IN RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE - NW/S McClean Boulevard and Perring Manor Road (7301 McClean Boulevard) 9th Election District 6th Councilmanic District	*	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 95-499-SPHXA
Exxon Company, USA - Petitioners	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing, Special Exception and Variance for that property known as 7301 McClean Boulevard, located in the vicinity of Perring Parkway, just inside the Baltimore County/Baltimore City line in Parkville. The Petitions were filed by the owners of the property, Exxon Company, USA, by Michael J. Specht, through their attorney, G. Scott Barhight, Esquire. The Petitioners seek approval of amendments to the previously approved site plan in Case No. 84-314-SPHXA, a special exception for the addition of a convenience food store to the existing gasoline service station use in combination with a roll-over car wash, and variance relief from Section 409.4(c) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum aisle width behind the proposed vacuum parking space of 19 feet in lieu of the required 22 feet, and to permit a minimum aisle width between stacking space No. 2 and the curb face of 14 feet in lieu of the required 22 feet. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petitions filed were Michael J. Specht, William Hsieh, and Keith Maiz, all representatives of Exxon Company, USA, Timothy F. Whittie, Professional Engineer with Frederick Ward

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Date 6/11/95
By

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Associates, Inc., who prepared the site plan for this project, Moses Z. Riaz and Jacqueline Jackson, Proprietors of the subject property, and G. Scott Barhight and David Guilday, Attorneys for the Petitioners. There were no Protestants present.

At the onset of the hearing, the Petitioners amended their variance request to eliminate the variance to permit a minimum aisle width behind the proposed vacuum parking space of 19 feet in lieu of the required 22 feet. Mr. Barhight testified that his client was able to reposition proposed improvements on the site to eliminate the need for this particular variance. The Petition was amended accordingly and the hearing proceeded on the remaining requests.

Testimony and evidence offered revealed that the subject property consists of 30,120 sq.ft., zoned B.M.-C.C.C., and is improved with a gasoline service station and accessory roll-over car wash. The property was the subject of prior Case No. 84-314-SPHXA in which the Petitioners were granted a special hearing, special exception and variances for the existing gas and go and car wash uses on May 28, 1984. The Petitioners now come before me seeking approval to add a convenience food store facility to the site and modifications to the previously approved site plan in accordance with Petitioner's Exhibit 1. In order to proceed with the proposed improvements, the relief requested is necessary.

It is clear that the B.C.Z.R. permits the use proposed in a B.M.-C.C.C. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

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The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

The B.C.Z.R., specifically Section 307.1, established a two-step process for the granting of variances. That two-step process was addressed and identified by the Court of Special Appeals in the case of Cromwell v. Ward, 102 Md. App. 691 (1995). The opinion in that case, issued January 4, 1995 and authored by the Honorable J. Cathell, interpreted our regulations to require the applicant to establish the following:

First, the Applicant (Petitioner) must prove, and this Deputy Zoning Commissioner must find, that the "property whereon structures are to be placed (or uses conducted) is -- in and of itself-- unique and unusual in a manner different from the nature of surrounding properties such that the uniqueness and peculiarity of the subject property causes the zoning provision to impact disproportionately upon that property."

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Date
By

I find from the testimony and evidence presented in this case that the subject property is unique, unusual and different from properties which surround the subject site so as to cause this applicable zoning provision to impact disproportionately upon this particular parcel of land.

Having satisfied this "first step" the Applicant (Petitioner) must proceed to the "second step" of this variance process, which is to show that strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

The practical difficulty or unreasonable hardship guidelines that have been imposed by the Baltimore County Zoning Regulations (B.C.Z.R.) have been thoroughly examined and discussed by the appellate courts of this State. In Loyola Federal Savings and Loan Association v. Buschman, 227 Md. 243, 176 A.2d 355 (1961), the Court of Appeals considered the identical regulation to Section 307.1 of the B.C.Z.R.

As the Court noted: "Section 307 of the Regulations uses the two terms (practical difficulty or unreasonable hardship) in the disjunctive." Loyola Federal, p. 358. Thus, by the use of the term "or", Section 307 offers the Petitioner an opportunity to obtain its variance upon satisfaction of either the undue hardship or practical difficulty standard.

The distinction between these standards was clarified by the Court of Special Appeals in Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28, 322 A.2d 220 (1974). Within that opinion, the Court held that the undue hardship standard applies to a petition for a use variance. The Court noted that a use variance, which permits a use on the property other than that specifically permitted in that particular district, requires the imposition of a higher standard. That is, to allow the change of use for a particular property requires the Petitioner to

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Date 8/11/95
By

demonstrate real hardship, where the land cannot allow a reasonable return if used only in accordance with the use restrictions of the ordinance.

Compared with this heavy burden, the Court reviewed the practical difficulty standard applicable for area variances. The Court characterized area variances as having a much less drastic effect than use variances, in that they seek relief only from height, area, setback, or side property line restrictions and would not affect the property's use, per se. The Court envisioned the impact of area variances on the surrounding locale to be less than that generated by use variances, and thus, the lesser practical difficulty standard applies. The prongs of that standard which must be satisfied by the Petition, as enunciated in Anderson, supra, are as follows:

> 1) whether compliance with the strict letter of restrictions governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome;
>
> 2) whether a grant of the variance applied for would do substantial justice to an applicant as well as to other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief to the owner of the property involved and be more consistent with that afforded other property owners; and
>
> 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson, p. 39. See also McLean v. Soley, 270 Md. 208 (1973) at pps. 214-215.

I find from the testimony and evidence presented at the hearing before me that the Applicants have in fact proven the practical difficulty standards as set forth above and that the variance requested should be granted. I further find that the granting of this variance is in strict

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Date 3/11/95
By

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harmony with the spirit and intent of the B.C.Z.R. and that the granting of this relief is accomplished without injury to the public health, safety or general welfare.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing, special exception and variance were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

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.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of August, 1995 that the Petition for Special Hearing seeking approval of amendments to the previously approved site plan in Case No. 84-314-SPHXA for a proposed convenience food store use in combination with an existing gasoline service station and roll-over car wash, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit the addition of a convenience food store to the existing gasoline service station use in combination with a roll-over car wash, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 409.4(c) and variance relief from Section 409.4(c) to

ORDER RECEIVED FOR FILING
Date 8/11/95
By

permit a minimum aisle width between stacking space No. 2 and the curb face of 14 feet in lieu of the required 22 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 relief granted herein shall be rescinded.
>
> 2) Prior to the issuance of any use permits, the Petitioners shall submit a landscape plan for review and approval by the Landscape Architect for Baltimore County.
>
> 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 409.4(c) of the B.C.Z.R. to permit a minimum aisle width behind the proposed vacuum parking space of 19 feet in lieu of the required 22 feet, be and is hereby DISMISSED AS MOOT.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 9/11/95
By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 11, 1995

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, 4th Floor
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE
NW/S McClean Boulevard and Perring Manor Road
(7301 McClean Boulevard)
9th Election District - 6th Councilmanic District
Exxon Company, USA - Petitioners
Case No. 95-499-SPHXA

Dear Messrs. Barhight & Guilday:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Michael J. Specht, Exxon Company
6301 Ivy Lane, Suite 700, Greenbelt, Md. 20770

Mr. Timothy F. Whittie, Frederick Ward Associates, Inc.
5 S. Main Street, Bel Air, Md. 21014

Mr. Moses Z. Riaz and Ms. Jacqueline Jackson
7301 McClean Boulevard, Baltimore, Maryland 21234

People's Counsel; Case File

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on Recycled Paper

Petition for Special Hearing

95-499-SPHXA

to the Zoning Commissioner of Baltimore County

for the property located at 7301 McClean Blvd.

which is presently zoned BM-CCC

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Amendments to the previously approved plan in Case No. 84-314-XSPHA.

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Legal Owner(s):

(Type or Print Name)

Michael J. Specht

Signature

Michael J. Specht

(Type or Print Name)

Signature

6301 Ivy Lane, Suite 700 (301)513-7511

Address Phone No.

Greenbelt, MD 20770

City State Zipcode

Attorney for Petitioner:

G. Scott Barhight

(Type or Print Name)

G. Scott Barhight

Signature

Whiteford, Taylor & Preston

210 W. Pennsylvania Avenue

Address Phone No.

Towson, MD 21204 (410)832-2000

City State Zipcode

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

Whiteford, Taylor & Preston

Name

210 W. Pennsylvania Avenue, 4th Fl.

Address Phone No.

Towson, MD 21204 (410)832-2000

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: SMA DATE 6-29-95

494

ORDER RECEIVED FOR FILING
Date 9/11/95
By

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Petition for Special Exception

95-499-SPHXA

to the Zoning Commissioner of Baltimore County

for the property located at 7301 McClean Blvd.

which is presently zoned BM-CCC

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

Addition of a convenience store to existing fuel service station use-in-combination with a roll-over car wash.

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Legal Owner(s):

(Type or Print Name)

Michael J. Specht
Signature

Michael J. Specht
(Type or Print Name)

Signature

~~6301 Ivy Lane, Suite 700 (301) 513-7511~~
Address Phone No.

Greenbelt, MD 20770
City State Zipcode

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

Whiteford, Taylor & Preston
Name

~~210 W. Pennsylvania Avenue, 4th Fl.~~
Address Phone No.

Towson, MD 21204 (410) 832-2000

Attorney for Petitioner:

G. Scott Barhight
(Type or Print Name)

G. Scott Barhight DIG
Signature

Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Address Phone No.

Towson, MD 21204 (410)832-2000
City State Zipcode

DAVE GILDEA

ORDER RECEIVED FOR FILING
Date 8/11/95
By

MICROFILMED

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JRA DATE 6-29-95

494

Petition for Variance

95-499-SPHXA

to the Zoning Commissioner of Baltimore County

for the property located at 7301 McClean Blvd.

which is presently zoned BM-CCC

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)

To be presented at the hearing.

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

G. Scott Barhight
(Type or Print Name)

G. Scott Barhight
Signature

Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, 4th Fl.
Address Phone No.
Towson, MD 21204 (410)832-2000
City State Zipcode

Legal Owner(s):

(Type or Print Name)

Michael J. Specht
Signature

Michael J. Specht
(Type or Print Name)

Signature

6302 Ivy Lane, Suite 700 (301) 513-7511
Address Phone No.
Greenbelt, MD 20770
City State Zipcode

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

Whiteford, Taylor & Preston
Name
210 W. Pennsylvania Avenue, 4th Fl.
Address Towson, MD 21204 (410) 832-2000 Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: SNA DATE 6-29-95

494.

ORDER RECEIVED FOR FILING
Date 6/29/95

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Zoning Administration & Development Management

95-499-SPHXA

Requested Variances

A. Pursuant to Section 409.4(c), to permit the use of a 19 ft. minimum aisle width behind the proposed vacuum parking space, in lieu of the 22 ft. requirement.

B. Pursuant to Section 409.4(c), to permit the use of a 14 ft. minimum aisle width between stacking space 2 and face of curb, in lieu of the requirement.

51759

Frederick Ward Associates, Inc.

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

ZONING DESCRIPTION

7301 McClean Boulevard
Ninth Election District
Baltimore County, Maryland

BEGINNING for the same at the intersection of the northerly right-of-way line of Perring Manor Road with the easterly right-of-way line of McClean Boulevard. Thence along McClean Boulevard

1) by a curve to the left in a northwesterly direction of radius 1040.00 feet an arc distance of 116.87 feet and subtended by a chord North 18°53'27" West 116.80 feet to a point of compound curve

2) by a curve to the left in a northwesterly direction of radius 1040.00 feet an arc distance of 56.70 feet and subtended by a chord North 23°40'19" West 56.70 feet. Thence leaving McClean Boulevard

3) North 67°02'18" East 54.95

4) North 71°19'19" East 96.48

5) South 19°37'05" East 227.99 to intersect the northerly right-of-way line of Perring Manor Road and the division line between Baltimore County and Baltimore City. Thence binding thereon

6) South 89°59'34" West 157.97 feet to the point of beginning hereof

CONTAINING 29861 square feet (0.686 Acre) of land more or less.

STATE OF MARYLAND
VINCENT X. MONE
No. 308
REGISTERED
PROPERTY LINE SURVEYOR

6/23/95

494

P.O. Box 3635 · 7900 Sudley Road · Suite 711 · Manassas, Virginia 22110-3635 · (703) 551-2271 / 361-7718 · Fax (703) 361-0117

Gulf Oil Products Company
MARKETING DEPARTMENT - MID-ATLANTIC DISTRICT
P. O. Box 2235
Baltimore, MD 21203

95-499-SPHXA

ZONING DESCRIPTION

PROPOSED GULF SERVICE STATION
7301 Mc Clean Boulevard
Baltimore County, Maryland

BEGINNING FOR THE SAME at a point on the northeast corner of McClean Boulevard and Perring Manor Road; thence running along the eastern right-of-way line of McClean Boulevard (1) by a curve to the left having a chord bearing and distance of North 18° 53' 27" West 116.80 feet, a radius of 1040.00 feet and an arc length of 116.87 feet; thence (2) by a curve to the left having a chord bearing and distance of North 23° 40' 19" West 56.70 feet, a radius of 1040.00 feet and an arc length of 56.70 feet; thence leaving said right-of-way line (3) North 67° 02' 18" East 54.95 feet; thence (4) North 71° 19' 19" East 96.48 feet; thence (5) South 19° 37' 05" East 227.99 feet to a point on the northern right-of-way line of Perring Manor Road; thence running along the northern right-of-way line of Perring Manor Road (6) South 89° 59' 34" West 157.97 feet to the place of beginning.

Containing in all 29,861 SF or 0.686 Ac±
The Special Hearing for an expanded site area includes that portion of the above described property not covered by Case No. 5436-XA.

Mark A. Riddle 2.9.84

STATE OF MARYLAND
MARK ALAN RIDDLE
No. 244
REGISTERED
PROPERTY LINE SURVEYOR

494

95-499-SPHXA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District _____ Date of Posting 7/22/95

Posted for: Special Hearing & Exception & Variance

Petitioner: Exxon Corp.

Location of property: 7301 McCloon Blvd.

Location of Signs: Facing roadway on property being posted.

Remarks:

Posted by M. Healy (Signature) Date of return: 7/25/95

Number of Signs: 1

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: #95-499-SPHXA
(Item 494)
7301 McClean Boulevard
Exxon Station
9th Election District
6th Councilmanic
Legal Owner(s):
Exxon Corporation
Hearing: Monday, August 7, 1995 at 3:00 p.m. in Rm. 118, Old Courthouse.

Special Hearing to approve amendments to the previously approved plan in case #84-314-XSPHA. **Special Exception** for addition of a convenience store to existing fuel service station use in combination with a roll-over car wash. **Variance** to permit the use of a 19-foot minimum aisle width behind the proposed vacuum parking space in lieu of the 22-foot requirement; and to permit the use of a 14-foot minimum aisle width between stacking space 2 and face of curb in lieu of the requirement.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1)Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.
(2)For information concerning the File and/or Hearing, Please Call 887-3391.
7/139 July 13.

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 14, 1995

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 July 13, 1995.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

MICROFILMED

BALTIMO COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT 95-499-SPHXA

No. 152820 494

DATE 6-27-95 ACCOUNT R-001-6150

WHITE, TAYLOR-PRESTON (EXXON CORP)

7301 McCLEAN BLVD AMOUNT $ 860.00

(E/NCN)

RECEIVED FROM: WHITEFORD, TAYLOR & PRESTON

020 VAR. COM.

040 SPEC. HEARG.

080 SPEC. EXCPT.

FOR:

OSC SIGNS (6)

03A03#0059MICHRC

$860.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

TO: PUTUXENT PUBLISHING COMPANY
July 13, 1995 Issue - Jeffersonian

Please foward billing to:

G. Scott Barhight, Esq.
210 W. Pennsylvania Avenue, 4th Floor
Towson, Maryland 21204
832-2000

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: 95-499-SPHXA (Item 494)
7301 McClean Boulevard
Exxon Station
9th Election District - 6th Councilmanic
Legal Owner(s): Exxon Corporation
HEARING: MONDAY, AUGUST 7, 1995 at 3:00 p.m. in Room 118, Old Courthouse.

Special Hearing to approve amendments to the previously approved plan in case #84-314-XSPHA.
Special Exception for addition of a convenience store to existing fuel service station use-in combination with a roll-over car wash.
Variance to permit the use of a 19-foot minimum aisle width behind the proposed vacuum parking space in lieu of the 22-foot requirement; and to permit the use of a 14-foot minimum aisle width between stacking space 2 and face of curb in lieu of the requirement.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 10, 1995

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: 95-499-SPHXA (Item 494)
7301 McClean Boulevard
Exxon Station
9th Election District - 6th Councilmanic
Legal Owner(s): Exxon Corporation
HEARING: MONDAY, AUGUST 7, 1995 at 3:00 p.m. in Room 118, Old Courthouse.

Special Hearing to approve amendments to the previously approved plan in case #84-314-XSPHA.
Special Exception for addition of a convenience store to existing fuel service station use-in combination with a roll-over car wash.
Variance to permit the use of a 19-foot minimum aisle width behind the proposed vacuum parking space in lieu of the 22-foot requirement; and to permit the use of a 14-foot minimum aisle width between stacking space 2 and face of curb in lieu of the requirement.

Arnold Jablon
Director
Department of Permits and Development Management

cc: Exxon Corporation/Michael J. Specht
G. Scott Barhight, 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 CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 31, 1995

G. Scott Barhight
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No.: 494
Case No.: 95-499-SPHXA
Petitioner: M. J. Specht

Dear Mr. Barhight:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 29, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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on Recycled Paper

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: July 24, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Revieiw Division

RE: Zoning Advisory Committee Meeting
for July 17, 1995
Item No. 494

The Development Plans Review Division has reviewed the subject zoning item. A detailed review of the Landscape Plan will be provided at the Development Plan stage.

RWB:sw

Baltimore County Government
Fire Department

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

(410) 887-4500

DATE: 07/13/95

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

RE: Property Owner: MICHAEL J. SPECHT

LOCATION:E/S MCCLEAN BLVD.NEC PERRING MANOR RD.(7301 MCCLEAN BLVD EXXO

Item No.: 494

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.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

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

cc: File

MICROFILMED

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BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

DATE: 7/18/95

TO: ZADM

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 7/10/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 478
479
480
481
483
484
485
486
487
489
490
491
494
496
revised 467

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

Maryland Department of Transportation
State Highway Administration

Hal Kassoff
Administrator

7-2-95

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

Re: Baltimore County
Item No.: 494 (JRA)

Dear Ms. Watson:

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

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

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

PETITION PROBLEMS
AGENDA OF JULY 10, 1995

#479 --- CAM

1. No review information on bottom of petition form.

#485 --- JJS

1. Only one legal owner signature -- need signature of Kang.
2. Need original signature for lessee.

#486 --- MJK

1. Petitioner was not given copy of receipt (still in folder).
2. Need telephone number for legal owner.
3. Need title of person signing for contract purchaser.

