Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 14, 1998

Mr. Rollie Feuchtenberger
Chicago Title Insurance Company
1129 20th Street, N.W.
Suite 300
Washington, DC 20036

Dear Mr. Feuchtenberger:

RE: Zoning Verification, Towson Town Center, **Lot 4, 831 Dulaney Valley Road (SM65/27)**, Zoning Case Numbers 91-324-SPHXA & 93-466-SPH, 9th Election District

The current zoning of the above lot is B.M.-C.T. (Business, Major – Commercial, town-center core). The current uses are allowed as a matter of right (see enclosed regulations).

The current area, width, depth, and height of the existing structures, its floor space and the setbacks from property lines have all been approved by the County Review Group (CRG), the Development Review Committee (DRC) and the hearing officer for Baltimore County.

Lot 4 has been the subject of two zoning variance cases (91-324-SPHXA and 93-466-SPH) for use, parking, and signage. The decisions of these hearings were rendered moot by Baltimore County Council Bill #172-1993, which allowed the uses and site conditions as they currently exist, to stand as a matter of right (Section 405 of the Baltimore County Zoning Regulations on fuel service stations).

There are currently no outstanding zoning violations against this property. Therefore, to the best of our knowledge, this property is in compliance with the Baltimore County Zoning Regulations.

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

Very truly yours,

John R. Alexander
Planner II, Planner II

Printed with Soybean Ink
on Recycled Paper

98-4258 UCP-

CHICAGO TITLE INSURANCE COMPANY
NATIONAL BUSINESS UNIT

1129 20TH STREET, N.W., SUITE 300
WASHINGTON D.C. 20036
202/466-2266, EXT. 27
202/466-5070 (FAX)

FACSIMILE TRANSMITTAL SHEET

FROM: Rollie Feuchtenberger, Counsel **DATE: October 9, 1998**

RE: Lot 1 and Lot 4, TOWSON TOWN CENTER, located at 425 and 431 Dulaney Valley Road, as shown on Amended Plats 1, 2 and 3, recorded in Plat Book 65, folios 26, 27 and 28; NBU File No. 980480

Total No. of Pages, including cover: 1

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ FOR YOUR INFORMATION

TO	COMPANY	FAX NO.	PHONE NO.
Mr. Carl Richards	Office of Planning and Zoning	410-887-2824	410-887-3391

MESSAGE:

I have been unsuccessful today trying to reach you by telephone, so I am writing to request you to expedite the request for confirmation of zoning status on the above-referenced property. The planner assigned to this case, John Alexander, had advised me I could expect a response by the early part of this week. I understand he is now on vacation until the 20th. Sophie Jennings indicated this matter was prepared except for final typing, but that she could not complete typing until some time next week.

I have been trying to get this information from Baltimore County since September 15, when I was directed to mail the first request to Laurie Hay, 4th District Planner at 401 Bosely Avenue. On September 23rd, Laurie called and left a voicemail message, advising that my request had been referred to your office. I spoke to you first on the 24th, and sent out a second request directed to the Director, Arnold Jablon, on the 25th. When I called again on October 5th to check on the status of my request, John Alexander indicated he would be handling the matter henceforth and requested an additional $40.00, along with a copy of the recorded subdivision plat, which I delivered overnight.

We will be closing this transaction on Tuesday, October 20, 1998. We are committed to deliver all title insurance commitment and endorsements, with supporting documents (including this zoning certification) one week in advance of closing, by Tuesday, October 13, 1998. Please let me know if there is anything further I can do to expedite this matter, so that we can meet this deadline.

Please call me with any comments or questions. Thank you for your assistance in this matter.

The attached information is CONFIDENTIAL and is intended only for the use of the addressee(s) named above. If the reader of this message is not the intended recipient(s) or the employee or agent responsible for delivering the message to the intended recipient(s), please note that any dissemination, distribution or copying of this communication is strictly prohibited. Anyone who receives this communication in error should notify us immediately by telephone and return the original message to us at the above address via the U.S. Mail.

CHICAGO TITLE INSURANCE COMPANY
1[illegible] H STREET, N.W., SUITE 300, WASHINGTON, DC 20036 (202) 466-2266
FAX (202) 466-5070

10/7/98

TO: [illegible] 10/8/98

ROLLIE FEUCHTENBERGER
COUNSEL
(202) 466-2266 EXT. 27
WASHINGTON DC
NATIONAL BUSINESS UNIT

October 5, 1998

VIA UPS NEXT DAY AIR

RECEIVED
OCT - 7 1998
98-4199
PDM

Mr. John Alexander, Planner
Office of Director of Permits and Development Management
Baltimore County Office of Planning and Zoning
111 West Chesapeke Avenue
Towson, MD 21204

98-4078

RE: Lot 1 and Lot 4, TOWSON TOWN CENTER, located at 425 and 431 Dulaney Valley Road, as shown on Amended Plats 1, 2 and 3, recorded in Plat Book 65, folios 26, 27 and 28; NBU File No. 980480

Dear Mr. Alexander:

Chicago Title Insurance Company ("CTIC") has been requested to issue a policy of title insurance with a zoning endorsement for the above-referenced property. To enable CTIC to issue this endorsement, I ask that you confirm the following:

1. The County's records show that all of the existing improvements comply with the requirements of the applicable zoning and site plan, particularly as to:

   a. area, width or depth of the land as a building site for the existing structure;

   b. floor space area of the existing structure;

   c. setback of the existing structure from property lines of the land;

   d. height of existing structure; and

   e. number of parking places.

2. The property is zoned BM – CT, and the present use of the Property is either a permitted or approved conditional use thereunder, which also includes the following uses:

[Please see attached list of uses.]

and,

3. As of the present date, there are no outstanding zoning violations or complaints thereof against the property.

Kindly indicate your concurrence with the above statements regarding the Property by signing and dating a copy of this letter where indicated and returning same to me by facsimile at 202/466-5070. Please forward the original to me by regular mail. As we discussed today, I have enclosed an additional check in the amount of $40.00 payable to Baltimore County for this purpose. I am also enclosing copies of Subdivision Plats showing the exact delineation of each of these parcels.

Thank you very much for your assistance in this matter. Please call me at 800/317-9872, ext. 27 if you have any questions or require any additional information.

Very truly yours,

Rollie Feuchtenberger

READ AND AGREED TO:

By:_____

Mr. John Alexander, Planner
Office of Director of Permits and Development Management
Baltimore County Office of Planning and Zoning
111 West Chesapeke Avenue
Towson, MD 21204
410/887-3391

Date:_____

23. Developer agrees to provide a finish on the exterior of Parking Structure B in accordance with the plans attached hereto as Exhibit "B" dated November 10, 1989. Such finish will give the appearance of architectural precast concrete. Developer agrees to provide a finish on the exterior of Parking Structure A in accordance with the plans attached hereto as Exhibit "C" dated January 9, 1990. Such submittals shall be satisfaction of this Condition.

EXHIBIT

EXISTING TREE

PROPOSED TREE

BALTIMORE COUNTY MD.
COUNTY REVIEW GROUP

This Plan Was Reviewed By The CRG O
10/15/86 With The Following Action Taken

~~FOURTH~~ REVISED PLAN APPROVED

Plan Approved DPW David L. Thomas *
Plan Approved OPZ
Plan Approval Expiration Date (Extended) 10/15/92

Plan Disapproved
Continued Mtg. Required
Plan Referred To Plan. Bd.

DAFT · McCUNE
LAND PLANNING CONSULTA
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

~~FOURTH~~ SIXTH
~~THIRD~~ REVISED CRG

TOWSONTOWN C
HAHN SECTIO
CRG PLAN REFINEME

1.12.1990 LANDSCAPE NOTE, FAIRMOUNT
COUNTY TRAFFIC ENGINE
1.17.1990 JOPPA DEVELOPMENT PARCE

* See ¶ "G" of CRG Agreement executed 1/24/90 by H-T Associates and Baltimore County.

CHICAGO TITLE INSURANCE COMPANY

1129 20TH STREET, N.W., SUITE 300, WASHINGTON, DC 20036 (202) 466-2266
FAX (202) 466-5070

ROLLIE FEUCHTENBERGER
COUNSEL
(202) 466-2266 EXT. 27
WASHINGTON DC
NATIONAL BUSINESS UNIT

9/28/98 TO: JRA 9/30/98

September 25, 1998

VIA UPS NEXT DAY AIR

Mr. Arnold Jablon
Director of Permits and Development Management
Baltimore County Office of Planning and Zoning
111 West Chesapeke Avenue
Towson, MD 21204

RE: Lot 1 and Lot 4, TOWSON TOWN CENTER, located at 425 and 431 Dulaney Valley Road, as shown on Amended Plats 1, 2 and 3, recorded in Plat Book 65, folios 26, 27 and 28; NBU File No. 980480

Dear Ms. Hay:

Chicago Title Insurance Company ("CTIC") has been requested to issue a policy of title insurance with a zoning endorsement for the above-referenced property. To enable CTIC to issue this endorsement, I ask that you confirm the following:

1. The County's records show that all of the existing improvements comply with the requirements of the applicable zoning and site plan, particularly as to:

   a. area, width or depth of the land as a building site for the existing structure;

   b. floor space area of the existing structure;

   c. setback of the existing structure from property lines of the land;

   d. height of existing structure; and

   e. number of parking places.

