IN RE: DEV. PLAN HEARING & PETITIONS FOR SPEC.HEARING, EXCEPTION & VAR.	*	BEFORE THE HEARING OFFICER/
E/S Belair Road @ NS of Ridge Road	*	ZONING COMMISSIONER
EXXON STATION	*	OF BALTIMORE COUNTY
14th Election District		
6th Councilmanic District	*	Case No.XIV-332 & 95-34-SPHXA
Exxon Company, USA		
Applicant/Developer	*	

* * * * * * * * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND VARIANCE ORDER

This matter comes before the Zoning Commissioner/Hearing Officer as a combined development plan/zoning Petitions hearing pursuant to Section 26-206.1 of the Baltimore County Code. The Petitioner/Developer, Exxon Corporation, seeks development plan approval pursuant to Section 26-206 of the Baltimore County Code and zoning relief pursuant to the Baltimore County Zoning Regulations. Specifically, a Petition for Special Hearing is requested to approve amendments to previously approved site plans in cases No. 65-165-X and No. 86-125-SPH so as to allow conversion of the existing business from a full service gas station to a gas and go operation. A Petition for Special Exception is filed requesting approval of a fuel service station use in combination with an ancillary convenience store and carwash. Also, variance relief is requested to permit a rear yard setback of 6 ft. in lieu of the required 30 ft. pursuant to Section 238.2; to permit a landscape transition area of 5 ft. in lieu of the required 10 ft. pursuant to Section 405.4.A.2.B. and a sign variance to permit one free standing sign of 176.86 sq. ft. in lieu of the required 100 sq. ft. in Section 413.2.F. of the BCZR. The subject property is more particularly shown on the 4 page development plan offered as Petitioner/Developer's Exhibit No. 1 and the plat to accompany the Petitions for Special Hearing, Special Exception and Variance marked as Developer's Exhibit No. 2.

Appearing at the combined hearing held for this case was Michael Olafsson, a Permit Manager with Exxon Corporation, property owner. Also present was Timothy Whittie from Frederick Ward Associates, Inc., the consulting firm which prepared the development and zoning plans. The franchise operator, John Leahy, was also present. The Petitioner/Developer was represented by G. Scott Barhight, Esquire. Appearing in opposition to certain of the variance requests was David G. Strohminger, proprietor of the Schaeffer and Strohminger Automobile Dealership business which operates next door. Mr. Strohminger's business owns property which surrounds the subject site. He was represented by Robert W. Cannon, Esquire. Also present was several representatives of the reviewing agencies of Baltimore County which reviewed the development plan. These included Joseph Maranto, the Project Manager, from the Office of Zoning Administration and Resource Management (ZADM), Leslie Schreiber from the Department of Public Works (DPW), Ervin McDaniel from the Office of Planning and Zoning (OPZ), R. Bruce Seeley from the Department of Environmental Protection and Resource Management (DEPRM) and Bob Small from the State Highway Administration.

As to the history of the project, a Concept Plan was submitted on March 14, 1994. Thereafter a Community Input Meeting was held on April 25, 1994 at the White Marsh Library. The Development Plan was submitted and a conference was held thereon on August 24, 1994. The Hearing Officer's hearing was scheduled and held on September 14, 1994.

In addressing, first, the development plan, the subject lot is approximately .6978 acres and is split zoned B.R.-A.S. and B.R. It is located at the intersection of Md. Route 1 (Belair Road) and Ridge Road, just north of the Baltimore Beltway. The property has been in Exxon's ownership for many years and has been the site of a full service Exxon Station

for at least 20 years. Presently, the site contains a 3 bay service garage building and several pump islands from which gasoline is dispensed.

As described by Mr. Olafsson, The Petitioner/Developer proposes extensive alterations to the property. The existing building will be razed and the service garage operation eliminated. In lieu thereof, a proposed 27 x 53 ft. Tiger Mart one story building will be constructed. There will no longer be any repair work or service garage activity on the site. The site will feature only the aforementioned Tiger Mart building which will serve as a small convenience store. Gasoline sales will be accomplished from several fuel islands on the front of the site facing Belair Road. Also proposed is a small tunnel carwash building located to the rear of the property. This building is approximately 23 x 34 ft. in dimension and will be slightly over 14 ft. high. Stacking spaces and the proposed traffic flow pattern are as shown on the plan.

At the hearing, Mr. Barhight proffered on behalf of the Developer that there were no open issues related to the development plan. He noted that all development plan comments had been incorporated in the plan and that there were no outstanding or unresolved issues. His comments were corroborated by Mr. Maranto, the Project Manager. The sole minor correction offered by the agencies present was a requested modification to the plan by Mr. Schreiber. Specifically, he asked that the plan be modified to show a 24" utility line and the location of a fire hydrant. In fact, these minor changes were made to the plan at the hearing and were satisfactory to Mr. Schreiber as the representative of the Department of Public Works. Thus, it is clear that the development plan should be approved in that same complies with all comments, recommendations and conditions proposed by the reviewing County and State agencies.

As to the zoning relief, special exception is requested to allow the conversion of the existing service garage business to the gas and go/convenience store/carwash use as noted above. The Petition for Special Hearing also seeks changes to the previously approved site plans consistent with the proposed changes to the business. The variances are as outlined above and will be discussed further hereinafter.

In support of these Petitions, testimony of Michael Olafsson, Permit Manager from Exxon, was offered. He noted that the site has been significantly reduced in size recently due to the widening of Belair Road. Due to these roadway improvements, approximately 40 ft. of frontage on the property was lost. Although compensated by the State for this taking and road widening, the loss of area on the site has made continued operation of the service garage difficult. Moreover, Mr. Olafsson noted that the Exxon Corporation and other oil companies are redirecting their market focus and operations. Rather than service garages, Exxon is gearing its business towards gas and go facilities with convenience stores and carwash as proposed at this location. The 1400 sq. ft. convenience store which is proposed will sell impulse items and groceries. Fuel will be dispensed by 6 pump islands as shown on the site plan. The carwash will be a self serve rollover type operation.

Mr. Olafsson also noted that new underground tanks were installed on the site when the roadway widening was proposed in 1992. No additional tanks are needed. Significant testimony was elicited on cross examination as to the differences between the proposed operation and existing use. Mr. Olafsson was steadfast in his opinions that the proposed operation is appropriate and will not be detrimental to the surrounding locale.

Testimony was also taken from Timothy Whittle who prepared the development plan and zoning plans. He fully described the proposed improve-

ments and the changes to the site which are necessitated by the redirection of the company's business. He also discussed in detail the variances requested. The first of these relates to a setback distance of 6 ft. in lieu of the required 30 ft. in the rear yard. This distance is measured from the proposed carwash building to the rear property line. As noted above, this rear property is owned by Schaeffer and Strohminger Enterprises as to the property to the north or side yard of the subject site.

A second variance is requested to allow a landscape transition area of 5 ft. in lieu of the required 10 ft. This transition area is located in the front of the site adjacent to Belair Road. In this respect, testimony was offered that significant landscaping will be installed and that the appearance of the site will be greatly improved.

The last variance relates to signage on the site. A sign package as proposed is shown on page 2 of the site plan. A freestanding sign is proposed which will be 176.86 sq. ft. in area. This double face sign will be located in the front of the property adjacent to Belair Road. Testimony was offered that a free standing sign of this size is necessary to properly identify the site. Other signage on the site is as shown on the site plan. It is to be noted that the overall signage is significantly less than that allowed by regulation.

As to Mr. Strohminger's position, he does not object to the development plan, the special exception relief and/or the special hearing relief. His sole objection relates to the variance which would allow a reduction of the required setback distance from the proposed carwash building to the property line which separates his property from the subject site. He noted that Schaeffer and Strohminger operates an Oldsmobile new car business from the adjacent property. The showroom for this business is on a tract which has frontage on Belair Road. The tract winds around

to the rear of the subject site and also to border Ridge Road to the south. On the Ridge Road side, the Schaeffer and Strohminger property is improved with a service garage/parts/office building. Mr. Strohminger also noted that his company may be securing an additional franchise for the site. If so, one alternative for the location of this new business would be to construct an additional showroom on the Ridge Road portion of the Schaeffer and Strohminger tract. Mr. Strohminger fears that construction of the proposed carwash building where located might block the view to his property and interfere with his business operation.

As noted above, I will approve the development plan which has been prepared in that same complies with all County development regulations and comments offered by the reviewing agencies.

As to the special exception and special hearing, they will also be approved. I have considered same in accordance with the standards set forth in Section 502.1 of the BCZR. The evidence was overwhelming that the proposed use will not be detrimental to the health, safety and general welfare of the community. Thus, special exception relief to permit the gas and go operation with the ancillary convenience store and carwash shall be approved, as will the necessary amendments to the previously approved plans to install this new business under the special hearing.

As to the zoning variances, the sign variance will likewise be approved. Consistent with comments made by this Hearing Officer at the hearing, the Petitioner will be limited, however, to the signage shown on the site plan. No additional signage shall be allowed. The total sign package appears entirely appropriate for the nature of this business, site location and property involved. I am persuaded that the Petitioner has satisfied the burden set forth in Section 307 of the BCZR so as to grant this variance.

I also will approve the variance as to the landscape transition area. As noted above, the site will be significantly upgraded and the loss of frontage occasioned by the road widening has limited the area of the property which can be utilized to support the business.

Lastly, as to the only contested issue, I will also approve the variance to permit the location of the proposed convenience store building and carwash, as shown. As noted above, Section 307 of the BCZR governs all variance requests. Therein, it is required that the Petitioner must adduce evidence and testimony to demonstrate that practical difficulty will be suffered if the relief were denied. Moreover, there can be no detriment to the surrounding locale and the spirit and intent of the ordinance must be observed.

The inherent site constraints caused by the loss of an area of the property due to the widening of Belair Road sustains the practical difficulty test. There is little developable area which can be utilized for the proposed buildings. I do not share Mr. Strohminger's contention that locating the proposed building to strictly observe the 30 ft. setback is practical. To do so, would be to disrupt the traffic flow and cause enormous difficulties for utilization of the site.

For these reasons, I also believe that the proposed relief is consistent with the spirit and intent of the regulations. I am impressed with the fact that this plan enjoys the support of the reviewing agencies of Baltimore County and that great care has been made in the preparation of same. It is clear that the Developer has made significant efforts to develop an esthetically pleasing site.

As to potential detrimental effects on adjacent properties, I see none. Although Mr. Strohminger's concerns are not offered with any ill will or improper motive, I do not believe that they warrant a denial of

the variance request. It is to be particularly noted that the site will be dramatically improved by the proposed improvements. The appearance will be significantly upgraded. In my view, this will benefit all of the surrounding properties, including the automobile dealership immediately adjacent. Moreover, as Mr. Strohminger noted, a significant factor in the success of his business is the location of his property. The improvements on this site will not, in any manner, affect that location. Potential buyers will still go to the Schaeffer and Strohminger Oldsmobile Dealership here, irrespective of the Exxon Corporation's improvements. Moreover, these improvements will not block visually the Schaeffer and Strohminger operation. The proposed carwash and convenience store buildings do not appear to be as tall as to what presently exists on site. Although located closer to the property line, I do not believe they will shield the Schaeffer and Strohminger property. Lastly, Mr. Strohminger's plans regarding the potential new showroom are entirely speculative at this point. For all of these reasons, I do not believe his opposition is sufficient to warrant a denial of the variances requested.

ORDER RECEIVED FOR FILING
Date 9/27/94
By

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan and the Petitions for Special Exception, Special Hearing and Variances consistent with the comments set forth above and shall so order.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of September 1994, that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval to install a full service station use-in-combination with ancillary convenience store & carwash, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval to amend the previously approved plans in cases Nos. 65-165-X and 86-125-SPH, and to convert from full service to gas and go, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance from Section 238.2 of the BCZR to permit a rear yard setback of 6 ft. in lieu of the required 30 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 405.4.A.2.B. to permit a landscape transition area of 5 ft., in lieu of the required 10 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 413.2.F. of the BCZR to permit one free standing sign of 176.86 sq. ft., in lieu of the required 100 sq. ft., be and is hereby GRANTED, subject, however, to the following restrictions:

> 1. Developer shall prepare and submit to Zoning Administration and Development Management (ZADM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms, conditions, and restrictions, if any, of this Order and/or the development plan comments.
>
> 2. Signage on the property shall be limited to that shown on the development/zoning plan.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code & the applicable provisions of law.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 23, 1994

G. Scott Barhight, Esquire
4th floor, Towson Commons
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case Nos. XIV-332 & 95-34-SPHXA
Development Plan Order & Petitions for Special Hearing,
Special Exception and Variances
Project: Exxon Station
Exxon Company, USA, Developer/Applicant

Dear Mr. Barhight:

Enclosed please find the decision rendered in the above captioned case. The Hearing Officer's Opinion and Development Plan Order and Petitions for Special Hearing, Special Exception and Variances have been approved, with restrictions.

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.
cc: Robert W. Cannon, Esquire
Mr. David G. Strohminger
Mr. M. Olafsson, Exxon Co., USA
Mr. T. Whittie, Frederick Ward Assoc.Inc.
cc: Mr. Joe Maranto, Project Manager
Various County Agencies

Petition for Special Exception

95-34-SPHXA

to the Zoning Commissioner of Baltimore County

for the property located at 8101 Belair Road

which is presently zoned BR and BR-CS-2

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

a fuel service station use-in-combination with ancillary convenience store and car wash

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

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

G. Scott Barhight

(Type or Print Name)

Signature

4th Floor
210 W. Pennsylvania Avenue
Address Phone No.

Towson, MD 21204 832-2050
City State Zipcode

Legal Owner(s): EXXON CORPORATION

(Type or Print Name) R. W. HILCHEY
AGENT AND ATTORNEY IN FACT

Signature

(Type or Print Name)

Signature

6301 IVY LANE, SUITE 700
GREENBELT, MD 20770
Address 832-2050 Phone No.

City State Zipcode

Name, Address and phone number of representative to be contacted.

G. Scott Barhight 832-2050
Name 4th Floor
210 W. Pennsylvania Ave., Towson, MD 21204
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: RJC DATE 8-4-94

ITEM #40

Zoning Administration & Development Management

MICROFILMED

Petition for Variance

95-34-SPHXA

to the Zoning Commissioner of Baltimore County

for the property located at 8101 Belair Road

which is presently zoned BR and BR-CS-2

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 Variance from Section(s)

A) 238.2 to permit a rear yard setback of 6 feet in lieu of the required 30 feet, B) 405.4.A.2.B to permit a landscape transition area of 5 feet in lieu of the required 10 feet, and C) 413.2.F. to permit one (1) freestanding sign of 176.86 square feet in lieu of the permitted 100 square feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

to be presented at the hearing

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

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

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner.

G. Scott Barhight

(Type or Print Name)

Signature

4th Floor
210 W. Pennsylvania Ave.

Address Phone No.

Towson, MD 21204 832-2050

City State Zipcode

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.

Legal Owner(s): EXXON CORPORATION

(Type or Print Name)

R W HILCHEY
AGENT AND ATTORNEY IN FACT

Signature

(Type or Print Name)

Signature

6301 IVY LANE, SUITE 700
GREENBELT, MD 20770 832-2050

Address Phone No.

City State Zipcode

Name, Address and phone number of representative to be contacted.

G. Scott Barhight 832-2050

Name

210 W. Pennsylvania Ave., Towson, MD 21204

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: R.T. DATE 8-4-94

ITEM # 40

Zoning Administration & Development Management

Printed with Soybean Ink on Recycled Paper

MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:
95-34-SPHXA (Item 40)
8101 Belair Road
E/S Belair Road at
N/S of Ridge Road
14th Election District
6th Councilmanic
Petitioner(s):
Exxon Corporation
HEARING: WEDNESDAY, SEPTEMBER 14, 1994 at 9:00 a.m. in Rm. 106, County Office Building.

Special Hearing: to approve amendments to the previously approved plans in cases nos. 65-165-X and 86-125-SPH and to convert from full service to gas and go. **Special Exception:** for a full service station use-in-combination with ancillary covenience store and car wash. **Variance:** to permit a rear yard setback of 6 feet in lieu of the required 30 feet; to permit a landscape transition area of 5 feet in lieu of the required 10 feet, and to permit one (1) freestanding sign of 176.88 square feet in lieu of the permitted 100 square feet.

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.

8/169 August 18.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/19, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/18, 1994.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

Publisher

MUST BE ENCLOSED

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

receipt
95-34-SPHXA

Account: R-001-6150

Number 40
RTT

Date 8-4-94

EXXON STATION
8101 BELAIR RD

070- CV, SPH & SPX — $650.00
080- (3) THREE SIGNS — $105.00
TOTAL - $755.00

MICROFILMED

02A02:07XONTC HRC $755.00
BA C003:19AM 08-04-94

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 40

Petitioner: Exxon Corporation

Location: 8101 Belair Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Exxon Corporation c/o G. Scott Barhight, Whiteford, Taylor + Preston

ADDRESS: 400 Court Towers, 210 West Pennsylvania Avenue, Towson, MD 21204

PHONE NUMBER: (410) 832-2050

MICROFILMED

AJ:ggs

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY
August 18, 1994 Issue - Jeffersonian

Please foward billing to:

Exxon Corporation
c/o G. Scott Barhight, Esq.
Whiteford, Taylor & Preston
400 Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204
832-2050

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: 95-34-SPHXA (Item 40)
8101 Belair Road
E/S Belair Road at N/S of Ridge Road
14 Election District - 6th Councilmanic
Petitioner(s): Exxon Corporation

Special Hearing to approve amendments to the previously approved plans in cases nos. 65-165-X and 86-125-SPH and to convert from full service to gas and go.
Special Exception for a full service station use-in-combination with ancillary convenience store and car wash.
Variance to permit a rear yard setback of 6 feet in lieu of the required 30 feet; to permit a landscape transition area of 5 feet in lieu of the required 10 feet, and to permit one (1) freestanding sign of 176.86 square feet in lieu of the permitted 100 square feet.

HEARIN:G WEDNESDAY, SEPTEMBER 14, 1994 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERING 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 9, 1994

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:

DEVELOPMENT PLAN HEARING
Project Name: Exxon Station at 8101 Belair Road
Project Number: XIV-332
Location: 8101 Belair Road, E/S Belair Road at N/S of Ridge Road
Acres: 0.6978+/-
Proposal: Raze the existing service station with service bays and construct a fuel service station with a convenience store and car wash

AND

CASE NUMBER: 95-34-SPHXA (Item 40)
8101 Belair Road
E/S Belair Road at N/S of Ridge Road
14 Election District - 6th Councilmanic
Petitioner(s): Exxon Corporation

Special Hearing to approve amendments to the previously approved plans in cases nos. 65-165-X and 86-125-SPH and to convert from full service to gas and go. Special Exception for a full service station use-in-combination with ancillary convenience store and car wash. Variance to permit a rear yard setback of 6 feet in lieu of the required 30 feet; to permit a landscape transition area of 5 feet in lieu of the required 10 feet, and to permit one (1) freestanding sign of 176.86 square feet in lieu of the permitted 100 square feet.

HEARING: WEDNESDAY, SEPTEMBER 14, 1994 at 9:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: G. Scott Barhight, Esq.
Exxon Corporation

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 CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUG. 29 1994

G. Scott Barhight, Esq.
210 W. Pennsylvania Avenue, 4th Floor
Towson, Maryland 21204

RE: Item No. 40, Case No. 95-34-SPHA
Petitioner: Exxon Corporation

Dear Mr. Barhight:

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 August 4, 1994 and a hearing scheduled accordingly.

The following comments are related <u>only to the filing of future zoning petitions</u> 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.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the peition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

WCR:ggs

95-34

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: August 22, 1994

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for August 22, 1994
Item No. 40

The Developers Engineering Section has reviewed the subject zoning item. This site is subject to the recent Landscape Comments given as part of the Development Plan review process.

RWB:sw

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/11/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

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.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 35, 36, 39, 40, 41, 42, 43, 44, 45, 46 AND 47.

RECEIVED
AUG 11 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED

Baltimore County
Department of Permits and
Development Management

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

February 7, 1996

Nicholas B. Commodari
Commodari Development Consultants & Assoc., Inc.
3410 Woodstock Avenue
Baltimore, MD 21213

RE: Proposed Vacuum Units
300 Mt. Carmel Road (7th ED)
9835 Liberty Road (2nd ED)
8101 Belair Road (14th ED)

Dear Mr. Commodari:

Staff has reviewed the provided plans showing the proposed vacuum unit installation at the above referenced locations and has been able to determine the following.

The 300 Mt. Carmel Road and 9835 Liberty Road Exxon fuel service station locations can be approved for the vacuum unit installation at the locations shown on the approved plans. (Reference zoning cases 95-252-SPHXA and 94-485-SPHXA.)

The 8101 Belair Road site cannot be approved due to a deficiency in the required parking, which would be created by the proposed vacuum unit installation. (Reference zoning case 95-34-SPHXA.)

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

Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure

c: #95-252-SPHXA
#95-34-SPHXA
#94-485-SPHXA

75-34 8101 96-462
1/30/96
TO UCR
TB: JLL
1/31/96 uan
$ at cashier

Commodari Development Consultants & Assoc., Inc.
3410 Woodstock Avenue
Baltimore, Maryland 21213
(Pager)410-291-2598 (Office)410-235-6811
(FAX)410-467-9928

January 22, 1996

Mr. Arnold Jablon, Director PDM
Baltimore County Office Building
111 W. Chesapeake Avenue Room 113
Towson, Maryland 21204

Re: Proposed vacuum stations
9835 Liberty Road
8101 Belair Road
300 Mount Carmel Road

Dear Mr. Jablon:

In accordance with my recent conversation with Mr. John Lewis, enclosed are site plans for the above referenced matter.

Exxon Company U.S.A. wishes to place vacuum stations at these locations for the benefit and convenience of their customers. I have discussed this matter with Mr. Douglas Swam, Permit Supervisor, and he indicated that a building permit is not required. However, Mr. Lewis stated that approval from your office would be necessary.

In view of the above, I included a check for $120.00 for your review of these three sites and await your response.

Very truly,
Nicholas B. Commodari
Nicholas B. Commodari, Agent
Exxon Company U.S.A.

cc: Omar El Kordy, Exxon Company, U.S.A.

RECEIVED
JAN 30 1996
PDM

Baltimore County
Department of Permits and
Development Management

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

April 26, 1996

Mr. Nicholas B. Commodari
Commodari Development Consultants & Assoc., Inc.
3410 Woodstock Avenue
Baltimore, MD 21213

RE: Revised Zoning Review of
Proposed Vacuum Units
300 Mt. Carmel Road (7th ED)
9835 Liberty Road (2nd ED)
8101 Belair Road (14th ED)

Dear Mr. Commodari:

Based on our prior telephone conversations and our subsequent meetings, the question of the above referenced sites proposed for new vacuum units has been resolved as follows:

300 Mt. Carmel Road (95-252-SPHXA)-With the addition of one legally dimensioned parking space, the vacuum unit can be approved.

9835 Liberty Road (94-458-SPHXA)-Subject to approval by the Directors of OPCC and DPW (or their representatives) under Section 405.6., this office will approve the addition of one vacuum station on the north side of the parking island, opposite the car wash stacking aisle.

8101 Belair Road (95-34-SPHXA)-Due to the fact that one space for a vacuum unit was allowed (and shown at a particular location), that unit is permitted at that location or in one of the alternate locations proposed in our April 25th meeting (adjacent to the 3 parking spaces near Ridge Road). This will not require Section 405.6 approval; however, if a second vacuum unit is desired, it will only be permitted at one of the two designated drying stations (adjacent to the car wash exit), subject to Section 405.6 approvals.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391 (FAX - 887-5708).

Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL: rye

c: 95-252-SPHXA
94-485-SPHXA
95-34-SPHXA

RE: PETITION FOR SPECIAL HEARING PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCE 8101 Belair Road, E/S Belair Road at N/S of Ridge Road, 14th Election Dist., 6th Councilmanic Exxon Corporation Petitioners	* * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 95-34-SPHXA

* * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice 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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire, 210 W. Pennsylvania Avenue, 4th Floor, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

8/4/94 ● ● K: 8/9

To: ~~Joe~~ GWEN

Re: EXXON 8101 Belair Rd

XIV-332

We have rec'd 36 plans on this one. They're for an HOH and DPC. Attached are 1 plan and the file. Or you can give to Gwen.

[She thought this was for Concept and the remainder of the plans and check have already gone to Anna Willem.]

Am waiting for the dates.

Thanks.

Nole

SL

Gwen - Can we have an HOH date on this one? Gwen

LAW OFFICES

WHITEFORD, TAYLOR & PRESTON

SUITE 1400
SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
TELEPHONE 410-347-8700
FAX 410-752-7092

500 COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410-832-2000

FAX: 410-832-2015

SUITE 400
888 17TH STREET, NW
WASHINGTON, D.C. 20006-3939
TELEPHONE 202-659-6800
FAX 202-331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703-836-5742
FAX 703-836-0265

G. SCOTT BARHIGHT

DIRECT NUMBER
410-832-2050

August 3, 1994

DELIVERY BY HAND

Arnold Jablon, Esquire
Director, Zoning Administration
and Development Management
Room 123
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Exxon Corporation
Station at 8101 Belair Road
Filing of Development Plan (ZADM No. XIV-332)
Filing of Zoning Petitions

Dear Mr. Jablon:

Please be advised that this office represents Exxon Corporation regarding their development and zoning approvals for their station at 8101 Belair Road.

Enclosed are 36 Development Plans for filing. Also enclosed is a copy of a Letter of Transmittal dated July 15, 1994 which indicates that the development plan review fee has been paid. Also enclosed is a Development Plan check print memorandum and red-lined Development Plan. This project has been assigned ZADM No. XIV-332.

Also enclosed are three Petitions each for Variance, for Special Exception and for Special Hearing, three copies of the Zoning Description, one copy of the 200 scale zoning map and 12 copies of the Plan to Accompany Special Exception, Special Hearing, and Variance. A check in the amount of $755.00 made payable to Baltimore County, Maryland for the filing fee for the zoning petitions is also enclosed.

ITEM # 40

On behalf of the Exxon Corporation, I respectfully request that combined hearings be scheduled so that the Zoning Commissioner/Hearing Officer may hear the Development Plan and Zoning Petitions simultaneously.

Should you have any questions or comments regarding this filing, or if I can provide any additional information, please feel free to contact me.

Sincerely,

G. Scott Barhight

GSB/acs
Enclosures
cc: Mr. Michael B. Olafsson (by fax)
Timothy Whittie, P.E. (by fax)
Mr. Donald Rascoe (by hand delivery)

ITEM #40

TIMOTHY F. WHITTIE
2329 Sherwood Road
Havre de Grace, Maryland 21078
Phone (410) 273-7393

Developer's No 4

PROFESSIONAL LICENSES

Registered Professional Engineer with the State of Maryland, License No. 19155

EXPERIENCE

September 1989 to Present

Frederick Ward Associates, Inc., Bel Air, Maryland

Project Manager. Responsibilities include supervising the design of stormwater management facilities, water quality facilities, storm drain systems, roads, water and sewer systems, site grading plans, sediment control plans, and landscaping plans for commercial development. Additional responsibilities include supervision and coordination of the drafting department, obtaining all county and state plan approvals, acquisition of all necessary building permits for construction, and testifying at Zoning and Planning Commission hearings.

February 1984 to September 1989

Windward Associates, Inc., Aberdeen, Maryland

Project Engineer. Responsibilities included the design of stormwater management facilities, water quality facilities, storm drain systems, roads, water and sewer systems, site grading plans and sediment control plans for both commercial and residential development. Additional responsibilities include supervision of drafting and obtaining all necessary state and county plan approvals.

May 1983 to February 1984

Williams Construction Company, Baltimore, Maryland

Field Engineer. Responsibilities included the revision of construction documents when unforeseen physical barriers were encountered in the filed, coordination of survey parties, and utility location and relocation.

EDUCATION

1978 to 1983

University of Maryland, College Park, Maryland

Received Bachelor of Science degree in Civil Engineering with a specialty in Hydrology/Hydraulics.