#488 --- RT

1. Need typed or printed name and title of person signing for contract purchaser.

#489 --- JRA

1. Need title of person signing for legal owner.

#493 --- JRA

1. Need telephone number for legal owner.
2. Need address for legal owner.
3. Need telephone number for attorney.

#494 --- JRA

1. Who is legal owner? (Petition says Michael J. Specht & plat says Exxon Company, USA)

#495 --- JJS

1. Notary public section is incomplete.

#496 --- JJS

1. No original signatures on petitions.

MICROFILMED

RE: PETITION FOR SPECIAL HEARING PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCE 7301 McClean Boulevard, 9th Election District, 6th Councilmanic	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Legal Owner(s): Exxon Corporation	*	CASE NO. 95-499-SPHXA

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

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of August, 1995, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
MICHAEL J. SPECHT	6301 IVY LANE, #700, GREENBELT, MD 20770
Timothy Whittie	5 South Main St, Bel Air, MD 21014
William Hsieh	6301 Ivy Lane, #700, Greenbelt, MD 20770
Keith Maiz	6301 Ivy Lane, #700, Greenbelt, MD 20770
MOSES Z RIAZ	7301 - MC CLEAN BLVD Balto. MD 21234
JACQUELINE JACKSON	7301 McClean Blvd Balto MD. 21234

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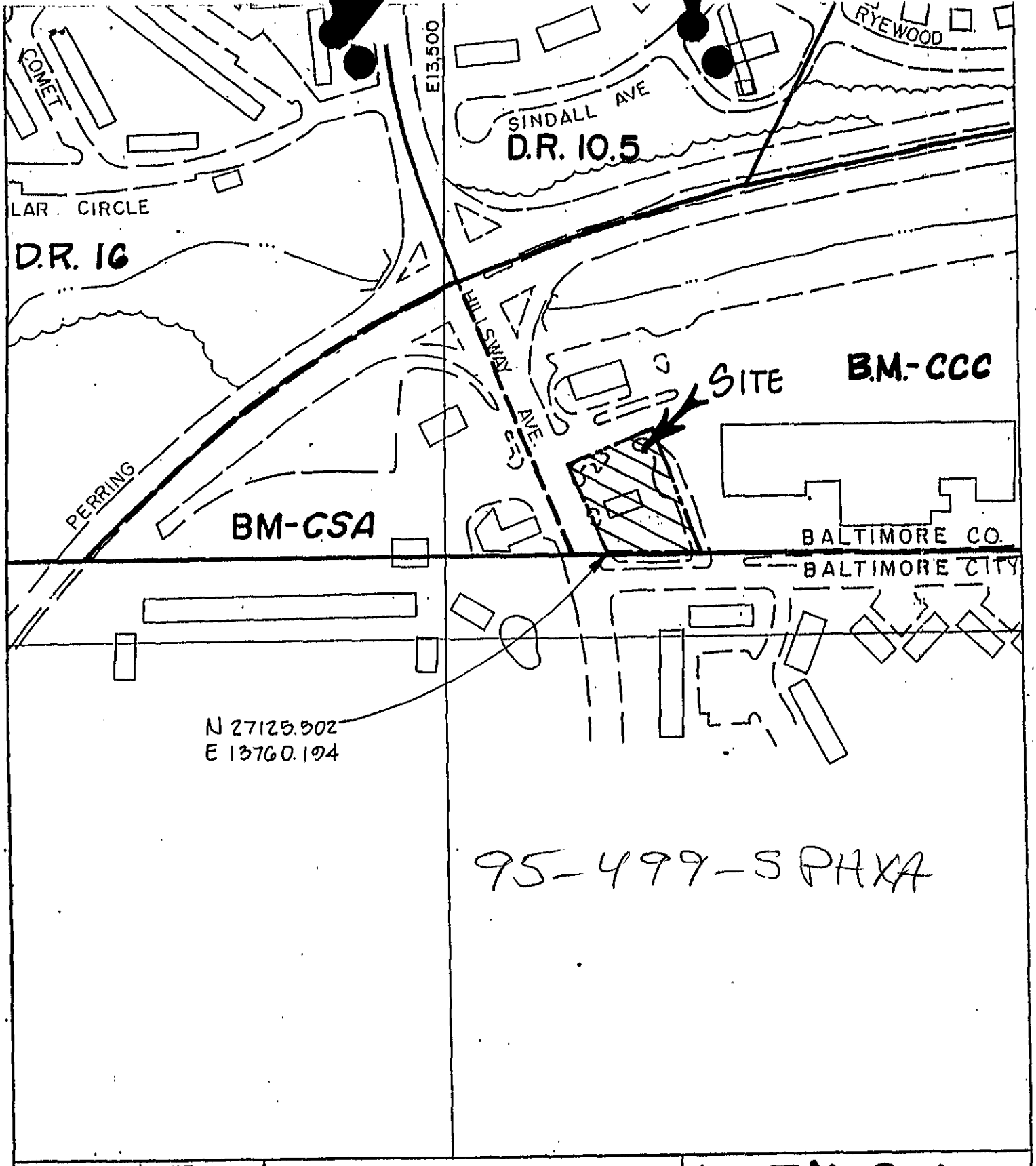


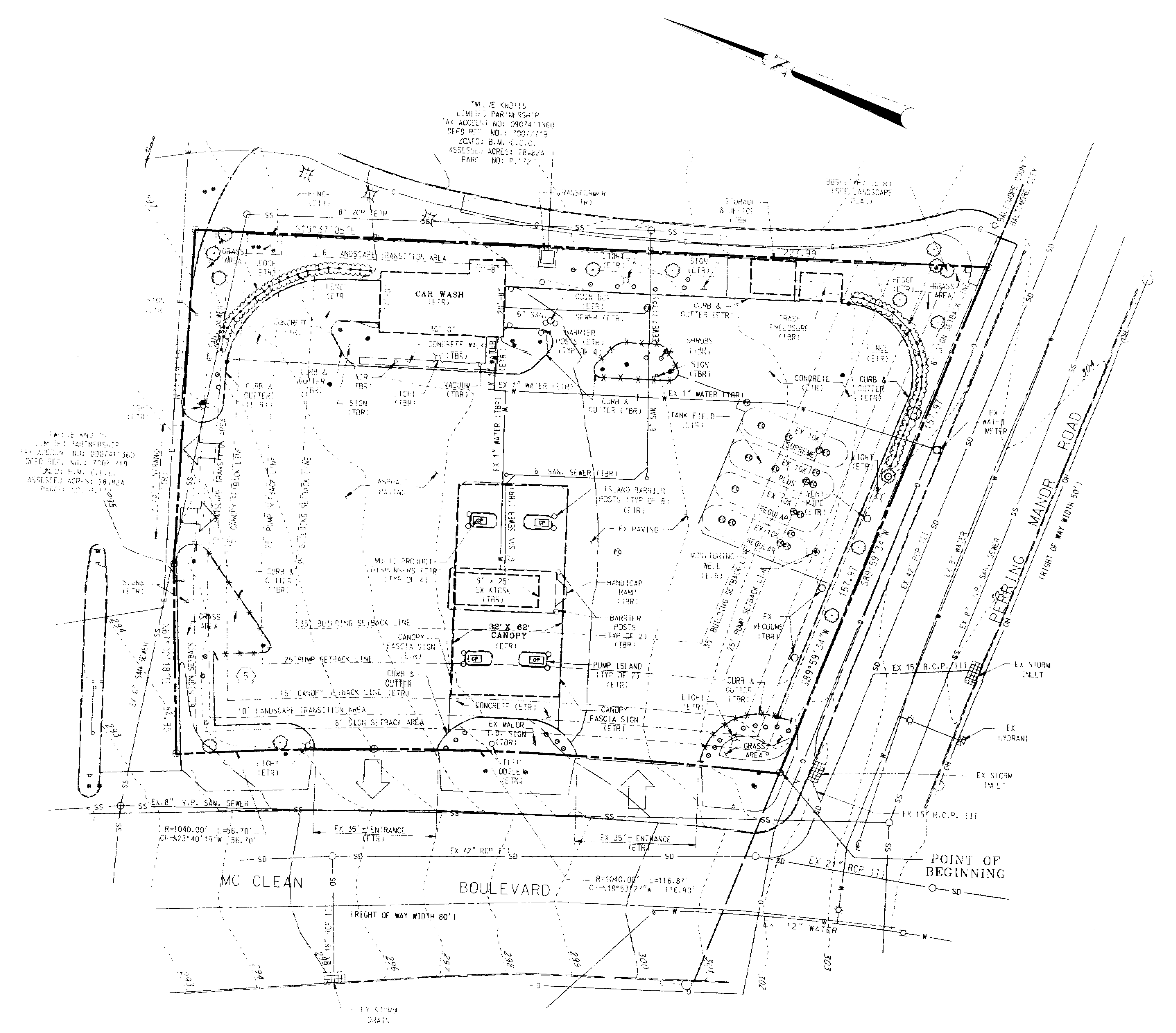
95-499-SPHXA

SCALE 1"=200'	DATE 06/17/94	FREDERICK WARD ASSOCIATES, INC. ENGINEERS-ARCHITECTS-SURVEYORS 5 SOUTH MAIN STREET BEL AIR, MARYLAND 21014-0727 (301) 838-7900 (301) 879-2090	EXXON ZONING MAP LOCATION No. Z-5450 7301 McCLEAN BLVD. PARKVILLE, MARYLAND 21234
DR. BY PE	CH. BY M.O.		
PLAT NO.	JOB NO. 95067.01		

BLANK 3 - 40000.33PF: 86124 997 18-Sep-91 04:06 PM / 86124

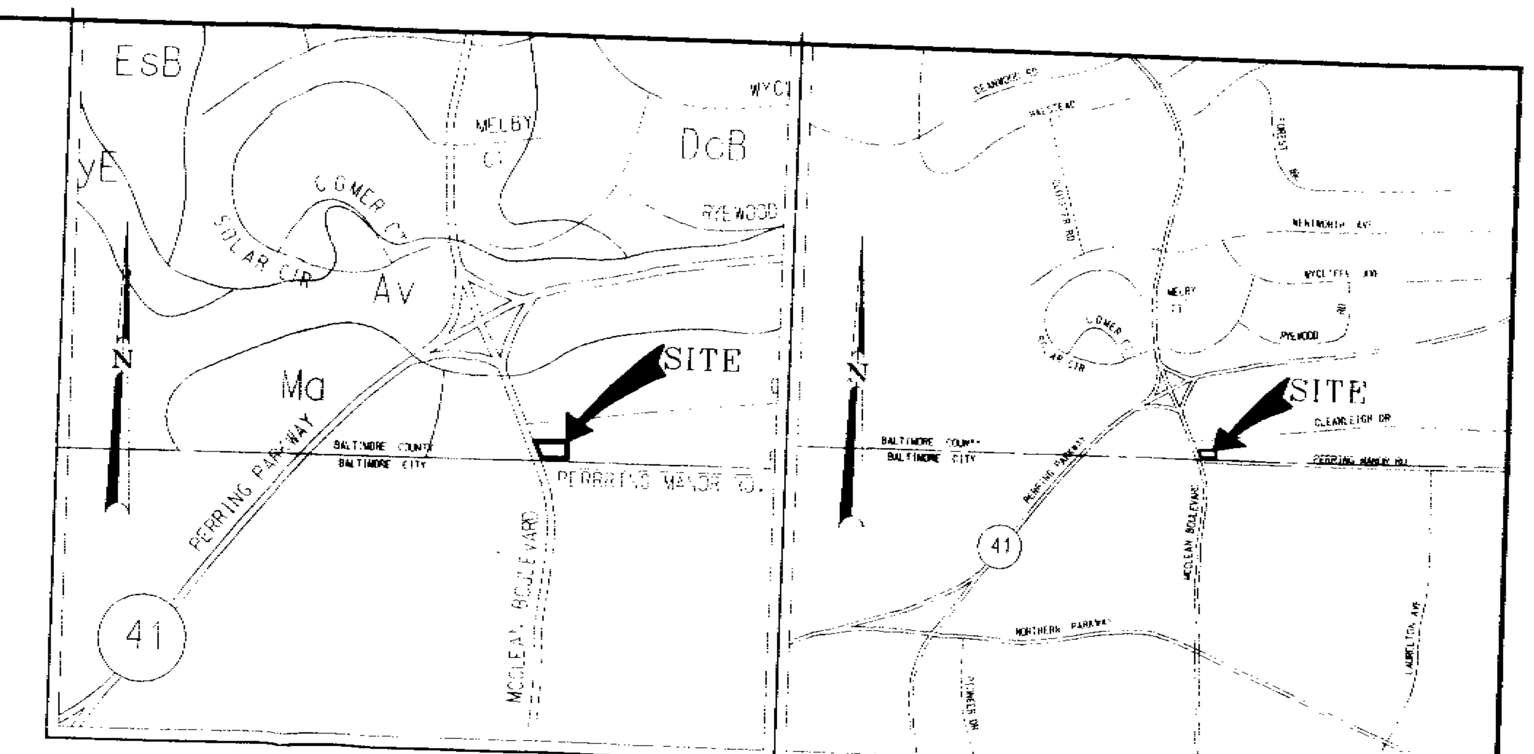
MICROFILMED

494



SOILS INFORMATION

SOILS TYPE	DESCRIPTION



SOILS MAP

SCALE: 1" = 1000'

VICINITY MAP

SCALE: 1" = 2000'

A. PLAN PREPARED BY:

FREDERICK WARD ASSOCIATES, INC.
5 SOUTH MAIN STREET
BEL AIR, MARYLAND 21014
ATTN: MR. TIM WHITTIE
PHONE: 410-879-2090
DATE: JUNE 8, 1995

DEVELOPER/OWNER

EXXON COMPANY U.S.A.
6301 IVY LANE SUITE 700
GREENBELT, MARYLAND 20770
ATTN: MR. MIKE SPECHT
PHONE: 301-513-7511
TAX ACCOUNT #: 0903330427

B. ENVIRONMENTAL INFORMATION

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

C. EXISTING BUILT CONDITIONS

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

D. COUNTY ADOPTED PLANS

EXISTING	NOT EXISTING	IN CONFORMANCE		REMARKS
X		X	BALTIMORE COUNTY MASTER PLAN 1989-2000	
X		X	(IN CONFORMANCE WITH THE PERRING [illegible] COMMUNITY PLAN, ADOPTED MAY 6, 1991)	
	X		RECREATION AND PARKS PLAN	
	X		STREETSCAPE AND PARKS PLAN	
	X		STREETSCAPE PLAN	
	X		GREENWAYS PLAN	
	X		OTHER:	

25% OR GREATER SLOPES.

ENVIRONMENTAL IMPACT NOTES

1. THERE ARE NO EXISTING WELLS AND NO SEPTIC SYSTEM ON THE SITE.
2. THIS SITE DOES NOT CONTAIN FOREST, THEREFORE, PER BILL NUMBER [illegible] THIS SITE IS EXCLUDED FROM THE PROVISIONS OF THE FOREST CONSERVATION ACT.
3. A FINAL LANDSCAPE PLAN MUST BE APPROVED AND IMPLEMENTED.
4. A SEDIMENT AND EROSION CONTROL PLAN MUST BE APPROVED AND IMPLEMENTED.

PETITIONER'S EXHIBIT 1

MICROFILMED

LEGEND

—x—x—x—	CURB TO BE REMOVED
• • • • •	EXISTING FENCE
— SS —	EXISTING SANITARY SEWER
— SD —	EXISTING STORM DRAIN
— W —	EXISTING WATER MAIN
— G —	EXISTING GAS MAIN
	EXISTING EVERGREEN TREE
	EXISTING TREE
	EXISTING SHRUB
	EXISTING HEDGE
	EX.MONITORING WELL
	EX.FILL CAP
(TBR)	TO BE REMOVED
(ETR)	EXISTING TO REMAIN
	EXISTING SIGN
	EXISTING LIGHT

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
AT LEAST 48 HOURS PRIOR TO EXCAVATION

GRAPHIC SCALE
20 0 20 40 60 80 100

This Plan Is Sealed and certified as being in accordance with the approved Development Plan

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

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

DATE	REVISIONS	BY	CHK.
8/7/95	ADJUSTED PARKING	TW	TW

SPECIAL EXCEPTION AND VARIANCE PLAN

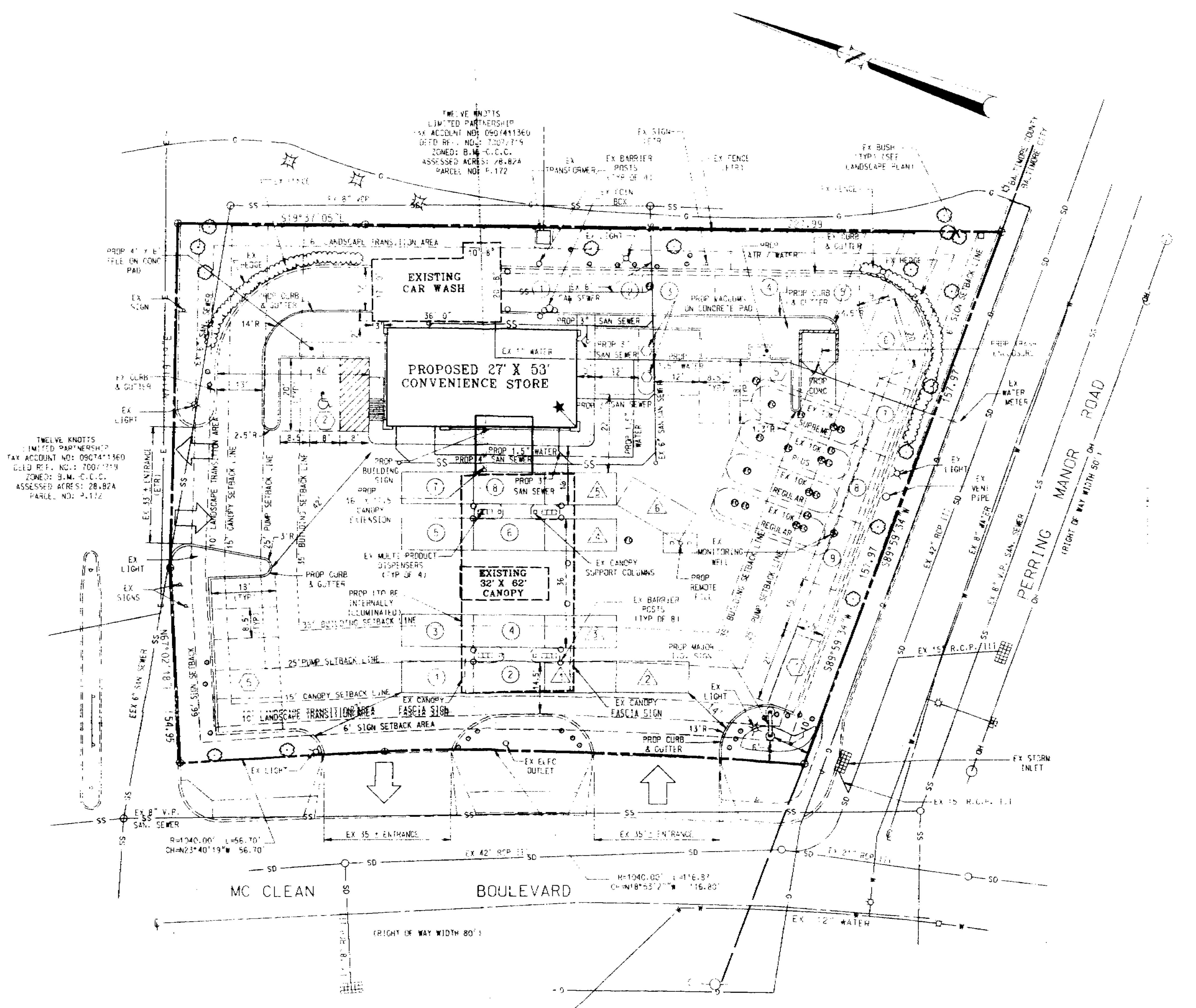
EXXON COMPANY, U.S.A.
Marketing Department
A DIVISION OF EXXON CORPORATION
Real Estate & Engineering

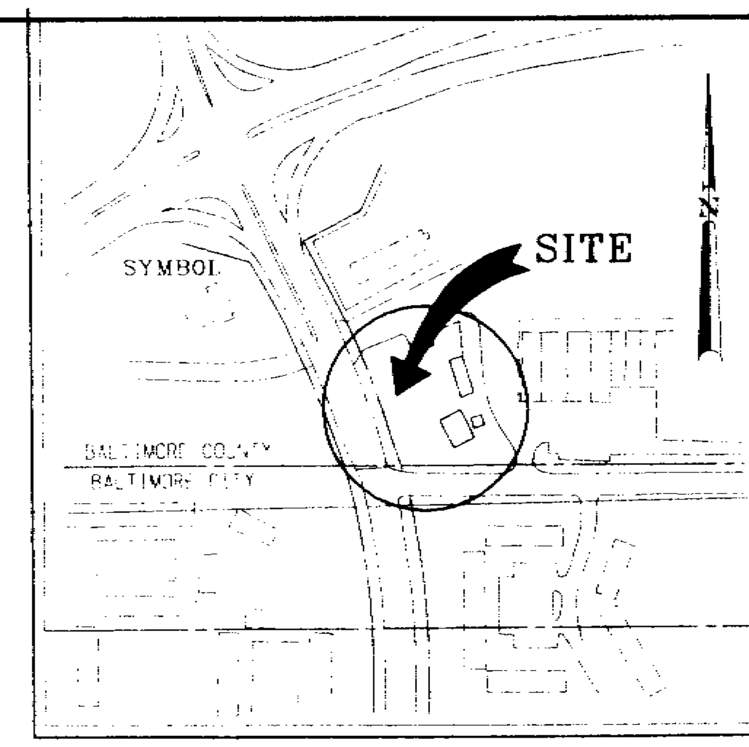
DATE: 05/24/95
DRAWN BY: KDN
CHK. BY: MPO

EXISTING SITE AND DEMOLITION PLAN

EXXON STATION AT
MCLEAN BOULEVARD
ELECTION DISTRICT ... COUNCILMANIC DISTRICT 6, BALTIMORE COUNTY, MARYLAND

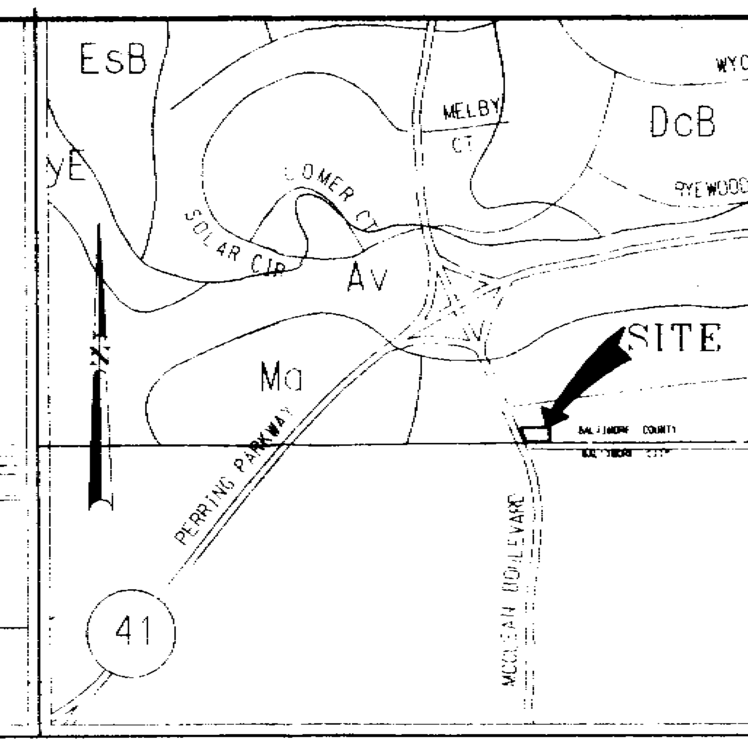
PROJECT NO. 95067.00
DISC. NO.
RAS. NO. 2-5430
01 OF 04





LOCATION MAP

SCALE: 1" = 200'



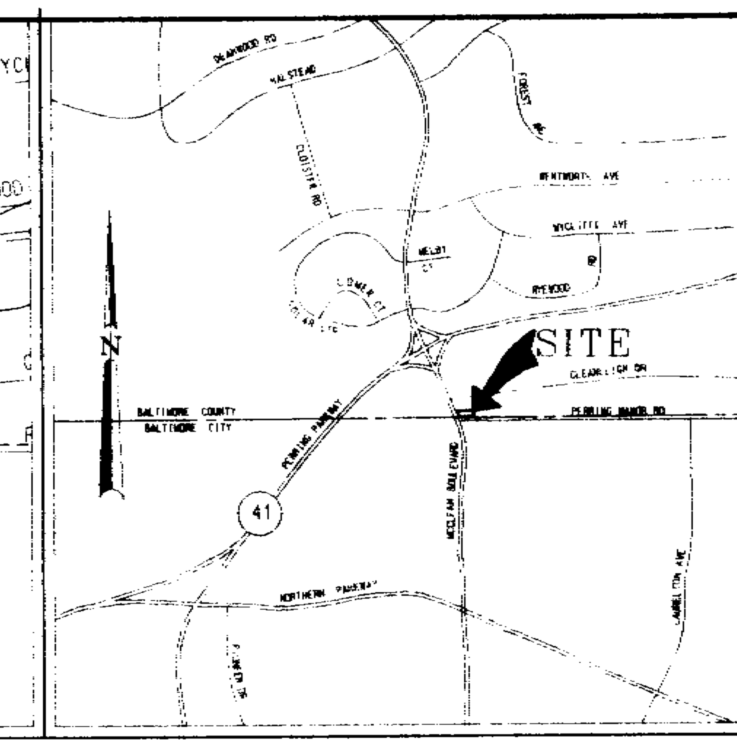
SOILS MAP

SCALE: 1" = 2000'

SOILS INFORMATION

SOILS TYPE
LOAM AND CLAYEY LAND: BLVD.

