


8867-8860 BELAIR ROAD
W-91-125

Revised Plan Comments
Plan Dated: 7/91
Copy Received with Letter Dated 2/5/92
Comments Date: 2/92
Comments Completed: 2/21/92

The plan agrees with the documented site plan in Zoning Case #CR-91-118
and is therefore approved for C.R.G.

Final zoning approval is contingent first, upon all plan comments being
addressed on the C.R.G. plan; and secondly, upon the final resolution
of all comments, the outcome of any requested zoning hearings and finally,
the inclusion of the blue commercial checklist information being included
on teh building permit site plans.


JOHN L. LEWIS
Planner II

JLL:scj
cc: Current Planning
Waiver File
Zoning File - CR-91-118

IN THE MATTER OF THE * BEFORE THE
THE APPLICATION OF * COUNTY BOARD OF APPEALS
ROBERT S. GEMMILL, ET UX * OF
FOR A ZONING RECLASSIFICATION * BALTIMORE COUNTY
FROM B.L.-C.C.C. TO B.L.-C.S.A. OR *
B.L.-C.N.S. AND FOR A SPECIAL * CASE NO. CR-91-121-SPHXA
HEARING, SPECIAL EXCEPTION, AND * Item #15, Cycle IV
VARIANCES ON PROPERTY LOCATED ON * 1990-1991
CORNER OF SOUTHWEST SIDE TRAPPE *
ROAD AND SOUTHWEST SIDE OLD NORTH *
POINT RD (3001 OLD NORTH POINT RD *
15TH ELECTION DISTRICT *
5TH COUNCILMANIC DISTRICT *
* * * * *

OPINION

This case comes before this Board on Petition to reclassify the property in question from B.L.-C.C.C. zoning to B.L.-C.S.A. OR B.L.-C.N.S. zoning. Since the ultimate aim of the Petitioner is to develop the property as an automotive service station, and for combination use of a food store with the service station, the Board will first consider the reclassification from B.L.-C.C.C. to B.L.-C.S.A., since the C.S.A. district permits a service station as a matter of right. The Petition also asks for a special hearing to approve the termination of the existing special exception granted in Case No. 3663-RX which will allow the existing repair facility building to be razed. The Petition also asks that a new special exception be granted for an automotive service station in combination use with a food store. The Petition further requests a number of variances: 1) to permit a lot area of 24,830 square feet in lieu of the required 27,144 square feet; 2) to permit the construction of three free-standing luminaries 20 feet in height in lieu of the permitted 8 feet, 16 feet, and 17 feet; and 3) to

Case No. CR-91-121-SPHXA Robert S. Gemmill, et ux 2
permit a 5-foot rear yard setback in lieu of the required 20 feet. The case was heard this day in its entirety.

Petitioner's opening statement described at length what presently exists on the site, how long it has existed on the site and its present condition, and then described the use proposed for the site, which is clearly shown on the documented site plan submitted as Petitioner's Exhibit No. 6. Petitioner's attorney presented a proffer as to the testimony of Jackie McMillon who represents the Baltimore County Planning Office, and whose comments in the file are in favor of the granting of the requested redistricting, and whose testimony was that the C.C.C. district was in fact in error and that the proposed extension of Trappe Road constituted enough change to warrant the change in district. Ms. McMillon, under oath, testified that the proffer submitted by Petitioner's attorney was correct.

Kenneth Colbert, a Professional Engineer, testified that he prepared the site plan and the environmental statement. It was his testimony that this site met the standards for the C.S.A. district and entered a series of photographs as Petitioner's Exhibit No. 4 showing the existing use on the site's neighboring properties. He noted that no setback was required on the east property line and that a variance to permit a 5-foot setback was required for the south property line. In reality, this 5-foot setback is from a 20-foot wide, County-owned paper alley, so the variance requested would not be detrimental to the residential zoning abutting that area. He further testified that the Petitioner must provide 22

Case No. CR-91-121-SPHXA Robert S. Gemmill, et ux 3
feet from the rear of the parking spaces to the gas pumps. If the 5-foot variance was not granted, the building would have to be moved and the 22 feet could not be obtained. He further testified that the variance to permit the three luminaries to be situated 20 feet above the grade was the only way that new state-of-the-art lights could be erected that would provide total illumination of the property without producing glare or reflection on any neighboring sites. He further testified that this plan as presented to this Board already has tentative CRG approval.

Robert Fitzgerald, the Development Manager for Southland Corporation who owns 7-11 Stores, testified that the existing store on the neighboring lot was to be abandoned and that the new store would be a significant improvement over what is already there. In this case, the particular shape of the site decides the configuration of the new store, and it was his testimony that this would be a functional, attractive improvement to this piece of property.

The matter before the Board is basically a simple one. The existing business on the site originated in the early 1950's and has deteriorated down through the years until it is an unattractive use of the site. The proposed use in converse will contain modern buildings, ample parking, convenient access, and total landscaping, all of which are clearly shown on the documented site plan. The Board will also note that there were no protestants to the proposed use. The B.L. zoning is and always has been in existence for this site, but the C.C.C. district does not permit its use as a service

Case No. CR-91-121-SPHXA Robert S. Gemmill, et ux 4
station. In consideration of the fact that the use has always been a service station/garage use, and the C.S.A. district being the district that permits this use, it is the opinion of this Board that the continuation of the C.C.C. district was in fact in error. The proposed extension of Trappe Road does indicate some change in the area, this change being an advantage to the Petitioner's proposed use, and provides justification for the granting of the C.S.A. district. The special hearing to approve the termination of the existing special exception must be granted if the documented site plan use is to be implemented. The B.L.-C.S.A. zoning permits as of right its use for an automotive service station. When the proposed use is for a service station in combination with a food store, a special exception for this use is then required. The proposal as presented on Petitioner's documented site plan conforms to all the regulations necessary to grant this special exception. The variance to permit a lot area of 24,830 square feet in lieu of the required 27,144 square feet is somewhat misleading. While the property contains 24,830 square feet, the documented site plan and County regulations require the Petitioner to maintain well in excess of 2,000 square feet of landscaping of abutting areas along Trappe Road and Old North Point Road that belong to the State and the County. So in actuality, the 27,144 square feet required is virtually obtained. To deny the variance that would permit the three free-standing luminaries to be 20 feet in height would be contrary to all modern lighting design. State-of-the-art lighting today reflects illumination in a large cone surrounding the base of

Case No. CR-91-121-SPHXA Robert S. Gemmill, et ux 5
the light fixture and does not produce any outward reflections that would impact neighboring properties. In order for the lighting to encompass the entire area, these 20-foot standards should be employed so that the lot is well illuminated in its entirety for each and every customer that enters the premises after dark, and the denial of this variance would create extreme hardship not only on the proprietor but on each and every person using the site. The Board is therefore of the opinion that all these requests should be granted and will find as a fact from the testimony and evidence received that they are all justified and will so order.

ORDER

IT IS THEREFORE this 12th day of June, 1991 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Reclassification from B.L.-C.C.C. to B.L.-C.S.A. be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve the termination of the existing special exception be and the same is GRANTED; and

IT IS FURTHER ORDERED that the Petition for Special Exception to permit an automotive service station and for use in combination of a food store with an automotive service station be and the same is GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variances to permit a lot area of 24,830 square feet in lieu of the required 27,144 square feet be and the same is GRANTED; to permit the construction of three free-standing luminaries 20 feet in height in

Case No. CR-91-121-SPHXA Robert S. Gemmill, et ux 6
lieu of the permitted 8 feet, 16 feet and 17 feet respectively be and the same is GRANTED; and to permit a rear yard setback of 5 feet in lieu of the required 20 feet be and the same is GRANTED; and

IT IS FURTHER ORDERED that the facility shall be constructed as shown on the documented site plan entered as Petitioner's Exhibit No. 6.

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

William T. Hackett
William T. Hackett, Chairman

Arnold G. Foreman
Arnold G. Foreman

Harry E. Buchheister, Jr.
Harry E. Buchheister, Jr.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM B.L.-C.C.C. TO B.L.-C.S.A. : OF BALTIMORE COUNTY
OR B.L.-C.N.S. ZONE :
Corner of SE/S Trappe Rd. &
SW/S Old North Point Rd. (3001 :
Old North Point Rd.), :
15th Election District :
7th Councilmanic District :
ROBERT S. & CHARLENE E. GEMMILL Zoning Case No. CR-91-121-SPHXA
Petitioners : : : : (Item 15, Cycle IV)

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
687-2188

I HEREBY CERTIFY that on this 5th day of April, 1991, a copy of the foregoing Entry of Appearance was mailed to Nancy E. Dwyer, Esquire, 814 Eastern Blvd., Essex, MD 21221, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

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. CCC zone to an B.L. CSA OR B.L. CNS zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for see attachment

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:

- Variance to Section 405.4.D.8 to permit a lot area of 24,830 s.f. in lieu of the required 27,144 s.f.
Service station area:
15,000 s.f. min or 1500 x # fuel servicing spaces
4 spaces x 1500 s.f. = 6000 s.f.
use 15000 s.f.
Food sales area is 4 (multiplier) x G.F.A.
4 x 3036 s.f. = 12144 s.f.
Required: 15000 + 12144 = 27144 s.f.
Provided: 24830 s.f.
- Variance to Section 405.4.B.5 to permit construction of 3 free standing luminaries 20 ft. in height in lieu of the permitted 8 feet, 16 feet and 17 feet respectively. Variance to section 232.3(b) to permit a 5 foot rear yard in lieu of the minimum 20 foot. 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: Robert S. Gemmill
(Type or Print Name)
Signature: Robert S. Gemmill
Address: 5300 Shawnee Road (703) 642-0711
City and State: Alexandria, Va. 22312

Legal Owner(s): Robert S. Gemmill
(Type or Print Name)
Signature: Robert S. Gemmill
Address: 5300 Shawnee Road (703) 642-0711
City and State: Alexandria, Va. 22312

Attorney for Petitioner: Nancy E. Dwyer
(Type or Print Name)
Signature: Nancy E. Dwyer
Address: 814 Eastern Blvd. 21221
City and State: Essex, MD
Attorney's Telephone No.: 686-8274

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Name: Nancy E. Dwyer
Address: 814 Eastern Blvd. 686-8274
City and State: Alexandria, Va. 22312
Phone No.:

MAP 1026
FC
E.D. 15th
DATE 11-12-91
250 BF
1000
DP G

FILE TO FILE
6/4/91
6/3/91

ES-1 Md 18 9107 06
573227 26 18 9107 06
03A 18 9107 06

ATTACHMENT

Special Exceptions

- For a BL-CSA zone a use in combination of a food store with an automotive service station pursuant to section 405.4.D.8.
- For a BL-CNS zone for an automotive service station pursuant to section 405.2.B.2. and a use in combination of a food store with an automotive service station pursuant to section 405.4.D.8.

Special Hearing

Special hearing to approve termination of the existing special exception granted in case No. 3663-RX in accordance with sections 405.6.D and 500.7.

