Company
15200 Shady Grove Road
Rockville, Maryland 20850

ATTN: J. N. DOHERTY

Re: Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 90-392-SPHA
5/5 North Point Boulevard at Baltimore Street
201 North Point Boulevard
15th Election District - 7th Councilmanic
Petitioner(s): Shell Oil Company
HEARING: FRIDAY, SEPTEMBER 21, 1990 at 2:00 p.m.

Gentlemen:
Please be advised that \$158.99 is due for advertising and the above captioned property.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
9/20/90

DATE PUBLIC HEARING FEES QTY PRICE
080 -POSTING SIGNS / ADVERTISING 1 X \$158.99
TOTAL: \$158.99
LAST NAME OF OWNER: SHELL OIL CO

receipt
No 3459

Account: R-001-6150
Number
H9100231

Please make checks payable to: Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 30, 1990

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 March 29, 1990

THE JEFFERSONIAN,

S. Zate Orlem
Publisher

P0103595

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:
Petitions for Special Hearing and Zoning Variance
Case Number: 90-392-SPHA
5/5 North Point Boulevard at Baltimore Street
201 North Point Boulevard
15th Election District
The Councilmanic
Petitioner(s): Shell Oil Company
Hearing Date: Tuesday, April 17, 1990 at 2:00 p.m.
Special Hearing: Conversion of existing full service station with a food store to a gas and go service station in combination with a food store to amend site plan under Case 89-371-X. Variance: To allow a setback of three feet off street right-of-way for illuminated identification sign in lieu of required six feet.
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
9/277 Mar. 29

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

J. Robert Haines
Zoning Commissioner

August 1, 1990

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 90-392-SPHA
5/5 North Point Boulevard at Baltimore Street
201 North Point Boulevard
15th Election District - 7th Councilmanic
Petitioner(s): Shell Oil Company
HEARING: FRIDAY, SEPTEMBER 21, 1990 at 2:00 p.m.

Special Hearing: Conversion of existing full service station with a food store to a gas and go service station in combination with a food store to amend site plan under Case 89-371-X. Variance: To allow a setback of 3 feet off street right of way for illuminated I.D. sign in lieu of required 6 feet and to allow one double faced illuminated business sign having a total area of 128 square feet in lieu of the required 100 square feet.

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: J. Neil Lanzi, Esq.
Shell Oil Company

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

J. Robert Haines
Zoning Commissioner

APR 05 1990

DATE

Shell Oil Company
15200 Shady Grove Road, Suite 401
Rockville, Maryland 20850

ATTN: J. N. DOHERTY

Re: Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 90-392-SPHA
5/5 North Point Blvd. at Baltimore Street
201 North Point Blvd.
15th Election District - 7th Councilmanic
Petitioner(s): Shell Oil Company
HEARING: TUESDAY, APRIL 17, 1990 at 2:00 p.m.

Gentlemen:
Please be advised that \$193.61 is due for advertising and the above captioned property.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt
No 2157

90-392

Date

4/17/90
PUBLIC HEARING FEES QTY PRICE
080 -POSTING SIGNS / ADVERTISING 1 X \$193.61
TOTAL: \$193.61
LAST NAME OF OWNER: SHELL OIL CO

Cashier Validation:

Please make checks payable to: Baltimore County

SEILAND AND JEDNORSKI, P. A.

ATTORNEYS AT LAW

SUITE 204
25 WEST CHESAPEAKE AVENUE
POST OFFICE BOX 5404
TOWSON, MARYLAND 21204
(301) 321-8200

JOHN O. SEILAND
OF COUNSEL

FAX NO. (301) 296-6947

RE:

April 11, 1990

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

Re: Case No.: 90-392-SPHA
201 North Point Boulevard
Petitioner: Shell Oil Company

Dear Mr. Haines:

The above listed case has been scheduled for a Hearing before you on April 17, 1990 at 2:00 p.m. A few days ago, I received various comments from County agencies. The comment of Michael S. Flanagan of the Bureau of Traffic Engineering is recommending closing one of the entrances on this Shell Oil location. This unexpected comment in light of zoning approval for food sales approximately one year ago, has required my clients to retain a traffic consultant.

Second, this site is presently in the process of obtaining CRC approval. A waiver of the CRC Meeting was granted, Case W-90-29. However, approval of the CRC Plan has not been received and I have been informed that several of the reviewing agencies are behind in their review.

Accordingly, I hereby respectfully request that you postpone this Hearing to a later date. Thanking you in advance for your cooperation, I am,

Very truly yours,

J. Neil Lanzi

JNL:cc

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

J. Robert Haines
Zoning Commissioner

February 28, 1990

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 90-392-SPHA
5/5 North Point Blvd. at Baltimore Street
201 North Point Blvd.
15th Election District - 7th Councilmanic
Petitioner(s): Shell Oil Company
HEARING: TUESDAY, APRIL 17, 1990 at 2:00 p.m.

Special Hearing: Conversion of existing full service station with a food store to a gas and go service station in combination with a food store to amend site plan under Case 89-371-X. Variance: To allow a setback of three feet off street right-of-way for illuminated identification sign in lieu of required six feet.

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
BALTIMORE COUNTY, MARYLAND

cc: Shell Oil Company
J. Neil Lanzi, Esq.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-392-SPHA

District: 132a Date of Posting: 4/1/90
Posted for: Special Hearing & Variance
Petitioner: Shell Oil Company
Location of property: 5/5 N. Point Blvd. at Baltimore St.
201 N. Point Blvd.
Location of Sign: Existing in front of Shell Oil Co. building
25' x 12' x 6' sign
Remarks:
Posted by: M. Haines Date of return: 4/6/90
Number of Signs: 2

CERTIFICATE OF PUBLICATION

Office of

THE AVENUE NEWS

442 Eastern Blvd.
Baltimore, Md. 21221

March 22, 1990

THIS IS TO CERTIFY, that the annexed advertisement of Shell Oil Company in the matter of Petition for Special Hearing and Zoning Variance on 201 North Point Blvd. Case # 90-392-SPHA, P.O. # 0103595, Reg. # M39875, 94.5 lines @ .55 or \$51.97

was inserted in The Avenue News a weekly newspaper published in Baltimore County, Maryland once a week for 1 successive week(s) before the 23 day of March, 1990. That is to say, the same was inserted in the issue of March 22, 1990.

The Avenue Inc.
per publisher

By Daniel Carmichael

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:
Petitions for Special Hearing and Zoning Variance
Case Number: 90-392-SPHA
5/5 North Point Boulevard at Baltimore Street
201 North Point Boulevard
15th Election District
The Councilmanic
Petitioner(s): Shell Oil Company
Hearing Date: Tuesday, April 17, 1990 at 2:00 p.m.
Special Hearing: Conversion of existing full service station with a food store to a gas and go service station in combination with a food store to amend site plan under Case 89-371-X. Variance: To allow a setback of three feet off street right-of-way for illuminated identification sign in lieu of required six feet.
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

PETITIONER(S) EXHIBIT (2)

90-392 SPHA



PETITIONER(S) EXHIBIT (2)

90-392SPHA



PETITIONER(S) EXHIBIT (2)

90-392SPHA



One Mile Radius Map
SHELL OIL COMPANY
201 NORTH POINT BOULEVARD, BALTIMORE COUNTY, MARYLAND

MAP KEY

1. Texaco full service gasoline station
2. General Tire and Auto service center
3. Don Whites Car center and service facility
4. Goodyear Tire and Auto service center
5. Merrit Automotive service center

This survey shows that five full service auto care facilities exist within the immediate area of the subject site.

