

IN THE MATTER OF THE
THE APPLICATION OF
MOBIL OIL CORPORATION
FOR A ZONING RECLASSIFICATION
FROM B.L. 5.5 TO B.L.-C.N.S.,
A SPECIAL HEARING AND SPECIAL
EXCEPTION ON PROPERTY LOCATED
LOCATED ON THE SOUTHWEST
SIDE OF REISTERSTOWN
ROAD, 960' + SOUTHWEST OF
I-695 C/L (1708 REISTERSTOWN
ROAD) .643 + ACRES
3RD ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

OPINION

This matter comes before this Board on a Petition for Reclassification, seeking a zoning classification of B.L. with a C.N.S. district, from the current classification of B.L. In addition, the Petitioner seeks to have a Special Hearing in order to reaffirm the findings and decision of the Zoning Commissioner in Zoning Case No. 90-13-SPHX.

The site is .643 acre in size, and located on the southwest side of Reisterstown Road 960 feet southwest of I-695 within the Pikesville revitalization district. Consultants have identified the area as an urban boulevard. Sites within the urban boulevard should have additional landscaping treatment to lessen the impact of the automobile traffic along Reisterstown Road.

Mobil Oil presented testimony that the present zoning is in error and that a C.N.S. (commercial neighborhood shopping) district imposed upon the present B.L. zoning would be the proper zoning. A documented site plan was submitted which showed a 1,600 square foot existing building, 396 square foot of which will be converted to provide for retail space. The project will not alter the size nor shape of the existing building. It is basically a building interior modification.

Mobil Oil Corporation, Case No. CR-90-408-XSPH

Testimony further indicated that the zoning on the site has not changed since 1976. There are other sites nearby that have the C.N.S. designation.

Reaffirming the findings and decision of the Zoning Commissioner, the Board must find that the proposed use met the requirements of Section 502.1 of the Baltimore County Zoning Regulations (BCZR). The Board finds that the Petitioner has met these requirements and has been meeting these requirements for some time.

In order for the Board to find error in the present zoning classification the requirements of Section 2-58j (1) and (2) of the Baltimore County Code must be met:

- Section 2-58j (1) That exception as limited by the terms of paragraph (3), there has occurred a substantial change in character of the neighborhood in which the property is located since the property was last classified, or that the last classification of the property was established in error.
- (2) That the prospective reclassification of the property is warranted by that change or error. Any finding of such a change or error and any finding that the prospective reclassification is warranted may be made only upon consideration of factors relating to the purposes of the zoning regulations and maps including but not limited to, all of the following: population trends, availability and adequacy of present, and proposed transportation facilities, water supply facilities, sewerage, solid waste disposal facilities, schools, recreational facilities and other public facilities, schools, recreational facilities and other public facilities, compatibility of uses generally allowable under the prospective classification . . .

After considering all the testimony, exhibits and other evidence, the Board finds that the present zoning is in error and will grant the Petitioner's request for a B.L.-C.N.S. zoning on the site. The Board also finds that the requirements of 502.1 have

Mobil Oil Corporation, Case No. CR-90-408-XSPH

been met and the Special Exception should be granted with restrictions. Additionally, the Board is of the opinion that the Petitioner has met the requirements of and the requested variances are not inconsistent with the spirit and intent of the BCZR and will grant said variances subject to restrictions.

ORDER

IT IS THEREFORE this 9th day of January, 1990 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Reclassification from B.L. to B.L.-C.N.S. be and the same is hereby GRANTED; and

IT IS FURTHER ORDERED that the Special Exception to permit a food store in size as submitted to the Board in the documented site plan be and the same is hereby GRANTED; and

IT IS FURTHER ORDERED that the Special Hearing requested to approve an amendment to the previously approved site plan in Case No. 70-122-RXSPH be and the same is hereby GRANTED subject to the following conditions:

- Any lighting fixtures used for illumination and security purposes should be arranged to reflect the light away from adjacent residential properties and public streets.
- No outdoor display of retail merchandise shall be permitted.
- Water and high pressure air service should be provided on site.
- Dumpsters should be fully enclosed and landscaped.
- Street trees shall be provided along Reisterstown Road.
- A note shall be included on the landscape plan indicating that if any planting is provided in the public right-of-way it shall be maintained by the Petitioner.

The Variance to permit a total signage of 205.4 square feet in lieu of the permitted 100 square feet and seven (7) freestanding signs in lieu of the permitted three (3), be and the same is hereby

Mobil Oil Corporation, Case No. CR-90-408-XSPH

GRANTED subject to the following restrictions:

1. 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 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.

2. 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.

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

4. 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.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Michael B. Sauer, Acting Chairman

John G. Disney

C. William Clark

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the Petitioner's request to reaffirm the findings of fact and conclusions of law in Zoning Case 90-13-SPHX.

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

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

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Robert H. Levan

Barry A. Crick

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Mobil Oil Corporation

(Type or Print Name)

Signature

Address

City and State

Signature

Address

City and State

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

Barry A. Crick, President

Name

Address

City and State

Attorney's Telephone No.:

Address

City and State

Attorney's Telephone No.:

Address

City and State

Attorney's Telephone No.:

Address

City and State

Attorney's Telephone No.:

Address

City and State

Attorney's Telephone No.:

Address

City and State

Attorney's Telephone No.:

Address

City and State

Attorney's Telephone No.:

Address

City and State

PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an B.L. zone to an B.L.-C.N.S. zone, for the reasons given in the attached statement; and (2) for a Special Exception, under said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, as permitted under Sections 230.13, 495.2, R.2 and 495.4, D.8, and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

as permitted under Sections 230.13, 495.2, R.2 and 495.4, D.8, and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Robert H. Levan

Barry A. Crick

(Type or Print Name)

Signature

Address

City and State

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

Barry A. Crick, President

Name

Address

City and State

Attorney's Telephone No.:

Address

City and State

Attorney's Telephone No.:

Address

City and State

Attorney's Telephone No.:

Address

City and State

PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

Frederick Ward Associates Inc. Engineers • Architects • Surveyors
P.O. Box 310 • 5 South Main Street, Bel Air, Maryland 21014 • (301) 838-7900 • 879-2090

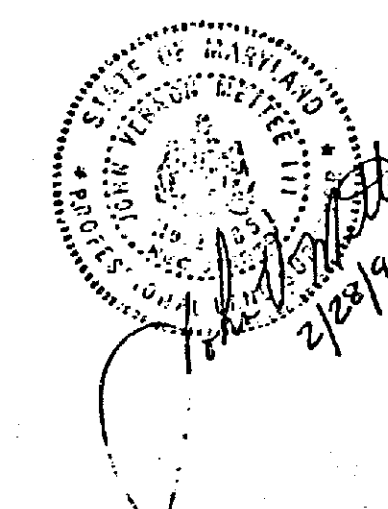
February 26, 1990

Description for Redistricting and Special Exception, 1708 Reisterstown Road, Third Election District, Baltimore County, Maryland.

BEGINNING at a point in the centerline of the Baltimore Beltway, approximately 960 feet, more or less, to point of beginning hereof on the southwesterly side of Reisterstown Road at the northerlymost corner of Mobil Oil Corporation, as conveyed in Liber OTG 5215, folio 093. Thence on the southwesterly side of Reisterstown Road

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

CONTAINING 0.643 acres of land, more or less.



PETITIONER'S STATEMENT IN SUPPORT OF IT'S PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION

The Petitioner, Mobil Oil Corporation ("Mobil"), seeks the reclassification of the subject property from B.L. to B.L.-C.N.S. Reclassification is warranted based upon mistake, the character of the area in which the property is located, and the objectives and purposes of the zoning regulations and maps. Mobil is not seeking a total reclassification of the subject property, but is requesting the superimposition of a district designation on the subject property.

The character of the surrounding area is such that the property is properly suited for and meets the definitional requirements of a C.N.S. district. The property is presently improved by a gasoline service station, whose operation was approved by Zoning Case 70-122-SPHX. In Zoning Case 70-122-SPHX, the subject property and its adjacent property, on which a Hilton Hotel was constructed, sought and obtained approval to construct and operate the gasoline service station and the hotel. At some time thereafter, the hotel operators filed a petition to the zoning authorities requesting approval to amend its structure. In doing so, the hotel operators submitted amended site plans, but mistakenly excluded the service station from its site plans. Consequently, the amended site plans relating to Zoning Case 70-122-SPHX have deleted the gasoline station use; this action by the hotel operators was a mistake since the station has been, and continues to, operate.