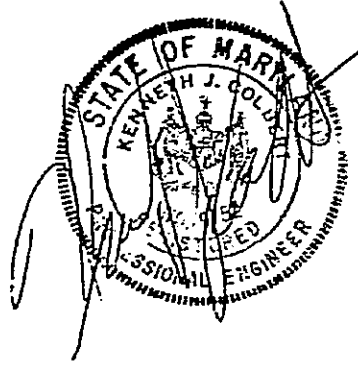
ZONING DESCRIPTION
3001 OLD NORTH POINT ROAD
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHWEST SIDE OF OLD NORTH POINT ROAD (70°R/W) WITH THE SOUTHEAST SIDE OF TRAPPE ROAD (R/W VARIES) THENCE LEAVING SAID POINT AND RUNNING THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 69 DEGREES 01 MINUTES 30 SECONDS EAST 115.46 FEET
- SOUTH 21 DEGREES 01 MINUTES 27 SECONDS WEST 150.03 FEET
- NORTH 68 DEGREES 58 MINUTES 33 SECONDS WEST 173.17 FEET
- NORTH 41 DEGREES 56 MINUTES 30 SECONDS WEST 23.61 FEET
- NORTH 48 DEGREES 03 MINUTES 30 SECONDS EAST 30.00 FEET
- BY A CURVE TO THE LEFT WITH A RADIUS OF 835.00 FEET AND A ARC LENGTH OF 104.67 FEET
- BY A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND A ARC LENGTH OF 30.59 FEET TO THE PLACE OF BEGINNING.

AS RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 6825, FOLIO 198.

CONTAINING 0.571 ACRES OF LAND MORE OR LESS, AND LOCATED IN THE 12TH ELECTION DISTRICT.



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21284

Account: R-001-6150
Number

receipt #12

Date 8/31/90

RECLASSIFICATION (WITH SPECIAL HEARING, VARIANCES AND SPECIAL EXCEPTION)

OWNERS ROBERT S. AND CHARLENE E. GEMMILL \$450.00

BL-CCC TO BL-CSA OR BL-CNS.

044048111011CHRC \$450.00
Please Make Checks Payable To: Baltimore County 12111PH08-31-90

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21284

Account: R-001-6150
Number

receipt No 3502

Date 9/24/90

H9100134

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

LAST NAME OF OWNER: GEMMILL

Please make checks payable to: Baltimore County

PAID PER HAND-WRITTEN RECEIPT DATED 8/31/90

NOTICE OF HEARING
Petition for Zoning Reclassification, Special Hearing, Special Exception & Variance
CASE NUMBER: CR-91-121-SPXHA
Corner of 82 1/2 Trappe Road and SW/8 Old North Point Road
15th Election District
Petitioner(s): Robert S. and Charlene E. Gemmill

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222
MAY 2, 1991

THIS IS TO CERTIFY, that the annexed advertisement of Baltimore County Zoning Office - Case Number - CR-91-121-SPXHA - P.O. #0111920 - Reg. #MS2807 - 126 lines @ \$453.00 was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for ONE successive weeks before the 3rd day of May 1991; that is to say, the same was inserted in the issues of May 2, 1991.

Kimbel Publication, Inc.
per Publisher.

By Kimbel Decker

CERTIFICATE OF PUBLICATION

TOWSON, MD., 19

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 successive weeks, the first publication appearing on 19

THE JEFFERSONIAN.

S. Zabo Orlan
Publisher

\$86.77

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE 6/13/91

Robert S. and Charlene E. Gemmill
c/o Robert Fitzgerald, Capital
3300 Shennock Road
Alexandria, Virginia 22312

Re: Petition for Zoning Reclassification, Special Hearing, Special Exception & Variance
CASE NUMBER: CR-91-121-SPXHA
Corner of 82 1/2 Trappe Road and SW/8 Old North Point Road
15th Election District - 75th Commalesic
Petitioner(s): Robert S. and Charlene E. Gemmill
HEARING: WEDNESDAY, JUNE 5, 1991 at 10:00 a.m.

Dear Petitioner(s):
This is to advise you that \$502.98 is due for advertising and posting of the above property. This fee must be paid before an order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. G. Stephens, Zoning Office, Room 113, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Very truly yours,

J. Robert Haines
Zoning Commissioner

cc: Nancy E. Dwyer, Esq.

October 17, 1990

NOTICE OF HEARING

Petition for Zoning Reclassification, Special Hearing, Special Exception & Variance
CASE NUMBER: CR-91-121-SPXHA
Corner of 82 1/2 Trappe Road and SW/8 Old North Point Road
15th Election District - 5th Commalesic
Petitioner(s): Robert S. and Charlene E. Gemmill

PROPERTY DESCRIPTION

Beginning for the same at a point formed by the intersection of the southeast side of Old North Point Road (70°R/W) with the southeast side of Trappe Road (R/W VARIES) thence leaving said point and running the following courses and distances:

- South 69 degrees 01 minutes 30 seconds East 115.46 feet;
- South 21 degrees 01 minutes 27 seconds West 150.03 feet;
- North 68 degrees 58 minutes 33 seconds West 173.17 feet;
- North 41 degrees 56 minutes 30 seconds West 23.61 feet;
- North 48 degrees 03 minutes 30 seconds East 30.00 feet;
- By a curve to the left with a radius of 835.00 feet and a arc length of 104.67 feet
- By a curve to the right with a radius of 25.00 feet and a arc length of 30.59 feet to the place of beginning.

As recorded in the Land Records of Baltimore County, Maryland in Liber 6825, Folio 198, containing 0.571 acres of land more or less, and located in the 12th Election District.

RECLASSIFICATION: Petition to reclassify the property from B.L.-C.C.F. zoning to B.L.-C.S.A. or B.L.-C.S.S. zoning.

SPECIAL HEARING: To approve termination of the existing special exception granted in case #5663-RX.

SPECIAL EXCEPTION: For an automotive service station and for a use in combination of a food store with an automotive service station, or use in combination of a food store with an automotive service station.

TERMINES: To permit a lot area of 24,830 sq. ft. in lieu of the required 27,144 sq. ft.; to permit construction of 3 free-standing limousines 20 ft. in height in lieu of the permitted 8 ft., 16 ft. and 17 ft. respectively; and to permit a 5 ft. rear yard in lieu of the minimum 20 ft.

TIME: 10:00 a.m.

DATE: WEDNESDAY, JUNE 5, 1991

LOCATION: County Office Building, Room 301
111 W. Chesapeake Avenue
Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN
County Board of Appeals

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

May 15, 1991

887-3353

Nancy E. Dwyer, Esquire
814 Eastern Blvd
Essex, MD 21221

RE: Item No. 15
Case No. R91-121
Petitioner: Robert S. Gemmill, et ux
Reclassification Petition

Dear Ms. Dwyer:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October-April reclassification cycle (Cycle IV). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office on or before June 5, 1991. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and additional hearing is required at a later date, more detailed comments will be submitted at that time.

R91-121
Robert S. Gemmill Page 2

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,

James E. Dwyer
James E. Dwyer
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Robert S. Gemmill
5300 Shawnee Road
Alexandria, VA 22312

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

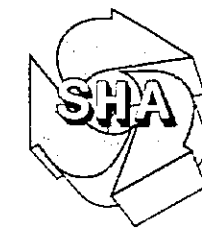
Your petition has been received and accepted for filing this 3rd day of August, 1991.

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dwyer
James E. Dwyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Robert S. Gemmill, et ux
Petitioner's Attorney: Nancy E. Dwyer



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

October 24, 1990

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

Re: Baltimore County
Robert S. Gemmill
Property
Zoning Reclassification
Cycle IV
Case No. CR-91-121
SPHXA
North Point Road
(ND 20) at Trappe Rd.

Dear Mr. Haines:

We have reviewed the proposed zoning change from B.L.-C.C.C. to B.L.-C.S.A. or B.L.C.N.S. and have the following comment.

We find the concept of eliminating one entrance onto North Point Road to be acceptable.

All work within State Highway Administration right-of-way must be performed under an access permit issued by our office prior to issuance of building permits.

If we can be of further assistance, please contact Larry Brocato at (301) 333-1350.

Very truly yours,

John Contestabile
John Contestabile, Chief
Engineering Access Permits
Division

LB:max

cc: Colbert Engineering, Inc.
Mr. J. Olge

My telephone number is (301) 333-1350 (Fax #333-1041)

Telephone for Impaired Hearing or Speech
383-7555 Baltimore Metro - 365-0431 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-3354

November 23, 1990

Mr. William Hackett
Chairman, Board of Appeals
County Office Building
Towson, Maryland 21204

Zoning Classification Cycle IV
Property Owner:
Case No./Hearing Date:
Location:

October 1990 - April 1991
Robert S. & Charlene E. Gemmill
CR-91-121-SPHXA; June 5, 1991
S.E. J.S. Trappe Road and Old North
Point Road.

Existing Zoning:
Election District:
Councilmanic District:
Acres:
Proposed Zoning:

B.L.-C.C.C.
15th
7th
0.571
B.L.-C.S.A. or B.L.-C.N.S.

Dear Mr. Hackett:

No major change in trip generation by the requested change in zoning.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lvw

RECEIVED
NOV 28 1990
ZONING OFFICE

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reincke
Chief

OCTOBER 17, 1990



Dennis F. Rasmussen
County Executive

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

Re: Property Owner: ROBERT S. AND CHARLENE E. GEMMILL
Location: #3001 OLD NORTH POINT ROAD

Item No.: CR-91-121 Zoning Agenda: OCTOBER, 1990 - APRIL, 1991
SPHXA

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.

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.

Noted and Approved
REVIEWER: *Paul H. Reincke* (Fire Department) / *Captain W. Brady, Jr.* (Fire Prevention Bureau)
Planning Group / Fire Prevention Bureau
Special Inspection Division

JK/KEK

CR-91-121-SPHXA

MEMORANDUM IN SUPPORT OF RECLASSIFICATION

The subject site is located on the southeast corner of Trappe Road and Old North Point Road in the Seventh Council District of Baltimore County. The property currently is zoned B.L.-C.C.C., and the zoning request pertains to a redistricting to B.L.-C.N.S. or B.L.-C.S.A. to permit lawful continuation of an existing automotive service station on the site with an added use in common of a food/grocery store as permitted by special exception pursuant to Section 405.4D of the Baltimore County Zoning Regulations.

The site is adjoined on the East by an existing 7-11 Food Store, which would be merged into a new building on the proposed site. The existing service station building on the subject property would be razed, and the existing gas pump islands relocated on the property to provide better internal traffic circulation and safer access from the roadways.

The site contains a little more than a half of an acre of usable area and is fully developed. The proposed plan would rearrange access points away from the intersection, provide for much additional parking and much better and safer traffic circulation within the site. There is also much additional landscaping proposed to that which currently exists on the property.

The history of the site indicates that it is well suited to the proposed use of an automotive service station. Such use, however, is not now permitted as a new use in a C.C.C. district. A use in combination, therefore, is not permitted by the zoning regulations according to recent Zoning Commissioner interpretations. As of this time these interpretations have not been reviewed.

