

IN RE: PETITIONS FOR SPECIAL HEARING,	*	BEFORE THE
SPECIAL EXCEPTION & ZONING VARIANCE		
NEC Belair Rd. and Ebenezer Rd.	*	ZONING COMMISSIONER
9005 Belair Road	*	OF BALTIMORE COUNTY
11th Election District		
5th Councilmanic District	*	Case No. 95-145-SPHXA
Shell Oil Co.		
Petitioner	*	

FINDINGS OF FACTS AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing, Special Exception and Zoning Variance all for the property located at 9005 Belair Road in the Perry Hall section of Baltimore County. Special Hearing relief is requested for approval of an amendment of the previously approved plan in case No. 2907 and to confirm the existing fuel service station conversion to a gas and go fuel service station. Special Exception relief is requested pursuant to Sections 405.6.D.3 and 405.4.E.2 of the Baltimore County Zoning Regulations (BCZR) to allow a car wash use in combination with an existing service station in a B.L.-A.S. zone. Numerous variances are requested. They are:

1. Variance from Section 419.4 of the BCZR to allow a car wash tunnel exit 37.16 ft. from the nearest exit drive in lieu of the 50 ft. required;
2. Variance from Section 405.4.A.2 to allow a 4 ft. setback for a new canopy in lieu of the permitted 15 ft.;
3. Variance from Section 405.4.A.2.b. to allow a minimum 2 ft. wide landscape transition area for a fuel service station along the public right of way (Belair Rd.) in lieu of the permitted 10 ft.;
4. Variance from Section 405.4.A.2.b. to allow a minimum 0 ft. wide landscape transition area for a fuel service station along the public right of way (Ebenezer Rd.) in lieu of the permitted 10 ft.;

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Date

By

12/22/96
Mr. Gowan

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5. Variance from Section 405.4.A.2.b. to allow a 10 ft. wide landscape buffer for a service station located within 50 ft. of residentially zoned property in lieu of the permitted 15 ft;
6. Variance from Section 419.4.B.1 to allow a car wash tunnel entrance to face an adjacent residentially zoned property;
7. Variance from Section 413.2.f. to allow a freestanding business ID sign of 224 sq. ft. in lieu of the 100 sq. ft., permitted;
8. Variance from Section 405.4.A.2 to allow existing fuel pumps to remain 17 ft. from the street right of way in lieu of the 25 ft. permitted; and
9. Variance from Section 409.4.A. to allow an existing one-way driveway of 10 ft. in lieu of the 12 ft. permitted.

Appearing at the public hearing held for this case was Clare M. Beyer, on behalf of Shell Oil Company, the Petitioner/property owner. Also present was Richard L. Beall, the architect/planner/consultant for Shell Oil Company who prepared the site plan. Others appearing in support of the Petition were Thomas E. Elliott, Jr. and David West. The Petitioner was represented by J. Neil Lanzi, Esquire. There were no Protestants present.

The subject property and proposed improvements thereto are more particularly shown on the site plan (Petitioner's Exhibit No. 3A) and landscape plan (Petitioner's Exhibit No. 3B). Those plans and the proffered testimony indicate that the subject site is .480 acres in area and is zoned B.L.-C.S.A. The site is located at the intersection of Belair Road and Ebenezer Road in Perry Hall. This is a highly commercial/business oriented locale on Belair Road. The Union Trust Company bank property is located immediately next door and numerous retail uses are in the vicinity. The property also abuts the Perry Hall Elementary School.

The site has been owned by the Shell Oil Company and utilized as a service station for many years. As is the case with similar uses throughout

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Baltimore County, the property owner intends on revitalizing and rehabilitating the site and use. The business will be restructured so as to become a gas and go facility. The fuel pumps will be located in the front of the site towards Belair Road as shown on the site plan. The existing building will be remodeled and will contain a convenience store. The building, as shown on the site plan, contains 1,460 sq. ft. Located to the rear of the property, behind the building, is a proposed car wash facility. This is a roll over type wash operation which has a 2 minute cycle for each car wash. Drive lanes and stacking spaces are provided as shown on the site plan.

The Petitioner presented significant testimony about the efforts which are being expended to rehabilitate and upgrade this property. A significant amount of landscaping improvement is proposed, as shown on the landscape plan. This includes the installation of a retaining wall on the front of the property and screening around the perimeter of the site, particularly towards the elementary school which abuts this site. Apparently, the landscaping, alone, will cost approximately \$15,000.00.

The Petitioner also submitted a lengthy survey signed by many of its customers. This survey describes the proposed changes to the site and the proposed fuel service station, convenience store and car wash operation. The survey was signed by numerous patrons evidencing their support of the project. The Petitioner also submitted renderings of the proposed operation (Petitioner's Exhibit No. 4).

It is also of the note that the subject Petitions were reviewed by the reviewing agencies which comprise the Zoning Plans Advisory Committee committees. The State Highway Administration voiced support for the project. The Department of Public Works also supports the project, including the variances as they relate to landscaping. Also introduced were minutes from

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DATE 12/22/98
BY M. G. Hark

a meeting held between the Petitioner's representatives and Jeffrey W. Long, from the Office of Planning and Zoning. Apparently, a number of issues were discussed at that meeting regarding landscaping and site layout. The minutes reflect that the planning staff recommends approval of the zoning requests.

After considering all of the testimony and evidence presented, it is clear that the Petitions should be granted. I am impressed with the efforts that this Petitioner has made to redevelop this property. Clearly, the improvements shown will upgrade the appearance of the property. The landscaping and refurbishing of the building will particularly upgrade the appearance of this retail area.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) as they relate to the Petitions for Special Exception and Special Hearing. The evidence presented was persuasive that the proposed changes to the plan and the reuse of this property will not be detrimental to the health, safety or general welfare of the locale. Clearly, there will be no adverse impact on the surrounding locale and, therefore, the special hearing and special exception should be granted.

As to the variances, they shall also be granted. A number relate to the provisions of Section 405 of the BCZR and the proposed landscaping. Other variances relate to the setback distances for the car wash tunnel and the width of the driveway. In addressing these variances, it is to be particularly noted that the Petitioner has submitted a comprehensive plan for redevelopment of the entire property. Thus, the site layout and proposed landscaping and buffers on the one end of the property are consistent with

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By Mr. Morale

those throughout the perimeter of the site. Thus, the individual variances go hand in hand. It seems entirely appropriate that they should be granted. I am convinced that the Petitioner has offered sufficient testimony to satisfy the provisions of Section 307 of the BCZR. A denial of the variances would render redevelopment in the manner proposed impossible. Moreover, clearly the site plan and redevelopment of this site is consistent with the spirit and intent of the zoning regulations and will not cause any detriment to the surrounding properties. Thus, the Petition for Variances shall be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

IT IS THEREFORE ORDERED, by the Zoning Commissioner for Baltimore County, this 22nd day of December, 1994, that, pursuant to the Petition for Special Exception, approval to allow a car wash use in combination with an existing service station under Sections 405.6.D.3 and 405.4.E.2 of the BCZR, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval for an amendment of the previously approved site plan in case No. 2907, and confirmation of the existing fuel service station's conversion to a gas and go fuel service station, be and is hereby GRANTED: and,

IT IS FURTHER ORDERED that a variance from Section 419.4 of the BCZR to allow a car wash tunnel exit 37.16 ft. from the nearest exit drive in lieu of the 50 ft. required, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 405.4.A.2 to allow a 4 ft. setback for a new canopy in lieu of the permitted 15 ft., be and is hereby GRANTED; and,

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Date

By

MICROFILMED

IT IS FURTHER ORDERED that a variance from Section 405.4.A.2.b. to allow a minimum 2 ft. wide landscape transition area for a fuel service station along the public right of way (Belair Rd.) in lieu of the permitted 10 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 405.4.A.2.b. to allow a minimum 0 ft. wide landscape transition area for a fuel service station along the public right of way (Ebenezer Rd.) in lieu of the permitted 10 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 405.4.A.2.b. to allow a 10 ft. wide landscape buffer for a service station located within 50 ft. of residentially zoned property, in lieu of the permitted 15 ft, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 419.4.B.1 to allow a car wash tunnel entrance to face an adjacent residentially zoned property, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 413.2.f. to allow a freestanding business ID sign of 224 sq. ft. in lieu of the 100 sq. ft., permitted, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 405.4.A.2 to allow existing fuel pumps to remain 17 ft. from the street right of way in lieu of the 25 ft. permitted; and

IT IS FURTHER ORDERED that a variance from Section 409.4.A. to allow an existing one-way driveway of 10 ft., in lieu of the 12 ft. permitted, be and is hereby GRANTED, subject, however to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be

required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall limit signage to that shown on the site plan. There shall be no free-standing signs other than what is depicted on Petitioner's Exhibit No. 3A.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

12/22/90

By

M. Horak

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 21, 1994

J. Neil Lanzi, Esquire
300 Allegheny Avenue
Towson, Maryland 21204

RE: Case No. 95-145-SPHXA
Petitions for Special Hearing, Special Exception and Variances
Shell Oil Company, Petitioner
Property: 9005 Belair Road

Dear Mr. Lanzi:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing, Special Exception and Variances have been granted, with restrictions, in accordance with the attached Order.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

cc: Mr. Richard L. Beall, 360 Jones Station Rd., Arnold, Md. 21012





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

9005 Belair Road

which is presently zoned

BL-AS

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

Amendment of the previously approved plan in Case #2907 and confirmation of the existing fuel service station's conversion to a gas and go fuel service station.

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

J. Neil Lanzi, Esq.

(Type or Print Name)

Signature

300 Allegheny Avenue - 337-9039

Address

Phone No.

Towson, MD 21204

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):

Shell Oil Company

(Type or Print Name)

Signature

Don J. DeMumbrum

(Type or Print Name)

District Manager

Signature

11921 Freedom Dr., Ste. 900 - 703/707-5600

Address

Phone No.

Reston, VA 22090

City

State

Zipcode

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

Don J. DeMumbrum

Name

11921 Freedom Dr., Ste. 900 - 703/707-5600

Address

Phone No.

Reston, VA 22090

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



Zoning Administration

Development Management

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139



Petition for Special Exception

95-145-SPHXA

to the Zoning Commissioner of Baltimore County

for the property located at

9005 Belair Road

which is presently zoned BL-AS

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

See attached

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:

J. Neil Lanzi, Esq.

(Type or Print Name)

Signature

300 Allegheny Avenue 337-9039

Address

Phone No

Towson, MD 21204

City

State

Zipcode

Legal Owner(s):

Shell Oil Company

(Type or Print Name)

Signature

Don J. DeMumbrum

District manager

(Type or Print Name)

Signature

11921 Freedom Dr., Ste. 900 - 703/707-5600

Address

Phone No.

Reston, VA 22090

City

State

Zipcode

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

Don J. DeMumbrum

Name

11921 Freedom Dr., Ste. 900 - 703/707-5600

Address

Phone No.

Reston, VA 22090

OFFICE USE ONLY

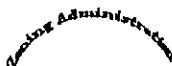
ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



RECORDED

139

95-145-SPH XA

PETITION FOR SPECIAL EXCEPTION

Petitioner, Shell Oil Company, requests a Special Exception under the Zoning Regulations of Baltimore County to use the property known as 9005 Belair Road for a Car Wash in combination with the existing service station and states the following reasons in support:

1. Petitioner's property is presently zoned BL-AS and has existed since 1954.

2. Sections 405.6D(3) and 405.4E(2) of the BCZR allow a car wash use in combination with an existing service station by Special Exception.

3. The new car wash and other modernization plans for this station will improve the station's appearance and will provide the independent dealer/operator with the opportunity to generate additional income while providing additional services to the customer.

4. The proposed car wash will not be detrimental to the health, safety or general welfare of the community.

5. For these reasons and additional reasons to be provided at the hearing.

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JAN 10 1996



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

9005 Belair Road

which is presently zoned

BL-AS

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)

See attached

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

See attached

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:

J. Neil Lanzi, Esq.

(Type or Print Name)

Signature

300 Allegheny Avenue 337-9039

Address

Phone No.

Towson, MD 21204

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)

Shell Oil Company

(Type or Print Name)

Signature

Don J. DeMumbrum

(Type or Print Name)

DISTRICT MANAGER.

Signature

11921 Freedom Dr., Ste. 900 - 703/707-5600

Address

Reston, VA 22090

Phone No

City

State

Zipcode

Name, Address and phone number or representative to be contacted

Don J. DeMumbrum

Name

11921 Freedom Dr., Ste. 900 - 703/707-5600

Address

Reston, VA 22090

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



Printed with Soybean Ink
on Recycled Paper

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139

95-145-SR4XA

PETITION FOR VARIANCE

Petitioner, Shell Oil Company, for the property known as 9005 Belair Road, hereby petitions the Zoning Commissioner for the following variances from the BCZR:

1. Variance from Section 419.4 to allow a car wash tunnel exit 37.16 feet from the nearest exit drive in lieu of the 50 feet required.

2. Variance from Section 405.4(A)(2) to allow a 4' setback for a new canopy in lieu of the permitted 15 feet.

3. Variance from Section 405.4(A)(2)(b) to allow a minimum 2' wide landscape transition area for a fuel service station along the public right of way (Belair Road) in lieu of the permitted 10 feet.

4. Variance from Section 405.4(A)(2)(b) to allow a minimum 0' wide landscape transition area for a fuel service station along the public right of way (Ebenezer Road) in lieu of the permitted 10 feet.

5. Variance from Section 405.4(A)(2)(b) to allow a 10' wide landscape buffer for a service station located within 50 feet of residentially zoned property in lieu of the permitted 15 feet.

6. Variance from Section 419.4(B)(1) to allow a car wash tunnel entrance to face an adjacent residentially zoned property.

7. Variance from Section 413.2(f) to allow a freestanding business ID sign of 224 sq. ft. in lieu of the 100 sq. ft. permitted.

8. Variance from Section 405.4(A)(2) to allow existing fuel pumps to remain 17 feet from the street right of way in lieu of the 25 feet permitted.

9. Variance from Section 409.4(A) to allow an existing one-way driveway of 10 feet in lieu of the 12 feet permitted.

The Zoning Commissioner has the power to grant variances in cases where strict compliance with the BCZR would result in practical difficulty or unreasonable hardship to Petitioner. Petitioner further states the granting of the variances requested will provide substantial justice to the Petitioner and will allow for the observance of the spirit of the BCZR while maintaining the security of the public safety and welfare.

tmh/shell.var

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RICHARD L. BEALL, INC., A.I.A.

ARCHITECT AND PLANNER



139
95-145-SPHXA

ZONING DESCRIPTION FOR
SHELL OIL COMPANY
NORTHEAST CORNER OF BELAIR ROAD & EBENEZER ROAD
PERRY HALL
11TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a cross cut set at the intersection of the North line of Ebenezer Road (formerly Joppa Road) and the southeast line of Belair Road as now laid out, being said parcel of land which by deed dated October 15, 1985 and recorded among the land records of Baltimore County in Liber 7029 at Folio 33b was granted and conveyed by the Atlantic Richfield Company to Shell Oil Company, and running thence with and binding on the Southeast line of Belair Road as aforesaid,

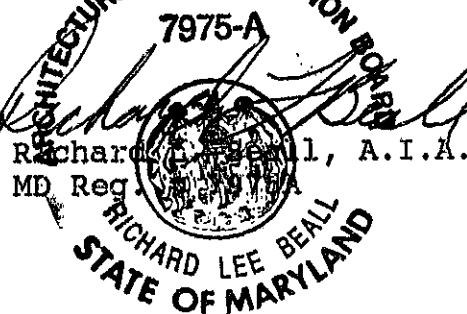
(1) 151.31 feet along the arc of curve to the left having a radius of 57,035 feet and a chord bearing North 42 deg 32' 18" East 151.31 feet to an iron pipe set, thence leaving Belair Road and running with the outline of the property now being described, being a common boundary with the Baltimore County Board of Education (2407/362),

(2) South 69 deg 45' 55" East 150.00 feet to an iron pipe set, thence continuing with the outline of the property now being described, being common boundary with the Union Trust Company (3972/28),

(3) South 43 deg 00' 35" West 151.83 feet to an iron pipe set on the North line of Ebenezer Road, thence with and binding on the North side of the road as aforesaid,

(4) North 69 deg 45' 55" West 148.65 feet to the place of beginning, containing 20,900.5 square feet of land, more or less or 0.480 acres of land, more or less.