1974 to 1978

Baltimore Polytechnic Institute, Baltimore, Maryland

Received Advanced College Preparatory diploma

REFERENCES

Available upon request.

PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME	ADDRESS
R. Bruce Seeley	DEPRM
LES SCHREIBER	D.P.W.
Ervin McDANIEL	OPZ
BOB SMALL	SHA
JOE MARANTO	ZADM

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

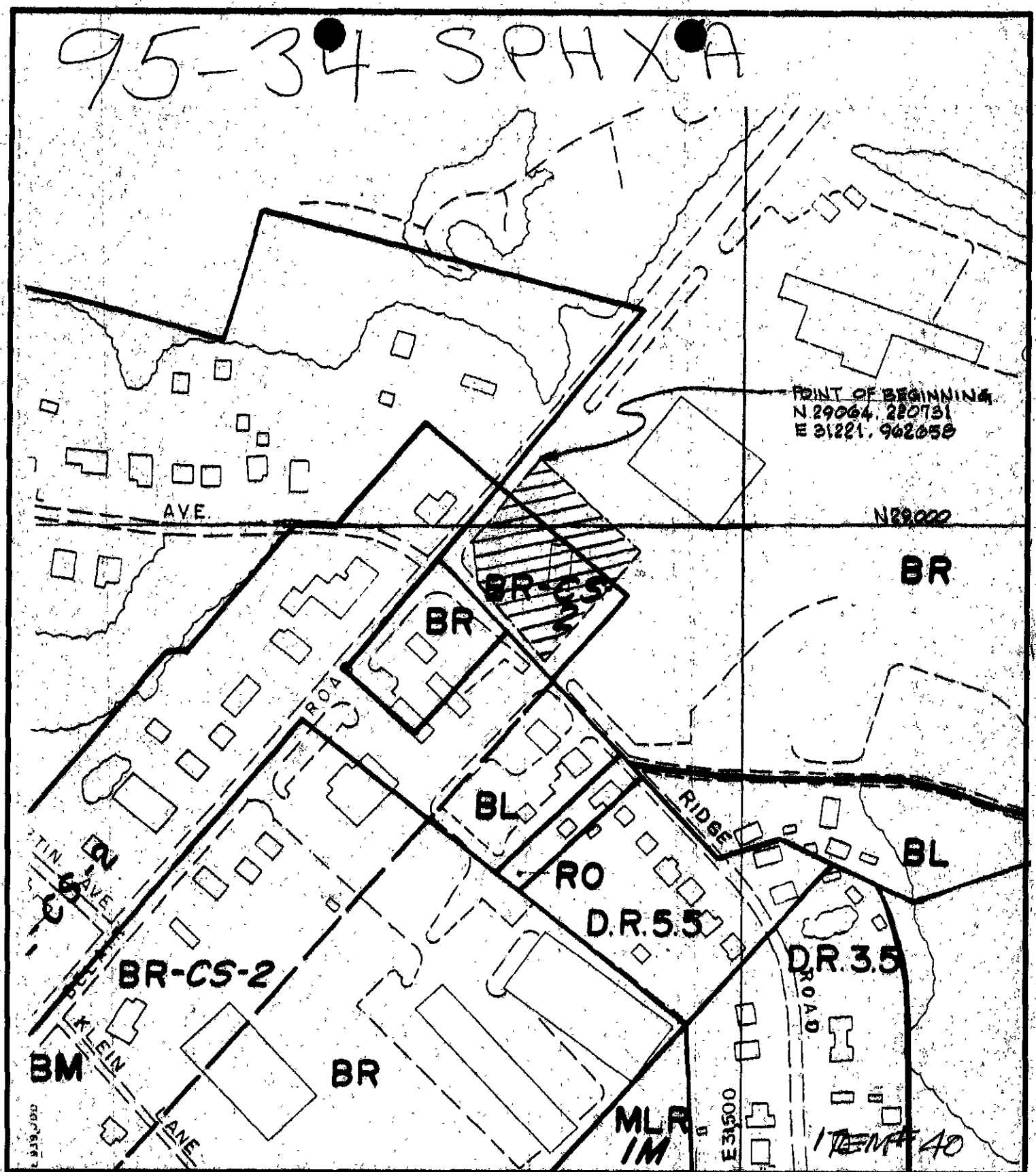
NAME	ADDRESS
Tim Whittie	Frederick Ward Associates, Inc. 5 South Main St. Bel Air MD. 21014
MIKE OLAFSSON Exxon. Co. USA	6301 IVY LN., SUITE 700 GREENBELT, MD 20770
JOHN LEAHY	8101 BELAIR RD. BALT. MD. 21236

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
ROBERT W. CANNON	100 SOUTH CHARLES ST 21201
DAVID G. STROHMINGER	1312 RIDGE RD 21236

95-34-SPHXA



SCALE	DATE
1"= 200'	07/08/94
DR. BY	CH. BY
CB	TAG
RAS. NO.	JOB NO.
2-7477	92048.01

FREDERICK WARD ASSOCIATES, INC.

ENGINEERS-ARCHITECTS-SURVEYORS

5 SOUTH MAIN STREET
BEL AIR, MARYLAND 21014-0727
(410)838-7900 (410)879-2090

EXXON COMPANY, U.S.A.

ZONING MAP

FOR AN EXXON STATION AT
8101 BELAIR ROAD
BALTIMORE, MARYLAND 21236
LOCATION: FULLERTON
SHEET: N.E. 8-F

PROFILMED

95-34-SPHXH

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 11th Date of Posting: 8/19/94

Posted for: Exxon Corp

Petitioner: Special Hearing & Exception & Variance

Location of property: 7101 Belair Rd. at Ridge Rd

Location of Signs: Facing 100 Sway on property being zoned

Remarks:

Posted by: M. Mosley (Signature) Date of return: 8/19/94

Number of Signs: 1

Frederick Ward Associates, Inc.

ENGINEERS · ARCHITECTS · SURVEYORS

95-34-SPHXA

July 14, 1994

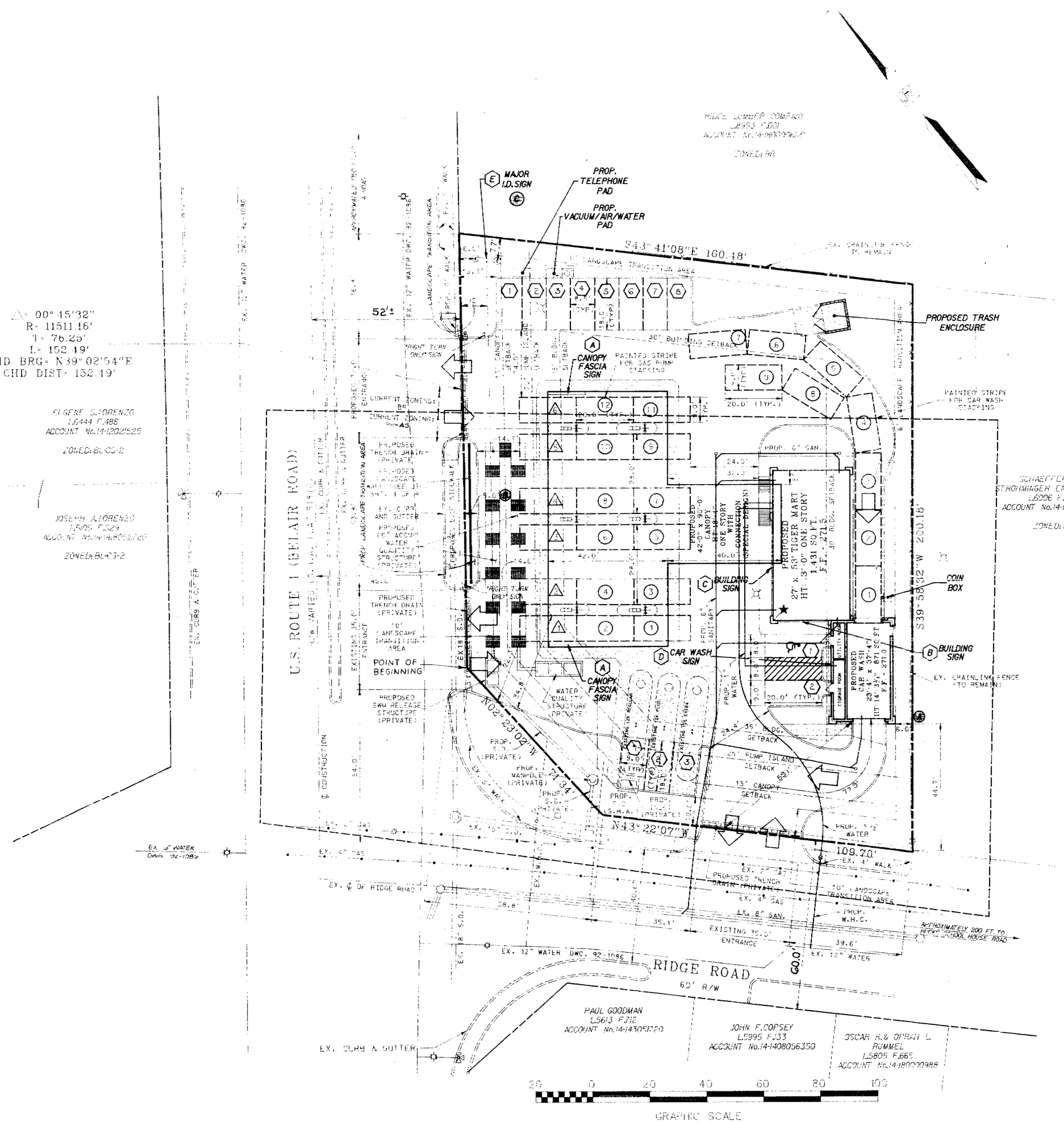
BEGINNING at a point on the southeast side of Belair Road, U.S. Route 1, which is of variable width at 77 feet northeast of the centerline of Ridge Road which is 60 feet wide. Thence the following courses and distances: by a curve to the left having radius 11511.16 feet and arc length of 152.49 feet, S. 43°41′08" E. 160.48 feet, S. 39°58′32" W. 200.18 feet, N. 43°22′07" W. 109.70 feet, N. 02°23′02" W. 71.34 feet to the place of beginning as recorded in Deed Liber 4584, folio 430.

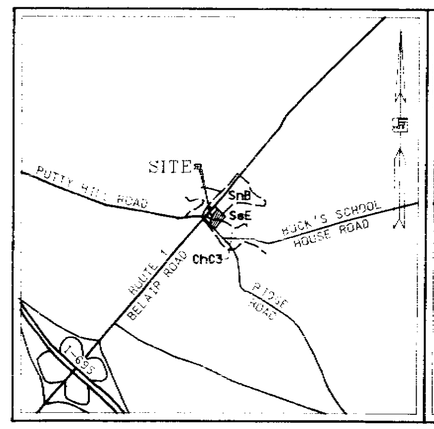
CONTAINING 30395 square feet or 0.698 acres of land. Also known as 8101 Belair Road and situated in the Fourteenth Election District.

STATE OF MARYLAND
STEVEN VERNON
No. 10051
REGISTERED
PROFESSIONAL LAND SURVEYOR

ITEM # 40

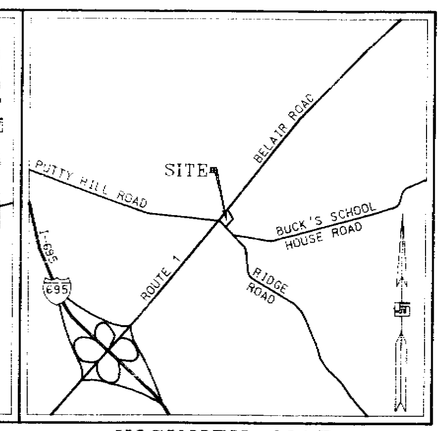
5 South Main Street · P.O. Box 727 · Bel Air, Maryland 21014 · (410) 838-7900 / 879-2090 · Fax (410) 893-1243





SOILS MAP

SCALE: 1" = 1,320'



VICINITY MAP

SCALE: 1" = 2,000'

SITE INFORMATION

1. GROSS SITE AREA: 30,395 SQ.FT. = 0.6978 +/- ACRES
2. NET LOT SIZE: 30,395 SQ.FT. = 0.6978 +/- ACRES.
3. FLOOR AREA: FOOD STORE + CAR WASH = 1,431 + 871 = 2,302
4. FLOOR AREA RATIO: 2,302/30,395 = 0.0757
   ALLOWED = 2.0
5. TAX ACCOUNT NUMBER: 14-08-082370
6. ELECTION DISTRICT: FOURTEEN
7. COUNCILMANIC DISTRICT: SIXTH
8. EXISTING USE: SERVICE STATION WITH 2 SERVICE BAYS.
9. PROPOSED USE: FUEL SERVICE STATION WITH CONVENIENCE STORE AND CAR WASH.
10. CENSUS TRACT: 4406.00
11. WATERSHED: 22 SOUTH6 NORTH.
12. SUBSEWERSHED: 3
13. ESTIMATED AVERAGE DAILY TRIPS = 730
14. EXISTING IMPERVIOUS AREA: 15,240 SQ.FT.
15. PROPOSED IMPERVIOUS AREA: 24,101 SQ.FT.
16. TOTAL DISTURBED AREA: .73 ACRES.
17. THE PUBLIC HEARING REQUIRED BY SECTION 26-127 AND BY THE B.C.Z.R. WILL BE COMBINED WITH THE PUBLIC HEARING HELD BY THE HEARING OFFICER ON THE DEVELOPER.
18. MASS TRANSIT SERVICE LINE TO THE SITE: 15
19. THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
20. THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARIES.
21. THE SITE IS NOT A DESIGNATED AREA OF CRITICAL STATE CONCERN.
22. THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN ½ MILE OF THE SITE.
23. THE SITE IS EXEMPT FROM OPEN SPACE REQUIREMENTS.
24. RESTROOMS ARE PROVIDED FOR CUSTOMERS PER SECTION 405.4.D.3.D.5.B OF THE B.C.Z.R.
25. CARWASH EFFLUENT SHALL DISCHARGE TO THE SANITARY SEWER

ZONING NOTES

A. ZONING STATUS
   1. EXISTING ZONING: BR-AS & BR
   2. PROPOSED ZONING: BR-AS & BR

B. AREA REQUIREMENTS
   1. 6 DISPENSER ISLANDS WITH 6 MULTI-PURPOSE DISPENSERS SERVING 12 CARS AT ONE TIME:

      TOTAL SERVICE SPACES: 12 EACH

      SITE AREA REQUIREMENTS: 12 x 1,500 SQ.FT. = 18,000 SQ.FT.
   2. ANCILLARY USE. CONVENIENCE STORE:
      SITE AREA REQUIRED: 4 x CONVENIENCE STORE'S SALES AREA = 4 x 1,431 SQ.FT. = 5,724 SQ.FT.
   3. USE IN COMBINATION CAR WASH:
      NO ADDITIONAL AREA IS REQUIRED PROVIDED THAT THE STACKING, PARKING AND BUFFER REQUIREMENTS OF SECTION 419 ARE MET.
   4. TOTAL SITE AREA:
      A. REQUIRED = 18,000 SQ.FT. + 5,724 SQ.FT. = 23,724 SQ.FT.
      B. PROVIDED = 30,395 SQ.FT.

C. ACCESS POINTS
   1. ONE (1) PROPOSED 35' ENTRANCE AND ONE (1) EXISTING 35' ENTRANCE ON BELAIR ROAD (MD. ROUTE 1) SUBJECT TO SHA APPROVAL.
   2. ONE (1) EXISTING 35' ENTRANCE ONTO RIDGE ROAD.

D. PARKING
   REQUIRED: 1 PER EMPLOYEE x 2 EMPLOYEE'S = 2
   3 PER 1,000 SQ.FT. FLOOR AREA X 1.431 SQ.FT. = 4.3
   1 PER VACUUM x 1 = 1
   2 PER ROLL-OVER CAR WASH ADDITIONAL = 2
   2 PER CAR WASH TUNNEL FOR DRYING VEHICLE x 1 = 2
   1 PER AIR x 1 = 1
   TOTAL = 12.3

   PROVIDED: 13 (INCLUDING ONE HANDICAP SPACE) SPACES ARE TO BE PERMANENTLY STRIPED

E. SITE ADDRESS
   8101 BELAIR ROAD
   BALTIMORE, MARYLAND 21236

F. REQUIRED SETBACKS
   BUILDING: FRONT - 35 FEET
   SIDE/REAR - 30 FEET
   CANOPY: 15 FEET
   PUMP ISLANDS: 25 FEET

G. ZONING HISTORY
   ACCORDING TO BALTIMORE COUNTY ZONING OFFICE 1971 ZONING MAP.
   1. HEARING #65-165X PETITION FOR SPECIAL EXCEPTION FOR A FILLING STATION. GRANTED ON 12/2/64.
   2. HEARING # 86-125 SPH TO AMEND SITE PLAN FROM 65-165X TO ALLOW ABOVE GROUND STORAGE OF KEROSENE IN ADDITION TO MINOR CHANGES. GRANTED ON 09/26/1985.

H. ZONING REQUESTS ANTICIPATED
   1. SPECIAL EXCEPTION FOR FUEL SERVICE STATION USE IN COMBINATION WITH ANCILLARY CONVENIENCE STORE AND CAR WASH PURSUANT TO SECTION 405.4.E.2 OF THE BCZR.
   2. SPECIAL HEARING TO AMEND PREVIOUSLY APPROVED ZONING PLAN IN CASES #65-165-X AND 86-125-SPH AND TO CONVERT FROM FULL SERVICE TO GAS AND GO.
   3. VARIANCES
      A. FROM SECTION 238.2 OF THE BCZR TO ALLOW A REAR YARD OF 6'IN LIEU OF THE REQUIRED 30'.
      B. FROM SECTION 405.4.E.2B TO PERMIT A LANDSCAPE TRANSITION AREA OF 5' IN LIEU OF THE REQUIRED 10'. ALONG BELAIR ROAD.
      C. FROM SECTION 413.2.F TO PERMIT ONE FREESTANDING BUSINESS I.D. SIGN TOTALING ±76.86 SQ.FT. IN LIEU OF THE PERMITTED 100 SQ.FT. TOTAL ALLOWED (NOT TO EXCEED 3 SIGNS). NOTE THAT THIS CALCULATION DOES NOT INCLUDE THE PRICING SECTIONS WHICH ARE MANDATED BY MARYLAND LAW.

I. PREVIOUS COMMERCIAL PERMITS
   1. PERMIT #B 141828. CONTROL #TAC-141192 FOR THE REMOVAL OF (3) PUMP ISLANDS FROM FRONT OF PROPERTY AND INSTALLATION OF (3) PUMP ISLANDS WITH (3)T DISPENSERS AND ISLAND SHELTER.
   2. PERMIT #141632. CONTROL #TAC-141182 FOR THE REMOVAL OF (2) 10,000 GALLON, (1) 8,000 GALLON GASOLINE TANKS AND (1) 6,000 GALLON DIESEL TANK FROM FRONT OF PROPERTY AND INSTALLATION OF (3) 12,000 GALLON GASOLINE TANKS ON THE SIDE OF THE PROPERTY.

J. CAR WASH STACKING (ROLL-OVER/NO EMPLOYEES)
   1. REQUIRED: 5 SPACES (FROM MANUFACTURER " RYKO" DATA 7 CARS/30 MINUTES)
   2. PROVIDED: 9 SPACES

K. SITE LIGHTING
   1. LIGHTING SHALL NOT REFLECT ONTO ADJACENT PROPERTIES, ROADWAYS, OR OUTSIDE OF LOT LINES.
   2. MAXIMUM LIGHT POLE HEIGHT IS 16 FEET.

L. LANDSCAPING
   1. LANDSCAPING IS TO BE COMPLETED AS PER THE BALTIMORE COUNTY LANDSCAPE MANUAL ADOPTED BY RESOLUTION 56-90, OCTOBER 1, 1990 AND ALL AMENDMENTS AND SECTIONS 410.4.D.3.d OF THE BCZR
   2. TOTAL LANDSCAPE AREA: 6,724 SQ.FT.
   3. LANDSCAPE COMPUTATIONS ARE ON ROLL COMPLY WITH SECTION 405.4.B.1.A.(2) AS NOTED ON PLAN OR BE COMPLIANT PER NOTE H. PLAN NOTE H.

M. MONITORING SYSTEM
   AN ELECTRONIC MONITORING SYSTEM WILL BE INSTALLED TO MONITOR THE FUEL LINES FOR LEAKS.

N. STRIPING
   ALL PARKING, MANEUVERING, AND STACKING AREA WILL BE MARKED PERMANENTLY AND DISTINCTLY ON SITE.

LEGEND

- SIGN KEY
- VARIANCE KEY
- PARKING SPACES
- FLOW OF TRAFFIC (NOT STRIPING)
- MPD WAITING
- MPD SERVICING
- CAR WASH STACKING

DEVELOPER'S EXHIBIT NO. 2

MICROFILMED

SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE PLAN

OWNER/DEVELOPER/APPLICANT
EXXON COMPANY, U.S.A.
6301 IVY LANE
SUITE 700
GREENBELT, MARYLAND 20770
PHONE: (301)513-7511
ATTN: MR. MIKE OLAFSSON

FREDERICK WARD ASSOCIATES INC.
ENGINEERS • ARCHITECTS • SURVEYORS
5 SOUTH MAIN STREET (410) 838-7900
BEL AIR, MARYLAND (410) 879-2090

DATE	REVISIONS	BY	CHK.

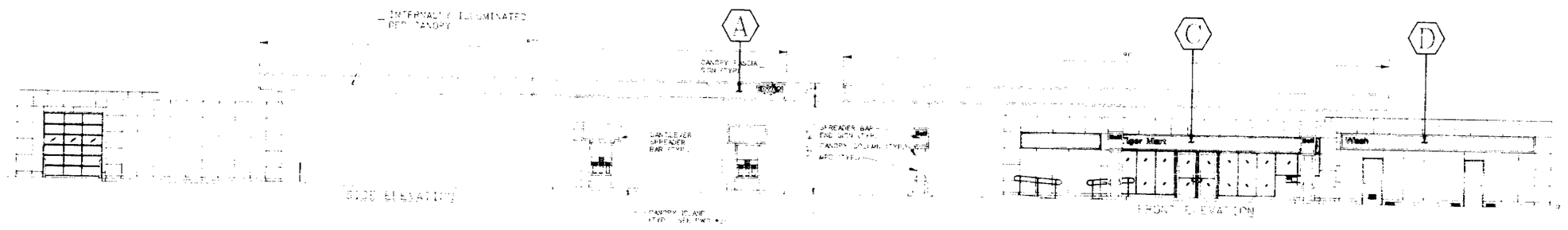
EXXON COMPANY, U.S.A. A DIVISION OF EXXON CORPORATION
Marketing Department — Real Estate & Engineering

DATE: 06/24/1994
DRAWN BY: CO
CHK. BY: TAG
SCALE: 1" = 20'

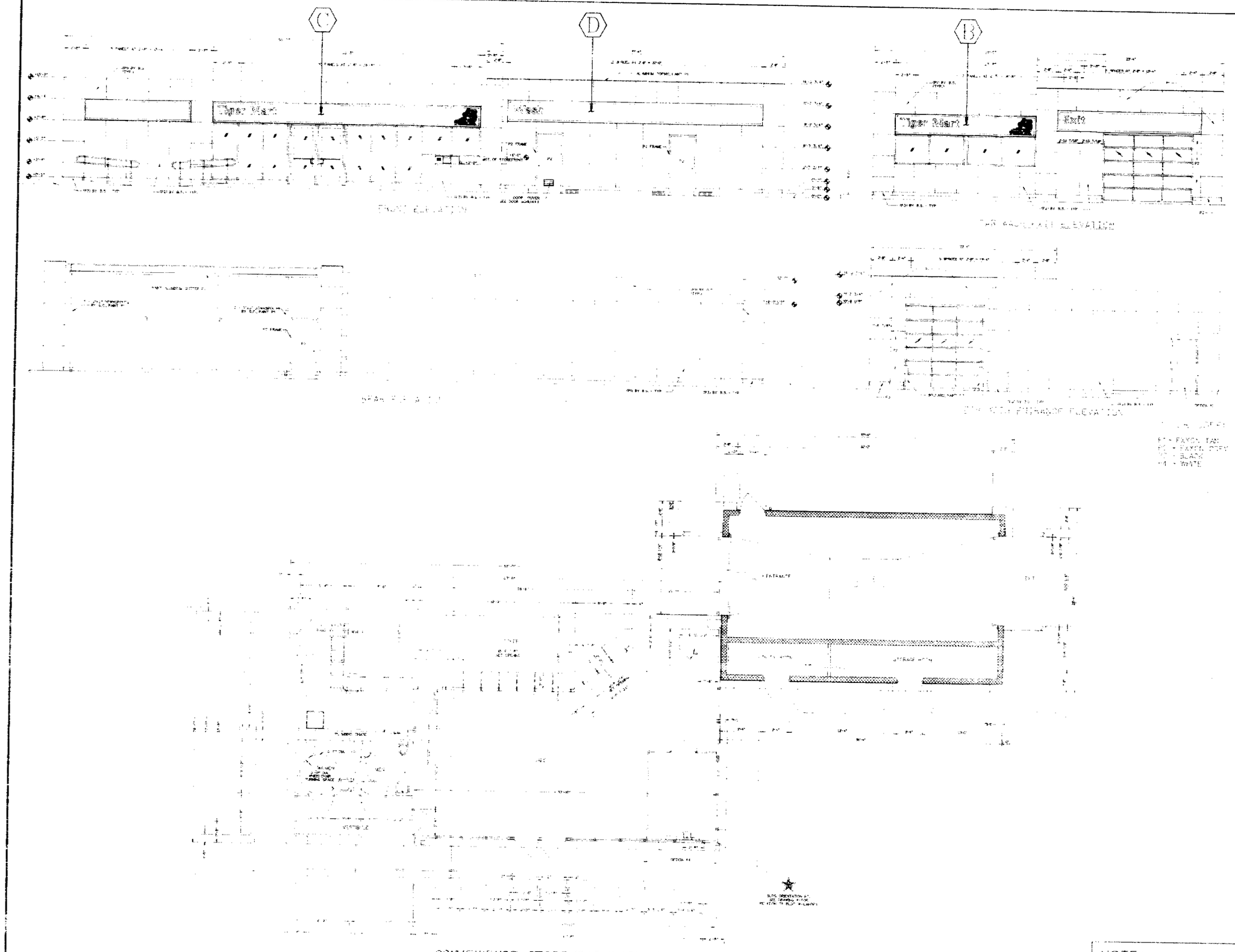
SITE PLAN
FOR AN EXXON STATION AT
8101 BELAIR ROAD
BALTIMORE, MARYLAND 21236

ZADM NUMBER	XIV-332
PROJECT NO.	92048.01
DISC. NO.	
RAS. NO.	2-7477
DWG. NO.	01 OF 04

RKA FILE:SEL-PD.DGN

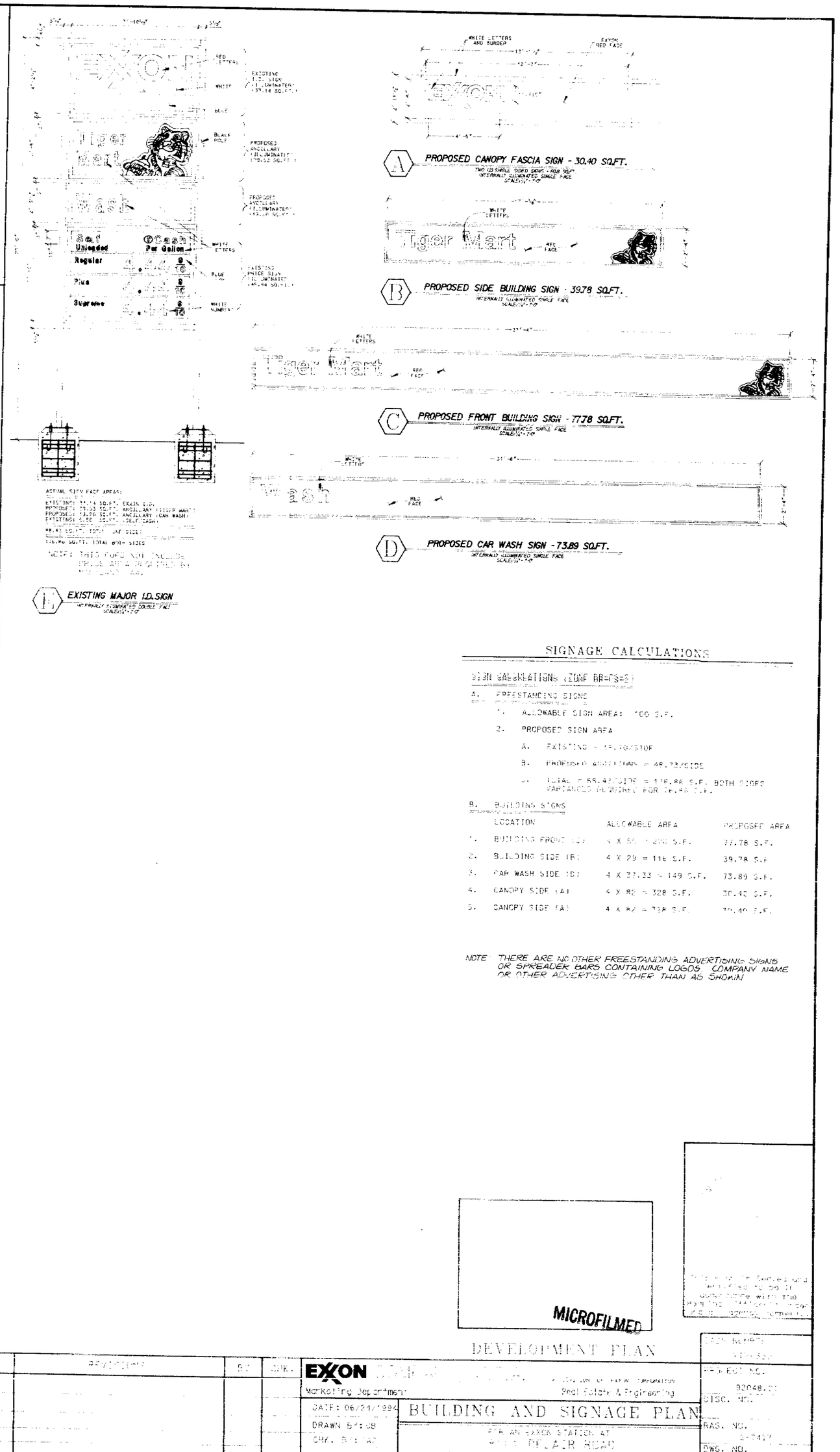


CANOPY ELEVATIONS



CONVENIENCE STORE/CAR WASH FLOOR PLAN & ELEVATIONS

NOTE:
THIS BUILDING
WILL BE METAL.