2. The property is zoned BM – CT, and the present use of the Property is either a permitted or approved conditional use thereunder, which also includes the following uses:

   [Please see attached list of uses.]

   and,

3. As of the present date, there are no outstanding zoning violations or complaints thereof against the property.

RECEIVED 98-4199 SEP 28 1998 98-4078 PDM

Kindly indicate your concurrence with the above statements regarding the Property by signing and dating a copy of this letter where indicated and returning same to me by facsimile at 202/466-5070. Please forward the original to me by regular mail. As requested, I have enclosed a check in the amount of $40.00 payable to Baltimore County for this purpose.

Thank you very much for your assistance in this matter. Please call me at 800/317-9872, ext. 27 if you have any questions or require any additional information.

Very truly yours,

Rollie Feuchtenberger

READ AND AGREED TO:

By:_____

Mr. Arnold Jablon
Director of Permits and Development Management
Baltimore County Office of Planning and Zoning
111 West Chesapeke Avenue
Towson, MD 21204
410/887-3391

Date:_____

After resolution of any outstanding issues, please submit ten copies of the plan to this office, Room 123, for signature, and a copy of this letter.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 3rd day of August 1998, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Additionally, this project is located on a state road; therefore, the State Highway Administration requires the plan to be reviewed prior to permit approval. For further information, contact Larry Gredlein at 410-545-5581.

Sincerely,

Arnold Jablon

Arnold Jablon
Director

AJ:DTR:dak

c: Bruce Seeley
Joyce Watson
File

THE ENGINEER HAS NOT YET SUBMITTED THE FINAL PLANS FOR SIGNATURE FOR A REDLINE OF AN EXISTING CRG PLAN TO ALLOW A HOTEL TO BE BUILT OVER A PARKING LOT ON LOT #1 OF TOWSON TOWN CENTER.

Baltimore County Government
Department of Permits and
Development Management

111 West Chesapeake Avenue
Towson, Md. 21204

(410) 887-3335

March 24, 1998

G. W. Stephens, Jr., & Associates
658 Kenilworth Drive, Suite 100
Towson, MD 21204

RE: Towson Town Center - Parcel One
PDM #IX-377
DRC Number 030280, Dist. 9C4

Dear Sir:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland and as provided in Section 602 (d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on March 2, 1998, and made the following recommendations:

The DRC has determined that your project meets the requirements of a refinement to the CRG plan under Section 26-211.

After resolution of any outstanding issues, please submit ten copies of the plan to this office, Room 123, for signature, and a copy of this letter.

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 24th day of March 1998, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Additionally, this project is located on a state road; therefore, the State Highway Administration requires the plan to be reviewed prior to permit approval. For further information, contact Larry Gredlein at 545-5581.

Sincerely,

Arnold Jablon

Arnold Jablon
Director

AJ:DTR:dak

c: Bruce Seeley
Joyce Watson
File

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 049412

DATE 2-12-98 ACCOUNT R-001-6150

AMOUNT $40.00

RECEIVED FROM: A.W. Stephens, Jr. & Associates, Inc.

FOR: DRO #030280 - Town of Towson Center - one Parcel

PDM # IX-377 DK

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

DATE RECEIPT
PAID RECEIPT
PROCESS ACTUAL TIME
2/19/1998 2/19/1998 10:33:17
REG 1803 CASHIER UNIL UIH 3
5 MISCELLANEOUS CASH RECEIPT
Receipt # 036210 UPLM
ORIGINAL 049412
40.00 CHECK
Baltimore County, Maryland

Development Review Committee Request Form

030280

3 Copies of the Plan are Required / Folded 81/2 x 11 FEE: $40.0 (payable to Baltimore County and is non-refundable)

Tax No.(s): 9-2200016234

Applicant & Engineer Name: George William Stephens, Jr. & Associates

Filing Date: February 18, 1998

Address: 658 Kenilworth Drive, Suite 100

Phone #: (410) 825-8120

Towson, Maryland 21204

Acreage: 29.02 net / 2.2 parcel 1

Project Name: TOWSON TOWN CENTER - PARCEL ONE

PDM File #: IX-377

Project Address: JOPPA & DULANEY VALLEY RD

ADC Map #: 27 - D - 6

Councilmanic District 4 Election District: 9

Building Permit #: if applicable

Is this an Antenna? ☐ Yes ☒ No If "Yes" check one of the following ☐ Cellular (CAC) ☐ Water Tower (WTC) ☐ MonoPole (CFC)

R quest: ☒ Refinement ☐ Limited Exemption ☐ Waiver (see yellow form for requirements)

(Attach letter if necessary)

Pursuant to Section 26-169 of the Baltimore County development Regulations, the applicant is seeking the concurrence of the DRC that the proposed redlined 5th Amended CRG represents a minor amendment to a previously approved plan. The redlines indicate the addition of surface parking and a vehicular ramped access from Joppa Road down into the parking field. This parking field serves the lower level store fronts of the redeveloped "Towson Circle Retail Building" formerly the Hutzler Building.

DO NOT WRITE BELOW THIS LINE! TO BE FILLED OUT BY COUNTY

COMMITTEE ACTION:

DRC #: CRG Refinement

( ) Denied
( ) Limited Exemption under Section 26-171( )( )
( ) Material Amendment to the plan (new CRG or HOH must be scheduled)
( ) Plan Refinement (submit enough plans for the agencies checked off below)
( ) Waiver recommendation forwarded to Planning Board for determination
( ) Waiver of Standards referred to _____ (Department)
( ) Requires a zoning ( )Special Hearing; ( ) Special Exception; ( ) Variance
( ) Other _____

RECEIVED FEB 18 1998 BALTIMORE COUNTY ZONING

COMMITTEE COMMENTS:

Agencies to Review and Return Comments to Committee:

( ) DPR ( ) OPCC ( ) Zoning ( ) DEPRM ( ) EIR ( ) SWM ( ) Rec & Parks ( ) Fire ( ) SHA

Signature of Coordinator _____ Meeting Date: _____

REV 12/97

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
E/S Dulaney Valley Rd., 420' (+/-) S of Fairmount Avenue * ZONING COMMISSIONER
831 Dulaney Valley Road
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
Legal Owner: Towson Town Center Associates * CASE # 93-466-SPH
Lessee: Mobil Oil Corp. *
Petitioners

****

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing, for that property located at 831 Dulaney Valley Road in Towson. The Petition is jointly filed by Towson Town Center Associates, a Maryland General Partnership, property owner, and Mobil Oil Corporation, Lessee.

The Petition for Special Hearing comes before me requesting a modification of the Order previously issued in case No. 91-324-SPHXA. That Order was issued by then Zoning Commissioner, J. Robert Haines on June 17, 1991. Within his Order, Commissioner Haines granted a Petition for Variance and denied Petitions for Special Hearing and Special Exception. However, he allowed an existing Mobil gas station and food store which occupied the site to continue operating until January 1, 1994. It was Commissioner Haines' obvious intent to provide the Petitioners with an opportunity to legitimize these existing businesses. Within the instant Petition for Special Hearing, the Petitioners requested an extension of the deadline of January 1, 1994. Also requested is a clarification of the aforementioned Order as to whether the subject property is located on an individual site or an integrated site. Additionally, the Petitioners seek relief to allow the business to continue operating until final action on pending legislation which regulates the uses on site.

ORDER RECEIVED FOR FILING
Date 9/27/93
By

The property was posted, advertised and scheduled for the requisite public hearing. At that hearing, no one was present but Karen Plumer, Esquire, who represented the Petitioners. Thus, no factual testimony was presented. However, the following summary can be gleaned from a review of the case file.

The subject property is known as 831 Dulaney Valley Road and consists of .60 acres (+/-) zoned B.M.-C.T. The subject lot is actually part of a larger property which is the site of the Towson Town Shopping Center. This large retail complex is the centerpiece of Towson's retail district. The subject property has apparently been used as a gasoline filling station for many years. Prior zoning history includes case No. 66-263-X, under which a special exception was granted for a filling station on the subject site in 1966. The filling station was originally operated by Cities Service Oil Company but subsequently Mobil Oil Corporation, a Petitioner herein, took over Citgo's lease. Ultimately, the Mobil operation added a food mart which occupies 702 sq. ft. of retail area. Mobil also remodeled and refurbished the existing site including replacement of pump islands, fueling equipment and canopies.

As noted above, the Petitioners came before Commissioner Haines in 1991 under case No. 91-324-SPHXA. The Petitioners sought special exception relief to use the property for a food store with less than 5,000 sq. ft. of retail sales area in combination with a gasoline service station. Approval within the Petition for Special Hearing to amend the previously granted special exception in case No. 66-263-X, and numerous variances relating to property and signage requirements. As noted above, Commissioner Haines denied the Petition for Special Hearing and Special Exception and granted the Petition for Variance. His Findings of Fact and Conclusions of Law and

ORDER RECEIVED FOR FILING
Date 9/27/93
By

Order are incorporated herein by reference. Although Commissioner Haines denied the Petitions for Special Exception and Special Hearing, he also concluded that the use was not detrimental to the health, safety and general welfare of the community. This finding is corroborated by a Zoning Advisory Committee (ZAC) comment received in the instant case from the Office of Planning and Zoning. That comment, likewise, indicates that a combination filling station/food mart is a proper use and is an asset to this retail community. In view of his findings, Commissioner Haines allowed the Petitioner to continue operating until January 1, 1994. As his Order indicates, it was his intention to allow the Petitioners sufficient time to obtain a redistricting designation of the site which would allow the continued operation of the business.