Being known as No. 9005 Belair Road, Perry Hall, Maryland.



October 12, 1994

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 93-145
Towson, Maryland

District: 11th Date of Posting: 10/30/94
Posted for: Spec. Hearing - Spec. Exception - Variance
Petitioner: Shell Oil Co
Location of property: NE Cor Belair & Ebernez Rds
Location of Signs: Facing roadway on property being zoned
Remarks: _____
Posted by: M. J. Steyer Date of return: 11/4/94
Signature
Number of Signs: 2



NOTICE OF HEARING

The Zoning Commission 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: #95-145-SPHXA
(Item 199)
9008 Belair Road
NEC Belair Road and
Ebenezer Road
11th Election District
5th Councilmanic
Petitioner(s):
Shell Oil Company
Hearing: Wednesday,
November 16, 1994 at
9:00 a.m. in Rm. 106,
County Office Building.

Special Hearing to approve
amendment to the previously
approved plan #907
and confirmation of the existing

fuel service station's con-
version to the 100-gal fuel
service station. Special Ex-
ception for a conversion in com-
bination with the existing
service station. Variance to al-
low a car wash tunnel exit 37.16
feet from the nearest exit drive
in lieu of the 50 feet required; to
allow a 4-foot setback for a new
canopy in lieu of the permitted
15 feet; to allow a minimum
2-foot wide landscape transi-
tion area for a fuel service sta-
tion along the public right of
way (Belair Road) in lieu of the
permitted 10 feet; to allow a
minimum zero foot wide land-
scape transition area for a fuel
service station along the public
right of way (Ebenezer Road) in
lieu of the permitted 10 feet; to
allow a 10-foot wide landscape
buffer for a service station lo-
cated within 50 feet of residen-
tially zoned property in lieu of
the permitted 15 feet; to allow
a car wash tunnel entrance to
face an adjacent residentially
zoned property; to allow a free-
standing business ID sign of
224 square feet in lieu of the
100 square feet permitted; to al-
low existing fuel pumps to re-
main 17 feet from the street
right of way in lieu of the 25 feet
permitted; and to allow an exist-
ing one-way driveway of 10 feet
in lieu of the 12 feet permitted.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible for special ac-
commodations. Please Call
887-3353.

(2) For information concern-
ing the file and/or hearing, please
Call 887-3391.
10/31/94 Oct. 27.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct. 28, 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 Oct. 27, 1994.

A. H. Henrickson
THE JEFFERSONIAN,
LEGAL AD. - TOWSON

~~Publication~~

MICROFILMED



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

receipt

95-145-S PHXA

Account: R-001-6150

Number 139

~~10/11~~

By JOHN L.

Date 10/13/94

FILING SPHXA	CODE 070	650.00
4 SIGNS (2 VARIANCE)	080	140.00
TOTAL \$		790.00

OWNER SHELL OIL CO. PAID BY NEIL LANZI ESQ
LOC: 9005 BELAIR RD.

MICROFILMED

Please Make Checks Payable To: Baltimore County

00000000000000000000
00000000000000000000

00000000000000000000

139

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/neighbor 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 assessed 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.: 139

Petitioner: Shell Oil Company

Location: 9005 Belair Road

PLEASE FORWARD ADVERTISING BILL TO: J. Neil Canzi

NAME: J. Neil Canzi Esq.

ADDRESS: 300 Allegheny Avenue

Towson MD 21204

PHONE NUMBER: 337-9039

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY
October 27, 1994 Issue - Jeffersonian

Please forward billing to:

J. Neil Lamzi, Esq.
300 Allegheny Avenue
Towson, Maryland 21204
337-9039

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: 95-145-SPHXA (Item 139)
9005 Belair Road
NEC Belair Road and Ebenezer Road
11th Election District - 5th Councilmanic
Petitioner(s): Shell Oil Company
HEARING: WEDNESDAY, NOVEMBER 16, 1994 at 9:00 a.m. in Room 106, County Office Building.

Special Hearing to approve amendment of the previously approved plan in case #2907 and confirmation of the existing fuel service station's conversion to gas and go fuel service station.
Special Exception for a car wash in combination with the existing service station.
Variance to allow a car wash tunnel exit 37.16 feet from the nearest exit drive in lieu of the 50 feet required; to allow a 4-foot setback for a new canopy in lieu of the permitted 15 feet; to allow a minimum 2-foot wide landscape transition area for a fuel service station along the public right of way (Belair Road) in lieu of the permitted 10 feet; to allow a minimum zero foot wide landscape transition area for a fuel service station along the public right of way (Ebenezer Road) in lieu of the permitted 10 feet; to allow a 10-foot wide landscape buffer for a service station located within 50 feet of residentially zoned property in lieu of the permitted 15 feet; to allow a car wash tunnel entrance to face an adjacent residentially zoned property; to allow a freestanding business ID sign of 224 square feet in lieu of the 100 square feet permitted; to allow existing fuel pumps to remain 17 feet from the street right of way in lieu of the 25 feet permitted; and to allow an existing one-way driveway of 10 feet in lieu of the 12 feet permitted;

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

RECORDED

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

OCTOBER 21, 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:

CASE NUMBER: 95-145-SPHXA (Item 139)

9005 Belair Road

NEC Belair Road and Ebenezer Road

11th Election District - 5th Councilmanic

Petitioner(s): Shell Oil Company

HEARING: WEDNESDAY, NOVEMBER 16, 1994 at 9:00 a.m. in Room 106, County Office Building.

Special Hearing to approve amendment of the previously approved plan in case #2907 and confirmation of the existing fuel service station's conversion to gas and go fuel service station.

Special Exception for a car wash in combination with the existing service station.

Variance to allow a car wash tunnel exit 37.16 feet from the nearest exit drive in lieu of the 50 feet required; to allow a 4-foot setback for a new canopy in lieu of the permitted 15 feet; to allow a minimum 2-foot wide landscape transition area for a fuel service station along the public right of way (Belair Road) in lieu of the permitted 10 feet; to allow a minimum zero foot wide landscape transition area for a fuel service station along the public right of way (Ebenezer Road) in lieu of the permitted 10 feet; to allow a 10-foot wide landscape buffer for a service station located within 50 feet of residentially zoned property in lieu of the permitted 15 feet; to allow a car wash tunnel entrance to face an adjacent residentially zoned property; to allow a freestanding business ID sign of 224 square feet in lieu of the 100 square feet permitted; to allow existing fuel pumps to remain 17 feet from the street right of way in lieu of the 25 feet permitted; and to allow an existing one-way driveway of 10 feet in lieu of the 12 feet permitted;

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon

Director

cc: Don J. DeMumbrum/Shell Oil Company
J. Neil Lamzi, Esq.

- 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.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

J. Neil Lanzi, Esq.
300 Allegheny Avenue
Towson, Maryland 21204

NOV 1994

RE: Case No. 95-145SPHX, No. 139
Petitioner: Shell Oil Company
Don J. DeMumbrum

Dear Mr. Lanzi:

The Zoning Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on October 13, 1994 and scheduled for a hearing accordingly. Any attached comments from a 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.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following is 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 the Office of Zoning Administration and Development Management has instituted a system whereby 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 petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Those individuals 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.

If you have any questions concerning the enclosed comments, please feel free to contact Joyce Watson in the zoning office at 887-3391 or the commenting agency.

Sincerely,

A handwritten signature in cursive script, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw
Enclosure(s)



Printed with Soybean Ink
on Recycled Paper



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

November 10, 1994

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

Re: Baltimore County
US 1
Shell Oil Company
9005 Belair Road
Special Hearing,
Special exception and
Variance requests
Item # +139
Mile Post 19.69

Dear Ms. Winiarski:

This office has reviewed the plan for the referenced item and offer the following:

This property is located within the construction limits of the State Highway Administration's (SHA) upcoming US 1 widening project (SHA Contract #B-115-501-476) that is scheduled to begin in the Spring of 1995.

A review of the contract plans for our SHA project reveals that US 1 will not be widened along the referenced property frontage. The widening of US 1 will be completed on the west side of the roadway in this area with no additional right-of-way required on the east side of US 1 at the Shell Station location.

Therefore, since the property frontage will be reconstructed under our SHA Contract, we have no objection to approval for the Special Hearing, Special Exception and Variance requests as submitted.

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

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

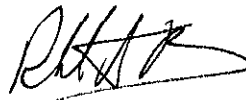
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

Ms. Julie Winiarski
Page Two
November 10, 1994

Thank you for the opportunity to review this plan.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'R. Burns', with a stylized flourish at the end.

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

cc: Mr. Brian Dolan w/att.
Mr. Phil Humbertson w/att.

RECEIVED
NOV 14 1994

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Oct. 31, 1994
Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting
for October 31, 1994
Item No. 139

The Developers Engineering Section has reviewed the subject zoning item. Belair Road is a State road, and all improvements, intersections, entrances, drainage requirements and construction affecting a State road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration, in addition to those of Baltimore County.

For Ebenezer Road entrances, see Department of Public Works road and street detail Standard Plate R-32, Single Commercial Entrance, "a minimum radius of 10 feet is required for curb returns when a 24-foot entrance width is used."

In addition, we support the variances affecting the landscaping.

RWB:sw

10/31/94

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: October 20, 1994

SUBJECT: 9005 Belair Rd.

INFORMATION:

Item Number: Item No. 139

Petitioner: Shell Oil Co.

Property Size: .480 acres

Zoning: B.L.-A.S.

Requested Action: Special Hearing, Special Exception and Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Planning staff has met with the Petitioner's representatives to discuss details related to the plat accompanying the applicant's request. Since the proposed improvements to the subject site include enhanced landscape treatment and facade improvements to the existing building, an overall visual benefit to Belair Road Corridor should be realized. Intersection planting refinements, however, are necessary to reflect the plant species desired by this office. This aspect of the plan can be addressed when the Final Landscape Plan is developed.

Prepared by: Jeffrey W. Lutz

Division Chief: Carol L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 10/26/94

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

RE: Property Owner: SHELL OIL COMPANY

LOCATION: W/S FACTORY RD., 1250' +/- W OF CENTERLINE LONG GREEN PIKE.
(11006 FACTORY RD.)

Item No.: 139

Zoning Agenda: SPECIAL HEARING
SPECIAL EXCEPTION
VARIANCE

Gentlemen:

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

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

RECEIVED

OCT 28 1994

ZADM

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

cc: File

MICROFILMED



RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR SPECIAL EXCEPTION		
PETITION FOR VARIANCE	*	ZONING COMMISSIONER
9005 Belair Road, NEC Belair Road and		
Ebenezer Road, 11th Election District,	*	OF BALTIMORE COUNTY
5th Councilmanic		
	*	CASE NO. 95-145-SPHXA
Shell Oil Company		
Petitioner	*	
* * * * *		

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 LNH day of November, 1994, a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, Esquire, 300 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 29, 1996

Mr. Thomas E. Elliott, Jr.
Perry Hall Shell
9005 Belair Road
Baltimore, Maryland 21236

Re: Dumpster relocation
9005 Belair Road

Dear Mr. Elliott:

It was my pleasure to meet with you to discuss relocating your dumpster to a more suitable site. After reviewing zoning case file No. 95-145SPHXA, we concluded that the subject dumpster cannot be located in any landscape transition area, as you initially requested.

Your second request for consideration of a location behind the existing convenience store within the outside equipment area is acceptable. The dumpster may be located in the outside equipment area provided it does not interfere with any proposed parking spaces or the required 14' wide one way drive behind the building. Please refer to the site plan in the above-referenced zoning case for details, if necessary.

I hope this relocation will solve the unsightly, as well as potential odor problem, that you believe exists with the present location of your dumpster.

Please contact me at 887-3351, if you have any questions.

Sincerely,


GARY C. FREUND

Code Enforcement Inspector

GCF/hek



Baltimore County
Department of Permits and
Development Management

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

December 12, 1995

Thomas E. Elliott, Jr.
Rae Mar Nes, Inc.
Perry Hall Shell
9005 Belair Road
Baltimore, MD 21236

RE: Proposed Dumpster Relocation
9005 Belair Road
Zoning Case #95-145-SPHXA
11th Election District

Dear Mr. Elliott:

A review of your letter of December 8, 1995 and red-lined plan proposing a dumpster relocation indicates that a conflict with the required approved 10-foot landscape transitions area will occur.

Regretfully, this buffer, as required by Section 405.4.A.2.b (Baltimore County Zoning Regulations) and already granted a zoning variance from 50 feet to 10 feet in zoning case #95-145-SPHXA, must remain intact. A zoning public hearing to variance the deficiency and to amend the last approved zoning hearing plan would be required to allow your proposed dumpster relocation into the transition area.

I hope this response clarifies this situation. 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

0776-95

12/7/95
✓
JO WLR

Rae Mar Nes, Inc.
Perry Hall Shell
9005 Belair Road
Baltimore, Maryland 21236
December 8, 1995

TO: JLL
12/8/95
WLR

95-145-SPHX

MR. ARNOLD JABLON

Zoning Department

Gentlemen:

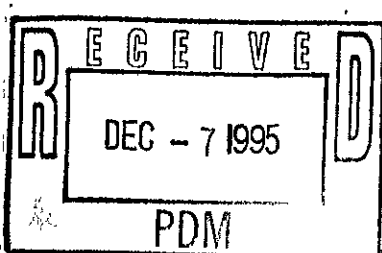
I am requesting permission to relocate a 6 foot dumpster. At present, the dumpster is located on the North Side in Front of the Building (see attached plan).

I am requesting that we locate the dumpster on the North Side in the Rear of the Building (see plans marked in red).

The reasons for this request are as follows:

1. Dumpster in front of building is an eye sore to the public.
2. Health reasons to the public:
Summer time odor
Run off of trash in dumpster
Mess and loose trash in the area
3. Prone hazard to autos driving toward the car wash or leaving the station
4. Shell Oil Company and I overlooked the location of the dumpster on the original plan and feel this is not justifying to the beautification and remodeling of this site in Perry Hall.
5. The construction company will install a 10' x 8' concrete pad behind the station and fence in the area with a gate. (No one will see the dumpster.) They will also plant bushes around the fenced in area.
6. The Trash Company will pick up the trash only on Monday morning when the car wash is closed (between 4 and 6 AM). No problem getting to and from the dumpster area.

Thank you for your time and consideration in this matter.



Sincerely Yours,

Thomas E. Elliott, Jr.

Thomas E. Elliott, Jr.
Shell Lease Dealer
(410) 256-3090

MICROFILMED

cc: Shell Oil Co.