SIGNAGE CALCULATIONS

SIGN CALCULATIONS (CODE BR-CS-2)

A. FREESTANDING SIGNS

1. ALLOWABLE SIGN AREA: 100 S.F.
2. PROPOSED SIGN AREA
   A. EXISTING - 19.78/SIDE
   B. PROPOSED ADDITIONS - 48.33/SIDE
   C. TOTAL = 68.41/SIDE = 136.82 S.F. BOTH SIDES (ATTACHED PLUSHED FOR 24.44 S.F.)

B. BUILDING SIGNS

	LOCATION	ALLOWABLE AREA	PROPOSED AREA
1.	BUILDING FRONT (C)	4 X 50 = 200 S.F.	77.78 S.F.
2.	BUILDING SIDE (B)	4 X 29 = 116 S.F.	39.78 S.F.
3.	CAR WASH SIDE (D)	4 X 37.33 = 149 S.F.	73.89 S.F.
4.	CANOPY SIDE (A)	4 X 82 = 328 S.F.	30.40 S.F.
5.	CANOPY SIDE (A)	4 X 82 = 328 S.F.	30.40 S.F.

NOTE: THERE ARE NO OTHER FREESTANDING ADVERTISING SIGNS OR SPREADER BARS CONTAINING LOGOS, COMPANY NAME OR OTHER ADVERTISING OTHER THAN AS SHOWN.

MICROFILMED

DEVELOPMENT PLAN

EXXON COMPANY, U.S.A.
6301 IVY LANE
SUITE 100
GREENBELT, MARYLAND 20770
PHONE: (301) 513-5400
ATTN: MR. MIKE GRAF

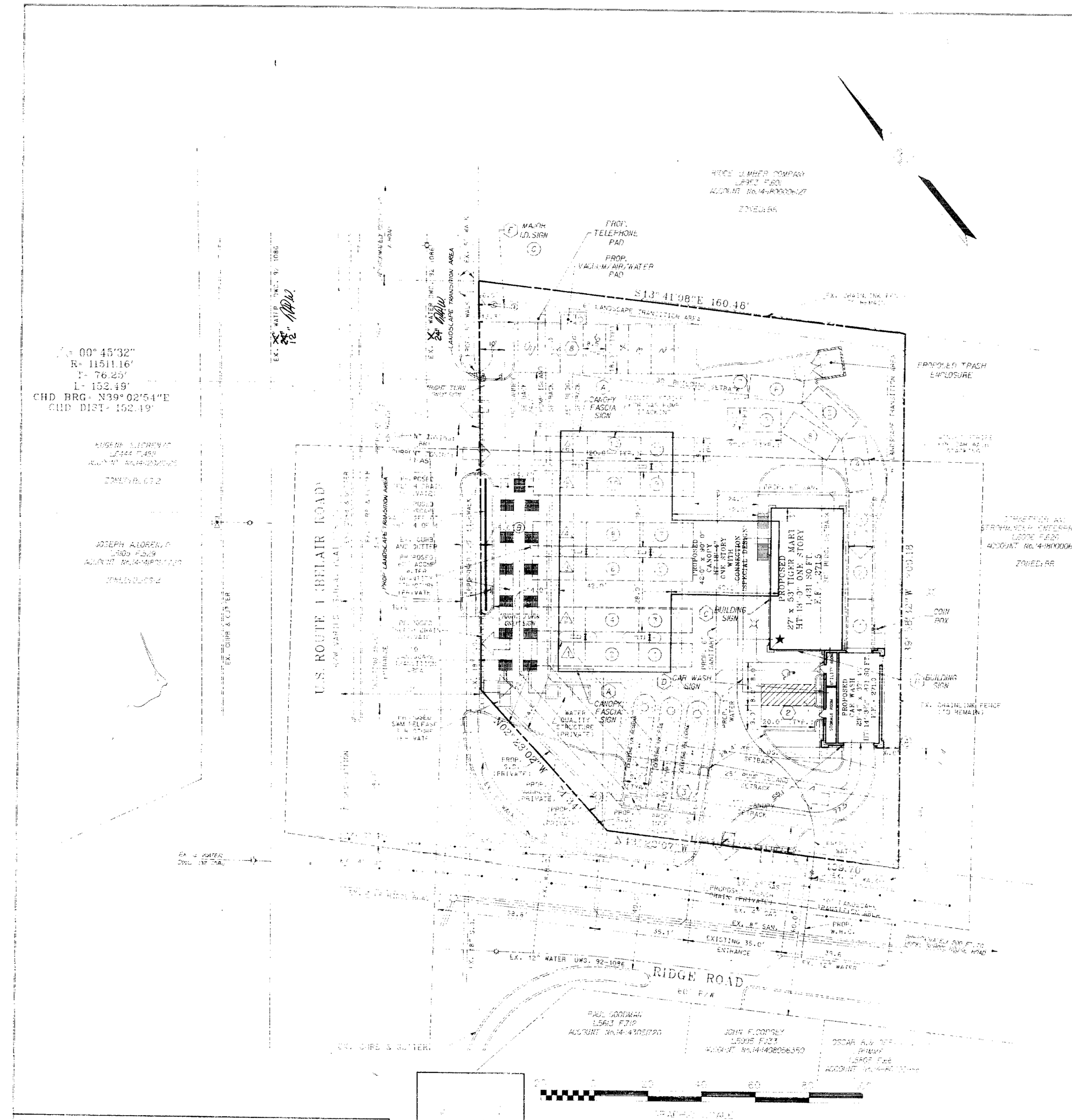
FREDERICK WARD ASSOCIATES INC.
ENGINEERS • ARCHITECTS • SURVEYORS
8 NORTH MAIN STREET
(410) 879-2000
BEL AIR, MARYLAND
(410) 879-2030

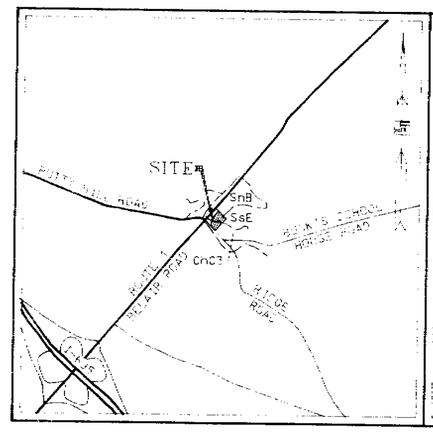
DATE	DEVELOPMENT	BY	CHK.

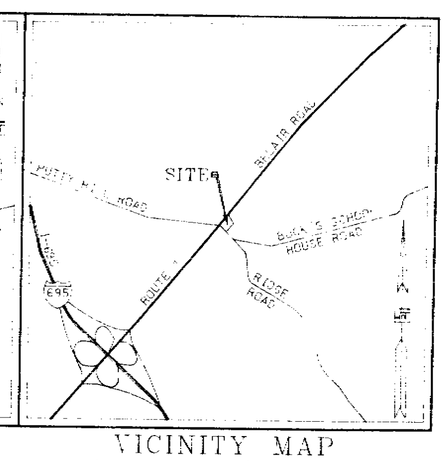
EXXON COMPANY, U.S.A.
Marketing Department
Real Estate & Engineering
DATE: 06/24/1992
DRAWN: [illegible]
CHK.: [illegible]
SCALE: AS SHOWN

BUILDING AND SIGNAGE PLAN
FOR AN EXXON STATION AT
[illegible] BEL AIR ROAD
BALTIMORE, MARYLAND 21206

PROJECT NO.: 92048.01
DISC. NO.: [illegible]
MAS. NO.: [illegible]
DWG. NO.: 02 OF 04







SITE INFORMATION

1. GROSS SITE AREA: 11,747 SQ.FT. = 0.2698 +/- ACRES
2. NET SITE AREA: 11,747 SQ.FT. = 0.2698 +/- ACRES.
3. FLOOR AREA: FOOD STORE = TAR #254 = (1,431 + 872) = 2,302
4. FLOOR AREA RATIO: 2,302/35,295 = 0.065
   ALLOWED = 1.0
5. TAX ACCOUNT NUMBER: 14-04-080376
6. ELECTION DISTRICT: FOURTEEN
7. COUNTYCOUNCIL DISTRICT: SIXTH
8. EXISTING USE: SERVICE STATION WITH 2 SERVICE BAYS.
9. PROPOSED USE: FUEL SERVICE STATION WITH CONVENIENCE STORE AND CAR WASH.
10. ZONING TRACTS: 44GR,6E
11. ORIENTED: 22 SOUTHAVE NORTH.
12. WATERSHED: 3
13. ESTIMATED AVERAGE DAILY TRIPS = 1700
14. EXISTING IMPERVIOUS AREAS: 15,448 SQ.FT.
15. PROPOSED IMPERVIOUS AREAS: 24,101 SQ.FT.
16. TOTAL DISTURBED AREA: 1.11 ACRES.
17. THE 2 BULK HEARING REQUIRED BY SECTION 26-157 AND BY THE B.C.Z.R.OR WILL BE COMBINED WITH THE PUBLIC HEARING HELD BY THE HEARING OFFICER.
18. [illegible]
19. THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
20. THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARIES.
21. THE SITE IS NOT A DESIGNATED AREA OF CRITICAL STATE CONCERN.
22. THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN 1 MILE OF THIS SITE.
23. THE SITE IS EXEMPT FROM FOREST RESTORATION REQUIREMENTS.
24. RESTROOMS ARE PROVIDED FOR CUSTOMERS PER SECTION 405.1.2 OF THE B.O.C.A. CODE.
25. *LAKWASH EFFLUENT SHALL DISCHARGE TO THE SANITARY SEWER.*

ZONING NOTES

A. ZONING STATUS
   1. EXISTING ZONING: BR-AS & RR
   2. PROPOSED ZONING: BR-AS & RR
B. AREA REQUIREMENTS
   1. FUEL DISPENSER ISLANDS WITH 6 MULTI-PRODUCT DISPENSERS SERVING 12 CARS AT ONE TIME
      TOTAL ZONING TRACTS: 12 TRACTS
      SITE AREA REQUIREMENTS: 12 x 1,500 SQ.FT. = 18,000 SQ.FT.
   2. ANCILLARY USE: CONVENIENCE STORE
      BY FLOOR AREA: 2,302 x CONVENIENCE STORE'S SALES AREA = 4 x 1,43 SQ.FT. = 5,724 SQ.FT.
   3. USE IN COMBINATION CAR WASH
      BY ALLOCATING AREA TO REPLACE BETWEEN THAT THE STACKING, PARKING AND BUFFER REQUIREMENTS OF SECTION 410 ARE MET.
   4. TOTAL SITE AREA:
      A. REQUIRED = 18,000 SQ.FT. + 5,724 SQ.FT. = 23,724 SQ.FT.
      B. PROVIDED = 30,391 SQ.FT.
C. ACCESS POINTS
   1. TWO (2) PROPOSED INGRESS AND ONE (1) EGRESS VIA ENTRANCE ON BELAIR ROAD AND ROUTE 51 SUBJECT TO SHA APPROVAL.
   2. ONE (1) EXISTING "EX" ENTRANCE ONTO RIDGE ROAD.
D. PARKING
   REQUIRED: 1 PER EMPLOYEE x 2 EMPLOYEES = 2
   3 PER 1,000 SQ.FT. FLOOR AREA x 1,432 SQ.FT. = 4.3
   1 PER VACUUM = 1
   2 PER BOLL-OVER CAR WASH ADDITIONAL = 2
   7 PER CAR WASH TUNNEL FOR DRYING VEHICLE x 2 = 14
   1 PER AIR = 1
   TOTAL = 23.3
   PROVIDED: 13 (INCLUDING ONE HANDICAP SPACE) SPACES ARE TO BE PERMANENTLY STRIPED
E. SITE ADDRESS
   8101 BELAIR ROAD
   BALTIMORE, MARYLAND 21236
F. REQUIRED SETBACKS
   BUILDING: FRONT = 35 FEET
   SIDE/REAR = 30 FEET
   CANOPY: 10 FEET
   PUMP ISLANDS: 25 FEET
G. ZONING HISTORY
   ACCORDING TO BALTIMORE COUNTY ZONING OFFICE 1971 ZONING MAP.
   1. HEARING #86-165X PETITION FOR SPECIAL EXCEPTION FOR A FUELING STATION. GRANTED ON 12/2/85.
   2. HEARING # 86-125 SPH TO AMEND SITE PLAN FROM 65-165X TO ALLOW ABOVE GROUND STORAGE OF KEROSENE IN ADDITION TO MINOR CHANGES. GRANTED ON 09/26/1985.
H. ZONING REQUESTS ANTICIPATED
   1. SPECIAL EXCEPTION FOR FUEL SERVICE STATION USE IN COMBINATION WITH ANCILLARY CONVENIENCE STORE AND CAR WASH PURSUANT TO SECTION 405.4 E.2 OF THE BCZR.
   2. SPECIAL HEARING TO AMEND PREVIOUSLY APPROVED SITE PLAN ON GRANTED PETITION FOR SPECIAL EXCEPTION AND TO CONVERT PUMP ISLANDS TO GAS ISLANDS.
   3. VARIANCE
      A. FROM SECTION 238.2 OF THE BCZR TO ALLOW A REAR YARD OF 6.1M (20') IN LIEU OF THE REQUIRED 30'.
      B. FROM SECTION 405.4A.2B TO PERMIT A LANDSCAPE TRANSITION AREA OF 3.0M (10') IN LIEU OF THE REQUIRED 10M', ALONG BELAIR ROAD.
      C. FROM SECTION 413.2.F TO PERMIT ONE FREESTANDING BUSINESS I.D. SIGN TOTALING 176.96 SQ.FT. IN LIEU OF THE PERMITTED 100 SQ.FT. TOTAL ALLOWED (NOT TO EXCEED 3 SIGNS). NOTE THAT THIS CALCULATION DOES NOT INCLUDE THE PRICING SECTIONS WHICH ARE MANDATED BY MARYLAND LAW.
I. PREVIOUS COMMERCIAL PERMITS
   1. PERMIT # 141838, CONTROL #TAC-141193 FOR THE REMOVAL OF 131 PUMP ISLANDS FROM FRONT OF PROPERTY AND INSTALLATION OF 131 PUMP ISLANDS WITH 131 DISPENSERS AND ISLAND SHELTER.
   2. PERMIT #141632, CONTROL #TAC-141192 FOR THE REMOVAL OF 121 10,000 GALLON, 111 8,000 GALLON GASOLINE TANKS AND 111 6,000 GALLON DIESEL TANK FROM FRONT OF PROPERTY AND INSTALLATION OF 131 12,000 GALLON GASOLINE TANKS ON THE SIDE OF THE PROPERTY.
   3. CAR WASH STACKING REQUIREMENT:
      A. REQUIREMENT: 6 SPACES (FROM MANUFACTURER'S SPECS DATA SHEET 30 MINUTES)
      B. PROVIDED: 6 SPACES
K. SITE LIGHTING
   1. LIGHTING SHALL NOT REFLECT UPON ADJACENT PROPERTIES, ROADWAYS, ON OUTSIDE OF THE LINES.
   2. MAXIMUM LIGHT POLE HEIGHT IS 16 FEET.
L. LANDSCAPING
   1. LANDSCAPING TO BE COMPLETED AS PER THE BALTIMORE COUNTY LANDSCAPE MANUAL ADOPTED BY RESOLUTION 48-90, OCTOBER 1, 1990 AND ALL AMENDMENTS AND SECTION 419.4.B.3.b.4 OF THE BCZR.
   2. TOTAL LANDSCAPE AREA: 6,294 SQ.FT.
   3. LANDSCAPE TRANSITION AREAS WILL COMPLY WITH SECTION 4.4.4.B.2.b OF THE BCZR AS REVISED AS PER SHA PERMIT PER MONITORING SYSTEM.
   4. AN ELECTRONIC MONITORING SYSTEM WILL BE INSTALLED TO MONITOR THE FUEL LINES FOR LEAKS.
M. STRIPING
   ALL PARKING, MANEUVERING, AND STACKING AREA WILL BE MARKED PERMANENTLY AND DISTINCTLY ON SITE.

COMMUNITY INPUT MEETING MINUTES

[illegible]

LEGEND

- SIGN KEY
- VARIANCE KEY
- PARKING SPACES
- FLOW OF TRAFFIC (NOT STRIPING)
- MPD WALTING
- MPD SERVICING
- CAR WASH STACKING

DEVELOPER'S EXHIBIT NO. 1

MICROFILMED

3

"WARRANTY LIMITATIONS

[illegible] THAT THERE ARE NO [illegible] ACCURATE FOR ANY OTHER DEVELOPMENT WITH WHICH [illegible] THE [illegible] OR ANY OTHER, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO HAS PRIOR CONTRACTUAL SERVITUDE ON BEHALF OF THE PROPOSED DEVELOPMENT"

EXXON REPRESENTATIVE (AGENT)

This Plan is Sealed and certified to be in order pending the Hearing Officer's Order or to Survey comments.

OWNER/DEVELOPER/APPLICANT
EXXON COMPANY, U.S.A.
[illegible] LANE
SUITE 100
GREENBELT, MARYLAND 20770
PHONE: (301) 953-7511
ATTN: MR. MIKE GLASSON

FREDERICK WARD ASSOCIATES INC.
ENGINEERS • ARCHITECTS • SURVEYORS
5 SOUTH BOND STREET
BEL AIR, MARYLAND
(410) 838-7800 (410) 879-2090

DATE	REVISIONS	BY	CHK.

EXXON COMPANY, U.S.A.
Marketing Department
A DIVISION OF EXXON CORPORATION
Bob Fabiola & Associates

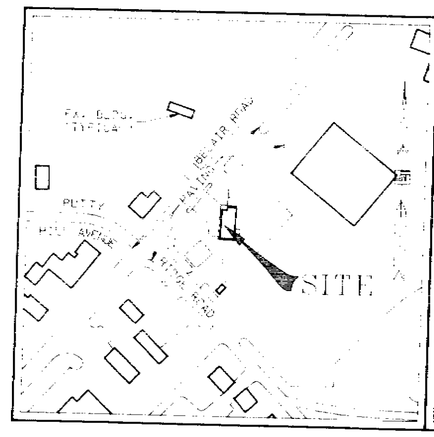
DATE: 06/24/1994
DRAWN BY: GP
CHK.: [illegible]
SCALE:

DEVELOPMENT PLAN

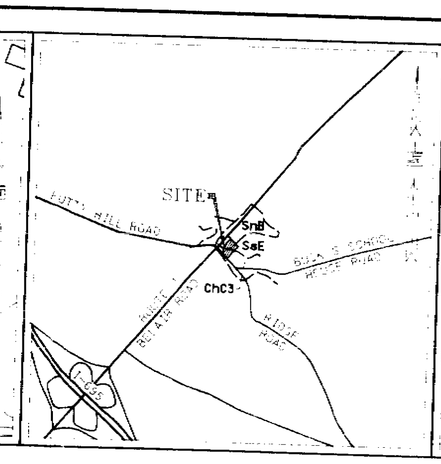
SITE PLAN

FOR AN EXXON STATION AT
8101 BELAIR ROAD
BALTIMORE, MARYLAND 21236

ZADM NUMBER
PROJECT NO.
FILE NO.
FILL NO. 2-7473
CAD. NO.
02 OF 04

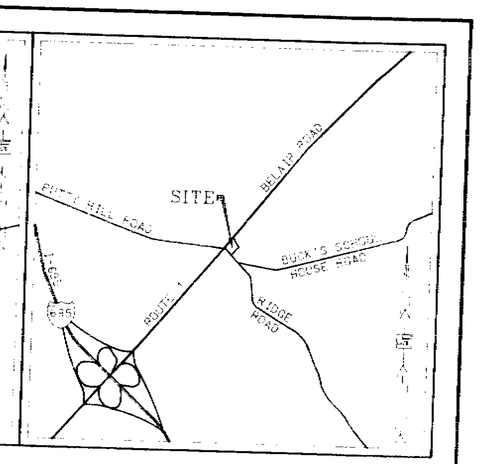


FEATURES MAP



SOILS MAP

SCALE: 1" = 1,320'



VICINITY MAP

SCALE: 1" = 2,000'

TYPE	DESCRIPTION
SASSAFRAS-URBAN LAND COMPLEX: SnB	SANDY LOAM
SASSAFRAS AND COPPAH: SaE	SANDY LOAM
SHALLOW SILT LOAM: ChC3	SILT LOAM

REFERENCE

SOIL SURVEY, BALTIMORE COUNTY, MARYLAND, UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE. ISSUED MARCH 1976, MAP 36

LEGEND

- FENCE
- SANITARY SEWER
- WATER MAIN
- STORM DRAIN
- ROAD
- SUBTERRANEAN TANK
- EXCEDENCIOUS FILL

A. PLAN PREPARED BY:

FREDERICK WARD ASSOCIATES, INC.
9 SOUTH MAIN STREET
BEL AIR, MARYLAND 21014
ATTN: MR. TIM WHITTIE
PHONE: 410-879-2050

DEVELOPER/OWNER

EXXON COMPANY U.S.A.
5001 BY LAND STATE 700
GREENBELT, MARYLAND 20770
ATTN: MR. MIKE OLAFSSON
PHONE: 301-513-7511
TAX ACCOUNT #: 14-0808217D

B. ENVIRONMENTAL INFORMATION

EXISTING	NOT EXISTING	FIELD VERIFIED	FIELD DELINEATED		REMARKS
X			X	TOPOGRAPHY AND STREET GRADES (MIN. 5 FT. CONTOUR APPROPRIATELY LABELED)	
X			X	SLOPES GREATER THAN 25%	
				100 YEAR FLOOD PLAIN	
X				SOILS MAPPED ACCORDING TO THE SURVEY OF BALTIMORE COUNTY, MARYLAND	
X			X	STREAMS, SPRINGS, PONDS OR OTHER WATER BODIES SHOWN ON SITE AND WITHIN 200 FT. OF SITE BOUNDARIES.	
X				WETLANDS	
X				FOREST BUFFER LIMITS INCLUDING FOREST BUFFER LIMITS INCLUDING ADJUSTMENTS FOR STEEP SLOPES AND/OR ERODIBLE SOILS.	
X				LAND COVER ON AND WITHIN 200 FT. OF SITE.	
X				SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES.	
X				WELLS ON SITE AND WITHIN 100 FT. OF SITE.	
X				SEPTIC ON SITE AND WITHIN 100 FT. OF SITE.	
X			X	UNDERGROUND FUEL TANKS ON SITE AND WITHIN 100 FT. OF SITE	
X				SOIL EVALUATION TESTS (PERC TESTS) PERFORMED	YES NO DATE

C. EXISTING BUILT CONDITIONS

EXISTING	NOT EXISTING		REMARKS
X		LOCATIONS OF EXISTING BUILDINGS WITHIN 200 FT. OF SITE BOUNDARIES	
X		LOCATION OF EXISTING ROADS WITHIN 200 FT. OF SITE BOUNDARIES	
	X	DESIGNATED HISTORIC SITES.	
	X	DESIGNATED ARCHEOLOGICAL SITES.	
	X	SIGNIFICANT VIEWS.	
	X	SIGNIFICANT FEATURES (SPECIMEN TREES, BUILDINGS, STREETSCAPE, ETC.)	
X		LAND USES ON AND WITHIN 200 FT. OF SITE.	
X		ROADS RIGHT-OF-WAY AND EASEMENTS.	

D. COUNTY ADOPTED PLANS

EXISTING	NOT EXISTING	EXISTING CONFORMANCE	
			[illegible]
	X		COMMUNITY OR REVITALIZATION PLAN(S)
	X		RECREATION AND PARKS PLAN
	X		STREETSCAPE AND PARKS PLAN
	X		STREETSCAPE PLAN
	X		GREENWAYS PLAN
			OTHER:

[X] YES [ ] NO [ ] NA

ENVIRONMENTAL INFORMATION

1. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS ON THE EXISTING SITE.
2. THIS SITE DOES NOT CONTAIN FOREST. THEREFORE, PER BILL NUMBER 163-93 THIS SITE IS EXCLUDED FROM THE PROVISIONS OF THE FOREST CONSERVATION ACT.
3. A STORMWATER MANAGEMENT FACILITY WILL BE REQUIRED FOR 2 AND 10 YEAR QUANTITY CONTROL AND/OR WATER QUALITY CONTROL. THE DEVELOPER MUST CONSIDER THE CAPACITY OF THE EXISTING STORM DRAIN SYSTEM.
4. A FINAL LANDSCAPE PLAN MUST BE APPROVED AND IMPLEMENTED.
5. A SEDIMENT AND EROSION CONTROL PLAN MUST BE APPROVED BEFORE THE PERMITS.

MICROFILMED

EXXON
EXXON COMPANY U.S.A.
5001 BY LAND STATE 700
GREENBELT, MARYLAND 20770
PHONE: [illegible]
ATTN: MR. MIKE OLAFSSON

FREDERICK WARD ASSOCIATES INC.
ENGINEERS • ARCHITECTS • SURVEYORS
BEL AIR, MARYLAND

DATE	REVISIONS	BY	APP.