Zoning across Old North Point Road, a seventy (70) foot right of way is B.R. To the south of the site are the Charleston Apartments, which are zoned D.R. 16. These apartments are located across a twenty (20) foot alley. The plan calls for a variance from a required twenty (20) foot setback in order to provide additional parking on site and to provide for a better internal circulation pattern. The plan also calls for the removal of large trailer from the rear property line as well as the removal of an existing fence. This will open up the property considerably, even with the replacement of the fence with landscaped evergreens. The existing twenty (20) foot alley will provide additional separation of the facilities.

The requested C.S.A. district is the preferred request as it permits the automotive service station as a matter of right according to Section 405.2 of the Baltimore County Zoning Regulations. Section 259.2E. of those regulations states that such districts may only be located in areas contiguous to C.C.C. districts, are service commercial areas covering B.L. and other commercial zones and do not extend more than 500 feet from C.C.C. district boundaries. The subject property meets this definition. Because it is located at an intersection the property has an

CR-91-121-SPHXA

COLBERT ENGINEERING, INC.

115 SUBBROOK LANE • SUITE 205
BALTIMORE, MARYLAND 21208
(301) 653-3838

ENVIRONMENTAL IMPACT STATEMENT
FOR
3001 OLD NORTH POINT ROAD
PROPOSED 7-ELEVEN STORE

I INTRODUCTION

This report is in support of the reclassification petition for the proposed 7-Eleven Store at the southeasterly corner of Old North Point Road (Md. Rte. 20) and Trappe Road in Baltimore County, Maryland. The intent of this reclassification is to allow for future gasoline sales in conjunction with the proposed convenience store. The subject site is currently zoned BL-COC (Business-Local). The requested zoning for the subject site is BL-CNS or BL-CSA (Business-Local). The subject site has approximately 120 feet of frontage along Old North Point Road (Md. Rte. 20) and approximately 140 feet of frontage along Trappe Road, containing 0.57 acres (more or less).

This report will illustrate through the assessment of the existing site conditions, the proposed development activity, and an environmental impact assessment that the proposed reclassification of the property and subsequent development activity will not adversely impact the environment on-site or that of the adjacent properties. In addition, this report will illustrate that the proposed development activity will not result in any cumulative or long-term impacts resulting in an irreversible or irretrievable commitment of resources.

II EXISTING SITE CONDITIONS

This subject site is currently improved with a gasoline service station. Currently, 0.40 acres (more or less) of the subject site is impervious. The existing parcel adjacent to the south is zoned DR-16 (Residential) and is currently improved with an apartment complex. The nearest existing apartment building to the subject site is located 100 feet (more or less) away from the subject site. The existing parcel adjacent to the east is zoned BL-COC (Business-Local) and is currently improved with a 7-Eleven convenience store. The subject site is bounded to the north and west by public roads. The existing parcels located directly across the public roads are zoned BR.

The subject site drains, from a high point which is centrally located within the site, toward both public roadways. There are no storm drain structures located on-site. Subsequently, the existing public storm drain system captures any site runoff and safely discharges the flows at a stabilized outlet. This subject site is not affected by wetlands, streams, springheads or floodplains.

CIVIL ENGINEERS • LAND DEVELOPMENT • CONSTRUCTION MANAGEMENT

1



Baltimore County, Maryland

PEOPLE'S COUNCIL
ROOM 304, COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
887-3688-2189

PHYLLIS COLE FRIEDMAN
People's Counsel

May 31, 1991

PETER MAX ZIMMERMAN
Deputy People's Counsel

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

RE: Robert S. & Charlene E. Gemmill
Zoning Case No. CR-91-121-SPHXA

Dear Chairman Hackett:

During the current cycles, this office is no longer entering its appearance in reclassifications based upon documented site plans, where both the Planning Board and Planning Staff recommend approval; and where no neighbors or community group have advised this office of any opposition.

The above reclassification meets these criteria and therefore no one from this office will attend the hearing. We respectfully call the Board's attention to the conditions requested by the Planning Staff in their approval recommendation, which is attached. We also would like to remind the Board that even when a documented site plan is submitted in accordance with Section 2-38.1(f), the Board must make a finding in accordance with Section 2-38.1(j) (1) that there has been a change or error; (2) that the reclassification is warranted based on the enumerated factors and (3) in the case of land within the Chesapeake Bay Critical Area, it meets the appropriate standards. A copy of Section 2-38.1(j), Baltimore County Code, is attached for your convenience.

If you have any questions or desire this office's presence, we will be happy to cooperate.

Sincerely yours,

Phyllis Cole Friedman

Phyllis Cole Friedman
People's Counsel for Baltimore County

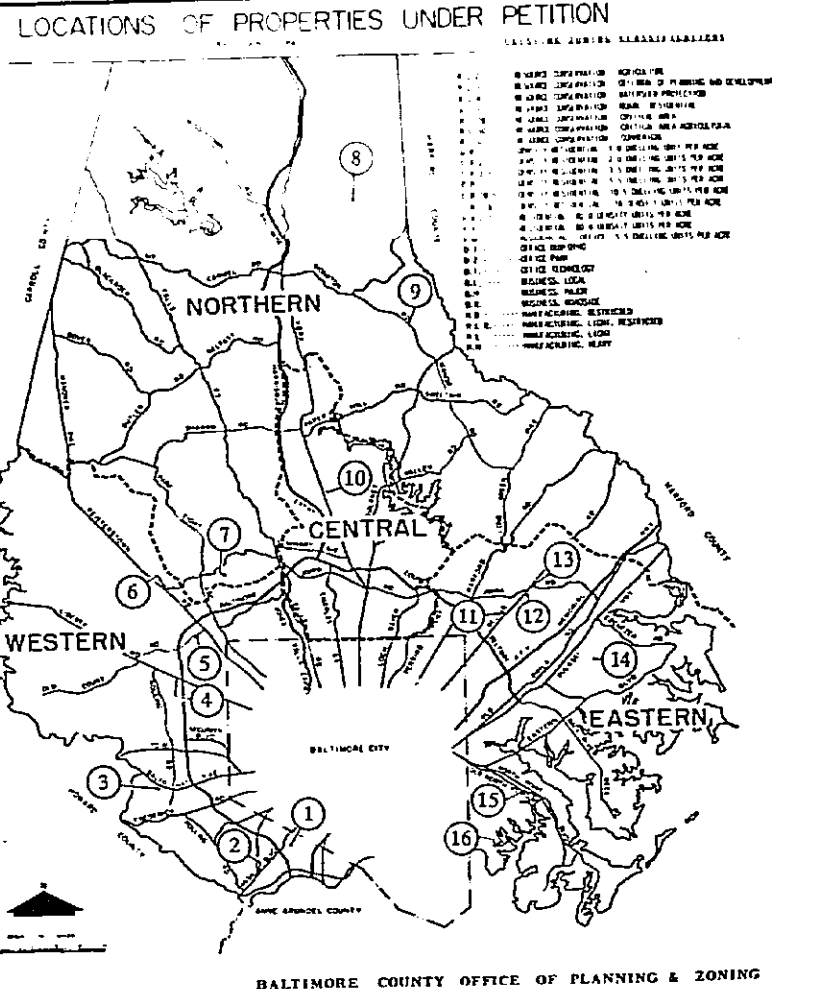
Enclosures

cc: Nancy E. Dwyer, Esquire
John B. Conrum, Esquire

PCF:sh

BALTIMORE COUNTY, MARYLAND
PUBLIC NOTICE

RECLASSIFICATION AND REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1990 - APRIL, 1991 ZONING RECLASSIFICATION CYCLE IV



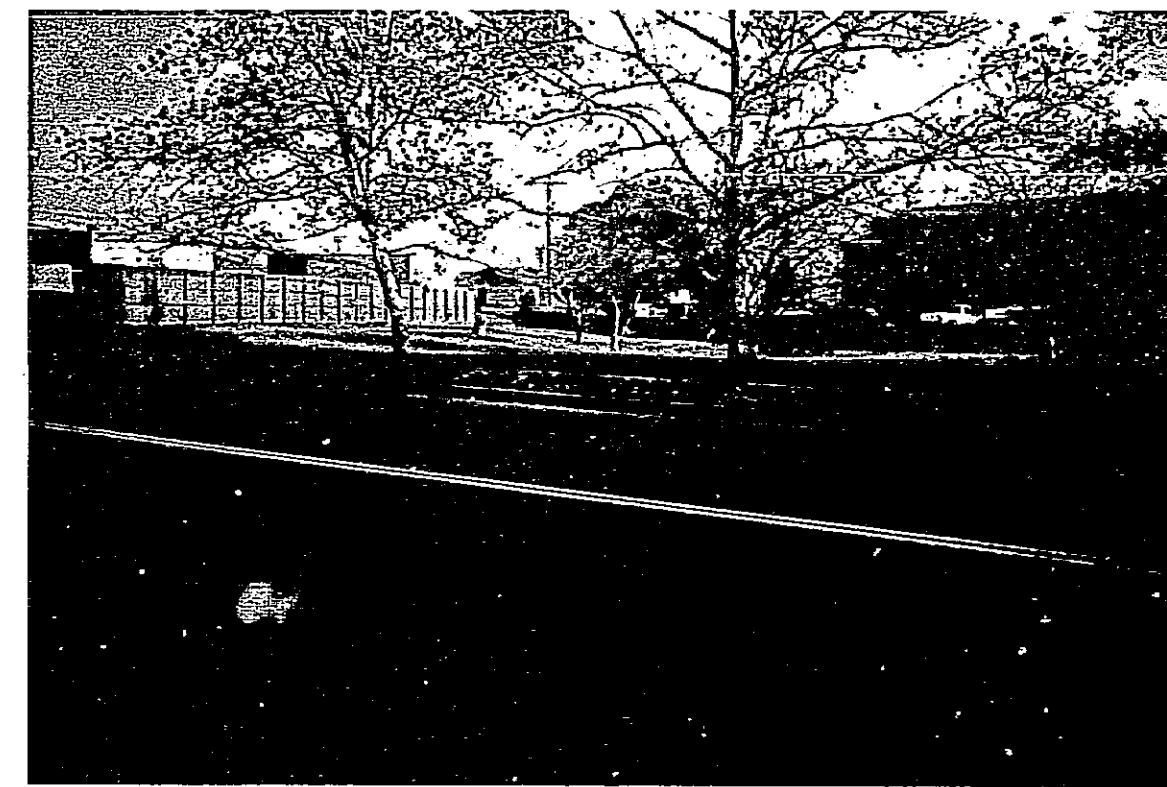
NORTHERN SECTOR
1. [Property Name], [Address], [Date]
2. [Property Name], [Address], [Date]
3. [Property Name], [Address], [Date]
4. [Property Name], [Address], [Date]
5. [Property Name], [Address], [Date]
6. [Property Name], [Address], [Date]
7. [Property Name], [Address], [Date]
8. [Property Name], [Address], [Date]
9. [Property Name], [Address], [Date]
10. [Property Name], [Address], [Date]
11. [Property Name], [Address], [Date]
12. [Property Name], [Address], [Date]
13. [Property Name], [Address], [Date]
14. [Property Name], [Address], [Date]
15. [Property Name], [Address], [Date]
16. [Property Name], [Address], [Date]
17. [Property Name], [Address], [Date]
18. [Property Name], [Address], [Date]
19. [Property Name], [Address], [Date]
20. [Property Name], [Address], [Date]
21. [Property Name], [Address], [Date]
22. [Property Name], [Address], [Date]
23. [Property Name], [Address], [Date]
24. [Property Name], [Address], [Date]
25. [Property Name], [Address], [Date]
26. [Property Name], [Address], [Date]
27. [Property Name], [Address], [Date]
28. [Property Name], [Address], [Date]
29. [Property Name], [Address], [Date]
30. [Property Name], [Address], [Date]
31. [Property Name], [Address], [Date]
32. [Property Name], [Address], [Date]
33. [Property Name], [Address], [Date]
34. [Property Name], [Address], [Date]
35. [Property Name], [Address], [Date]
36. [Property Name], [Address], [Date]
37. [Property Name], [Address], [Date]
38. [Property Name], [Address], [Date]
39. [Property Name], [Address], [Date]
40. [Property Name], [Address], [Date]
41. [Property Name], [Address], [Date]
42. [Property Name], [Address], [Date]
43. [Property Name], [Address], [Date]
44. [Property Name], [Address], [Date]
45. [Property Name], [Address], [Date]
46. [Property Name], [Address], [Date]
47. [Property Name], [Address], [Date]
48. [Property Name], [Address], [Date]
49. [Property Name], [Address], [Date]
50. [Property Name], [Address], [Date]
51. [Property Name], [Address], [Date]
52. [Property Name], [Address], [Date]
53. [Property Name], [Address], [Date]
54. [Property Name], [Address], [Date]
55. [Property Name], [Address], [Date]
56. [Property Name], [Address], [Date]
57. [Property Name], [Address], [Date]
58. [Property Name], [Address], [Date]
59. [Property Name], [Address], [Date]
60. [Property Name], [Address], [Date]
61. [Property Name], [Address], [Date]
62. [Property Name], [Address], [Date]
63. [Property Name], [Address], [Date]
64. [Property Name], [Address], [Date]
65. [Property Name], [Address], [Date]
66. [Property Name], [Address], [Date]
67. [Property Name], [Address], [Date]
68. [Property Name], [Address], [Date]
69. [Property Name], [Address], [Date]
70. [Property Name], [Address], [Date]
71. [Property Name], [Address], [Date]
72. [Property Name], [Address], [Date]
73. [Property Name], [Address], [Date]
74. [Property Name], [Address], [Date]
75. [Property Name], [Address], [Date]
76. [Property Name], [Address], [Date]
77. [Property Name], [Address], [Date]
78. [Property Name], [Address], [Date]
79. [Property Name], [Address], [Date]
80. [Property Name], [Address], [Date]
81. [Property Name], [Address], [Date]
82. [Property Name], [Address], [Date]
83. [Property Name], [Address], [Date]
84. [Property Name], [Address], [Date]
85. [Property Name], [Address], [Date]
86. [Property Name], [Address], [Date]
87. [Property Name], [Address], [Date]
88. [Property Name], [Address], [Date]
89. [Property Name], [Address], [Date]
90. [Property Name], [Address], [Date]
91. [Property Name], [Address], [Date]
92. [Property Name], [Address], [Date]
93. [Property Name], [Address], [Date]
94. [Property Name], [Address], [Date]
95. [Property Name], [Address], [Date]
96. [Property Name], [Address], [Date]
97. [Property Name], [Address], [Date]
98. [Property Name], [Address], [Date]
99. [Property Name], [Address], [Date]
100. [Property Name], [Address], [Date]