139

SHELL OIL COMPANY

MARKETING ORGANIZATION

Certificate of Authority

S. J. Paul certifies that he is an Assistant Secretary of Shell Oil Company, a Delaware corporation (the "Company"); and that pursuant to the By-Laws of the Corporation, the Board of Directors at a meeting duly called and held April 27, 1978, properly empowered the President to prescribe in writing the authorities and duties of any officers which he may deem advisable and appropriate and to authorize any officer of the Company to further delegate the authorities delegated to such officers and that pursuant to such powers, the President has so authorized the President of Shell Oil Products Company, a division of Shell Oil Company (with power further to delegate), and the President of Shell Oil Products Company has so authorized the Vice President Marketing (with power further to delegate); and the following completely and correctly sets forth the authority currently delegated by the Vice President Marketing to the District Manager - Retail, dated March 17, 1993, now or hereafter appointed:

in the Company's name and on its behalf, to execute, deliver, accept, assign, amend, extend, terminate, or release instruments or documents in the usual course of business of the Head Office Department or the Field Office, as the case may be, as required in fulfilling the duties of their assignment. These authorities include, but are not limited to, purchase or sale of real or personal property; leases and subleases of real or personal property; grants of easements; rights-of-way; contracts transferring title to real property, equipment, or materials; bonds to governmental authorities; alcoholic beverage permits or licenses; contracts for the sale and delivery of products and services sold by the Company; contracts for the purchase of products or services utilized by the Company; agreements providing indemnification against, or settlement of, damages resulting from soil or groundwater contamination due to service station operations; and agreements providing access to others' properties for the purpose of performing environmental testing, remediation, or mitigation of soil or groundwater contamination.

MICROFILMED

It is further certified that D. J. DeMumbrum is the District Manager - Retail, Mid-Atlantic Retail District, in the Marketing Organization of the Company.

IN WITNESS WHEREOF, this certificate is signed and sealed with the Company's corporate seal on June 1, 1994.




S. J. Paul, Assistant Secretary

Dsk 10/31

BALTIMORE COUNTY, MARYLAND

OFFICE OF ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

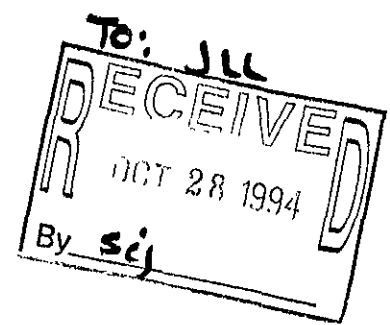
INTER-OFFICE CORRESPONDENCE

DATE: October 28, 1994

To: Mr. Wirth - DEPRM, SWM
Mr. Stewart - DEPRM, EIRD
Mr. Seeley - DEPRM, W & S
Ms. Brown - ZADM, Development Management (2)
Mr. Richards - ZADM, Development Control
Ms. Rorke - ZADM, Street Names & House Numbers
Mr. Bowling - DPW, DES (3)
Capt. Paull - Fire Dept. - 1102F
Mr. Grossman - Rec & Parks
Mr. Small - SHA
Mr. McDaniel - OPZ, Development Review (3)

From: Donald T. Rascoe, Development Manager

Subject: Project Name: Shell Oil
Project No.: 94497-Z 9005 BELAIR RDAS
ZADM No.: XI-722
District: 11c05
Engineer: Beall
Phone No.: 544-2010



Action: ☒ Limited Exemption (26-171.b.9)
☐ Waived Hearing Officer Hearing
☐ CRG Non-material Amendment
☐ Waived CRG Meeting

Please review the attached plan for compliance with current regulations and return comments to this office by Nov. 18, 1994. If you have no comments or do not need to review this plan, please indicate by placing your initials here

11/3/94 approval subject to outcome of Zoning Case 95-145-A

Please initial here if your agency requests the Office of Law, Real Estate, to acquire

_____ HIGHWAY WIDENING	_____ FOREST BUFFER
_____ GREENWAY	_____ FLOODPLAIN
_____ DRAIN/UTILITY EASEMENT	_____ PUBLIC WORKS AGRMT
_____ FOREST CONSERVATION	_____ NONE OF THE ABOVE

LTDEXEMP.DOT

139

H0

Advised Neil Lani Plans ~~and~~ and
descriptions sealed by architect.
N.T. Surveys, Engr. & Landscape Architect.
Neil is satisfied with plans as is & will
have engr. at bearing.

J.H.
10/13/94

QUEN THIS IS A LTD. EX
PER NEIL L.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Richard L. Beall

300 Jones Station Rd. Arnold Md, 21012

Clarence M. Boyer

11921 Freedom Drive, Reston VA 22090

THOMAS F. ELLIOTT JR

1911 WILDWOOD AVE 21234

David West

101 Riverbend Drive Charlottesville, Va. 22901

Tom Elliott

9005 Belair Rd

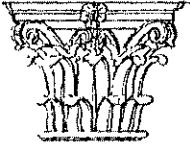
21236

dumpster - to be
relocated

95-145SPHXA

~~XXXXXX~~
Shell Stations
in rear of Bldg.





RICHARD L. BEALL, INC., A.I.A.

ARCHITECT AND PLANNER



ZONING DESCRIPTION FOR
SHELL OIL COMPANY
NORTHEAST CORNER OF BELAIR ROAD & EBENEZER ROAD
PERRY HALL
11TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a cross cut set at the intersection of the North line of Ebenezer Road (formerly Joppa Road) and the southeast line of Belair Road as now laid out, being said parcel of land which by deed dated October 15, 1985 and recorded among the land records of Baltimore County in Liber 7029 at Folio 33b was granted and conveyed by the Atlantic Richfield Company to Shell Oil Company, and running thence with and binding on the southeast line of Belair Road a aforesaid,

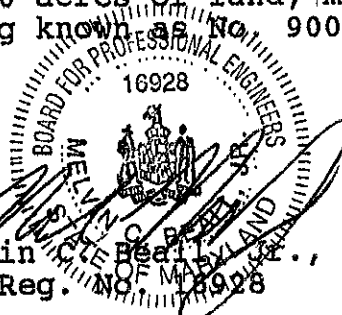
(1) 151.31 feet along the arc of curve to the left having a radius of 57,035 feet and a chord bearing North 42 deg 32' 18" East 151.31 feet to an iron pipe set, thence leaving Belair Road and running with the outline of the property now being described, being a common boundary with the Baltimore County Board of Education (2407/362),

(2) South 69 deg 45' 55" East 150.00 feet to an iron pipe set, thence continuing with the outline of the property now being described, being common boundary with the Union Trust Company (3972/28),

(3) South 43 deg 00' 35" West 151.83 feet to an iron pipe set on the North line of Ebenezer Road, thence with and binding on the North side of the Road as aforesaid,

(4) North 69 deg 45' 55" West 148.64 feet to the place of beginning, containing 20,900.5 square feet of land, more or less or 0.480 acres of land, more or less.

Being known as No. 9005 Belair Road, Perry Hall, Maryland.


Melvin C. Beall, P.E.
Md. Reg. No. 16928

October 12, 1994

PETITIONER'S
EXHIBIT NO. 1

MICROFILMED

**MINUTES OF MEETING
HELD SEPTEMBER 27, 1994 AT 1:30 P.M.
IN THE OFFICE OF PLANNING AND ZONING**

In attendance were Jeff Long, Nicholas Linehan and Irv McDaniel of the Office of Planning and Zoning and Dennis Wirtz, Community Planner, Office of Planning and Zoning. Also in attendance were Andy Cretal, District Engineer for Shell Oil Company, Richard Beall, Architect/Planner/Consultant for Shell Oil Company, and J. Neil Lanzi, Attorney for Shell Oil Company.

Subject: 9005 Belair Road
Shell Oil Company Service Station
Modernization Project

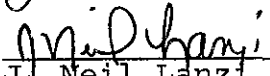
Petitioner: Shell Oil Company

A meeting was held to discuss the zoning and development site plans Shell Oil Company proposes to file for planned improvements to the Shell Oil Company service station located at 9005 Belair Road in Baltimore County. Variances to be requested, a Petition for Special Exception and a Petition for Special Hearing were also listed on the plans. Two other preliminary meetings have been held with the Office of Planning and Zoning and as a result of the two previous meetings, revised landscape plans were submitted for review by the Planning staff at this meeting. The concerns of the Planning staff were discussed and addressed on the proposed site plan. It was acknowledged by Nicholas Linehan that the proposed site plan had been reviewed and approved by the Baltimore County Landscaper, Avery Harden. Copies of the Petition for Special Exception, Petition for Special Hearing and Petition for Variances are attached to these Minutes and preliminarily, Planning staff has indicated that as a result of the re-cladding of the existing structure, installation of the new canopy and new landscape plan for the site, Planning Staff looks favorably upon the zoning requests.

There be no further business, the meeting was adjourned.



Jeffrey W. Long
Office of Planning and Zoning



J. Neil Lanzi, Esq.
Attorney for Shell Oil Company

tmh/shellzon.min

**PETITIONER'S
EXHIBIT NO. 2**

Survey - 9005 Belair Road

Let it be known that Shell Oil Company is the owner of the Shell Service Station property known as 9005 Belair Road in Baltimore County. Shell Oil Company has submitted zoning petitions with Baltimore County for this property. The petitions request certain variances from the zoning requirements and a special exception to allow a car wash use in combination with the existing service station. The fuel service station and food store will continue to operate with the added convenience of the proposed car wash.

I have read the above statements and am in favor of the zoning requests and the proposed car wash.

	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Mrs. Marilee Rizza	5415 STATION ROAD	10/29/94
2.	BARBARA KRIEG	9601 OAK SUMMIT AVE	10/29/94
3.	TREMA WILCOX	5 Hapsburg Ct.	10/29/94
4.	William L. Lippert	4502 Hershey Way	10/29/94
5.	Mark R. Archer	68 OPEN GOLF	10/29/94
6.	K. Stanley	19 Mintz Dr.	10/29/94
7.	R. Leest	5706 Canticle Ave	10/29/94
8.	Dewey Gardner	20 MAINE DR.	10-29-94
9.	Diane Holmes	8548 Gradin Dr 21236	10-29-94
10.	Benita Veskimets	2907 Dillon St.	10-29-94
11.	Gita Veskimets	4705 Ebenezer Rd	10-29-94
12.	Randy Chandler	414 Ellis Lane Belair MD 21014	10-29-94
13.	Rinda Stenberg	90 Handworth Way	10-29-94
14.	Joe F. Jones	14 CONSETT CT	10-29-94
15.	G. Lippert	3 Danbar Ct.	10/29/94
16.	Rose Stevens	7 Lona Ct	10/29/94
17.	Nicole Mahon	3514 Parkrolls Dr	10/29/94

shell.sur

MICROFILMED

PETITIONER'S
EXHIBIT NO. 6

Survey - 9005 Belair Road

Let it be known that Shell Oil Company is the owner of the Shell Service Station property known as 9005 Belair Road in Baltimore County. Shell Oil Company has submitted zoning petitions with Baltimore County for this property. The petitions request certain variances from the zoning requirements and a special exception to allow a car wash use in combination with the existing service station. The fuel service station and food store will continue to operate with the added convenience of the proposed car wash.

I have read the above statements and am in favor of the zoning requests and the proposed car wash.

	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Jason Cuelmic	5310 Balistow Rd.	10/28/94
2.	Alfred Jackson	20 Cardor Ct.	10/29/94
3.	Alfred Jackson	20 Cardor Ct.	10/29/94
4.	John	8600 Wendell Ave	10/29/94
5.	Bob Wimmer	4 Kilkee Ct	10/29/94
6.	H. Miller	4309 Penn Ave	10-29-94
7.	JOHN OLSON	4236 Joppa Rd	10-29-94
8.	Henry Lauman	3713 Potty Hill	10-29-94
9.	Doug Northington	1 S Bourbon	10-29-94
10.	John S. Long	4240 E. Joppa Rd	10/29/94
11.	Joe Kidd	4619 E. Joppa Rd	10/29/94
12.	Dale Halland	4909 Bernhardt Cir	10/29/94
13.	Gene Blodman	145 Hawn Ct	10/29/94
14.	Bob Wimmer	9812 Carlisle Ave	10/29/94
15.	John S. Long	4240 VICKY RD	10-29-84
16.	R. J. Redpath	3395 BERTWING LANE	10. 29. 94
17.	John Miller	9 Bagle Run	10/30/94

Survey - 9005 Belair Road

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Harb Kemp	30 Castell Ct	10/28/94
2.	Ronald Bader	5719 ARNHEM RD BALTO MD 21206	10/28/94
3.	Sue McKenna	9008 Fieldchat Rd.	10/28/94
4.	Daniel B Ayres	2503 LODGE EAGLE RD MD 21229	10/28/94
5.	BENNIE SUE AYRES	2503 LODGE EAGLE RD MD 21229	10/28/94
6.	Ruth Walsh	168 CIRCLE RD TIMONUM MD 21093	10/28/94
7.	Reginald McCullough	4749 ELISON AVE 21206	10/28/94
8.	GARY Markel	2 Fence Row ct. 21236	10/28/94
9.	Peggy Blawie	9437 Belair Rd 21236	10/28/94
10.	Mickey Schuman	10 Trumpet Ct 21236	10/28/94
11.	Ronald L. Minton	9207 Sandwin 21228	10/28/94
12.	Dawn Warlick	9230 Lawline Rd 21236	10/28/94
13.	Sammy Hill	2108 Shure Ct	10/28/94
14.	Robert Mayberry	34 Insley Way 21236	10/28/94
15.	Bruno Bawn	9510 E Joppa Rd 21228	10/28/94
16.	William Ayers	9 Haylock Ct. A 21203	10/28/94
17.	JL Keat	4136 CLIFFVALE RD BALTO MD 21236	10/28/94

Survey - 9005 Belair Road

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Linda Ingram	4 Borlie Ct.	
2.	Jon Evans	Penn Ave	11-6
3.	Henry Welsh	4308 Mission Rd 21236	11-6
4.	Robert Brown	30 Chapel Ct 21236	11-6
5.	Stephanie M. Frech	9916 Magle Rd	11-6-94
6.	John M. Webb	8621 Manocfield	11-6-94
7.	Wynne Lick	4 Thomas Pt Ct 21234	11-6-94
8.	Barbara Brown	5 Fox Hollow Ct 21236	11/6/94
9.	Bob Deibel	3504 Blue Court Rd 21236	11-6-94
10.	Mark Murphy	41 Millwheel Ct. 21236	11-7-94
11.	Don Gaddard	3901 Link Ave 21236	11-7-94
12.	Kathy Fasano	36 Ardview Ct 21236	11-6-94
13.	Cheryl Cother	9550 Gun Hill CR 21236	11-8-94
14.	Tom Kuebler	1825 Sunnyside Ln 21221	11/7/94
15.	Chris Paradis	9141 Courton Ave 21128	11/7/94
16.	Rose Marie Kaskie	2 Delgreen Ct 21236	11/7/94
17.	Brenda Frank	4512 E. Joppa Rd 21128	11/7/94

Survey - 9005 Belair Road

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	<i>Vicki M. J.</i>	9538 Penhall Dr.	11/5/94
2.	<i>Bill Rabb</i>	26 Powder Rock Pl.	11/5/94
3.	<i>B-J Jones (Bon)</i>	44176969 Superhouse Rd	11/5/94
4.	<i>Peter Carber</i>	8425 Carlisle ave	11/5/94
5.	<i>ROD SHACKELFORD</i>	4135 BAKER LANE	11/5/94
6.	<i>Jim A.</i>	1803 Oakbank Dr	11/5/94
7.	<i>F. M. M.</i>	9000 NROGROW WAY	11-6-94
8.	<i>HARVE WILSON</i>	7520 GREENWAY CT 21237	11/5/94
9.	<i>Jim M. Clark</i>	9101 Bawlin Rd	11/6/94
10.	<i>Emily Rice</i>	3780 Timahoe Cr. Balt.	11/6/94
11.	<i>Dan S. Duckham</i>	3548 Fieldcrest Way Balt	11/6/94
12.	<i>Louise Schwart</i>	6 B Duoinane Dr.	11/6/94
13.	<i>Bob D.</i>	24 Canadelle Ct	11/6-94
14.	<i>Bonnie L.</i>	1 Vetch Ct	11-6-94
15.	<i>DAVE L. Cain</i>	9512 (303) PERRY HALL BLVD	11/6/94
16.	<i>David J.</i>	3819 Proctor Lane	11/6/94
17.	<i>William Fennigood</i>	9512 Gunhill	11/6/94