EXXON
EXXON COMPANY U.S.A.
A DIVISION OF EXXON CORPORATION
Real Estate & Engineering

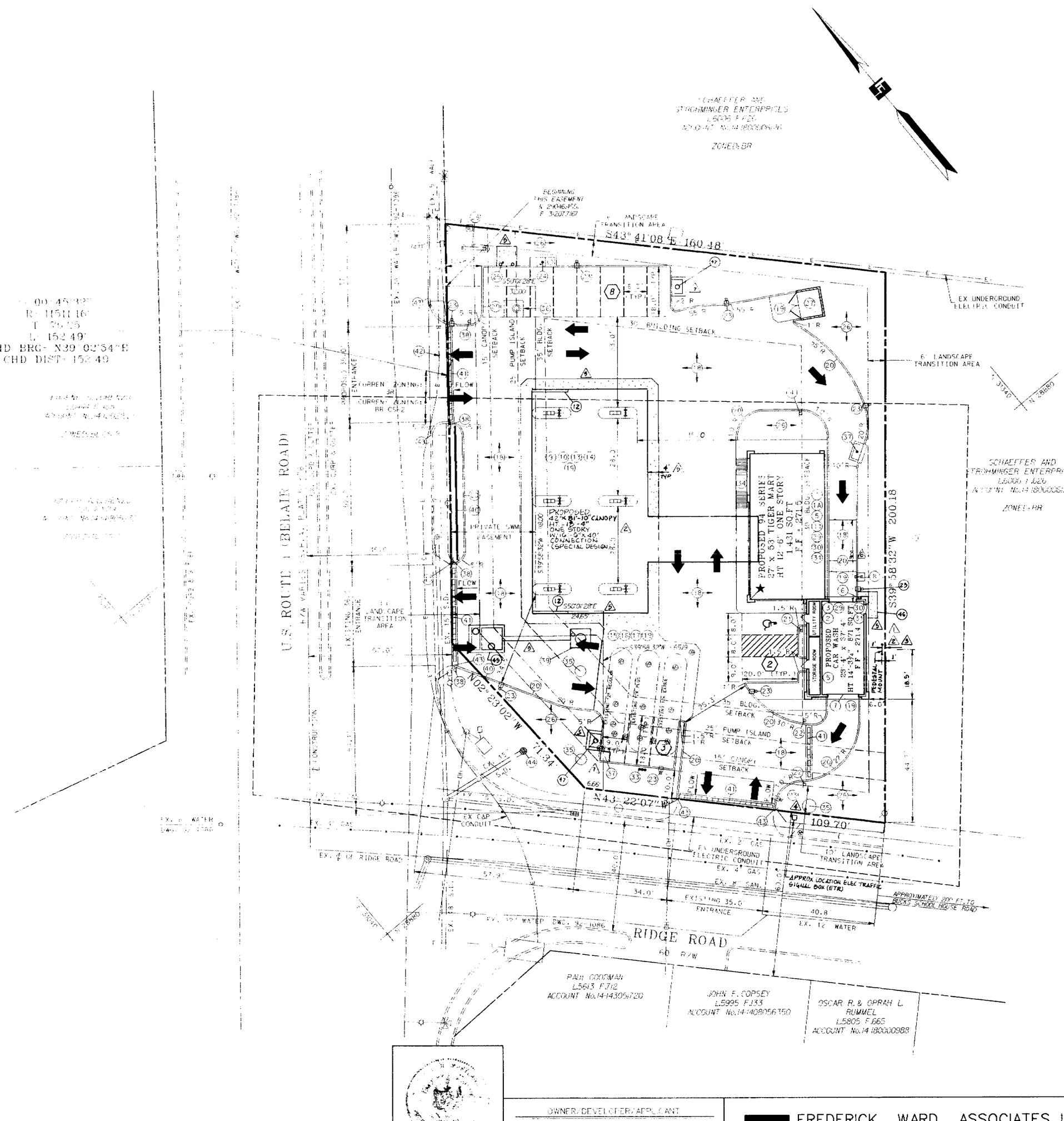
DEVELOPMENT PLAN

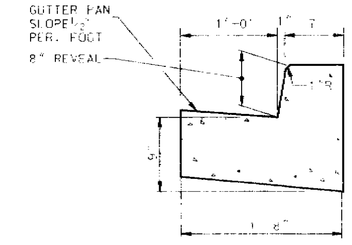
DATE: 10/24/1994
DRAWN BY: JB
CHK. BY: TAC
SCALE: 1" = 20'

EXISTING SITE CONDITIONS

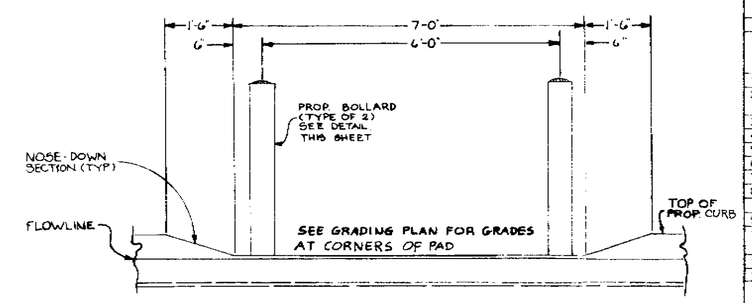
FOR AN EXXON STATION AT
5707 BELAIR ROAD
BALTIMORE, MARYLAND 21206

PROJECT NO. 5018.01
DISC. NO.
DWG. NO. 5-7427
SHT. NO. 03 OF 04

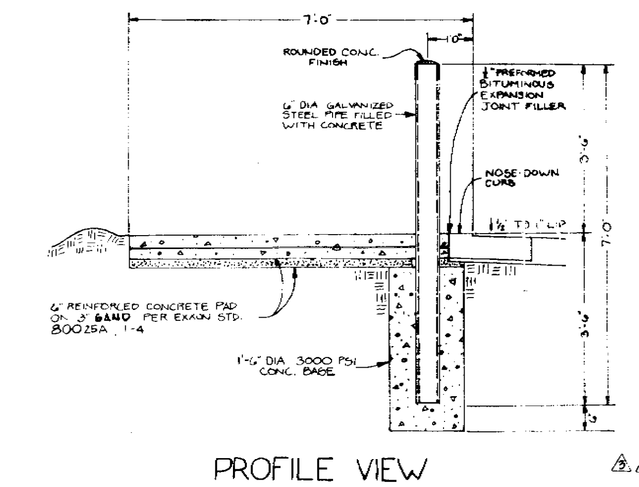




MD S.H.A. TYPE 'A'
CONCRETE CURB AND GUTTER
NOT TO SCALE



SECTION VIEW



PROFILE VIEW

△3 DETAIL: CONCRETE TELEPHONE PAD
NTS

GENERAL NOTES

B.S. - BUILDING SUPPLIER
G.C. - GENERAL CONTRACTOR
E - EXXON
O - OTHER
★ - BUILDING ORIENTATION POINT
239 - EXISTING CONTOUR
239 - PROPOSED CONTOUR
239.A - PROPOSED SPOT ELEVATION
(2) - IMPROVEMENT ITEM
C.C. - NEW CONCRETE (ON PLAN)
(ETR) - EXISTING TO REMAIN
➡ - INDICATES TRAFFIC FLOW ONLY (DOES NOT REFLECT PAINTED TRAFFIC CONTROLS)

1. ALL UTILITY CONNECTIONS ARE TO BE AS PER LOCAL CODE BY G.C.
2. G.C. TO PROVIDE CONDUIT & WIRING TO ALL EXXON I.D. SIGNS & CONDUIT ONLY TO PUBLIC TELEPHONE BOOTH.
3. SITE PLAN SUPERSEDES ALL WORKING DRAWINGS
4. UNLESS OTHERWISE NOTED, ALL PAINT TO BE FURNISHED BY G.C.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND CONSTRUCTION AS SHOWN ON PLANS UNLESS OTHERWISE NOTED.

ITEM NUMBER	FURNISHED BY	INSTALLED BY		DRAWING NUMBER
			BUILDINGS	
1	BS	BS	BUILDING TYPE "27'x53' EXXON SHOP W/3 PHASE ELECTRIC 120/208 SECURITY CASHIER ENCLOSURE ☒ YES ☐ NO BRICK/STUCCO	
1A	GC	GC	BUILDING DOWNSPOUTS DRAIN ☒ UNDERGROUND ☐ ABOVE GROUND	
2	GC	GC	CAR WASH 90 SERIES W/3 PHASE ELECTRIC 120/208 BRICK, STUCCO	
3	E	O	CAR WASH EQUIPMENT W/ RECLAIM ☒ - W/O RECLAIM ☐	
4	E	GC	CAR WASH "ENTER" SIGN	
5	E	GC	BUILDING SIGN	
6	E	GC	CAR WASH "INSTRUCTION" SIGN	
7	E	GC	CAR WASH "BUILDING" SIGN "EXIT" ONLY	
8	E	O	COIN BOX FOR CAR WASH	
			CANOPY / ISLANDS	
9	BS	BS	CANOPY TYPE (42'-0" x 90'-0")	
10	E	GC	DISPENSING EQUIPMENT (6) MPD ADVANTAGE W/GRIND	
11	E	GC	TRANSAC SYSTEM TOP-15 (2 REQUIRED)	
12	E	BS	(2) CANOPY FASCIA SIGNS - EXXON (WIRING BY G.C.)	
13	GC	GC	CANOPY DOWNSPOUT DRAINS ☒ UNDERGROUND ☐ ABOVE GROUND	SHT 5 OF 14
14	E	GC	TOP HAT (BLANK) (6 EACH)	SHT 11 OF 14
			YARD AREA - TANKS	
15	E	GC	EX. TANKS FOR MOTOR FUELS (1) (12 K) REGULAR (ETR) (1) (12 K) PLUS (ETR) (1) (12 K) SUPREME (ETR)	
	E	GC	STP W/LEAK DETECTORS (1) 1 1/2 HP	
16	E	GC	ENVIROFLEX PRODUCT PIPING	7006F, 1-5
17	GC	GC	VAPOR RECOVERY SYSTEM (STAGE I AND II)	
			YARD AREA - OTHER	
18	GC	GC	ASPHALT PAVING PER EXXON SPECIFICATIONS (2" DEPTH) PER EXXON ENGINEER	8025A 1-4
19	GC	GC	6" CONCRETE W/#3 REBAR 18" O.C. EACH WAY	
20	GC	GC	6" CURB WITH 16" GUTTER	
21	GC	GC	INSTALL (1) HANDICAPPED PARKING ONLY SIGN PER ADA & LOCAL CODE	
22	E	GC	"DO NOT ENTER" SIGN(S)	
23	E	GC	(9) NEW YARD LIGHTS FIXTURES & POLES	1043, 1 & 2
24		GC	AIR/WATER WITH INFORMATION SIGN	
25	GC	GC	5"x6'x8" REINFORCED CONCRETE MAT W/CONDUIT FOR PUBLIC TELEPHONES	80025A 1-4 SHT. 9 OF 14
26			LANDSCAPE / IRRIGATION	1169A, 1 & 2 SHTS. 12 & 13 OF 14
27	GC	GC	"TRASH ENCLOSURE"	1043, 1 & 2
28	E	GC	EX. MAJOR I.D. SIGN 8.32 S.F. EXXON LOGO 10.12 S.F. ANCILLARY (TIGER MART & CAR WASH) 4.23 S.F. PRICE	SHT 11 OF 14
29	GC	GC	BUILDING SAN. SEWER SERVICE TIE INTO EXISTING SAN. SEWER LINE PER EXXON'S FIELD ENGINEER & PER BALTIMORE CO. CODES.	
30	GC	GC	BUILDING 1½" WATER SUPPLY PER EXXON'S FIELD ENGINEER & PER BALTIMORE COUNTY CODES.	SHT 5 OF 14
31	GC	GC	BUILDING ELECTRICAL & TELEPHONE SERVICE ROUTE UNDERGROUND PER EXXON'S FIELD ENGINEER & PER BALTIMORE CO. CODES.	
32	GC	GC	PEDESTAL MOUNT (MUST MEET B&E'S APPROVAL PRIOR TO INSTALLATION)	SHT 11 OF 14
33	GC	GC	VENT PIPES, 3 EACH	7006F, 1-5
34	GC	GC	HANDICAPPED RAMP PER BALTIMORE COUNTY CODES.	
35	GC	GC	TYPE B MANHOLE PER BALTIMORE COUNTY D-3.01	
36	GC	GC	TYPE C MANHOLE PER BALTIMORE COUNTY D-3.04	
37	GC	GC	TYPE "S" COMBINATION INLET PER BALTIMORE COUNTY D-2.18. PROVIDE SMOOTH TRANSITION FROM TOP OF 6" CURB TO TOP OF INLET HEADPIECE.	
38	GC	GC	"RIGHT TURN ONLY" SIGN(S)	
39	GC	GC	WATER QUALITY/ STORMCEPTOR	SHT. 7A OF 14
40	GC	GC	BRICK LANDSCAPE RETAINING WALL	
41	GC	GC	TRENCH DRAIN. INSTALL ½" EXPANSION JOINT BETWEEN EXISTING CONCRETE APRON AND TRENCH DRAIN.	SHT 5 OF 14
42	GC	GC	SHA ENTRANCE, 35' WIDE, PER SHA STD. 630.02	
43	GC	GC	MATCH EXISTING SHA CURB & GUTTER, AND 5' SIDEWALK IN KIND.	
44	GC	GC	ADJUST INLET GRATE TO ELEVATION 270.0	
△4 45	GC	GC	SWM STRUCTURE	SHT. 7 OF 14
△6 46	GC	GC	5' WIDE x 6" CONC. WALK	80025A 1-4
△1 47	GC	GC	VACUUM UNIT	4711A, 7

SITE INFORMATION

1. GROSS SITE AREA: 30,395 SQ.FT. = 0.6978 +/- ACRES
2. NET LOT SIZE: 30,395 SQ.FT. = 0.6978 +/- ACRES
3. FLOOR AREA: FOOD STORE + CAR WASH = 1,431 + 871 = 2,302
4. FLOOR AREA RATIO: 2,302/30,395 = 0.0757 ALLOWED = 2.0
5. TAX ACCOUNT NUMBER: 14-08-082370
6. ELECTION DISTRICT: FOURTEEN
7. COUNCILMANIC DISTRICT: SIXTH
8. EXISTING USE: SERVICE STATION WITH 2 SERVICE BAYS.
9. PROPOSED USE: FUEL SERVICE STATION WITH CONVENIENCE STORE AND CAR WASH.
10. TOTAL DISTURBED AREA = 33,363.7 SQ.FT. = 0.77 ACRES
11. ZADM NUMBER: 41V-332

MICROFILMED

95-34-SPHXA

SCALE: 1" = 20'

Phillip D. Smith, Sealed and certified as being in accordance with the approved Development Plan

OWNER/DEVELOPER/APPLICANT
EXXON COMPANY, U.S.A.
6301 IVY LANE
SUITE 700
GREENBELT, MARYLAND 20770
PHONE: 1-800-135-X-7411
ATTN: MR. MIKE OLAFSSON

FREDERICK WARD ASSOCIATES INC.
ENGINEERS • ARCHITECTS • SURVEYORS
5 SOUTH MAIN STREET
(410) 838-7900
BEL AIR, MARYLAND
(410) 879-2090

DATE	REVISIONS	BY	CHK.
2-28-95	△1 REMOVED CONCRETE MAT ADDED PEDESTAL MOUNT. MODIFIED CANOPY CONNECTION	E.C.B.	J.B.G.
4-11-95	△2 REMOVE NOTE 32 & PEDESTAL MOUNT	P.A.E.	J.B.G.
4-28-95	△3 ADDED PEDESTAL MOUNT	P.A.E.	J.B.G.
5-1-95	△4 ADDED APPROX. LOCATION OF EX. ELECTRIC TRAFFIC SIGNAL BOX (ETR)	P.A.E.	J.B.G.
5-2-95	△5 ADDED TELEPHONE PAD DETAIL, & SIDEWALK △6 AROUND CARWASH. MODIFIED SWM STRUCTURE, ADDED STORMCEPTOR. REMOVED PROP. CONC. FOR TANKFIELD MAT OUT OF LIMITS OF CURB & GUTTER REVISED CANOPY.	P.A.E.	J.B.G.
6-1-95	△7 LOCATED EXC. AT VACUUM UNIT	E.C.B.	J.B.G.
12-6-95	△8 ADDED VACUUM UNIT CURB	E.C.B.	J.B.G.

EXXON COMPANY, U.S.A. — A DIVISION OF EXXON CORPORATION
Real Estate & Engineering
Marketing Department
DATE: 02/02/1995
DRAWN BY: CB
CHK. BY: JBG
SCALE: 1" = 20'

SITE LAYOUT PLAN

FOR AN EXXON STATION AT
8101 BELAIR ROAD
BALTIMORE, MARYLAND 21236
FOURTEENTH ELECTION DISTRICT, SIXTH COUNTY COUNCIL DISTRICT

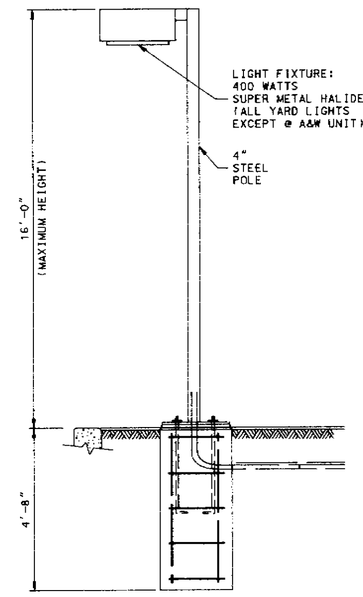
PROJECT NO. 92048.01
DISC. NO.
RAS. NO. 2-7477
DWG. NO. 03 OF 14

LANDSCAPE PLANTINGS

SYMBOL	QUANTITY	BOTANICAL/COMMON NAME	SIZE	REMARKS
	10	ZELKOVA SERRATA JAPANESE ZELKOVA	2½ - 3" CAL. 13-15' HT.	B & B FULL
	6	CRATAGUS PHAENOPYRUM WASHINGTON HAWTHORN	6 - 8' HT. 1½ - 1¾" CAL	B & B FULL 12" O.C.
	19	TSUGA CANADENSIS CANADIAN HEMLOCK	6 - 7' HT.	B & B HEAVY 8' O.C.
	3	CERCIS CANADENSIS EASTERN REDBUD	7 - 9' HT.	B & B HEAVY
	42	EUONYMUS ALATUS 'COMPACTUS' DWARF WINGED EUONYMUS	3 - 4' HT 3 - 4 CANES	B & B FULL 4' O.C.
	1300	PACHYSANDRA FERMINALLS JAPANESE PACHYSANDRA	1 YEAR 2 ¼ P.P.	CONT. FULL 8" O.C.
	350	NARCISSUS 'KING ALFRED' AND	TOP SIZE BULBS	15" O.C.
	350	ASTILBE ARENDSII 'DEUTCHLAND'	2 QT. CONT.	15" O.C.

NOTE:
GROUNDCOVER, PERENNIALS
AND BULBS TO BE INTERPLANTED.

SYMBOL	QUANTITY	BOTANICAL/COMMON NAME	SIZE	REMARKS
	25	JUNIPERUS CHINENSIS 'SARGENTII' SARGENT JUNIPER	15-18" HT 18-24" SPD	B & B FULL 2' O.C.
	114	EUONYMUS KIATCHOVICUS 'SIEBOLDIANA' SIEBOLD EUONYMUS	2-2½' HT 2-2½' SPD	B & B FULL 3' O.C.
	121	BERBERIS THUNBERGII VAR. ATROPURPUREA 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	15 - 18" HT. 18 - 24" SPD	CONT. FULL 30" O.C.



TYPICAL YARD LIGHT DETAIL
SCALE: NOT TO SCALE

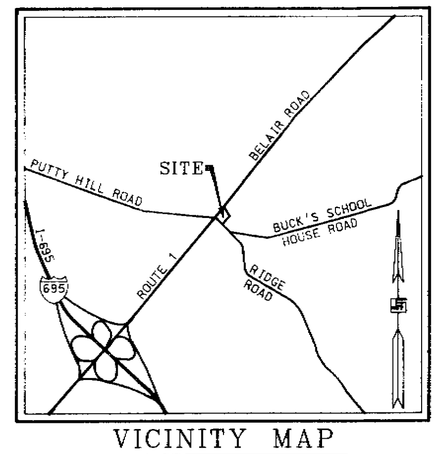
LANDSCAPE TABULATION

COMMERCIAL, OFFICE, INDUSTRIAL, HIGH-RISE RESIDENTIAL, AND PUBLIC DEVELOPMENTS

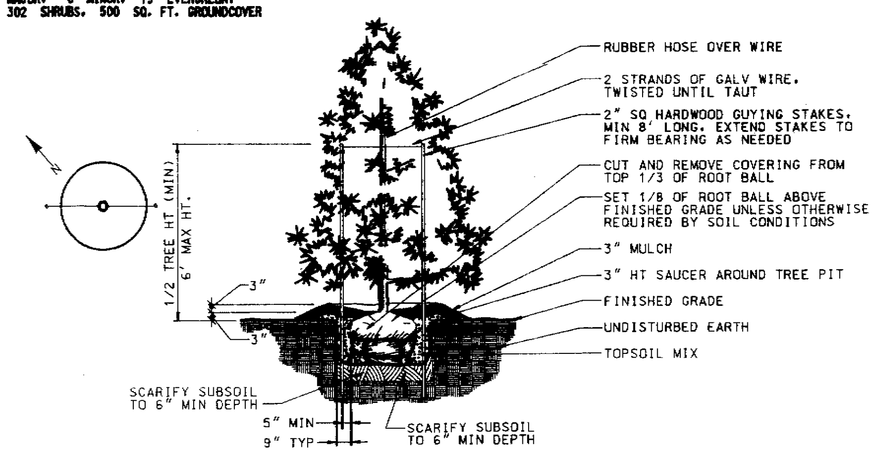
1. 250 LINEAR FEET OF INTERIOR ROAD / 20 = 12.5 P.U.
   NO. 6 MAJOR (50%), 4 MINOR, 0 EVERGREEN.
   55 SHRUBS, 0 SQ. FT. GROUNDCOVER = 19.0 P.U.
2. 334 LINEAR FEET OF ADJCENT ROAD / 40 = 8.4 P.U.
   NO. 4 MAJOR (50%), 0 MINOR, 0 EVERGREEN.
   25 SHRUBS, 0 SQ. FT. GROUNDCOVER, = 9 P.U.
3. 13 PARKING SPACES / 12 = EXEMPT 0 P.U.
   NO. 0 MAJOR, 0 MINOR, 0 EVERGREEN.
   0 SHRUBS, 0 SQ. FT. GROUNDCOVER = 0
4. 229 LINEAR FEET OF ADJACENT TO R.O.W. / 15 = 15.3 P.U.
   NO. 0 MAJOR, 0 MINOR, 0 EVERGREEN.
   82 SHRUBS, 500 SQ. FT. GROUNDCOVER, = 17.4 P.U.
5. 360 LINEAR FEET OF ADJACENT COMMERCIAL / 10 = 36 P.U.
   NO.0 MAJOR, 2 MINOR, 15 EVERGREEN.
   140 SHRUBS, 0 SQ. FT. GROUNDCOVER, = 36.5 P.U.
6. 30 LINEAR FEET OF DUMPSTER(S) / 15 = 0 P.U.
   NO. 0 MAJOR, 0 MINOR, 4 EVERGREEN.
   0 SHRUBS, 0 SQ. FT. GROUNDCOVER, = 2 P.U.

PLANTING UNITS REQUIRED: 74.2
PLANTING UNITS PROVIDED: 83.5

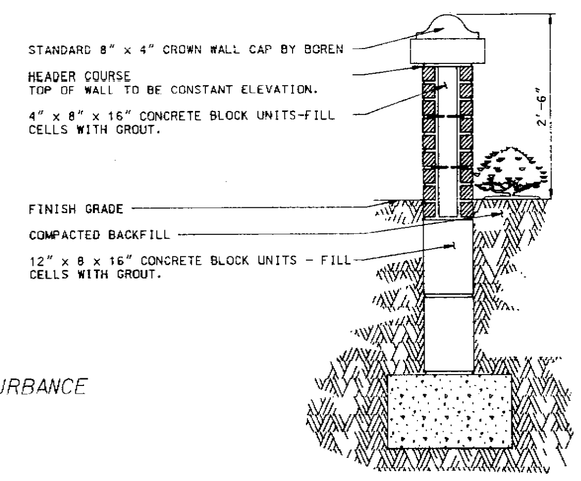
10 MAJOR, 6 MINOR, 19 EVERGREEN,
302 SHRUBS, 500 SQ. FT. GROUNDCOVER



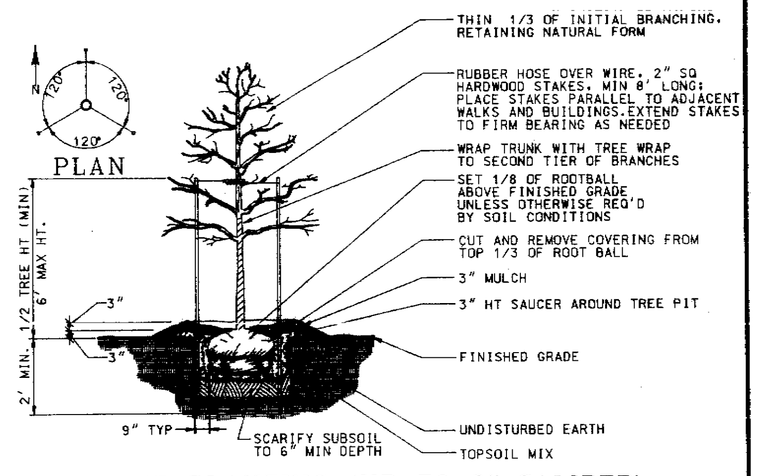
VICINITY MAP
SCALE: 1" = 2,000'



EVERGREEN TREE PLANTING DETAIL



TYPICAL BRICK RETAINING WALL
NOT TO SCALE

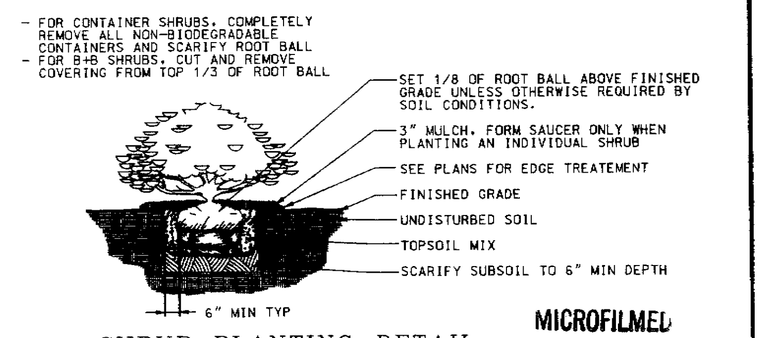


DECIDUOUS TREE PLANTING (UP TO 3" CALIPER)

NOTES:

1) ALL NURSERY STOCK SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS AS DESCRIBED IN "AMERICAN STANDARDS FOR NURSERY STOCK" LATEST EDITION.

2) ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR THE BALTIMORE-WASHINGTON METROPOLITAN AREA" LATEST EDITION.



SHRUB PLANTING DETAIL

MICROFILMED

LANDSCAPE CERTIFICATIONS

"I CERTIFY THAT I HAVE REVIEWED THIS SCHEMATIC LANDSCAPE PLAN, THAT I AM AWARE OF THE LANDSCAPE REGULATIONS PRESENTED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL, LATEST EDITION, AND I AGREE TO COMPLY WITH THESE REGULATIONS AND ALL APPLICABLE POLICY, GUIDELINES, AND ORDINANCES."

SIGNATURE OF APPLICANT DATE

(PRINT NAME) (AGENT)

This Plan is Sealed and Certified to be in accordance with the Hearing Officer's Order and all agency comments.

OWNER/DEVELOPER/APPLICANT
EXXON COMPANY, U.S.A.
6301 IVY LANE
SUITE 700
GREENBELT, MARYLAND 20770
PHONE: 1(301)513-7511
ATTN: MR. MIKE OLAFSSON

FREDERICK WARD ASSOCIATES INC.
ENGINEERS • ARCHITECTS • SURVEYORS
5 SOUTH MAIN STREET (410) 838-7900
BEL AIR, MARYLAND (410) 879-2090

DATE	REVISIONS	BY	CHK.