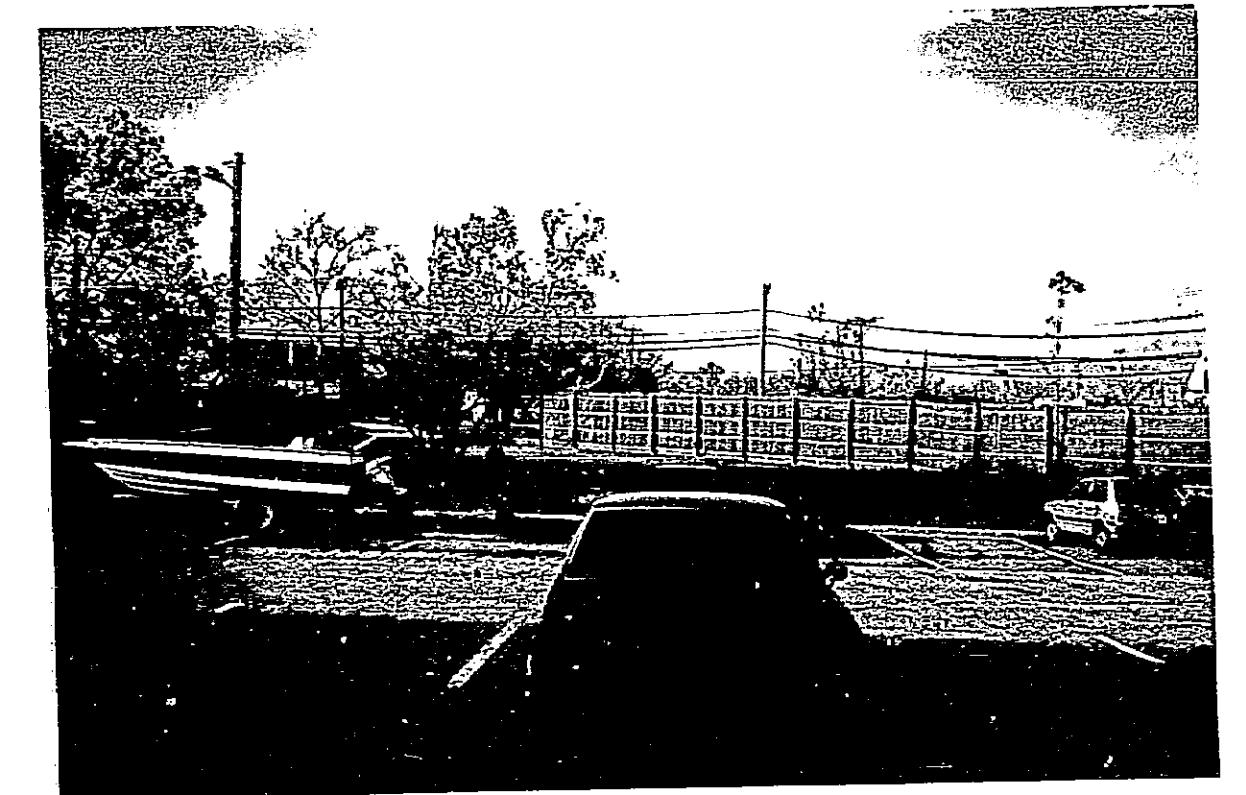
Existing auto service building from Old North Point Road.



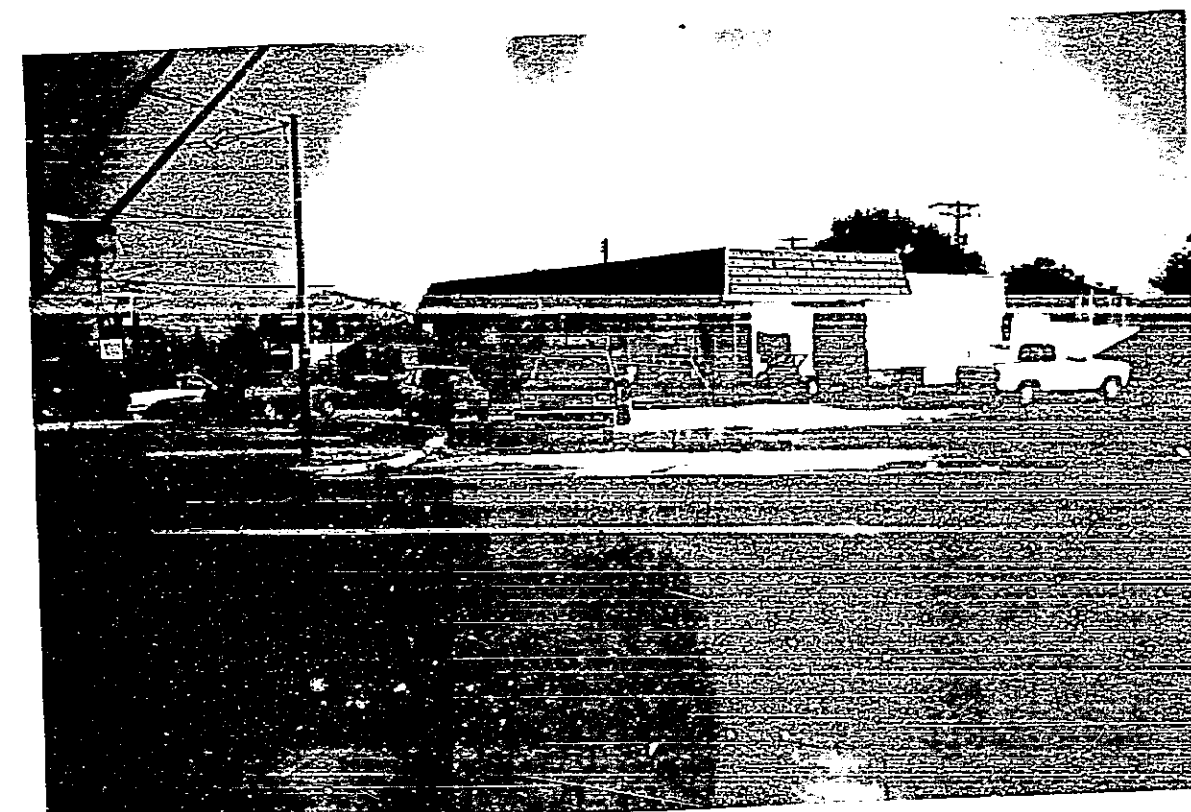
Previous Location of Fuel Service Island along Old North Point Road.



Relationship of existing apartment buildings to rear property line.



View from nearest apartment entrance looking directly out.



Existing auto service building.



Previous Location of Fuel Service Island along Trappe Road.



Relationship of existing apartment buildings to rear property line.



View from nearest apartment entrance looking directly at rear property line.