Since the existing full service operation at the above site has experienced little to no auto repair traffic for the past two years, and the operator has found it not profitable to employ mechanics or other support personnel to maintain this type of operation, the operator wishes to convert to a gas-n-go operation.

It is apparent from the above survey that adequate car care facilities exist within the immediate vicinity of the subject site and that closing the service bays there would not be detrimental to the community or cause undue hardship to the motorists using the North Point Boulevard corridor.

PETITIONER'S EXHIBIT 3

90-392SPHA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Al Wirth - SWM
Bob Bowling - Dev. Eng. (3)
Frank Finher - Current Planning
Rahim Fanni - Traffic Engineering
Rocky Powell - DEPRM
Larry Wilson - DEPRM
Dave Flowers - DEPRM
Carl Richards - Zoning
Capt. Kelly - Fire Department
Pat Kincer - Rec. & Parks
Chuck Weiss - Sanitation
Larry Brocato - SHIA

DATE: March 16, 1990

FROM: Susan Wimbley
Bureau of Public Services

SUBJECT: Shell Oil Company
District 15 C7
Waiver Number W-90-29
Richard L. Beall, Inc.
544-2010

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

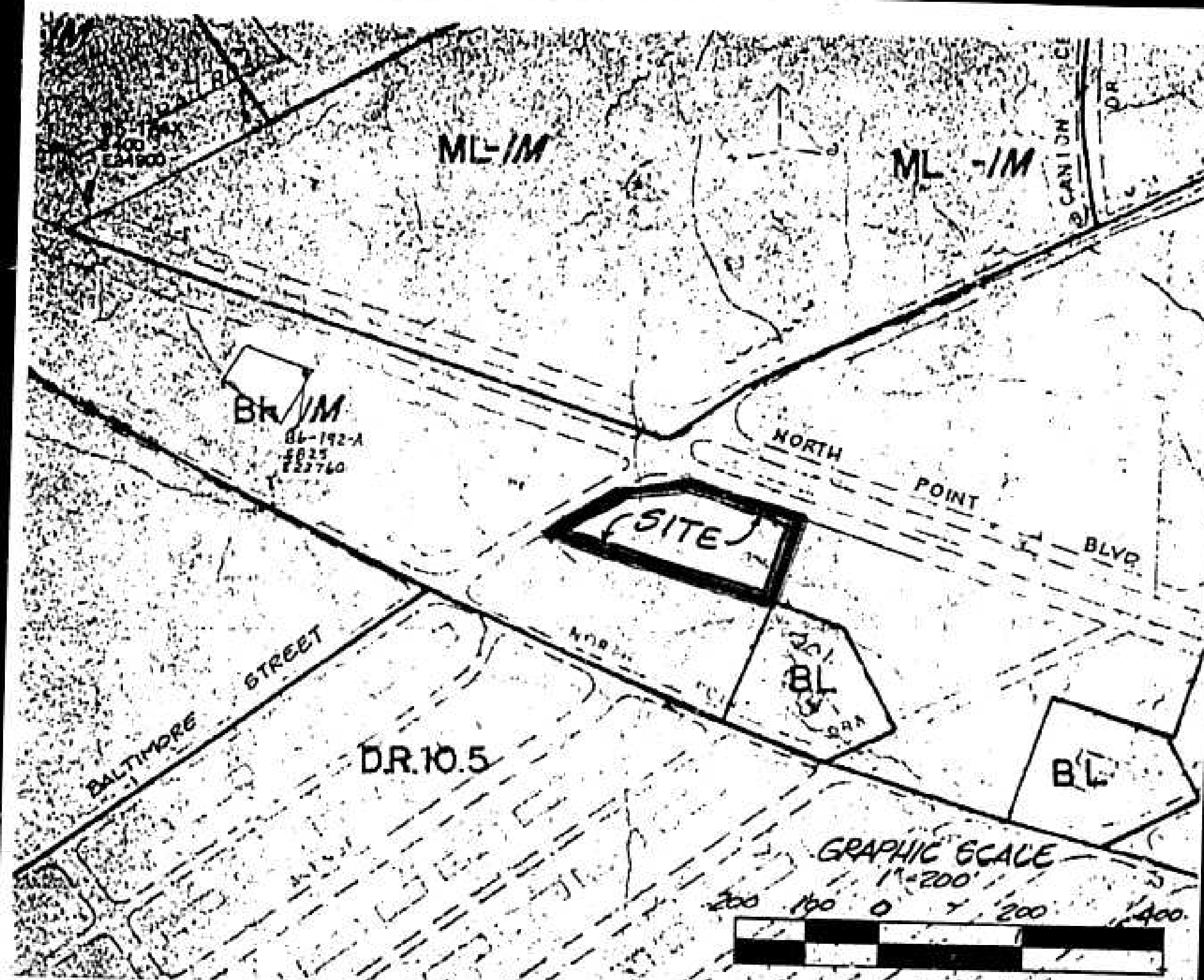
Please review the attached plan for concurrence with current development regulations and give us your approval or comments by April 6, 1990. Nonresponsiveness by the aforementioned date is considered to be concurrence by your office of the plan.

OK - CHA - James Brocato - 3-20-90

SUM:kim
Attachment
cc: File

PETITIONER'S EXHIBIT 4

90-392 SPHA



LOCATION PLAN FOR
SHELL OIL COMPANY
SOUTHERLY INTERSECTION OF NORTH POINT BOULEVARD
AND BALTIMORE STREET
ELECTION DISTRICT NO. 15
BALTIMORE COUNTY, MARYLAND

DATE: 1/9/89
SCALE: 1"=200'
PREPARED BY: J.E.F. 90-392-SPHA

STV/LYON ASSOCIATES.
21 GOVERNORS COURT
BALTIMORE, MD 21207-2722
301/944-9115

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

March 30, 1990

J. Neil Lanzi, Esquire
25 W. Chesapeake Avenue, Suite 204
Towson, MD 21204

RE: Item No. 101, Case No. 90-392-SPHA
Petitioner: J. N. Doherty, et al
Petition for Zoning Variance and
Special Hearing

Dear Mr. Lanzi:

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

Very truly yours,

J. Robert Haines
Zoning Commissioner

JED:jw

Enclosures

cc: Mr. J. N. Doherty
Shell Oil Company
15200 Shady Grove Road, Suite 401
Rockville, MD 20850

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

J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this 23rd day of February, 1989.