DEVELOPMENT PLAN

EXXON COMPANY, U.S.A.
A DIVISION OF EXXON CORPORATION
Real Estate & Engineering
Marketing Department

DATE: 07/01/1994
DRAWN BY: CB
CHK. BY: TAG
SCALE: 1" = 20'

LANDSCAPE PLAN
FOR AN EXXON STATION AT
8101 BELAIR ROAD
BALTIMORE, MARYLAND 21236

ZADM NUMBER XIV-332
PROJECT NO. 92048.01
DISC. NO.
RAS. NO. 2-7477
DWG. NO. 04 OF 04

PWA FILE:P1DSV104 .DGN

IN RE: DEV. PLAN HEARING & PETITIONS FOR SPEC.HEARING, EXCEPTION & VAR. E/S Belair Road @ NS of Ridge Road EXXON STATION 14th Election District 6th Councilmanic District Exxon Company, USA Applicant/Developer	* * * * * *	BEFORE THE HEARING OFFICER/ ZONING COMMISSIONER OF BALTIMORE COUNTY Case No.XIV-332 & 95-34-SPHXA

* * * * * * * * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND VARIANCE ORDER

This matter comes before the Zoning Commissioner/Hearing Officer as a combined development plan/zoning Petitions hearing pursuant to Section 26-206.1 of the Baltimore County Code. The Petitioner/Developer, Exxon Corporation, seeks development plan approval pursuant to Section 26-206 of the Baltimore County Code and zoning relief pursuant to the Baltimore County Zoning Regulations. Specifically, a Petition for Special Hearing is requested to approve amendments to previously approved site plans in cases No. 65-165-X and No. 86-125-SPH so as to allow conversion of the existing business from a full service gas station to a gas and go operation. A Petition for Special Exception is filed requesting approval of a fuel service station use in combination with an ancillary convenience store and carwash. Also, variance relief is requested to permit a rear yard setback of 6 ft. in lieu of the required 30 ft. pursuant to Section 238.2; to permit a landscape transition area of 5 ft. in lieu of the required 10 ft. pursuant to Section 405.4.A.2.B. and a sign variance to permit one free standing sign of 176.86 sq. ft. in lieu of the required 100 sq. ft. in Section 413.2.F. of the BCZR. The subject property is more particularly shown on the 4 page development plan offered as Petitioner/Developer's Exhibit No. 1 and the plat to accompany the Petitions for Special Hearing, Special Exception and Variance marked as Developer's Exhibit No. 2.

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Date 9/27/94
By Mr. Brent

Appearing at the combined hearing held for this case was Michael Olafsson, a Permit Manager with Exxon Corporation, property owner. Also present was Timothy Whittie from Frederick Ward Associates, Inc., the consulting firm which prepared the development and zoning plans. The franchise operator, John Leahy, was also present. The Petitioner/Developer was represented by G. Scott Barhight, Esquire. Appearing in opposition to certain of the variance requests was David G. Strohminger, proprietor of the Schaeffer and Strohminger Automobile Dealership business which operates next door. Mr. Strohminger's business owns property which surrounds the subject site. He was represented by Robert W. Cannon, Esquire. Also present was several representatives of the reviewing agencies of Baltimore County which reviewed the development plan. These included Joseph Maranto, the Project Manager, from the Office of Zoning Administration and Resource Management (ZADM), Leslie Schreiber from the Department of Public Works (DPW), Ervin McDaniel from the Office of Planning and Zoning (OPZ), R. Bruce Seeley from the Department of Environmental Protection and Resource Management (DEPRM) and Bob Small from the State Highway Administration.

As to the history of the project, a Concept Plan was submitted on March 14, 1994. Thereafter a Community Input Meeting was held on April 25, 1994 at the White Marsh Library. The Development Plan was submitted and a conference was held thereon on August 24, 1994. The Hearing Officer's hearing was scheduled and held on September 14, 1994.

In addressing, first, the development plan, the subject lot is approximately .6978 acres and is split zoned B.R.-A.S. and B.R. It is located at the intersection of Md. Route 1 (Belair Road) and Ridge Road, just north of the Baltimore Beltway. The property has been in Exxon's ownership for many years and has been the site of a full service Exxon Station

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for at least 20 years. Presently, the site contains a 3 bay service garage building and several pump islands from which gasoline is dispensed.

As described by Mr. Olafsson, The Petitioner/Developer proposes extensive alterations to the property. The existing building will be razed and the service garage operation eliminated. In lieu thereof, a proposed 27 x 53 ft. Tiger Mart one story building will be constructed. There will no longer be any repair work or service garage activity on the site. The site will feature only the aforementioned Tiger Mart building which will serve as a small convenience store. Gasoline sales will be accomplished from several fuel islands on the front of the site facing Belair Road. Also proposed is a small tunnel carwash building located to the rear of the property. This building is approximately 23 x 34 ft. in dimension and will be slightly over 14 ft. high. Stacking spaces and the proposed traffic flow pattern are as shown on the plan.

At the hearing, Mr. Barhight proffered on behalf of the Developer that there were no open issues related to the development plan. He noted that all development plan comments had been incorporated in the plan and that there were no outstanding or unresolved issues. His comments were corroborated by Mr. Maranto, the Project Manager. The sole minor correction offered by the agencies present was a requested modification to the plan by Mr. Schreiber. Specifically, he asked that the plan be modified to show a 24" utility line and the location of a fire hydrant. In fact, these minor changes were made to the plan at the hearing and were satisfactory to Mr. Schreiber as the representative of the Department of Public Works. Thus, it is clear that the development plan should be approved in that same complies with all comments, recommendations and conditions proposed by the reviewing County and State agencies.

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As to the zoning relief, special exception is requested to allow the conversion of the existing service garage business to the gas and go/convenience store/carwash use as noted above. The Petition for Special Hearing also seeks changes to the previously approved site plans consistent with the proposed changes to the business. The variances are as outlined above and will be discussed further hereinafter.

In support of these Petitions, testimony of Michael Olafsson, Permit Manager from Exxon, was offered. He noted that the site has been significantly reduced in size recently due to the widening of Belair Road. Due to these roadway improvements, approximately 40 ft. of frontage on the property was lost. Although compensated by the State for this taking and road widening, the loss of area on the site has made continued operation of the service garage difficult. Moreover, Mr. Olafsson noted that the Exxon Corporation and other oil companies are redirecting their market focus and operations. Rather than service garages, Exxon is gearing its business towards gas and go facilities with convenience stores and carwash as proposed at this location. The 1400 sq. ft. convenience store which is proposed will sell impulse items and groceries. Fuel will be dispensed by 6 pump islands as shown on the site plan. The carwash will be a self serve rollover type operation.

Mr. Olafsson also noted that new underground tanks were installed on the site when the roadway widening was proposed in 1992. No additional tanks are needed. Significant testimony was elicited on cross examination as to the differences between the proposed operation and existing use. Mr. Olafsson was steadfast in his opinions that the proposed operation is appropriate and will not be detrimental to the surrounding locale.

Testimony was also taken from Timothy Whittle who prepared the development plan and zoning plans. He fully described the proposed improve-

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ments and the changes to the site which are necessitated by the redirection of the company's business. He also discussed in detail the variances requested. The first of these relates to a setback distance of 6 ft. in lieu of the required 30 ft. in the rear yard. This distance is measured from the proposed carwash building to the rear property line. As noted above, this rear property is owned by Schaeffer and Strohminger Enterprises as to the property to the north or side yard of the subject site.

A second variance is requested to allow a landscape transition area of 5 ft. in lieu of the required 10 ft. This transition area is located in the front of the site adjacent to Belair Road. In this respect, testimony was offered that significant landscaping will be installed and that the appearance of the site will be greatly improved.

The last variance relates to signage on the site. A sign package as proposed is shown on page 2 of the site plan. A freestanding sign is proposed which will be 176.86 sq. ft. in area. This double face sign will be located in the front of the property adjacent to Belair Road. Testimony was offered that a free standing sign of this size is necessary to properly identify the site. Other signage on the site is as shown on the site plan. It is to be noted that the overall signage is significantly less than that allowed by regulation.

As to Mr. Strohminger's position, he does not object to the development plan, the special exception relief and/or the special hearing relief. His sole objection relates to the variance which would allow a reduction of the required setback distance from the proposed carwash building to the property line which separates his property from the subject site. He noted that Schaeffer and Strohminger operates an Oldsmobile new car business from the adjacent property. The showroom for this business is on a tract which has frontage on Belair Road. The tract winds around

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to the rear of the subject site and also to border Ridge Road to the south. On the Ridge Road side, the Schaeffer and Strohminger property is improved with a service garage/parts/office building. Mr. Strohminger also noted that his company may be securing an additional franchise for the site. If so, one alternative for the location of this new business would be to construct an additional showroom on the Ridge Road portion of the Schaeffer and Strohminger tract. Mr. Strohminger fears that construction of the proposed carwash building where located might block the view to his property and interfere with his business operation.

As noted above, I will approve the development plan which has been prepared in that same complies with all County development regulations and comments offered by the reviewing agencies.

As to the special exception and special hearing, they will also be approved. I have considered same in accordance with the standards set forth in Section 502.1 of the BCZR. The evidence was overwhelming that the proposed use will not be detrimental to the health, safety and general welfare of the community. Thus, special exception relief to permit the gas and go operation with the ancillary convenience store and carwash shall be approved, as will the necessary amendments to the previously approved plans to install this new business under the special hearing.

As to the zoning variances, the sign variance will likewise be approved. Consistent with comments made by this Hearing Officer at the hearing, the Petitioner will be limited, however, to the signage shown on the site plan. No additional signage shall be allowed. The total sign package appears entirely appropriate for the nature of this business, site location and property involved. I am persuaded that the Petitioner has satisfied the burden set forth in Section 307 of the BCZR so as to grant this variance.

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I also will approve the variance as to the landscape transition area. As noted above, the site will be significantly upgraded and the loss of frontage occasioned by the road widening has limited the area of the property which can be utilized to support the business.

Lastly, as to the only contested issue, I will also approve the variance to permit the location of the proposed convenience store building and carwash, as shown. As noted above, Section 307 of the BCZR governs all variance requests. Therein, it is required that the Petitioner must adduce evidence and testimony to demonstrate that practical difficulty will be suffered if the relief were denied. Moreover, there can be no detriment to the surrounding locale and the spirit and intent of the ordinance must be observed.

The inherent site constraints caused by the loss of an area of the property due to the widening of Belair Road sustains the practical difficulty test. There is little developable area which can be utilized for the proposed buildings. I do not share Mr. Strohminger's contention that locating the proposed building to strictly observe the 30 ft. setback is practical. To do so, would be to disrupt the traffic flow and cause enormous difficulties for utilization of the site.

For these reasons, I also believe that the proposed relief is consistent with the spirit and intent of the regulations. I am impressed with the fact that this plan enjoys the support of the reviewing agencies of Baltimore County and that great care has been made in the preparation of same. It is clear that the Developer has made significant efforts to develop an esthetically pleasing site.

As to potential detrimental effects on adjacent properties, I see none. Although Mr. Strohminger's concerns are not offered with any ill will or improper motive, I do not believe that they warrant a denial of

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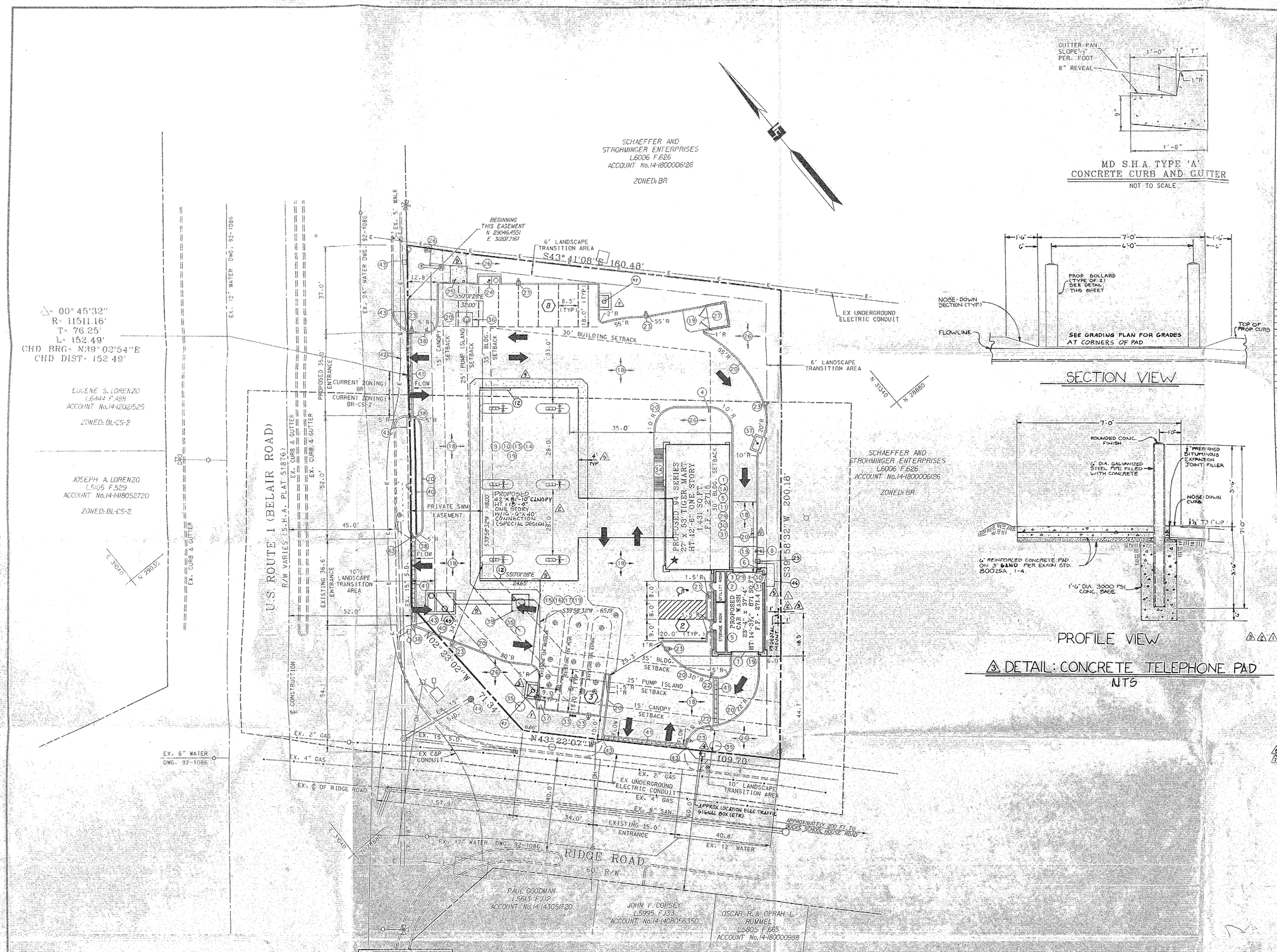
the variance request. It is to be particularly noted that the site will be dramatically improved by the proposed improvements. The appearance will be significantly upgraded. In my view, this will benefit all of the surrounding properties, including the automobile dealership immediately adjacent. Moreover, as Mr. Strohminger noted, a significant factor in the success of his business is the location of his property. The improvements on this site will not, in any manner, affect that location. Potential buyers will still go to the Schaeffer and Strohminger Oldsmobile Dealership here, irrespective of the Exxon Corporation's improvements. Moreover, these improvements will not block visually the Schaeffer and Strohminger operation. The proposed carwash and convenience store buildings do not appear to be as tall as to what presently exists on site. Although located closer to the property line, I do not believe they will shield the Schaeffer and Strohminger property. Lastly, Mr. Strohminger's plans regarding the potential new showroom are entirely speculative at this point. For all of these reasons, I do not believe his opposition is sufficient to warrant a denial of the variances requested.

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan and the Petitions for Special Exception, Special Hearing and Variances consistent with the comments set forth above and shall so order.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of September 1994, that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

ORDER RECEIVED FOR FILING
Date 9/27/94
By Mr. Brent



MD S.H.A. TYPE 'A' CONCRETE CURB AND GUTTER

NOT TO SCALE

SECTION VIEW

PROFILE VIEW

Δ3 DETAIL: CONCRETE TELEPHONE PAD

NTS

GENERAL NOTES

B.S. - BUILDING SUPPLIER
G.C. - GENERAL CONTRACTOR
E. - EXXON
O. - OTHER
★ - BUILDING ORIENTATION POINT
239 - EXISTING CONTOUR
239 - PROPOSED CONTOUR
239.6 - PROPOSED SPOT ELEVATION
(12) - IMPROVEMENT ITEM
NEW CONCRETE (ON PLAN)
ETR - EXISTING TO REMAIN
➡ - INDICATES TRAFFIC FLOW ONLY. (DOES NOT REFLECT PAINTED TRAFFIC CONTROLS.

1. ALL UTILITY CONNECTIONS ARE TO BE AS PER LOCAL CODE BY G.C.
2. G.C. TO PROVIDE CONDUIT & WIRING TO ALL EXXON I.D. SIGNS & CONDUIT ONLY TO PUBLIC TELEPHONE BOOTH.
3. SITE PLAN SUPERSEDES ALL WORKING DRAWINGS.
4. UNLESS OTHERWISE NOTED, ALL PAINT TO BE FURNISHED BY G.C.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND CONSTRUCTION AS SHOWN ON PLANS UNLESS OTHERWISE NOTED.

ITEM NUMBER	FURNISHED BY	INSTALLED BY		DRAWING NUMBER
			BUILDINGS	
1	BS	BS	BUILDING TYPE (27'x53') EXXON SHOP W/3 PHASE ELECTRIC 120/208 SECURITY CASHIER ENCLOSURE ☒ YES ☐ NO BRICK/STUCCO	
1A	GC	GC	BUILDING DOWNSPOUTS DRAIN ☒ UNDERGROUND ☐ ABOVE GROUND	
2	GC	GC	CAR WASH 90 SERIES W/3 PHASE ELECTRIC 120/208 BRICK STUCCO	
3	E	O	CAR WASH EQUIPMENT W/ RECLAIM ☒ ; W/O RECLAIM ☐	
4	E	GC	CAR WASH "ENTER" SIGN	
5	E	GC	BUILDING SIGN	
6	E	GC	CAR WASH "INSTRUCTION" SIGN	
7	E	GC	CAR WASH "BUILDING" SIGN "EXIT" ONLY	
8	E	O	COIN BOX FOR CAR WASH	
			CANOPY / ISLANDS	
9	BS	BS	CANOPY TYPE (42'-0" x 90'-0")	
10	E	GC	DISPENSING EQUIPMENT (6) MPD ADVANTAGE W/CRIND	
11	E	GC	TRANSAC SYSTEM TGR-15 (2 REQUIRED)	
12	E	BS	(2) CANOPY FASCIA SIGNS - EXXON (WIRING BY G.C.)	
13	GC	GC	CANOPY DOWNSPOUT DRAINS ☒ UNDERGROUND - ☐ ABOVE GROUND	SHT 5 OF 14
14	E	GC	TOP HAT (BLANK) (6 EACH)	SHT 11 OF 14
			YARD AREA - TANKS	
15	E	GC	EX. TANKS FOR MOTOR FUELS (1)(12 K) REGULAR (ETR) (1)(12 K) PLUS (ETR) (1)(12 K) SUPREME (ETR)	
	E	GC	STP W/LEAK DETECTORS (2) 1 1/2 HP	
16	E	GC	ENVIROFLEX PRODUCT PIPING	7006F. 1-5
17	GC	GC	VAPOR RECOVERY SYSTEM (STAGE I AND II)	
			YARD AREA - OTHER	
18	GC	GC	ASPHALT PAVING PER EXXON SPECIFICATIONS (7" DEPTH) PER EXXON ENGINEER	8025A 1-4
19	GC	GC	6" CONCRETE W/#3 REBAR 18" O.C. EACH WAY	
20	GC	GC	6" CURB WITH 16" GUTTER	
21	GC	GC	INSTALL (1) HANDICAPPED PARKING ONLY SIGN PER ADA & LOCAL CODE	
22	E	GC	"DO NOT ENTER" SIGN(S)	
23	E	GC	(9) NEW YARD LIGHTS FIXTURES & POLES	1043. 1& 2
24		GC	AIR/WATER WITH INFORMATION SIGN	
25	GC	GC	3'x6'x8" REINFORCED CONCRETE MAT W/CONDUIT FOR PUBLIC TELEPHONES	80025A 1-4 SH. 5 OF 14
26			LANDSCAPE / IRRIGATION	1100A-1 & 2 SHTS. 12 & 13 OF 14
27	GC	GC	TRASH ENCLOSURE	1043 1 & 2
28	E	GC	EX. MAJOR I.D. SIGN 8.32 S.F. EXXON LOGO 10.12 S.F. ANCILLARY (TIGER MART & CAR WASH) 4.23 S.F. PRICE	SHT 11 OF 14
29	GC	GC	BUILDING SAN. SEWER SERVICE TIE INTO EXISTING SAN. SEWER LINE PER EXXON'S FIELD ENGINEER & PER BALTIMORE CO. CODES.	
30	GC	GC	BUILDING 1½" WATER SUPPLY PER EXXON'S FIELD ENGINEER & PER BALTIMORE COUNTY CODES.	
31	GC	GC	BUILDING ELECTRICAL & TELEPHONE SERVICE ROUTE UNDERGROUND PER EXXON'S FIELD ENGINEER & PER BALTIMORE CO. CODES.	SHT 5 OF 14
32	GC	GC	PEDESTAL MOUNT (MUST MEET B.G.&E.'S APPROVAL PRIOR TO INSTALLATION)	SHT 11 OF 14
33	GC	GC	VENT PIPES. 3 EACH	7006F. 1-5
34	GC	GC	HANDICAPPED RAMP PER BALTIMORE COUNTY CODES.	
35	GC	GC	TYPE B MANHOLE PER BALTIMORE COUNTY D-3.01	
36	GC	GC	TYPE C MANHOLE PER BALTIMORE COUNTY D-3.04	
37	GC	GC	TYPE 'S' COMBINATION INLET PER BALTIMORE COUNTY D-2.18. PROVIDE SMOOTH TRANSITION FROM TOP OF 6" CURB TO TOP OF INLET HEADPIECE.	
38	GC	GC	"RIGHT TURN ONLY" SIGN(S)	
39	GC	GC	WATER QUALITY/ STORMCEPTOR	SHT. 7A OF 14
40	GC	GC	BRICK LANDSCAPE RETAINING WALL	
41	GC	GC	TRENCH DRAIN. INSTALL ½" EXPANSION JOINT BETWEEN EXISTING CONCRETE APRON AND TRENCH DRAIN.	SHT 5 OF 14
42	GC	GC	SHA ENTRANCE (35' WIDE) PER SHA STD. 630.02	
43	GC	GC	MATCH EXISTING SHA CURB & GUTTER. AND 5' SIDEWALK IN KIND.	
44	GC	GC	ADJUST INLET GRATE TO ELEVATION 270.0	
Δ2 45	GC	GC	SWM STRUCTURE	SHT. 7 OF 14
Δ2 46	GC	GC	5' WIDE X 6" CONC. WALK	80028A 1-4
Δ1 47	GC	GC	VACUUM UNIT	4711A.7

SITE INFORMATION

1. GROSS SITE AREA: 30,395 SQ.FT. = 0.6978 +/- ACRES
2. NET LOT SIZE: 30,395 SQ.FT. = 0.6978 +/- ACRES.
3. FLOOR AREA: FOOD STORE + CAR WASH = 1,431 + 871 = 2,302
4. FLOOR AREA RATIO: 2,302/30,395 = 0.0757 ALLOWED = 2.0
5. TAX ACCOUNT NUMBER: 14-08-082370
6. ELECTION DISTRICT: FOURTEEN
7. COUNCILMANIC DISTRICT: SIXTH
8. EXISTING USE: SERVICE STATION WITH 2 SERVICE BAYS.
9. PROPOSED USE: FUEL SERVICE STATION WITH CONVENIENCE STORE AND CAR WASH.
10. TOTAL DISTURBED AREA = 33,363.7 SQ.FT. = 0.77 ACRES
11. ZADM NUMBER: XIV-332

95-34-SPHXA

OWNER/DEVELOPER/APPLICANT
EXXON COMPANY, U.S.A.
6301 IVY LANE
SUITE 700
GREENBELT, MARYLAND 20770
PHONE: (410)301-5137
ATTN: MR. MIKE OLAFSSON

FREDERICK WARD ASSOCIATES INC.
ENGINEERS • ARCHITECTS • SURVEYORS
5 SOUTH MAIN STREET (410) 838-7900
BEL AIR, MARYLAND (410) 879-2090

This Plan is Sealed and Certified as being in accordance with the approved Development Plan

DATE	REVISIONS	BY	CHK.
2-28-95	Δ1 REMOVED CONCRETE MAT. ADDED PEDESTAL MOUNT. MODIFIED CANOPY CONNECTION.	E.C.B.	J.B.G.
4-11-95	Δ2 REMOVE NOTE 32 & PEDESTAL MOUNT	P.A.E.	J.B.G.
4-28-95	Δ3 ADDED PEDESTAL MOUNT	P.A.E.	J.B.G.
5-1-95	Δ4 ADDED APPROX. LOCATION OF EX. ELECTRIC TRAFFIC SIGNAL BOX (ETR).	P.A.E.	J.B.G.
5-2-95	Δ5 ADDED TELEPHONE PAD DETAIL, & SIDEWALK AROUND CARWASH. MODIFIED SWM STRUCTURE, ADDED STORMCEPTOR. REMOVED PROP. CONC. FOR TANKFIELD MAT OUT OF LIMITS OF CURB & GUTTER. REVISED CANOPY.	P.A.E.	J.B.G.
6-22-95	Δ6 EXTENDED CONC. AT CARWASH ENTRANCE	J.B.G.	J.B.G.