REFERENCE
SOIL SURVEY, BALTIMORE COUNTY, MARYLAND
UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE, ISSUED MARCH, 1976, MAP, 9



VICINITY MAP

SCALE: 1" = 2000'

SITE INFORMATION

SITE INFORMATION

1. GROSS SITE AREA: 30,120 SQ.FT. OR 0.69 ACRES
2. NET SITE AREA: 30,120 SQ.FT. OR 0.69 ACRES
3. FLOOR AREA: 1,431 SQ.FT.
4. FLOOR AREA RATIO: 0.048
5. TAX ACCOUNT NO.: 0903330427
6. ELECTION DISTRICT: 9
7. COUNCILMANIC DISTRICT: 6
8. EXISTING USE: GAS STATION WITH CAR WASH
9. PROPOSED USE: GAS STATION WITH CAR WASH AND CONVENIENCE STORE
10. CENSUS TRACT: 490100
11. EXISTING IMPERVIOUS AREA: 22,500 SQ.FT.
12. PROPOSED IMPERVIOUS AREA: 22,426 SQ.FT.
13. PROPOSED LANDSCAPED AREA: 7,694 SQ.FT.
14. THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN
15. THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARIES.
16. ESTIMATED AVERAGE DAILY TRIPS = 730
17. THERE IS MASS TRANSIT SERVICE TO THE SITE.
18. THE SITE IS NOT WITHIN A DESIGNATED AREA OF CRITICAL STATE CONCERN.
19. THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN ONE MILE OF THE SITE.
20. THE SITE IS EXEMPT FROM OPEN SPACE REQUIREMENTS.
21. RESTROOMS ARE PROVIDED FOR CUSTOMERS PER SECTION 405.9.3.d.5.B OF THE B.C.Z.R.

ZONING NOTES

A. ZONING STATUS
1. EXISTING ZONING: BM-CCC
2. PROPOSED ZONING: BM-CCC

B. AREA REQUIREMENTS
1. 4 DISPENSER ISLANDS WITH THE 4 MULTI-PRODUCT DISPENSERS AND 1 DIESEL DISPENSER SERVING A TOTAL OF 8 CARS AT ONE TIME.
SERVING SPACES REQUIRED: 8
SERVING SPACES PROVIDED: 8
SITE AREA REQUIRED: 8 SPACES × 1,500 SQ.FT./SPACE = 12,000 SQ.FT.
2. ANCILLARY USES
RETAIL AREA CALCULATION =
1,431 SQ.FT. GROSS FLOOR AREA -
96 SQ.FT. REST ROOMS
188 SQ.FT. UTILITY ROOM
150 SQ.FT. OFFICE
67 SQ.FT. VESTIBULE
14 SQ.FT. PLUMBING CHASE
916 SQ.FT. RETAIL AREA

CONVENIENCE STORE 4 X 916 SQ.FT. RETAIL AREA = 3,664 SQ.FT.

3. TOTAL SITE AREA
REQUIRED: 12,000 SQ.FT. + 3,664 SQ.FT. = 15,664 SQ.FT.
PROVIDED: 30,120 SQ.FT.

C. ACCESS POINTS
1. EXISTING
A. TWO (2) 35' +/- ENTRANCE ONTO MCCLEAN BLVD.
B. ONE (1) 33' +/- ENTRANCE ONTO SHOPPING PLAZA ENTRANCE
2. PROPOSED
A. TWO (2) 35' ENTRANCE ONTO MCCLEAN BLVD.
B. ONE (1) 33' ENTRANCE ONTO SHOPPING PLAZA ENTRANCE

D. PARKING
REQUIRED: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT = 1 X 2 = 2 SPACES.
3 SPACES PER 1,000 SQ.FT. GROSS FLOOR AREA = 3 X 1,431/1,000 = 4.29
1 SPACE PER AIR = 1 X 1 = 1 SPACE
2 SPACES PER EACH CAR WASH, TUNNEL FOR DRYING VEHICLE, PLUS TWO ADDITIONAL SPACES = 4 SPACES
1 SPACE PER VACUUM UNIT = UNITS X 1 = 1 SPACE
TOTAL PARKING REQUIRED = 13 SPACES
PROVIDED: 13 SPACES (INCLUDING 1 HANDICAP SPACE)

E. SITE ADDRESS
EXXON COMPANY, U.S.A.
7301 MCCLEAN BLVD.
BALTIMORE, MD 21234

F. REQUIRED SETBACKS
1. BUILDING
A. TO RIGHT OF WAY = 35'
B. TO PROPERTY LINE = 0'
2. CANOPY
A. TO RIGHT OF WAY = 15'
B. TO PROPERTY LINE = 0'
3. PUMP ISLAND
A. TO RIGHT OF WAY = 25'
B. TO PROPERTY LINE = 0'
4. SIGN
A. TO RIGHT OF WAY = 6'
B. TO PROPERTY LINE = 6'

G. ZONING HISTORY IN ACCORDANCE WITH ZONING OFFICE (?)

GLENLO CORPORATION 84-314-XSPHA

NE/corner McClean Blvd. and Perry Manor Rd. 9th District

SE Car wash in combo. w/service station
SH-Conversion of existing station to a Gas & Go Variance-To allow 20 stacking spaces for a car wash in lieu of required 23

April 11, 1984	Petitions filed
May 15,	Hearing at 1:30 p.m. before Dep. Zoning Commissioner
May 28,	Order of Dep. Zon. Commissioner GRANTING petitions
June 20,	Order for Appeal to C.B. Arvin E. Rosen, Esq., on behalf of Parkway, Inc., Lessee
Nov. 20,	Hearing before the Board
Dec. 11,	Order of the Board ordering that the decision of the D.Z.C. dated May 28, 1984, granting petitions, BE AFFIRMED
Jan. 2, 1985	Order for Appeal filed in the Cir. Ct. for Balto. Cty. by Arvin Rosen, Esq., on behalf of Protestant, Parkway, Inc.
Jan. 4,	Certificate of Notice sent to interested parties
Jan. 16,	Order for Appeal filed in Cir. Ct. for Balto. Cty. by Jayne Wright, on behalf of Glenlo Corp.
Jan. 17,	Certificate of Notice sent to interested parties
Jan. 23,	Motion to Dismiss appeal by Arvin Rosen, Esq., for Appellants
Feb. 1, 1984	Record of proceedings filed in the Circuit Court for Balto. County
Feb. 15,	Appellant's (Parkway) Motion to Dismiss Appeal of Appellee (Glenlo Corp) GRANTED (AMB) - (from Court Docket)
May 1,	Order of Dismissal with Prejudice filed in Circuit Court by Arvin E. Rosen, Esquire, counsel for Appellant (Parkway)
May 1,	Letter from M. Jayne Wright, counsel for Lessee, Gulf Oil Corp., stating that no appeal period exists because of this dismissal, therefore, case is being closed.
May 28,	Order of Deputy Zoning Commissioner granting the 20 stacking spaces for a car wash in lieu of the required 23 spaces; granting the Petition for Special Hearing to convert an existing service station to a gas and go operation and to expand the site area and granting the Petition for Special Exception for a car wash in combination with a service station (gas & go) in accordance with the site plan
June 20, 1984	Order for Appeal to C.B. of A. from Arvin E. Rosen, Esq., on behalf of Parkway, Inc., Lessee of property
November 20,	Hearing on appeal before County Board of Appeals
December 11,	Order of County Board of Appeals ordering that the decision of the Deputy Zoning Commissioner, dated May 28, 1984, granting the special exception, special hearing, and variance petitioned for, including all restrictions, BE AFFIRMED.
January 2, 1985	Order for Appeal filed in the Circuit Ct. for Baltimore County by Arvin E. Rosen, Esq., on behalf of Protestant, Parkway, Inc.
January 4,	Certificate of Notice sent to all interested parties
January 14,	Petition to accompany Order for Appeal filed in the Circuit Ct. for Baltimore County
January 16,	Order for Appeal filed in the Circuit Ct. for Baltimore County by M. Jayne Wright, on behalf of Glenlo Corporation
January 17, January 23,	Certificate of Notice sent to all interested parties Motion to Dismiss Appeal by Arvin E. Rosen, Esq., for Appellants Petition to accompany Order for Appeal filed in the Circuit Ct. for Baltimore County
February 1, 1985	Transcript of testimony filed
	Petitioner's Exhibit No. 1 Plat, 3/14/66, City Service Oil Co., proposed site.
	Petitioner's Exhibit No. 2 Lyon Assocs. Plat survey, 11/16/84 rev., date 2/3/83
	Petitioner's Exhibit No. 3 Survey of bays in area
	Petitioner's Exhibit No. 4 Guckert letter to Wayne Jones, 11/19/84
	Petitioner's Exhibit No. 5 Guckert letter to Mr Jones, 11/19/84, with study of queue.
	Petitioner's Exhibit No. 6 Photograph of site.
February 1,	Record of proceedings filed in the Circuit Ct. for Baltimore County

Records of proceedings pursuant to which said Order was entered and said Board acted are permanent records of the Zoning Department of Baltimore County, and your respondents respectively suggest that it would be inconvenient and inappropriate to file the same in this proceeding, but your respondents may produce any and all such rules and regulations whenever directed to do so by the Court.

H. ANTICIPATED ZONING REQUESTS
1. SPECIAL HEARING TO ADD A CONVIENCE STORE TO AN EXISTING GAS STATION WITH CAR WASH
2. VARIANCES REQUESTED
A. VARIANCE TO SECTION 409.4 (C) PERMITTING THE USE OF A 19 FT. MINIMUM AISLE WIDTH BEHIND THE PROPOSED VACUUM PARKING SPACE.
B. VARIANCE TO SECTION 409.4 (C) PERMITTING THE USE OF A 14 FT. MINIMUM AISLE WIDTH BETWEEN STACKING SPACE 3 AND FACE OF CURB.

I. PREVIOUS COMMERICAL PERMITS:
Previous Commercial Permits
1. Sign Permit: B-61128 5-23-93
2. Tank Permit: B015922 1992

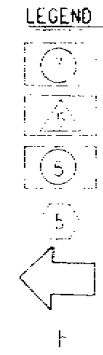
J. SITE LIGHTING:
1. LIGHTING SHALL NOT REFLECT ONTO ADJACENT PROPERTIES, ROADWAYS, OR OUTSIDE LOT LINES.
2. MAXIMUM POLE HEIGHT IS 16 FEET.

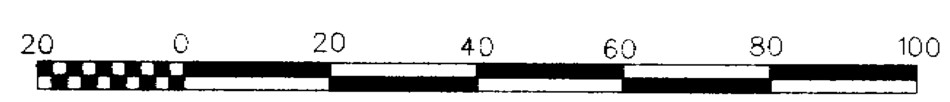
K. LANDSCAPING:
1. LANDSCAPING IS TO BE COMPLETED PER BALTIMORE COUNTY LANDSCAPE MANUAL ADOPTED BY RESOLUTION 56-90, OCTOBER 1, 1990 AND ALL AMENDMENTS AND SECTION 419.4.B.3 & 4 OF THE B.C.Z.R.
2. LANDSCAPE TRANSITION AREAS WILL COMPLY WITH SECTION 405.4.B & 419.2 OF THE B.C.Z.R. AS APPLICABLE.

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

M. STRIPING:
ALL PARKING AND MANEUVERING AREAS WILL BE PERMANENTLY AND DISTINCTLY MARKED ON SITE.

LEGEND





GRAPHIC SCALE

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

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

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

DATE	REVISIONS	BY	CHK.
8/7/95	ADJUSTED PARKING	TW	TW

SPECIAL EXCEPTION AND VARIANCE PLAN

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

DATE: 05/24/95
DRAWN BY: KON
CHK. BY: MPG
SCALE: 1" = 20'

SITE LAYOUT

FOR AN EXXON STATION AT
7301 MCCLEAN BOULEVARD
PARKVILLE, MARYLAND 21234
ELECTION DISTRICT 9, COUNCILMANIC DISTRICT 6, BALTIMORE COUNTY, MARYLAND

PROJECT NO. 95067.01
DISC. NO. SXSITE.DGN
RAS. NO. 2-7842
DWG. NO. 02 OF 04

STATE OF MARYLAND TIMOTHY E. WHITE PROFESSIONAL ENGINEER

WA : I:\E\EXXON\ENGR\SXSITE.DGN 06/06/95

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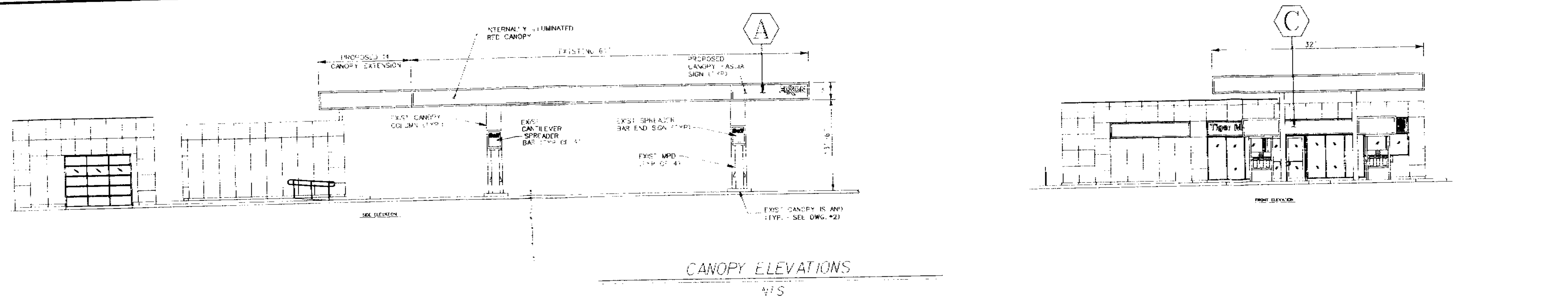
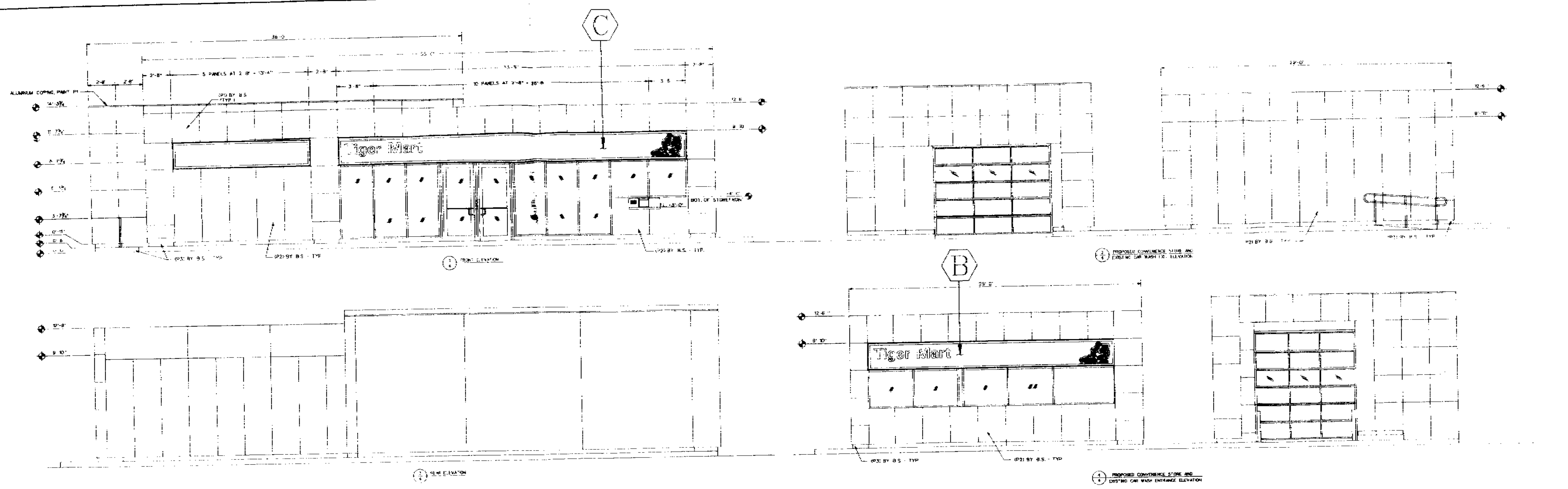
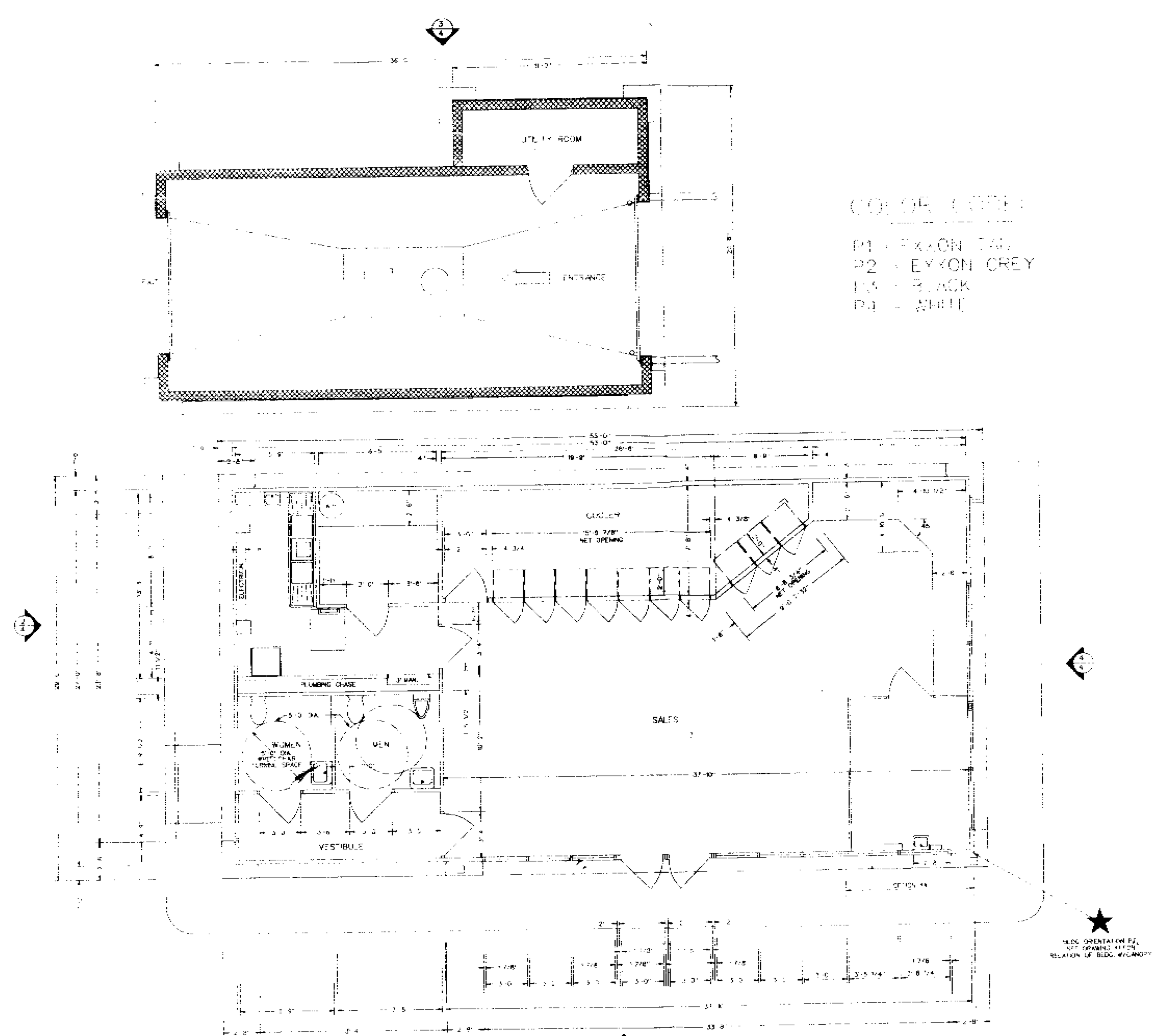
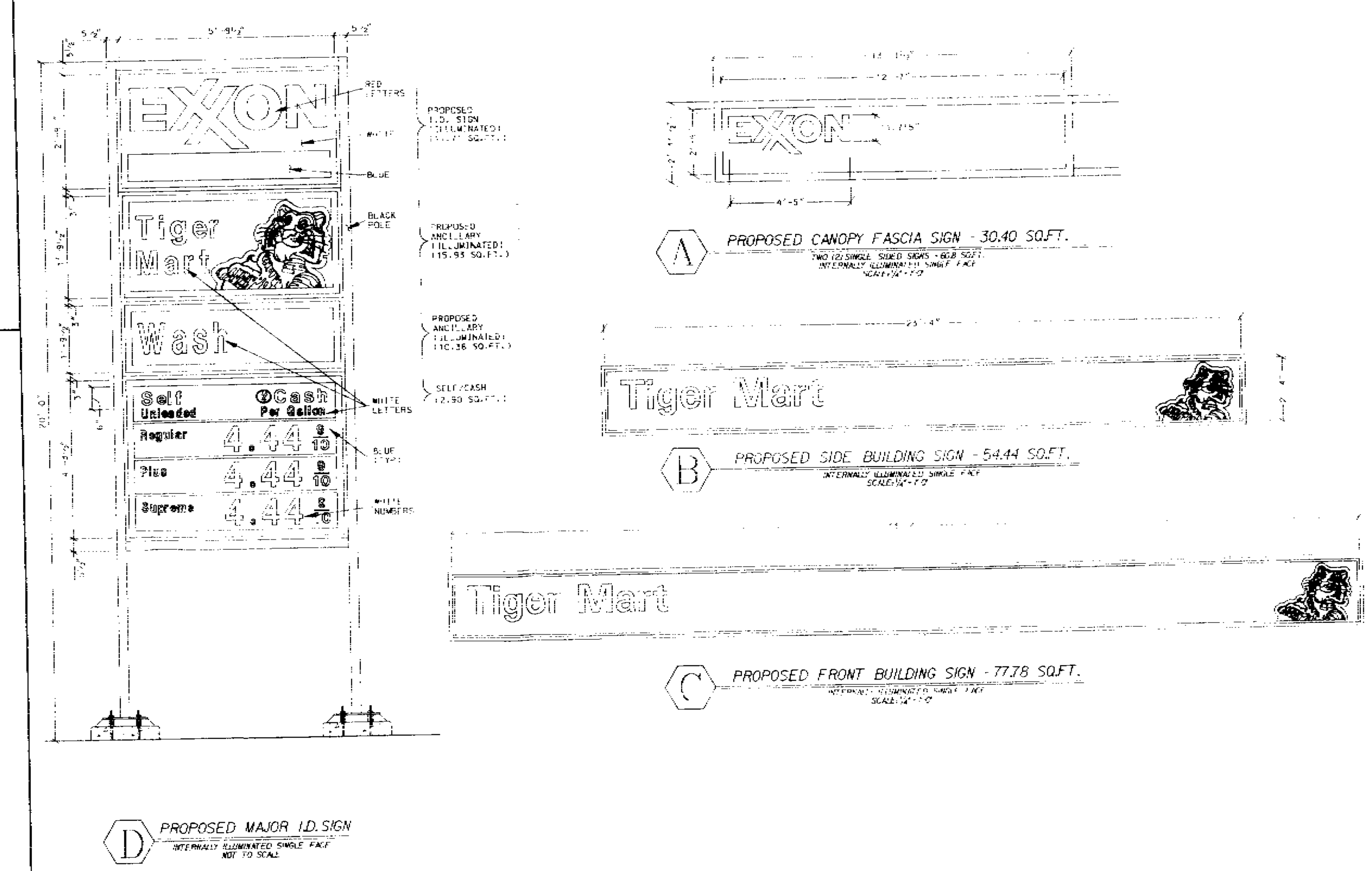