The appropriateness of a gasoline service station, and a food store with less than 5,000 square feet, was reaffirmed in Zoning Case 90-13-SPHXA. The Zoning Commissioner, in Zoning Case 90-13-SPHXA, unequivocally stated that the gasoline service station's use "would be conducted without real detriment to the neighborhood and would not adversely affect the public interest."

For the reasons stated, and others to be supplied at the hearing on this matter, it is respectfully requested that the subject site be reclassified from B.L. to B.L.-C.N.S. and that the special exception to use the site as an automotive service station with a food store as a use in combination be granted.

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

BY: *Bernard A. Cook*
Bernard A. Cook

Woodmere I, Suite 400
9881 Broken Land Parkway
Columbia, Maryland 21046
(301) 381-6000

Attorneys for Petitioner,
Mobil Oil Corporation



Frederick Ward Associates Inc. Engineers • Architects • Surveyors
P.O. Box 310 • 5 South Main Street, Bel Air, Maryland 21014 • (301) 838-7900 • 879-2090

ENVIRONMENTAL IMPACT STATEMENT
FOR
MOBIL SERVICE STATION LOCATED AT
1708 REISTERSTOWN ROAD
BALTIMORE, MARYLAND

The referenced site is a 0.643 acre parcel located along Reisterstown Road at approximately 600 l.f. south of the Baltimore Beltway. The site is surrounded by a vacant, but heavily wooded, lot to the south and west. The Hilton Hotel retail/office complex is located immediately north of the property. All surrounding properties are zoned as Business Local (B.L.) zone. The area is filed with commercial development along both sides of Reisterstown Road.

The site is presently served by a two-bay Mobil service station. The station was constructed almost twenty years ago. Mobil Oil Corporation is applying for a zoning re-districting and a Special Exception to permit a use in combination, i.e., a service station and a 396 s.f. of food store. The project will not alter the size or shape of the existing building. It is basically a building interior modification project.

It is our belief that the project will not have any long term adverse impact on the environment and the ecological system. Our opinion is based on the facts that:

- 1) The site is in a heavily developed area.
- 2) The present use of the site is a service station.
- 3) There will be no construction activities outside the existing building.

There will be a slight short term noise impact due to the construction activities. Since the project is essentially an interior building modification, we do not anticipate any noticeable increase in noise level at the property lines. This short term impact will be eliminated at the completion of the project. There will be no irreversible or irretrievable commitment of resources that might result from the action or which would curtail beneficial use of the environment.

FREDERICK WARD ASSOCIATES, INC.

David S. Wang
David S. Wang, P.E.
Vice President

DSW:dww



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

Account: R-001-6150
Number

receipt
No 1532

Date

3/01/90

H9000987

PUBLIC HEARING FEES	QTY	PRICE
040 -SPECIAL HEARING (OTHER)	1	
050 -SPECIAL EXCEPTION	1	
060 -RECLASSIFICATION	1	
070 -SUM OF ABOVE FEES (MAXIMUM)		\$450.00

LAST NAME OF OWNER: MOBIL OIL CORP

Please make checks payable to: Baltimore County

Cashier Validation:



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

Account: R-001-6150
Number

receipt
No 3723

Date

10/22/90

H9100341

PUBLIC HEARING FEES	QTY	PRICE
060 -POSTING SIGNS / ADVERTISING 1 X		\$400.52
TOTAL:		\$400.52

LAST NAME OF OWNER: MOBIL OIL CORP

Please make checks payable to: Baltimore County

Cashier Validation:



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
1111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

January 8, 1991

Robert H. Levan, Esquire
Bernard A. Cook, Esquire
9881 Broken Land Parkway
Suite 400
Columbia, Maryland 21046

Re: Case No. CR-90-108-XXSPH (Mobil Oil Corp.)

Dear Messrs. Levan and Cook:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,
LindaLee M. Kuszmaul
LindaLee M. Kuszmaul
Legal Secretary

Enclosure

cc: Mobil Oil Corporation
Mr. James Earl Kraft
People's Counsel for Baltimore County
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney



Baltimore County, Maryland

PEOPLE'S COUNSEL
ROOM 304, COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
887-2862/2188

PHYLLIS COLE FRIEDMAN
People's Counsel

PETER MAX ZIMMERMAN
Deputy People's Counsel

September 21, 1990

The Honorable
William T. Hackett, Chairman
County Board of Appeals
Room 315, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Mobil Oil Corporation, Petitioner
Case No. CR-90-408-XXSPH
(Item 9, Cycle III)

Dear Chairman Hackett:

Upon review of this petition, this office concurs that, within the B.L. zoning classification, the request for a C.N.S. district is appropriate. We also note that there is C.N.S. districting on nearby property further down Reisterstown Road.

As to the special exception, our tentative position is not to oppose it, so long as the conditions suggested by the Planning Office are established in the order of the Board.

Under these circumstances, it is our present intent not to participate further at the hearing of this case scheduled for October 23rd. Naturally, the Board must also be satisfied with the appropriateness of the re-districting and the special exception in order for it to be granted. If our position changes, we will inform you promptly. In this connection, we also submit for your file the report by the Baltimore County Planning Board on this issue dated July 31, 1990.

Please note that our position here is similar to the position taken in the Estate of Sol Goldman, Case No. CR-90-403-XXSPH.

Very truly yours,
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

Enclosure

cc: Bernard A. Cook, Esquire
Pat Keller, Planning

PMZ:sh

90 SEP 21 PM 12:04
RECEIVED
COUNTY BOARD OF APPEALS

Report by the
Baltimore County Planning Board
to the
Baltimore County Board of Appeals

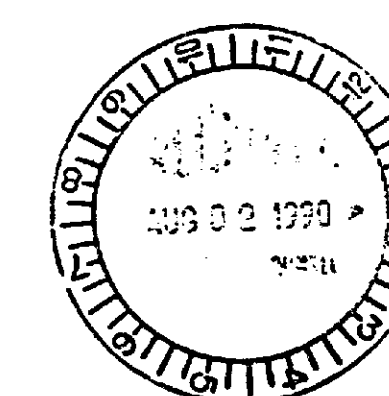
ZONING RECLASSIFICATION PETITIONS

Cycle III, 1990

July 31, 1990



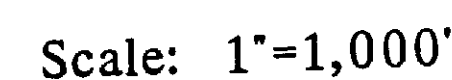
David F. Zimmerman
County Executive



ITEM NO. and PETITIONER	LOCATION	ACRES	EXISTING ZONING	REQUESTED ZONING	QTY RECOMMENDATION	PLANNING BOARD
ITEM NO. 8 Tell Bin Der R-90-407; 10/17/90	NE/S Reisterstown Road, 440' SE of the centerline of W. Wilson Lane Extended	2.608	D.R. 3.5	B.L.	D.R. 3.5	D.R. 3.5
ITEM NO. 9 Mobil Oil Corporation CR-90-408 XXSPH; 10/23/90	SE/S Reisterstown Rd, 960', SW of I-695 centerline (61708 Reisterstown Rd)	.643	B.L.	B.L.-C.N.S.	B.L.-C.N.S.	B.L.-C.N.S.
ITEM NO. 10 Claridge Towers Company CR-90-409 SPH; 10/24/90	E/W Allison Lane, 74', SW of centerline Ballona Av (88415 Ballona Lane)	4.544	D.R. 16	O-1	D.R. 16	D.R. 16
ITEM NO. 11 Calvin & Belrose Unified R-90-410; 10/31/90 John L. Linsinger	SE/S MD, PA Railroad, 340', SW of the centerline of Glen Ave Road	2.490	R.C. 5	B.L.-C.R.	R.C. 5	R.C. 5
ITEM NO. 12 Ruth C. Stephens, Personal Representative in the Estate of Ruth Chatterton R-90-411; 11/7/90	NE/S Gouttner Road, 205', SE of centerline Belair Road	0.24	R.C. 5	B.L.	R.C. 5	R.C. 5
ITEM NO. 13 Belair Road White Marsh Joint Venture R-90-412; 11/13/90	N/S White Marsh Blvd (Proposed), 945' E. of centerline Belair Road; also 220' E. of centerline of Susquehanna Transmission Company Powerline	3.289	D.R. 3.5 (2.546 acres)	B.R.	B.R.	B.R.
ITEM NO. 14 Perry Hall Mini Storage & Company R-90-413; 11/14/90	SW/S Roseville Blvd, 527' E. of Perry Hall Blvd (87750 Roseville Boulevard)	.577	D.R. 5.5	R.L.-I.M.	D.R. 5.5	D.R. 5.5
ITEM NO. 15 Shell Oil Company CR-90-414 XXSPH; 11/27/90	SW/S Stammers Run Road, cor. SW/S Maclyn Avenue (8401 Stammers Run Road)	0.372	B.L.	B.L.-C.N.S.	B.L.-C.N.S.	B.L.-C.N.S.
ITEM NO. 16 Charles LeMay R-90-415; 11/28/90	NE/S North Point Blvd, between City Line and Rolling Hill Road (86800 Rolling Hill Road)	.3	R.R.-I.M.	R.R.-I.M.	R.R.-I.M.	R.R.-I.M.