At the hearing before me, attorney Plumer proffered that after Commissioner Haines issued his Order, the Petitioners approached the Office of Planning and Zoning about removal of the C.T. designation for this site. The Office of Planning and Zoning responded that they would not support such a request and would vehemently oppose same. In view of OPZ's position, the Petitioners considered other avenues to legitimize the business. The course which has been selected has been to amend the Baltimore County Zoning Regulations (BCZR) as they relate to service stations, food marts, etc. The Petitioners offered into evidence as Petitioners' Exhibit No. 1, certain proposed amendments to the zoning regulations regarding service stations. These amendments have undergone the scrutiny of the staff of the Office of Planning and Zoning and were before the Planning Board for public hearing on May 20, 1993. Counsel for the Petitioners indicated that legislation containing these amendments is expected to be introduced, shortly, before the County Council. Apparently, the effect of this legislation will be to re-

ORDER RECEIVED FOR FILING
Date 9/27/93
By

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solve the issues associated with the Petitioners' use of the subject property. That is, if passed in the proposed form, the use of the site as a filling station with a 702 sq. ft. retail area will be permissible.

Under these circumstances, the Petitioners now come before me merely seeking an extension of Commissioner Haines' deadline. The Petitioners recognize that the legislation may not be effective until after January 1, 1994 and operation of the facility beyond that date without the proposed legislation in place would be impermissible and might be prosecuted as a zoning violation.

After due consideration of the Petition, I am persuaded that same should be granted. It appears that the Petitioners have acted appropriately in their efforts to have the existing use on the property legitimized. Moreover, I am in complete agreement with Commissioner Haines prior conclusion, as supported by the Office of Planning and Zoning, that the current use of the site is appropriate. Clearly, there will be no detrimental effect on the surrounding locale, if the business continues operating in its present fashion. Thus, I shall extend Commissioner Haines deadline so as to allow this business to continue operating in its present fashion through January 1, 1995. It is anticipated that the proposed legislation will become law by that date, which would thereby override Commissioner Haines' denial of the Petition for Special Hearing and Petition for Special Exception. Moreover, if the legislation is not passed within that time, the property owner will be allowed to request an additional extension of the January 1, 1995 deadline.

As is noted above, the instant Petition for Special Hearing also seeks a clarification of the aforementioned Order of June 17, 1991 as to whether the subject property is located on an individual site or integrated site.

ORDER RECEIVED FOR FILING
Date 9/27/93
By

The Petitioners aver that if the property is part of an integrated site, the present use would be permitted even under the existing regulations. Commissioner Haines did not accept this approach. In any event, it is also to be noted that a timely appeal was filed of Commissioner Haines' Order to the County Board of Appeals. That appeal is presently pending and has not been considered. The Board, at the request of the Petitioners, has deferred hearing the appeal until such time as the proposed legislation is acted upon. As noted above, the adoption of the proposed amendment to the BCZR would moot the necessity of an appeal of Commissioner Haines Order.

Nonetheless, with that appeal pending, I am hesitant to clarify/amend Commissioner Haines' findings. A review of the site plan and information in file would lead me to conclude that the subject property is part of an integrated site, namely, the filling station lot is part and parcel of the entire shopping center complex. However, in that this was an issue before Commissioner Haines which has not, as yet, been resolved through the appeal process, I am reluctant to make such a finding. The procedural ramifications are unclear and, more importantly, the entire issue may be rendered moot by the passage of the proposed amendments to the BCZR. Thus, although extending Commissioner Haines' deadline to January 1, 1995, I make no additional findings at least until the proposed legislation has been resolved.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of September, 1993 that the Petition for Special Hearing be and is hereby GRANTED, thereby amending the Zoning Commissioner's Findings and Facts, Conclusions of Law and Order dated June 17, 1991 thereby permit-

ORDER RECEIVED FOR FILING
Date 9/27/93
By

---

ting the existing Mobil Gas Station and Food Store with less than 5,000 sq. ft. to continue operating until January 1, 1995; and, thereafter, only if permitted under the BCZR in effect at that time.

1. The 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.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 9/27/93
By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 24, 1993

Karen L. Plumer, Esquire
Levan, Schimel, Belman and Abramson, P.A.
Woodmere I, Suite 400
9881 Broken Land Parkway
Columbia, Maryland 21046

RE: Petition for Special Hearing
Case No. 93-466-SPH
Legal Owner: Towson Town Center Associates
Lessee: Mobil Oil Corp., Petitioners
Property: 831 Dulaney Valley Road

Dear Ms. Plumer:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted in accordance with the attached Order.

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

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

Printed on Recycled Paper

Petition for Special Hearing

471

93-466-SPH

to the Zoning Commissioner of Baltimore County

for the property located at 831 Dulaney Valley Road, Towson, Maryland (E/S York Rd. 350 Ft. S of c/l of Fairmount Ave.)

which is presently zoned B.M. - C.T.

This Petition shall be filed with the Office of Zoning Administration & Development Management.
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 Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

1. An amendment to the Zoning Commissioner's Findings of Facts and Conclusions of Law/Order dated June 17, 1991 In Re: Petitions for Special Hearing, Special Exception & Variance, Case # 91-324-SPHXA to permit the existing Mobil gas station and food store with less than 5,000 s.f. to continue operating after January 1, 1994 if the uses are permitted under the zoning regulations in effect at that time, rather than only being permitted to continue operating if the subject property is redistricted to a C.S.A. district as is required by the aforementioned Order.

2. A clarification of the aforementioned Order dated June 17, 1991 as to whether the subject property is located on an individual site or an integrated site.

3. See Attached

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of 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/Lessee:
Mobil Oil Corporation
Senior Real Estate Rep.
One Fountain Square
11911 Freedom Drive, Suite 790
Reston, Virginia 22090-5539

Attorney for Petitioner:
Robert H. Levan, Esq.
Woodmere I, Suite 400
9881 Broken Land Parkway (410) 381-6000
Columbia, Maryland 21046-1153

Legal Owner(s):
TOWSON TOWN CENTER ASSOCIATES,
a Maryland general partnership
By: H-T Associates, a Maryland general partnership, as managing general partner
By: Ernest W. Hahn, Inc. a California corporation, as managing general partner
By:
Robert T. Pace, Vice President

825 Dulaney Valley Road (410) 494-8772
Towson, Maryland 21204

Name, Address and phone number of representative to be contacted.
Robert H. Levan, Esq.
(See Attorney for Petitioner.)

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
unavailable for Hearing
the following dates ______ Next Two Months
ALL ______ OTHER ______
REVIEWED BY: ______ DATE ______

No Review
6-25-93
WCR

93-466-SPH

3. Additionally, Petitioner requests that if legislation is pending in Baltimore County on January 1, 1994 which would permit the uses to continue upon adoption thereof, then Petitioner be allowed to continue operating until final action on said legislation.

471

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

93-466-SPH

January 2, 1991

Description for Special Exception, 831 Dulaney Valley Road, 0.505 acre parcel of land surveyed for Mobil Oil Corporation, located and situated in Towson, Maryland, the Ninth Election District of Baltimore County, Maryland.

BEGINNING for the same at a point on the east right-of-way line of Dulaney Valley Road, as now surveyed, thence,

1) South 81°54'40" East 142.00 feet,

2) South 09°23'13" West 155.00 feet,

3) North 81°54'40" West 142.44 feet to a point on the right-of-way of Dulaney Valley Road,

4) North 10°32'44" East 26.47 feet,

5) North 08°59'49" East 50.01 feet,

6) North 09°34'10" East 78.54 feet to the point of beginning.

Frederick Ward Associates, Inc.
ENGINEERS · ARCHITECTS · SURVEYORS

August 2, 1993

Description for Special Hearing seeking approval of an amendment to the Zoning Commissioner's Findings of Facts and Conclusions of Law, dated June 17, 1992, 831 Dulaney Valley Road, 0.505 acre parcel of land surveyed for Mobil Oil Corporation, located and situated in Towson, Maryland, the Ninth Election District of Baltimore County, Maryland.

BEGINNING for the same at a point on the east right-of-way line of Dulaney Valley Road, as now surveyed, thence,

1) South 81°54'40" East 142.00 feet,

2) South 09°23'13" West 155.00 feet,

3) North 81°54'40" West 142.44 feet to a point on the right-of-way of Dulaney Valley Road,

4) North 10°32'44" East 26.47

5) North 08°59'49" East 50.01 feet,

6) North 09°34'10" East 78.54 feet to the point of beginning.

STATE OF MARYLAND · REGISTERED PROFESSIONAL LAND SURVEYOR · STANLEY J. VITEK · No. 10981

5 South Main Street · P.O. Box 777 · Bel Air, Maryland 21014 · (410) 879-0413 · Fax (410) 893-1243

CERTIFICATE OF POSTING 93-466-SPH
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 7/7/93
Posted for: Special Hearing
Petitioner: Towson Town Ctr. Assoc. & Mobil Oil Corp.
Location of property: 831 (E/S) Dulaney Valley Rd., 420' S/Fairmount Ave.
Location of Signs: Facing roadway on property to be zoned
Remarks:
Posted by: Signature Date of return: 7/9/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/8, 1993

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 7/8, 1993

THE JEFFERSONIAN,

S. Wilkinson

Item #471

receipt

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

93-466-SPH

Account: R-001-6150
Number JCM

Date 8-4-93

MOBILE OIL CORP. — 825 Dulaney Valley Rd.