J. Robert Haines
Zoning Commissioner

Received By:

J. N. Doherty
Chairman,
Zoning Plans Advisory Committee

Petitioner: J. N. Doherty, et al
Petitioner's Attorney: J. Neil Lanzi



**Maryland Department of Transportation
State Highway Administration**

Richard H. Trainor
Secretary
Hal Kasso
Administrator

March 1, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

RE: Baltimore County
Shell Oil Company
Zoning meeting 2/22/90
S/S North Point Blvd.
MD 151
at Baltimore Street
Item # 251

Dear Mr. Haines:

After reviewing the special hearing to approve the conversion of existing full service station, with a food store to a gas and go service station in combination with a food store, we find the plan acceptable.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

LB/es

cc: STV/Lyon Associates
Mr. J. Ogle

RECEIVED
MAR 5 1990
ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

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

March 9, 1990

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

Dennis F. Rasmussen
County Executive

Item# 251
Property Owner:
Location:

Existing Zoning:
Proposed Zoning:

Z.A.C. February 22, 1990
Shell Oil Company
S/S North Point Blvd.
at Baltimore St.
B.R. - I.M.
Special Hearing to approve
the conversion of existing
full service station with a
food store to a gas
and go service station in
combination with a food store
and to amend site plan
case #89-371X.
Variance to allow a set
back of 3 feet off street
right-of-way for illuminated
identification sign in lieu of the
required six feet.
33,938.87 sq. ft.
15th Election District

Area:
District:

Dear Mr. Haines:

The entrance to this site on Baltimore Street closest to North Point Blvd should be closed. The entrance should be closed to remove a point of congestion.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

JSF/lab

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4300

Paul H. Reinecke
Chief

FEBRUARY 15, 1990

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: SHELL OIL COMPANY
Location: #201 NORTH POINT BOULEVARD
Item No.: 251 Zoning Agenda: FEBRUARY 22, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

CRG-11
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 1 LIQUIDS WHILE ACTUALLY BEING DISPENSED. NFPA 30, 1987 ED., SEC 7-8.4.3 AND SEC 7-8.4.4.

REVIEWER: *Capt. James Kelly 2-15-90* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/REK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for February 22, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 246, 247, 248, 249, 250 and 251.

Item 237 is subject to the previous County Review Group comments for this site.

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

RWB:c

WR - 2 1990

SEILAND AND JEDNORSKI, P. A.
ATTORNEYS AT LAW
SUITE 204

JOHN O. SEILAND
OF COUNSEL

CHARLES A. JEDNORSKI
DONALD M. BARRICK
J. MICHAEL RECHER
J. NEIL LANZI

25 WEST CHESAPEAKE AVENUE
POST OFFICE BOX 5404
TOWSON, MARYLAND 21204
(301) 321-8200

FAX NO. (301) 296-6947

FILE

July 20, 1990

RECEIVED
JUL 23 1990
ZONING OFFICE

Gwen Stephens
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Case No. 90-392-SPHA
Petitioner: Shell Oil Company
Location: 201 North Point Boulevard

Dear Ms. Stephens:

Revised plans and petitions were filed in the above captioned case on June 19, 1990. This case was postponed on the record on April 17, 1990. Would you kindly advise as to whether a hearing has been scheduled and the date.

Thank you very much for your cooperation.

Very truly yours,

J. Neil Lanzi
J. Neil Lanzi

JNL:sb

SEILAND AND JEDNORSKI, P. A.
ATTORNEYS AT LAW
SUITE 204

JOHN O. SEILAND
OF COUNSEL

CHARLES A. JEDNORSKI
DONALD M. BARRICK
J. MICHAEL RECHER
J. NEIL LANZI

25 WEST CHESAPEAKE AVENUE
POST OFFICE BOX 5404
TOWSON, MARYLAND 21204
(301) 321-8200

FAX NO. (301) 296-6947

FILE

May 9, 1990

RECEIVED
MAY 14 1990
ZONING OFFICE

Gwen Stephens
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Case No. 90-392-SPHA
Petitioner: Shell Oil Company
Location: 201 North Point Boulevard

Dear Ms. Stephens:

I acknowledge receipt of your letter dated May 7, 1990. You may recall my discussing the scheduling of this case with you in person on Wednesday, May 9, 1990. The Zoning Commissioner granted our request for postponement on the record on April 17, 1990. In addition to obtaining the services of a traffic expert, it has become necessary for my client to file an amended site plan requesting an additional variance.

It is anticipated that my client will need approximately three (3) weeks to prepare and schedule a zoning appointment with a zoning associate to review the amended site plan. I will advise you upon the zoning office accepting our amended site plan so that this case may be re-advertised and re-scheduled.

Thank you again for your cooperation.

Very truly yours,

J. Neil Lanzi
J. Neil Lanzi

JNL:sb

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

J. Robert Haines
Zoning Commissioner

May 7, 1990

J. Neil Lanzi, Esq.
Seiland and Jednorski, P.A.
25 W. Chesapeake Avenue, Suite 204
Towson, Maryland 21204

Dennis F. Rasmussen
County Executive

Re: Case Number: 90-392-SPHA
Petitioner: Shell Oil Company
Location: 201 North Point Boulevard

Dear Mr. Lanzi:

Attached please find a copy of your correspondence to this office dated April 11, 1990.

Please advise whether or not you are in receipt of the necessary information required for this matter to go forward.

Your anticipated cooperation is appreciated.

Very truly yours,

G. G. Stephens
G. G. Stephens
(301) 887-3391

GGG

SHELL OIL COMPANY
4-90-29

Revised Plan Comments
Plan Date: 6/15/90
Comments: 7/6/90

Final zoning approval is still subject to paragraph 1 and 2 of previous comments.

The proposed informational sign is within 6 ft. of the street right-of-way, which is in conflict with S.405.4.A.2.a. (B.C.2.R.). Revised plans removing this sign from the required setback must be submitted for approval in zoning case #90-392-SPHA.

Subject to the above conditions, zoning approves this C.R.G. plan.

John L. Lewis
JOHN L. LEWIS
PLANNING & ZONING ASSOCIATE III

JLL:scj

cc: Frank Fisher, Current Planning
John Sullivan, Zoning Office
Zoning File - #90-392-SPHA
Waiver File

Zoning File

213.3 AM
87-371-X
(Reviewed 4/1/90) 90-392-SPHA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Al Wirth - SWM DATE: March 16, 1990

Bob Bowling - Dev. Eng. (3)
Frank Fisher - Current Planning
Rahim Famili - Traffic Engineering
Rocky Powell - DEPRM
Larry Pilson - DEPRM
Dave Flowers - DEPRM
Carl Richards - Zoning
Capt. Kelly - Fire Department
Pat Kincoer - Rec. & Parks
Chuck Weiss - Sanitation
Larry Brocato - SHA

FROM: Susan Wimbley
Bureau of Public Services

To John L.
3/23/90 ucr

SUBJECT: Shell Oil Company
District 15 C7
Waiver Number 90-29
Richard L. Beall, Inc.
544-2010

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 April 6, 1990. Nonresponsiveness by the aforementioned date is considered to be concurrence by your office of the plan.

(See Other Side for Comments)

SDW:klm
Attachment
cc: File

Zoning Plan File

578.3-XA
87-371-X
(Reviewed 4/1/90) 90-392-SPHA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Al Wirth - SWM DATE: March 16, 1990

Bob Bowling - Dev. Eng. (3)
Frank Fisher - Current Planning
Rahim Famili - Traffic Engineering
Rocky Powell - DEPRM
Larry Pilson - DEPRM
Dave Flowers - DEPRM
Carl Richards - Zoning
Capt. Kelly - Fire Department
Pat Kincoer - Rec. & Parks
Chuck Weiss - Sanitation
Larry Brocato - SHA

FROM: Susan Wimbley
Bureau of Public Services

SUBJECT: Shell Oil Company
District 15 C7
Waiver Number W-90-29
Richard L. Beall, Inc.
544-2010

To John L.
3/23/90 ucr

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 April 6, 1990. Nonresponsiveness by the aforementioned date is considered to be concurrence by your office of the plan.