CYCLES/ITEMS
7/31/90

8



Automotive service stations are permitted by Special Exception in the B.I.L. zone subject to the provisions of Section 405 of the B.C.Z. Section 405.2. outlines the district locations in which automotive-service stations are permitted. Without the appropriate district application, a site in the B.I.L. zone is not eligible for automotive-service stations. However, Section 405.8 addresses B.I.L. zone service stations that existed prior to December 31, 1967. These uses may be expanded or reconstructed for another use as listed in paragraph 405.8.2. However, Section 405.4.c does not allow a food store in conjunction with an automotive service station.

cc: File
Bernard A. Cook, Esq.

Beginning a point in the center of the Baltimore Beltway, and extending southward to the intersection, to point of beginning hereafter.

1) North 30 degrees 57' 00" East 21.00 feet.

2) North 38 degrees 24' 30" East 163.00 feet, thence bearing and distance as follows:

a) North 33 degrees 55' 00" East 138.00 feet to the point of beginning.

Containing 0.443 acres of land.

Special Exception for an additional station.

Exception for food store use as described as permitted under Ordinance 10-100, Section 10-100.405, A.D.B. Special Hearing to be held on 11/15/2010 at 10:00 a.m. in zoning case #90-13-SPHDA.

Petition to rescind the above.

11/15/2010 10:00 a.m. in C.N.S. case.

DATE TUES, OCT 27, 19 2010

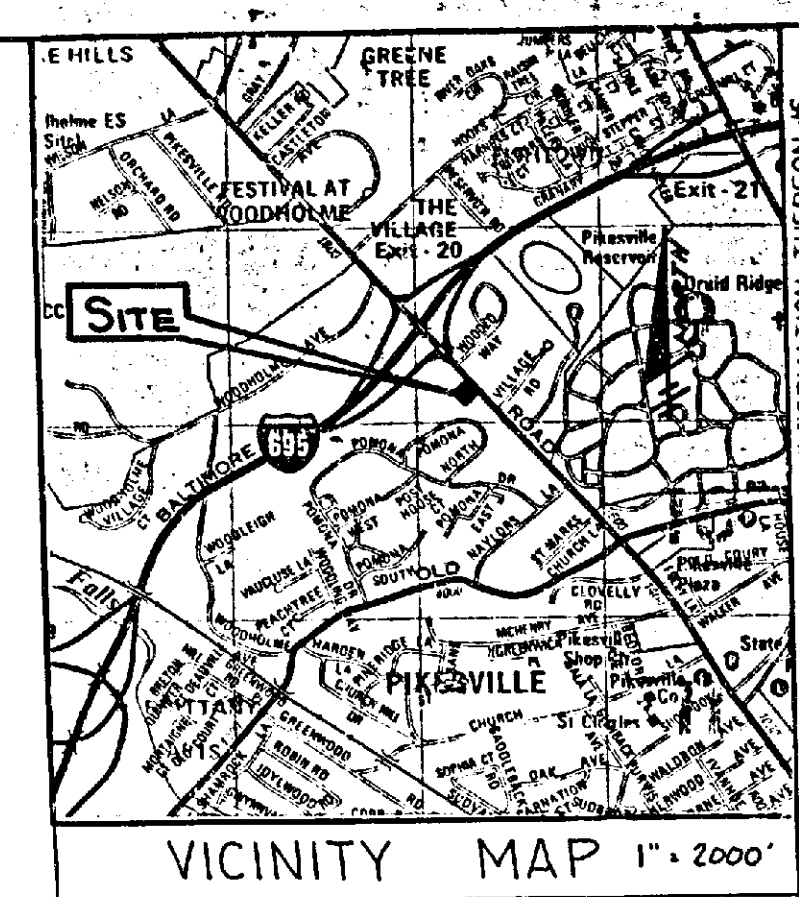
111 W. Chesapeake Avenue
Baltimore, MD 21201
WILLIAM T. MACKAY
County Council of Annapolis
County Board of Appeals

GOVERNMENT JOBS—56164—
F99-777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492

NOTE: NO BUILDING WITHIN 200' OF MOBIL STATION

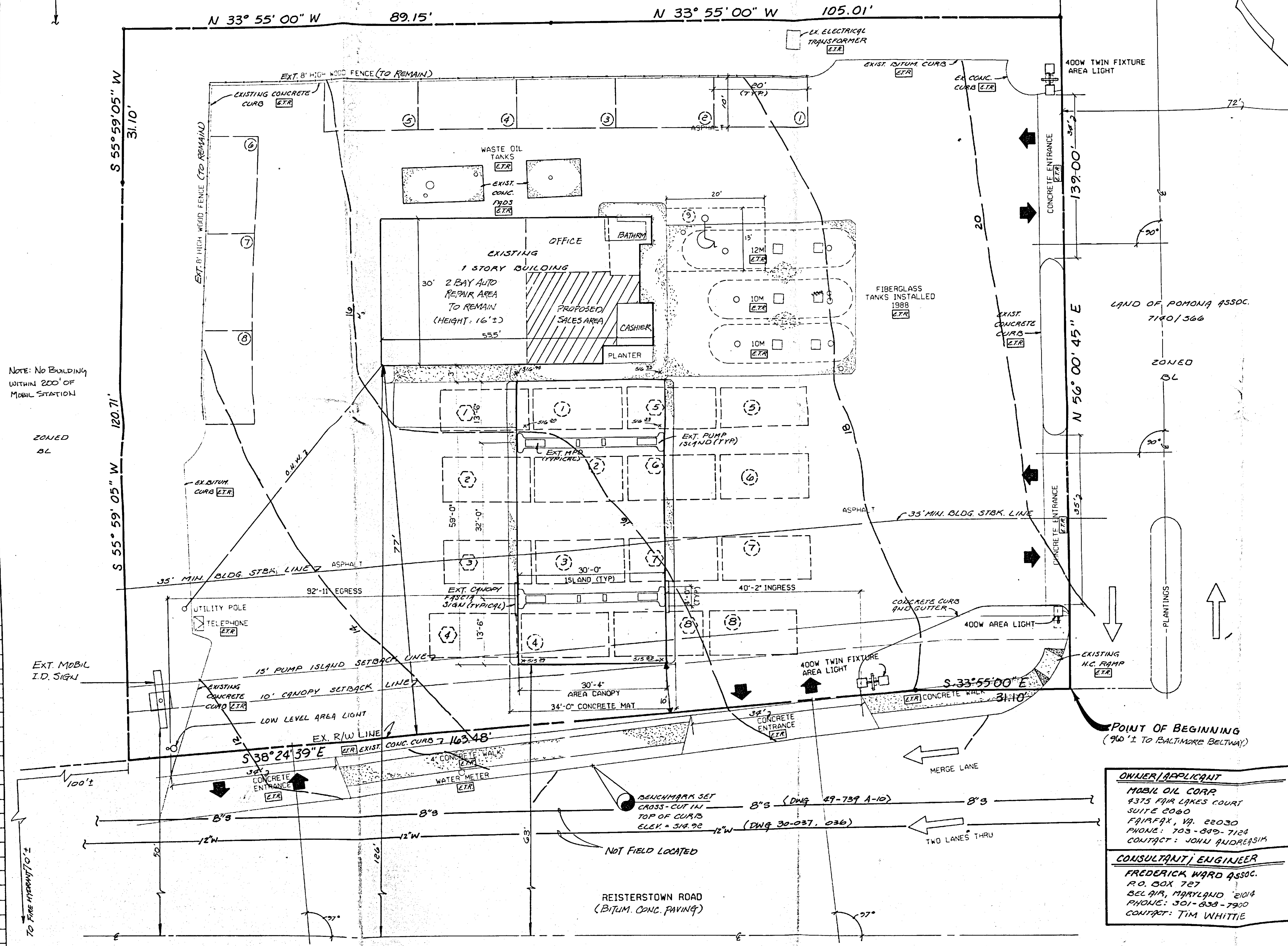
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LAND OF B.S.P. ASSOC.
6015/507