REVISION (110) — 100.00

03A03M0003MICHRC $100.00
BA C003:21PM08-04-93

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150

Number 471

Date 6/25/93

93-466-SPH

#040 - SPECIAL HEARING — $250.00
#080 - SIGN POSTING — 25.00
TOTAL FEES — $285.00

Legal Owner: Towson Town Center Associates
Lessee: Mobil Oil Corporation

831 Dulaney Valley Road
District: 9c7

Attorney: Robert H. Levan
Levan, Schimel, Belman & Abramson

03A03M0066MICHRC $285.00
BA C009:19AM06-25-93

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JUNE 30, 1993

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-466-SPH (Item 471)
831 Dulaney Valley Road
E/S Dulaney Valley Road, approximately 420' S of Fairmount Avenue
9th Election District -4th Councilmanic
Legal Owner(s): Towson Town Center Associates
Lessee: Mobil Oil Corporation
HEARING: THURSDAY, JULY 29, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve an amendment to the Zoning Commissioner's Findings of Facts and Conclusions of Law/Order dated June 17, 1992, in Re: Petitions for Special Hearing, Special Exception & Variance, Case #91-324-SPHXA to permit the existing Mobil gas station and food store with less than 5,000 sq. ft. to continue operating after January 1, 1994 if the uses are permitted under the zoning regulations in effect at that time, rather than only being permitted to continue operating if the subject property is redistricted to a C.S.A. district as is required by the aforementioned Order; a clarification of the aforementioned Order dated June 17, 1991 as to whether the subject property is located on an individual site or an integrated site; and if legislation is pending in Baltimore County on January 1, 1994 which would permit the uses to continue upon adoption thereof, then Petitioner be allowed to continue operating until final action on said legislation.

Arnold Jablon
Director

cc: Towson Town Center Associates/825 Dulaney Valley Road/Towson MD 21204
Mobile Oil Corporation/One Fountain Square/11911 Freedom Drive #750/Reston VA 22090
Robert H. Levan, Esq./5881 Broken Land Parkway #400/Columbia MD 21046

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed on Recycled Paper

TO: PUTUXENT PUBLISHING COMPANY
July 8, 1993 Issue - Jeffersonian

Please foward billing to:

Robert H. Levan, Esq.
5881 Broken Land Parkway, #400
Columbia, Maryland 21046-1153
(410) 381-6000

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-466-SPH (Item 471)
831 Dulaney Valley Road
E/S Dulaney Valley Road, approximately 420' S of Fairmount Avenue
9th Election District -4th Councilmanic
Legal Owner(s): Towson Town Center Associates
Lessee: Mobil Oil Corporation
HEARING: THURSDAY, JULY 29, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to approve an amendment to the Zoning Commissioner's Findings of Facts and Conclusions of Law/Order dated June 17, 1992, in Re: Petitions for Special Hearing, Special Exception & Variance, Case #91-324-SPHXA to permit the existing Mobil gas station and food store with less than 5,000 sq. ft. to continue operating after January 1, 1994 if the uses are permitted under the zoning regulations in effect at that time, rather than only being permitted to continue operating if the subject property is redistricted to a C.S.A. district as is required by the aforementioned Order; a clarification of the aforementioned Order dated June 17, 1991 as to whether the subject property is located on an individual site or an integrated site; and if legislation is pending in Baltimore County on January 1, 1994 which would permit the uses to continue upon adoption thereof, then Petitioner be allowed to continue operating until final action on said legislation.

Lawrence E. Schmidt
Lawrence E. Schmidt
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUGUST 19, 1993

NOTICE OF REASSIGNMENT

Postponed from 7/29/93
CASE NUMBER: 93-466-SPH (Item 471)
831 Dulaney Valley Road
E/S Dulaney Valley Road, approximately 420' S of Fairmount Avenue
9th Election District -4th Councilmanic
Legal Owner(s): Towson Town Center Associates
Lessee: Mobil Oil Corporation

Special Hearing to approve an amendment to the Zoning Commissioner's Order dated June 17, 1992, in Case #91-324-SPHXA to permit the existing Mobil gas station and food store with less than 5,000 sq. ft. to continue operating after January 1, 1994 if the uses are permitted under the zoning regulations in effect at that time, rather than only being permitted to continue operating if the subject property is redistricted to a C.S.A. district as is required by the aforementioned Order; a clarification of the aforementioned Order dated June 17, 1991 as to whether the subject property is located on an individual site or an integrated site; and if legislation is pending in Baltimore County on January 1, 1994 which would permit the uses to continue upon adoption thereof, then Petitioner be allowed to continue operating until final action on said legislation.

HEARING: TUESDAY, SEPTEMBER 21, 1993 at 9:00 a.m. in Room 118, Courthouse, 400 Washington Avenue, Towson, Maryland 21204.

ARNOLD JABLON
DIRECTOR

cc: Towson Town Center Associates
Robert H. Levan, Esq.
Mobil Oil Corporation

Printed with Soybean Ink on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 19, 1993

Robert H. Levan, Esquire
Woodmere I, STE 400
9881 Broken Land Parkway
Columbia, MD 21046-1153

RE: Case No. 93-466-SPH, Item No. 471
Petitioner: Towson Town Center Associates, et al
Petition for Special Hearing

Dear Mr. Levan:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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 June 25, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

7-7-93

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: BALTO. CO.
Item No.: #471 (WCE)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

HK 7/8/93 8

TO: Zoning Advisory Committee Date: July 7, 1993

FROM: Jerry L. Pfeifer, Captain
Fire Department

SUBJECT: July 12, 1993 - Meeting

#402 - Space shall comply with the 1991 Life Safety Code.
#456 - No comments
#462 - No comments
#463 - Site shall not interfere with Baltimore County's 800 Megahertz Radio Capability.
#464 - No comments
#465 - No comments
#466 - No comments
#467 - No comments
#468 - No comments
#469 - No comments
#470 - Building shall comply with the 1991 Life Safety Code.
#471 - Did not receive plan.
#472 - No comments.

RECEIVED
JUL 8 1993
ZADM

JLP/dal

cc: File

CPS-008

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

8-24-93

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: #471
(Case 93-466-SPH)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

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

DATE: July 21, 1993

SUBJECT: 831 Dulaney Valley Road

RECEIVED
ZONING COMMISSIONER

INFORMATION:

Item Number: 471 93-466-SPH 7/29

Petitioner: Towson Town Center Associates

Property Size:

Zoning: B.M.-C.T.

Requested Action:

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The petition for a Special Hearing has been requested to 1) amend the Zoning Commissioner's findings of facts and conclusions of law dated June 17, 1991 to permit the existing gas station and food store to continue operating after January 1, 1994, if the uses are permitted under the zoning regulations in effect at that time, in lieu of being redistricted to a C.S.A. district, and 2) clarify whether the site is an individual site or an integrated site.

The Planning Office supports the applicant's efforts to legalize the existing food store. The service station and food store have been attractively remodeled and function well in conjunction with Towson Town Center. The food store provides a much needed convenience for service station and shopping center patrons alike.

An up to date landscape plan should be provided, and some planter boxes should be added to enhance the Dulaney Valley Road frontage. The temporary signs are of some concern, and the visual clutter should be eliminated.

As to the question concerning whether the Mobil station is an individual site or part of an integrated site, this office is of the opinion that it is clearly part of the Towson Town Center regional shopping center. It should be noted that the Mobil station is located on Lot 4, on the plat of Towson Town Center, S.M. 65, Folio 27, recorded on 12/22/92. (It was previously recorded as S.M. 62, Folio 119, recorded on 10/8/90, prior to Commissioner Haines's order of June 17, 1991).

ZAC.471/ZAC1 Pg. 1

Should the amendments be adopted to update the service station zoning regulations, the applicant should be given the option of submitting a plan or requesting a Special Exception hearing in order to comply with the new regulations.

Prepared by: Jeffrey W. Long

Division Chief: Carl L. Richards

PK/JL:lw

ZAC.471/ZAC1 Pg. 2

AS 6-22-93

RE: PETITION FOR SPECIAL HEARING
E/S Dulaney Valley Rd., approx. 420' S of Fairmount Ave. (831 Dulaney Valley Rd.),
9th Election District,
4th Councilmanic District

TOWSON TOWN CENTER ASSOCIATES,
Owner; MOBIL OIL CORPORATION,
Lessee.

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 93-466-SPH

: : : : : :

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.

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 14th day of July, 1993, a copy of the foregoing Entry of Appearance was mailed to Robert H. Levan, Esquire, Woodmere I, Suite 400, 9881 Broken Land Parkway, Columbia, MD 21046-1153, Attorney for Petitioner.

Peter Max Zimmerman

ZADM

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 1, 1993

RECEIVED
2 1993
ZONING COMMISSIONER

Robert H. Levan, Esquire
Woodmere I, Suite 400
9881 Broken Land Parkway
Columbia, MD 21046-1153

RE: Preliminary Petition Review (Item #471)
Legal Owner: Towson Town Center Assoc.
Lessee: Mobil Oil Corporation
831 Dulaney Valley Road
9th Election District

Dear Mr. Levan:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The petition was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the $100.00 revision fee.