Survey - 9005 Belair Road

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Charlotte Schen	10 Trumpet Ct	11/4/94
2.	Daniel J. Farrell	4407 Vale Dr.	
3.	Bell Maday	4324 Cottingham Rd	11/5/94
4.	J.H. Jones	20 OFFSPRING CT	11/5/94
5.	Joseph Burns	18 Hurst CT	11/5/94
6.	Wallace	8800 Dearborn	11/5/94
7.	Edward Zehr	20 Rosehill Ct	11/5/94
8.	Arthur P. P.	8403 TACEROCK RD.	11/5/94
9.	Angie Tavit	# Thomas Point Ct	11-5-94
10.	Thomas Hawlak	8920 KILKENNY CIR	11-5-94
11.	Jann A. Kelly	4226 SOUTH AVE	11-5-94
12.	Angela Matthews	635 NANTICOKE CT.	11-5-94
13.	Steve B. Smith	22 CAMPTON CT	11-5-94
14.	Bryz Barnes/Kline	2945 North Widd Rd.	11-5-94
15.	Timothy P. P.	42 Millbridge Ct	11/5/94
16.	Jan R.	9018 Monstone Rd	11/5/94
17.	Charlotte Smith	5017 Hornage Ln 21128	11-5-94

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	J. M. M...	3623 Parkhurst Hwy Balto 21236	11/5/94
2.	Dillon W. Heats	9102 Condit Ave Balto 21236	11/4/94
3.	Guerrero Taulskoch	9016 Belair Rd Balto 21236	11/4/94
4.	William Muffin	8710 BLAIRWOOD RD BALTO 21236	11/4/94
5.	Thomas Cochran	4221 Mispellon Balto 21236	11/4/94
6.	Tracy J. Rem	9762 Red Clover Ct Balto 21234	11/4/94
7.	Bob Krosen	18 Colony Hill Ct Balto MD 21227	11/4/94
8.	Kristen Ely	9500 Oakbranch Balto MD 21236	11/4/94
9.	John V. Hays	4408 Canethy Balto MD 21236	11/5/94
10.	William C. Kuchars	8917 Parlo Rd BALTO MD 21236	11/4/94
11.	Kellie Anderson	4406 Truiston Ln Balto MD 21236	11/4/94
12.	C. Gallo	8916 Kilkenny Circle Baltimore, MD 21236	11/4/94
13.	Raquel Corder	8530 Heydora Ln	11/4/94
14.	Sue Newgray	55 Chesthill Ct. Balto Md 21236	11/4/94
15.	Kathy Tirocchi	W. Orange Ct Balto 34	11/4
16.	Kay Resch	3013 Fourth Ave	21234
17.	Shula Melwicks	9 Kristal Ct. Balto 21236	

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Catalina Infante	37 Fountain Ridge Cir. 21234	11/8/94
2.	Carolyn B. Byles		11/8/94
3.	Grace Stark		11/8/94
4.	Ray	3015 Cardigan Rd. 21236	11/8/94
5.	Lynne Hecker		11/8/94
6.	Joe	16 Silverwood Ct 21236	11-8-94
7.	Th. Webb	164 Chapel Towne Cir. 21236	11/8/94
8.	Joan C. Foley	142 Gumpers Ln 21236	11/8/94
9.	Joann Gutowski	4317 Cottingham Rd. 21236	11/8/94
10.	Virginia Graham	4115 Lark Ave 21236	11/8/94
11.	Diane Salvatore	4026 Larchmont Way 21236	11/8/94
12.	Christi A. DenBorja	16 Powderock Pl. 21236	
13.	Janet Libertini	9317 Snyder La. 21128	11-8-94
14.	Matthew G. Galt	2 Tiber Pl. 21236	
15.	James H. Hays	9637 Harford Rd. Balt. Md.	11/8/94
16.	Charles J. Jeter	3 Lineage Ct. Balt. Md.	11/8/94
17.	Paul Dubrohn	306 Severn Ave 21237	

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Beth Nocar-Bowen	8950 Whitetail Ct.	11/11/94
2.	Elizabeth K	7 Lake Forest Ct	11/11/94
3.	JERRY NUESLEN	16 BELLOAK CT	11/11/94
4.	HENRY CONTRERAS	9822 BRITANNY LN	11/11/94
5.	James Howell	3828 Proctor Lane	11/11/94
6.	Chris Pet	3923 Pinodale DR	11/11/94
7.	John Belt	3900 E. Schroeder Ave	11/11/94
8.	Mary Jenkins-Belt	3900 E. Schroeder Ave	11/11/94
9.	Janet McGee	15149 Den Rd. 21087	11/11/94
10.	Janene McClintic	9 Over Way 21236	11/11/94
11.	Rayna Lee	6 Hollybrook Ct 21236	11/11/94
12.	George DiLuzo	315 Talbot Ct	11/11/94
13.	Susan Kruse	11 Arlers Rd. G 21236	11-12-94
14.	Richard Vanderhoof	9522 Penny Hill Blvd	11/12/94
15.	John J	9311 Newburst Rd.	11/12/94
16.	John J	P.O. Box 18	2/08/94 11-12-94
17.	Beverly Woodward	9311 Ramblebrook Rd 21236	11/13/94

Survey - 9005 Belair Road

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Don Decker	4303 SOUTH AVE	11/13/94
2.	Vern Hartsock	4133 INDIA AVE	11/13/94
3.	David Atwood	8021 Blairwood Rd.	11/13/94
4.	Steve Grossnickle	9402 Guntew	11/13/94
5.	J. BART	1973 HASELMERE RD 21222	11/14/94
6.	Al Ramanuk	12138 Hybrid Rd 21057	11-14-94
7.	G. Young	4409 Fieldgreen Rd	11/14/94
8.	M.B. Christopher	4204 Ebenezer Rd	11/14/94
9.	Estelita R. Utting	9526 Perry Hall Blvd. #202 21236	11/14/94
10.	Jim SAVAGE	46 Chestnut 21236	11-14-94
11.	Joe Bennett	P.O. 132 FORESTHILL 21050	11-14-94
12.	Elizabeth Dupit	422 Darlington Rd 21236	
13.	Open Gate Court	43 Open Gate Court 21236	
14.	D.H. Joins	6 Kings Place 21128	11/14/94
15.	Steve Gorkiewicz	9521 Oak Branch Way	11/14/94
16.	James Langley	7629 Charford Rd.	11-14-94
17.	Joe Hule	St. Lawrence	11/15/94

Survey - 9005 Balair Road

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<u>Name</u>	<u>Address</u>	<u>Date</u>
1. Tina Smith	4116 LINK AVE BACTO 21236	11/15/94
2. Sandy Zelen	7311 Rush Rd 21202	11/15/94
3. [Signature]	12050 Lee Ben Rd	11/15/94
4.		
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Shell, Inc

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Edna Vukobratovic	9522 Perry Hall Blvd	21236 11/3/94
2.	George S. Smith	137 Birch Ct.	21234 11/3/94
3.	Jessica Snyder	4418 Fieldgreen Rd.	21236 11/3/94
4.	Kimberly LaValley	5926 Clayton Ave.	21206 11/3/94
5.	Chad K.B.	8 W. ORANGE CT.	21234 11/3/94
6.	Steve Hahn	425 Kosciuszko Rd.	21220 11/3/94
7.	Robert H. Clum	9108 Kilbride Rd	21236 11/3/94
8.	Paul E. Hill	7 Thymus Ct	21234 11/3
9.	James Back	9414 Pugh Rd	21236 11/3/94
10.	Jim Haefner	9200 Kilbride Rd	21236 11/3/94
11.	Cary Connelly	1 Stone Falls Ct	21236 11-3-94
12.	Michelle Lew	11001 Juniper Rd	21087 11-3-94
13.	Donna Pappas	6 Mallow Ct	21236 11-3-94
14.	Joan L. Webb	9701 Sander Park	21128 11-3-94
15.	Jason Tanner	4226 Chapel Rd	21128 11-3-94
16.	Michael Mayer	24 Havenfield Dr.	21234 11-3-94
17.	Kevin Stevenson	3605 Frankfort Ave	21214 11-3-94

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Judith R. McGhan	4443 Ebenezer Rd	11/2/94
2.	H. Nudo	40 Romanoff Ct. 21234	11/2/94
3.	B. B. Wiasz	4604 Vicky Rd 21236	11/2/94
4.	J. Field	86 Glamis Garth 21236	11/22/94
5.	V. Sadles	4404 Lobelia Rd 21236	11/2
6.	T. Hromadnik	4404 Lobelia Rd 21236	11/2
7.	M. J. Larkin	42 Glenview Run Ct 21238	
8.	C. C. Sheffer Jr	14 Monhegan Ct 21234	11-2-94
9.	Angie Apostolou	18 Rehall Ct Balt 21236	11-2-94
10.	Jorge Nudo	3813 Proctor Lane Balt 21236	11-2-94
11.	John Nudo	2406 CLARET DR FAUSTON	21047 11/2
12.	Marcus Peterson	1806 Plainville Way	" " 21047
13.	Judy Jones	3713 Timbree Cir	21236 11/3
14.	M. R. Bosch	201 K Yorkshire Way	11-3-94
15.	Edward Molen	9 CARDOR CT.	11-5-94
16.	Paul Satrieth	9316 Hamblebrook 21236	11-3-94
17.	MT BUCHANAN	4469 Bell Hall Dr	11/3/94

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Ann Diehm	9000 Chail Run Dr. Perry Hall	10/31/94
2.	Geoff Howard	4488 Cole Farm Rd	10/31/94
3.	Jim Hilbert	9046 Naygall Rd	10/31/94
4.	Ronell J. E. Jr.	3828 E. Joppa Rd.	11/1/94
5.	Mindy Smith	4112 Pine Hill Rd	11/1/94
6.	F. Horgan	10072 Bellview Rd	11/1/94
7.	B. Fetter	127 Bourdon Ct	11/1/94
8.	Ann Hasenauer	3817 Proctor LA	11/1/94
9.	John	3721 NTRIBE CT	11/1/94
10.	P. Hamlin	1401 TAVISTOCK	11-1-94
11.	Brenda Senter	3905 Dunlap Rd	11/1/94
12.	Louy Hromek	4404 Lebelin Rd	11/2/94
13.	Gene Catanz	5 Kings Place	11/1/94
14.	Mike Delbyck	10087 E. 5 Ave	11/2/94
15.	James Graham	608 Open Gate Ct.	11/2/94
16.	John V. Fling	142 V. Moore Cir	11/3/94
17.	Donald Menden	17 W. W. Menden	11/2/94

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<u>Name</u>	<u>Address</u>	<u>Date</u>
1. Robert E. Tindall	9523 Belair Rd. 21236	11-7-94
2. Mary Saunders	5024 Tartan Hill Rd. 21128	11/7/94
3. [Signature]	3401 Link Ave 21230	11/7/94
4. Grace Rouzeau	4 Chaparral 21128	11/7/94
5. Ann Baker	4110 Perry Vic. Rd 21236	11/7/94
6. Eric Roche	6601 Blackwell Rd 21220	11/7/94
7. Sally Snader	11 Harwin Ct 21236	11/8/94
8. Joe E. Tursi	9027 MEVIATION RD 21236	11-8-94
9. M. Kline	26 Perry Farm PL 21236	11-8-94
10. Clint Thomas	70 Chapel Towers. 21236	11-8-94
11. Betty Goodice	23 Bayda Ct	11-8-94
12. David Calumail	3109 Dubois Ave 21234	11-8-94
13. Michael Calcara	9115 Belair Rd 21236	11/8/94
14. Geo. BENTON	9000 HINES RD 2123X	11/8/94
15. William Lutz	15 FAIRVIEW CT	11/10/94
16. Paul Cernik	3723 Oakfalls Way	11/8/94
17. Lisa Diller	3739 E. Jappa 21236	11/8/94

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Nike Antal	2027 Bedrock Ct Towson Md.	
2.	Debra Korman	8119 Falls Rd Balto Md 21236	11/9/94
3.	Wilson	4120 Loch Lomond Dr Beltsy, MD 21236	
4.	Donna Jefferson	447 Harshey Way Balto. Md. 21236	11/12/94
5.	Joan Johns	9117 Smith Ave. Balto. Md 21236	11/9/94
6.	Giuto Gubler	14 Insley Way Balto Md 21236	11/9/94
7.	E.M. Phipps	4308 Kell Ave. Balto MD 21206	11/10/94
8.	Ed. Zambisti	1956 Steven Dr. Edgewood Md. 21040	11/10/94
9.	Douglas Strozer	3535 Farmington Ave Balto Md 21224	11/10/94
10.	McKester	9301 Belair Rd 21236	11/10/94
11.	B. Andrews	Gappa Md.	
12.	Joe Barber	8434 Leland Dr. Balto Md 21236	
13.	Walter Gouda	18 Fencrow Ct Baltimore, Md 21236	11/10/94
14.	Karen Treffinger	4444 Cole Farm Rd Balto 21236	11/10/94
15.	Mike Werdin	10 Minte Dr BALTO 21236	" "
16.	Natasha David	220 Davidson Dr Balto 21212	
17.			

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Elmer Maxwell	20 SHAW CT	10/31/94
2.	Barbara Jones	4508 Fieldgreen Rd.	10/31/94
3.	John A. Dzymanek	1411 EAST ORANGE CT	10/31/94
4.	Sharon Delaney	4204 Chesner Rd	10/31/94
5.	Ralph Lucini	7820 Chapman Rd	10/31/94
6.	Robert J. Lawrence	3 HARBOR CT. Apt. A-9	10/31/94
7.	John R	3214A E. Joppa RD	10/31/94
8.	GAIL B. Watts	8940 Kierenny Circle	10/31/94
9.	Gail Hard	9502 Oakbranch Way	10/31/94
10.	Kathy Pennington	9105 Moonstone Rd	10/31/94
11.	William McHenry	4412 Wym. Rd. 21236	10/31/94
12.	Chris Kelly	1608 OAK HILL 21236	10/31/94
13.	SPC [unclear]	4109 P. [unclear] 21236	10/31/94
14.	Cynthia Shewalter	10 BRIGANTINE CT 21236	10/31/94
15.	Barbara McWay	16 Bellfells Way	10/31/94
16.	Jason Pigg	21236	10/31/94
17.	Barbara L. Cury	4501 Anbermill Rd	10/31/94

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	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Ray Watson	59 Springtime Way 21234	10/28/94
2.	James M. Hon	3814 Proctor Ln 21236	10/28/94
3.	Bruce M. Hess	3814 Proctor Lane 21236	10-28-94
4.	Evelyn Wunder	4436 Ebenezer Rd 21236	10/28/94
5.	James R. Karpinski	41 Springtime Way 21234	10/28/94
6.	Greg Campbell	1601 Dartford Rd	10-28-94
7.	David F. Semellones	8200 1/2 Bon Air Rd 21234	10-28-94
8.	Kevin M. Brattinshaw	9104 Moonstone Rd 21236	10-28-94
9.	Pat Childress	4237 Jammy Rd 21236	10-28-94
10.	Jane Shiff	10002 Pearlbrook 21234	10-28-94
11.	Betty Meekelske	4204 Ebenezer Rd 21236	10-28-94
12.	Thomas E. Brater	4 N. Potomac 21224	10-28-94
13.	John B. Tiers	9015 Simms Ave 21234	10-28-94
14.	Richard	4408 Wynne Rd. 21236	10-28-94
15.	Ruth J. Luchert	4408 Wynne Rd. 21236	10-28-94
16.	Kevin Harris	3755 Proctor Lane 21236	10-28-94
17.	Andy Shiel	9021 Belair Rd 21236	10/28/94

Survey - 9005 Belair Road

Let it be known that Shell Oil Company is the owner of the Shell Service Station property known as 9005 Belair Road in Baltimore County. Shell Oil Company has submitted zoning petitions with Baltimore County for this property. The petitions request certain variances from the zoning requirements and a special exception to allow a car wash use in combination with the existing service station. The fuel service station and food store will continue to operate with the added convenience of the proposed car wash.