VICINITY MAP 1" = 2000'

EXISTING
BANK



NOTE: NO BUILDING WITHIN 200' OF MOBIL STATION

ZONED
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SITE NOTES

- ELECTION DISTRICT: 3RD
- COUNCILMANIC DISTRICT: 2ND
- CENSUS TRACT: 4034.02
- WATERSHED: 27
- SUB SEWERSHED: 65
- TOTAL SITE AREA: 29,030 SQ. FT. - (0.64 AC.)
- MIN. SITE AREA REQ'D: 16,884 SQ. FT. (SEE SHT 2)
- LANDSCAPED AREA: 5,186 SQ. FT. (18 % OF SITE)
- PARKING (SEE SHEET 2)
 - REQUIRED: 3 PER BAY = 6 SPACES
 - PROVIDED: 9 SPACES (INCLUDING 1 & 1/2 SPACE)
- ZONING STATUS
 - EXISTING ZONING: B.L.; PROPOSED ZONING: B.L.-CNS
 - EXISTING USE: SERVICE STATION
 - PROPOSED USE: SERVICE STATION WITH FOOD STORE LESS THAN 5,000 S.F. (396 S.F.)
- PREVIOUS ZONING CASES:
 - 70-122-RX-SPH
 - 90-13-SPHXA - APPROVED SERVICE STATION WITH A USE IN COMBINATION & FREE STANDING SIGNS AS SHOWN.

- BUILDING (FLOOR AREA RATIO: 0.06)
 - TOTAL BUILDING AREA: 1600 S.F. (UNCHANGED)
 - PROPOSED SALES AREA: 376 S.F.
- BUILDING CONSTRUCTION WILL COMPLY WITH BUILDING CODE & FIRE CODE REQUIREMENTS
- OPERATION
 - HOURS OF OPERATION: 24 HRS.
 - MAX. NO. OF EMPLOYEES: 6 MAX./SHIFT
- GRADING
 - NOT APPLICABLE (BLDG. MODIFICATION ONLY)

OWNER/APPLICANT
MOBIL OIL CORP.
4375 FAIR LAKES COURT
SUITE 2060
FAIRFAX, VA. 22030
PHONE: 703-899-7128
CONTACT: JOHN ANDREASIS

CONSULTANT/ENGINEER
FREDERICK WARD ASSOC.
P.O. BOX 727
BEL AIR, MARYLAND 21014
PHONE: 301-633-7900
CONTACT: TIM WHITTE

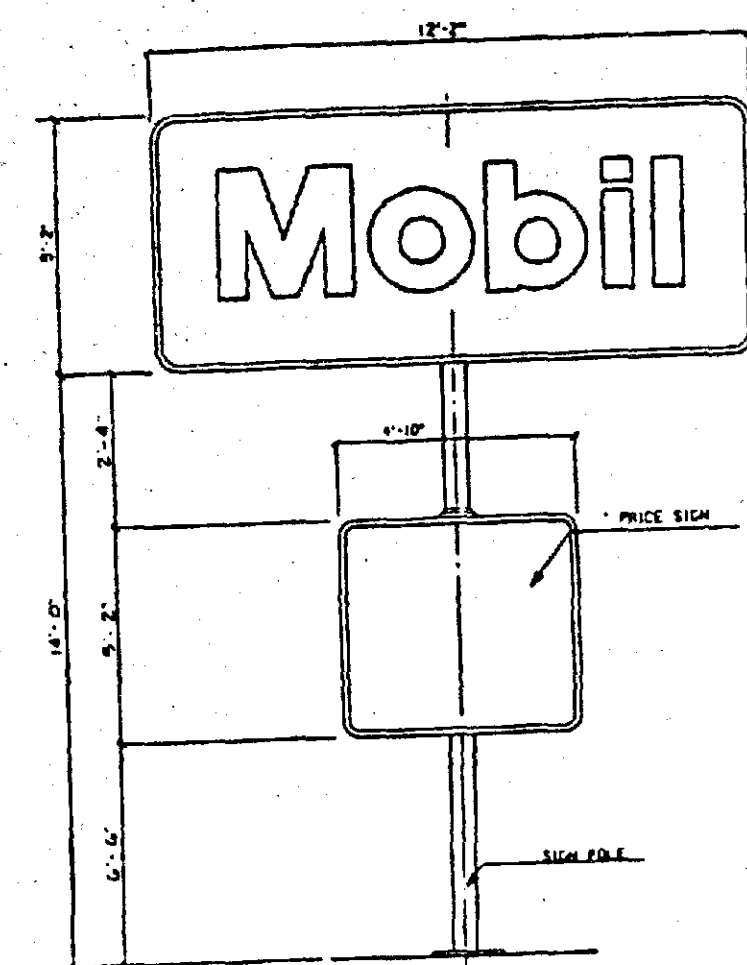
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CR-90-408XSPH

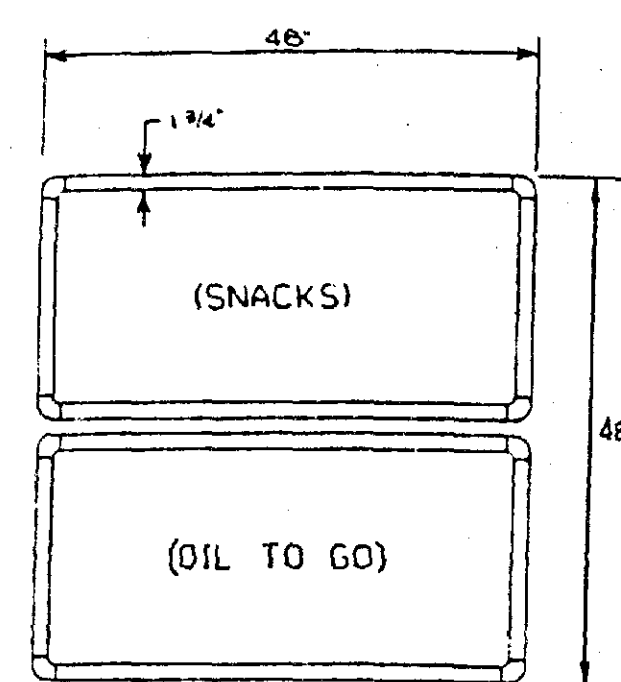
PLAN FOR REDISTRICTING & SPECIAL EXCEPTION
MOBIL SERVICE STATION
1108 REISTERSTOWN ROAD - PINEVILLE, BALTIMORE COUNTY, MD.
3RD ELECTION DISTRICT

Mobil Oil Corporation
U.S. Marketing & Refining Division Department
Fairfax Virginia 22037