1. The legal description must be sealed.

2. The zoning hearing note should include a reference to case #91-324-SPHXA.

Printed on Recycled Paper

Robert H. Levan, Esquire
July 1, 1993
Page 2

3. The plan is incorrectly titled - i.e., inconsistent with the relief requested on the petition. Petitioner is not presently requesting variance or special exception relief as is reflected on the plan. This should be corrected with the appropriate amendments to the notes.

4. As noted in case #91-324-SPHXA, the "food mart" is not an "ancillary use" (as reflected on the plan), but a "use in combination" per Sections 405.C and 405.4.D. of the Baltimore County Zoning Regulations.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

Joseph C. Merrey
Planner I

JCM:scj

cc: Zoning Commissioner
Zoning Case #91-324-SPHXA

Enclosure: Receipt

471

93-466-SPH

STATEMENT OF JUSTIFICATION IN SUPPORT OF TOWSON TOWN CENTER ASSOCIATES' AND MOBIL OIL CORPORATION'S REQUEST FOR SPECIAL HEARING

Towson Town Center Associates and Mobil Oil Corporation, by and through their attorney, Robert H. Levan and Levan, Schimel, Belman and Abramson, P.A., hereby submits this statement in support of its request for a special hearing to amend the Zoning Commissioner's Findings of Facts and Conclusions of Law/Order dated June 17, 1991, In Re: Petitions for Special Hearing, Special Exception and Variances, Case No.: 91-324-SPHXA. In Case No.: 91-324-SPHXA the Zoning Commissioner granted the Petitioner's request for variances, however, denied Petitioner's requests for special exception and special hearing to amend the existing special exception. The Zoning Commissioner specifically ordered that the Petitioners "cease and desist the operation of the subject use, specifically, the food store with less than 5,000 s.f. of retail sales area in combination with the subject gasoline service station on January 1, 1994 should the Petitioners fail to acquire C.S.A. district zoning for the subject site on or before that time. For the reasons set forth below, the subject application for special hearing requests an amendment to the Zoning Commissioner's mandate that the Petitioners only be allowed to continue operating if the property is redistricted, and further requests a clarification of whether the property is an individual site or an integrated site.

Pursuant to the Zoning Commissioner's decision, Petitioners met with various representatives of the Baltimore County Office of Planning and Zoning regarding a redistricting of the property to the C.S.A. district. We were advised that such a request would be

93-466-SPH

vehemently opposed by the Office of Planning and in all probability would be defeated in light of the then recent approval of the Towson Town Center zoning maps and the determination in the preparation thereof that the subject site should be included in the Town Center Zone. Therefore, we requested that Baltimore County review its zoning regulations pertaining to gasoline stations with an eye toward whether they truly address current operating trends in the industry. The County agreed to do so and upon review of the applicable provisions determined that the regulations are in fact outdated. Therefore, the Office of Planning and Zoning prepared amendments to the zoning regulations which are currently being reviewed by the Planning Board.

Since the revisions to the current gasoline station regulations contained in the proposed legislation being reviewed by the County would permit the Petitioners to continue operating, we request that the restriction contained in the Zoning Commissioner's June 17, 1991 decision that the Petitioners obtain a redistricting of the property to be able to continue operating after January 1, 1994 be lifted.

Additionally, the proposed legislation makes a distinction between gasoline stations located on individual sites and integrated sites. The Zoning Commissioner's June 17, 1993 decision does not clearly state whether the subject site is an individual site or an integrated site. For that reason we also request a determination of this issue.

Robert H. Levan

93-2246

LEVAN, SCHIMEL, BELMAN & ABRAMSON, P.A.
WOODMERE I, SUITE 400
9881 BROKEN LAND PARKWAY
COLUMBIA, MARYLAND 21046

KAREN L. PLUMER
DIRECT DIAL (301) 312-6733

WASHINGTON (301) 596-2200
BALTIMORE (301) 381-6000
FAX (301) 381-6430

LAUREL LAKES EXECUTIVE PARK
8325 CHERRY LANE
LAUREL, MARYLAND 20707
WASHINGTON (301) 953-1886
BALTIMORE (301) 792-7843

494-7774

March 8, 1993

Mr. Arnold Jablon, Director
Zoning Administration and Development Management
111 West Chesapeake Avenue, Room 109
Towson, Maryland 21204

Re: Mobil Oil Corporation
E/S York Road, 350 Ft. S of
c/l of Fairmount Avenue
831 Dulaney Valley Road
Special Exception and Variance
Case No.: 91-324-SPHXA

Dear Mr. Jablon:

As you may be aware, in 1990 Mobil Oil Corporation and Towson Town Center Associates (the "Petitioners") filed a request for a special hearing to operate a food store with less than 5,000 square feet of retail sales area in combination with a gasoline station and variances for the Mobil station located at 831 Dulaney Valley Road. The Mobil station has been located at this site since 1981. From 1967 to 1981 the gasoline station was a Citgo station.

On or about June 17, 1991, the Zoning Commissioner issued his decision regarding the Petitioners' requests in the referenced matter. The Zoning Commissioner denied both the Petitioners' request for a special exception and the Petitioners' request for a special hearing to amend the existing special exception. However, he granted Petitioners' request for variances. The Zoning Commissioner further ordered that the Petitioners "cease and desist the operation of the subject use, specifically, the food store with less than 5,000 s.f. of retail sales area in combination with the subject gasoline service station on January 1, 1994 should the Petitioners fail to acquire C.S.A. district zoning for the subject site on or before that time." Mobil and Towson Town Center appealed the decision of the Zoning Commissioner to the Board of Appeals.

Pursuant to the Zoning Commissioner's decision, we met with various representatives of the Baltimore County Office of Planning and Zoning regarding a redistricting of the property to the C.S.A. district. We were advised that such a request would be opposed,

6/14/93 5441-93 WCR
9
471

LEVAN, SCHIMEL, BELMAN & ABRAMSON, P.A.
ATTORNEYS AT LAW
WOODMERE I, SUITE 400
9881 BROKEN LAND PARKWAY
COLUMBIA, MARYLAND 21046-1153

ROBERT H. LEVAN
DIRECT DIAL: (410) 312-6717

WASHINGTON (301) 596-2200
BALTIMORE (410) 381-6000
FAX (410) 381-6430

LAUREL LAKES EXECUTIVE PARK
8325 CHERRY LANE
LAUREL, MARYLAND 20707-4828
WASHINGTON (301) 953-1886
BALTIMORE (410) 792-7843

June 14, 1993

93-466-SPH

RECEIVED
JUN 15 1993
ZADM

Baltimore County Office of Zoning Administration &
Development Management
Development Control
111 West Chesapeake Avenue, Room 109
Towson, Maryland 21204

RE: Petition for Special Hearing to the Zoning Commissioner of Baltimore County for the property located at 831 Dulaney Valley Road, Towson, Maryland, E/S York Road, 350 feet South of the centerline of Fairmount Avenue

To Whom It May Concern:

Please find enclosed for filing the referenced Petition for Special Hearing. Additionally enclosed is a justification statement, the filing fee of $250.00 and a copy of the official zoning map. As Case No.: 91-324-SPHXA (a special exception, special hearing and variance request involving the same property as the enclosed Petition) is pending before the Board of Appeals, we were advised by Arnold Jablon that we need not provide three copies of the sealed description of the property or twelve copies of a sealed plat. One copy of both the sealed description of the property and the plat that were filed in Case No.: 91-324-SPHXA are enclosed for your information.

Thank you for your attention to this submission. If you need additional information, please advise me.

Very truly yours,

Robert H. Levan

RHL/PCN
Enclosure
1LT4000.PCN
261.65

cc: Lester Carter

471 5630-93
6/22/93
9

LEVAN, SCHIMEL, BELMAN & ABRAMSON, P.A.
ATTORNEYS AT LAW
WOODMERE I, SUITE 400
9881 BROKEN LAND PARKWAY
COLUMBIA, MARYLAND 21046-1153

DIANE T. BANNER
Legal Assistant
DIRECT DIAL: (410) 312-6705

WASHINGTON (301) 596-2200
BALTIMORE (410) 381-6000
FAX (410) 381-6430

June 21, 1993

93-466-SPH

Baltimore County Office of Zoning Administration &
Development Management
Development Control
111 West Chesapeake Avenue, Room 109
Towson, Maryland 21204

Attention: Sophie Jennings

RE: Petition for Special Hearing to the Zoning Commissioner of Baltimore County for the property located at 831 Dulaney Valley Road, Towson, Maryland, E/S York Road, 350 feet South of the centerline of Fairmount Avenue

Dear Ms. Jennings:

Please find enclosed for filing 5 plats of the above referenced site and the Zoning Hearing Advertising form. The petition, filing fee, etc. were submitted under cover dated June 14, 1993. Upon receipt of these items, please call me to advise what item number has been assigned and when the petition will be considered.

Thank you in advance for your attention in this matter.