PROPOSED CONVENIENCE STORE AND
EXISTING CAR WASH FLOOR PLAN & ELEVATIONS
NTS



SIGNAGE CALCULATIONS

SIGN CALCULATIONS [illegible] BY [illegible]

A. FREESTANDING SIGN

1. ALLOWABLE SIGN [illegible] 100 [illegible]
2. PROPOSED SIGN AREA (DOUBLE SIDED)
   - A. EXXON [illegible] S.F./SIDE
   - B. TIGER MART - 15.93 S.F./SIDE
   - C. WASH - 10.38 S.F. SIDE
   - D. SELF CASH [illegible] S.F./SIDE
   - E. TOTAL = 46.92/SIDE = 93.84 S.F. BOTH SIDES

B. BUILDING SIGNS

	LOCATION	ALLOWABLE AREA	PROPOSED AREA
1.	BUILDING FRONT (C)	[illegible] = 200 S.F.	77.78 S.F.
2.	BUILDING SIDE (B)	4 x 29 = [illegible] S.F.	54.44 S.F.
3.	CANOPY SIDE (A)	4 x 62 = 248 S.F.	30.40 S.F.
4.	CANOPY SIDE (A)	4 x 62 = 248 S.F.	30.40 S.F.

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

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

FREDERICK WARD ASSOCIATES INC.
ENGINEERS • ARCHITECTS • SURVEYORS
BEL AIR, MARYLAND
(410) 879 2090

DATE	REVISIONS	BY	CHK.
8/7/95	ADJUSTED PARKING	TW	TW

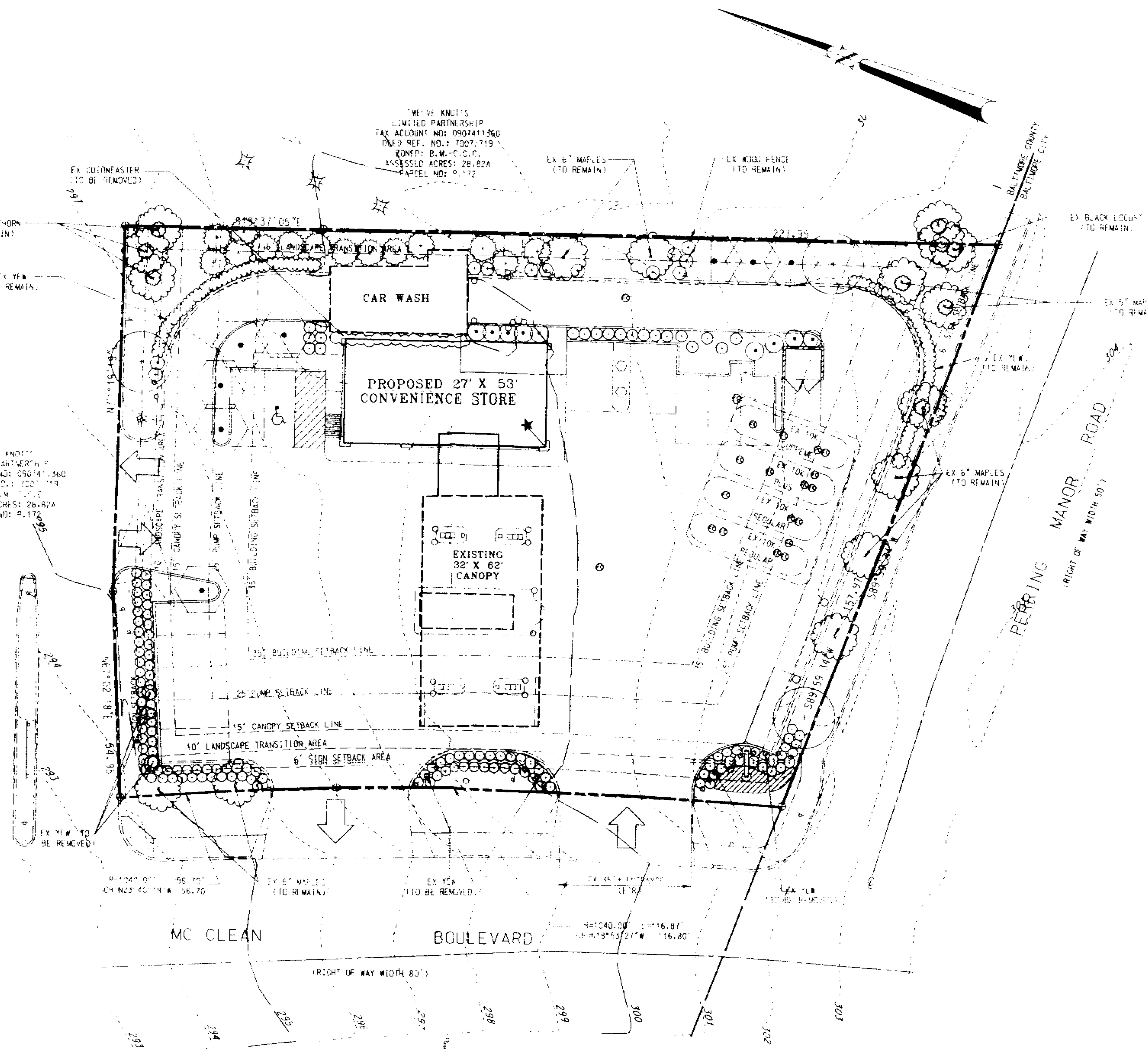
SPECIAL EXCEPTION AND VARIANCE PLAN

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

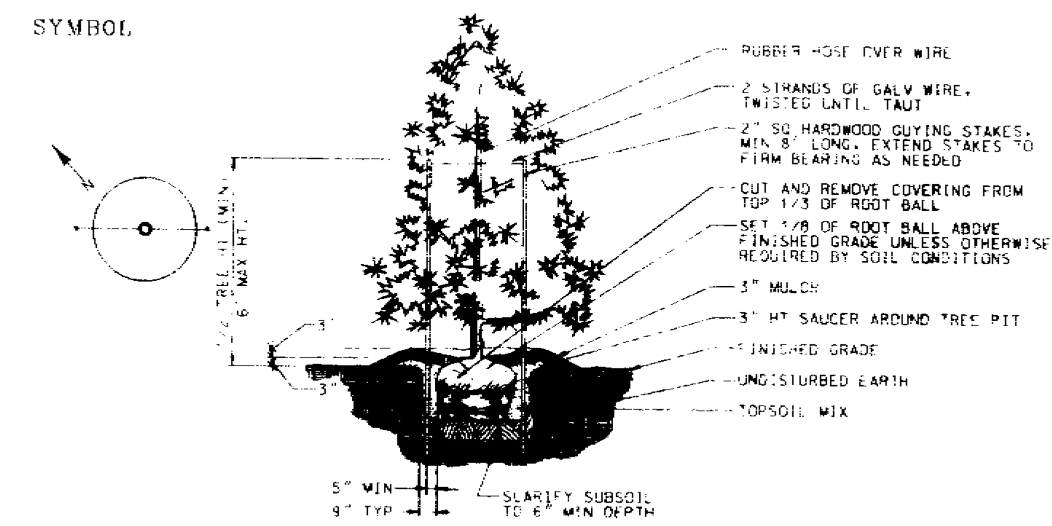
BUILDING AND SIGNAGE PLAN

FOR AN EXXON STATION AT
7301 MCCLEAN BOULEVARD
PARKVILLE, MARYLAND 21234
ELECTION DISTRICT 9, BALTIMORE COUNTY, MARYLAND

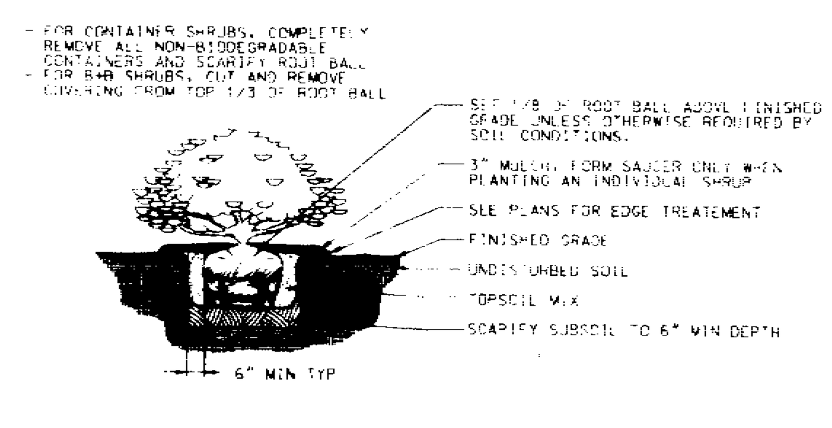
PROJECT NO. [illegible]
DISC. NO. CDBLDG.DGN
RAS. NO. 2-7842
DWG. NO. 03 OF 04



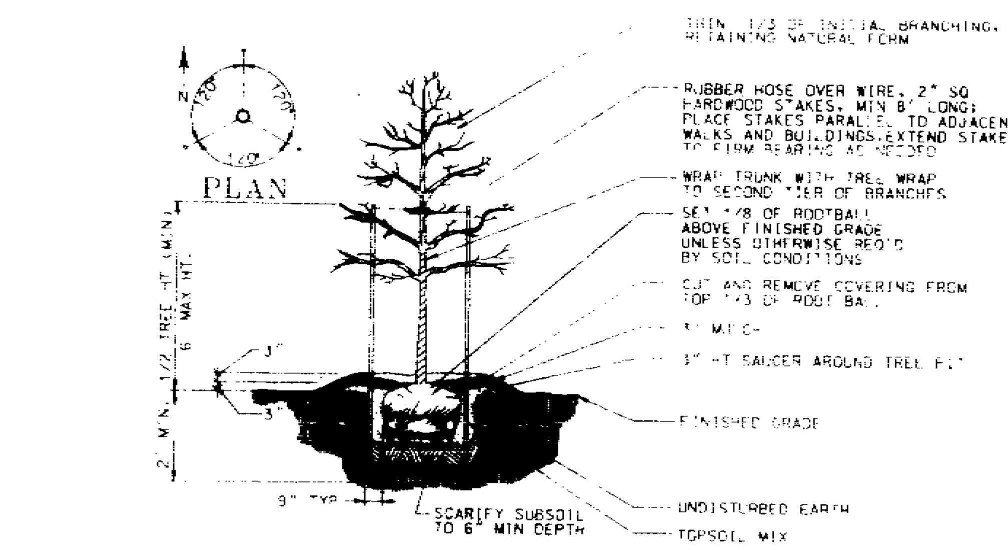
SYMBOL



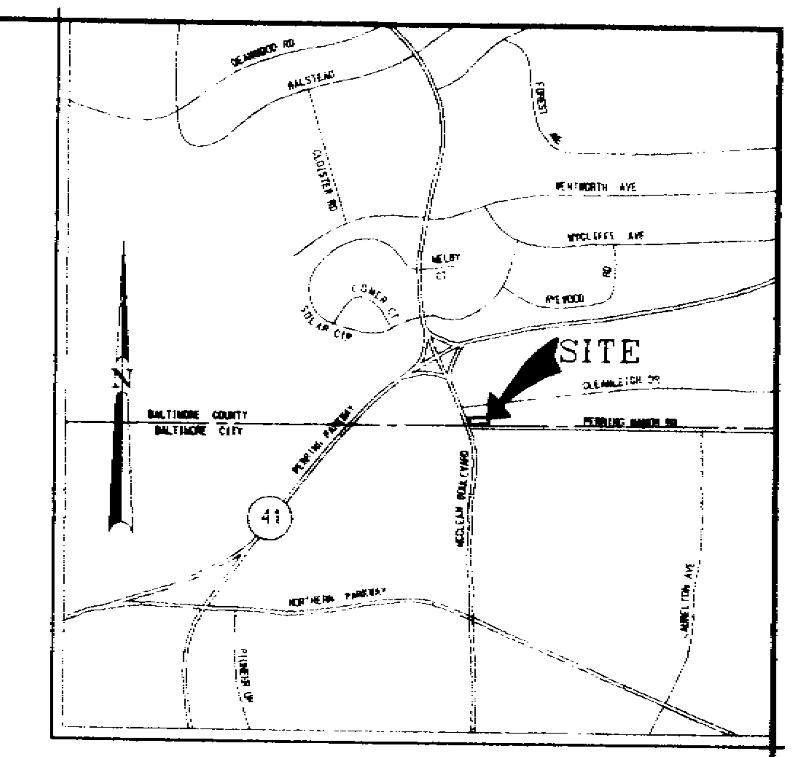
EVERGREEN TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



DECIDUOUS TREE PLANTING (UP TO 3" CALIPER)



VICINITY MAP

SCALE: 1" = 2000'

LANDSCAPE PLANTINGS

SYMBOL	QUANTITY	BOTANICAL/COMMON NAME	SIZE	REMARKS	P.U.'s
	5	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	13'-15' HT. 2½" - 3" CAL.	B & B FULL	5
	6	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	5'-6' HT.	B & B FULL 12' O.C.	5
	14	PICEA ABIES NORWAY SPRUCE	6'-8' HT.	B & B FULL 8' O.C.	7
	9	ILEX OPACA 'FEMALE' AMERICAN HOLLY	5'-6' HT.	B & B HEAVY 6' O.C.	2
	12	TAXUS CUSPIDATA DENSA DENSE JAPANESE YEW	2' - 2½' HT. 2' - 2½' SPD.	B & B HEAVY 3½' O.C.	2.4
	28	EUONYMUS ALATUS 'COMPACTUS' DWARF WINGED EUONYMUS	3'-4' HT. 3-4 CANES	B & B HEAVY 3½' O.C.	5.6
	118	VIBURNUM OPULUS 'NANUM' DWARF EUROPEAN CRANBERRYBUSH VIBURNUM	12"-15" HT. 12"-15" SPD.	CONT. FULL 2½' O.C.	23.6
	100	IMPATIENS 'NOVETTE SERIES' NOVETTE IMPATIENS	4" POT	CONT. 10" O.C.	

LANDSCAPE TABULATION

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

1. N/A LINEAR FEET OF INTERIOR ROAD / 20 = 0 P.U.

   NO. 0 MAJOR (50%), 0 MINOR, 0 EVERGREEN, 0 SHRUBS, 0 SQ. FT. GROUNDCOVER TOTAL = 0 P.U.

2. 485 LINEAR FEET OF ADJACENT ROAD / 10 = 48.5 P.U.

   NO. 15 EX. MAJOR (75%), 0 MINOR, 14 EVERGREEN, 60 SHRUBS, 0 SQ. FT. GROUNDCOVER, = 49.0 P.U.

3. 13 PARKING SPACES / 12 = EXEMPT 0 P.U.

   NO. 0 MAJOR (75%) 0 MINOR, 0 EVERGREEN, 0 SHRUBS, 0 GROUNDCOVER, TOTAL = 0 P.U.

4. N/A LINEAR FEET OF SERVICE AREA ADJACENT TO R.O.W. / 15 = 0 P.U.

   NO. N/A MAJOR N/A MINOR, N/A EVERGREEN, N/A SHRUBS, 0 SQ. FT. GROUNDCOVER = 0 P.U.

5. 230 LINEAR FEET OF SERVICE TO ADJACENT COMMERCIAL / 10 = 23 P.U.

   NO. 5 MAJOR (75%), 10 MINOR, 0 EVERGREEN, 98 SHRUBS, 0 SQ. FT. GROUNDCOVER, TOTAL = 29.6 P.U.

6. 30 LINEAR FEET OF DUMPSTER(S) / 15 = 2 P.U.

   NO. 0 MAJOR, 0 MINOR, 4 EVERGREEN, 0 SHRUBS, 0 SQ. FT. GROUNDCOVER = 2 P.U.

TOTAL PLANTING UNITS REQUIRED: 73.5
TOTAL PLANTING UNITS PROPOSED: 80.6 (30 EXISTING)

(15 EX.) 5 MAJOR, 10 MINOR, 18 EVERGREEN, 158 SHRUBS, 0 SQ. FT. GROUNDCOVER

SPECIAL EXCEPTION AND VARIANCE PLAN

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

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

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

DATE	REVISIONS	BY	CHK.
8/7/95	ADJUSTED TRAFFIC	TW	TW

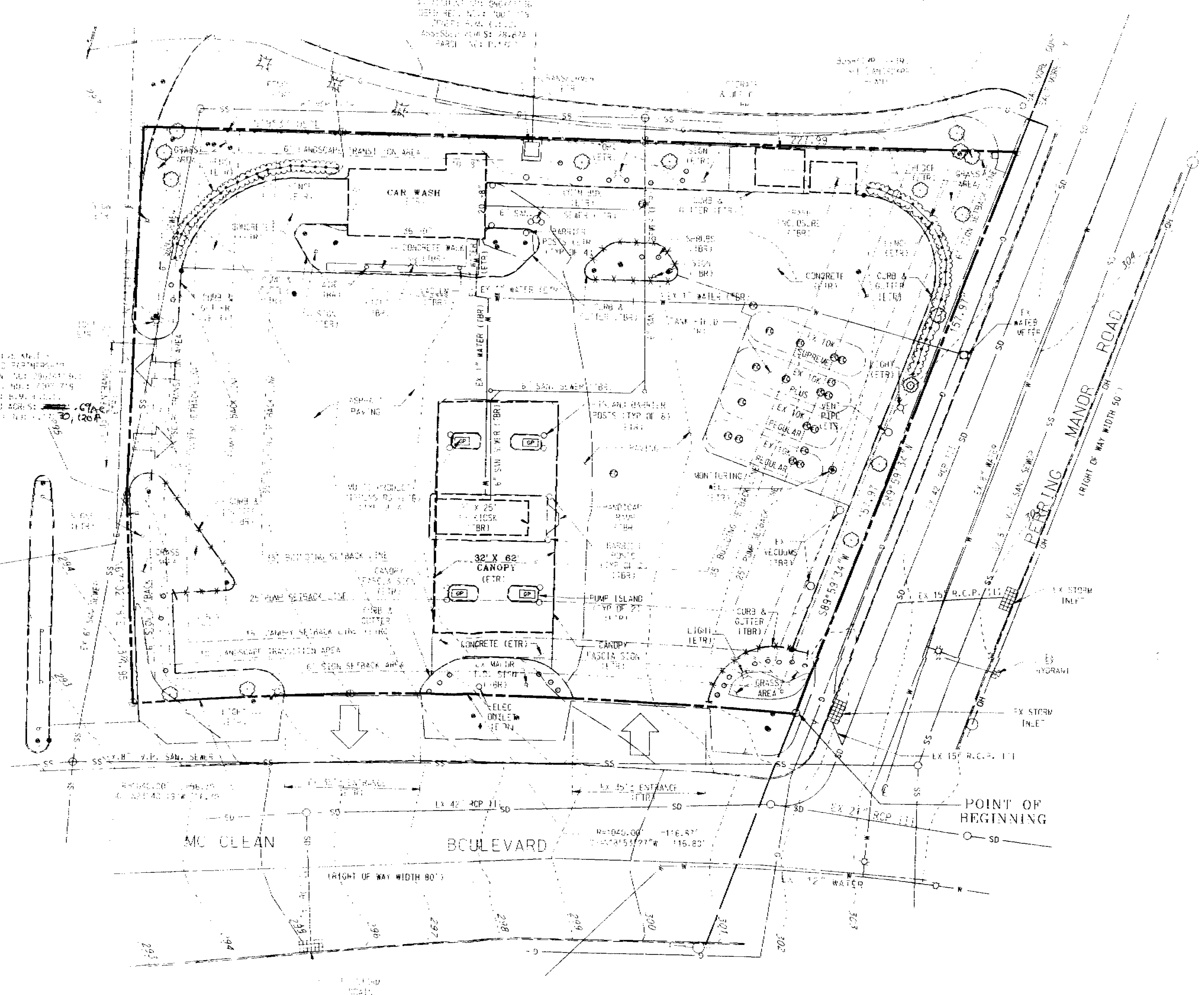
EXXON COMPANY, U.S.A. — A DIVISION OF EXXON CORPORATION
Marketing Department — Real Estate & Engineering