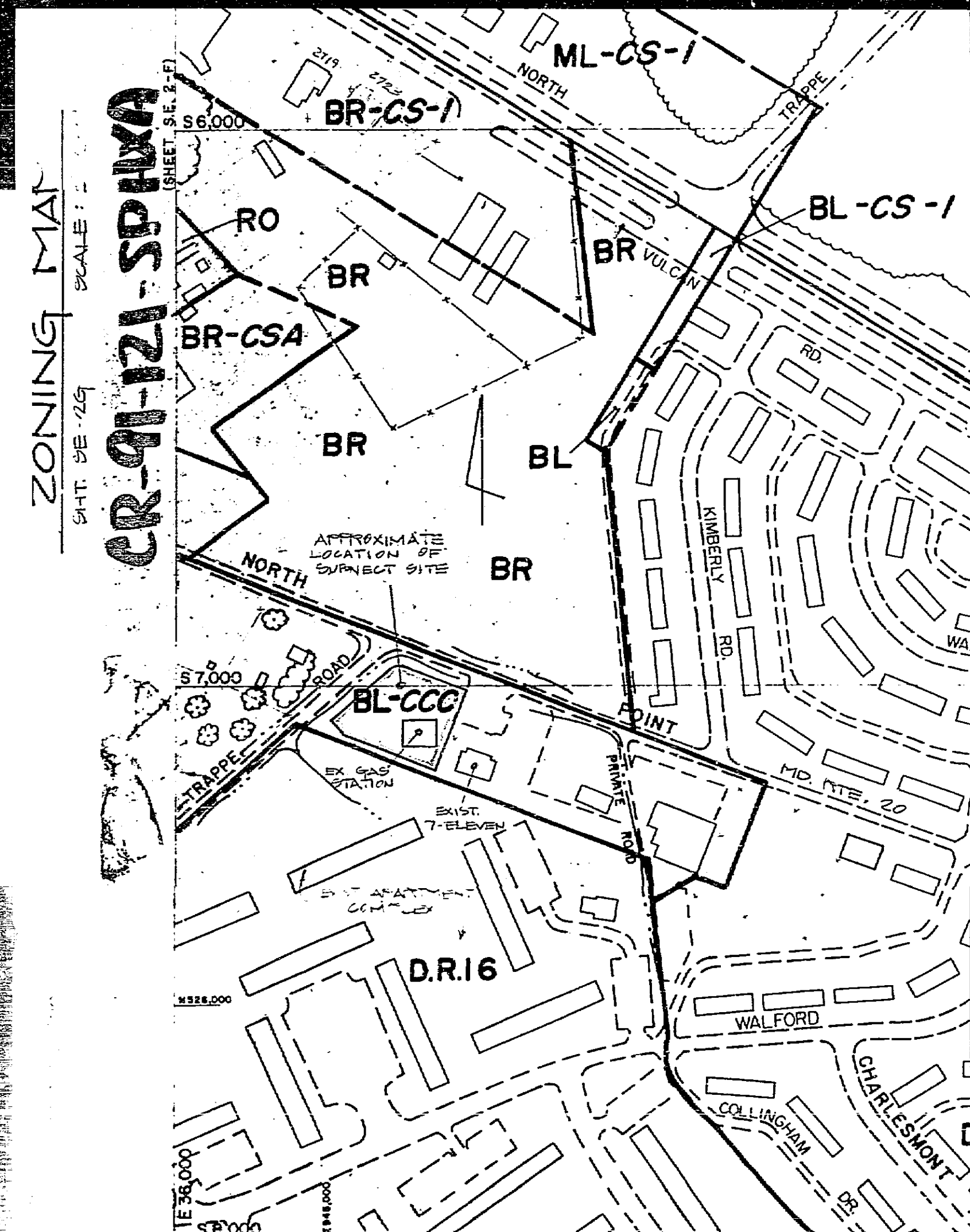
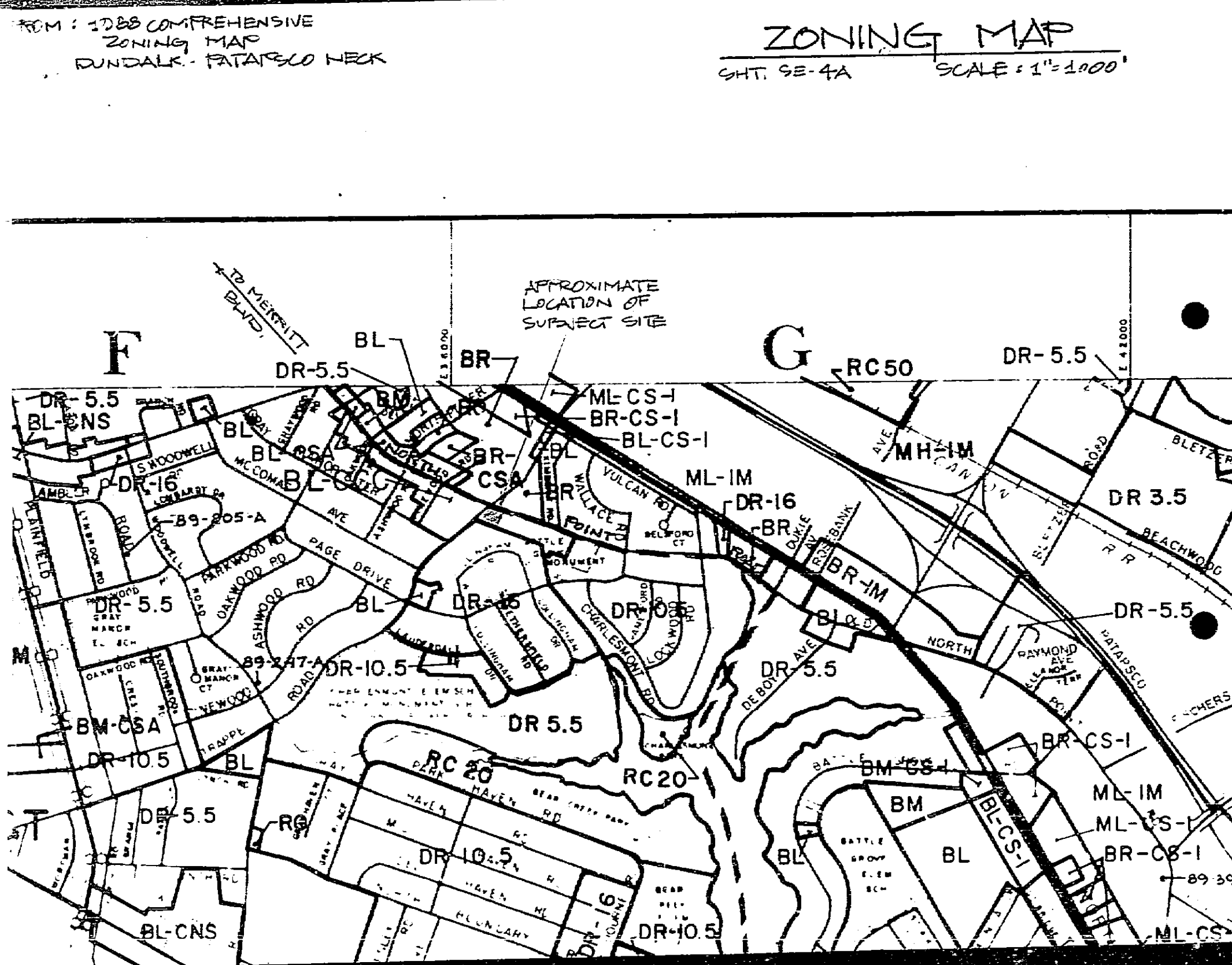
LISTING OF PETITIONS: Numbers in the listings are keyed to the map above.
BY ORDER OF
WILLIAM HACKETT,
CHAIRMAN, COUNTY BOARD OF APPEALS AND
P. DAVID FIELDS,
DIRECTOR OF PLANNING AND ZONING

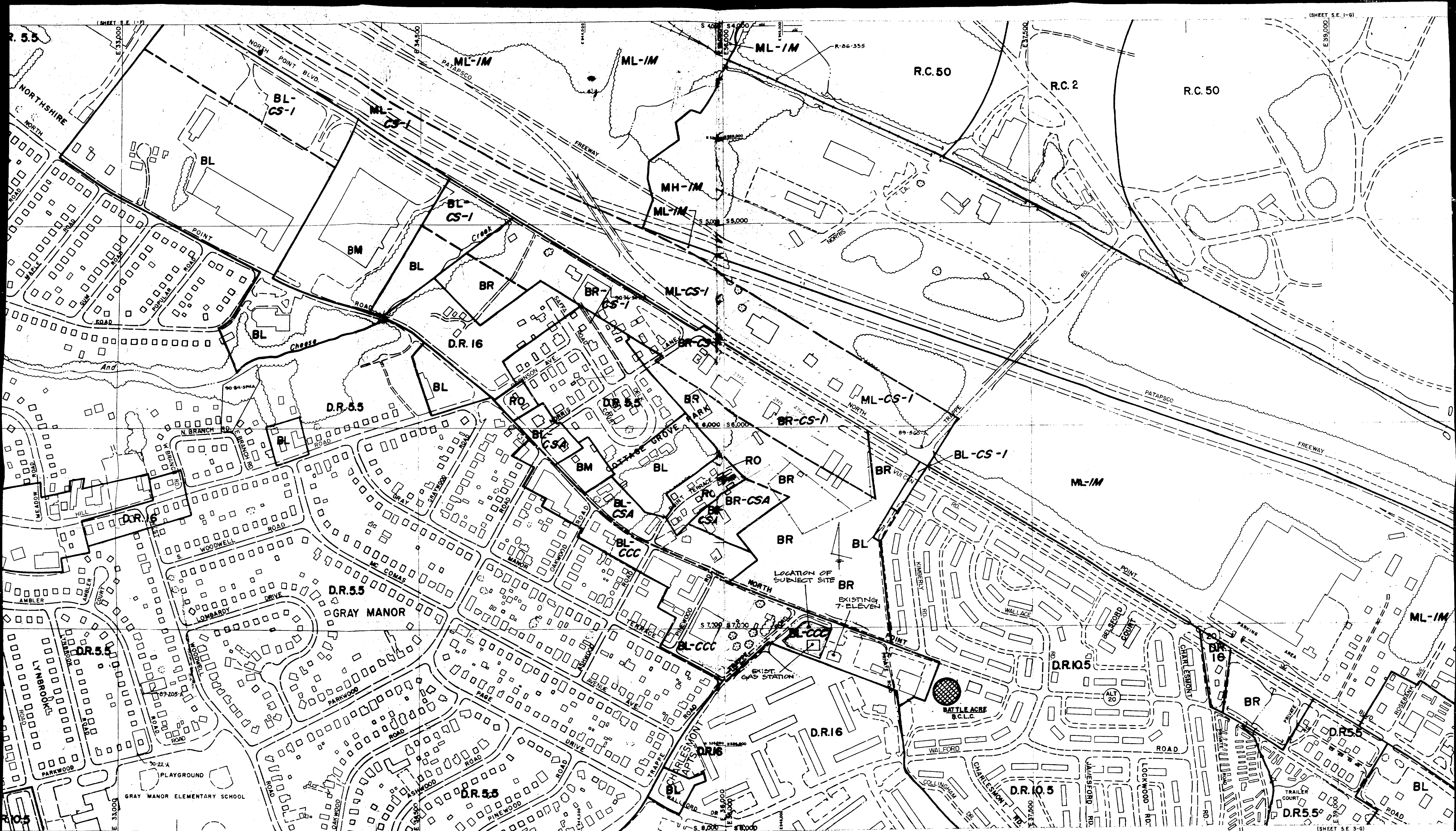


Unimproved 20 foot alley looking East.



Unimproved 20 foot alley looking West.