Sincerely,

Diane T. Banner
Legal Assistant

Enclosures

781t464.dtb
2dtk 062393
261.65

RECEIVED
JUN 22 1993
ZADM

5690-93
6/24/93
9
471

LEVAN, SCHIMEL, BELMAN & ABRAMSON, P.A.
ATTORNEYS AT LAW
WOODMERE I, SUITE 400
9881 BROKEN LAND PARKWAY
COLUMBIA, MARYLAND 21046-1153

DIANE T. BANNER
Legal Assistant
DIRECT DIAL: (410) 312-6705

WASHINGTON (301) 596-2200
BALTIMORE (410) 381-6000
FAX (410) 381-6430

June 23, 1993

93-466-SPH

Baltimore County Office of Zoning Administration &
Development Management
Development Control
111 West Chesapeake Avenue, Room 109
Towson, Maryland 21204

Attention: Sophie Jennings

RE: Petition for Special Hearing to the Zoning Commissioner of Baltimore County for the property located at 831 Dulaney Valley Road, Towson, Maryland, E/S York Road, 350 feet South of the centerline of Fairmount Avenue

Dear Ms. Jennings:

Per our telephone conversation of this date, please find a $35 check enclosed to cover the posting fees in the above referenced matter. Upon receipt of this item, please call me to advise what item number has been assigned and when the petition will be considered.

Thank you in advance for your attention in this matter.

Sincerely,

Diane T. Banner
Legal Assistant

Enclosure

781t464.dtb
261.65

RECEIVED
JUN 24 1993
ZADM

7/19/93 Case-93 RJS
are these patterns?

LEVAN, SCHIMEL, BELMAN & ABRAMSON, P.A.
ATTORNEYS AT LAW
WOODMERE I, SUITE 400
9881 BROKEN LAND PARKWAY
COLUMBIA, MARYLAND 21046-1153

ROBERT H. LEVAN
DIRECT DIAL (410) 312-6717

WASHINGTON (301) 996-2200
BALTIMORE (410) 581-6000
FAX (410) 381-0450

LAUREL LAKES EXECUTIVE PARK
8525 CHERRY LANE
LAUREL, MARYLAND 20707-4828
WASHINGTON (301) 953-1886
BALTIMORE (410) 792-7843

July 16, 1993

Larry Schimdt, Zoning Commissioner
Baltimore County Office of
Zoning Administration
Old Court House Room 113
400 Washington Avenue
Towson, Maryland 21204

Re: Request for Hearing Postponement
Case Number 93-466-SPH (Item 471)
Hearing: Thursday July 29, 1993
at 9:00 a.m.

Dear Mr. Schmidt:

Please accept this letter as a formal request that the above referenced hearing be postponed.

My office has received word from the Department of Planning that revisions are required to the supporting documents submitted with the Petition in this matter. We are in the process of completing the revisions which are required to be reviewed by the Planning Staff. The earliest meeting we have been able to schedule to review the revised package is August 4, 1993 at 3:00 p.m.

Your consideration in this matter will be greatly appreciated. My paralegal, Diane Banner, will call you early next week to inquire about your decision.

Sincerely,

Robert H. Levan

cc: Lester Carter

78tx504.dtb
261-65

RECEIVED
JUL 19 1993
ZADM

RECEIVED
JUL 19 1993
ZONING COMMISSIONER

6886-93
8/10/93
to get meeting

LEVAN, SCHIMEL, BELMAN & ABRAMSON, P.A.
ATTORNEYS AT LAW
WOODMERE I, SUITE 400
9881 BROKEN LAND PARKWAY
COLUMBIA, MARYLAND 21046-1153

DIANE T. BANNER
Legal Assistant
DIRECT DIAL (410) 312-6788

WASHINGTON (301) 996-2200
BALTIMORE (410) 581-6000
FAX (410) 381-0450

August 9, 1993

RECEIVED
By

Baltimore County Government
Office of Zoning Administration and
Development Management
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention: Gwen Stevens - Docket Clerk

Re: Item No. 471
Case No. 93-466-SPH
Petitioner - Towson Town Center
Associates

Dear Ms. Stevens:

Please find enclosed for filing in the above referenced case nine (9) additional revised site plans. These were requested by Joseph Merrey following our meeting on August 4, 1993.

If you require further information, please call.

Sincerely,

Diane T. Banner
Legal Assistant

enclosures
781t535.dtb
261-65

RECEIVED
AUG 10 1993
ZADM

Baltimore County Government
Office of Planning and Zoning

401 Bosley Avenue
Towson, MD 21204

(410) 887-3211
Fax (410) 887-5862

April 16, 1993

Pet No 1
Case No 93-466-SPH

TO: Addressees

FROM: Karin E. Brown

SUBJECT: Amendments to Zoning Regulations regarding Service Stations

Enclosed is a staff report regarding fuel service stations and car wash operations. Since our meeting last December, the draft regulations were discussed with community planners, the Community Conservation Advisory Council and representatives of the car wash industry. The comments and suggestions that came out of these meetings were considered and appropriate revisions made.

The draft legislation was subsequently sent to the Administrative Office and the various departments affected by the proposed amendments. In response to comments received at that level, the draft was again revised.

The staff report was introduced to the Planning Board on April 15, 1993 where it was accepted for a public hearing which will be held:

May 20, 1993
6:00 p.m.
in Room 106, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

Changes made to the Report were numerous, but most were of a technical nature. I will briefly highlight those revisions which might be of interest to you.

- Service stations located on individual sites would still require district designation. The C.S.A., C.N.S., C.S.-1 and C.S.-2 district would be consolidated into the "Automotive Service" (A.S.) district.

Legislative Project #93-1

PROPOSED AMENDMENTS TO THE
BALTIMORE COUNTY ZONING REGULATIONS
REGARDING FUEL SERVICE STATIONS AND CAR WASHES

A Staff Report of the Baltimore County
Office of Planning and Zoning
April 1, 1993

PROJECT DESCRIPTION

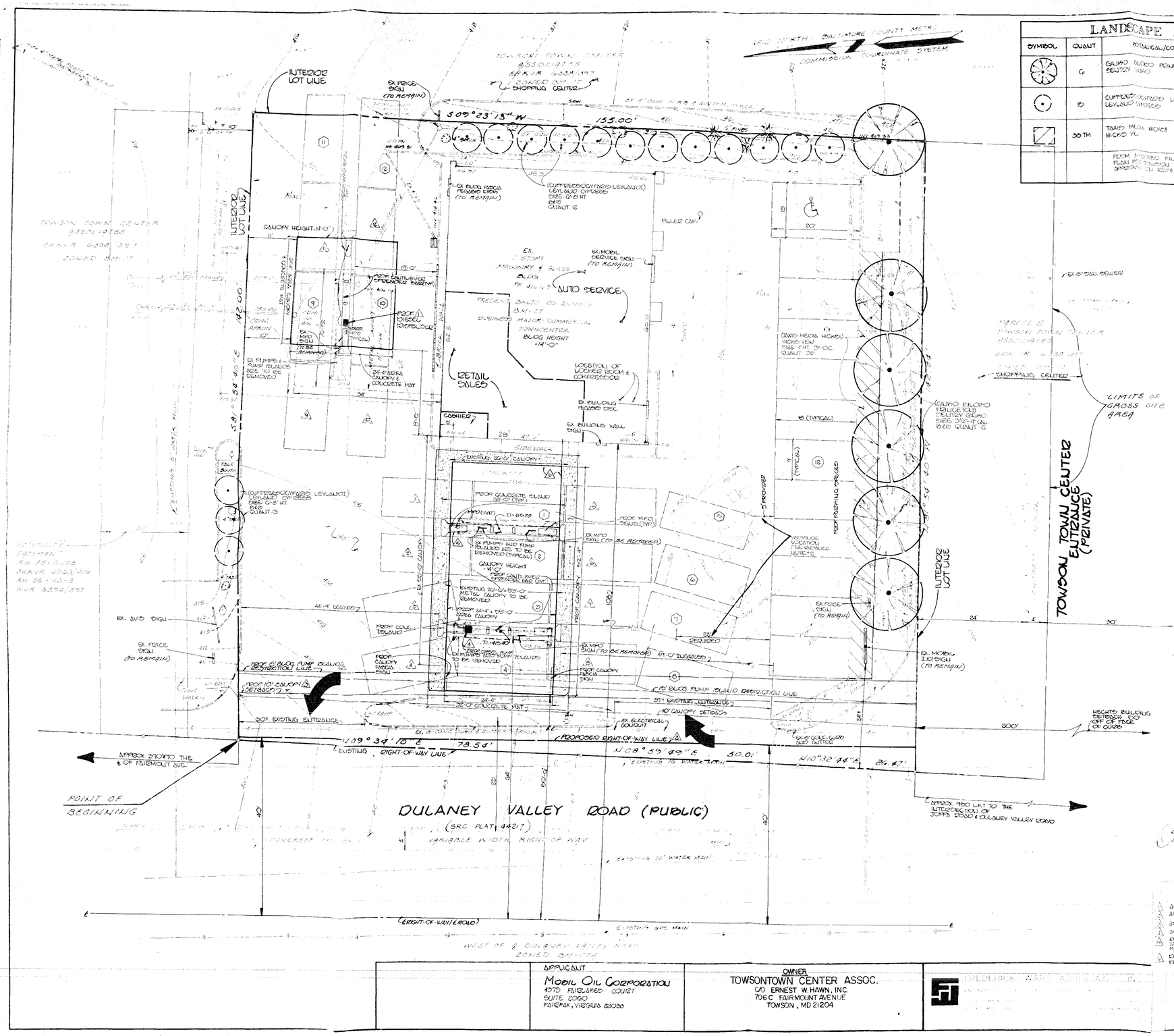
The purpose of this project is to update zoning and landscaping regulations which concern automotive service stations and car wash operations.