I have read the above statements and am in favor of the zoning requests and the proposed car wash.

<u>Name</u>	<u>Address</u>	<u>Date</u>
1. Danielle Marchese	3003 N. Branch Ln. 21234	10/29
2. Kristi Rasmussen	8009 Yucca ^{Stone} Rd 21087	10/29
3. Chris Chris Johns	8213 Soth Ave 21236	10/29
4. Chris Trimp	4106 Garland Rd 21236	10/29
5. Heather Hoskie	8104 Proctor Rd 21236	10/29
6. Aaron Brooks	3708 Proctor Ln 21236	10/29
7. Bill Foster	3507 Solles Prov Rd. 21222	10/29
8. Bill Foster	3429 Salada Rd 21236	
9. John Manuel	19 Nw. Court 21234	10/30/94
10. John Bruch	19 KINGSBURG CT. 21234	10/30/94
11. AL Blumstein	9915 Ashill Rd. 21128	10/30/94
12. Ann Jones	21 Powderock Pl. 21236	10/30/94
13. Anne Brander	3763 Foxford Stream Rd 21236	10/30/94
14. P. Turner	4207 Hollow Spring Ln 21236	10/30/94
15. Scott Spitz	8805 BLAIRWOOD-B. 21236	10/30/94
16. Debra	3572 Rockfall 21236	
17. Bill	21 Powderock Ct Bal 21236	10/30/94

Survey - 9005 Belair Road

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I have read the above statements and am in favor of the zoning requests and the proposed car wash.

	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Robert Fyfe	24 Newes Ct. Balt. MD 21234	10-30-94
2.	Sally Roffard	5016 Hines MD 21234	
3.	Thomas M. M. M.	4443 Ebenezer Rd., Perry Hall Md. 21236	10-30-94
4.	Steve Carden	8530 Hydra Ln Balt MD 21236	10/30/94
5.	Donald M. M. M.	9474 Seven oaks Dr Balt MD 21236	10/30/94
6.	[Signature]	9065 Rexis Av Perryhall 21128	10/30/94
7.	Billy Roman	1844 Prindle Dr. Balt MD 21015	
8.	Rachel Knox	47 Lerner Ct. Balt MD 21236	10-30-94
9.	Anthony W. M. M.	9217 Greenhouse Circle 21236	10/30/94
10.	Pat M. M. M.	4410 Wynn Rd. 21236	10/30/94
11.	Cheryl M. M. M.	58 Chapel Terrace Circle 10/31/94	
12.	[Signature]		
13.	[Signature]	9 Charming Ct 21234	10/31/94
14.	Kenneth M. M. M.	3432 Santee Ct. 21236	10/31/94
15.	Thomas Cepisik	3723 Oak Falls Way 21236	10/31/94
16.	Pat Butler	4413 Wynn Rd 21236	10/31/94
17.	Billy Godwin	1106 Chardel RD 21236	

Survey - 9005 Belair Road

Let it be known that Shell Oil Company is the owner of the Shell Service Station property known as 9005 Belair Road in Baltimore County. Shell Oil Company has submitted zoning petitions with Baltimore County for this property. The petitions request certain variances from the zoning requirements and a special exception to allow a car wash use in combination with the existing service station. The fuel service station and food store will continue to operate with the added convenience of the proposed car wash.

I have read the above statements and am in favor of the zoning requests and the proposed car wash.

	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Isaac Harmon	101 Chapel-Lincoln Circle	10-28-94
2.	Thomas Evans	9411 Horners Ln	10-28-94
3.	GREG GORDEN	8023 Highpoint Rd.	10-28-94
4.	Connie Blomberg	9915 Fox Hill Ct.	10-28-94
5.	Jim Scharfer	4212 Darleigh RD	10-28-94
6.	Agnes Hahn	61 Open Gate CT.	10/28/94
7.	Chuck Allan	8226 Perry Hall Blvd	10-28/94
8.	Mark McCarthy	425 Gilman Rd	10/28/94
9.	David Auer	21 Bonawoff Ct	10/28/94
10.	Ed Stet	2232 TOLLGATE CIR	10-28-94
11.	Jim Sue	49 Stone Way PL	10/28/94
12.	Jewel Bullen	11803 Montross Rd.	10/28/94
13.	Jim Jewell	9301 Severn CT Dr	10/28/94
14.	Julie Long	4108 Kahlston Rd	10/28/94
15.	Mike Zacharko	9571 Perry Hall Blvd	" "
16.	Shweta Grivedi	5 Foxbrian Lane	10/28/94
17.	Janine Vickers	9537 Hickoryhurst Dr.	10/28/94

Survey - 9005 Belair Road

Let it be known that Shell Oil Company is the owner of the Shell Service Station property known as 9005 Belair Road in Baltimore County. Shell Oil Company has submitted zoning petitions with Baltimore County for this property. The petitions request certain variances from the zoning requirements and a special exception to allow a car wash use in combination with the existing service station. The fuel service station and food store will continue to operate with the added convenience of the proposed car wash.

I have read the above statements and am in favor of the zoning requests and the proposed car wash.

	<u>Name</u>	<u>Address</u>	<u>Date</u>
1.	Jim Schill	7123 Hayford 21234	10/28/94
2.	Harold Blair	9314 Snyder Lane	10/28/94
3.	B. D. [unclear]	4103 Francis Dr 21232	10/28/94
4.	Michelle Taylor	21 Stone Falls Ct. 21232	10/28/94
5.	M. P. [unclear]	9437 Belair Rd	10/28/94
6.	Chad B. Hyatt	9828 Cowenton	10/28/94
7.	Will Kutnik	2244 VANDERMAST CA.	10-28-94
8.	Jim Poole	9113 1/2 BELAIR RD	10/28/94
9.	O. Engmann	2 LARKIN PATH CT	931-857
10.	D. Shore	MILLBRIDGE CT	10-28-94
11.	E. [unclear]	4136 E. Joppa Rd	10-28-94
12.	Ken Schneider	3803 Rolling Way	10/28/94
13.	Michael D. Campella	Rising Sun	10/28/94
14.	[unclear]	9028 [unclear]	10-28-94
15.	Frank Malzochi	9617 Trepan Rd	10/28/94
16.	[unclear]	[unclear]	10/28/94
17.	Tony Pigotti	Edman Ave	10/28/94



PET Ex 5A



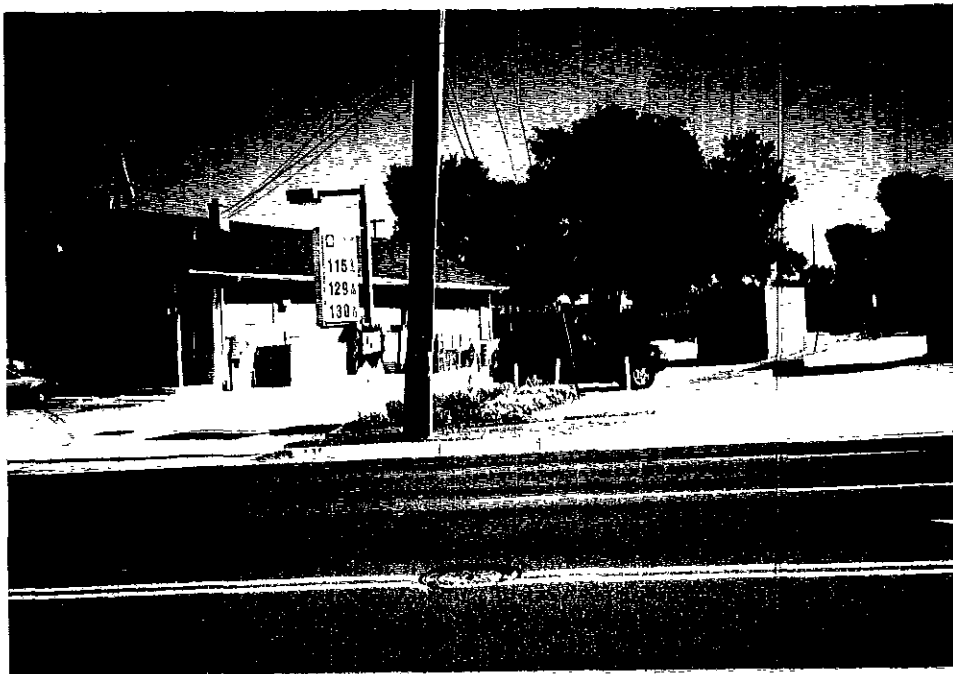
5B



5C



5 D

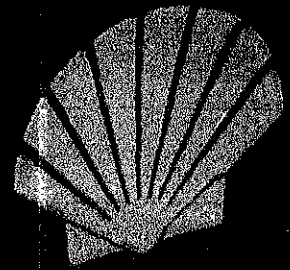
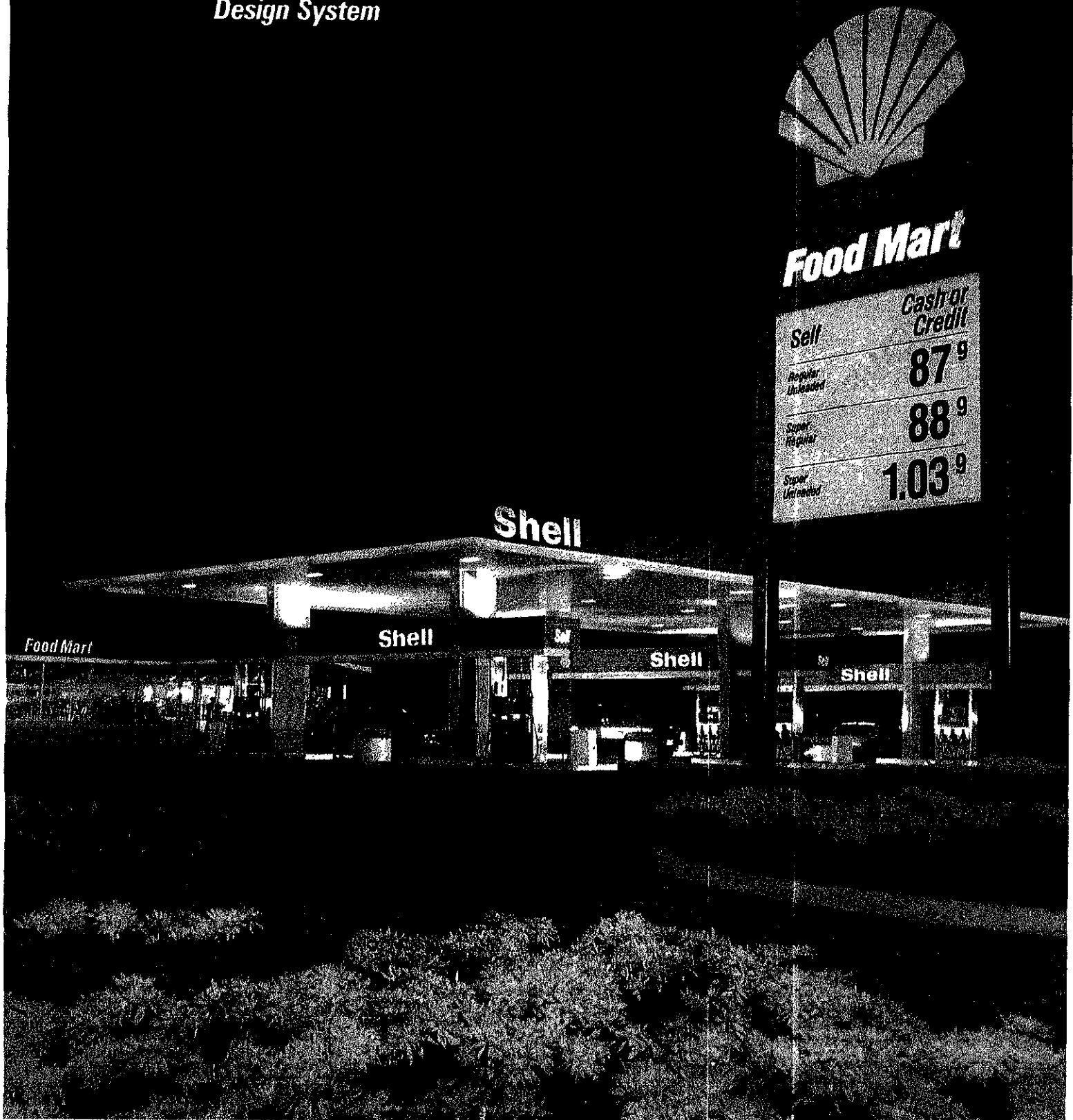


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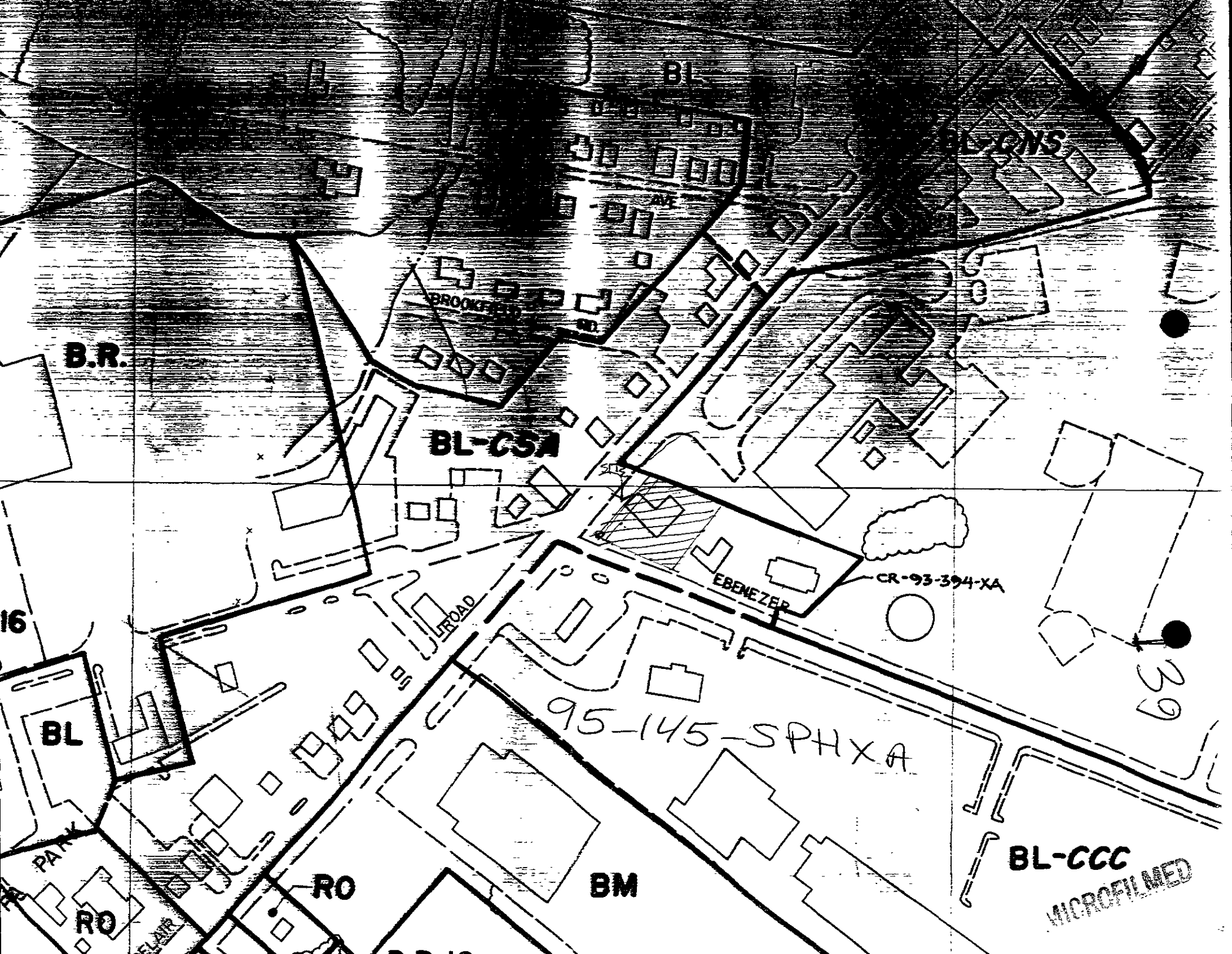
Shell

*Silverado Retail
Design System*



Food Mart

Self	Cash or Credit
Regular Unleaded	87 ⁹
Super Regular	88 ⁹
Super Unleaded	1.03 ⁹



B.R.