DATE: 05-24-95
DRAWN BY: KDN
CHK. BY: MPD
SCALE: 1" = 20'

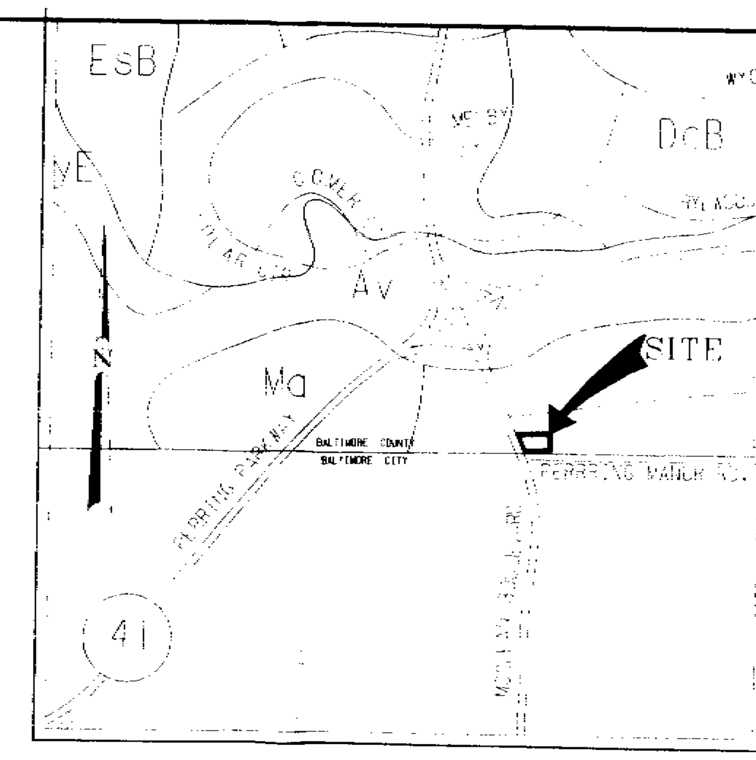
LANDSCAPE PLAN

ELECTION DISTRICT 9, COUNCILMANIC DISTRICT 6, BALTIMORE COUNTY, MARYLAND

PROJECT NO. 95067.00
DISC. NO. SXLAND.DGN
RAS. NO. 2-5430
DWG. NO. 04 OF 04

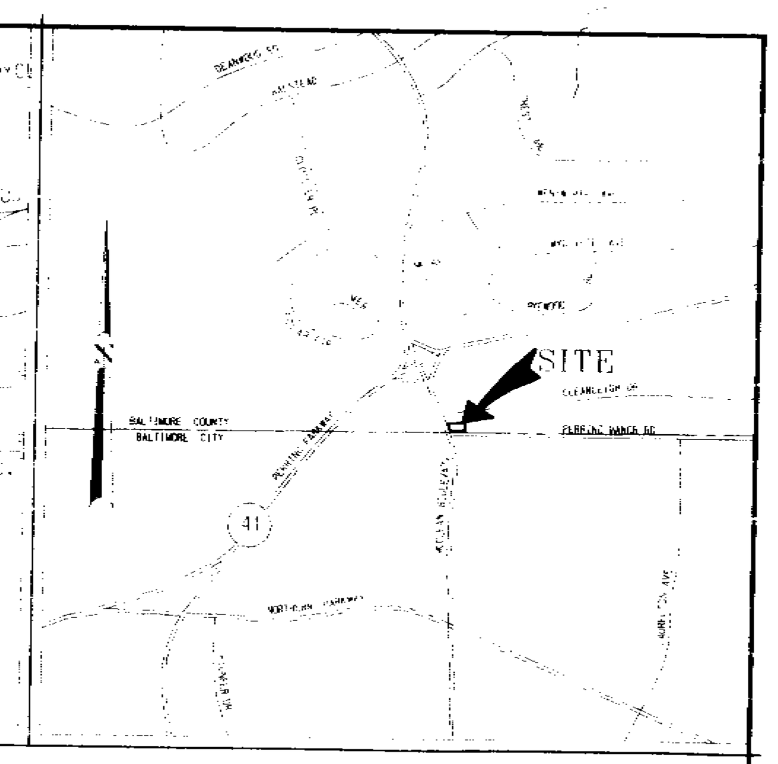


SOILS INFORMATION



SOILS MAP

SCALE: 1" = 1000'



VICINITY MAP

SCALE: 1" = 2000'

A. PLAN PREPARED BY: DEVELOPER/OWNER

PLAN PREPARED BY	DEVELOPER/OWNER
FREDERICK WARD ASSOCIATES, INC. 5 SOUTH MAIN STREET BEL AIR, MARYLAND 21014 ATTN: MR. TIM WHITTIE PHONE: 410-879-2090 DATE: JUNE 8, 1995	EXXON COMPANY U.S.A. 6301 IVY LANE SUITE 700 GREENBELT, MARYLAND 20770 ATTN: MR. MIKE SPECHT PHONE: 301-513-7511 TAX ACCOUNT #: 0903330427

B. ENVIRONMENTAL INFORMATION

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

C. EXISTING BUILT CONDITIONS

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

D. COUNTY ADOPTED PLANS

EXISTING	NOT EXISTING	IS CONFORMANCE		REMARKS
X			BALTIMORE COUNTY MASTER PLAN 1989-2000	
X		X	FOR CONFORMANCE WITH THE HEREFORD COMMUNITY PLAN, ADOPTED ... 1991	
	X		RECREATION AND PARKS PLAN	
	X		STREETSCAPE AND PARKS PLAN	
	X		STREETSCAPE PLAN	
	X		GREENWAYS PLAN	
	X		OTHER:	

25% OR GREATER SLOPES.

ENVIRONMENTAL IMPACT NOTES

1. THERE ARE NO EXISTING WELLS AND NO SEPTIC SYSTEM ON THE SITE.
2. THIS SITE DOES NOT CONTAIN FOREST. THEREFORE, PER BILL NUMBER ... THIS SITE IS EXCLUDED FROM THE PROVISIONS OF THE FOREST CONSERVATION ACT.
3. A FINAL LANDSCAPE PLAN MUST BE APPROVED AT ...
4. A SEDIMENT AND EROSION CONTROL PLAN MUST BE ...

LEGEND

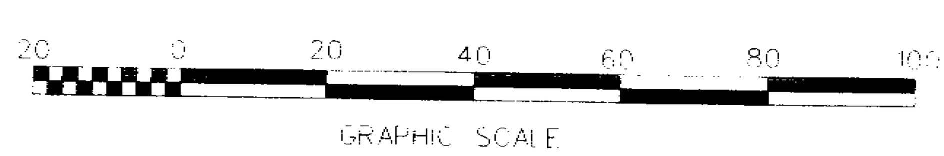
CURB TO BE REMOVED
EXISTING FENCE
EXISTING SANITARY SEWER
EXISTING STORM DRAIN
EXISTING WATER MAIN
EXISTING GAS MAIN
EXISTING EVERGREEN TREE
EXISTING TREE
EXISTING SHRUB
EXISTING HEDGE
EXISTING ...
EXISTING ...
TO BE REMOVED
EXISTING TO REMAIN
EXISTING SIGN
EXISTING LIGHT

BEFORE BEGINNING CONSTRUCTION CONTACT

"MISS UTILITY"

1-800-257-7777

AT LEAST 48 HOURS PRIOR TO EXCAVATION



OWNER/DEVELOPER/APPLICANT

EXXON COMPANY, U.S.A.
6301 IVY LANE
SUITE 700
GREENBELT, MARYLAND 20770
PHONE: 1-301-513-...
ATTN: MR. MIKE SPECHT

FREDERICK WARD ASSOCIATES INC.
ENGINEERS • ARCHITECTS • SURVEYORS
5 SOUTH MAIN STREET
(410) 838-7900

DATE	REVISIONS	BY	CHK.

MICROFILMED

SPECIAL EXCEPTION AND VARIANCE PLAN

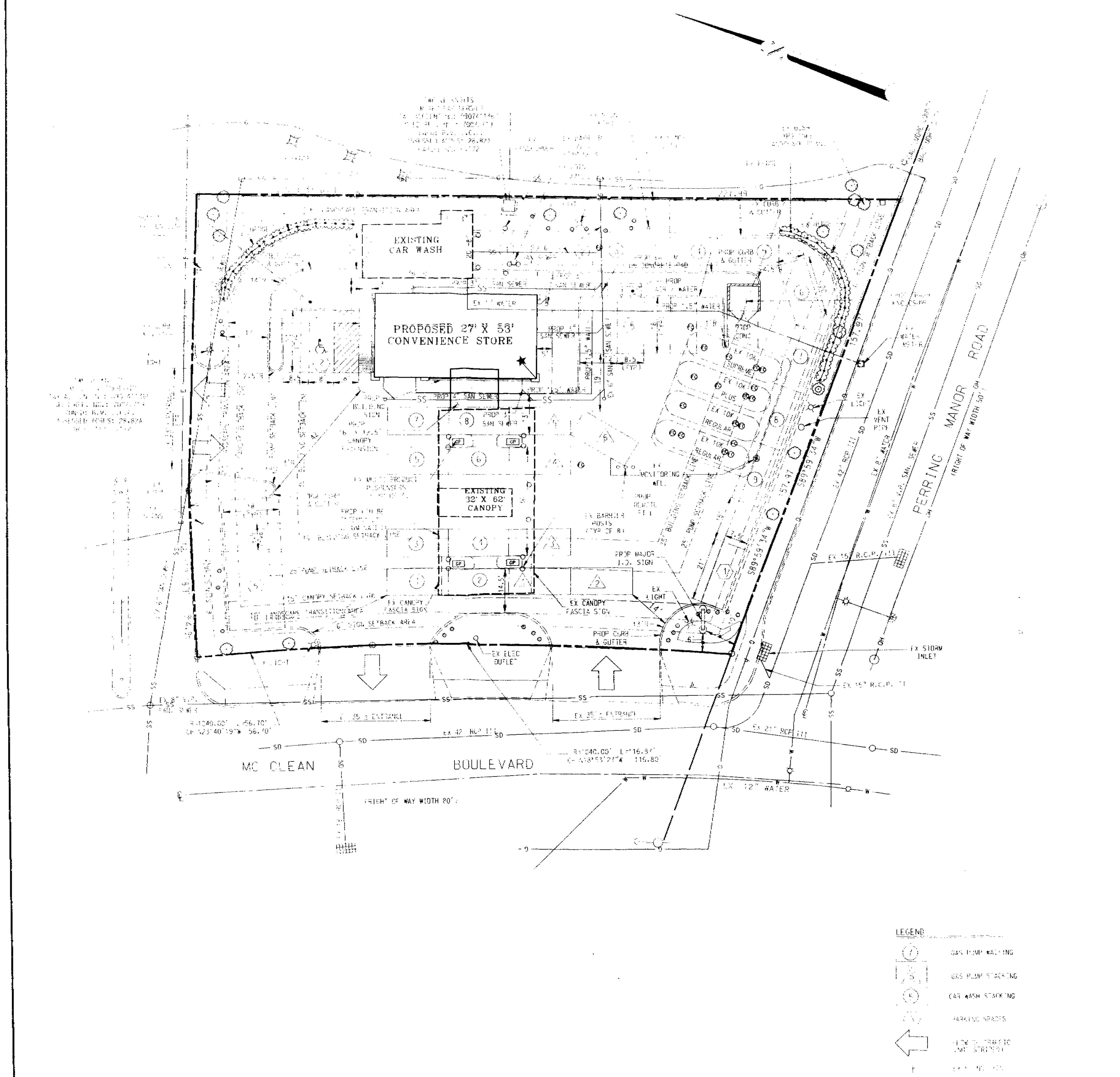
EXXON COMPANY, U.S.A. — A DIVISION OF EXXON CORPORATION
Marketing Department — Real Estate & Engineering

DATE: 05-24-95
DRAWN BY:
CHK. BY:
SCALE:

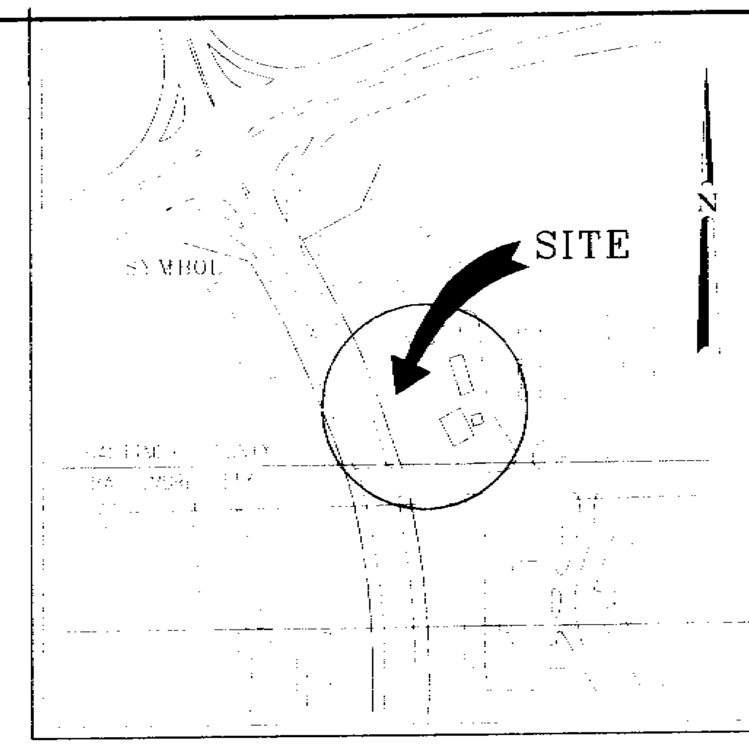
EXISTING SITE AND DEMOLITION PLAN

PROJECT NO.
DISC. NO.
RAS. NO.
WCC. NO.

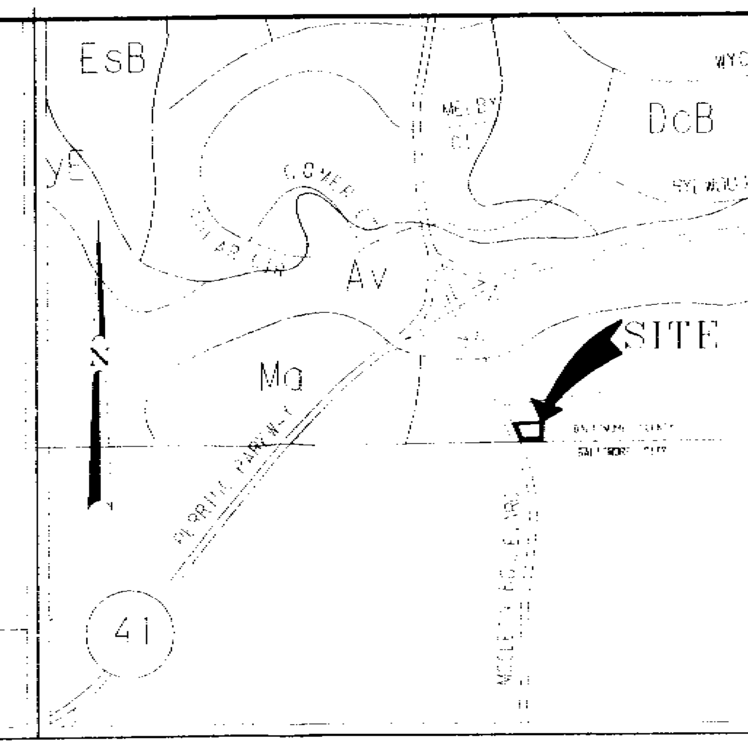
494



GRAPHIC SCALE



LOCATION MAP

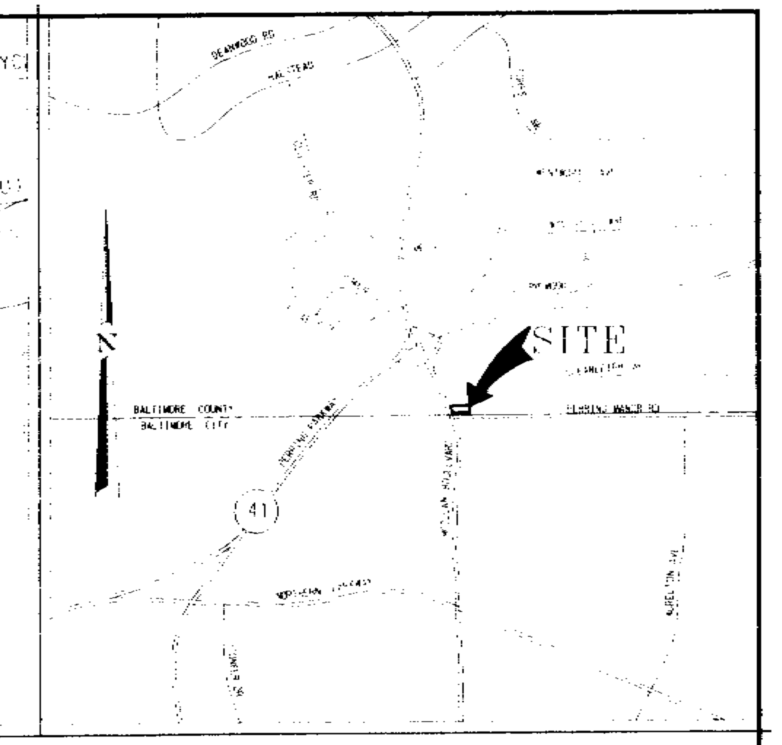


SOILS MAP

SCALE: 1" = 1000'

SOILS INFORMATION

REFERENCE
SOIL SURVEY, BALTIMORE COUNTY, MARYLAND
UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE, ISSUED MARCH, 1976, MAP 4



VICINITY MAP

SITE INFORMATION

SITE INFORMATION

1. GROSS SITE AREA: [illegible] SQ.FT. OR 0.69 ACRES
2. NET SITE AREA: [illegible]
3. FLOOR AREA: 1,431 SQ.FT.
4. FLOOR AREA RATIO: 0.048
5. TAX ACCOUNT NO.: [illegible]
6. ELECTION DISTRICT: [illegible]
7. COUNCILMANIC DISTRICT: [illegible]
8. EXISTING USE: GAS STATION WITH CAR WASH
9. PROPOSED USE: GAS STATION WITH CAR WASH AND CONVENIENCE STORE
10. CENSUS TRACT: 492102
11. EXISTING IMPERVIOUS AREA: 22,500 SQ.FT.
12. PROPOSED IMPERVIOUS AREA: 22,426 SQ.FT.
13. PROPOSED LANDSCAPED AREA: [illegible] SQ.FT.
14. THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN
15. THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARIES.
16. ESTIMATED AVERAGE DAILY TRIPS = 730
17. THERE IS MASS TRANSIT SERVICE TO THE SITE
18. THE SITE IS NOT WITHIN A DESIGNATED AREA OF CRITICAL STATE CONCERN.
19. THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN ONE MILE OF THE SITE.
20. THE SITE IS EXEMPT FROM OPEN SPACE REQUIREMENTS.
21. RESTROOMS ARE PROVIDED FOR CUSTOMERS PER SECTION 405.5.3.d.5.B OF THE B.C.Z.R.

ZONING NOTES

A. ZONING STATUS
1. EXISTING ZONING: BM-CCC
2. PROPOSED ZONING: BM-CCC

B. AREA REQUIREMENTS
1. 4 DISPENSER ISLANDS WITH THE 4 MULTI-PRODUCT DISPENSERS AND [illegible]

PARKING
REQUIRED: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT = 1 X 2 = 2 SPACES.
3 SPACES PER 1,000 SQ.FT. GROSS FLOOR AREA = 3 X 1,431/1,000 = 4.29
1 SPACE PER AIR [illegible] = 1 SPACE
2 SPACES PER EACH CAR WASH TUNNEL FOR DRYING VEHICLE, PLUS TWO ADDITIONAL SPACES = 4 SPACES
1 SPACE PER VACUUM UNIT = UNITS X 1 = 1 SPACE
TOTAL PARKING REQUIRED = 13 SPACES
PROVIDED: 13 SPACES (INCLUDING 1 HANDICAP SPACE)

E. SITE ADDRESS
EXXON COMPANY, U.S.A.
7501 McCLEAN BLVD.
BALTIMORE, MD 21234

F. REQUIRED SETBACKS
1. BUILDING
A. TO RIGHT OF WAY - 35'
B. TO PROPERTY LINE - 0'
2. CANOPY
A. TO RIGHT OF WAY - [illegible]
B. TO PROPERTY LINE - [illegible]
3. PUMP ISLAND
A. TO RIGHT OF WAY - 25'
B. TO PROPERTY LINE - 0'
4. SIGN
A. TO RIGHT OF WAY - 6'
B. TO PROPERTY LINE = 6'

G. ZONING HISTORY IN ACCORDANCE WITH ZONING OFFICE [illegible]

[illegible] CORPORATION 84-314-XSPHA
NE/corner McClean Blvd. and Perring Manor Rd. 9th District

SE-Car wash in combo. w/service station
SH-Conversion of existing station to a Gas & Go Variance-to allow 20 stacking spaces for a car wash in lieu of required 23

April [illegible], 1984	Petitions filed
May 15,	Hearing at 1:30 p.m. before Dep. Zoning Commissioner
May 28,	Order of Dep. Zon. Commissioner GRANTING petitions
June 20,	Order for Appeal to C.B. Arvin E. Rosen, Esq., on behalf of Parkway Inc. [illegible]
June 20, 1984	Order for Appeal to C.B. of A. from Arvin E. Rosen, Esq., on behalf of Parkway, Inc., Lessee of property
November 20,	Hearing on appeal before County Board of Appeals
December 11,	Order of County Board of Appeals [illegible] the decision of the Deputy Zoning Commissioner, dated May 28, 1984, granting the special exception, special hearing, and variance petitions for, including all restrictions, BE AFFIRMED.