EXXON COMPANY, U.S.A.
A DIVISION OF EXXON CORPORATION
Marketing Department — Real Estate & Engineering

DATE: 02/02/1995
DRAWN BY: CB
CHK. BY: JBG
SCALE: 1" = 20'

SITE LAYOUT PLAN

FOR AN EXXON STATION AT
8101 BELAIR ROAD
BALTIMORE, MARYLAND 21236
FOURTEENTH ELECTION DISTRICT, SIXTH COUNTY COUNCIL DISTRICT

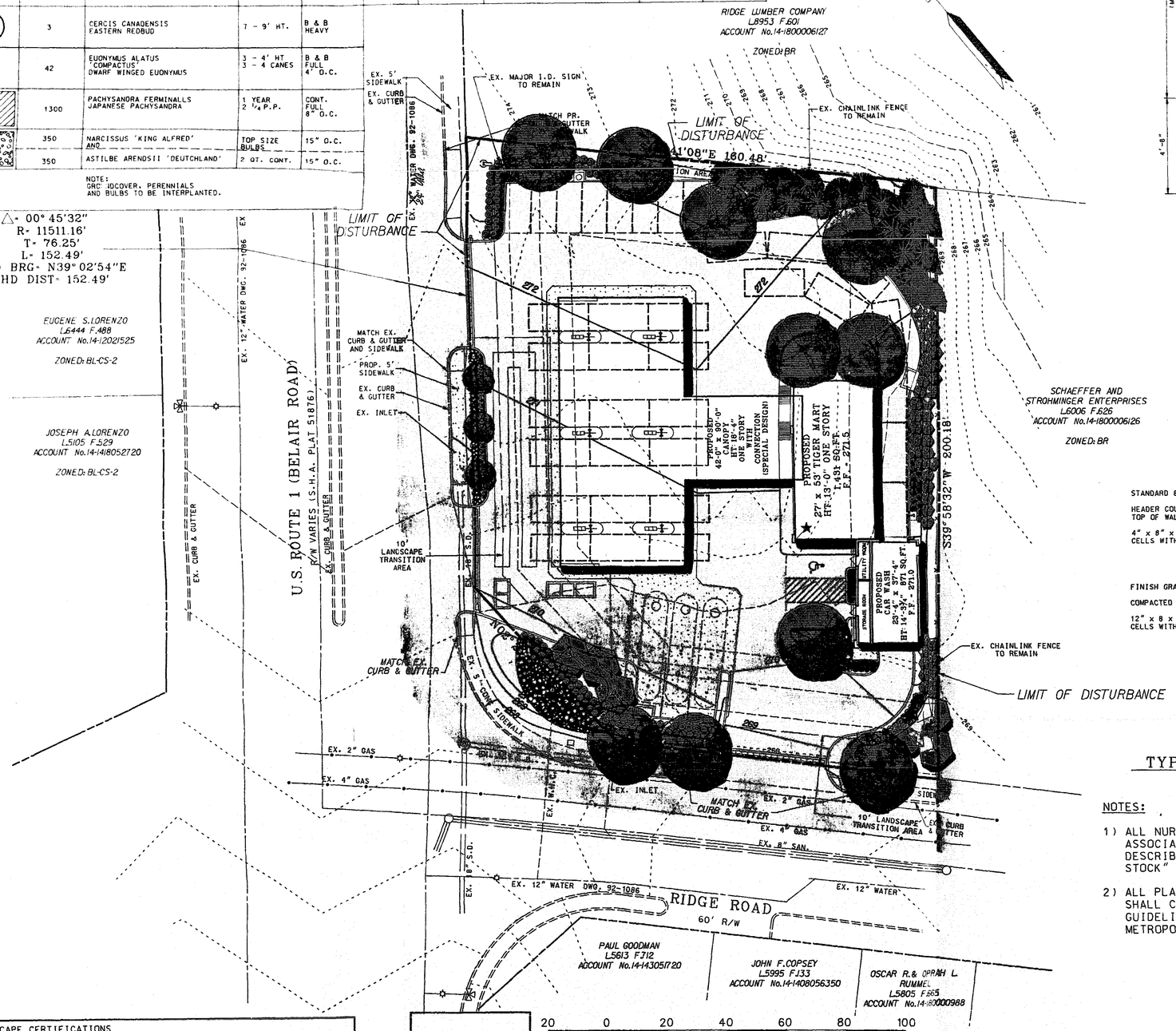
PROJECT NO. 92048.01
DISC. NO.
RAS. NO. 2-7477
DWG. NO. 03 OF 14

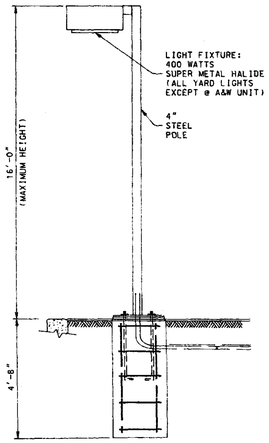
LANDSCAPE PLANTINGS

SYMBOL	QUANTITY	BOTANICAL/COMMON NAME	SIZE	REMARKS
	10	ZELKOVA SERRATA JAPANESE ZELKOVA	2½ - 3" CAL. 13-15' HT.	B & B FULL
	6	CRATAGUS PHAENOPYRUM WASHINGTON HAWTHORN	6 - 8' HT. 1½ - 1¾" CAL	B & B FULL 12' O.C.
	19	TSUGA CANADENSIS CANADIAN HEMLOCK	6 - 7' HT.	B & B HEAVY 8' O.C.
	3	CERCIS CANADENSIS EASTERN REDBUD	7 - 9' HT.	B & B HEAVY
	42	EUONYMUS ALATUS 'COMPACTUS' DWARF WINGED EUONYMUS	3 - 4' HT 3 - 4 CANES	B & B FULL 4' O.C.
	1300	PACHYSANDRA FERMINALLS JAPANESE PACHYSANDRA	1 YEAR 2 ¼ P.P.	CONT. FULL 8" O.C.
	350	NARCISSUS 'KING ALFRED' AND	TOP SIZE BULBS	15" O.C.
	350	ASTILBE ARENDSII 'DEUTCHLAND'	2 QT. CONT.	15" O.C.

NOTE:
GRD COVER, PERENNIALS
AND BULBS TO BE INTERPLANTED.

SYMBOL	QUANTITY	BOTANICAL/COMMON NAME	SIZE	REMARKS
	25	JUNIPERUS CHINENSIS 'SARGENTII' SARGENT JUNIPER	15-18" HT 18-24" SPD	B & B FULL 2' O.C.
	114	EUONYMUS KIATCHOVICUS 'SIEBOLDIANA' SIEBOLD EUONYMUS	2-2½' HT 2-2½' SPD	B & B FULL 3' O.C.
	121	BERBERIS THUNBERGII VAR. ATROPURPUREA 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	15 - 18" HT. 18 - 24" SPD	CONT. FULL 30" O.C.





TYPICAL YARD LIGHT DETAIL
SCALE: NOT TO SCALE

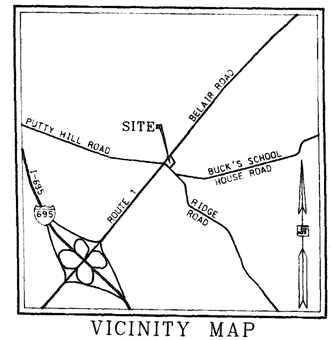
LANDSCAPE TABULATION

COMMERCIAL, OFFICE, INDUSTRIAL, HIGH-RISE RESIDENTIAL, AND PUBLIC DEVELOPMENTS

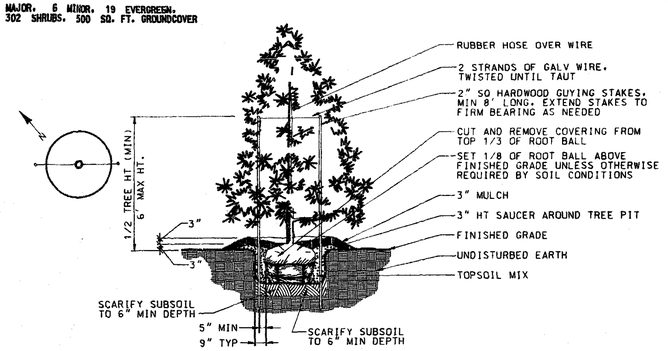
1. 250 LINEAR FEET OF INTERIOR ROAD / 20 = 12.5 P.U.
   NO. 6 MAJOR (50%), 4 MINOR, 0 EVERGREEN.
   55 SHRUBS, 0 SQ. FT. GROUNDCOVER = 19.0 P.U.
2. 334 LINEAR FEET OF ADJCENT ROAD / 40 = 8.4 P.U.
   NO. 4 MAJOR (50%), 0 MINOR, 0 EVERGREEN.
   25 SHRUBS, 0 SQ. FT. GROUNDCOVER, = 9 P.U.
3. 13 PARKING SPACES / 12 = EXEMPT 0 P.U.
   NO. 0 MAJOR , 0 MINOR, 0 EVERGREEN.
   0 SHRUBS, 0 SQ. FT. GROUNDCOVER = 0
4. 229 LINEAR FEET OF ADJACENT TO R.O.W. / 15 = 15.3 P.U.
   NO. 0 MAJOR , 0 MINOR, 0 EVERGREEN.
   82 SHRUBS, 500 SQ. FT. GROUNDCOVER, = 17.4 P.U.
5. 360 LINEAR FEET OF ADJACENT COMMERCIAL / 10 = 36 P.U.
   NO.0 MAJOR , 2 MINOR, 15 EVERGREEN.
   140 SHRUBS, 0 SQ. FT. GROUNDCOVER, = 36.5 P.U.
6. 30 LINEAR FEET OF DUMPSTER(S) / 15 = 0 P.U.
   NO. 0 MAJOR , 0 MINOR, 4 EVERGREEN.
   0 SHRUBS, 0 SQ. FT. GROUNDCOVER, = 2 P.U.

PLANTING UNITS REQUIRED: 74.2
PLANTING UNITS PROVIDED: 83.5

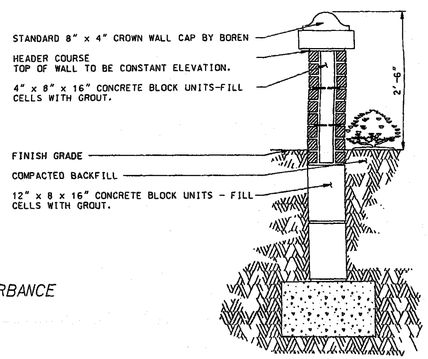
10 MAJOR, 6 MINOR, 19 EVERGREEN,
302 SHRUBS, 500 SQ. FT. GROUNDCOVER



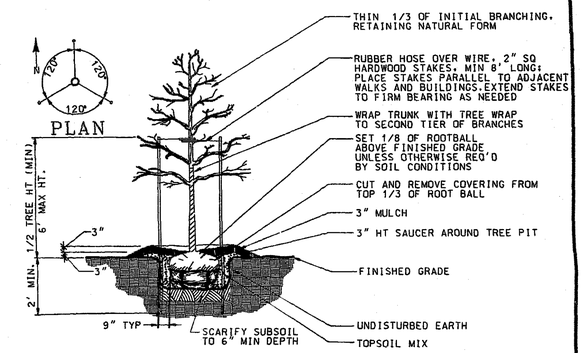
VICINITY MAP
SCALE: 1" = 2,000'



EVERGREEN TREE PLANTING DETAIL



TYPICAL BRICK RETAINING WALL
NOT TO SCALE

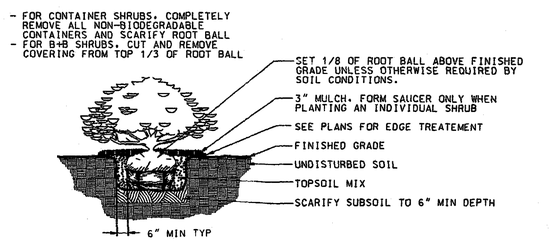


DECIDUOUS TREE PLANTING (UP TO 3" CALIPER)

NOTES:

1) ALL NURSERY STOCK SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS AS DESCRIBED IN "AMERICAN STANDARDS FOR NURSERY STOCK" LATEST EDITION.

2) ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR THE BALTIMORE-WASHINGTON METROPOLITAN AREA" LATEST EDITION.



SHRUB PLANTING DETAIL

LANDSCAPE CERTIFICATIONS

"I CERTIFY THAT I HAVE REVIEWED THIS SCHEMATIC LANDSCAPE PLAN, THAT I AM AWARE OF THE LANDSCAPE REGULATIONS PRESENTED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL, LATEST EDITION, AND I AGREE TO COMPLY WITH THESE REGULATIONS AND ALL APPLICABLE POLICY, GUIDELINES, AND ORDINANCES."

SIGNATURE OF APPLICANT DATE

(PRINT NAME) (AGENT)

STATE OF MARYLAND
CARLO G. MARCHESINI
No. 11706
PROFESSIONAL ENGINEER

This Plan is Sealed and Certified to be in accordance with the Hearing Officer's Order and all agency comments.

OWNER/DEVELOPER/APPLICANT
EXXON COMPANY, U.S.A.
6301 IVY LANE
SUITE 700
GREENBELT, MARYLAND 20770
PHONE: 1(301)513-7511
ATTN: MR. MIKE OLAFSSON

FREDERICK WARD ASSOCIATES INC.
ENGINEERS • ARCHITECTS • SURVEYORS
5 SOUTH MAIN STREET
BEL AIR, MARYLAND
(410) 838-7900
(410) 879-2090

DATE	REVISIONS	BY	CHK.

DEVELOPMENT PLAN

EXXON COMPANY, U.S.A.
A DIVISION OF EXXON CORPORATION
Marketing Department
Real Estate & Engineering

DATE: 07/01/1994
DRAWN BY: CB
CHK. BY: TAG
SCALE: 1" = 20'

LANDSCAPE PLAN
FOR AN EXXON STATION AT
8101 BELAIR ROAD
BALTIMORE, MARYLAND 21236

ZADM NUMBER XIV-332
PROJECT NO. 92048.01
DISC. NO.
RAS. NO. 2-7477
DWG. NO. 04 OF 04

PWA FILE:PVDEVLDN JDW

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval to install a full service station use-in-combination with ancillary convenience store & carwash, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval to amend the previously approved plans in cases Nos. 65-165-X and 86-125-SPH, and to convert from full service to gas and go, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance from Section 238.2 of the BCZR to permit a rear yard setback of 6 ft. in lieu of the required 30 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 405.4.A.2.B. to permit a landscape transition area of 5 ft., in lieu of the required 10 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 413.2.F. of the BCZR to permit one free standing sign of 176.86 sq. ft., in lieu of the required 100 sq. ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. Developer shall prepare and submit to Zoning Administration and Development Management (ZADM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms, conditions, and restrictions, if any, of this Order and/or the development plan comments.

2. Signage on the property shall be limited to that shown on the development/zoning plan.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code & the applicable provisions of law.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 23, 1994

G. Scott Barhight, Esquire
4th floor, Towson Commons
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case Nos. XIV-332 & 95-34-SPHXA
Development Plan Order & Petitions for Special Hearing, Special Exception and Variances
Project: Exxon Station
Exxon Company, USA, Developer/Applicant

Dear Mr. Barhight:

Enclosed please find the decision rendered in the above captioned case. The Hearing Officer's Opinion and Development Plan Order and Petitions for Special Hearing, Special Exception and Variances have been approved, with restrictions.

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.
cc: Robert W. Cannon, Esquire
Mr. David G. Strohminger
Mr. M. Olafsson, Exxon Co., USA
Mr. T. Whittie, Frederick Ward Assoc.Inc.
cc: Mr. Joe Maranto, Project Manager
Various County Agencies

Printed with Soybean Ink on Recycled Paper

Petition for Special Hearing

95-34-SPHXA

to the Zoning Commissioner of Baltimore County

for the property located at 8101 Belair Road

which is presently zoned BR and BR-CS-2

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

amendments to the previously approved plans in cases nos. 65-165-X and 86-125-SPH and to convert from full service to gas and go.

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:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:
G. Scott Barhight
(Type or Print Name)

Signature
4th Floor
210 W. Pennsylvania Ave.
Address Phone No.
Towson, MD 21204 832-2050
City State Zipcode

Legal Owner(s): EXXON CORPORATION
(Type or Print Name) R. W. HILCHEY
AGENT AND ATTORNEY IN FACT
Signature

(Type or Print Name)

Signature
6301 IVY LANE, SUITE 700
GREENBELT, MD 20770 832-2050
Address Phone No.
City State Zipcode
Name, Address and phone number of representative to be contacted.

G. Scott Barhight 832-2050
Name
210 W. Pennsylvania Ave., Towson, MD 21204
Address Phone No.

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
unavailable for Hearing
the following dates _____ Next Two Months
ALL _____ OTHER _____
REVIEWED BY: R.T. DATE 8-4-94

ITEM # 40

Petition for Special Exception

95-34-SPHXA

to the Zoning Commissioner of Baltimore County

for the property located at 8101 Belair Road

which is presently zoned BR and BR-CS-2

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

a fuel service station use-in-combination with ancillary convenience store and car wash

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:
G. Scott Barhight
(Type or Print Name)

Signature
4th Floor
210 W. Pennsylvania Avenue
Address Phone No.
Towson, MD 21204 832-2050
City State Zipcode

Legal Owner(s): EXXON CORPORATION
(Type or Print Name) R. W. HILCHEY
AGENT AND ATTORNEY IN FACT
Signature

(Type or Print Name)

Signature
6301 IVY LANE, SUITE 700
GREENBELT, MD 20770 832-2050
Address Phone No.
City State Zipcode
Name, Address and phone number of representative to be contacted.

G. Scott Barhight 832-2050
Name 4th Floor
210 W. Pennsylvania Ave., Towson, MD 21204
Address Phone No.

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
unavailable for Hearing
the following dates _____ Next Two Months
ALL _____ OTHER _____
REVIEWED BY: R.T. DATE 8-4-94

ITEM # 40

Petition for Variance

95-34-SPHXA

to the Zoning Commissioner of Baltimore County

for the property located at 8101 Belair Road

which is presently zoned BR and BR-CS-2

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 Variance from Section(s)
A) 238.2 to permit a rear yard setback of 6 feet in lieu of the required 30 feet, B) 405.4.A.2.B to permit a landscape transition area of 5 feet in lieu of the required 10 feet, and C) 413.2.F to permit one (1) freestanding sign of 176.86 square feet in lieu of the permitted 100 square feet
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

to be presented at the hearing

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:
G. Scott Barhight
(Type or Print Name)

Signature
4th Floor
210 W. Pennsylvania Ave.
Address Phone No.
Towson, MD 21204 832-2050
City State Zipcode

Legal Owner(s): EXXON CORPORATION
(Type or Print Name) R. W. HILCHEY
AGENT AND ATTORNEY IN FACT
Signature

(Type or Print Name)

Signature
6301 IVY LANE, SUITE 700
GREENBELT, MD 20770 832-2050
Address Phone No.
City State Zipcode
Name, Address and phone number of representative to be contacted.

G. Scott Barhight 832-2050
Name
210 W. Pennsylvania Ave., Towson, MD 21204
Address Phone No.

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
unavailable for Hearing
the following dates _____ Next Two Months
ALL _____ OTHER _____
REVIEWED BY: R.T. DATE 8-4-94

ITEM # 40

Printed with Soybean Ink on Recycled Paper

Frederick Ward Associates, Inc. 95-34-SPHXA
ENGINEERS · ARCHITECTS · SURVEYORS

July 14, 1994

BEGINNING at a point on the southeast side of Belair Road, U.S. Route 1, which is of variable width at 77 feet northeast of the centerline of Ridge Road which is 60 feet wide. Thence the following courses and distances: by a curve to the left having radius 11511.16 feet and arc length of 152.49 feet, S. 43°41'08" E. 160.48 feet, S. 39°58'32" W. 200.18 feet, N. 43°22'07" W. 109.70 feet, N. 02°23'02" W. 71.34 feet to the place of beginning as recorded in Deed Liber 4584, folio 430.

CONTAINING 30395 square feet or 0.698 acres of land. Also known as 8101 Belair Road and situated in the Fourteenth Election District.

STATE OF MARYLAND
THOMAS WHITTIE
No. 10828
PROFESSIONAL LAND SURVEYOR

ITEM # 40

5 South Main Street · P.O. Box 727 · Bel Air, Maryland 21014 · (410) 838-7900 / 879-2090 · Fax (410) 893-1243

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-34-SPHXA

District 14th Date of Posting 8/14/94
Posted for: Exxon Corp.
Petitioner: Special Hearing & Exception & Variance
Location of property: 8101 Belair Rd at Ridge Rd
Location of Signs: Facing Traveling on property being posted
Remarks:
Posted by _____ Signature Date of return: 8/18/94
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/18, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/18, 1994.

THE JEFFERSONIAN,

A. Henrikson
LEGAL AD. - TOWSON

Publisher

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

receipt
95-34-SPHXA

Account: R-001-6150

Date 8-4-94

Number 40
R.T.T

EXXON STATION
8101 BELAIR RD

070 - CV, SPH & SPX — $650.00
080 - 3 THREE SIGNS — $105.00
TOTAL - $755.00

R06C01T06M01CHRC $755.00
RA CORC12R0008-08-94

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 40

Petitioner: Exxon Corporation

Location: 8101 Belair Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Exxon Corporation c/o G. Scott Barbight, Whiteford, Taylor & Preston

ADDRESS: 400 Court Towers, 210 West Pennsylvania Avenue, Towson, MD 21204

PHONE NUMBER: (410) 832-2050

AJ:ggs

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY
August 18, 1994 Issue - Jeffersonian

Please foward billing to:

Exxon Corporation
c/o G. Scott Barbight, Esq.
Whiteford, Taylor & Preston
400 Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204
832-2050

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: 95-34-SPHXA (Item 40)
8101 Belair Road
E/S Belair Road at N/S of Ridge Road
14 Election District - 6th Councilmanic
Petitioner(s): Exxon Corporation

Special Hearing to approve amendments to the previously approved plans in cases nos. 65-165-X and 86-125-SPH and to convert from full service to gas and go.
Special Exception for a full service station use-in-combination with ancillary convenience store and car wash.
Variance to permit a rear yard setback of 6 feet in lieu of the required 30 feet; to permit a landscape transition area of 5 feet in lieu of the required 10 feet, and to permit one (1) freestanding sign of 176.86 square feet in lieu of the permitted 100 square feet.

HEARING: WEDNESDAY, SEPTEMBER 14, 1994 at 9:00 a.m. in Room 106, County Office Building.

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 9, 1994

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:

DEVELOPMENT PLAN HEARING
Project Name: Exxon Station at 8101 Belair Road
Project Number: XIV-332
Location: 8101 Belair Road, E/S Belair Road at N/S of Ridge Road
Acres: 0.6978+/-
Proposal: Raze the existing service station with service bays and construct a fuel service station with a convenience store and car wash

AND

CASE NUMBER: 95-34-SPHXA (Item 40)
8101 Belair Road
E/S Belair Road at N/S of Ridge Road
14 Election District - 6th Councilmanic
Petitioner(s): Exxon Corporation

Special Hearing to approve amendments to the previously approved plans in cases nos. 65-165-X and 86-125-SPH and to convert from full service to gas and go. Special Exception for a full service station use-in-combination with ancillary convenience store and car wash. Variance to permit a rear yard setback of 6 feet in lieu of the required 30 feet; to permit a landscape transition area of 5 feet in lieu of the required 10 feet, and to permit one (1) freestanding sign of 176.86 square feet in lieu of the permitted 100 square feet.

HEARING: WEDNESDAY, SEPTEMBER 14, 1994 at 9:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: G. Scott Barbight, Esq.
Exxon Corporation

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.

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Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUG. 29 1994

G. Scott Barbight, Esq.
210 W. Pennsylvania Avenue, 4th Floor
Towson, Maryland 21204

RE: Item No. 40, Case No. 95-34-SPHA
Petitioner: Exxon Corporation

Dear Mr. Barbight:

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 August 4, 1994 and a hearing 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.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the peition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

WCR:ggs

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95-34

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 22, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for August 22, 1994
Item No. 40

The Developers Engineering Section has reviewed the subject zoning item. This site is subject to the recent Landscape Comments given as part of the Development Plan review process.

RWB:sw

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/11/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

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.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 35, 36, 39, 40, 41, 42, 43, 44, 45, 46 AND 47.

RECEIVED
AUG 11 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

Baltimore County
Department of Permits and
Development Management

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

February 7, 1996

Nicholas B. Commodari
Commodari Development Consultants & Assoc., Inc.
3410 Woodstock Avenue
Baltimore, MD 21213

RE: Proposed Vacuum Units
300 Mt. Carmel Road (7th ED)
9835 Liberty Road (2nd ED)
8101 Belair Road (14th ED)

Dear Mr. Commodari:

Staff has reviewed the provided plans showing the proposed vacuum unit installation at the above referenced locations and has been able to determine the following.

The 300 Mt. Carmel Road and 9835 Liberty Road Exxon fuel service station locations can be approved for the vacuum unit installation at the locations shown on the approved plans. (Reference zoning cases 95-252-SPHXA and 94-485-SPHXA.)

The 8101 Belair Road site cannot be approved due to a deficiency in the required parking, which would be created by the proposed vacuum unit installation. (Reference zoning case 95-34-SPHXA.)

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

Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure

c: #95-252-SPHXA
#95-34-SPHXA
#94-485-SPHXA

with Soybean Ink
rycled Paper

95-34 Bus. 96-462
1/30/96
TO LOCK
JJL
1/31/96
to cashier

Commodari Development Consultants & Assoc., Inc.
3410 Woodstock Avenue
Baltimore, Maryland 21213
(Pager)410-291-2598 (Office)410-235-6811
(FAX)410-467-9928

January 22, 1996

Mr. Arnold Jablon, Director PDM
Baltimore County Office Building
111 W. Chesapeake Avenue Room 113
Towson, Maryland 21204

Re: Proposed vacuum stations
9835 Liberty Road
8101 Belair Road
300 Mount Carmel Road

Dear Mr. Jablon:

In accordance with my recent conversation with Mr. John Lewis, enclosed are site plans for the above referenced matter.

Exxon Company U.S.A. wishes to place vacuum stations at these locations for the benefit and convenience of their customers. I have discussed this matter with Mr. Douglas Swam, Permit Supervisor, and he indicated that a building permit is not required. However, Mr. Lewis stated that approval from your office would be necessary.

In view of the above, I included a check for $120.00 for your review of these three sites and await your response.

Very truly,

Nicholas B. Commodari, Agent
Exxon Company U.S.A.

cc: Omar El Kordy, Exxon Company, U.S.A.

RECEIVED
JAN 30 1996
PDM

Baltimore County
Department of Permits and
Development Management

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

April 26, 1996

Mr. Nicholas B. Commodari
Commodari Development Consultants & Assoc., Inc.
3410 Woodstock Avenue
Baltimore, MD 21213

RE: Revised Zoning Review of
Proposed Vacuum Units
300 Mt. Carmel Road (7th ED)
9835 Liberty Road (2nd ED)
8101 Belair Road (14th ED)

Dear Mr. Commodari:

Based on our prior telephone conversations and our subsequent meetings, the question of the above referenced sites proposed for new vacuum units has been resolved as follows:

300 Mt. Carmel Road (95-252-SPHXA)-With the addition of one legally dimensioned parking space, the vacuum unit can be approved.

9835 Liberty Road (94-458-SPHXA)-Subject to approval by the Directors of OPCC and DPW (or their representatives) under Section 405.6., this office will approve the addition of one vacuum station on the north side of the parking island, opposite the car wash stacking aisle.

8101 Belair Road (95-34-SPHXA)-Due to the fact that one space for a vacuum unit was allowed (and shown at a particular location), that unit is permitted at that location or in one of the alternate locations proposed in our April 25th meeting (adjacent to the 3 parking spaces near Ridge Road). This will not require Section 405.6 approval; however, if a second vacuum unit is desired, it will only be permitted at one of the two designated drying stations (adjacent to the car wash exit), subject to Section 405.6 approvals.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391 (FAX - 887-5708).

Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL: rye

c: 95-252-SPHXA
94-485-SPHXA
95-34-SPHXA

RE: PETITION FOR SPECIAL HEARING *
PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE *
8101 Belair Road, E/S Belair Road at
N/S of Ridge Road, 14th Election *
Dist., 6th Councilmanic
*
Exxon Corporation
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 95-34-SPHXA

* * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice 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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire, 210 W. Pennsylvania Avenue, 4th Floor, Towson, MD 21204, attorney for Petitioners.

RECEIVED
AUG 19 1994
ZADM

Peter Max Zimmerman
PETER MAX ZIMMERMAN

8/4/94 D.K. 8/9
To: ~~Lee~~ GWEN
Re: EXXON 8101 Belair Rd
XIV-332

We have rec'd 36 plans on this one. They're for an HOH and DPC. Attached are 1 plan and the file, if you can give to Owen.

[Gwen thought this was for tonight and the remainder of the plans and check have already gone to Anna Wallace.]

Am waiting for the dates.

Thanks.

SL

[Gwen: Can you have an HOH date on this one? Gwen]

LAW OFFICES
WHITEFORD, TAYLOR & PRESTON

SUITE 1400
SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
TELEPHONE 410-347-8700
FAX 410-752-7092

500 COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410-832-2000
FAX: 410-832-2015

SUITE 400
888 17TH STREET, NW
WASHINGTON, D.C. 20006-3939
TELEPHONE 202-659-6800
FAX 202-331-0573

1313 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703-836-5742
FAX 703-836-0265

G. SCOTT BARHIGHT

DIRECT NUMBER
410-832-2050

August 3, 1994

DELIVERY BY HAND

Arnold Jablon, Esquire
Director, Zoning Administration
and Development Management
Room 123
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Exxon Corporation
Station at 8101 Belair Road
Filing of Development Plan (ZADM No. XIV-332)
Filing of Zoning Petitions

Dear Mr. Jablon:

Please be advised that this office represents Exxon Corporation regarding their development and zoning approvals for their station at 8101 Belair Road.