BL

BL-ONS

BL-CSA

EBENEZER

CR-93-394-XA

95-145-SPHXA

BL

PARK

RO

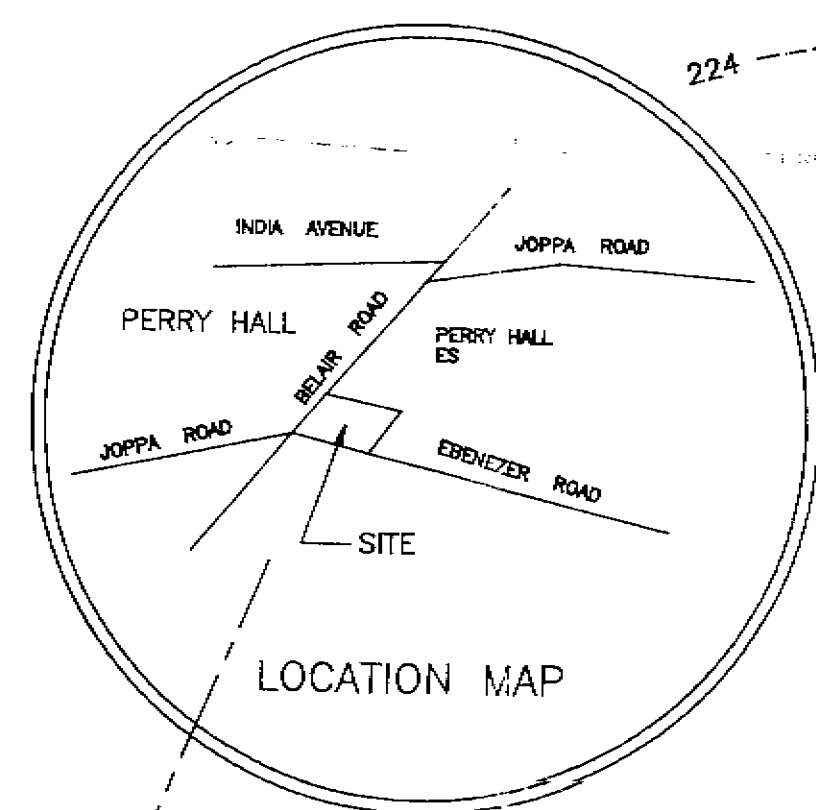
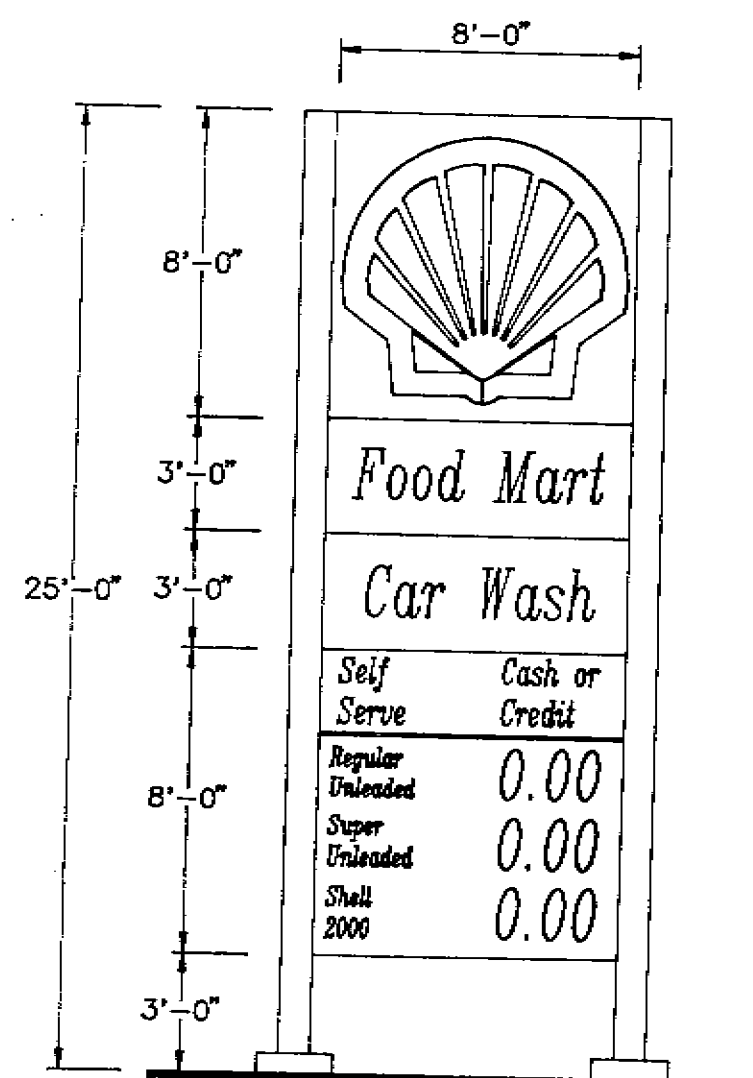
BM

BL-CCC

MICROFILMED

16

39



BELAIR ROAD
STATE HIGHWAY

BALTIMORE COUNTY BOARD OF EDUCATION
2407/362 ZONED D.R. 5.5

EXISTING HEDGE LINE

DISTANCE FROM EXISTING SCHOOL BUILDING TO PROPOSED CARWASH BUILDING = 155.35'

SITE INFORMATION

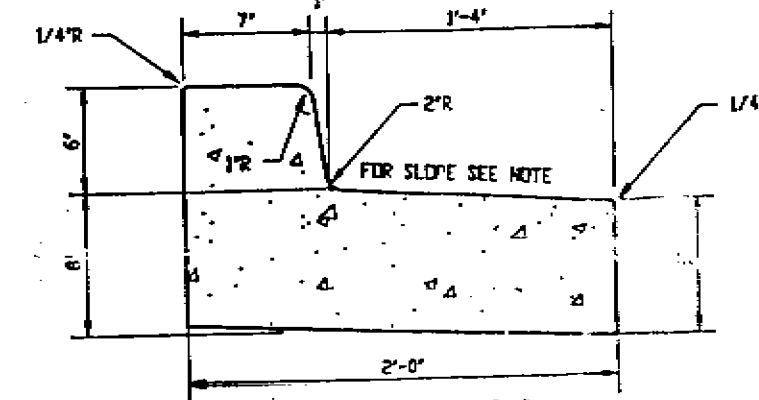
ELECTION DISTRICT: BL-CSA (NOW BL-AS PER BILL 172-93)
 EXISTING ZONING: BL-CSA (NOW BL-AS PER BILL 172-93)
 PROPERTY OWNER: SHELL OIL COMPANY
 11921 FREEDOM DRIVE, SUITE 900
 RESTON, VIRGINIA 22090
 ATTN: ANDY CRETAL, DISTRICT ENGINEER
 707-703-5609

SITE AREA: 20,900.5 SQ. FT. OR 0.480 ACRES
 TOTAL AREA TO BE DISTURBED BY DEVELOPMENT = 3,189 SQ. FT.
 EXISTING USE: GASOLINE SERVICE STATION WITH CONVENIENCE STORE
 PROPOSED USE: GASOLINE SERVICE STATION WITH CONVENIENCE STORE AND CAR WASH
 EXISTING BUILDING AREA: 1,610 SQ. FT. USED AS FOLLOWS:
 CONVENIENCE STORE = 1,460 SQ. FT.
 FUEL & OIL SALES AND STORAGE = 150 SQ. FT.

AREA REQUIREMENTS:
 MIN: 15,000 SQ. FT. + 4(1460) = 20,840 SQ. FT.
 TOTAL SITE AREA REQUIRED = 20,840 SQ. FT.
 EXISTING SITE AREA = 20,900.5 SQ. FT.

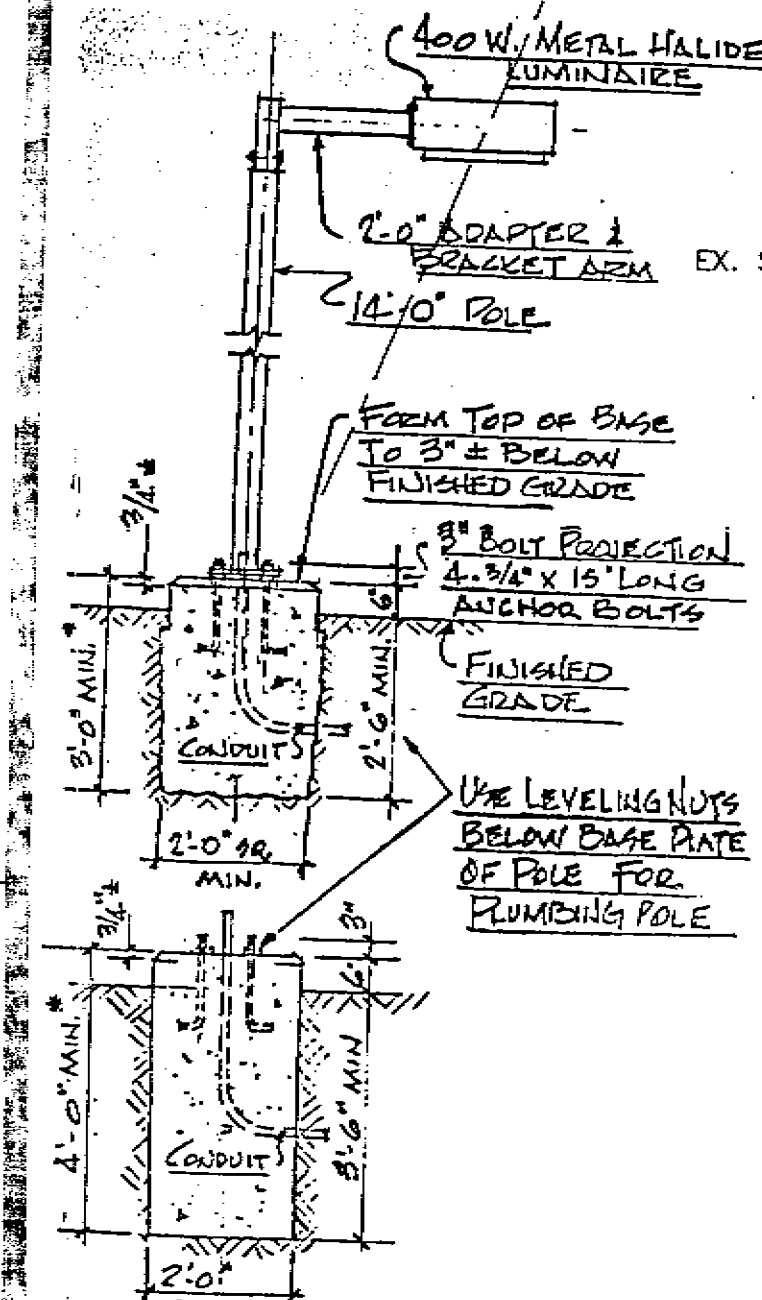
PARKING REQUIRED:
 CONVENIENCE STORE, 3 SPACES PER 1,000 SQ. FT.
 GAS SERVICE STATION, ONE SPACE PER EMPLOYEE ON THE LARGEST SHIFT.
 CONVENIENCE STORE 1,460 SQ. FT. = 4.5 SPACES
 NO. OF EMPLOYEES ON LARGEST SHIFT = 2 = 2 SPACES
 ROLL OVER CARWASH 2 SPACES FOR EACH TUNNEL PLUS 2 = 4 SPACES
 TOTAL PARKING SPACES REQUIRED = 10
 TOTAL PARKING SPACES PROVIDED = 11

NOTE: CONTRACTOR TO COORDINATE ALL INGROUND PIPING FOR CAR WASH EQUIPMENT AND RECLAIM SYSTEM WITH CAR WASH EQUIPMENT SUPPLIER/INSTALLER PRIOR TO POURING ANY SLABS OR ASPHALT.

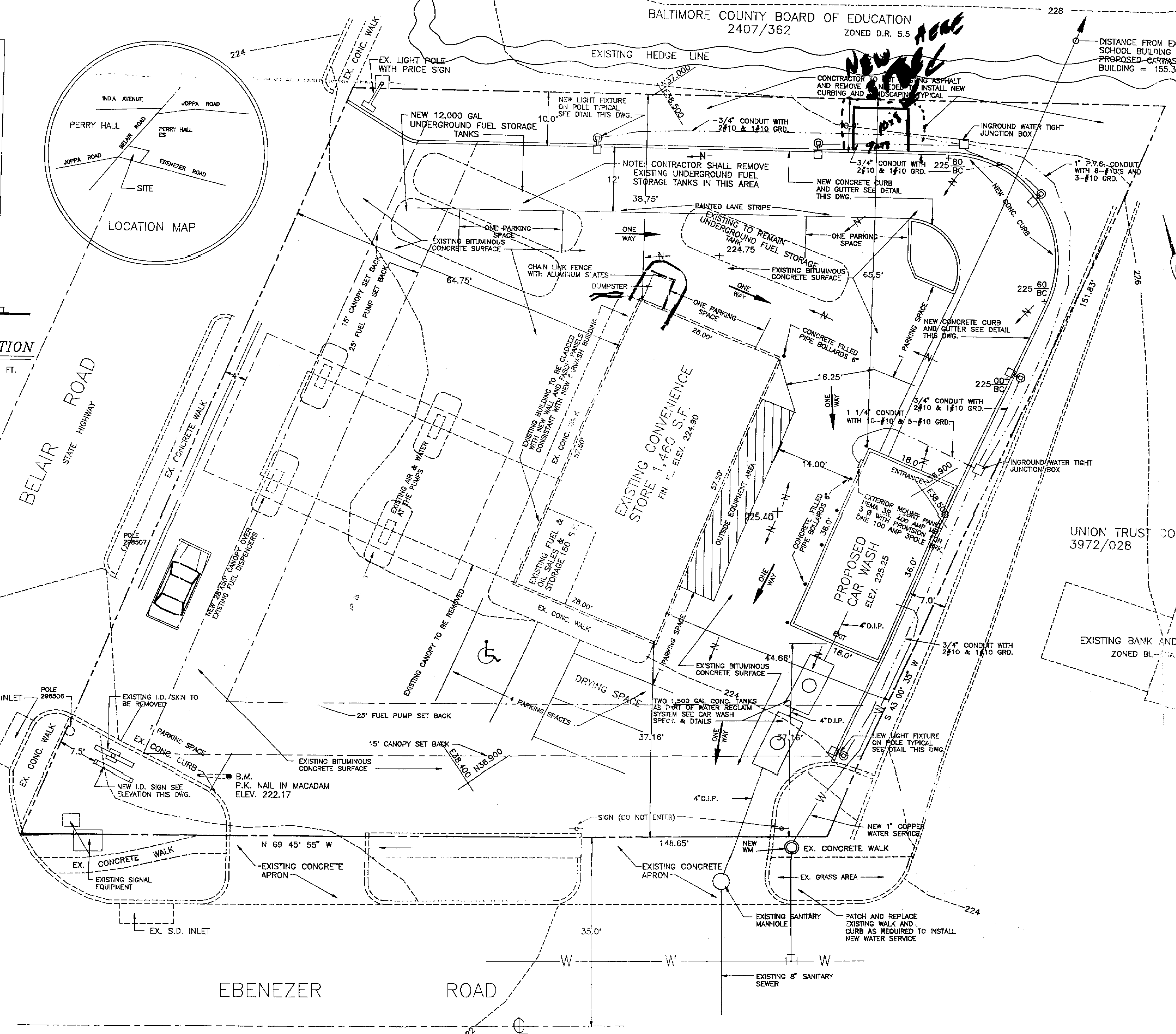


UNION TRUST CO.
3972/028

EXISTING BANK AND DRIVE THRU
ZONED BL-VA



ALTERNATE AUGERED BAYE
 * MIN. DEPTHS ACCORDING TO LOCAL BLDG. CODE FOR FOOT
HIGH LEVEL YARD
DR. ENTRANCE
LUMINAIRE



SITE PLAN
 SCALE: 1"=10'

RICHARD L. BEALL, INC., A.I.A.
 ARCHITECT AND PLANNER
 380 JONES STATION ROAD, ARNOLD, MARYLAND 21012 (410) 544-2010

SHELL OIL COMPANY
 HOUSTON, TX

9005 BELAIR ROAD
 PERRY HALL, MARYLAND
 ZADM# X1-722

NO.	REVISIONS	BY	APP.	DATE	JOB NO.	DRAWING NO.