(See Other Side for Comments)

SDW:klm
Attachment
cc: File

SHELL OIL COMPANY
W-90-29

Revised Plan Date: 6/15/90
Revised Plan Comments: 12/1/90

This revised C.R.G. plan (noting the sign from the existing light pole) is approved for Zoning compliance. All previous C.R.G. comments and (blue) commercial checklist information is required on plans submitted for building permit application. Particular attention should be addressed to note #6 on this list concerning Zoning Case No. 90-392-SPHA.

JOHN L. LEWIS
PLANNER I

JLL:scj

cc: Current Planning
Zoning File - 90-392-SPHA
Waiver File

SEILAND AND JEDNORSKI, P. A.

ATTORNEYS AT LAW

CHARLES A. JEDNORSKI
DONALD M. BARRICK
J. MICHAEL RECHER
J. NEIL LANZI

SUITE 204
25 WEST CHESAPEAKE AVENUE
POST OFFICE BOX 5404
TOWSON, MARYLAND 21204
(301) 371-8200

JOHN O. SEILAND
OF COUNSEL

June 25, 1990

John Lewis, Zoning Associate
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Shell Oil Company Service Station
201 North Point Boulevard
CRG No.: W-90-29

Dear John:

Per your request, I am enclosing two (2) additional revised CRG plans for your file. You may recall meeting with myself and Richard L. Beall, Architect and Planner where we discussed your zoning comments necessary for CRG approval. I believe we addressed to your satisfaction the concerns you had mentioned in your April 26, 1990 zoning comments for CRG approval.

It is my understanding that you will be sending a letter to the Director of Planning indicating your approval of the revised plan. Thank you very much for your cooperation.