Enclosed are 36 Development Plans for filing. Also enclosed is a copy of a Letter of Transmittal dated July 15, 1994 which indicates that the development plan review fee has been paid. Also enclosed is a Development Plan check print memorandum and red-lined Development Plan. This project has been assigned ZADM No. XIV-332.

Also enclosed are three Petitions each for Variance, for Special Exception and for Special Hearing, three copies of the Zoning Description, one copy of the 200 scale zoning map and 12 copies of the Plan to Accompany Special Exception, Special Hearing, and Variance. A check in the amount of $755.00 made payable to Baltimore County, Maryland for the filing fee for the zoning petitions is also enclosed.

ITEM # 40

TIMOTHY F. WHITTIE
2329 Sherwood Road
Havre de Grace, Maryland 21078
Phone (410) 273-7393

Developer's No 4

PROFESSIONAL LICENSES	Registered Professional Engineer with the State of Maryland, License No. 19155
EXPERIENCE	
September 1989 to Present	Frederick Ward Associates, Inc., Bel Air, Maryland **Project Manager.** Responsibilities include supervising the design of stormwater management facilities, water quality facilities, storm drain systems, roads, water and sewer systems, site grading plans, sediment control plans, and landscaping plans for commercial development. Additional responsibilities include supervision and coordination of the drafting department, obtaining all county and state plan approvals, acquisition of all necessary building permits for construction, and testifying at Zoning and Planning Commission hearings.
February 1984 to September 1989	Windward Associates, Inc., Aberdeen, Maryland **Project Engineer.** Responsibilities included the design of stormwater management facilities, water quality facilities, storm drain systems, roads, water and sewer systems, site grading plans and sediment control plans for both commercial and residential development. Additional responsibilities include supervision of drafting and obtaining all necessary state and county plan approvals.
May 1983 to February 1984	Williams Construction Company, Baltimore, Maryland **Field Engineer.** Responsibilities included the revision of construction documents when unforeseen physical barriers were encountered in the filed, coordination of survey parties, and utility location and relocation.
EDUCATION	
1978 to 1983	University of Maryland, College Park, Maryland Received Bachelor of Science degree in Civil Engineering with a specialty in Hydrology/Hydraulics.
1974 to 1978	Baltimore Polytechnic Institute, Baltimore, Maryland Received Advanced College Preparatory diploma
REFERENCES	Available upon request.

PLEASE PRINT CLEARLY — PROTESTANT(S) SIGN-IN SHEET

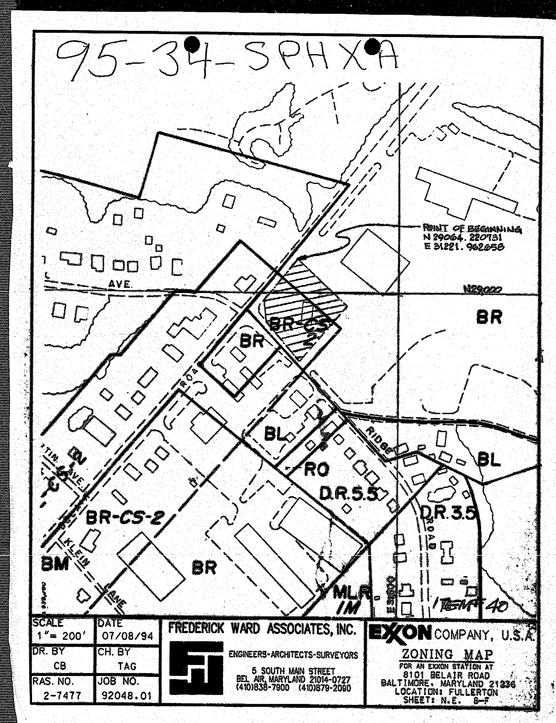
NAME	ADDRESS
Robert W. Channon	100 South Charles St 21201
David G. Stromingher	4312 Ridge Rd 21236

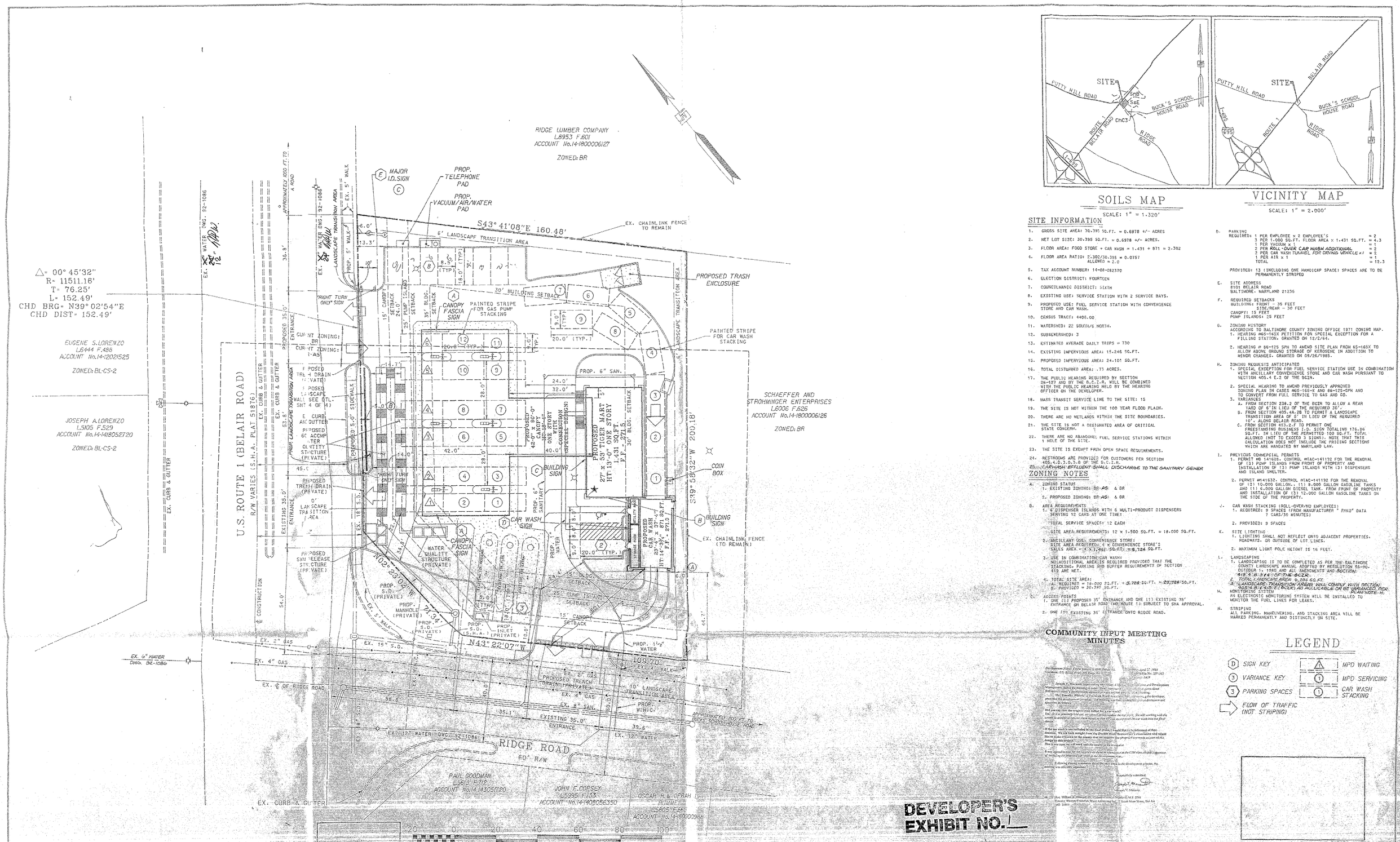
PLEASE PRINT CLEARLY — PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Tim Whittie	Frederick Ward Associates, Inc 5 South Main St. Bel Air MD. 21014
Mike Olafsson Exxon Co. USA	6301 Ivy Ln. Suite 700 Greenbelt, MD 20770
John Leahy	8101 Belair Rd. Balt. Md. 21236

PLEASE PRINT CLEARLY — BALTIMORE COUNTY REPRESENTATIVES SIGN-IN SHEET

NAME	ADDRESS
R Bruce Seeley	DEPRM
Les Schreiber	D.P.W.
Erwin McDaniel	OPZ
Bob Small	SHA
Joe Marnjo	ZADM





SOILS MAP

SCALE: 1" = 1.320'

VICINITY MAP

SCALE: 1" = 2.000'

SITE INFORMATION

1. GROSS SITE AREA: 30,395 SQ.FT. = 0.6978 +/- ACRES
2. NET LOT SIZE: 30,395 SQ.FT. = 0.6978 +/- ACRES.
3. FLOOR AREA: FOOD STORE + CAR WASH = 1,431 + 871 = 2,302
4. FLOOR AREA RATIO: 2,302/30,395 = 0.0757
   ALLOWED = 2.0
5. TAX ACCOUNT NUMBER: 14-08-082370
6. ELECTION DISTRICT: FOURTEEN
7. COUNCILMANIC DISTRICT: SIXTH
8. EXISTING USE: SERVICE STATION WITH 2 SERVICE BAYS.
9. PROPOSED USE: FUEL SERVICE STATION WITH CONVENIENCE STORE AND CAR WASH.
10. CENSUS TRACT: 4405.00
11. WATERSHED: 22 SOUTH/G NORTH.
12. SUBSEWERSHED: 3
13. ESTIMATED AVERAGE DAILY TRIPS = 730
14. EXISTING IMPERVIOUS AREA: 15,246 SQ.FT.
15. PROPOSED IMPERVIOUS AREA: 24,101 SQ.FT.
16. TOTAL DISTURBED AREA: .73 ACRES.
17. THE PUBLIC HEARING REQUIRED BY SECTION 26-127 AND BY THE B.C.Z.R. WILL BE COMBINED WITH THE PUBLIC HEARING HELD BY THE HEARING OFFICER ON THE DEVELOPER.
18. MASS TRANSIT SERVICE LINE TO THE SITE: 15
19. THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
20. THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARIES.
21. THE SITE IS NOT A DESIGNATED AREA OF CRITICAL STATE CONCERN.
22. THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN 1 MILE OF THE SITE.
23. THE SITE IS EXEMPT FROM OPEN SPACE REQUIREMENTS.
24. RESTROOMS ARE PROVIDED FOR CUSTOMERS PER SECTION 405.4.D.3.D.5.B OF THE B.C.Z.R.
25. CAR WASH EFFLUENT SHALL DISCHARGE TO THE SANITARY SEWER

ZONING NOTES

A. ZONING STATUS
   1. EXISTING ZONING: BR-AS & BR
   2. PROPOSED ZONING: BR-AS & BR

B. AREA REQUIREMENTS
   1. 6 DISPENSER ISLANDS WITH 6 MULTI-PRODUCT DISPENSERS SERVING 12 CARS AT ONE TIME:
      TOTAL SERVICE SPACES: 12 EACH
      SITE AREA REQUIREMENTS: 12 x 1,500 SQ.FT. = 18,000 SQ.FT.
   2. ANCILLARY USE: CONVENIENCE STORE:
      SITE AREA REQUIRED: 4 x CONVENIENCE STORE'S SALES AREA = 4 X 1,431 SQ.FT. = 5,724 SQ.FT.
   3. USE IN COMBINATION: CAR WASH:
      NO ADDITIONAL AREA IS REQUIRED PROVIDED THAT THE STACKING, PARKING AND BUFFER REQUIREMENTS OF SECTION 410 ARE MET.
   4. TOTAL SITE AREA:
      A. REQUIRED = 18,000 SQ.FT. + 5,724 SQ.FT. = 23,724 SQ.FT.
      B. PROVIDED = 30,395 SQ.FT.

C. ACCESS POINTS
   1. ONE (1) PROPOSED 35' ENTRANCE AND ONE (1) EXISTING 35' ENTRANCE ON BELAIR ROAD (MD ROUTE 1) SUBJECT TO SHA APPROVAL.
   2. ONE (1) EXISTING 35' ENTRANCE ONTO RIDGE ROAD.

D. PARKING
   REQUIRED:
   1 PER EMPLOYEE x 2 EMPLOYEE'S = 2
   3 PER 1,000 SQ.FT. FLOOR AREA x 1,431 SQ.FT. = 4.3
   1 PER VACUUM x 1 = 1
   2 PER ROLL-OVER CAR WASH ADDITIONAL = 2
   2 PER CAR WASH TUNNEL FOR DRYING VEHICLE x 1 = 2
   1 PER AIR x 1 = 1
   TOTAL = 12.3

   PROVIDED: 13 (INCLUDING ONE HANDICAP SPACE) SPACES ARE TO BE PERMANENTLY STRIPED

E. SITE ADDRESS
   8101 BELAIR ROAD
   BALTIMORE, MARYLAND 21236

F. REQUIRED SETBACKS
   BUILDING: FRONT - 35 FEET
   SIDE/REAR - 30 FEET
   CANOPY: 15 FEET
   PUMP ISLANDS: 25 FEET

G. ZONING HISTORY
   ACCORDING TO BALTIMORE COUNTY ZONING OFFICE 1971 ZONING MAP.
   1. HEARING #66-162X PETITION FOR SPECIAL EXCEPTION FOR A FILLING STATION. GRANTED ON 12/2/64.
   2. HEARING # 86-125 SPH TO AMEND SITE PLAN FROM 85-165X TO ALLOW ABOVE GROUND STORAGE OF KEROSENE IN ADDITION TO MINOR CHANGES. GRANTED ON 09/26/1985.

H. ZONING REQUESTS ANTICIPATED
   1. SPECIAL EXCEPTION FOR FUEL SERVICE STATION USE IN COMBINATION WITH ANCILLARY CONVENIENCE STORE AND CAR WASH PURSUANT TO SECTION 405.4 E.2 OF THE BCZR.
   2. SPECIAL HEARING TO AMEND PREVIOUSLY APPROVED ZONING PLAN IN CASES #65-165-X AND 86-125-SPH AND TO CONVERT FROM FULL SERVICE TO GAS AND GO.
   3. VARIANCES
      A. FROM SECTION 238.2 OF THE BCZR TO ALLOW A REAR YARD OF 6' IN LIEU OF THE REQUIRED 30'.
      B. FROM SECTION 405.4A.2B TO PERMIT A LANDSCAPE TRANSITION AREA OF 5' IN LIEU OF THE REQUIRED 10', ALONG BELAIR ROAD.
      C. FROM SECTION 413.2.F TO PERMIT ONE FREESTANDING BUSINESS I.D. SIGN TOTALING 176.86 SQ.FT. IN LIEU OF THE PERMITTED 100 SQ.FT. TOTAL ALLOWED (NOT TO EXCEED 3 SIGNS). NOTE THAT THIS CALCULATION DOES NOT INCLUDE THE PRICING SECTIONS WHICH ARE MANDATED BY MARYLAND LAW.

I. PREVIOUS COMMERCIAL PERMITS
   1. PERMIT #B 141628. CONTROL #TAC-141132 FOR THE REMOVAL OF (3) PUMP ISLANDS FROM FRONT OF PROPERTY AND INSTALLATION OF (3) PUMP ISLANDS WITH (3) DISPENSERS AND ISLAND SHELTER.
   2. PERMIT #M141632. CONTROL #TAC-141192 FOR THE REMOVAL OF (2) 10,000 GALLON, (1) 8,000 GALLON GASOLINE TANKS AND (1) 6,000 GALLON DIESEL TANK. FROM FRONT OF PROPERTY AND INSTALLATION OF (3) 12,000 GALLON GASOLINE TANKS ON THE SIDE OF THE PROPERTY.

J. CAR WASH STACKING (ROLL-OVER/NO EMPLOYEES)
   1. REQUIRED: 9 SPACES (FROM MANUFACTURER " RYKO" DATA 7 CARS/30 MINUTES)
   2. PROVIDED: 9 SPACES

K. SITE LIGHTING
   1. LIGHTING SHALL NOT REFLECT ONTO ADJACENT PROPERTIES, ROADWAYS, OR OUTSIDE OF LOT LINES.
   2. MAXIMUM LIGHT POLE HEIGHT IS 16 FEET.

L. LANDSCAPING
   1. LANDSCAPING IS TO BE COMPLETED AS PER THE BALTIMORE COUNTY LANDSCAPE MANUAL ADOPTED BY RESOLUTION 56-90, OCTOBER 1, 1990 AND ALL AMENDMENTS AND SECTION: 419.4.B.3.A.4 OF THE BCZR.
   2. TOTAL LANDSCAPE AREA: 6,394 SQ.FT.
   3. LANDSCAPE TRANSITION AREAS WILL COMPLY WITH SECTION: 405.4.B.3.A.4.D.2.(BCZR) AS ACCLICABLE OR BE VARIANCED PER PLAN NOTE: H.

M. MONITORING SYSTEM
   AN ELECTRONIC MONITORING SYSTEM WILL BE INSTALLED TO MONITOR THE FUEL LINES FOR LEAKS.

N. STRIPING
   ALL PARKING, MANEUVERING, AND STACKING AREA WILL BE MARKED PERMANENTLY AND DISTINCTLY ON SITE.

COMMUNITY INPUT MEETING MINUTES

Development Name: Exxon Station @ 8101 Belair Rd. *Meeting date: 27-1994*
Contact: Eric Schaal Phone: 301-845-8112 *Zoning File No.: XIV-332*
Meeting Place: Parkville Library *Time: 7:00 PM*

Joseph V. Merenoff, representing the Office of Planning and Development Management, opened the meeting at about 7:00 PM. Introductions were made and ground rules were given about Baltimore County's development approval process and the community meeting.

Mr. Merenoff, Members of Perimeter Ward Associates, representing the developer, presented the development proposal. The meeting was then opened for comment, discussion and questions as follows:

Did you say that the original plan called for a car wash?
Yes. As it is presently laid out, we cannot access under the car wash. We will working with the county to attempt a variance where there is room to do so, so we can use the car wash in our final design.

If the car wash is not included in the final plans, I would like to be informed of that.
Yes. We will do so. We also might form the Double Hill Homeowner's Association and would like to make it known to the county that we support the proposed car wash as part of the design on this project.
That is one item we will work with the county on to be equitable.

It was agreed to note for the record to include in the minutes as of the CIM date the inappropriate of including the proposed car wash in the development plan.

Following closing comments about the next steps in the development process, the meeting was officially adjourned.

Respectfully submitted,
Joseph V. Merenoff

cc: Hon. William J. Hackett, Councilman, Sixth District
Timothy Wheeler Fredrick Ward Associates Inc. 5 South Main Street, Bel Air MD 21014

LEGEND

- (D) SIGN KEY
- (3) VARIANCE KEY
- (3) PARKING SPACES
- FLOW OF TRAFFIC (NOT STRIPING)
- (A) MPD WAITING
- (1) MPD SERVICING
- (1) CAR WASH STACKING

DEVELOPER'S EXHIBIT NO.1

OWNERS CERTIFICATIONS

"I/WE HEREBY CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENTS WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT."

EXXON REPRESENTATIVE (AGENT) DATE

This Plan is Sealed and Certified to be in accordance with the Hearing Officer's Order and all agency comments.

OWNER/DEVELOPER/APPLICANT
EXXON COMPANY, U.S.A.
6301 IVY LANE
SUITE 700
GREENBELT, MARYLAND 20770
PHONE: 1(301)513-7511
ATTN: MR. MIKE OLAFSSON

FREDERICK WARD ASSOCIATES INC.
ENGINEERS • ARCHITECTS • SURVEYORS
5 SOUTH MAIN STREET
BEL AIR, MARYLAND
(410) 838-7900
(410) 879-2090

DATE	REVISIONS	BY	CHK.

EXXON COMPANY, U.S.A.
A DIVISION OF EXXON CORPORATION
Marketing Department
Real Estate & Engineering

DATE: 06/24/1994
DRAWN BY: CB
CHK. BY: TAG
SCALE: 1" = 20'

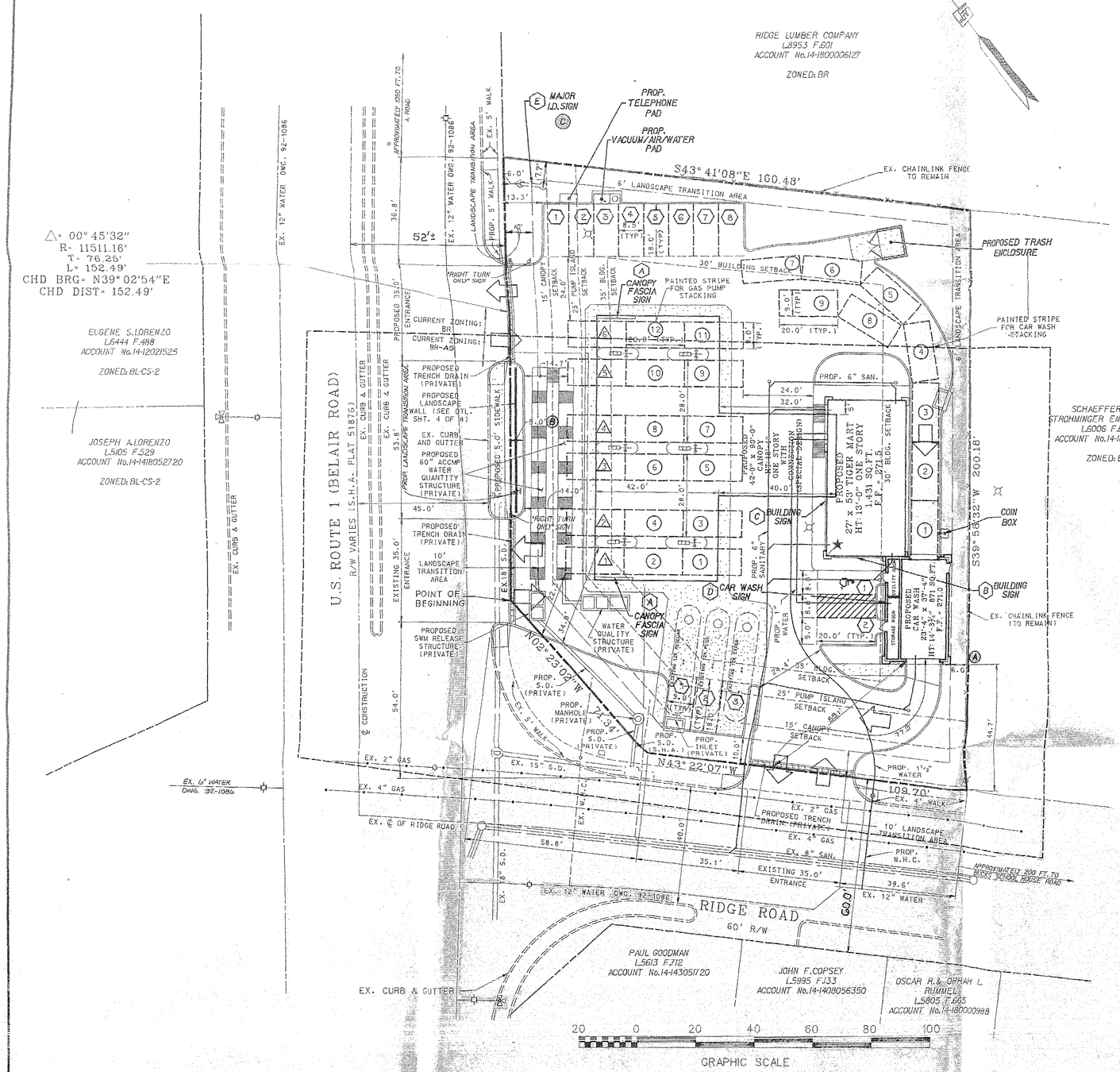
DEVELOPMENT PLAN

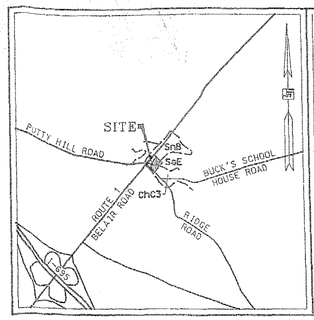
SITE PLAN

FOR AN EXXON STATION AT
8101 BELAIR ROAD
BALTIMORE, MARYLAND 21236

ZADM NUMBER XIV-332
PROJECT NO. 92048.01
DISC. NO.
RAS. NO. 2-7477
DWG. NO. 01 OF 04

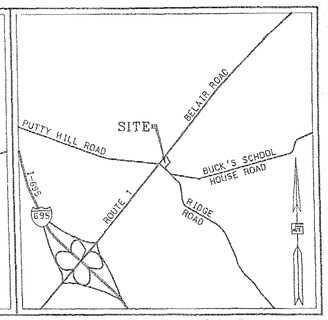
P/A FILE PROPOSAL DGN





SOILS MAP

SCALE: 1" = 1,320'



VICINITY MAP

SCALE: 1" = 2,000'

SITE INFORMATION

1. GROSS SITE AREA: 30,395 SQ.FT. = 0.6978 +/- ACRES
2. NET LOT SIZE: 30,395 SQ.FT. = 0.6978 +/- ACRES.
3. FLOOR AREA: FOOD STORE + CAR WASH = 1,431 + 871 = 2,302
4. FLOOR AREA RATIO: 2,302/30,395 = 0.0757
   TOTAL ALLOWED = 2.0
5. TAX ACCOUNT NUMBER: 14-08-082370
6. ELECTION DISTRICT: FOURTEEN
7. COUNCILMANIC DISTRICT: SIXTH
8. EXISTING USE: SERVICE STATION WITH 2 SERVICE BAYS.
9. PROPOSED USE: FUEL SERVICE STATION WITH CONVENIENCE STORE AND CAR WASH.
10. CENSUS TRACT: 4406.00
11. WATERSHED: 22 SOUTH/6 NORTH.
12. SUBSEWERSHED: J
13. ESTIMATED AVERAGE DAILY TRIPS = 730
14. EXISTING IMPERVIOUS AREA: 15,246 SQ.FT.
15. PROPOSED IMPERVIOUS AREA: 24,101 SQ.FT.
16. TOTAL DISTURBED AREA: .73 ACRES.
17. THE PUBLIC HEARING REQUIRED BY SECTION 26-127 AND BY THE B.C.Z.R. WILL BE COMBINED WITH THE PUBLIC HEARING HELD BY THE HEARING OFFICER ON THE DEVELOPER.
18. MASS TRANSIT SERVICE LINE TO THE SITE: 15
19. THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
20. THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARIES.
21. THE SITE IS NOT A DESIGNATED AREA OF CRITICAL STATE CONCERN.
22. THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN 1 MILE OF THE SITE.
23. THE SITE IS EXEMPT FROM OPEN SPACE REQUIREMENTS.
24. RESTROOMS ARE PROVIDED FOR CUSTOMERS PER SECTION 405.4.D.3.D.5.B OF THE B.C.Z.R.
25. CARWASH EFFLUENT SHALL DISCHARGE TO THE SANITARY SEWER

ZONING NOTES

A. ZONING STATUS
   1. EXISTING ZONING: BR-AS & BR
   2. PROPOSED ZONING: BR-AS & BR

B. AREA REQUIREMENTS
   1. 6 DISPENSER ISLANDS WITH 6 MULTI-PRODUCT DISPENSERS SERVING 12 CARS AT ONE TIME:

      TOTAL SERVICE SPACES: 12 EACH

      SITE AREA REQUIREMENTS: 12 x 1,500 SQ.FT. = 18,000 SQ.FT.
   2. ANCILLARY USE, CONVENIENCE STORE:
      SITE AREA REQUIRED: 4 x CONVENIENCE STORE'S SALES AREA = 4 x (1,431) SQ.FT. = 5,724 SQ.FT.
   3. USE IN COMBINATION CAR WASH:
      NO ADDITIONAL AREA IS REQUIRED PROVIDED THAT THE STACKING, PARKING AND BUFFER REQUIREMENTS OF SECTION 419 ARE MET.
   4. TOTAL SITE AREA:
      A. REQUIRED = 18,000 SQ.FT. + 5,724 SQ.FT. = 23,724 SQ.FT.
      B. PROVIDED = 30,395 SQ.FT.