DATE: 8-25-95
 SHEET OF C-1

SHELL OIL COMPANY
ANDY CRETAL, DISTRICT ENGINEER

DATE _____

BALTIMORE COUNTY BOARD OF EDUCATION
2407/362 ZONED P.B. 5.5

PLANTING SPECIFICATIONS

A. Materials:

1) Plants shall be nursery grown in accordance with good horticultural practices, and grown under climatic conditions similar to those in the locality of the project. They shall have been rooted within the last two years.

They shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of diseases, pests, eggs or larvae, and shall have healthy, developed root systems.

Plants shall not be pruned before delivery, trees with a damaged or crooked leader or multiple leaders, abrasions on the bark, unusual, disfiguring knots or fresh cuts over 1/2" will be rejected.

MARK	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
	RED MAPLE	ACER RUBRUM	3.5" GAL	8
	JAPANESE ZELKOVA	ZELKOVA SERRATA	3.5" GAL	4
	WHITE PINE	PINUS STROBUS	2" GAL	4
	FOSTER HOLLY	ILEX ATTENUATA FOSTERI	4" TO 5"	1
	AMERICAN ARBORVITAE	THUJA OCCIDENTALIS	4" TO 5"	18
	BURNING BUSH	EUONYMUS ALATUS CONFRACTUS	24" TO 30"	8
	SPREADING JUNIPER	JUNIPERUS HORIZ PLUMOSA	2 GAL	30
	EVERGREEN EUONYMUS	EUONYMUS KLAUSCHOVICUS	24" TO 30"	33
	SHORE JUNIPER	JUNIPERUS CONFERTA	2 GAL	29

No change in quantity, size, kind, or quality of plant specified will be permitted without the approval of the Architect.

(2) Topsoil shall be fertile, friable and typical of the locality. It shall be free of stones, lumps, plants, roots, sticks and shall not be delivered in a frozen or muddy condition.

(3) Planting soil (backfill mix) shall be five parts topsoil and one part wet loose peatmoss.

(4) Staking materials: Guy wire shall be pliable 12 gauge galvanized twisted two strand wire. Hose shall be a suitable length of two-ply, reinforced black rubber hose 3/4" in diameter; staves shall conform to the details on this sheet.

(5) Wrapping material shall be a standard manufactured tree wrapping paper, brown in color with crinkled surface and fastened by an approved method.

B. Applicable Specifications and Standards:
(1) "Standardized Plant Names", Latest Edition American Joint Committee on Horticultural Nomenclature.

(2) "American Standard for Nursery Stock", Latest Edition, American Association of Nurserymen.

C. Digging and handling of Plant Material:

(1) Immediately before digging, spray all evergreen or deciduous plant material in full leaf with anti-desiccant, applying an adequate film over trunks, branches, twigs, and/or foliage.

(2) Dig ball and burlap (S&B) plants with firm natural balls of earth, of diameter not less than that recommended by the American Standard for nursery stock, and of sufficient depth to include the fibrous and feeding roots. Plants moved with a ball will not be accepted if the ball is cracked or broken before or during planting operations.

D. Excavation of Planting Areas:
Stake out on the ground locations for plants and outlines of area to be planted and obtain approval of the Architect before excavation is begun.

E. Planting Operations:
Set plants at same relationship to finished grade as they bore to the ground from which they were dug. Use planting soil to backfill approximately 2/3 full, water thoroughly before installing remainder.

Set planting plumb and brace rigidly in position until the planting soil has been stamped solidly around the ball and roots. Cut ropes or strings from top of ball after which has been set. Insert tubes

Protect plants at all times from sun or drying winds. Plants that cannot be situated immediately on deltamethrin ball baskets in the shade

cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wet moss or other acceptable material and shall be kept well watered. Plants shall not remain unplanted for longer than three days after delivery.

Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled from the bottom of the ball only.

Mulch all pits and beds with a two inch layer of barkmulch immediately.

after planting and work into the top three inches of the planting soil. Form a 3" earth saucer around each plant. Water all plants immediately after planting.

F. Staking, Wrapping and Pruning:

Staking shall be completed immediately after planting. Plants shall stand plumb after staking. Stakes and guy wires shall be removed at the end of the guarantee period and disposed of off site by the Contractor.

Prune plants at the time of planting as directed by the landscape architect to remove 1/3 to 1/3 of the foliage. Remove all dead wood,

suckers or broken branches and preserve the natural character of the plant.

G. Guarantee:
All plant material shall be guaranteed by the contractor to be

in a healthy and vigorous condition at the beginning of the second growing season following acceptance by the landscape Architect.

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

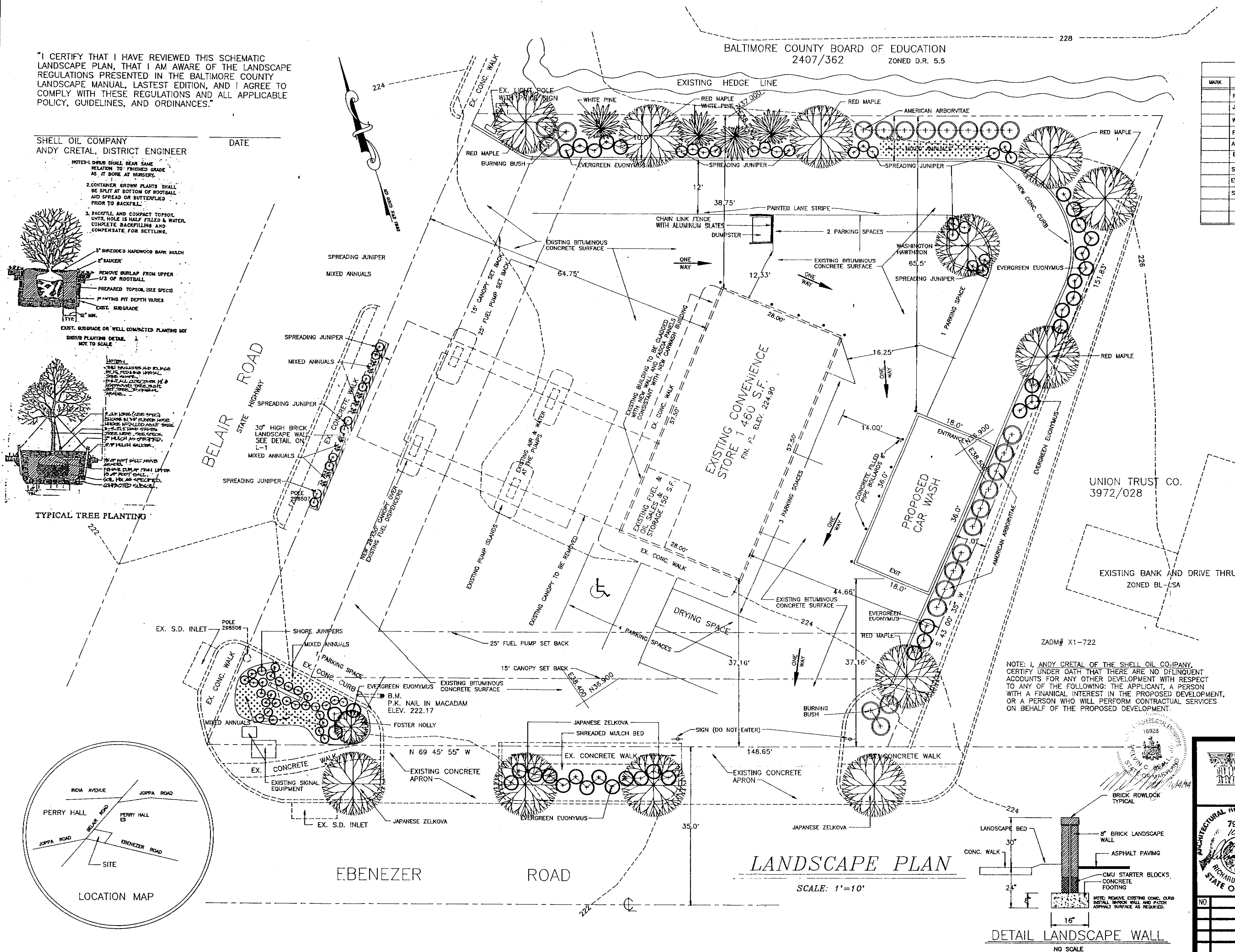
360 JONES STATION ROAD, ARNOLD, MARYLAND 21012 (410) 544-2010

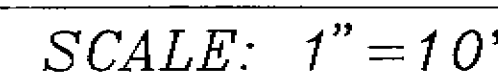


SHELL OIL COMPANY
HOUSTON, TX

9005 BELAIR ROAD
PERRY HALL, MARYLAND

NO		REVISIONS		BY	APP	DATE	JOB NO.	DRAWING NO.
							DATE:	L-1
							10-11-74	
							SHEET 2 OF 2	





NOTE: ALL BUILDING STRUCTURES SHALL HAVE THE SAME CONSISTANT ARCHITECTURAL THEME. ALL EXISTING SITE LIGHTING IS IN COMPLIANCE WITH THE BCZR. PROPOSED CAR WASH CAPACITY IS RATED AT AN AVERAGE ONE CAR WASH EVERY 3.20 MINUTES OR 19 WASHES PER HOUR THIS IS ALLOWING FOR VEHICLE INGRESS AND EGRESS. LANDSCAPE TRANSITION AREAS SHALL BE VEGETATED AND SCREENED IN ACCORDANCE WITH LANDSCAPE MANUAL FOR AUTOMOTIVE USES.

ELECTION DISTRICT: ZADM# X1-772
EXISTING ZONING: BL-CSA (NOW BL-CAS PER BILL 172-93)
PROPERTY OWNER: SHELL OIL COMPANY
11921 FREEDOM DRIVE, SUITE 900
RESTON, VIRGINIA 22090
ATTN: ANDY CRETAL, DISTRICT ENGINEER
707-703-5609
SITE AREA: 20,900.5 SQ. FT. OR 0.480 ACRES
EXISTING USE: GASOLINE SERVICE STATION WITH CONVENIENCE
STORE
PROPOSED USE: GASOLINE SERVICE STATION WITH
CONVENIENCE STORE AND CAR WASH
EXISTING BUILDING AREA: 1,610 SQ. FT. USED AS FOLLOWS;
CONVENIENCE STORE = 1,460 SQ. FT.
FUEL & OIL SALES
AND STORAGE = 150 SQ. FT.
AREA REQUIREMENTS:
MIN: 15,000 SQ. FT.+ 4(1460) = 20,840 SQ. FT.
TOTAL SITE AREA REQUIRED = 20,840 SQ. FT.
EXISTING SITE AREA = 20,900.5 SQ. FT.

CASE NO. 2907: PETITION FOR SPECIAL PERMIT TO ALLOW A
GASOLINE SERVICE STATION. GRANTED MARCH 29, 1954

NOTE: PETITIONER HAS RECEIVED A LIMITED EXEMPTION UNDER SECTION
26-171(b)(9) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATION
(ORC NO.071840.11C5)

1. PETITION FOR SPECIAL HEARING TO AMEND PREVIOUSLY APPROVED PLAN IN CASE NO. 2907 AND TO CONFIRM THE EXISTING FUEL SERVICE STATIONS CONVERSION TO A GAS AND GO FUEL SERVICE STATION.
2. PETITION FOR SPECIAL EXCEPTION UNDER SECTION 405.4(a)(2) OF THE BCZR TO ALLOW A CAR WASH USE IN COMBINATION WITH AN EXISTING SERVICE STATION.
3. (a) VARIANCE FROM SECTION 419.4 TO ALLOW A CAR WASH TUNNEL EXIT 37'16" FROM THE NEAREST EXIT DRIVE IN LIEU OF THE 50 FEET REQUIRED.
- (b) VARIANCE FROM SECTION 405.4 a(2) TO ALLOW A 4 FOOT SETBACK FOR A NEW CANOPY IN LIEU OF THE PERMITTED 15 FEET.
- (c) VARIANCE FROM SECTION 405.4 a(2)(b) TO ALLOW A MINIMUM 2' WIDE LANDSCAPE TRANSITION AREA FOR A FUEL SERVICE STATION ALONG THE PUBLIC RIGHT OF WAY IN LIEU OF THE PERMITTED 10 FEET.(BELAIR ROAD)
- (d) VARIANCE FROM SECTION 405.4 a(2)(b) TO ALLOW A MINIMUM 0' WIDE LANDSCAPE TRANSITION AREA FOR A FUEL SERVICE STATION ALONG THE PUBLIC RIGHT-OF-WAY IN LIEU OF THE PERMITTED 10 FEET (EBENEZER ROAD)
- (e) VARIANCE FROM SECTION 419.4(B)(1) TO ALLOW A CAR WASH TUNNEL ENTRANCE TO FACE AN ADJACENT RESIDENTIALLY ZONED PROPERTY.
- (f) VARIANCE FROM SECTION 413.2(f) TO ALLOW A FREESTANDING BUSINESS I.D. SIGN OF 224 SQUARE FEET IN LIEU OF THE 100 SQUARE FEET PERMITTED.
- (g) VARIANCE FROM SECTION 405.4 (2)(b) TO ALLOW A 10 FOOT WIDE LANDSCAPE BUFFER FOR A SERVICE STATION LOCATED WITHIN 50 FEET OF RESIDENTIALLY ZONED PROPERTY IN LIEU OF THE PERMITTED 15 FEET.
- (h) VARIANCE FROM SECTION 405.4A(2) TO ALLOW EXISTING FUEL PUMPS TO REMAIN 17 FEET FROM THE STREET RIGHT OF WAY IN LIEU OF THE 25 FEET PERMITTED.
- (i) VARIANCE FROM SECTION 409.4A TO ALLOW AN EXISTING ONE WAY DRIVE WIDTH OF 10 FEET IN LIEU OF THE 12 FEET PERMITTED.