Very truly yours,

J. Neil Lanzi

JNL:cc

Enclosures

22N690

PLEASE PRINT CLEARLY

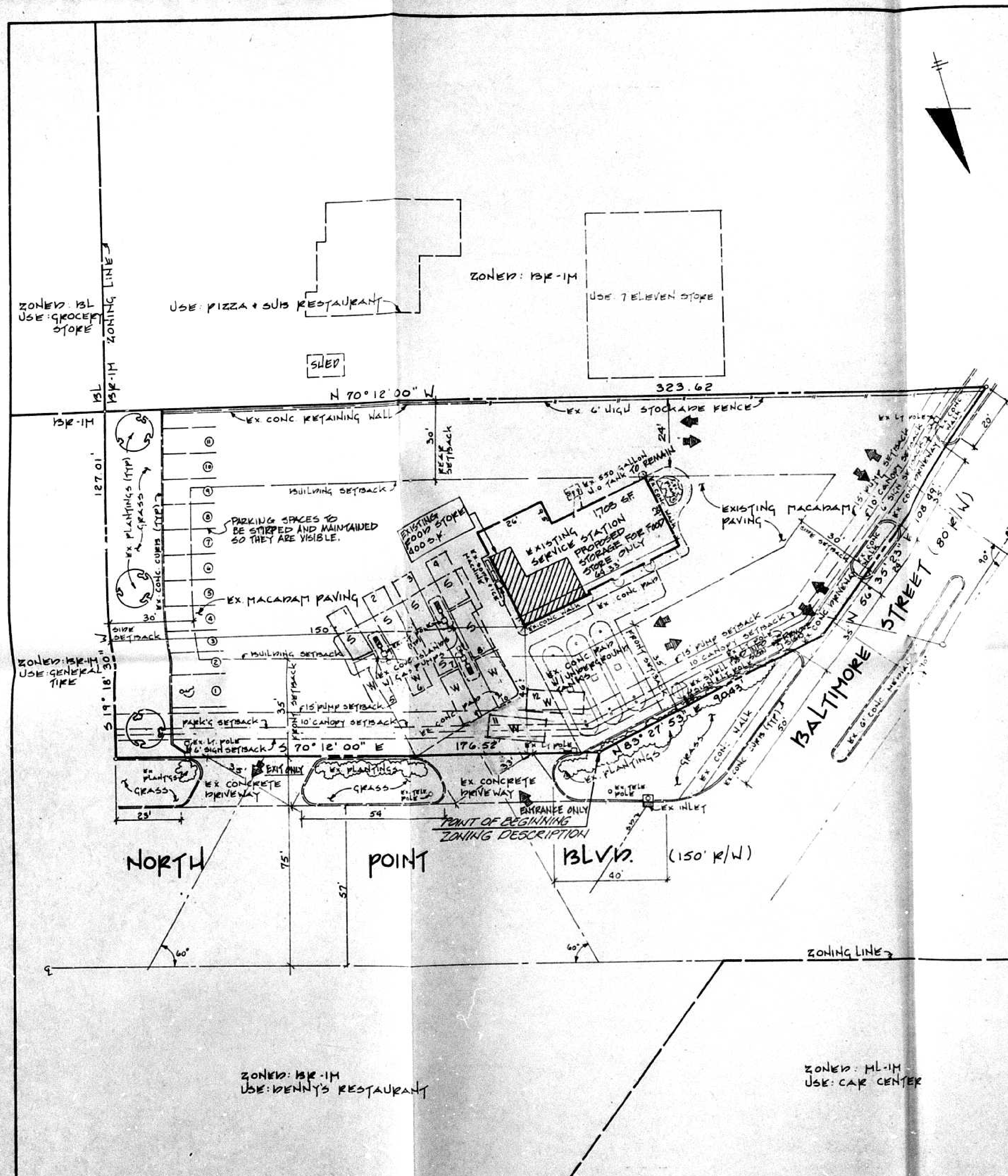
PETITIONER(S) SIGN-IN SHEET

NAME
Richard Beall
Mark Hafner

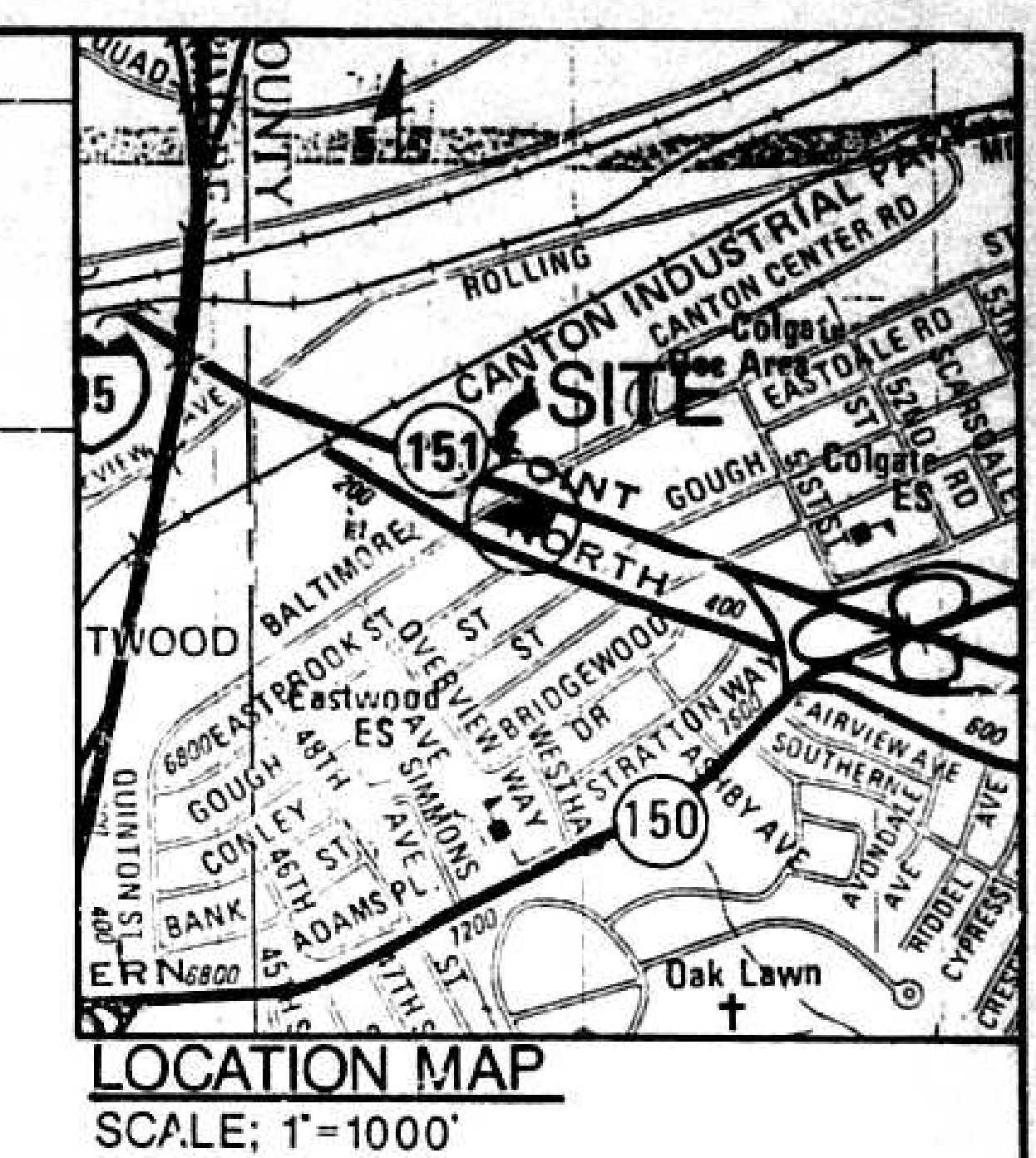
ADDRESS
340 Jones Station Rd. Arnold
15200 Shady Grove Rd. 21012
Rockville, Md. 20850

JIM KOZAK
MICKEY CORNELIUS

40 W. CHESAPEAKE AVE. TOWSON



LEGEND	EXISTING	PROPOSED
BUILDING	[Symbol]	[Symbol]
CURBS	[Symbol]	[Symbol]
FENCE	[Symbol]	[Symbol]
SERVICE SPACE	[Symbol]	[Symbol]



ZONING NOTES

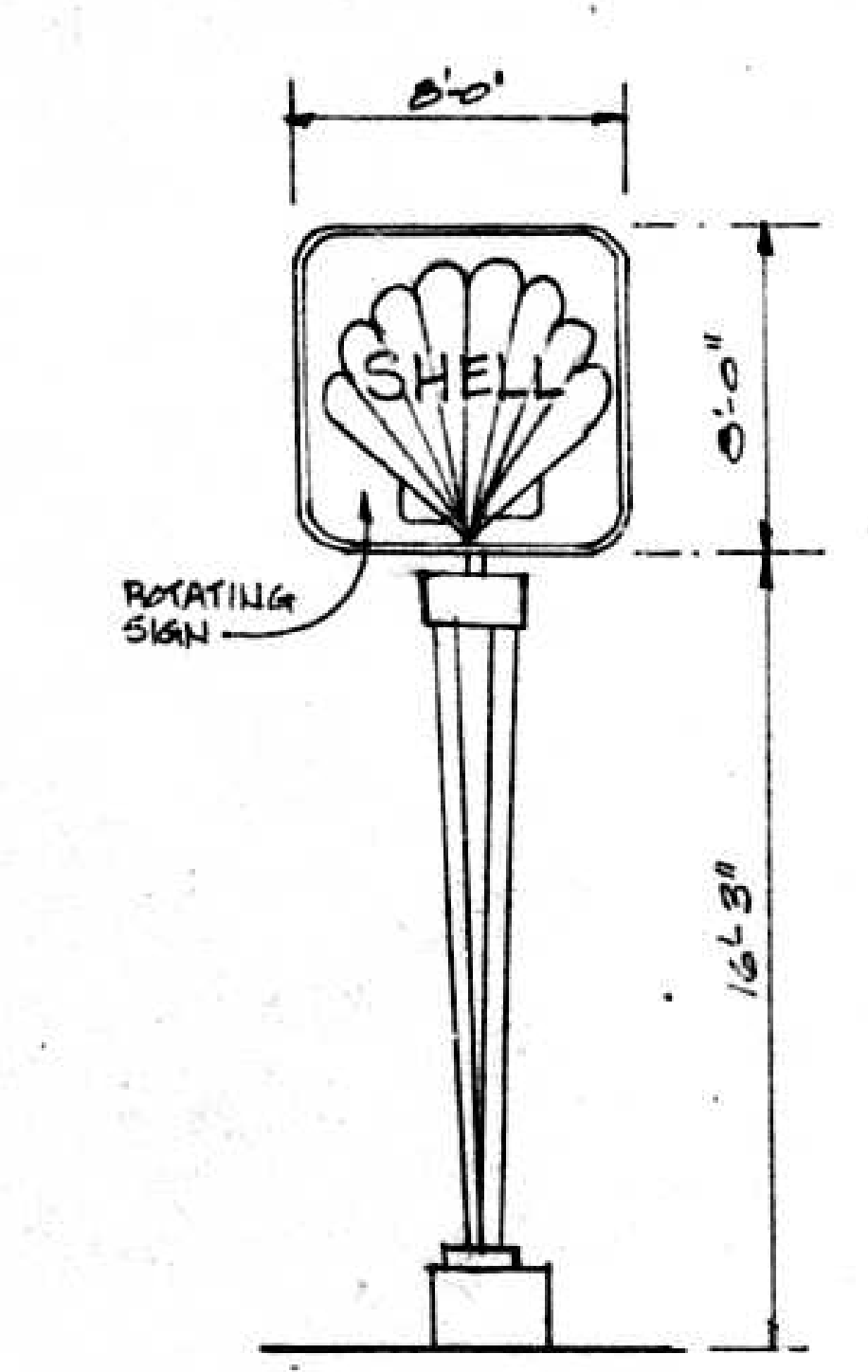
- Election District: 15th
- Existing Zoning: BR-1M
- Bearings and distances shown hereon are based on deeds of record.
- Property Owner: Shell Oil Company
15200 Shady Grove Road
Rockville, Maryland 20850
- Deed reference: Liber 4577 Folio 099
- Tax account: #1519322370
- Site Area: 45,201.92 Sq. ft. or 1.038 acres
- Proposed Zoning: No change but we are requesting the following:
a) Special hearing to allow conversion of existing full service station with a food store to a gas-n-go service station in combination with a food store.
b) Variance from section 405.4(2)(c) to allow an existing sign located 3.0 feet from the street right-of-way in lieu of the required 6 foot set back.
- Existing use: Gas service station & food store
- Proposed use: Gas-n-go in combination with a food store
- Area requirements: Total area of food store = 2,103 sq. ft.
Total fuel servicing spaces = 6
Area required = 6 x 1,500 = 9,000 sq. ft. (use 15,000 sq. ft. min.) + use in combination (food store) 4 x 2,103 sq. ft. = 8,412 sq. ft. Total area required = 15,000 sq. ft. + 8,412 sq. ft. = 23,412 sq. ft. Combination use: 2,103 sq. ft. food store (less than 5,000 sq. ft.).
Access points: No. of driveways on North Point Blvd. = 2
Required site width is 2 x 65' = 130'
Actual site width = 176.52'
No. of driveways on Baltimore Street = 2
Required site width is 2 x 65' = 130'
Actual site width = 139.92'
- Parking required: Total building area = 2,103 sq. ft., Compute as a food store, 2,103 - 200 = 10.5 spaces required.
Parking spaces provided = 11
- Fuel serving spaces shown = 6, Waiting spaces shown = 6.
- Area disturbed by new construction: None to occur.
- All existing free standing luminaires are arranged and or shielded so as to confine all direct light rays within the boundary lines of the site.
- The premises shall be maintained at all times in a clean and orderly condition. The responsibility for compliance with this provision shall lie with all parties individually and/or collectively having a lease or ownership interest in the service station and said parties shall be separately and severally liable for the maintenance thereof.