SUMMARY

Zoning regulations affecting automotive service stations were adopted in 1967. They are outdated, confusing and difficult to administer. Today's service stations provide an array of uses different from those of the 1960's. For example, stations tend to provide small convenience stores rather than service bays. The present regulations do not reflect contemporary needs. Developing a new service station, expanding an existing one or simply adding a different use is cumbersome and can require multiple hearings. Yet, the process does not ensure that the design and development will provide adequate protection to neighboring residences and an attractive site design in terms of landscaping, buffering and screening.

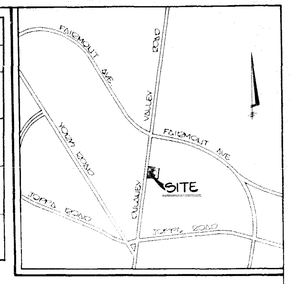
About 80% of all service station projects involve modernization of existing sites. These projects upgrade the appearance of the County's commercial corridors and can stimulate investment by neighboring businesses. The existing Zoning Regulations frustrate rather than encourage these projects because they are not designed for the uses which developers of service stations want to provide.

One goal of this project is to give service stations the flexibility needed. Another goal is to eliminate duplication and inconsistencies in the regulations which govern them. Also proposed are stricter performance standards which would result in a more attractive site design. In addition to improving the appearance of the commercial corridors, these standards would provide more effective buffers to protect residential properties. Finally, this project seeks to modernize the regulations pertaining to car washes with regard to location and design. (Pages 28-31 present tables summarizing the locational requirements for service stations, including those with convenience stores or car washes.)



LANDSCAPE PLANTINGS

SYMBOL	QUANT	BOTANICAL/COMMON NAME	SIZE	REMARKS
	6	GINKO BILOBA FEMALE / GINKO BILOBA MALE	2½"-4" CAL	B&B
	10	CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS	6'-8' HT.	B&B
	35 TM	TAXUS MEDIA HICKSI / HICKS YEW	4' HT.	B&B 3'-0C
		FROM APPROVED FINAL LANDSCAPING PLAN FOR TOWSON TOWN CENTER APPROVAL CLI 1982-110		



VICINITY MAP
SCALE 1"=1000'

SITE INFORMATION

1. Net Lot Size: 22,023 Sq. Ft.
2. Gross Site Area: 24,296 Sq. Ft. = .558 Ac.
3. Floor Area: 2820 Sq. Ft.
4. Floor Area Ratio: 0.166
5. Tax Account # 09-06-050-521
6. Election Dist.: 9Th District
7. Precinct : 77b
8. Existing Use: Auto Repair, Gas w/Mobil Sign
9. Proposed Use: Auto Repair, Gasoline, Mobil Sign

ZONING NOTES

ZONING STATUS

PROPOSED ZONING - BM
EXISTING DISTRICT - BR
PROPOSED DISTRICT - BM
PREVIOUS ZONING CASE - *

AREA REQUIREMENTS

1 PARKING SPACE PLANNED WITH 4 MULTI-PURPOSE FUEL PUMPS
12 CARS AT ONE TIME
TOTAL SERVICING SPACES - 12
TOTAL SERVICING BAYS - 3
TOTAL BAYS AND SPACES - 15
SITE AREA REQUIRED - 15 X 1500 S.F. - 22,500 SF

ADDITIONAL AREA -

CONVENIENCE SHOP RETAIL AREA - 700 SF
SITE AREA REQUIRED - 4 X 700 - 2800 SF

ACCESS STATUS

2 ENTRANCES (20') ON DULANEY VALLEY ROAD
ACCESS FROM WIDE, 1,200' FEET WIDE

LANDSCAPING

TO BE COMPLETED AS PER FINAL LANDSCAPE PLAN
TOWSON TOWN CENTER
APPROVED 12/27/78
PROP. LANDSCAPING TOTAL - 1,194 SQ. FT. - 12% OF TRACT
PROP. PARKING TOTAL - 1,194 SQ. FT. - 5% OF TRACT

PARKING

SERVICE BAY - 2.5 SPACES/BAY = 7.5 SPACES
RETAIL SPACE - 1 SPACE/300 SF (IN LIEU ALLOWANCE - 3 SPACES)
PARKING SPACES REQ'D - TOTAL = 10.5 SPACES
PARKING SPACES PROVIDED 10 SPACES (INCL. 1 HANDICAPPED SPACE)

TOTAL SITE AREA

TOTAL SITE REQUIRED - 25,300 SF
TOTAL SITE AREA PROVIDED - 24,296 SF

VARIANCES REQUESTED

1. A VARIANCE FROM 409.10 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT TWO WAITING SPACES TO EXTEND OVER THE LEASE LINE FOR THE SUBJECT PROPERTY BY 4-1/2 FEET.
2. A VARIANCE FROM 409.4 (C) OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT AN INTERIOR PARKING AISLE OF 5 TO 8 FEET BETWEEN THE WAITING SPACES AND THE PARKING SPACES RATHER THAN THE REQUIRED 22 FEET.
3. A VARIANCE FROM 405.5 (A)(3) OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT THE STACKING AND CIRCULATION REFLECTED ON THE PROPOSED SITE PLAN.
4. A VARIANCE FROM 413.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A TOTAL SIGNAGE AREA OF 294.1 SQUARE FEET INSTEAD OF THE PERMITTED 100 SQUARE FEET, AND TO ALLOW 11 FREESTANDING SIGNS INSTEAD OF THREE. (CBA 1941, U CF 2)

LATEST PERMIT
1. BLDG PERMIT #94860/0.300 DATED: 3-28-91

* ZONING HEARINGS, C.R.G., WAIVERS
PETITION FOR ZONING RECLASSIFICATION
4/27/82 SPECIAL EXCEPTION
1. FILED APRIL 12, 1960 GRANTED: 6-3-1960 (60-260-X)

93-466-SPH

NOTE:
1. THE SITE IS IN COMPLIANCE WITH ALL LANDSCAPE REQUIREMENTS AS PER SECTION 400.1 BILL 10-40
2. NO OTHER SERVICE STATIONS ARE PRESENTLY LOCATED ON THE SHOPPING CENTER SITE.

471

SPECIAL HEARING
VARIANCES AND SPECIAL EXCEPTION PLAN

REVISIONS	DATE	BY	CHK'D	APP'D
ADD 6 PROP DIESEL DISPENSER	3/17	CG	TW	
ADD FROM RIGHT-OF-WAY LINE	4/10	CG	TW	
ADD PROP SETBACK LINES	4/11	CG	TW	
ADD 6th PROP DIESEL DISPENSER	4/15	CG	TW	
RELOCATED PROPOSED PERMIT ISLAND 12' FROM BLDG. NO PER FIRE MARSHALLING COMMENTS	8/10	RJ	TW	
REVISED PROP CANOPY LENGTH FROM 65'-10" TO 62'-4"	8/22	RJ	TW	

Mobil Oil Corporation
10175 FAIRLAKES COURT
SUITE 200D
FAIRFAX, VIRGINIA 22030

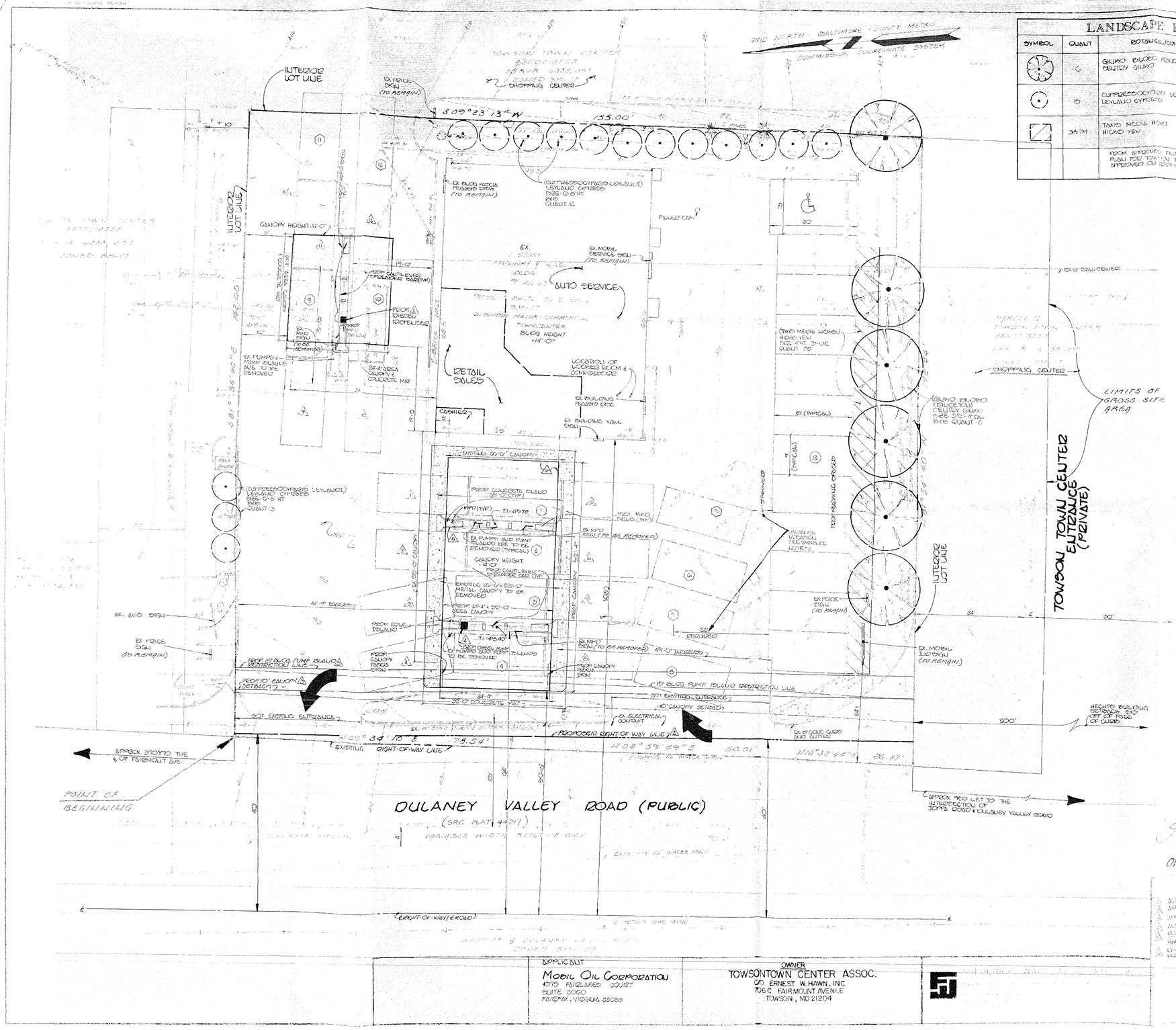
831 DULANEY VALLEY ROAD
SITE PLAN
TOWSON, MD.