[illegible]

Records of proceedings pursuant to which said Order was entered and said Board acted are permanent records of the Zoning Department of Baltimore County, and your respondents respectively suggest that it would be inconvenient and inappropriate to file the same in this proceeding, but your respondents may produce any and all such rules and regulations whenever directed to do so by the Court.

H. ANTICIPATED ZONING REQUESTS
1. SPECIAL HEARING TO ADD A CONVIENCE STORE TO AN EXISTING GAS STATION WITH CAR WASH
2. VARIANCES REQUESTED
A. VARIANCE TO SECTION 409.4 (C) PERMITTING THE USE OF A 19 FT. MINIMUM AISLE WIDTH BEHIND THE PROPOSED VACUUM PARKING SPACE.
B. VARIANCE TO SECTION 409.4 (C) PERMITTING THE USE OF A 14 FT. MINIMUM AISLE WIDTH BETWEEN STACKING SPACE 2 AND FACE OF CURB.

I. PREVIOUS COMMERICAL PERMITS:
Previous Commercial Permits
1. Sign Permit, 8161128 5-23-93
2. Tank Permit, 8015922 1992

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

K. LANDSCAPING:
1. LANDSCAPING IS TO BE COMPLETED PER BALTIMORE COUNTY LANDSCAPE MANUAL ADOPTED BY RESOLUTION 56-90, OCTOBER 1, 1990 AND ALL AMENDMENTS AND SECTION 419.4.B.3 & 4 OF THE B.C.Z.R.
2. LANDSCAPE TRANSITION AREAS WILL COMPLY WITH SECTION 405.4.D & 419.2 OF THE B.C.Z.R. AS APPLICABLE.

L. MONITORING SYSTEM: [illegible]

M. [illegible]
A. PARKING AND [illegible] PERMANENTLY AND DISTINCTLY MARKED [illegible]

STATE OF MARYLAND — PROFESSIONAL ENGINEER

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

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ENGINEERS • ARCHITECTS • SURVEYORS
5 SOUTH MAIN STREET
BEL AIR, MARYLAND
(410) 838-7900

DATE	REVISIONS	BY	CHK.

SPECIAL EXCEPTION AND VARIANCE PLAN

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

SITE LAYOUT

DATE: [illegible]
DRAWN BY: [illegible]
CHK. BY: [illegible]
SCALE: [illegible]

PROJECT NO.
RS NO.
PAS. NO.
DWG. NO.

494

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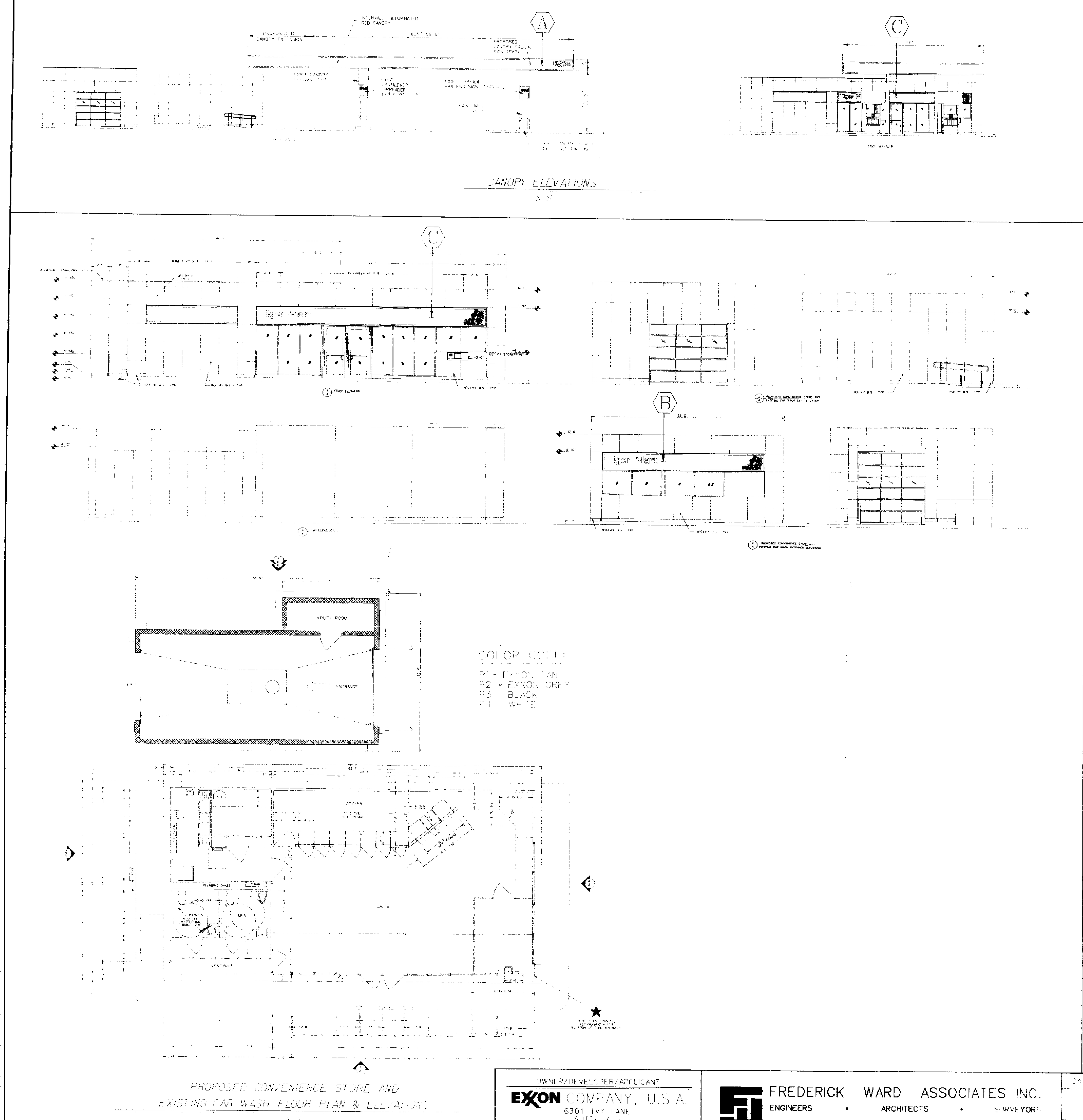
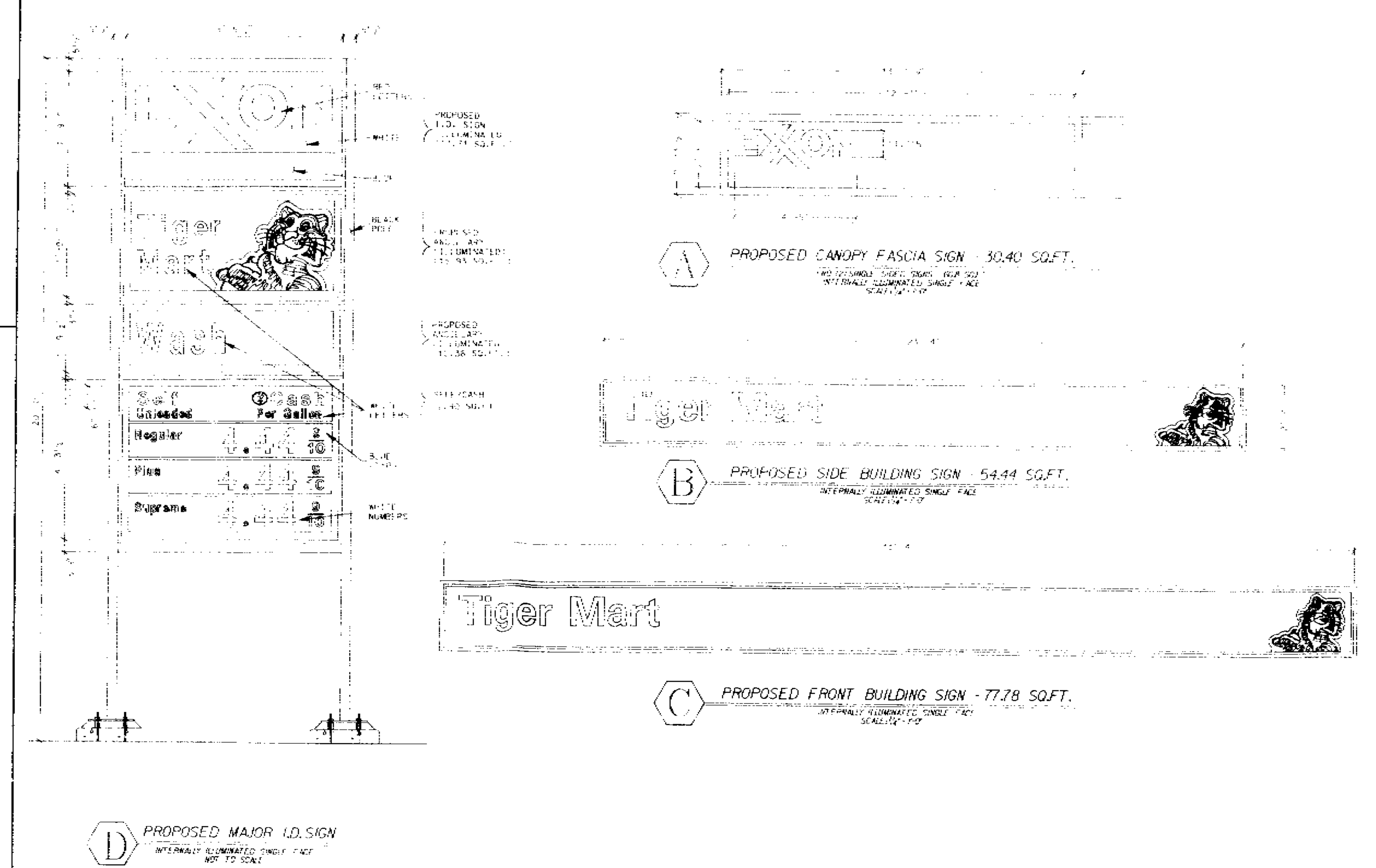




SIGNAGE CALCULATIONS

SIGN CALCULATIONS (ZONE BM-C.C.C.)

A. FREESTANDING SIGN

1. ALLOWABLE SIGN AREA: 100 S.F.
2. PROPOSED SIGN AREA (DOUBLE SIDED)

   A. EXXON I.D. = 17.71 S.F./SIDE
   B. TIGER MART = 15.93 S.F./SIDE
   C. WASH = 10.38 S.F./SIDE
   D. SELF/CASH = 2.90 S.F./SIDE
   E. TOTAL = 46.92/SIDE = 93.84 S.F. BOTH SIDES

B. BUILDING SIGNS

	LOCATION	ALLOWABLE	PROPOSED
1.	BUILDING FRONT (C)	4 x 55 = [illegible] S.F.	77.78 S.F.
2.	BUILDING SIDE (B)	4 x 29 = 116 S.F.	54.44 S.F.
3.	CANOPY SIDE (A)	4 x 62 = 248 S.F.	50.40 S.F.
4.	CANOPY SIDE (A)	4 x 62 = 248 S.F.	50.40 S.F.

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

OWNER/DEVELOPER/APPLICANT
EXXON COMPANY, U.S.A.
6301 IVY LANE
SUITE 700
GREENBELT, MARYLAND [illegible]
PHONE: (301) [illegible]
ATTN: MR. MIKE [illegible]

FREDERICK WARD ASSOCIATES INC.
ENGINEERS • ARCHITECTS • SURVEYORS
[illegible] MAIN STREET

DATE	REVISIONS	BY	CHK.

SPECIAL EXCEPTION AND VARIANCE PLAN

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

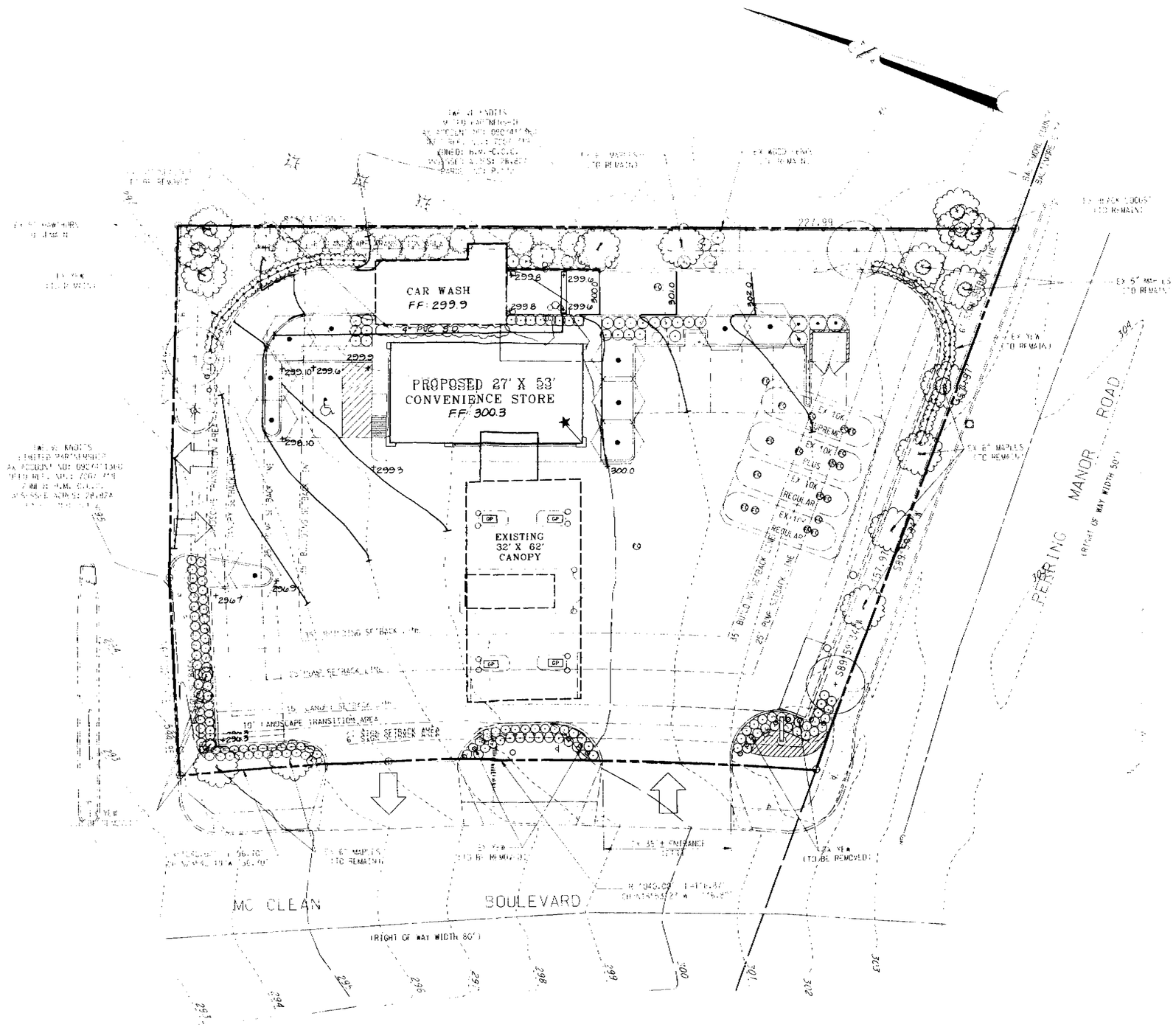
BUILDING AND SIGNAGE PLAN

FOR AN EXXON STATION AT [illegible]

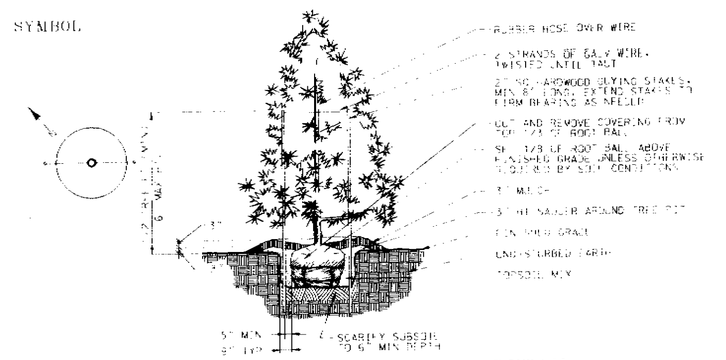
DATE: [illegible] 1995
DRAWN BY: KSN
CHK. BY: MFB
SCALE: AS SHOWN

PROJECT NO. [illegible]
DISC. NO. [illegible]
RAS. NO. 2-7842
DWG. NO. 03 OF 04

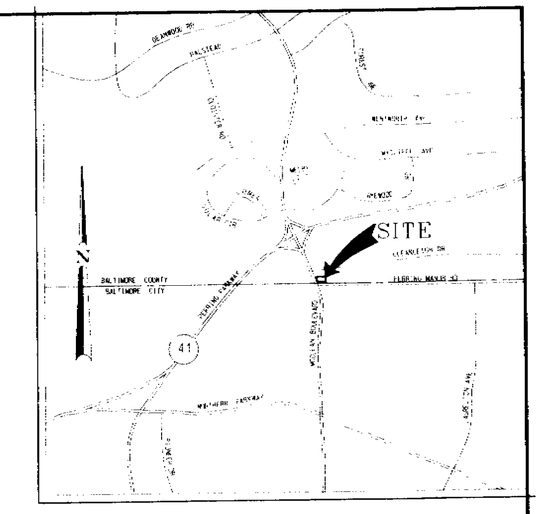
494



SYMBOL

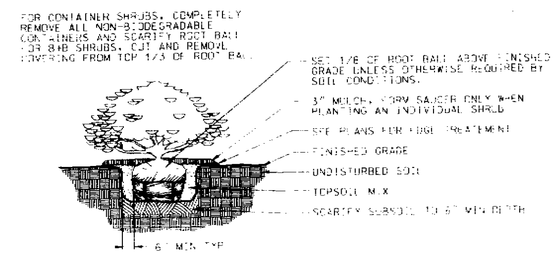


EVERGREEN TREE PLANTING DETAIL

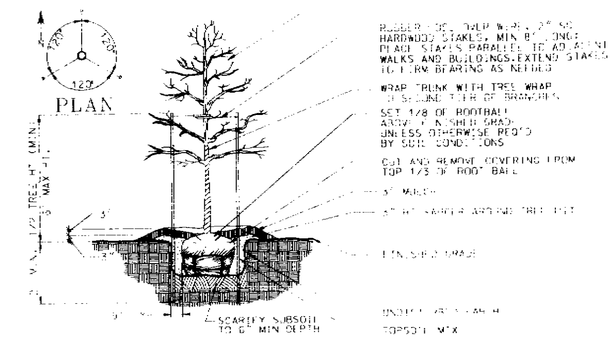


VICINITY MAP

SCALE: 1" = 2000'



SHRUB PLANTING DETAIL



DECIDUOUS TREE PLANTING (UP TO 3" CALIPER)

LANDSCAPE PLANTINGS

SYMBOL	QUANTITY	BOTANICAL COMMON NAME	SIZE	REMARKS	P.U.'s
	5	ACER RUBRUM RED SUNSET RED SUNSET MAPLE	[illegible]	B & B FULL	5
	10	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	[illegible]	B & B [illegible] O.C.	5
	2	[illegible] LONGWAY SPRUCE	[illegible]	B & B [illegible]	7
	4	[illegible]	[illegible]	[illegible]	2
	12	[illegible]	[illegible]	B & B [illegible] O.C.	2.4
	28	[illegible] DWARF WINGED EUONYMUS	[illegible] CANES	B & B [illegible] O.C.	[illegible]
	[illegible]	[illegible] DWARF EUROPEAN CRANBERRYBUSH VIBURNUM	[illegible]	[illegible] O.C.	[illegible]
	96	[illegible] BOXLEY SERIES	[illegible]	[illegible] O.C.	

LANDSCAPE TABULATION

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

1. N/A LINEAR FEET OF INTERIOR ROAD / 20 = 0 P.U.

   NO. 0 MAJOR (50%), 0 MINOR, 0 EVERGREEN, 0 SHRUBS, 0 SQ. FT. GROUNDCOVER 10 AC. = 0 P.U.

2. 486 LINEAR FEET OF ADJACENT ROAD / 10 = 48.6 P.U.

   NO. 15 EX. MAJOR (75%), 0 MINOR, 14 EVERGREEN, 60 SHRUBS, 0 SQ. FT. GROUNDCOVER, = 49.0 P.U.

3. [illegible] PARKING SPACES / [illegible] = [illegible] P.U.

   NO. 0 MAJOR (75%), [illegible] MINOR, [illegible] EVERGREEN, [illegible] SHRUBS, 0 SQ. FT. GROUNDCOVER, [illegible]

4. N/A [illegible] P.U.

   NO. N/A MAJOR, N/A MINOR, N/A [illegible] SHRUBS, 0 SQ. FT. GROUNDCOVER = 0 P.U.

5. 230 LINEAR FEET OF SIDEWALK [illegible] / 50 = [illegible] P.U.