**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

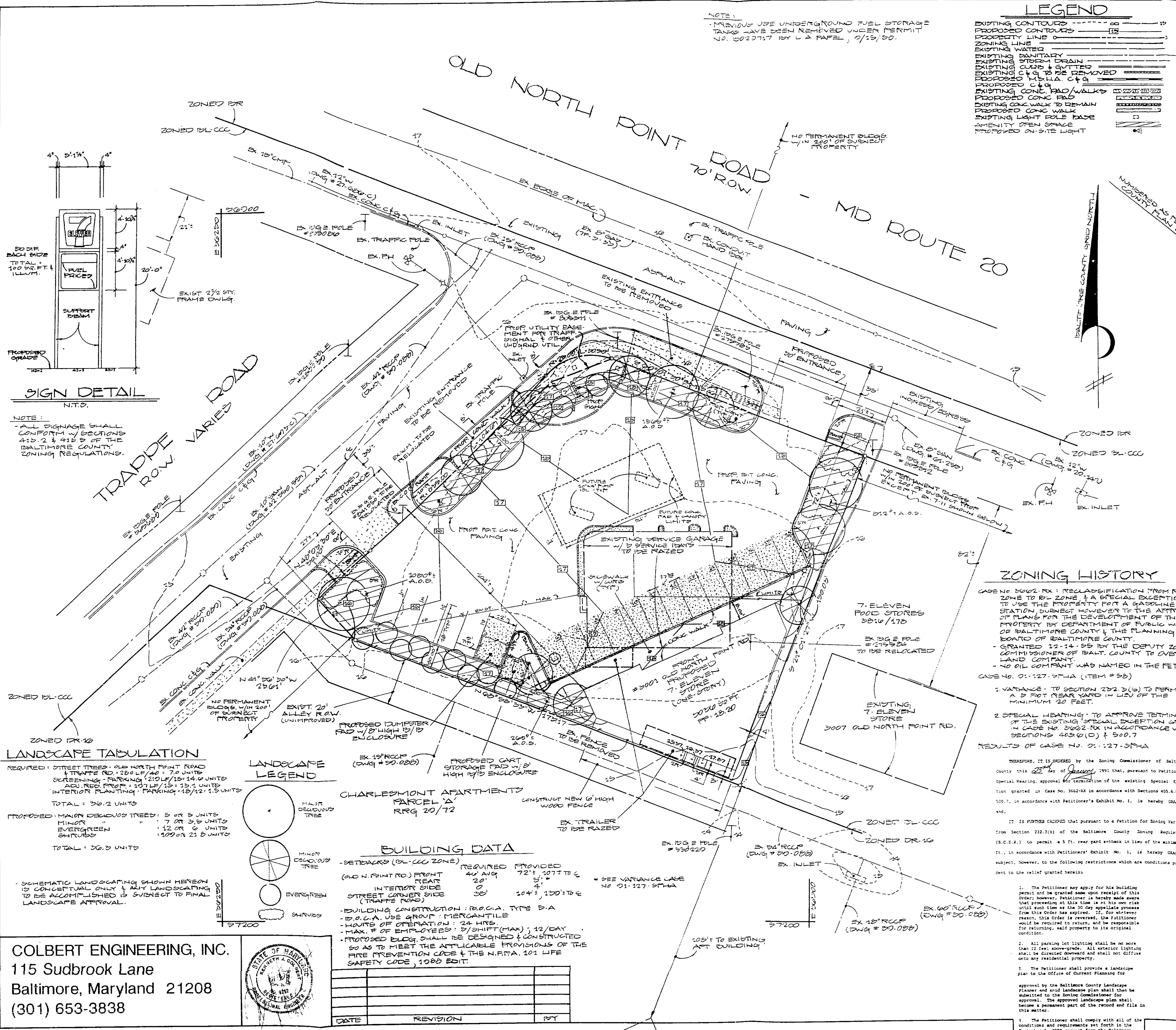
SCALE 1" = 200' ±	LOCATION NORTH POINT GRAY MANOR	SHEET S E 2-F
DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHANT-HORN, INC. BALTIMORE, MD. 21218

THIS COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1978
BY NO. 146-88, 148-89, 149-89, 147-89, 148-89, 149-89, 150-89
[Signature]
Baltimore County Council

**BALTIMORE COUNTY
OFFICE OF PLANNING AND
OFFICIAL ZONING**

PET. # 3

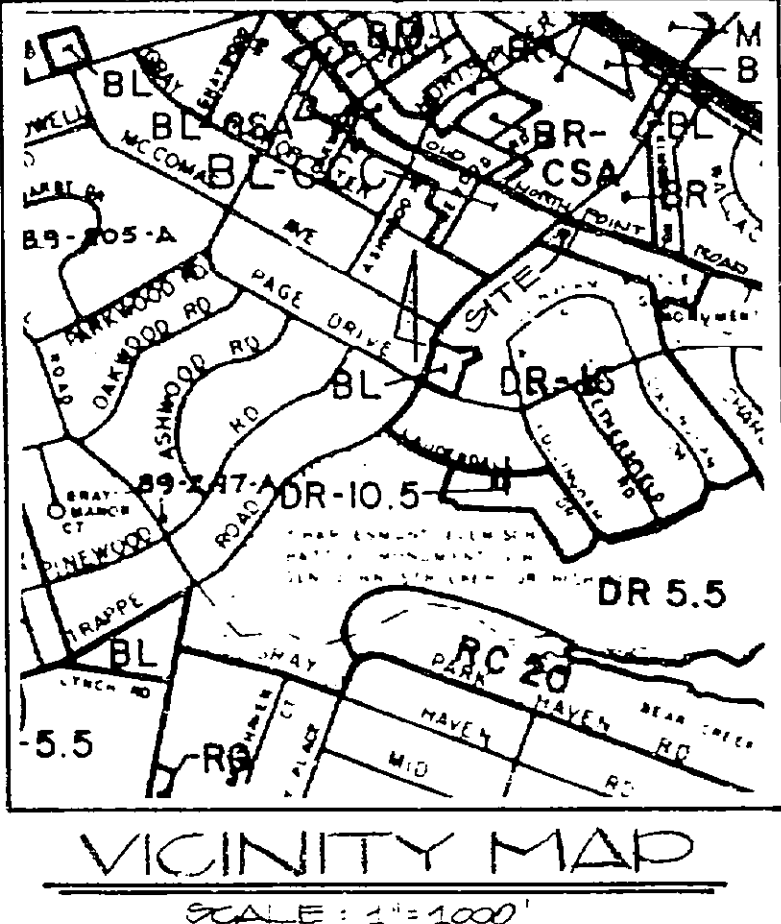


NOTE:
 PREVIOUS USE UNDERGROUND FUEL STORAGE TANKS HAVE BEEN REMOVED UNDER PERMIT NO. 0023717 BY L.A. PAFFEL, 7/12/99.

LEGEND

EXISTING CONTOURS	---	10'
PROPOSED CONTOURS	---	10'
PROSPECTIVITY LINE	---	---
EXISTING WATER	---	---
EXISTING SANITARY	---	---
EXISTING STORM DRAIN	---	---
EXISTING C&G TO BE REMOVED	---	---
PROPOSED C&G	---	---
EXISTING CONC. PAD/WALKS	---	---
PROPOSED CONC. PAD	---	---
EXISTING CONC. WALK	---	---
PROPOSED CONC. WALK	---	---
EXISTING LIGHT POLE	---	---
PROPOSED LIGHT POLE	---	---
EXISTING OPEN SPACE	---	---
PROPOSED OPEN SPACE	---	---
EXISTING SIGN	---	---
PROPOSED SIGN	---	---

BENCHMARK
 HUB NO. 8-0000 EL. 150.221
 DESCRIPTION: GALVANIZED
 IRON IN MASONRY @
 OLD NORTH POINT &
 KIMBERLY ROAD.



GENERAL NOTES

- 7-ELEVEN STORE @ OLD NORTH POINT RD. (MD RTE 20) & TRAPPE RD.
- APPLICANT: THE SOUTHLAND CORPORATION, CAPITAL DIVISION 2500
 5000 SHAWNEE RD. ALEXANDRIA, VA 22312
 (703) 696-0711
- PLAN PREPARED BY: COLBERT ENGINEERING, INC. 21208
 115 SUDBROOK LANE STE 200 BALT, MD 21208
 (301) 653-3838
- ELECTION DISTRICT: 12 COUNCILMANIC DISTRICT: 7
- GENUS TRACT: 420303 WATERMESH 135(4-1) SUBSEWATERMESH 42(2)
- SITE ACREAGE: 0.000 - 0.76 AC. (INCL. 0.5 AC. ROW OF OLD NORTH
 POINT & TRAPPE RDS.)
 NET - 0.57 AC. OR 24500 SQ. FT.
- AMENITY OPEN SPACE: REQUIRED - 1.00 G.P.A. @ 0.2 MIN.
 PROPOSED - 0.72 G.P.A. @ 0.2 MIN.
- PARKING TABULATION: REQUIRED - 3/1000 G.P.A. OR
 (3000/1000) X 0.1818 OR 54 STAGES
 PROPOSED - 13 STAGES (INCL. 1 HOUR STAGE)
- LANDSCAPE REQUIREMENTS: SEE TABULATION THIS SHEET
- FLOOR AREA RATIO: PERMITTED - G.P.A. @ 0.2 MIN. MAX.
 PROPOSED - 0.00 G.P.A. @ 0.2 MIN. MAX.
- SOIL TYPES: SOLTYPE HQG UNDESIRABLE UNDESIRABLE PARKING
 LENSOR L1B 1D SEVERE SEVERE SEVERE
 AS PER BALTIMORE COUNTY SOIL SURVEY, SHEET 44
- SEE 06 ABOVE
- THERE ARE NO STREAMS, BODIES OF WATER, SPRINGS, FLOODPLAINS
 OR FLOOD AREAS ON-SITE.
- THERE ARE NO HISTORIC BUILDINGS ON-SITE.
- ZONING: EXISTING: DR-10 PROPOSED: DR-10
- OWNERSHIP: ROBERT G. & CHARLENE E. GEMMILL
 3007 OLD NORTH POINT RD. BALT, MD 21222
 OESD - 0215/108 TAX # - 12 1244070
 (301) 285-0000 FAX # - 124-125
- AVERAGE DAILY TRAFFIC: 057/1000 ON (0500/1000) 057/2000 A.M.T.
- A STORMWATER MANAGEMENT WATER QUANTITY & QUALITY WAIVER
 AS PER SECT. 7-150(b)(1)(i) HAS BEEN GRANTED, DATED 12/19/99.
- THERE ARE NO WETLANDS, CRITICAL AREAS, ARCHAEOLOGICAL SITES,
 ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIALS
 ON-SITE.