EXHIBIT NO. 3A

	RICHARD L. BEALL, INC., A.I.A. ARCHITECT AND PLANNER 380 JONES STATION ROAD, ARNOLD, MARYLAND 21012 (410) 544-2010	
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	SHELL OIL COMPANY HOUSTON, TX
9005 BELAIR ROAD PERRY HALL, MARYLAND	

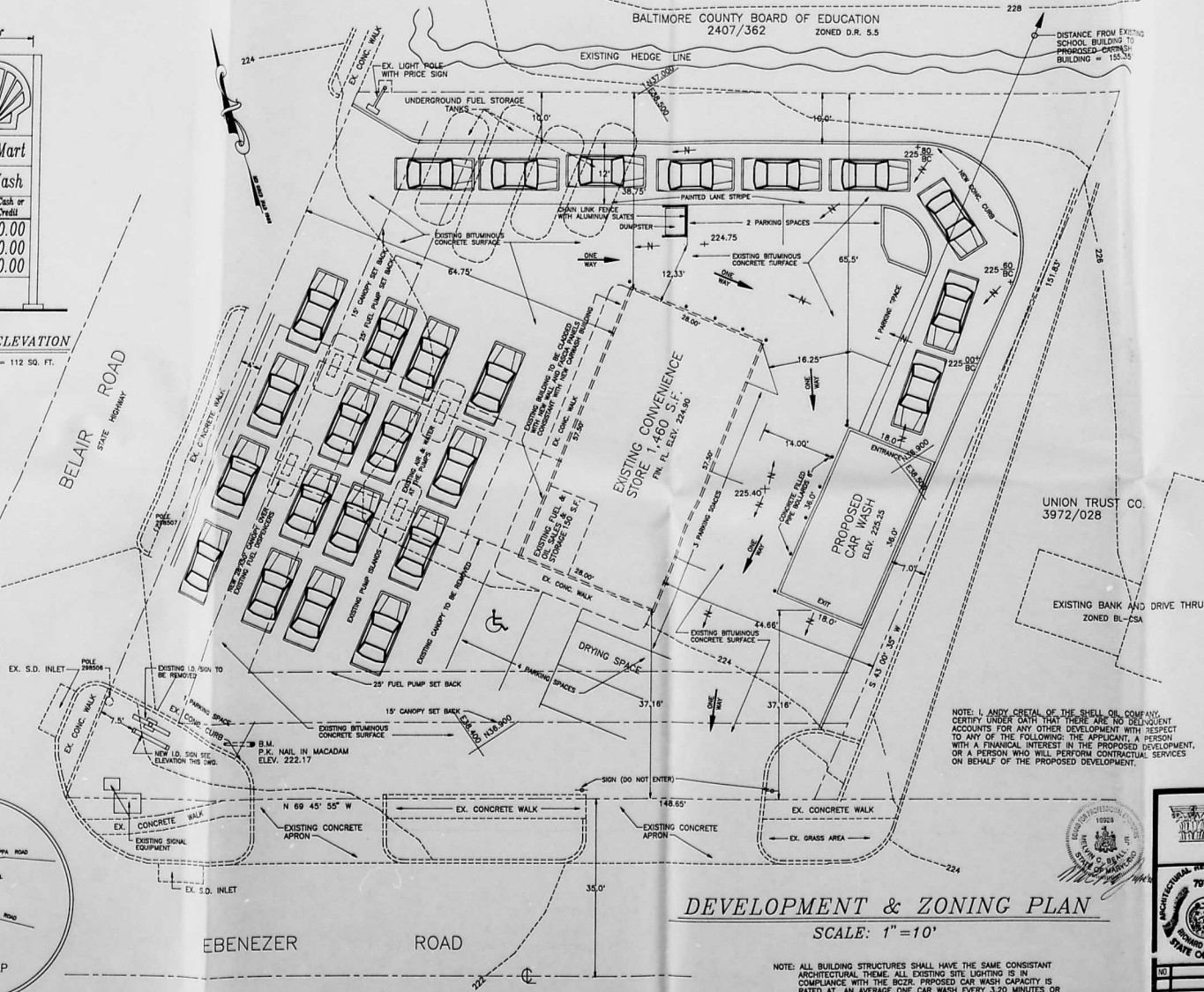
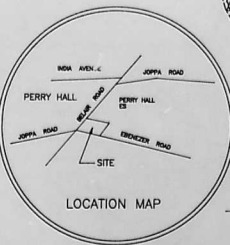
NO.	REVISIONS	BY	APP	DATE	JOB NO.

DATE 10-11-94	C-1
SHEET 1 OF 2	



NEW ID. SIGN ELEVATION

TOTAL SIGN AREA PER FACE = 112 SQ. FT.



SITE INFORMATION

ELECTION DISTRICT: BAL-122
EXISTING ZONING: BL-122 (NOW BL-122 PER BILL 172-93)
PROPERTY OWNER: SHELL OIL COMPANY
11821 FREEDOM DRIVE, SUITE 900
RESTON, VIRGINIA 22090
ATTN: ANDY CRETAL, DISTRICT ENGINEER
707-703-5609

SITE AREA: 20,900.5 SQ. FT. OR 0.480 ACRES
EXISTING USE: GASOLINE SERVICE STATION WITH CONVENIENCE STORE
PROPOSED USE: GASOLINE SERVICE STATION WITH CONVENIENCE STORE AND CAR WASH
EXISTING BUILDING AREA: 1,610 SQ. FT. USED AS FOLLOWS:
CONVENIENCE STORE = 1,460 SQ. FT.
FUEL & OIL SALES = 150 SQ. FT.
AND STORAGE = 150 SQ. FT.

AREA REQUIREMENTS:
MIN: 15,900 SQ. FT. + 4(1490) = 20,840 SQ. FT.
TOTAL SITE AREA REQUIRED = 20,840 SQ. FT.
EXISTING SITE AREA = 20,900.5 SQ. FT.

PARKING REQUIRED:
CONVENIENCE STORE, 3 SPACES PER 1,000 SQ. FT. GROSS AREA
GAS SERVICE STATION, ONE SPACE PER EMPLOYEE ON THE LARGEST SHIFT
CONVENIENCE STORE, 1,460 SQ. FT. = 4.5 SPACES
NO. OF EMPLOYEES ON LARGEST SHIFT = 2 = 2 SPACES
ROLL OVER CARWASH 2 SPACES FOR EACH TUNNEL PLUS 2 = 4 SPACES
TOTAL PARKING SPACES REQUIRED = 10
TOTAL PARKING SPACES PROVIDED = 11

PRIOR ZONING CASES

CASE NO. 2907: PETITION FOR SPECIAL PERMIT TO ALLOW A GASOLINE SERVICE STATION. GRANTED MARCH 29, 1954

NOTE: PETITIONER HAS RECEIVED A LIMITED EXEMPTION UNDER SECTION 28-171(B)(9) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS (ORC NO.011940.11C5)

ZONING REQUESTS

- PETITION FOR SPECIAL HEARING TO AMEND PREVIOUSLY APPROVED PLAN IN CASE NO. 2907 AND TO CONFIRM THE EXISTING FUEL SERVICE STATION'S CONVERSION TO A GAS AND GAS FUEL SERVICE STATION.
- PETITION FOR SPECIAL EXEMPTION UNDER SECTION 405.4(A)(2) OF THE BCZC TO ALLOW A CAR WASH USE IN COMBINATION WITH AN EXISTING SERVICE STATION.
- (a) VARIANCE FROM SECTION 419.4 (A)(2) TO ALLOW A CAR WASH TUNNEL EXIT 37.18' FROM THE NEAREST EXIT DRIVE IN LIEU OF THE 50 FEET REQUIRED.
(b) VARIANCE FROM SECTION 405.4 (A)(2) TO ALLOW A 4 FOOT SETBACK FOR A NEW CANOPY IN LIEU OF THE PERMITTED 15 FEET.
(c) VARIANCE FROM SECTION 405.4 (A)(2)(b) TO ALLOW A MINIMUM 2' WIDE LANDSCAPE TRANSITION AREA FOR A FUEL SERVICE STATION ALONG THE PUBLIC RIGHT-OF-WAY IN LIEU OF THE PERMITTED 10 FEET (BELAIR ROAD)
(d) VARIANCE FROM SECTION 405.4 (A)(2)(b) TO ALLOW A MINIMUM 0' WIDE LANDSCAPE TRANSITION AREA FOR A FUEL SERVICE STATION ALONG THE PUBLIC RIGHT-OF-WAY IN LIEU OF THE PERMITTED 10 FEET (EBENEZER ROAD)
(e) VARIANCE FROM SECTION 419.4(B)(1) TO ALLOW A CAR WASH TUNNEL ENTRANCE TO FACE AN ADJACENT RESIDENTIALLY ZONED PROPERTY.
(f) VARIANCE FROM SECTION 413.2(1) TO ALLOW A FREESTANDING BUSINESS I.D. SIGN OF 224 SQUARE FEET IN LIEU OF THE 100 SQUARE FEET PERMITTED.
(g) VARIANCE FROM SECTION 405.4 (2)(b) TO ALLOW A 10 FOOT LANDSCAPE BUFFER FOR A SERVICE STATION LOCATED WITHIN 50 FEET OF RESIDENTIALLY ZONED PROPERTY IN LIEU OF THE PERMITTED 15 FEET.
(h) VARIANCE FROM SECTION 405.4(A)(2) TO ALLOW EXISTING FUEL PUMPS TO REMAIN 17 FEET FROM THE STREET RIGHT OF WAY IN LIEU OF THE 25 FEET PERMITTED.
(i) VARIANCE FROM SECTION 409.4A TO ALLOW AN EXISTING ONE ONE WAY DRIVE WIDTH OF 10 FEET IN LIEU OF THE 12 FEET PERMITTED.

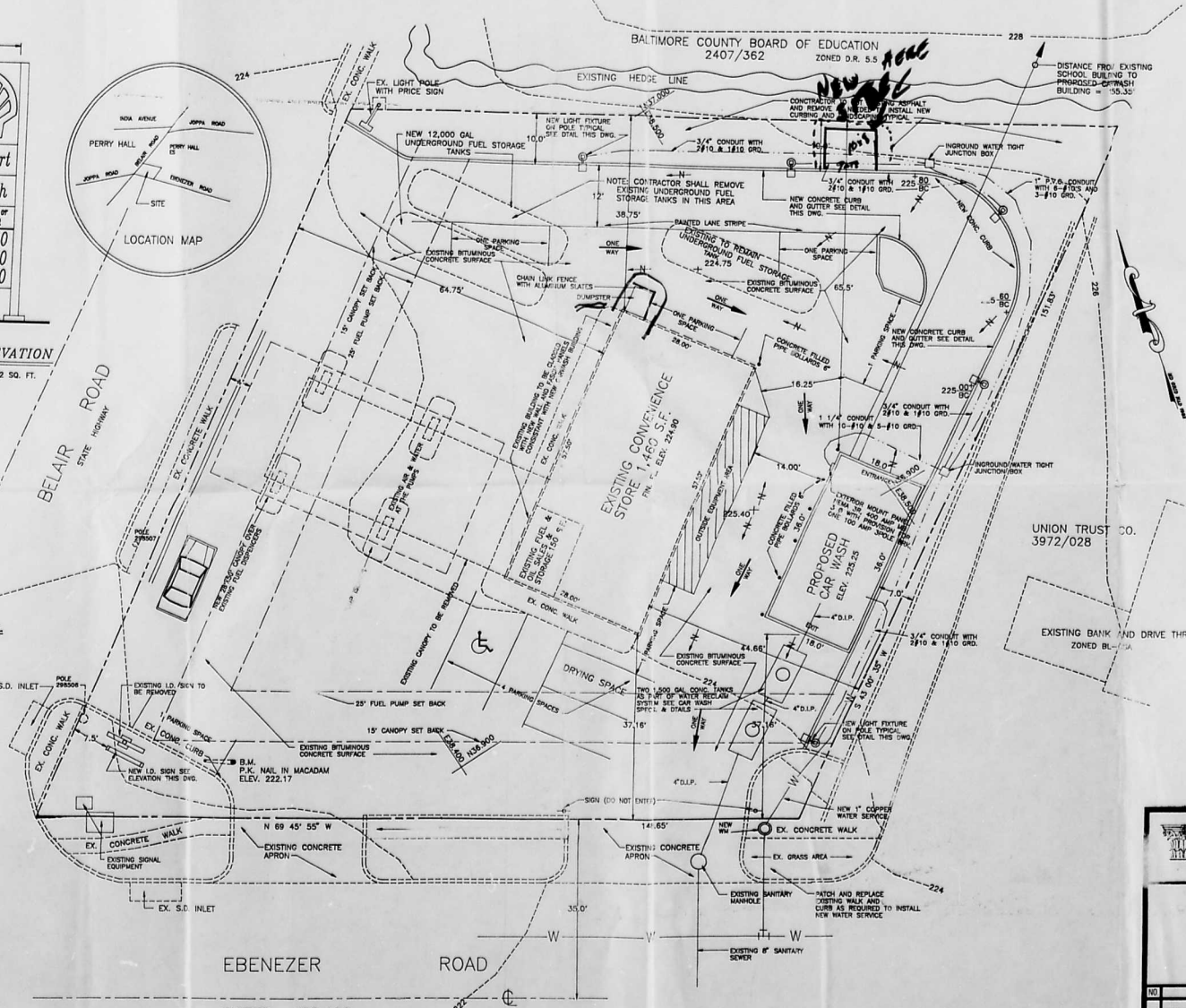
NOTE: I, ANDY CRETAL, OF THE SHELL OIL COMPANY, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

RICHARD L. BEALL, INC., A.I.A.
ARCHITECT AND PLANNER
360 JONES STATION ROAD, ANNAPOLIS, MARYLAND 21403 (410) 544-2010

SHELL OIL COMPANY
HOUSTON, TX
9005 BELAIR ROAD
PERRY HALL, MARYLAND

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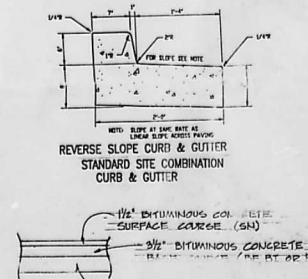
ELECTION DISTRICT: BL-CSA (NOW BL-AS PER BILL 172-83)
EXISTING ZONING: RESIDENTIAL
PROPERTY OWNER: SHIRLEY A. FREEDMAN
11921 FREEDOM DRIVE, SUITE 800
RESTON, VIRGINIA 22090
ATTN: ADRIAN CRETAL, DISTRICT ENGINEER
707-703-5609

SITE AREA, 20,900.5 SQ. FT. OR 0.480 ACRES
TOTAL AREA TO BE DISTURBED BY DEVELOPMENT = 3,189.50 SQ. FT.
EXISTING DISTRICT CRETAL DISTRICT WITH CONVENIENCE
STORE AND GASOLINE SERVICE
PROPOSED USE: CONVENIENCE STORE AND CAR WASH
EXISTING BUILDING AREA: 1,460 SQ. FT.
TOTAL AREA REQUIRED: 1,460 SQ. FT. USED AS FOLLOWS:
FUEL & OIL SALES = 1,460 SQ. FT.
AND STORAGE = 150 SQ. FT.

AREA REQUIREMENTS:
TOTAL 15,000 SQ. FT. + 4(1460) = 20,840 SQ. FT.
TOTAL SITE AREA REQUIRED = 20,840 SQ. FT.
EXISTING SITE AREA = 20,900.5 SQ. FT.

PARKING REQUIRED:
CONVENIENCE STORE, 3 SPACES PER 1,000 SQ. FT.
GROSS AREA
GAS SERVICE STATION, ONE SPACE PER EMPLOYEE
ON THE LARGEST SHIFT
CONVENIENCE STORE, 1,460 SQ. FT. = 4.5 SPACES
TOTAL EMPLOYEES ON LARGEST SHIFT = 2
PLACES
TOTAL CAR WASH 2 SPACES FOR EACH TUNNEL
PLUS 2 SPACES
TOTAL PARKING SPACES REQUIRED = 10
TOTAL PARKING SPACES PROVIDED = 11

NOTE: CONTRACTOR TO COORDINATE ALL GROUND PIPING FOR GAS
MACHINE EQUIPMENT AND REGULAR SYSTEM WITH GAS
WASH EQUIPMENT SUPPLIER/INSTALLER PRIOR TO POURING
CONCRETE



SHELL OIL COMPANY
HOUSTON, TX
9005 BELAIR ROAD
PERRY HALL, MARYLAND
ZADM# X1-722

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