PRIOR ZONING CASES

Case no. 5783-XA, service station use granted as special exception on February 27, 1963.

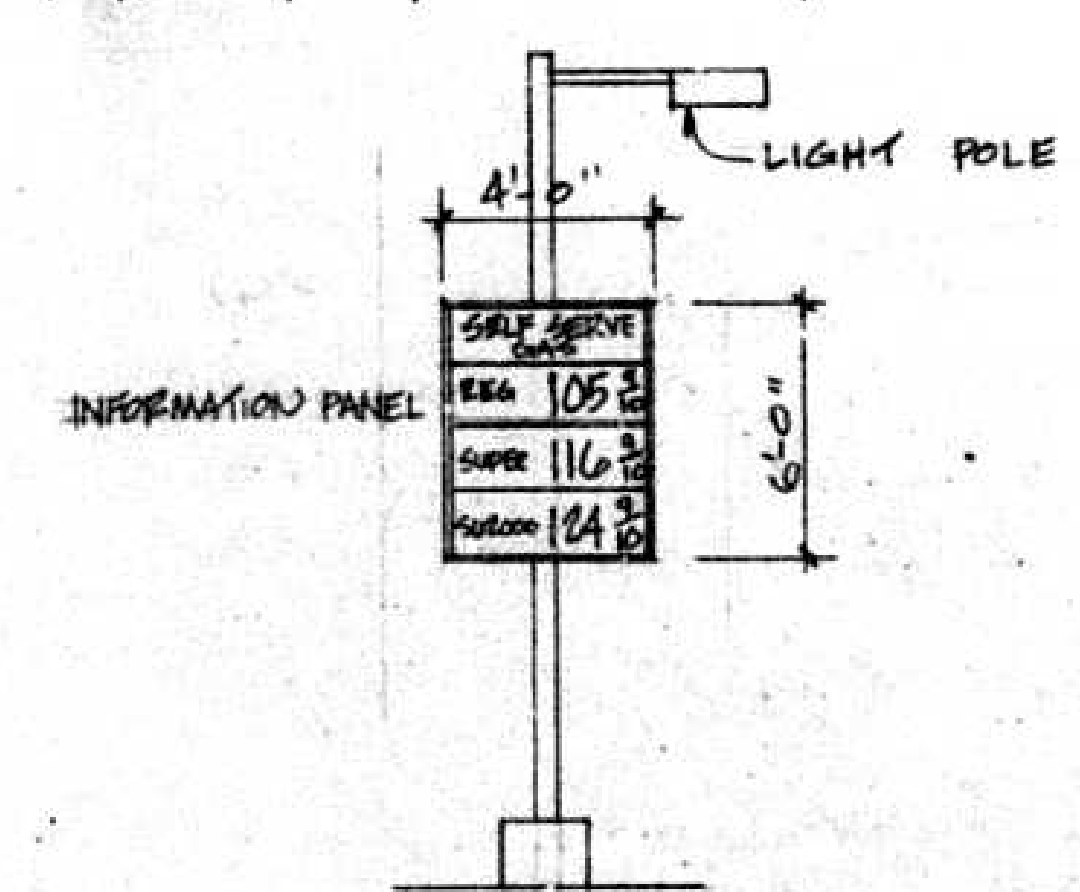
Case no. 89-371-Y, special exception granted on March 16, 1989 allowing food mart use in combination with existing service station. Conditioned upon approved landscaping plan and provision for air & water. Have been complied with.

VARIANCE FROM SECTION 415.2(5) TO ALLOW EXISTING DOUBLE FACED FREESTANDING BUSINESS SIGN TOTALING 128 SQ. FT. IN AREA IN LIEU OF THE REQUIRED 100 SQ. FT.



EXISTING SIGN ELEVATION

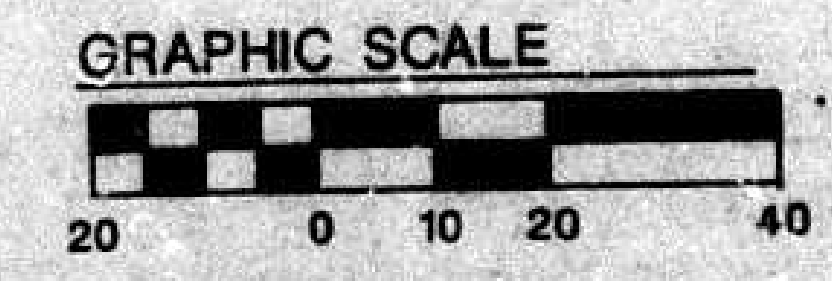
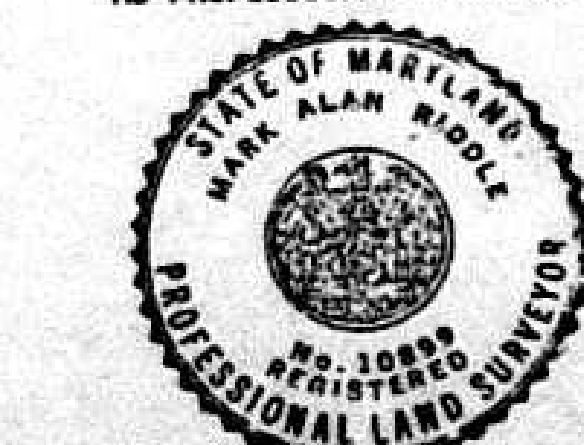
NOTE: NO PORTABLE "A" OR "SANDWICH BOARD" SIGNS ARE ON SITE, ALL OTHER FREE-STANDING SIGNS ARE INFORMATIONAL ONLY - SEE DETAIL THIS DWG. ROOF SIGN (EXISTING) COMPLIES WITH SECTION 415.2.