REVISIONS
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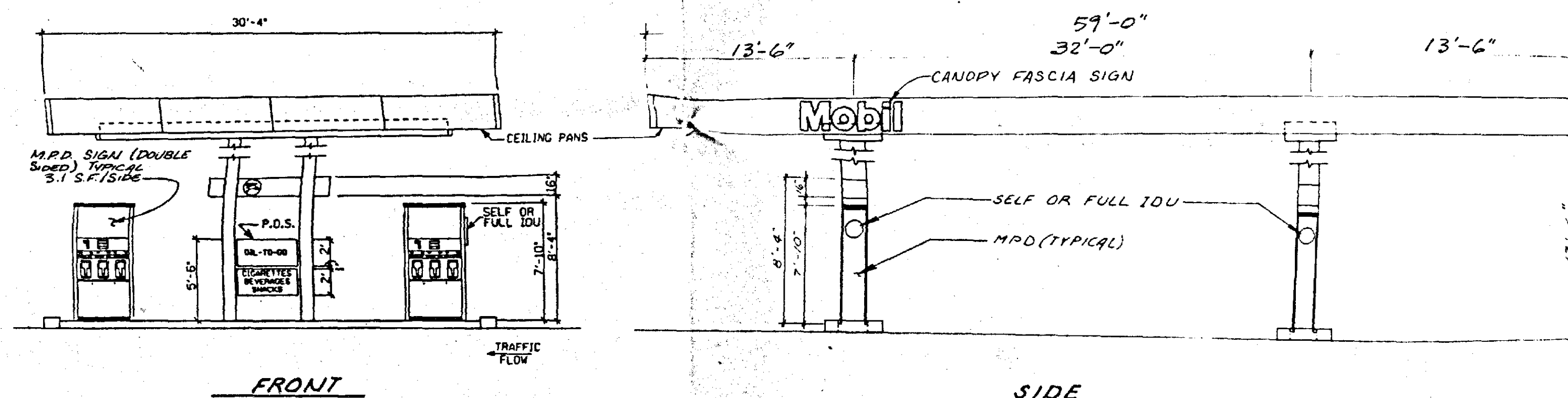
FREESTANDING MAJOR I.D. SIGN
NOT TO SCALE
(1- EXISTING TO REMAIN - Double Sided - 12.6 S.F./Side
PRICE = 25.0 S.F./Side)



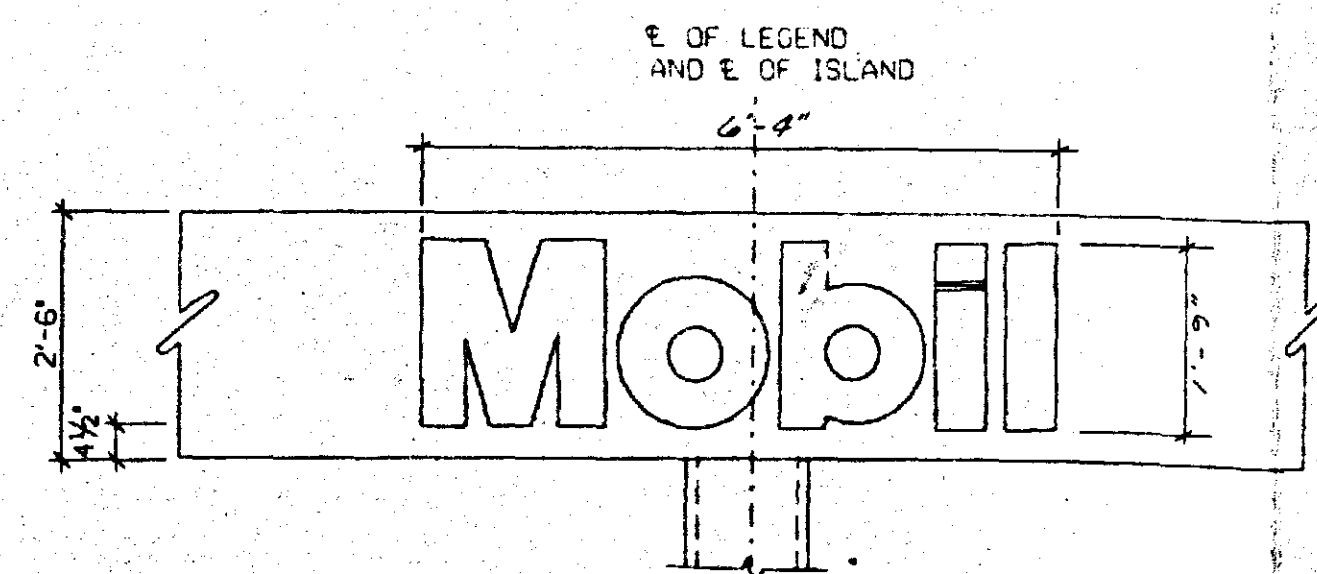
BUILDING WALL SIGN
NOT TO SCALE
(1- EXISTING TO REMAIN - Single Sided - 12.6 S.F.)



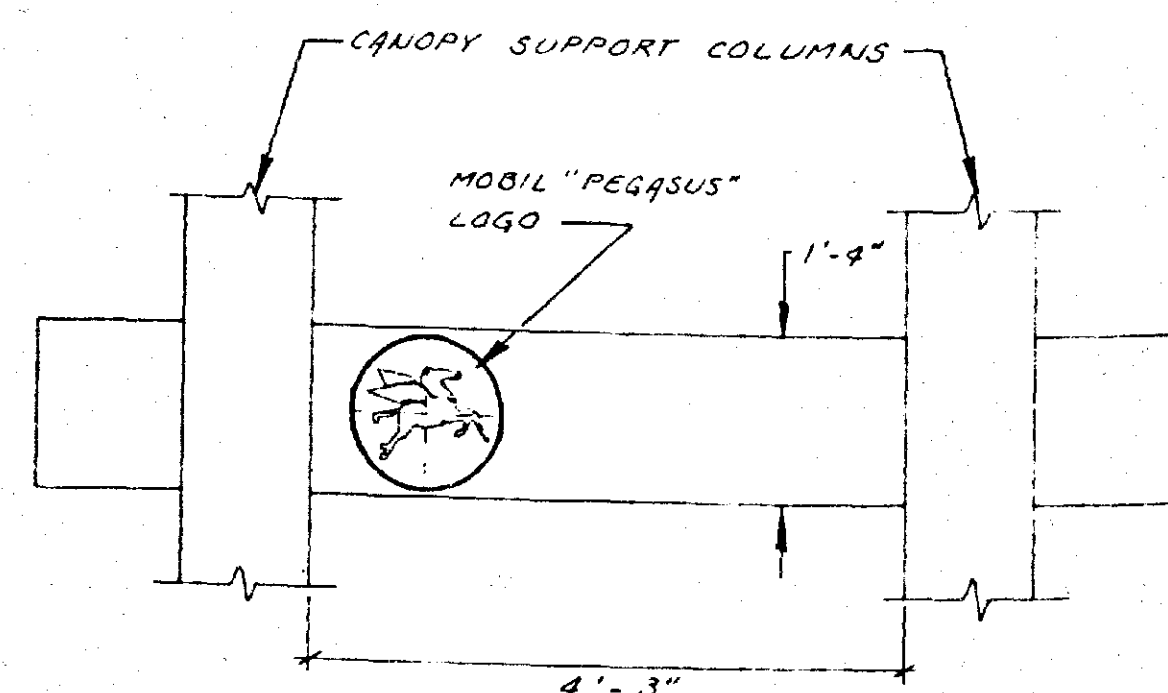
BUILDING FASCIA PEGASUS DISC
NOT TO SCALE
(1- EXISTING TO REMAIN - Single Sided - 12.6 S.F.)