ZONING HISTORY

CASE NO. 01-127-5PH-A RECLASSIFICATION FROM R-3
 ZONE TO DR-10 ZONE & A SPECIAL EXCEPTION
 TO USE THE PROPERTY FOR A GASOLINE
 STATION SUBJECT TO THE ATTAINMENT
 OF PLANS BY THE DEPARTMENT OF PUBLIC WORKS
 OF BALTIMORE COUNTY & THE PLANNING
 BOARD OF BALTIMORE COUNTY.
 - GRANTED 12-14-99 BY THE COUNTY ZONING
 COMMISSIONERS OF BALTIMORE COUNTY TO OVERSEER
 LAND COMPANY.
 - NO OIL COMPANY WAS NAMED IN THE PETITION.
 CASE NO. 01-127-5PH-A (ITEM # 32)

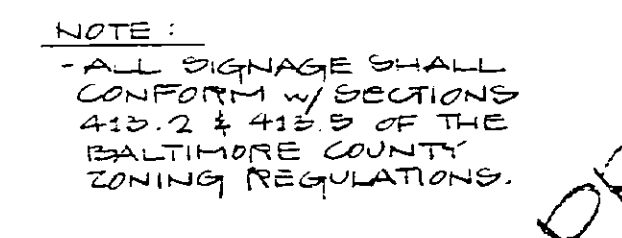
- VARIANCE - TO SECTION 232.3(d) TO PERMIT
 A 3' FOOT REAR YARD IN L.V.O. OF THE
 MINIMUM 20 FEET.
- SPECIAL HEARING - TO APPROVE TERMINATION
 OF THE EXISTING SPECIAL EXCEPTION GRANTED
 IN CASE NO. 00022 FOR INADVERTENCE WITH
 SECTIONS 423(d) & 500.7

RESULTS OF CASE NO. 01-127-5PH-A

ADDITIONAL NOTES:

- PROPOSED LIGHTING SHALL BE 400W METAL HALIDE TITE.
- EXISTING PUBLIC WATER & SEWER CONNECTIONS ARE TO BE MAINTAINED
 FOR THE PROPOSED USE. ACTUAL FIELD LOCATIONS ARE TO BE
 VERIFIED PRIOR TO CONNECTION. ADJUST TIES AS REQUIRED TO
 MEET PROPOSED GRADES.
- EXISTING USE: VACANT GAS SERVICE STATION
- A C.R.G. WAIVER (WITH PROPOSED) HAS BEEN GRANTED FOR
 THIS SITE, DATED FEB. 22, 2001, WAIVER NO. W-01-03.

SIGN DETAIL

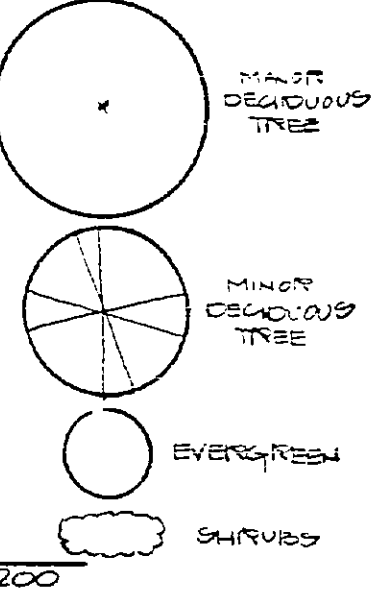


NOTE:
 ALL SIGNAGE SHALL
 CONFORM WITH SECTIONS
 410-2 & 410-3 OF THE
 BALTIMORE COUNTY
 ZONING REGULATIONS.

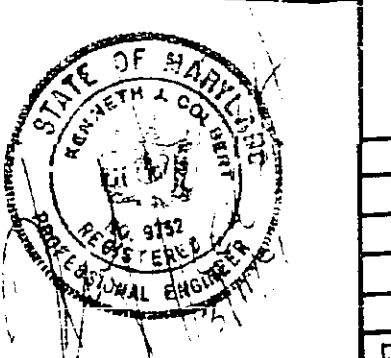
LANDSCAPE TABULATION

REQUIRED: STREET TREES - OLD NORTH POINT ROAD
 & TRAPPE RD. 280 LF/AD - 7.0 UNITS
 EXISTING: PARKING 100 LF/AD 14.0 UNITS
 ACU. REQ. PROP. 107 LF/AD 15.2 UNITS
 INTERIOR PLANTING: PARKING 118/121:15 UNITS
 TOTAL: 36.2 UNITS
 PROPOSED: MAJOR DECIDUOUS TREES: 5 OR 5 UNITS
 MINOR: 7 OR 8 UNITS
 EVERGREEN SHRUBS: 12 OR 6 UNITS
 1000 OR 25 UNITS
 TOTAL: 36.5 UNITS

LANDSCAPE LEGEND



COLBERT ENGINEERING, INC.
 115 Sudbrook Lane
 Baltimore, Maryland 21208
 (301) 653-3838



BUILDING DATA

REQUIREMENTS (DR-10 ZONE)	REQUIRED	PROPOSED
MIN. FRONT YARD SETBACK	40' MIN.	72' 10 1/2'
MIN. REAR YARD SETBACK	20'	5'
MIN. INTERIOR SIDE STREET GARAGE SIDE (TRAPPE ROAD)	30'	104' 1 1/2'
BUILDING CONSTRUCTION (MERCANTILE TYPE 5-A)	15' O.C.A. USE GROUP I MERCANTILE	
HOURS OF OPERATION	8/SHIFT (MAX); 12/HRS.	
MAX. # OF EMPLOYEES	5/SHIFT (MAX); 12/DAY	
PROPOSED BLDG. SHALL BE DESIGNED & CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE & THE N.F.P.A. 101 LIFE SAFETY CODE, 1998 EDITION.		

C.R.G. PLAN
7-ELEVEN STORE

OLD NORTH POINT ROAD & TRAPPE ROAD
 12th ELECTION DISTRICT BALTIMORE CO MARYLAND
 SCALE: 1" = 20' DATE: JANUARY 17, 1999

SHEET 1 OF 1

CEI No: 89-044

REVISIONS # 5

ZONING HISTORY
 Case No. 3662-RX: Reclassification from R-6 Zone to R-L Zone, and a special exception to use the property for a gasoline station, subject, however, to the approval of Plans for the development of the property by Development of Public Works of Baltimore County and the Planning Board of Baltimore County.
 Granted December 14, 1955 by the Deputy Zoning Commissioner of Baltimore County to Overbrook Land Company.
 No oil company was named in the petition.

LIMITATIONS	
SOIL TYPE	HYDROLOGIC SOIL GROUP
LOESS / SANDY / CLAYEY / SUBSOLIC / COMPLEX	D

SOILS DATA

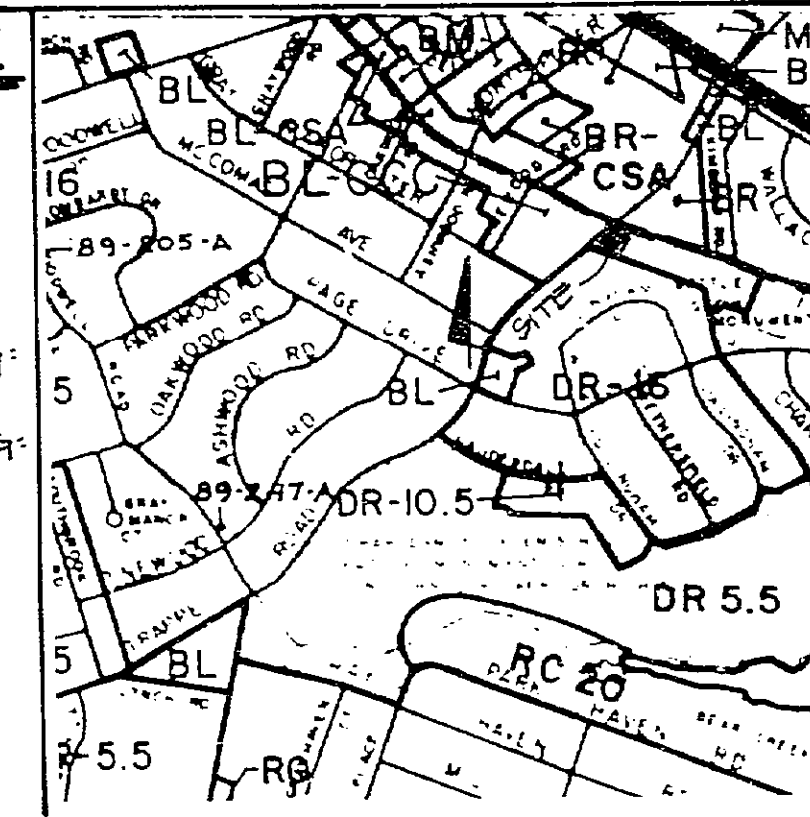
SOILS DATA FROM BALTIMORE COUNTY SOIL SURVEY, SHEET 44

LEGEND

- EXISTING CONTIGUOUS
- PROPOSED CONTIGUOUS
- ZONING LINE
- EXISTING WATER
- EXISTING SANITARY
- EXISTING SEWER DRAIN
- EXISTING CURB & GUTTER
- EXISTING DRIVE
- PROPOSED DRIVE
- PROPOSED CONC. PAV.
- EXISTING CONC. PAV./WALKS
- PROPOSED CONC. WALK
- EXISTING CONC. WALK
- EXISTING CONC. WALL
- EXISTING LIGHT POLE BASE
- SERVICING SPACE
- WAITING SPACE
- DENOTED LIGHT (MAX 30' HT)
- DENOTES AMENITY OPEN SPACE
- CIRCULATION ARROWS