ELEVATION INFORMATION SIGN

NO SCALE

Mark A. Riddle
STV/LYON ASSOCIATES
MARK A. RIDDLE
PROFESSIONAL LAND SURVEYOR NO. 10899



PETITIONER'S EXHIBIT 1

90-392 SPHA

Revised 6-15-90 to include additional variance for sign area

ZONING & CRP PLAN

STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 301-944-9112

REVISIONS	
NO.	DATE DESCRIPTION
1	1-12-88 ALL FIELD COMMENTS

NOTE THE BEARINGS, DISTANCES, BUILDING LOCATIONS, AS SHOWN HEREON ARE BASED ON A PLAN BY SHELL OIL COMPANY, DATED MAY 20, 1964. THE BOUNDARIES SHOWN HEREON ARE NOT TO BE CONSTRUED AS REPRESENTATION OF A LAND BOUNDARY SURVEY BY STV/LYON ASSOCIATES.

PLAN PREPARATION	
DRAWN BY MJF	DATE DEC 1988
DESIGNED BY MJF	SCALE 1"=20'
CHECKED BY SHP	

SHELL OIL COMPANY 201 NORTH POINT BOULEVARD BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT 15	
DRAWING NO. 8138-63	SHEET NO. 1 of 1

LEGEND	EXISTING	PROPOSED
BUILDING	[]	[]
CURBS	[]	[]
FENCE	[]	[]
SERVICE SPACE	[]	[]

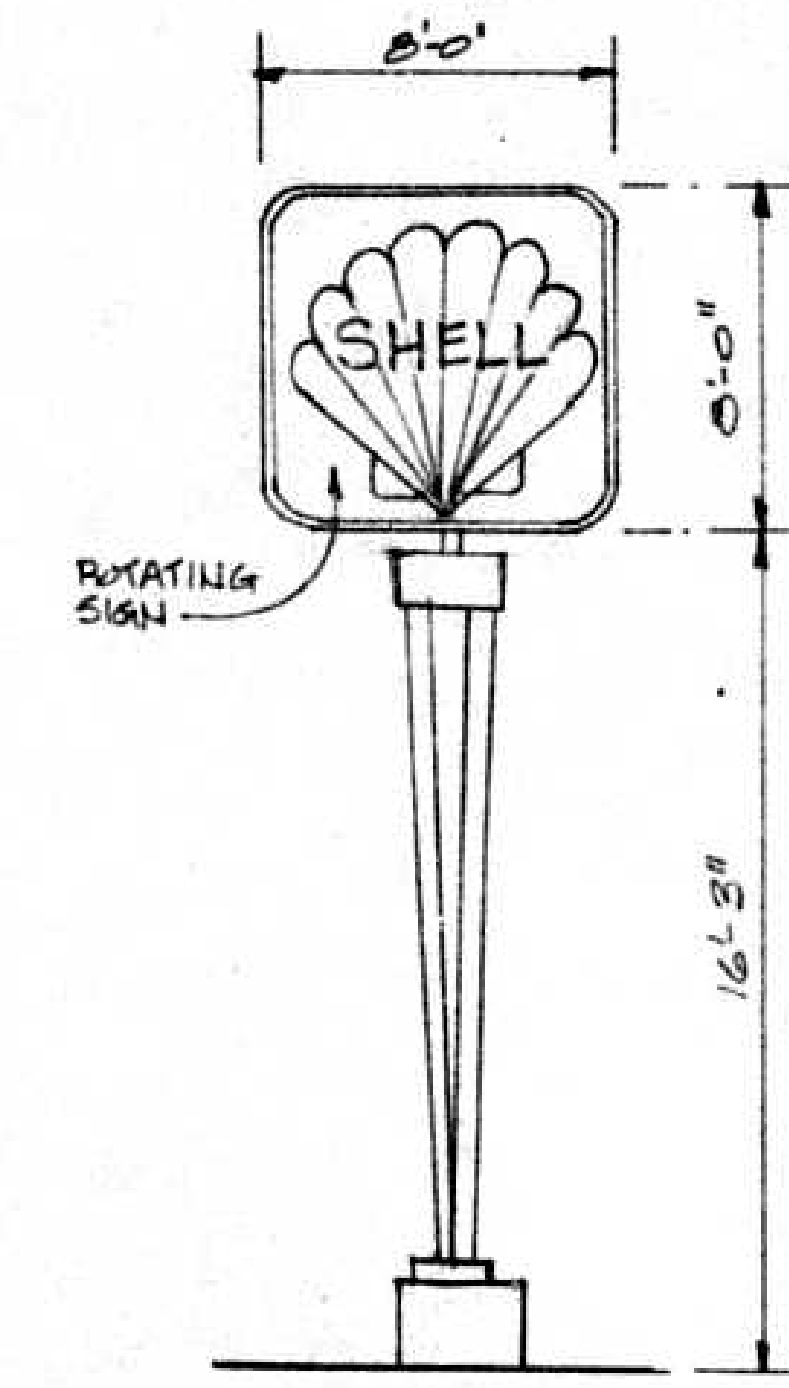


ZONING NOTES

- Election District: 15th
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15200 Shady Grove Road
Rockville, Maryland 20850
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Parking spaces provided = 11
- Fuel serving spaces shown = 6, Waiting spaces shown = 6.
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PRIOR ZONING CASES

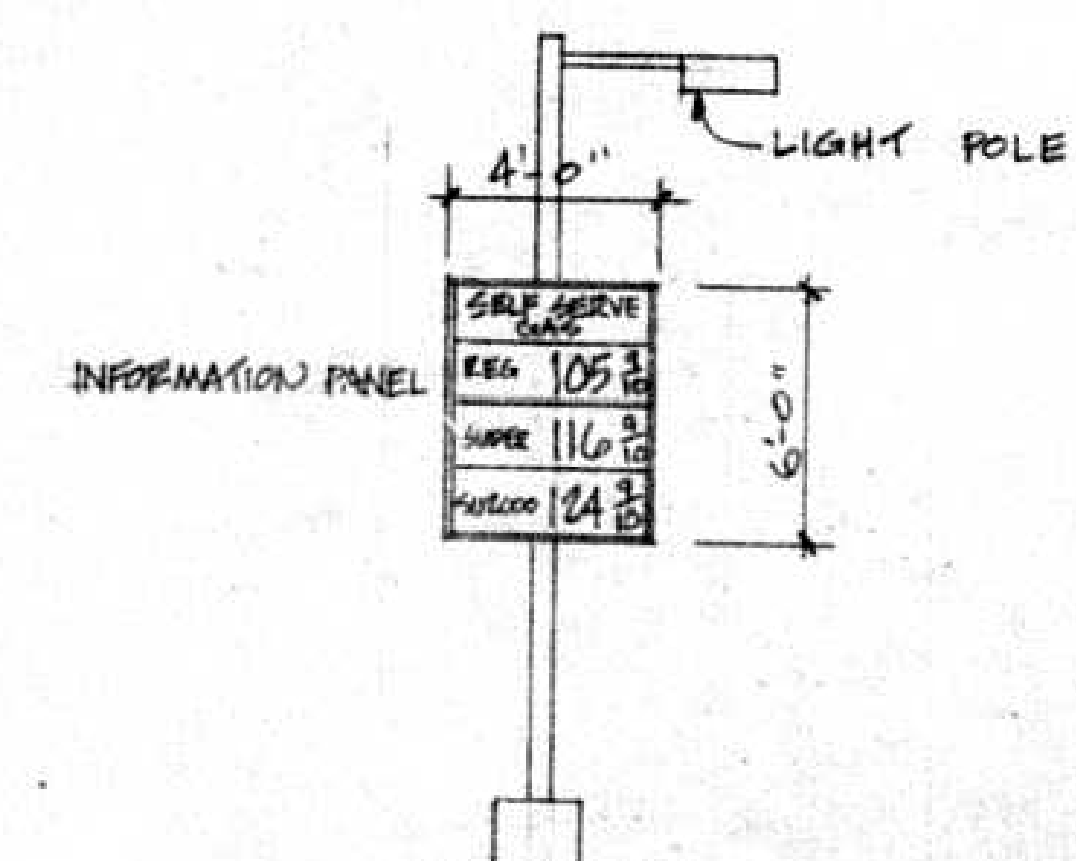
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- VARIANCE FROM SECTION 413.2 (5) TO ALLOW EXISTING DOUBLE FACED FREESTANDING BUSINESS SIGN TOTALING 128 SQ. FT. IN AREA IN LIEU OF THE REQUIRED 100 SQ. FT.