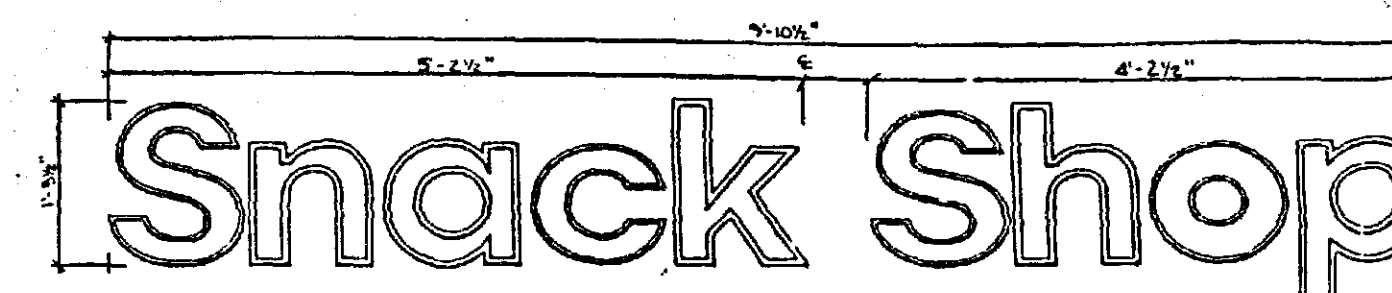
CANOPY ELEVATION DETAILS
NOT TO SCALE



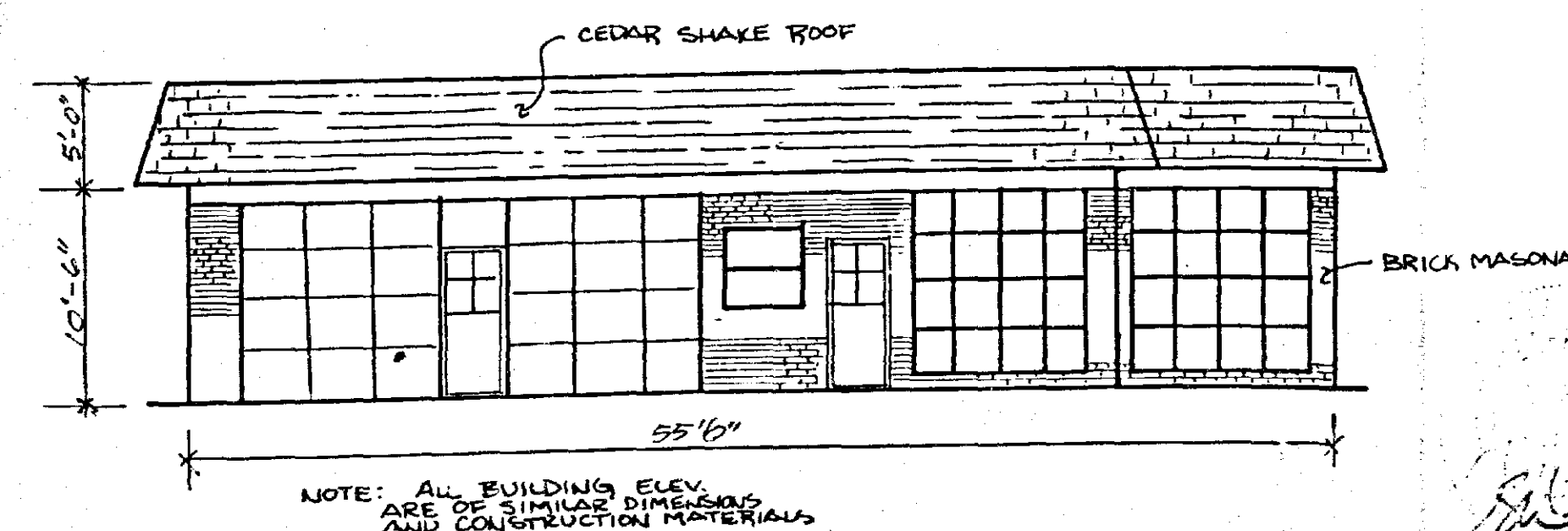
CANOPY FASCIA SIGN
NOT TO SCALE
(SINGLE SIDED - 11.6 S.F.)



SPREADER BAR SIGN
NOT TO SCALE
(DOUBLE SIDED - 12 S.F./Side - Disc Only)



PROPOSED "SNACK SHOP" BUILDING FASCIA SIGN
NOT TO SCALE
(1- Proposed - 13.0 S.F.)



BUILDING FRONT ELEVATION
1/4" = 1'

AREA REQUIRED

2 DISPENSER ISLANDS WITH 2 MULTIPLE PRODUCT DISPENSERS PER ISLAND. SERVING EIGHT CARS AT ONE TIME.

TOTAL SERVICE BAYS = 2
TOTAL SERVING SPACES = 8
TOTAL SPACES = 10

MINIMUM SITE AREA REQUIRED = 15,000 SQ. FT.

TOTAL AREA OF SITE = 28,630 SQ. FT. = 0.643 AC

ADDITIONAL SITE AREA REQUIRED = 4 x SALESROOM FLOOR AREA =
(4) x (396) = 1584 S.F.

TOTAL SITE AREA REQUIRED = 16,584 S.F.

SIGN INFORMATION

FREESTANDING SIGNS

MAJOR I.D. (1) = 12.6 S.F.

SPREADER BARS (2) = 4.8 S.F.

M.P.D. SIGNS (4) = 24.8 S.F.

TOTAL (7 SIGNS) = 205.4 S.F.

BUILDING SIGNS

CANOPY FASCIA (2) = 22.2 S.F.

PEGASUS DISC (1) = 12.6 S.F.

BLDG. WALL SIGN (1) = 16.0 S.F.

TOTAL (4 SIGNS) = 50.8 S.F.

EMANATIONS:

1. SOUND: NEGLIGIBLE LEVELS
2. DUST: NEGLIGIBLE LEVELS
3. ODOR: NO INCREASE OVER EX. CONDITIONS
4. GASES: NO INCREASE OVER EX. CONDITIONS
5. LIGHT: LESS THAN ONE CANDLE FOOT OFFSITE
6. HEAT: NEGLIGIBLE LEVELS

USE IN COMBINATION WITH SERVICE STATION

1. FOOD STORE (LESS THAN 5000 S.F.)

PARKING

PARKING SPACES REQUIRED
- 3 PER SERVICE BAY = 6 SPACES
- 5 PER 1000 S.F. FLOOR AREA (CONVENIENCE STORE) = 2 SPACES
PARKING SPACES PROVIDED
= 9 (INCLUDING 1 HANDICAPPED SPACE)

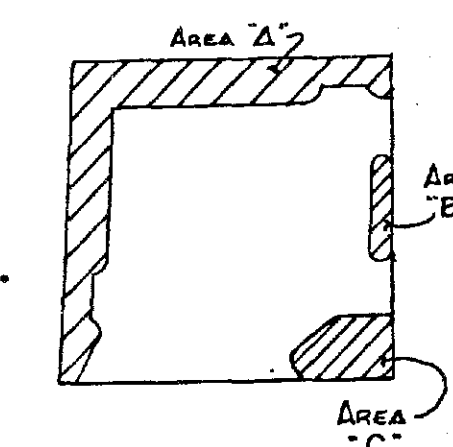
ACCESS POINTS

EXISTING TO REMAIN - 2-35' DRIVEWAYS ON REISTERSTOWN ROAD
EXISTING TO REMAIN - 2-35' DRIVEWAYS TO HILTON SHOPPING PLAZA

LANDSCAPE

KEY AREA MAP

AREA "A" = 4369 SQ. FT.
AREA "B" = 173 SQ. FT.
AREA "C" = 604 SQ. FT.



LANDSCAPE AREA REQUIRED = 1400 SQ. FT.
(5% OF TOTAL TRACT)

LANDSCAPE AREA PROVIDED = 5166 SQ. FT.