   NO. 5 MAJOR (75%), 10 MINOR, [illegible] EVERGREEN, 48 SHRUBS, 0 SQ. FT. GROUNDCOVER, [illegible] = 29.6 P.U.

6. 80 LINEAR FEET OF [illegible] / 50 = [illegible] P.U.

   NO. 0 MAJOR, 0 MINOR, 1 EVERGREEN, [illegible] SHRUBS, 0 SQ. FT. GROUNDCOVER = [illegible] P.U.

TOTAL PLANTING UNITS REQUIRED: 73.5
TOTAL PLANTING UNITS PROPOSED: 80.6 (30 EXISTING)

(15 EX.) 5 MAJOR, 10 MINOR, 18 EVERGREEN, 158 SHRUBS, 0 SQ. FT. GROUNDCOVER

SPECIAL EXCEPTION AND VARIANCE PLAN

STATE OF MARYLAND PROFESSIONAL ENGINEER

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. [illegible]

OWNER/DEVELOPER/APPLICANT
EXXON COMPANY, U.S.A.
6301 IVY LANE
SUITE 700
GREENBELT, MARYLAND 20770
PHONE: (301) [illegible]
ATTN: MR. MIKE [illegible]

FREDERICK WARD ASSOCIATES INC.
ENGINEERS • ARCHITECTS • SURVEYORS
5 SOUTH MAIN STREET
(410) 838-7900

DATE	REVISIONS	BY	CHK.

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

LANDSCAPE PLAN

DATE: 05 24 95
DRAWN BY: KDN
CHK. BY: MBC
[illegible] 20[illegible]

[illegible] AN EXXON STATION AT
[illegible] MCLEAN BOULEVARD
BALTIMORE, MARYLAND [illegible]
ELECTION DISTRICT [illegible] COUNCILMANIC DISTRICT [illegible]

PROJECT NO. [illegible]
DISC. NO. [illegible]
RAS. NO. [illegible]
DWG. NO. 04 of 04

494

IN RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE - NW/S McClean Boulevard and Perring Manor Road (7301 McClean Boulevard) 9th Election District 6th Councilmanic District

Exxon Company, USA - Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-499-SPHXA

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing, Special Exception and Variance for that property known as 7301 McClean Boulevard, located in the vicinity of Perring Parkway, just inside the Baltimore County/Baltimore City line in Parkville. The Petitions were filed by the owners of the property, Exxon Company, USA, by Michael J. Specht, through their attorney, G. Scott Barhight, Esquire. The Petitioners seek approval of amendments to the previously approved site plan in Case No. 84-314-SPHXA, a special exception for the addition of a convenience food store to the existing gasoline service station use in combination with a roll-over car wash, and variance relief from Section 409.4(c) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum aisle width behind the proposed vacuum parking space of 19 feet in lieu of the required 22 feet, and to permit a minimum aisle width between stacking space No. 2 and the curb face of 14 feet in lieu of the required 22 feet. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petitions filed were Michael J. Specht, William Hsieh, and Keith Maiz, all representatives of Exxon Company, USA, Timothy F. Whittie, Professional Engineer with Frederick Ward

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Date 8/11/95
By

Associates, Inc., who prepared the site plan for this project, Moses Z. Riaz and Jacqueline Jackson, Proprietors of the subject property, and G. Scott Barhight and David Guilday, Attorneys for the Petitioners. There were no Protestants present.

At the onset of the hearing, the Petitioners amended their variance request to eliminate the variance to permit a minimum aisle width behind the proposed vacuum parking space of 19 feet in lieu of the required 22 feet. Mr. Barhight testified that his client was able to reposition proposed improvements on the site to eliminate the need for this particular variance. The Petition was amended accordingly and the hearing proceeded on the remaining requests.

Testimony and evidence offered revealed that the subject property consists of 30,120 sq.ft., zoned B.M.-C.C.C., and is improved with a gasoline service station and accessory roll-over car wash. The property was the subject of prior Case No. 84-314-SPHXA in which the Petitioners were granted a special hearing, special exception and variances for the existing gas and go and car wash uses on May 28, 1984. The Petitioners now come before me seeking approval to add a convenience food store facility to the site and modifications to the previously approved site plan in accordance with Petitioner's Exhibit 1. In order to proceed with the proposed improvements, the relief requested is necessary.

It is clear that the B.C.Z.R. permits the use proposed in a B.M.-C.C.C. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

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By

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

The B.C.Z.R., specifically Section 307.1, established a two-step process for the granting of variances. That two-step process was addressed and identified by the Court of Special Appeals in the case of Cromwell v. Ward, 102 Md. App. 691 (1995). The opinion in that case, issued January 4, 1995 and authored by the Honorable J. Cathell, interpreted our regulations to require the applicant to establish the following:

First, the Applicant (Petitioner) must prove, and this Deputy Zoning Commissioner must find, that the "property whereon structures are to be placed (or uses conducted) is -- in and of itself-- unique and unusual in a manner different from the nature of surrounding properties such that the uniqueness and peculiarity of the subject property causes the zoning provision to impact disproportionately upon that property."

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Date 8/11/95
By

I find from the testimony and evidence presented in this case that the subject property is unique, unusual and different from properties which surround the subject site so as to cause this applicable zoning provision to impact disproportionately upon this particular parcel of land.

Having satisfied this "first step" the Applicant (Petitioner) must proceed to the "second step" of this variance process, which is to show that strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

The practical difficulty or unreasonable hardship guidelines that have been imposed by the Baltimore County Zoning Regulations (B.C.Z.R.) have been thoroughly examined and discussed by the appellate courts of this State. In Loyola Federal Savings and Loan Association v. Buschman, 227 Md. 243, 176 A.2d 355 (1961), the Court of Appeals considered the identical regulation to Section 307.1 of the B.C.Z.R.

As the Court noted: "Section 307 of the Regulations uses the two terms (practical difficulty or unreasonable hardship) in the disjunctive." Loyola Federal, p. 358. Thus, by the use of the term "or", Section 307 offers the Petitioner an opportunity to obtain its variance upon satisfaction of either the undue hardship or practical difficulty standard.

The distinction between these standards was clarified by the Court of Special Appeals in Anderson v. Board of Appeals, Town of Chesapeake Beach, 22 Md. App. 28, 322 A.2d 220 (1974). Within that opinion, the Court held that the undue hardship standard applies to a petition for a use variance. The Court noted that a use variance, which permits a use on the property other than that specifically permitted in that particular district, requires the imposition of a higher standard. That is, to allow the change of use for a particular property requires the Petitioner to

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By

demonstrate real hardship, where the land cannot allow a reasonable return if used only in accordance with the use restrictions of the ordinance.

Compared with this heavy burden, the Court reviewed the practical difficulty standard applicable for area variances. The Court characterized area variances as having a much less drastic effect than use variances, in that they seek relief only from height, area, setback, or side property line restrictions and would not affect the property's use, per se. The Court envisioned the impact of area variances on the surrounding locale to be less than that generated by use variances, and thus, the lesser practical difficulty standard applies. The prongs of that standard which must be satisfied by the Petition, as enunciated in Anderson, supra, are as follows:

> 1) whether compliance with the strict letter of restrictions governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome;
>
> 2) whether a grant of the variance applied for would do substantial justice to an applicant as well as to other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief to the owner of the property involved and be more consistent with that afforded other property owners; and
>
> 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson, p. 39. See also McLean v. Soley, 270 Md. 208 (1973) at pps. 214-215.

I find from the testimony and evidence presented at the hearing before me that the Applicants have in fact proven the practical difficulty standards as set forth above and that the variance requested should be granted. I further find that the granting of this variance is in strict

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Date 8/11/95
By

harmony with the spirit and intent of the B.C.Z.R. and that the granting of this relief is accomplished without injury to the public health, safety or general welfare.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing, special exception and variance were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

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.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of August, 1995 that the Petition for Special Hearing seeking approval of amendments to the previously approved site plan in Case No. 84-314-SPHXA for a proposed convenience food store use in combination with an existing gasoline service station and roll-over car wash, in accordance with Petitioner's Exhibit 1, be and is hereby *GRANTED; and,*

IT IS FURTHER ORDERED that the Petition for Special Exception to permit the addition of a convenience food store to the existing gasoline service station use in combination with a roll-over car wash, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 409.4(c) and variance relief from Section 409.4(c) to

ORDER RECEIVED FOR FILING
Date 8/11/95
By

permit a minimum aisle width between stacking space No. 2 and the curb face of 14 feet in lieu of the required 22 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 relief granted herein shall be rescinded.
>
> 2) Prior to the issuance of any use permits, the Petitioners shall submit a landscape plan for review and approval by the Landscape Architect for Baltimore County.
>
> 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 409.4(c) of the B.C.Z.R. to permit a minimum aisle width behind the proposed vacuum parking space of 19 feet in lieu of the required 22 feet, be and is hereby DISMISSED AS MOOT.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 8/11/95
By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 11, 1995

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, 4th Floor
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE
NW/S McClean Boulevard and Perring Manor Road
(7301 McClean Boulevard)
9th Election District - 6th Councilmanic District
Exxon Company, USA - Petitioners
Case No. 95-499-SPHXA

Dear Messrs. Barhight & Guilday:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Michael J. Specht, Exxon Company
6301 Ivy Lane, Suite 700, Greenbelt, Md. 20770

Mr. Timothy F. Whittie, Frederick Ward Associates, Inc.
5 S. Main Street, Bel Air, Md. 21014

Mr. Moses Z. Riaz and Ms. Jacqueline Jackson
7301 McClean Boulevard, Baltimore, Maryland 21234

People's Counsel; Case File

Printed with Soybean Ink on Recycled Paper

Petition for Special Hearing

95-499-SPHXA

to the Zoning Commissioner of Baltimore County

for the property located at 7301 McClean Blvd.

which is presently zoned BM-CCC

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Amendments to the previously approved plan in Case No. 84-314-XSPHA.

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

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

Contract Purchaser/Lessee: ______ (Type or Print Name) ______ Signature ______ Address ______ City State Zipcode

Legal Owner(s): ______ (Type or Print Name)
Signature: Michael J. Specht
Michael J. Specht (Type or Print Name)
Signature ______
6301 Ivy Lane, Suite 700 (301)513-7511
Address Phone No.
Greenbelt, MD 20770
City State Zipcode

Attorney for Petitioner:
G. Scott Barhight
(Type or Print Name)
Signature: G. Scott Barhight
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Address Phone No.
Towson, MD 21204 (410)832-2000
City State Zipcode

Name, Address and phone number of representative to be contacted.
Whiteford, Taylor & Preston
Name
210 W. Pennsylvania Avenue, 4th Fl.
Address Towson, MD 21204 (410)832-2000 Phone No.

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING ______
unavailable for Hearing
the following dates ______ Next Two Months
ALL ______ OTHER ______
REVIEWED BY: SRA DATE 6-29-95

ORDER RECEIVED FOR FILING
Date 9/11/95
By ______

494

Petition for Special Exception

95-499-SPHXA

to the Zoning Commissioner of Baltimore County

for the property located at 7301 McClean Blvd.

which is presently zoned BM-CCC

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

Addition of a convenience store to existing fuel service station use-in-combination with a roll-over car wash.

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

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

Contract Purchaser/Lessee: ______ (Type or Print Name) ______ Signature ______ Address ______ City State Zipcode

Legal Owner(s): ______ (Type or Print Name)
Signature: Michael J. Specht
Michael J. Specht (Type or Print Name)
Signature ______
6301 Ivy Lane, Suite 700 (301) 513-7511
Address Phone No.
Greenbelt, MD 20770
City State Zipcode

Attorney for Petitioner:
G. Scott Barhight
(Type or Print Name)
Signature: G. Scott Barhight
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Address Phone No.
Towson, MD 21204 (410)832-2000
City State Zipcode

Name, Address and phone number of representative to be contacted.
Whiteford, Taylor & Preston
Name
210 W. Pennsylvania Avenue, 4th Fl.
Address Towson, MD 21204 (410) 832-2000 Phone No.

DAVE GILDEA

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING ______
unavailable for Hearing
the following dates ______ Next Two Months
ALL ______ OTHER ______
REVIEWED BY: SRA DATE 6-29-95

ORDER RECEIVED FOR FILING
Date 9/11/95
By ______

494

Petition for Variance

95-499-SPHXA

to the Zoning Commissioner of Baltimore County

for the property located at 7301 McClean Blvd.

which is presently zoned BM-CCC

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)

To be presented at the hearing.

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

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

Contract Purchaser/Lessee: ______ (Type or Print Name) ______ Signature ______ Address ______ City State Zipcode

Legal Owner(s): ______ (Type or Print Name)
Signature: Michael J. Specht
Michael J. Specht (Type or Print Name)
Signature ______
6302 Ivy Lane, Suite 700 (301) 513-7511
Address Phone No.
Greenbelt, MD 20770
City State Zipcode

Attorney for Petitioner
G. Scott Barhight
(Type or Print Name)
Signature: G. Scott Barhight
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, 4th Fl.
Address Phone No.
Towson, MD 21204 (410)832-2000
City State Zipcode

Name, Address and phone number of representative to be contacted.
Whiteford, Taylor & Preston
Name
210 W. Pennsylvania Avenue, 4th Fl.
Address Towson, MD 21204 (410) 832-2000

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING ______
unavailable for Hearing
the following dates ______ Next Two Months
ALL ______ OTHER ______
REVIEWED BY: SRA DATE 6-29-95

ORDER RECEIVED FOR FILING
Date 9/11/95
By ______

Printed with Soybean Ink on Recycled Paper

494.

95-499-SPHXA

Requested Variances

A. Pursuant to Section 409.4(c), to permit the use of a 19 ft. minimum aisle width behind the proposed vacuum parking space, in lieu of the 22 ft. requirement.

B. Pursuant to Section 409.4(c), to permit the use of a 14 ft. minimum aisle width between stacking space 2 and face of curb, in lieu of the requirement.

51759

494.

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

ZONING DESCRIPTION

7301 McClean Boulevard
Ninth Election District
Baltimore County, Maryland

BEGINNING for the same at the intersection of the northerly right-of-way line of Perring Manor Road with the easterly right-of-way line of McClean Boulevard. Thence along McClean Boulevard

1) by a curve to the left in a northwesterly direction of radius 1040.00 feet an arc distance of 116.87 feet and subtended by a chord North 18°53'27" West 116.80 feet to a point of compound curve

2) by a curve to the left in a northwesterly direction of radius 1040.00 feet an arc distance of 56.70 feet and subtended by a chord North 23°40'19" West 56.70 feet. Thence leaving McClean Boulevard

3) North 67°02'18" East 54.95

4) North 71°19'19" East 96.48

5) South 19°37'05" East 227.99 to intersect the northerly right-of-way line of Perring Manor Road and the division line between Baltimore County and Baltimore City. Thence binding thereon

6) South 89°59'34" West 157.97 feet to the point of beginning hereof

CONTAINING 29861 square feet (0.686 Acre) of land more or less.

STATE OF MARYLAND · VINCENT X. NOHE · No. 306 · REGISTERED · PROPERTY LINE SURVEYOR

6/23/95

494

P.O. Box 3635 · 7900 Sudley Road · Suite 711 · Manassas, Virginia 22110-3635 · (703) 551-2271 / 361-7718 · Fax (703) 361-0117

Gulf Oil Products Company
MARKETING DEPARTMENT – MID-ATLANTIC DISTRICT
P.O. Box 2235
Baltimore, MD 21203

95-499-SPHXA

ZONING DESCRIPTION

PROPOSED GULF SERVICE STATION
7301 Mc Clean Boulevard
Baltimore County, Maryland

BEGINNING FOR THE SAME at a point on the northeast corner of McClean Boulevard and Perring Manor Road; thence running along the eastern right-of-way line of McClean Boulevard (1) by a curve to the left having a chord bearing and distance of North 18° 53' 27" West 116.80 feet, a radius of 1040.00 feet and an arc length of 116.87 feet; thence (2) by a curve to the left having a chord bearing and distance of North 23° 40' 19" West 56.70 feet, a radius of 1040.00 feet and an arc length of 56.70 feet; thence leaving said right-of-way line (3) North 67° 02' 18" East 54.95 feet; thence (4) North 71° 19' 19" East 96.48 feet; thence (5) South 19° 37' 05" East 227.99 feet to a point on the northern right-of-way line of Perring Manor Road; thence running along the northern right-of-way line of Perring Manor Road (6) South 89° 59' 34" West 157.97 feet to the place of beginning.

Containing in all 29,861 SF or 0.686 Act
The Special Hearing for an expanded site area includes that portion of the above described property not covered by Case No. 5436-XA.

Mark A. Riddle 2.9.84

STATE OF MARYLAND · MARK ALAN RIDDLE · No. 244 · REGISTERED · PROPERTY LINE SURVEYOR

494

A DIVISION OF GULF OIL CORPORATION

810 Glenellen Court
Towson, MD 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-499-SPHXA

District ______ Date of Posting 7/22/95
Posted for: Special Hearing & Exception (Variance)
Petitioner: Exxon Corp
Location of property: 7301 McClean Blvd.
Location of Signs: Facing roadway on property being zoned
Remarks: ______
Posted by ______ (Signature) Date of return: 7/28/95
Number of Signs: 1

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: #95-499-SPHXA
(Item 494)
7301 McClean Boulevard
Exxon Station
9th Election District
6th Councilmanic
Legal Owner(s):
Exxon Corporation
Hearing: Monday, August 7, 1995 at 3:00 p.m. in Rm. 118, Old Courthouse.

Special Hearing to approve amendments to the previously approved plan in case #84-314-XSPHA. Special Exception for addition of a convenience store to existing fuel service station use-in-combination with a roll-over car wash. Variance to permit the use of a 19-foot minimum aisle width behind the proposed vacuum parking space in lieu of the 22-foot requirement; and to permit the use of a 14-foot minimum aisle width between stacking space 2 and face of curb in lieu of the requirement.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.
(2) For information concerning the File and/or Hearing, Please Call 887-3391.
7/130 July 13

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 14, 1995

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 July 13, 1995.

THE JEFFERSONIAN,
A. Henrickson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT 95-499-SPHXA

494
152820

DATE 6-27-95 ACCOUNT R 001 6150
7301 McClean Blvd AMOUNT $ 560
RECEIVED FROM: Whiteford Taylor & Preston
FOR: ______

VALIDATION OR SIGNATURE OF CASHIER
DISTRIBUTION: WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

TO: PATUXENT PUBLISHING COMPANY
July 13, 1995 Issue - Jeffersonian

Please foward billing to:

G. Scott Barhight, Esq.
210 W. Pennsylvania Avenue, 4th Floor
Towson, Maryland 21204
832-2000

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: 95-499-SPHXA (Item 494)
7301 McClean Boulevard
Exxon Station
9th Election District - 6th Councilmanic
Legal Owner(s): Exxon Corporation
HEARING: MONDAY, AUGUST 7, 1995 at 3:00 p.m. in Room 118, Old Courthouse.

Special Hearing to approve amendments to the previously approved plan in case #84-314-XSPHA.
Special Exception for addition of a convenience store to existing fuel service station use-in combination with a roll-over car wash.
Variance to permit the use of a 19-foot minimum aisle width behind the proposed vacuum parking space in lieu of the 22-foot requirement; and to permit the use of a 14-foot minimum aisle width between stacking space 2 and face of curb in lieu of the requirement.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

July 10, 1995

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: 95-499-SPHXA (Item 494)
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Variance to permit the use of a 19-foot minimum aisle width behind the proposed vacuum parking space in lieu of the 22-foot requirement; and to permit the use of a 14-foot minimum aisle width between stacking space 2 and face of curb in lieu of the requirement.

Arnold Jablon
Director
Department of Permits and Development Management

cc: Exxon Corporation/Michael J. Specht
G. Scott Barhight, 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.

Printed with Soybean Ink on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

July 31, 1995

G. Scott Barhight
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No.: 494
Case No.: 95-499-SPHXA
Petitioner: M. J. Specht

Dear Mr. Barhight:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 29, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 24, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for July 17, 1995
Item No. 494

The Development Plans Review Division has reviewed the subject zoning item. A detailed review of the Landscape Plan will be provided at the Development Plan stage.

RWB:sw

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500 (410) 887-4500

DATE: 07/13/95

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

RE: Property Owner: MICHAEL J. SPECHT

LOCATION:E/S MCCLEAN BLVD.NEC PERRING MANOR RD.(7301 MCCLEAN BLVD EXXO

Item No.: 494 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.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

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

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM DATE: 7/18/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 7/10/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 478
479
480
481
483
484
485
486
487
489
490
491
494
496
revised 467

LS:sp

LETTY2/DEPRM/TXTSBP

Maryland Department of Transportation
State Highway Administration

Hal Kassoff
Administrator

7-2-95

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

Re: Baltimore County
Item No.: 494 (JRA)

Dear Ms. Watson:

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

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

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

PETITION PROBLEMS
AGENDA OF JULY 10, 1995

#479 — CAM

1. No review information on bottom of petition form.

#485 — JJS

1. Only one legal owner signature -- need signature of Kang.
2. Need original signature for lessee.

#486 — MJK

1. Petitioner was not given copy of receipt (still in folder).
2. Need telephone number for legal owner.
3. Need title of person signing for contract purchaser.