EXISTING SIGN ELEVATION

NOTE: NO SCALE
NO PORTABLE "A" OR "SANDWICH BOARD" SIGNS ARE ON SITE. ALL OTHER FREE-STANDING SIGNS ARE INFORMATIONAL ONLY. SEE DETAIL THIS DWG.
ROOF SIGN (EXISTING) COMPLIES WITH SECTION 413.2.

ZONED: BR-1M
USE: RYDER TRUCK RENTAL & LEASING

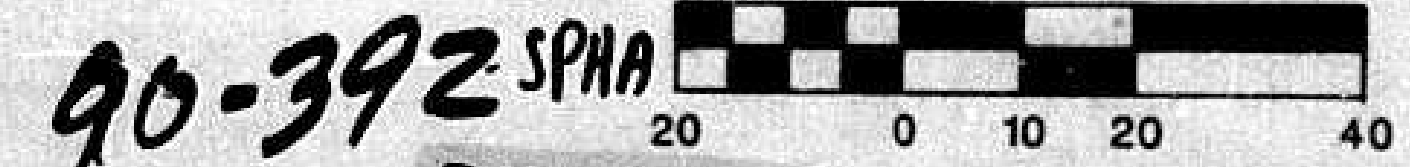


ELEVATION INFORMATION SIGN

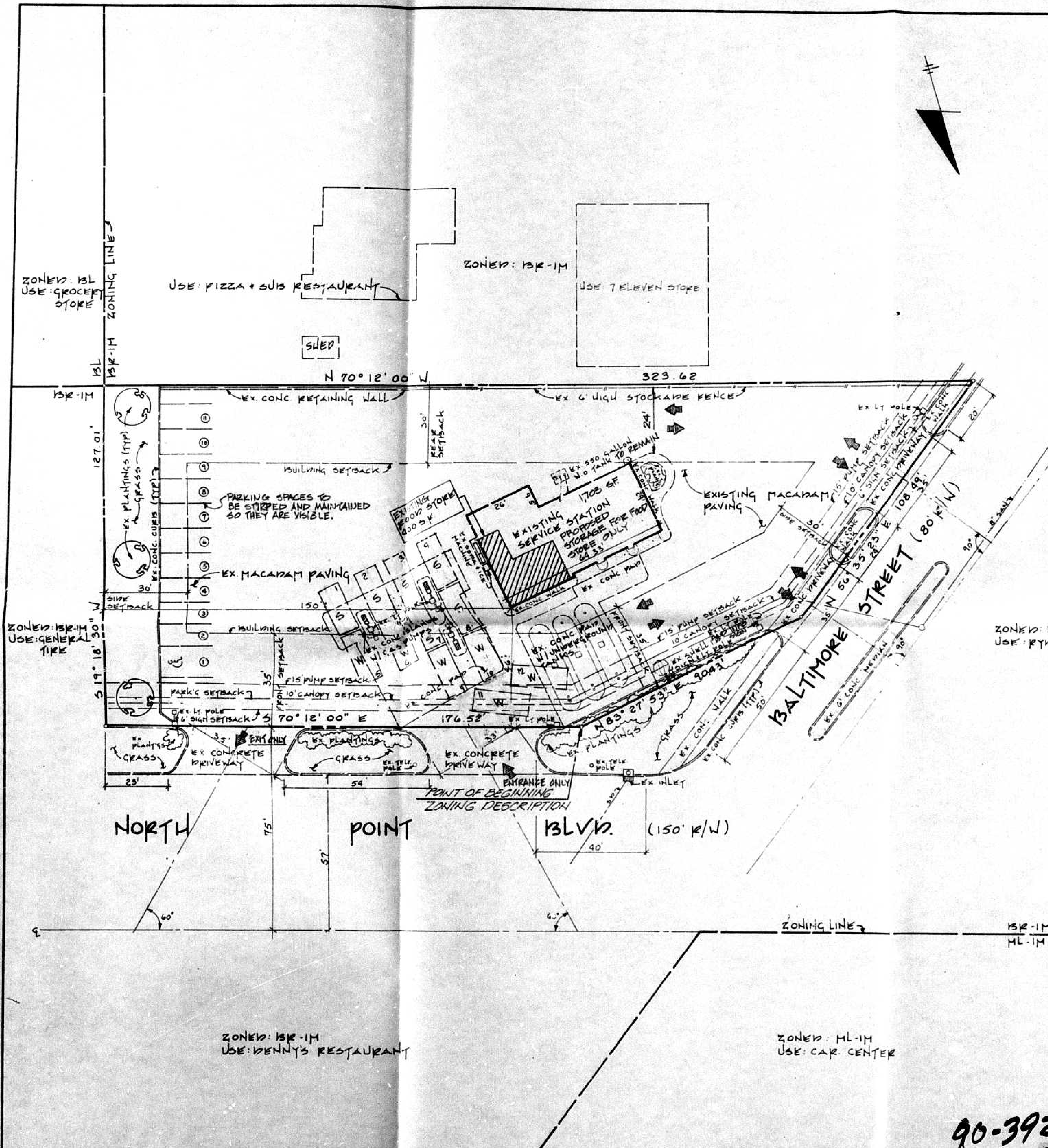
NO SCALE
Mark A. Riddle
STVL/ION ASSOCIATES
MARK A. RIDDLE
MD PROFESSIONAL LAND SURVEYOR NO. 10899



GRAPHIC SCALE



Revised 6-15-90 To include additional variance for sign area
ZONING & CRG PLAN



STV / LYON ASSOCIATES

Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 301-944-9112

REVISIONS	
NO.	DATE DESCRIPTION
1	11-1-88 STV PHEV COMMENTS

NOTE THE BEARINGS, DISTANCES, BUILDING LOCATIONS, AS SHOWN HEREON ARE BASED ON A PLAN BY SHELL OIL COMPANY, DATED MAY 20, 1964. THE BOUNDARIES SHOWN HEREON ARE NOT TO BE CONSTRUED AS REPRESENTATION OF A LAND BOUNDARY SURVEY BY STV / LYON ASSOCIATES.

PLAN PREPARATION	
DRAWN BY	MJF
DESIGNED BY	MJF
CHECKED BY	SHP
DATE	DEC 1988
SCALE	1"=20'

SHELL OIL COMPANY
201 NORTH POINT BOULEVARD
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 15

DRAWING NO.
8138-63
SHEET NO.
1 of 1