OWNER & PETITIONER

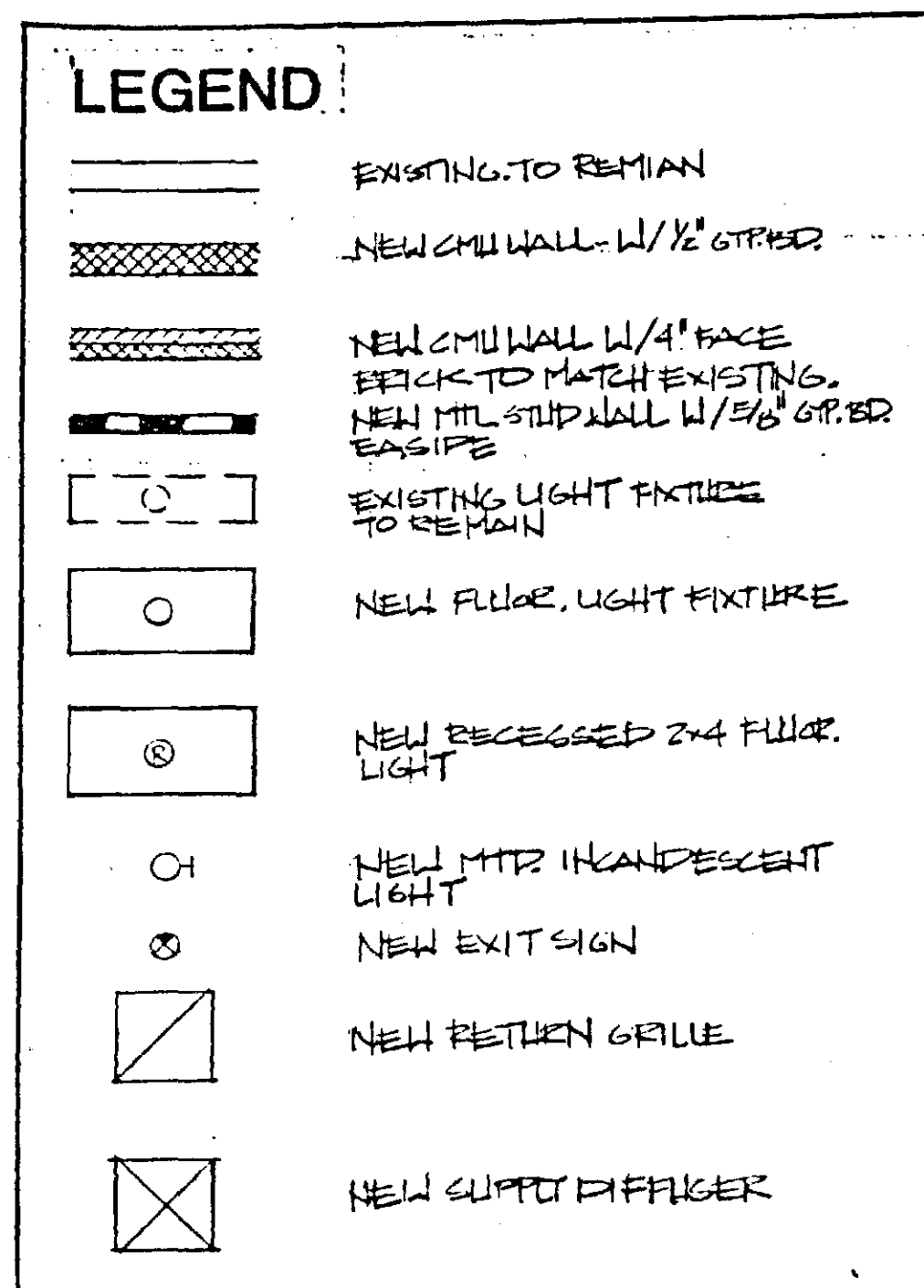
MOBIL OIL CORPORATION
10135 BALLS FORD ROAD
MANASSAS, VIRGINIA • 20104
PHONE (703) 631-9253

USER:
FOLIO:

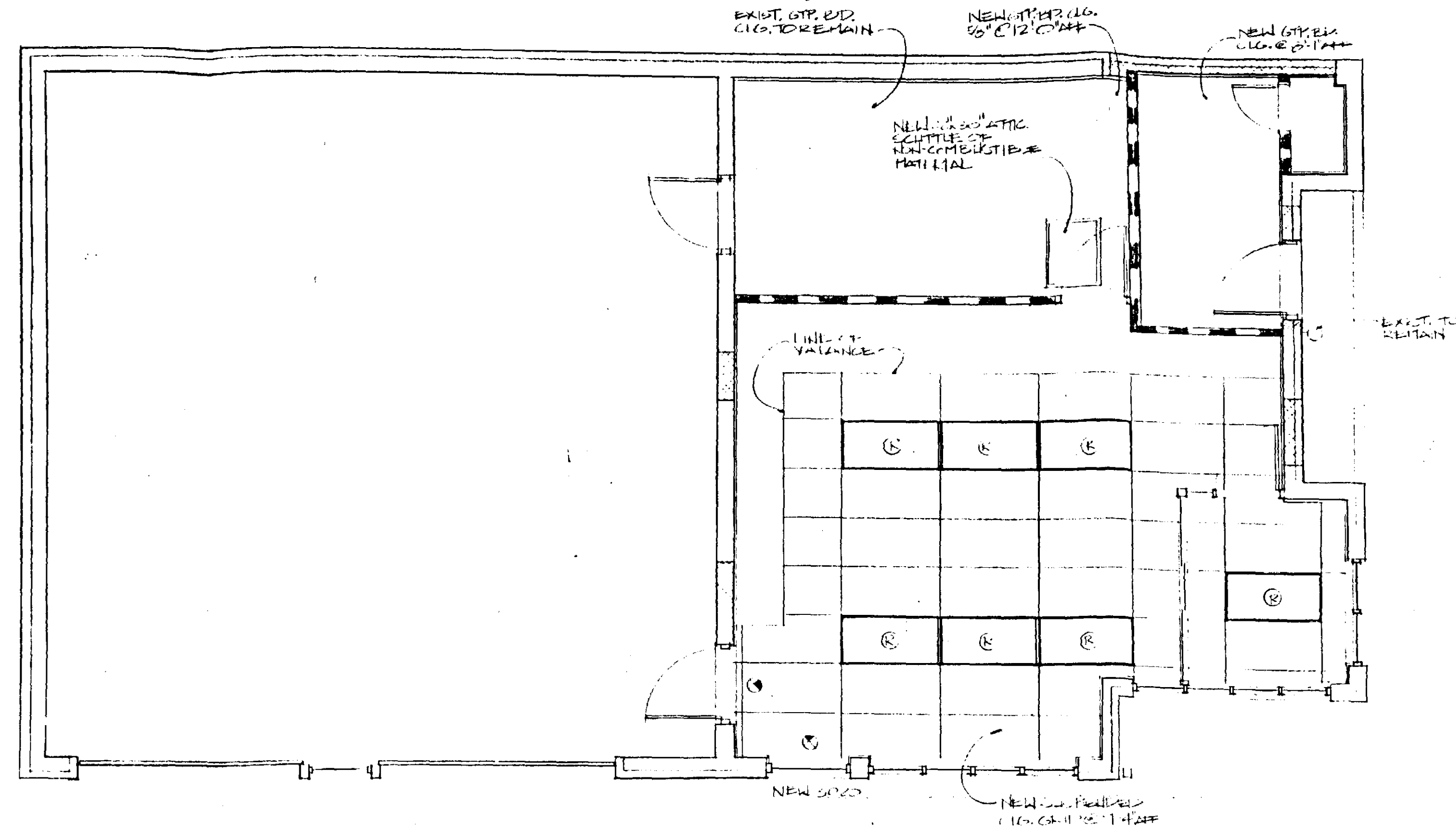
CONSULTANT

FREDERICK WARD ASSOCIATES INC.
5 SOUTH MAIN STREET
BETH AIR, MARYLAND • 21013
PHONE (301) 838-7900 • (301) 879-2090

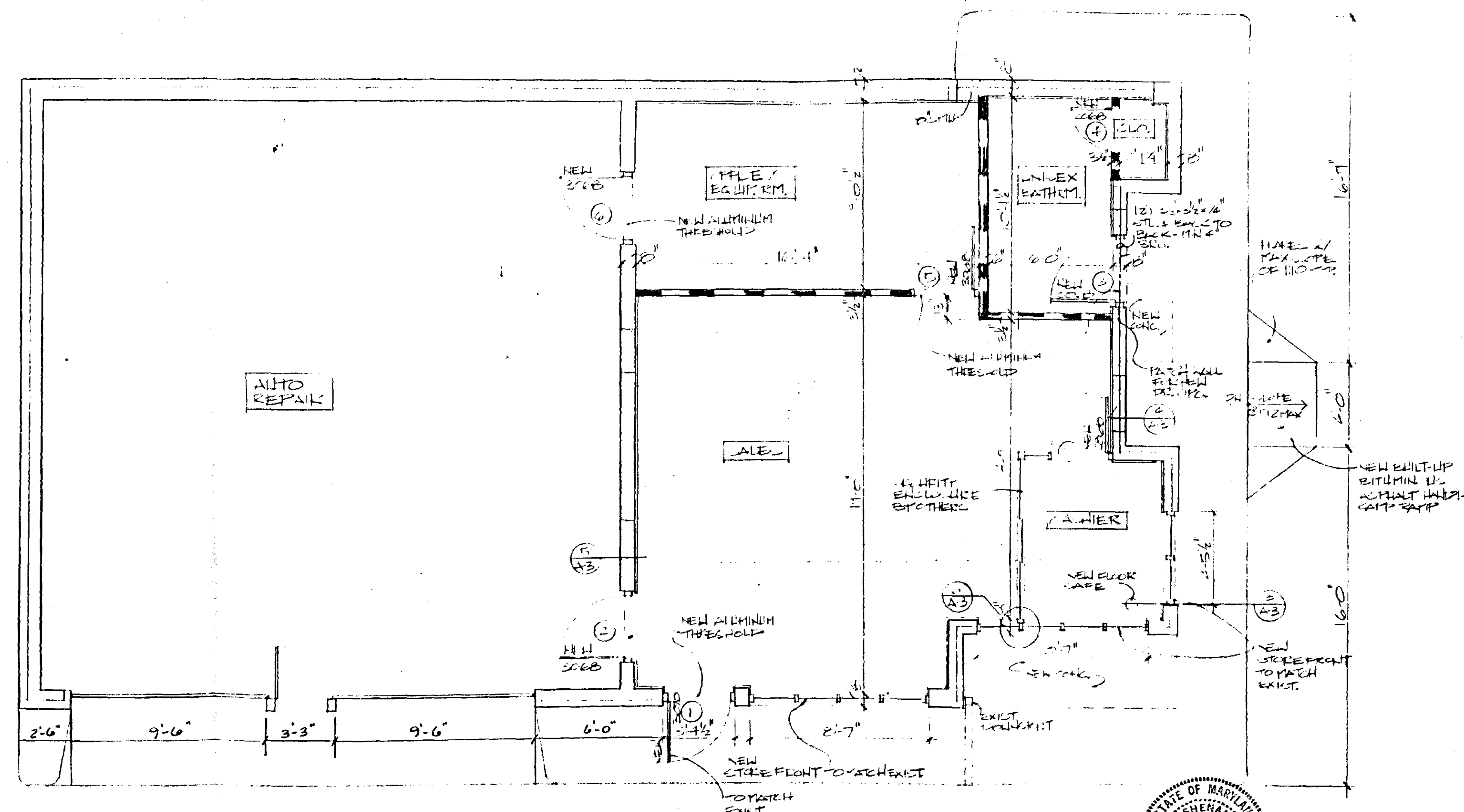
PLAT FOR REDISTRICTING A SPECIAL EXCEPTION
MOBIL SERVICE STATION
1108 REISTERSTOWN ROAD - PINEVILLE
3RD ELECTION DISTRICT - BALTIMORE COUNTY, MD.



NOTES:
ALL STUD WALLS DIMENSIONED 3/4" ARE ACTUAL SIZE 3/8" MTL STUD WALLS.



NEW REFLECTED CLG. PLAN



NEW FLOOR PLAN

MALEADY, ROY + O'BRIEN, P.C.

ARCHITECTURE PLANNING

1210 WIGHTMAN ROAD, SUITE 100, GAITHERSBURG, MARYLAND 20878

Mobil Oil Corporation

4375 FAIRLAKES CT #2080

FAIRFAX, VA. 22033

**NEW FLOOR &
REFLECTED CLG. PLAN
MOBIL MART EXPANSION
PIKESVILLE MOBIL**

DATE:

REVISIONS:

SHEET NO.

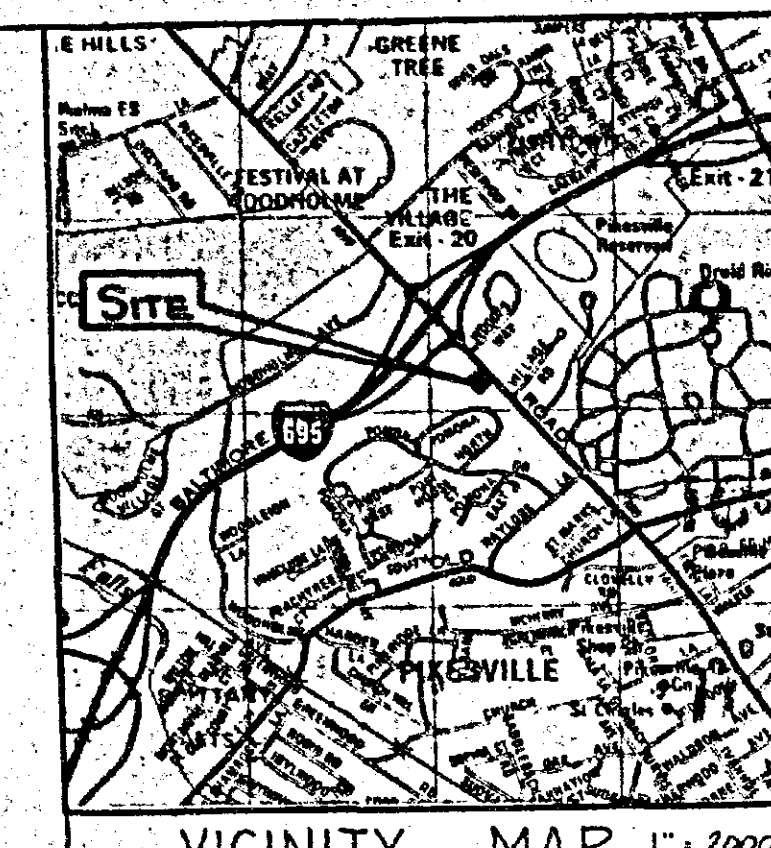
4 of 4

JOB NO.

88086



PRINTED
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MOBIL OIL CORPORATION

TIM HINCHMAN
4711 COLUMBIA ROAD
ELLCOTT CITY, MARYLAND - 21063
PHONE: 301 - 992 - 1700

"I CERTIFY THAT THE PLANTING PLAN SHOWN HEREIN IS
CONSISTENT WITH APPLICABLE POLICY, GUIDELINES AND
ORDINANCES, AND THAT ALL PLANT MATERIAL TO BE FURNISHED
WILL BE UNWEEDY-GROWN IN ACCORDANCE WITH THE SPECI-
FICATIONS STATED IN THE BALTIMORE COUNTY LANDSCAPE
MANUAL, 1985. DATED 19____."

Tim Hinchman 9-28-89
SIGNATURE OF APPLICANT DATE
DATE

2) Prior to the issuance of any building permits, Petitioner shall prepare and submit to the Planning and Zoning Commission a site plan and landscaping plan, which incorporates the landscaping set forth in Petitioner's Exhibit 2; and the additional landscaping recommended by the Pikeville City Growth Corporation, for approval by the Baltimore County Landscape Planner. A copy of the approved landscaping plan shall be submitted to the Pikeville County Growth Corporation and the Zoning Commission's Office for inclusion in the case file.

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

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

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

OWNER/APPLICANT

MOBIL OIL CORP
4375 FAIR LAKES COURT
SUITE 2060
FAIRFAX, VA 22030
PHONE: 703-849-7124
CONTACT: JOHN GUIDREGSIS

CONSULTANT/ENGINEER

FREDERICK WARD ASSOC.
P.O. BOX 727
BEL AIR, MARYLAND 21014
PHONE: 301-638-7900

SHEET NUMBER 16-HYM	REV. U.S. Marketing & Refining Division Marketing Operations Engineering Department Fairfax, Virginia 22037	Mobil Oil Corporation	LANDSCAPE PLAN MOBIL SERVICE STATION 1708 REISTERSTOWN ROAD - PINEVILLE 3RD ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND	DRAWN BY CHECKED BY SCALE DATE	NO. REVISIONS DATE BY CHECKED BY	THIS DRAWING AND ALL INFORMATION THEREON IS THE PROPERTY OF MOBIL OIL AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSES FOR WHICH IT IS EXPRESSLY FURNISHED. THE DRAWING AND ANY COPIES THEREOF (PARTIAL OR COMPLETE) SHALL BE RETURNED TO THE OWNER ON DEMAND.
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