C. ACCESS POINTS
   1. ONE (1) PROPOSED 35' ENTRANCE AND ONE (1) EXISTING 35' ENTRANCE ON BELAIR ROAD (RO ROUTE 1) SUBJECT TO SHA APPROVAL.
   2. ONE (1) EXISTING 35' ENTRANCE ONTO RIDGE ROAD.

D. PARKING
   REQUIRED: 1 PER EMPLOYEE x 2 EMPLOYEE'S = 2
   3 PER 1,000 SQ.FT. FLOOR AREA x 1,431 SQ.FT. = 4.3
   1 PER VACUUM x 1 = 1
   2 PER ROLL-OVER CAR WASH ADDITIONAL = 2
   2 PER CAR WASH TUNNEL FOR DRYING VEHICLE x 1 = 2
   1 PER AIR x 1 = 1
   TOTAL = 12.3

   PROVIDED: 13 (INCLUDING ONE HANDICAP SPACE) SPACES ARE TO BE PERMANENTLY STRIPED

E. SITE ADDRESS
   8101 BELAIR ROAD
   BALTIMORE, MARYLAND 21236

F. REQUIRED SETBACKS
   BUILDING: FRONT - 35 FEET
   SIDE/REAR - 30 FEET
   CANOPY: 15 FEET
   PUMP ISLANDS: 25 FEET

G. ZONING HISTORY
   ACCORDING TO BALTIMORE COUNTY ZONING OFFICE 1971 ZONING MAP.
   1. HEARING #65-165X PETITION FOR SPECIAL EXCEPTION FOR A FILLING STATION. GRANTED ON 12/2/64.
   2. HEARING # 86-125 SPH TO AMEND SITE PLAN FROM 65-165X TO ALLOW ABOVE GROUND STORAGE OF KEROSENE IN ADDITION TO MINOR CHANGES. GRANTED ON 09/26/1985.

H. ZONING REQUESTS ANTICIPATED
   1. SPECIAL EXCEPTION FOR FUEL SERVICE STATION USE IN COMBINATION WITH ANCILLARY CONVENIENCE STORE AND CAR WASH PURSUANT TO SECTION 405.4 E.2 OF THE BCZR.
   2. SPECIAL HEARING TO AMEND PREVIOUSLY APPROVED ZONING PLAN IN CASES #65-165-X AND 86-125-SPH AND TO CONVERT FROM FULL SERVICE TO GAS AND GO.
   3. VARIANCES
      A. FROM SECTION 238.2 OF THE BCZR TO ALLOW A REAR YARD OF 6' IN LIEU OF THE REQUIRED 30'.
      B. FROM SECTION 405.4A.2B TO PERMIT A LANDSCAPE TRANSITION AREA OF 5' IN LIEU OF THE REQUIRED 10'.- ALONG BELAIR ROAD.
      C. FROM SECTION 413.2.F TO PERMIT ONE FREESTANDING BUSINESS I.D. SIGN TOTALING 176.86 SQ.FT. IN LIEU OF THE PERMITTED 100 SQ.FT. TOTAL ALLOWED (NOT TO EXCEED 3 SIGNS). NOTE THAT THIS CALCULATION DOES NOT INCLUDE THE PRICING SECTIONS WHICH ARE MANDATED BY MARYLAND LAW.

I. PREVIOUS COMMERCIAL PERMITS
   1. PERMIT #B-141828. CONTROL #TAC-141192 FOR THE REMOVAL OF (3) PUMP ISLANDS FROM FRONT OF PROPERTY AND INSTALLATION OF (3) PUMP ISLANDS WITH (3) DISPENSERS AND ISLAND SHELTER.
   2. PERMIT #141632. CONTROL #TAC-141192 FOR THE REMOVAL OF (3) 10,000 GALLON., (1) 8,000 GALLON GASOLINE TANKS AND (1) 6,000 GALLON DIESEL TANK. FROM FRONT OF PROPERTY. AND INSTALLATION OF (3) 12,000 GALLON GASOLINE TANKS ON THE SIDE OF THE PROPERTY.

J. CAR WASH STACKING (ROLL-OVER/NO EMPLOYEES)
   1. REQUIRED: 9 SPACES (FROM MANUFACTURER " RYKO" DATA 7 CARS/30 MINUTES)
   2. PROVIDED: 9 SPACES

K. SITE LIGHTING
   1. LIGHTING SHALL NOT REFLECT ONTO ADJACENT PROPERTIES. ROADWAYS. OR OUTSIDE OF LOT LINES.
   2. MAXIMUM LIGHT POLE HEIGHT IS 16 FEET.

L. LANDSCAPING
   1. LANDSCAPING IS TO BE COMPLETED AS PER THE BALTIMORE COUNTY LANDSCAPE MANUAL ADOPTED BY RESOLUTION 56-90, OCTOBER 1, 1990 AND ALL AMENDMENTS AND SECTION 419.4.D.3.F OF THE BCZR.
   2. TOTAL LANDSCAPE AREA: 6,294 SQ.FT.
   3. LANDSCAPE TRANSITION AREAS WILL COMPLY WITH SECTION 405.4.B.4.(405.2.D.2.F) AS ALLUCABLE OR BE VARIANCED PER PLAN NOTE H.

M. MONITORING SYSTEM
   AN ELECTRONIC MONITORING SYSTEM WILL BE INSTALLED TO MONITOR THE FUEL LINES FOR LEAKS.

N. STRIPING
   ALL PARKING, MANEUVERING, AND STACKING AREA WILL BE MARKED PERMANENTLY AND DISTINCTLY ON SITE.

LEGEND

- (D) SIGN KEY
- (A) VARIANCE KEY
- (3) PARKING SPACES
- FLOW OF TRAFFIC (NOT STRIPING)
- (Δ) MPD WAITING
- (1) MPD SERVICING
- (1) CAR WASH STACKING

DEVELOPER'S EXHIBIT NO. 2

SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE PLAN

OWNER/DEVELOPER/APPLICANT
EXXON COMPANY, U.S.A.
6301 IVY LANE
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GREENBELT, MARYLAND 20770
PHONE: (301) 513-7511
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5 SOUTH MAIN STREET (410) 838-7900
BEL AIR, MARYLAND (410) 879-2090

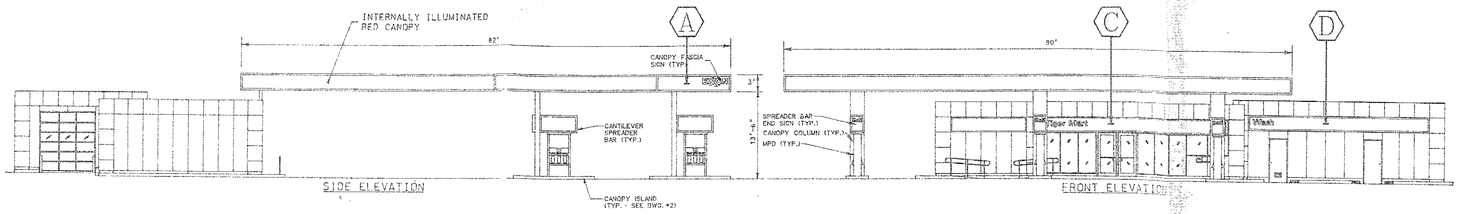
DATE	REVISIONS	BY	CHK.

EXXON COMPANY, U.S.A. A DIVISION OF EXXON CORPORATION
Marketing Department — Real Estate & Engineering
DATE: 06/24/1994
DRAWN BY: CB
CHK: BY: TAG
SCALE: 1" = 20'

SITE PLAN
FOR AN EXXON STATION AT
8101 BELAIR ROAD
BALTIMORE, MARYLAND 21236

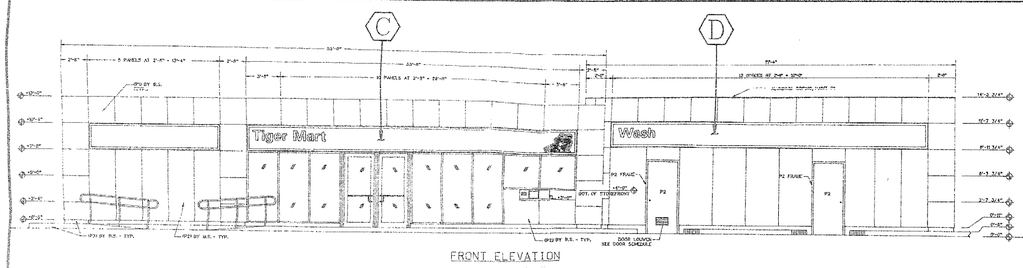
ZADM NUMBER XIV-332
PROJECT NO. 92048.01
DISC. NO.
RAS. NO. 2-7477
DWG. NO. 01 OF 04

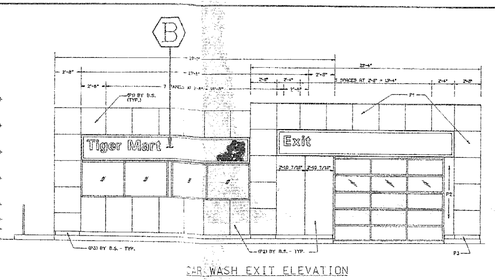
FILE:FILES/SEP/01.DSN

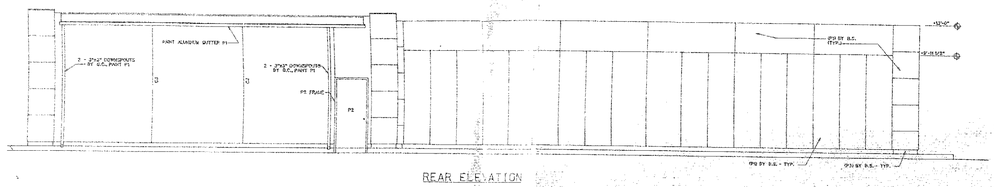


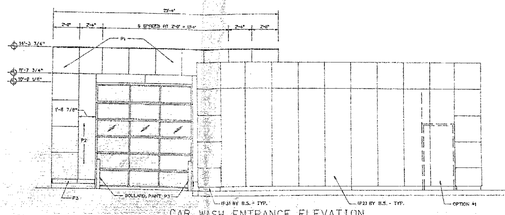
CANOPY ELEVATIONS

NTS



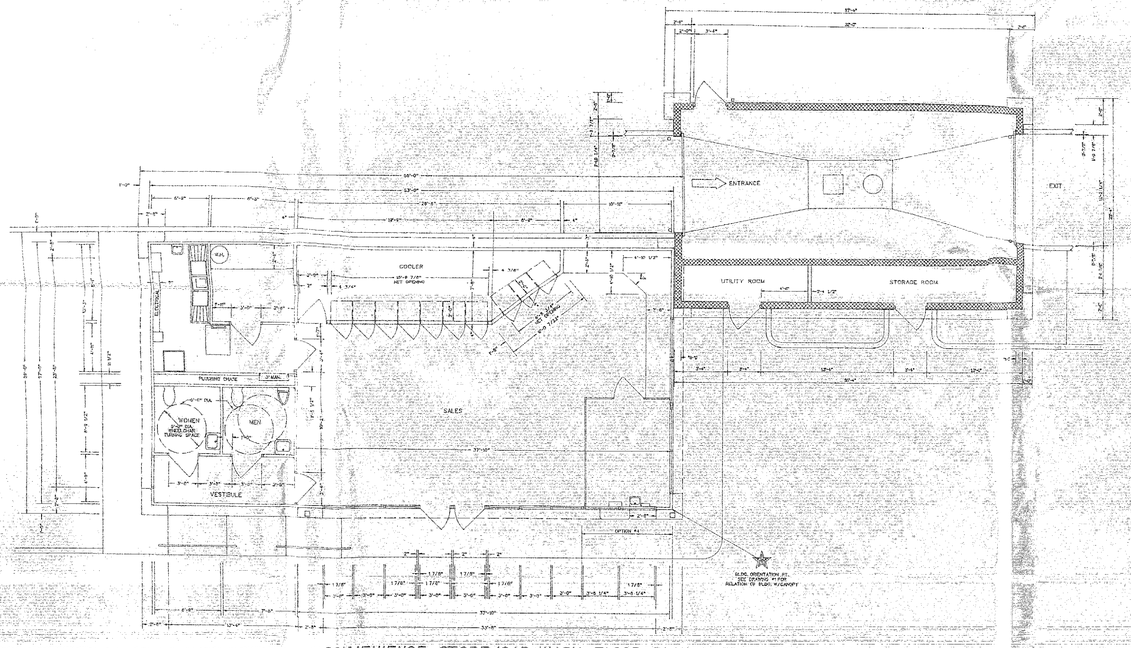






COLOR CODE:

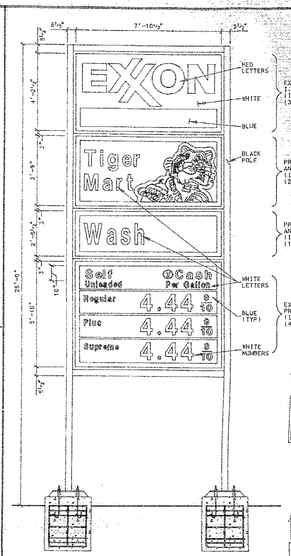
P1 - EXXON TAN
P2 - EXXON GREY
P3 - BLACK
P4 - WHITE



CONVENIENCE STORE/CAR WASH FLOOR PLAN & ELEVATIONS

NTS

NOTE:
THIS BUILDING
WILL BE METAL.



ACTUAL SIGN FACE AREAS:

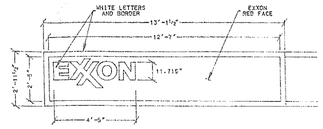
EXISTING: 33.14 SQ.FT. EXXON I.D.
PROPOSED: 29.53 SQ.FT. ANCILLARY (TIGER MART)
PROPOSED: 19.20 SQ.FT. ANCILLARY (CAR WASH)
EXISTING: 6.96 SQ.FT. (SELF/CASH)

88.43 SQ.FT. TOTAL (ONE SIDE)

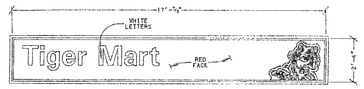
176.86 SQ.FT. TOTAL BOTH SIDES

NOTE: THIS DOES NOT INCLUDE PRICE AREA REQUIRED BY MARYLAND LAW.

E EXISTING MAJOR I.D. SIGN
INTERNALLY ILLUMINATED DOUBLE FACE
SCALE:1/4"=1'-0"



A PROPOSED CANOPY FASCIA SIGN - 30.40 SQ.FT.
TWO (2) SINGLE SIDED SIGNS = 61.0 SQ.FT.
INTERNALLY ILLUMINATED SINGLE FACE
SCALE:1/4"=1'-0"



B PROPOSED SIDE BUILDING SIGN - 39.78 SQ.FT.
INTERNALLY ILLUMINATED SINGLE FACE
SCALE:1/4"=1'-0"

C PROPOSED FRONT BUILDING SIGN - 77.78 SQ.FT.
INTERNALLY ILLUMINATED SINGLE FACE
SCALE:1/4"=1'-0"

D PROPOSED CAR WASH SIGN - 73.89 SQ.FT.
INTERNALLY ILLUMINATED SINGLE FACE
SCALE:1/4"=1'-0"

SIGNAGE CALCULATIONS

SIGN CALCULATIONS (ZONE BR-CS-2)

A. FREESTANDING SIGNS

1. ALLOWABLE SIGN AREA: 100 S.F.
2. PROPOSED SIGN AREA
   - A. EXISTING - 39.70/SIDE
   - B. PROPOSED ADDITIONS = 48.73/SIDE
   - C. TOTAL = 88.43/SIDE = 176.86 S.F. BOTH SIDES
     VARIANCES REQUIRED FOR 76.86 S.F.

B. BUILDING SIGNS

	LOCATION	ALLOWABLE AREA	PROPOSED AREA
1.	BUILDING FRONT (C)	4 X 55 = 220 S.F.	77.78 S.F.
2.	BUILDING SIDE (B)	4 X 29 = 116 S.F.	39.78 S.F
3.	CAR WASH SIDE (D)	4 X 37.33 = 149 S.F.	73.89 S.F.
4.	CANOPY SIDE (A)	4 X 82 = 328 S.F.	30.40 S.F.
5.	CANOPY SIDE (A)	4 X 82 = 328 S.F.	30.40 S.F.

NOTE: THERE ARE NO OTHER FREESTANDING, ADVERTISING SIGNS OR SPREADER BARS CONTAINING LOGOS, COMPANY NAME OR OTHER ADVERTISING OTHER THAN AS SHOWN.

This Plan is Sealed and Certified to be in accordance with the Hearing Officer's Order and all agency comments.

DEVELOPMENT PLAN

ZADM NUMBER XIV-332

PROJECT NO. 92048.01

DISC. NO.

RAS. NO. 12-7417

DWG. NO. 02 OF 04

OWNER/DEVELOPER/APPLICANT
EXXON COMPANY, U.S.A.
6301 IVY LANE
SUITE 700
GREENBELT, MARYLAND 20770
PHONE: (301) 513-7511
ATTN: MR. MIKE OLAF

FREDERICK WARD ASSOCIATES INC.
ENGINEERS • ARCHITECTS • SURVEYORS
5 SOUTH MAIN STREET
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(410) 879-2090

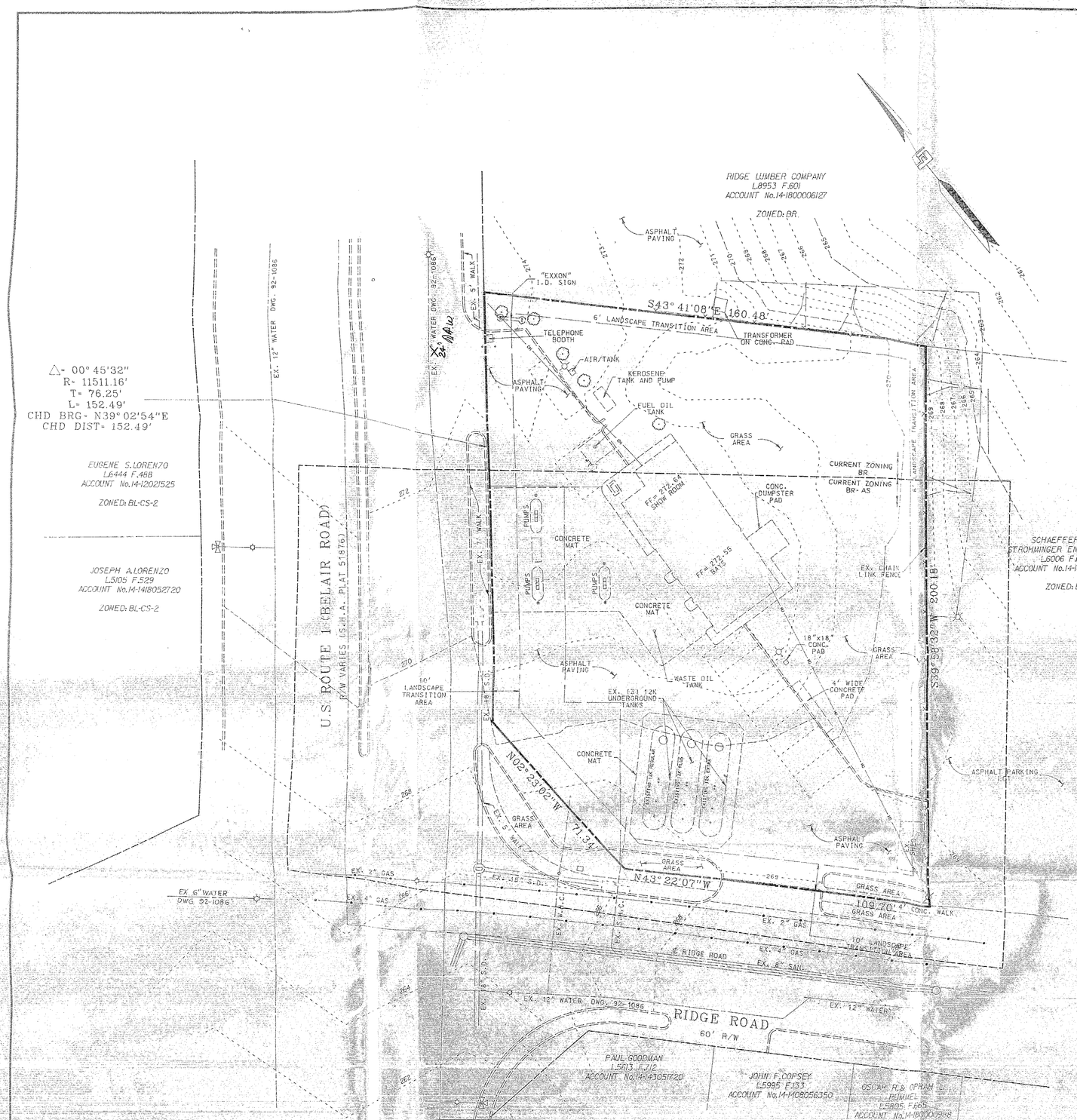
DATE	REVISIONS	BY	CHK.

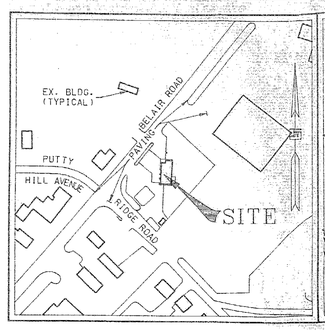
EXXON COMPANY, U.S.A. A DIVISION OF EXXON CORPORATION
Marketing Department
Real Estate & Engineering

DATE: 06/24/1994
DRAWN BY: CB
CHK. BY: TAO
SCALE: AS SHOWN

BUILDING AND SIGNAGE PLAN
FOR AN EXXON STATION AT:
8101 BELAIR ROAD
BALTIMORE, MARYLAND 21236

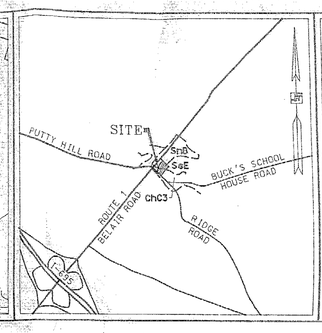
PW4 FILE:PYDEVLOB.DGN





FEATURES MAP

SCALE: 1" = 200'



SOILS MAP

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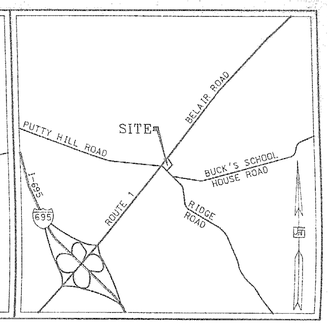

VICINITY MAP

SCALE: 1" = 2,000'

TYPE	DESCRIPTION
SASSAFRAS-URBAN LAND COMPLEX: SnB	SANDY LOAM
SASSAFRAS AND JOPPA: SsE	SANDY LOAM
CHILLUM SILT LOAM: ChC3	SILT LOAM

LEGEND

- FENCE
- SANITARY SEWER (EX. 8" SAN. SEWER)
- WATER MAIN (EX. 8" WATER)
- STORM DRAIN (EX. 15" S.D.)
- H.P.GAS
- OVERHEAD UTILITY LINES
- EX.DECIDUOUS TREE

REFERENCE

SOIL SURVEY, BALTIMORE COUNTY, MARYLAND, UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, ISSUED MARCH 1976, MAP 36

A. PLAN PREPARED BY:

FREDERICK WARD ASSOCIATES, INC.
5 SOUTH MAIN STREET
BEL AIR, MARYLAND 21014
ATTN: MR. TIM WHITTIE
PHONE: 410-879-2090

DEVELOPER/OWNER

EXXON COMPANY U.S.A.
6301 IVY LANE SUITE 700
GREENBELT, MARYLAND 20770
ATTN: MR. MIKE OLAFSSON
PHONE: 301-513-7511
TAX ACCOUNT #: 14-08082370

B. ENVIRONMENTAL INFORMATION

EXISTING	NOT EXISTING	FIELD DELINEATED	FIELD VERIFIED	REMARKS
X			X	TOPOGRAPHY AND STREET GRADES (MIN. 5 FT. CONTOUR APPROPRIATELY LABELED)
	X		X	SLOPES GREATER THAN 25%
	X			100 YEAR FLOOD PLAIN
X				SOILS MAPPED ACCORDING TO SOIL SURVEY, BALTIMORE COUNTY, MARYLAND
	X		X	STREAMS, SEEPS, PONDS OR OTHER WATER BODIES SHOWN ON SITE AND WITHIN 200 FT. OF SITE BOUNDARIES.
	X			WETLANDS
	X			FOREST BUFFER LIMITS INCLUDING ADJUSTMENTS FOR STEEP SLOPES AND/OR ERODIBLE SOILS.
X				LAND COVER ON AND WITHIN 200 FT. OF SITE.
	X			SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES.
	X			WELLS ON SITE AND WITHIN 100 FT. OF SITE.
	X			SEPTIC ON SITE AND WITHIN 100 FT. OF SITE.
X			X	UNDERGROUND FUEL TANKS ON SITE AND WITHIN 100 FT. OF SITE
	X			SOIL EVALUATION TESTS (PERC TESTS) PERFORMED — YES NO DATE

C. EXISTING BUILT CONDITIONS

EXISTING	NOT EXISTING		REMARKS
X		LOCATIONS OF EXISTING BUILDINGS WITHIN 200 FT. OF SITE BOUNDARIES.	
X		LOCATION OF EXISTING ROADS WITHIN 200 FT. OF SITE BOUNDARIES	
	X	DESIGNATED HISTORIC SITES.	
	X	DESIGNATED ARCHEOLOGICAL SITES.	
	X	SIGNIFICANT VIEWS.	
	X	SIGNIFICANT FEATURES (SPECIMEN TREES, BUILDINGS, STREETSCAPE, ETC.).	
X		LAND USES ON AND WITHIN 200 FT. OF SITE.	
X		ROADS RIGHT-OF-WAY AND EASEMENTS.	

D. COUNTY ADOPTED PLANS

EXISTING	NOT EXISTING	IN CONFORMANCE	REMARKS
X		X	BALTIMORE COUNTY MASTER PLAN 1989-2000
		X	COMMUNITY OR REVITICIZATION PLAN(S)
		X	RECREATION AND PARKS PLAN
		X	STREETSCAPE AND PARKS PLAN
		X	STREETSCAPE PLAN
		X	GREENWAYS PLAN
			OTHER:

25% OR GREATER SLOPES.

ENVIRONMENTAL IMPACT NOTES

1. THERE ARE NO EXISTING WELLS, OR SEPTIC SYSTEMS ON THE EXISTING SITE.
2. THIS SITE DOES NOT CONTAIN FOREST, THEREFORE, PER BILL NUMBER 163-93 THIS SITE IS EXCLUDED FROM THE PROVISIONS OF THE FOREST CONSERVATION ACT.
3. A STORMWATER MANAGEMENT FACILITY WILL BE REQUIRED FOR 2 AND 10 YEAR QUANTITY CONTROL AND/OR QUALITY CONTROL. THE RELEASE RATES MUST CONSIDER THE CAPACITY OF THE EXISTING STORM DRAIN SYSTEM.
4. A FINAL LANDSCAPE PLAN MUST BE APPROVED AND IMPLEMENTED.
5. A SEDIMENT AND EROSION CONTROL PLAN MUST BE APPROVED AND IMPLEMENTED.

OWNER/DEVELOPER/APPLICANT
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This Plan is Stamped and Certified to be in accordance with the Hearing Officer's Order and all agency comments.

DATE	REVISIONS	BY	CHK

DEVELOPMENT PLAN

EXXON COMPANY, U.S.A.
A DIVISION OF EXXON CORPORATION
Real Estate & Engineering
Marketing Department

EXISTING SITE CONDITIONS

FOR AN EXXON STATION AT
8101 BELAIR ROAD
BALTIMORE, MARYLAND 21236

DATE: 06/24/1994
DRAWN BY: CB
CHK. BY: TAG
SCALE: 1" = 20'

ZADM NUMBER XIV-332
PROJECT NO. 92048.01
DISC. NO.
RAS. NO. 2-7477
DWG. NO. 03 OF 04

FWA FILE: FIDEVLO3 1DGN