#488 — RT

1. Need typed or printed name and title of person signing for contract purchaser.

#489 — JRA

1. Need title of person signing for legal owner.

#493 — JRA

1. Need telephone number for legal owner.
2. Need address for legal owner.
3. Need telephone number for attorney.

#494 — JRA

1. Who is legal owner? (Petition says Michael J. Specht & plat says Exxon Company, USA)

#495 — JJS

1. Notary public section is incomplete.

#496 — JJS

1. No original signatures on petitions.

RE: PETITION FOR SPECIAL HEARING PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCE 7301 McClean Boulevard, 9th Election District, 6th Councilmanic	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	OF BALTIMORE COUNTY
Legal Owner(s): Exxon Corporation	*	CASE NO. 95-499-SPHXA

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

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of August, 1995, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Michael S. Sheetz	6301 Ivy Lane, #700, Greenbelt, MD 20770
Timothy Whittie	5 South Main St, Bel Air, MD 21014
[illegible]	6301 Ivy Lane, #700, Greenbelt, MD 20770
Keith Maiz	6301 Ivy Lane, #700, Greenbelt, MD 20770
Moses Z. Riaz	7301 McClean Blvd Balto. MD 21234
Jacqueline Jackson	7301 McClean Blvd Balto MD 21234

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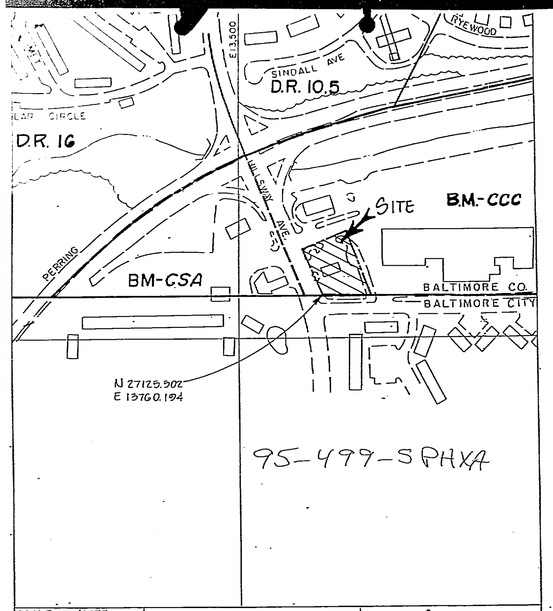
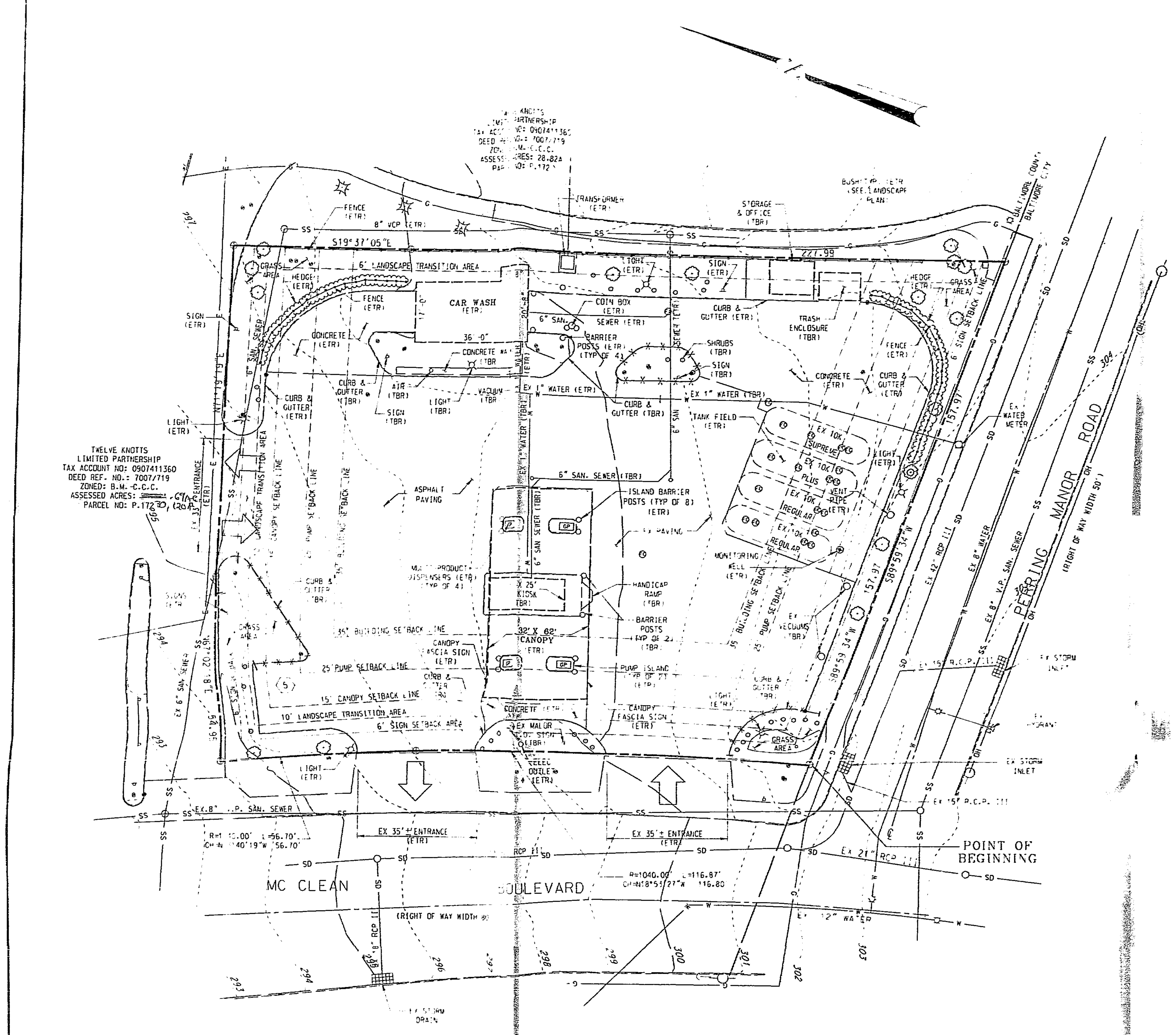


SCALE 1"=200'	DATE 06/17/94	FREDERICK WARD ASSOCIATES, INC. ENGINEERS-ARCHITECTS-SURVEYORS 5 SOUTH MAIN STREET BEL AIR, MARYLAND 21014-0727 (301) 638-7900 (301) 879-2090
DR. BY PE	CH. BY M.O.	
PLAT NO.	JOB NO. 95067.01	

EXXON
ZONING MAP
LOCATION No. Z-5430
7301 McCLEAN BLVD.
PARKVILLE, MARYLAND 21234

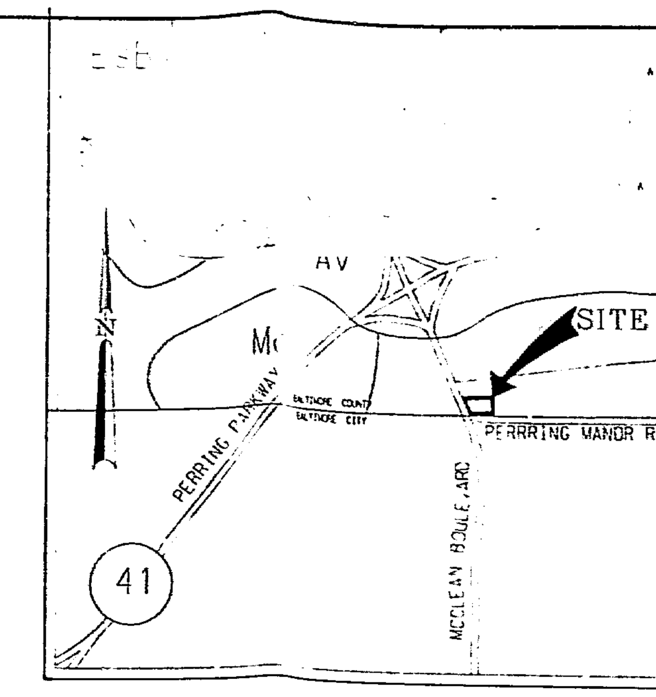
BLANK 3 - 400C0.33PF: 86124 997 18-Sep-91 04:05 PM / 8612

494



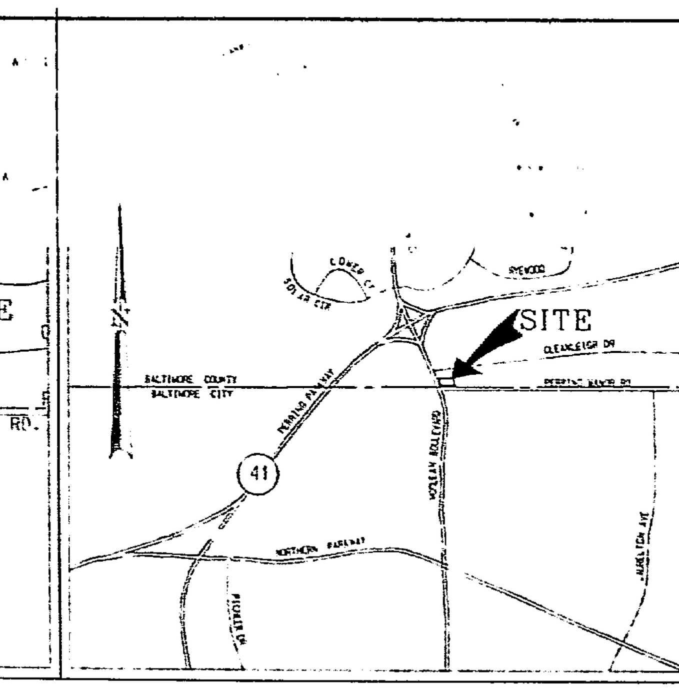
SOILS INFORMATION

UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, ISSUED MARCH, 1976, MAP, 9



SOILS MAP

SCALE: 1"= 1000'



VICINITY MAP

SCALE: 1"= 2000'

A. PLAN PREPARED BY: / DEVELOPER OWNER

PLAN PREPARED BY	DEVELOPER OWNER
FREDERICK WARD ASSOCIATES, INC.	EXXON COMPANY U.S.A.
SOUTH MAIN STREET	6301 IVY LANE SUITE 700
BEL AIR, MARYLAND 21014	GREENBELT, MARYLAND 20770
ATTN: MR. TIM WHITTIE	ATTN: MR. MIKE SPECHT
PHONE: 410-879-2090	PHONE: 301-513-7511
DATE: JUNE 8, 1995	TAX ACCOUNT #: 0903330427

B. ENVIRONMENTAL INFORMATION

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

C. EXISTING BUILT CONDITIONS

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

D. COUNTY ADOPTED PLANS

EXISTING	NOT EXISTING	IN CONFORMANCE	ITEM	REMARKS
x		x	BALTIMORE COUNTY MASTER PLAN 1989-2000	
x		x	IN CONFORMANCE WITH THE HEREFORD COMMUNITY PLAN, ADOPTED MAY 6, 1991	
	x		RECREATION AND PARKS PLAN	
	x		STREETSCAPE AND PARKS PLAN	
	x		STREETSCAPE PLAN	
	x		GREENWAYS PLAN	
	x		OTHER:	

25% OR GREATER SLOPES.

ENVIRONMENTAL IMPACT NOTES

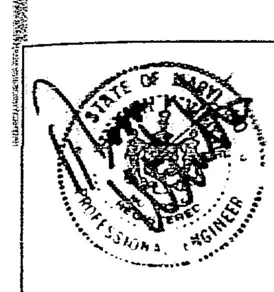
1. THERE ARE NO EXISTING WELLS AND NO SEPTIC SYSTEM ON THE SITE.
2. THIS SITE DOES NOT CONTAIN FOREST. THEREFORE, PER BILL NUMBER 163-93 THIS SITE IS EXCLUDED FROM THE PROVISIONS OF THE FOREST CONSERVATION ACT.
3. A FINAL LANDSCAPE PLAN MUST BE APPROVED AND IMPLEMENTED.
4. A SEDIMENT AND EROSION CONTROL PLAN MUST BE APPROVED AND IMPLEMENTED.

LEGEND

- CURB TO BE REMOVED
- EXISTING FENCE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING EVERGREEN TREE
- EXISTING TREE
- EXISTING SHRUB
- EXISTING HEDGE
- EX. MONITORING WELL
- EX. FILL CAP
- (TBR) TO BE REMOVED
- (ETR) EXISTING TO REMAIN
- EXISTING SIGN
- EXISTING LIGHT

BEFORE BEGINNING CONSTRUCTION CONTACT "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO EXCAVATION

GRAPHIC SCALE



OWNER DEVELOPER APPLICANT: EXXON COMPANY U.S.A., 6301 IVY LANE, GREENBELT, MARYLAND, ATTN: MR. MIKE SPECHT

FREDERICK WARD ASSOCIATES INC. ENGINEERS • ARCHITECTS • SURVEYORS — 5 SOUTH MAIN STREET, BEL AIR

SPECIAL EXCEPTION AND VARIANCE PLAN

EXXON — EXISTING SITE AND DEMOLITION PLAN

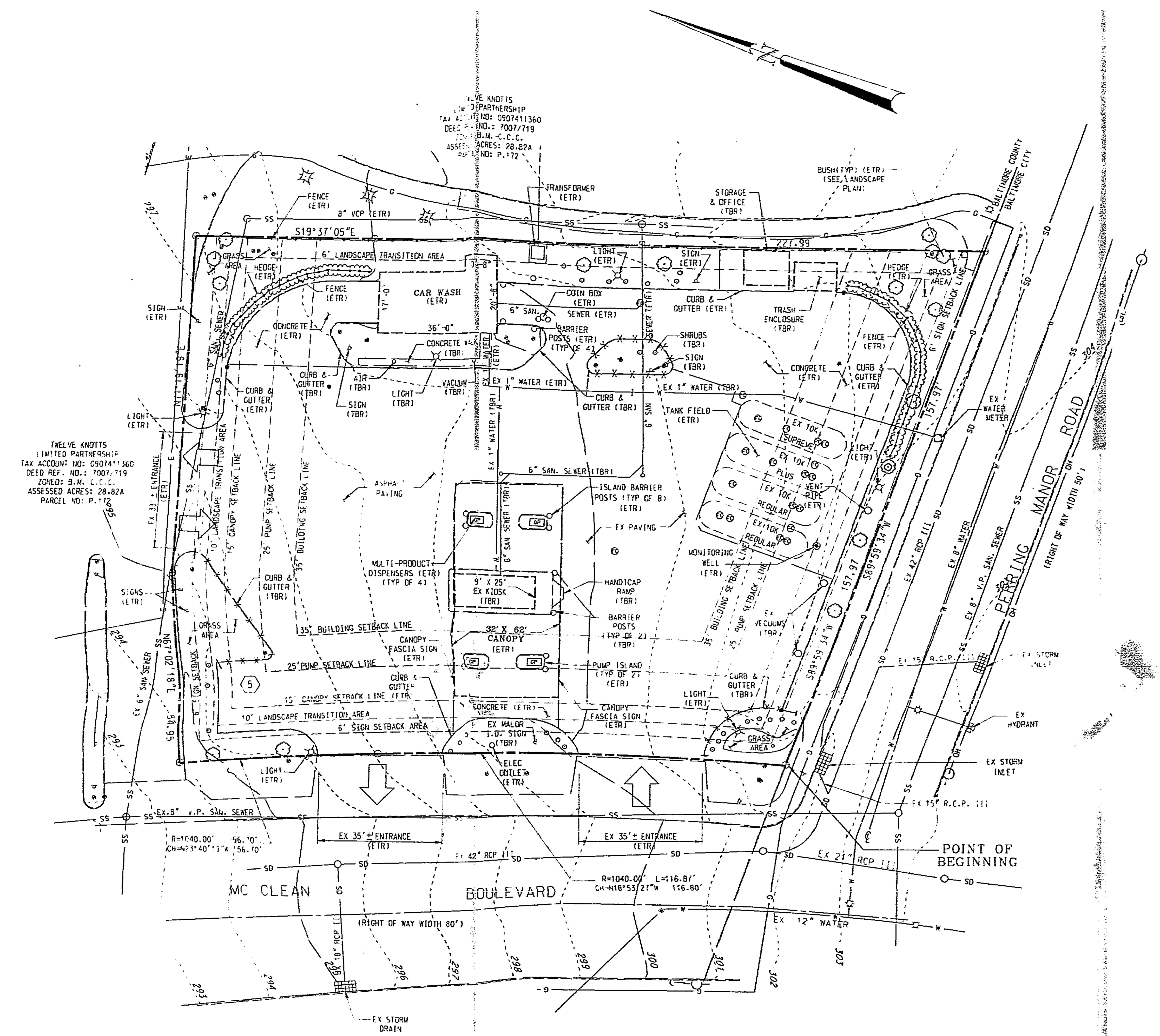
EX001.DGN 06/05/95

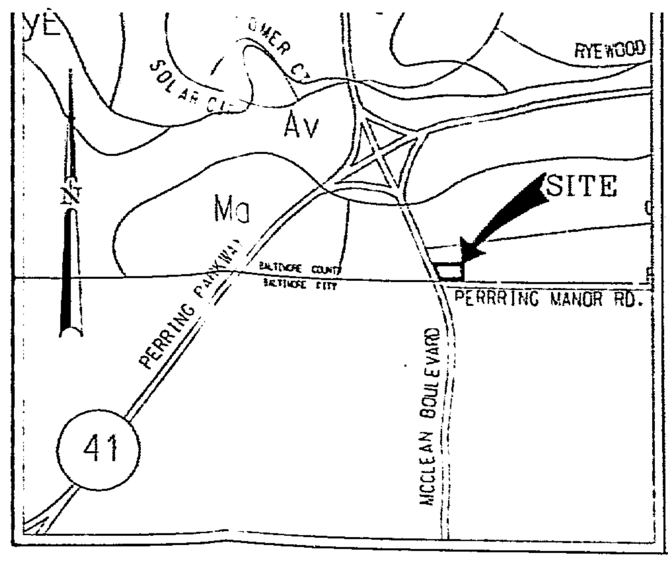
494

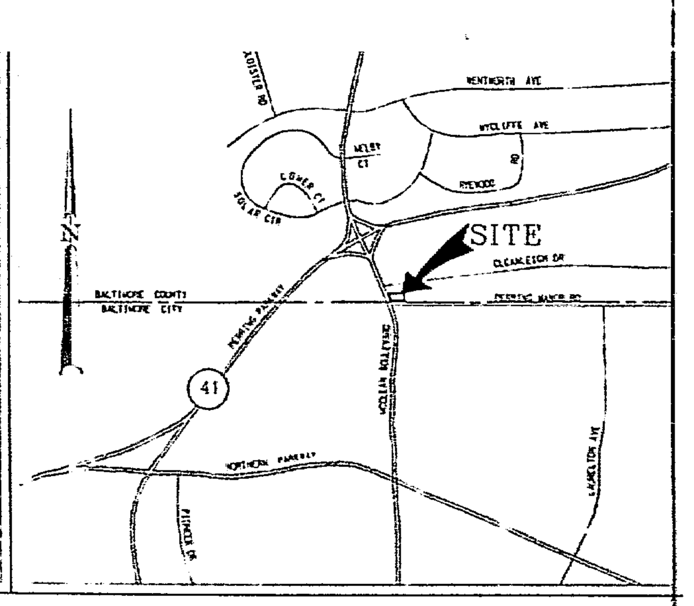
LOAMY AND CLAY LAND LyD

REFERENCE

SOIL SURVEY, BALTIMORE COUNTY, MARYLAND
UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE, ISSUED MARCH, 1976, MAP. 9







SOILS MAP

SCALE: 1"= 1000'

VICINITY MAP

SCALE: 1"= 2000'

A. PLAN PREPARED BY:

FREDERICK WARD ASSOCIATES, INC.
5 SOUTH MAIN STREET
BEL AIR, MARYLAND 21014
ATTN: MR. TIM WHITTIE
PHONE: 410 879-2090
DATE: JUNE 8, 1995

DEVELOPER OWNER

EXXON COMPANY U.S.A.
6301 IVY LANE SUITE 700
GREENBELT, MARYLAND 20770
ATTN: MR. MIKE SPECHT
PHONE: 301-513-7511
TAX ACCOUNT #: 0903330427

B. ENVIRONMENTAL INFORMATION

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

C. EXISTING BUILT CONDITIONS

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

D. COUNTY ADOPTED PLANS

EXISTING	NOT EXISTING	IN CONFORMANCE		REMARKS
X		X	BALTIMORE COUNTY MASTER PLAN 1989 2000	
X		X	(IN CONFORMANCE WITH THE HEREFORD COMMUNITY PLAN, ADOPTED MAY 6, 1991)	
	X		RECREATION AND PARKS PLAN	
	X		STREETSCAPE AND PARKS PLAN	
	X		STREETSCAPE PLAN	
	X		GREENWAYS PLAN	
	X		OTHER:	

PETITIONER'S EXHIBIT 1

[X] 25% OR GREATER SLOPES.

ENVIRONMENTAL IMPACT NOTES

1. THERE ARE NO EXISTING WELLS AND NO SEPTIC SYSTEM ON THE SITE.
2. THIS SITE DOES NOT CONTAIN FOREST. THEREFORE, PER BILL NUMBER 163-93 THIS SITE IS EXCLUDED FROM THE PROVISIONS OF THE FOREST CONSERVATION ACT.
3. A FINAL LANDSCAPE PLAN MUST BE APPROVED AND IMPLEMENTED.

LEGEND

—X—X—X—	CURB TO BE REMOVED
	EXISTING FENCE
—SS—	EXISTING SANITARY SEWER
—SS—	EXISTING STORM DRAIN
—W—	EXISTING WATER MAIN
—G—	EXISTING GAS MAIN
	EXISTING EVERGREEN TREE
	EXISTING TREE
	EXISTING SHRUB
	EXISTING HEDGE
(W)	EX.MONITORING WELL
(FC)	EX.FILL CAP
(TBR)	TO BE REMOVED
(ETR)	EXISTING TO REMAIN
	EXISTING SIGN
	EXISTING LIGHT

BEFORE BEGINNING CONSTRUCTION CONTACT
"MISS UTILITY"
AT
1-800-257-7777
EAST 48 HOURS TO EXCAVATION

20 40 60 80
GRAPHIC SCALE

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

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

DATE	REVISIONS	BY	CH.
8/7/95	ADJUSTED PARKING	TW	TW

SPECIAL EXCEPTION AND VARIANCE PLAN

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

EXISTING SITE AND DEMOLITION PLAN

PAS. NO. 5430

DWG. NO. 01 OF 04