DRAWN: GHUSO ID
CHECKED: T.F.W.
SCALE: 1"=10'
DATE: 12-12-90
DRAWING NUMBER: 90039101
SHEET NUMBER: 1 OF 2

APPLICANT
MOBIL OIL CORPORATION
10175 FAIRLAKES COURT
SUITE 200D
FAIRFAX, VIRGINIA 22030

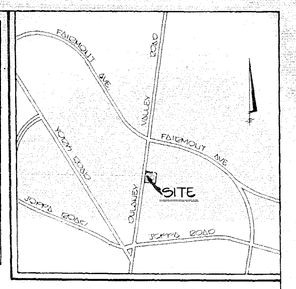
OWNER
TOWSONTOWN CENTER ASSOC.
C/O ERNEST W. HAWN, INC.
706 C FAIRMOUNT AVENUE
TOWSON, MD 21204

LANDLINE MAP APPROVAL



LANDSCAPE PLANTINGS

SYMBOL	QUANT	BOTANICAL/COMMON NAME	SIZE	REMARKS
	6	GINKO BILOBA TRIUCETON GINKO BILOBA TRIUCETON	2½"-4" CAL	B&B
	10	CUPRESSOCYPARIS LEYLANDII LEYLAND CYPRESS	6'-8' HT	B&B
	20 TM	TAXUS MEDIA HICKSI HICKS YEW	4' HT	B&B 2'-0C
		FROM APPROVED FINAL LANDSCAPING PLAN FOR TOWSON TOWN CENTER APPROVED 6/1/90		



VICINITY MAP

SCALE 1"=1000'

SITE INFORMATION

1. Net Lot Size: 22,023 Sq. Ft.
2. Gross Site Area: 26,296.0 Sq. Ft. = .060 Ac.
3. Floor Area: 2820 Sq. Ft.
4. Floor Area Ratio: 0.106
5. Tax Account # 09-06-000-621
6. Election Dist.: 9Th District
7. Precinct - 7Th
8. Existing Use: Auto Repair, Gas W/Mobil Mart
9. Proposed Use: Auto Repair, Gasoline, W/Mobil Mart

ZONING NOTES

ZONING STATUS

PROPOSED ZONING - BM
EXISTING DISTRICT - CE
PROPOSED DISTRICT - CE
PREVIOUS ZONING CASE - *

AREA REQUIREMENTS

1 DISPENSER ISLANDS WITH 6 MULTI-DISPENSER PUMPS SERVING 12 CARS AT ONE TIME
TOTAL SERVICING SPACES - 12
TOTAL SERVICING BAYS - 3
TOTAL BAYS AND SPACES - 15
SITE AREA REQUIRED -
15 X 1500 S.F. - 22500 SF

USE IN COMBINATION:
CONVENIENCE-SHOP RETAIL
AREA - 700 SF
SITE AREA REQUIRED - 4 X 700 = 2800 SF

ACCESS POINTS

2 DRIVEWAYS (EX.) OF DULANEY VALLEY ROAD
1-32± FEET WIDE, 1-30± FEET WIDE

LANDSCAPING

TO BE COMPLETED AS PER FINAL LANDSCAPE PLAN
TOWSON TOWN CENTER
APPROVED 12/21/90
PROP. LANDSCAPING TOTAL =
3,276 SQ. FT. = 12% OF TRACT
REQ'D LANDSCAPING TOTAL =
5% OF TRACT = 1,198 S.F.

PARKING

SERVICE BAY - 2.5 SPACES/BAY =
7.5 SPACES
RETAIL SPACE - 1 SPACE/1000 SF
(CE DIST. ALLOWANCE) = 3 SPACES
PARKING SPACES REQ'D - 10.5 -
11 SPACES
PARKING SPACES PROVIDED-12 SPACES
(INCL. 1 HANDICAPPED SPACE)

TOTAL SITE AREA

TOTAL SITE REQUIRED - 25,308 SF
TOTAL SITE AREA PROVIDED - 26,296 SF

VARIANCES REQUESTED

1. A VARIANCE FROM 409.10 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT TWO WAITING SPACES TO EXTEND OVER THE LEASE LINE FOR THE SUBJECT PROPERTY BY 4-1/2 FEET.
2. A VARIANCE FROM 409.4 (C) OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT AN INTERIOR PARKING AISLE OF 5 TO 8 FEET BETWEEN THE WAITING SPACES AND THE PARKING SPACES RATHER THAN THE REQUIRED 22 FEET.
3. A VARIANCE FROM 405.5 (A)(3) OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT THE STACKING AND CIRCULATION NEGLECTED ON THE PROPOSED SITE PLAN.
4. A VARIANCE FROM 413.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A TOTAL SIGNAGE AREA OF 294.1 SQUARE FEET INSTEAD OF THE PERMITTED 100 SQUARE FEET, AND TO ALLOW 13 FREESTANDING SIGNS INSTEAD OF THREE. (SEE SECT. 413.2 C)

LATEST PERMIT
1. BLDG PERMIT #94860/C 3000 DATED: 3-25-87

* ZONING HEARINGS CERT. WAIVERS
PETITION FOR ZONING RECLASSIFICATION
AND/OR SPECIAL EXCEPTION
1. FILED APRIL 12, 1966 (RESULTED: 6-8-1966 (CC-222-X)
2. #91-324-SPHXA PETITION FOR SPECIAL EXCEPTION, DATED 6-17-92

NOTE:
1. THE SITE IS IN COMPLIANCE WITH ALL APPEARANCE REQUIREMENTS PER SECTION 405.1 BALL LO AO
2. NO OTHER SERVICE STATIONS ARE PRESENTLY LOCATED ON THE SHOPPING CENTER SITE

#471
93-466-SPH
REVISED
8-11-93

SPECIAL HEARING
SEEKING APPROVAL OF
AN AMENDMENT TO: THE
ZONING COMMISSIONERS' FINDINGS
OF FACTS AND CONCLUSIONS OF LAW, DATED JUNE 17, 1992

REVISIONS	DATE	BY	CHECKED BY
1. ADD & PROP. DIESEL DISPENSER	3/19	C.B.	T.W.
2. ADD PROP. RIGHT-OF-WAY LINE	4/10	C.B.	T.W.
3. ADD PROP. SETBACK LINES	4/11	C.B.	T.W.
4. ADD B.M. PROP. DIESEL DISPENSER	4/15	C.B.	T.W.
5. ELEVATED PROP. PUMP ISLAND TO FREE INLETS AS THE PUMP HANDRAILS COMPLETE	8/10	P.W.	T.W.
6. REVISED PROP. CANOPY LENGTH FROM 81'-0" TO 82'-4"	8/12	P.W.	T.W.

Mobil Oil Corporation
4079 FAIRFAX COURT
SUITE 2000
FAIRFAX, VIRGINIA 22033

801 DULANEY VALLEY ROAD

SITE PLAN

TOWSON, MD.

DRAWN: GILES B.	DRAWING NUMBER: 90228.01
CHECKED: T.F.W.	SHEET NUMBER: 1 OF 2
SCALE: 1"=10'	
DATE: 10-12-90	

APPLICANT
MOBIL OIL CORPORATION
4079 FAIRFAX COURT
SUITE 2000
FAIRFAX, VIRGINIA 22033

OWNER
TOWSONTOWN CENTER ASSOC.
C/O ERNEST W. HAWN, INC.
706 C FAIRMOUNT AVENUE
TOWSON, MD 21204