BENCHMARK

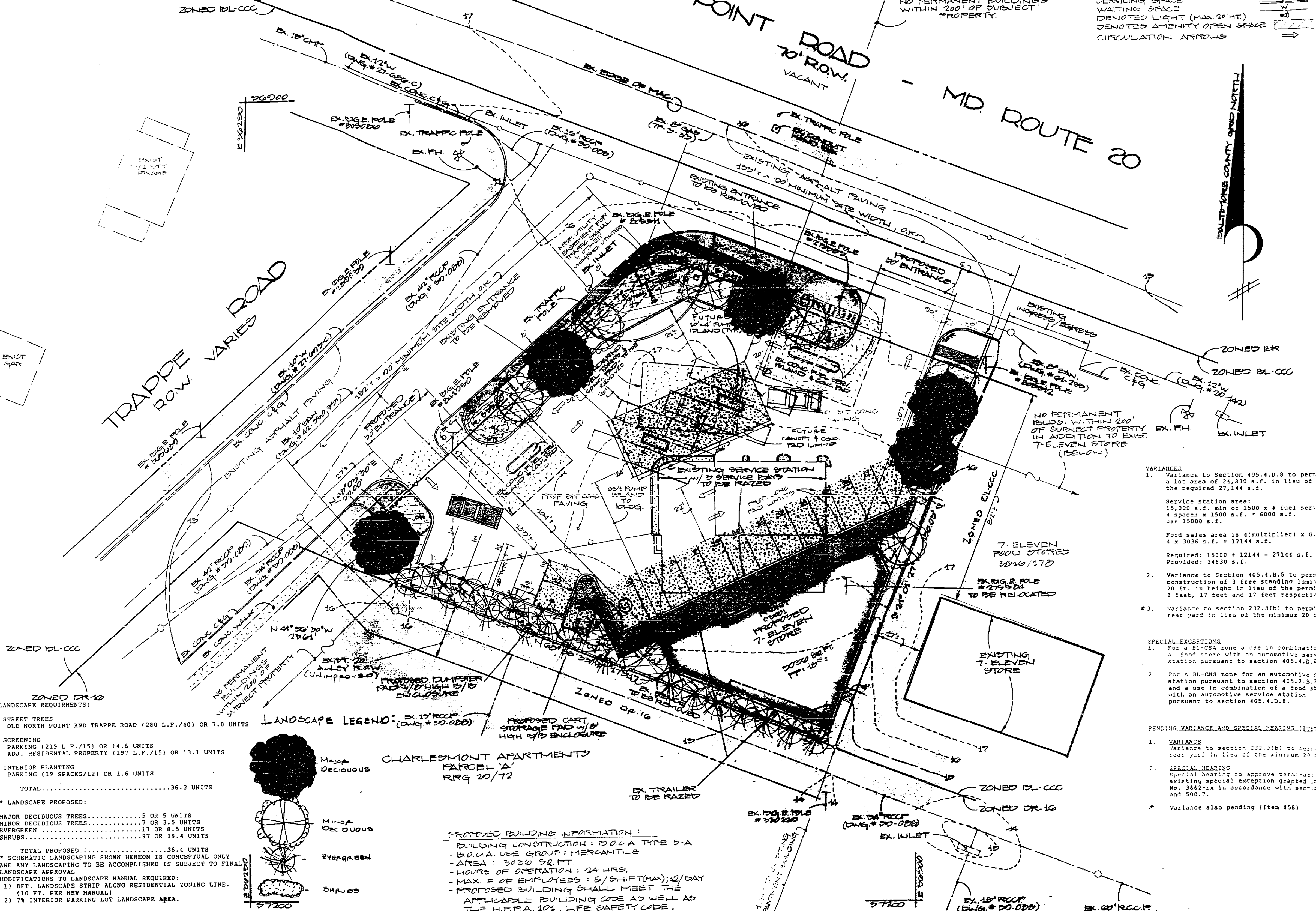
TRIP NO: X-0030 EL: 40.221
 DESCRIPTION: GALVANIZED SPIRE IN MASONRY & 24" NORTH POINT & KIMBERLY ROAD.
 SUBJECT SITE EXISTING ZONING: BL-CCC
 SUBJECT SITE PROPOSED ZONING: DL-ONS OR EL-COA



GENERAL NOTES

- APPLICANT: THE SOUTHLAND CORPORATION, CAPITAL DIVISION 2809 5500 SHAWNEE ROAD, ALEXANDRIA, VA. 22312 (703) 642-0711
- PLAN PREPARED BY: COLBERT ENGINEERING, INC., 115 SUDBROOK LANE - STE. 209, BALTIMORE, MD. 21208 (301) 653-3838
- ELECTION DISTRICT: 12 COUNCILMANIC: 7
- CENSUS TRACT: 420701
- WATERSHED No.: 39 (W-1) SUBWATERSHED No.: 42 (S-1)
- SITE AREA: GROSS: .76 AC. (INCLUDES 30' MAX. D/W OF OLD NORTH POINT & TRAPPE ROADS) NET: .57 AC. OR 24630 SQ. FT.
- EXISTING USE: SERVICE STATION
- PROPOSED USE: CONVENIENCE STORE
- PARKING: REQUIRED: 5/1000 SQ. FT. G.P.A. OR (2000 SQ. FT./1000) 4.5 x 10.10, 8x10, 10 SPACES (INCLUDES 1 HANDICAP) PROPOSED: 10 SPACES (INCLUDES 1 HANDICAP)
- AMENITY OPEN SPACE RATIO: REQUIRED: A 0.07 G.P.A., 2 MIN. PROPOSED: 2860 SQ. FT./2000 SQ. FT. = 1.27 > .2, OK.
- LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY LANDSCAPE MANUAL ADOPTED PURSUANT TO SECTION 22-103 OF TITLE 22 OF THE BALTIMORE COUNTY CODE.
- FLOOR AREA RATIO: PERMITTED: MAX OF 4.0 PROPOSED: G.P.A. / G.P.A. OR 3000/3000 = 1.440 OK.
- THERE ARE NO STREAMS, BODIES OF WATER OR SPRINGS ON-SITE.
- THERE ARE NO FLOODPLAINS OR FLOOD AREAS ON-SITE. THERE ARE NO HISTORIC BUILDINGS ON-SITE.
- OWNER: ROBERT G. GEMMILL & WIFE TAX ACCT. No.: 12 12040070 DEED REF.: 0825/198
- SETBACKS:

	REQUIRED	PROPOSED
FRONT	20'	20'
REAR	20'	20'
INTERIOR	0'	4'
STREET CORNER SIDE	35'	35'
- A STORMWATER MANAGEMENT WATER QUANTITY & QUALITY WAIVER AS PER SECT. 2-190.5(C)(1) HAS BEEN GRANTED, DATED 12-10-00.
- THERE ARE NO WETLANDS, CRITICAL AREAS, ARCHIOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIALS ON-SITE TO THE BEST OF OUR KNOWLEDGE.
- PROPOSED LIGHTING TO BE 400 W METAL HALIDE TYPE.



LANDSCAPE REQUIREMENTS:

STREET TREES: OLD NORTH POINT AND TRAPPE ROAD (280 L.F./40) OR 7.0 UNITS

SCREENING: PARKING (213 L.F./15) OR 14.6 UNITS
 ADJ. RESIDENTIAL PROPERTY (197 L.F./15) OR 13.1 UNITS

INTERIOR PLANTING: PARKING (19 SPACES/12) OR 1.6 UNITS

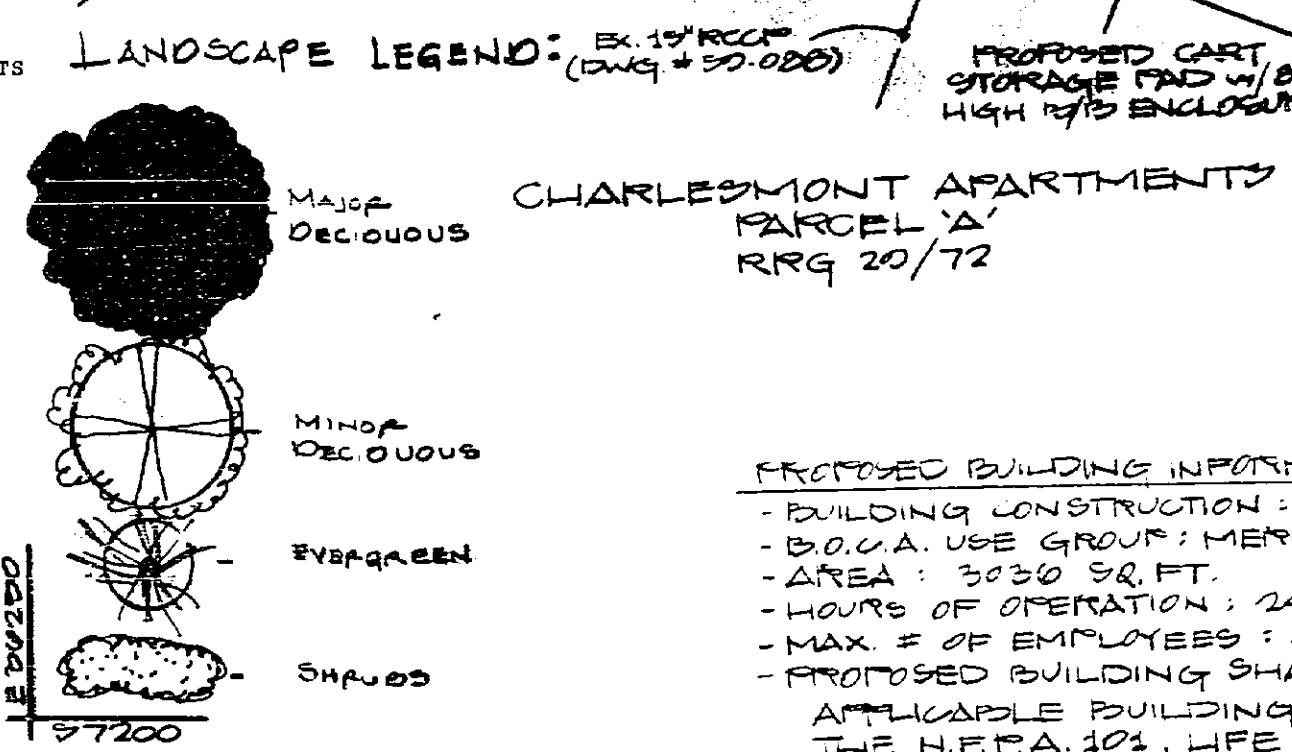
TOTAL: 36.3 UNITS

* LANDSCAPE PROPOSED:

MAJOR DECIDUOUS TREES: 5 OR 5 UNITS
 MINOR DECIDUOUS TREES: 7 OR 3.5 UNITS
 EVERGREEN: 17 OR 8.5 UNITS
 SHRUBS: 57 OR 19.4 UNITS

TOTAL PROPOSED: 36.4 UNITS

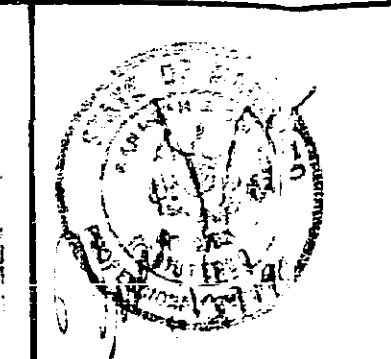
* SCHEMATIC LANDSCAPING SHOWN HEREON IS CONCEPTUAL ONLY AND ANY LANDSCAPING TO BE ACCOMPLISHED IS SUBJECT TO FINAL LANDSCAPE APPROVAL. MODIFICATIONS TO LANDSCAPE MANUAL REQUIRED:
 1) 8 FT. LANDSCAPE STRIP ALONG RESIDENTIAL ZONING LINE. (10 FT. PER NEW MANUAL)
 2) 7A INTERIOR PARKING LOT LANDSCAPE AREA.



PROPOSED BUILDING INFORMATION:

- BUILDING CONSTRUCTION: 20 G.S.A. TYPE 5-A
- G.S.A. USE GROUP: MERCHANTILE
- AREA: 5030 SQ. FT.
- HOURS OF OPERATION: 24 HRS.
- MAX. # OF EMPLOYEES: 5/SHIFT (20M)/12/DAY
- PROPOSED BUILDING SHALL MEET THE APPLICABLE BUILDING CODE AS WELL AS THE H.F.P.A. 10% LIFE SAFETY CODE.
- SEE SHEET 2 OF 2 FOR ADDITIONAL INFO.

COLBERT ENGINEERING, INC.
 115 Sudbrook Lane
 Baltimore, Maryland 21208
 (301) 653-3838



DATE	REVISION	BY

EXIST. APARTMENT BUILDING

PLAN TO ACCOMPANY ZONING RECLASSIFICATION

FOR
7-ELEVEN STORE
 OLD NORTH POINT ROAD & TRAPPE ROAD
 12TH ELECTION DISTRICT BALTIMORE CO, MARYLAND
 SCALE: 1"=20' DATE: AUGUST 28, 1999

SHEET 1 OF

PET. EX #6