

IN RE: PETITIONS FOR SPECIAL HEARING,  
SPECIAL EXCEPTION & VARIANCE -  
NW/Corner York & Shawan Roads  
(11416 York Road)  
8th Election District  
3rd Councilmanic District  
  
Kelly's Corner, LLC  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-343-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 11416 York Road, located in the vicinity of the Hunt Valley Mall in Cockeysville. The Petitions were filed by the owners of the property, Kelly's Corner, LLC, by Daniel J. Feeley, Managing Member, through their attorney, David K. Gildea, Esquire. The Petitioners seek approval of an amendment to the previously approved site plan in Case No. 89-403-XA to reflect the proposed modifications, and a special exception to permit the use of the subject property as a combination fuel service station and a roll-over car wash with an ancillary convenience store. In addition to the special hearing and special exception requests, the Petitioners seek variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 405.4.A.2.a to permit a setback from Maryland Route 45 to the Roll-Over car wash of 30 feet in lieu of the minimum required 35 feet and to permit a canopy setback from Shawan Road of 13.7 feet in lieu of the minimum required 15 feet; from Section 405.4.A.3.d to permit six (6) parking spaces in lieu of the minimum required ten (10) spaces; and from Section 409.4.C to permit aisle widths of 8.76 feet, 6.57 feet, 8.79 feet, 2.25 feet, 11.7 feet, 7.42 feet, 16.22 feet, 15.45 feet, 13.58 feet, 15.96 feet, 11.19 feet, 0 feet, 5.23 feet,

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Date 5/29/96  
By [Signature]

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and 11.12 feet, all in lieu of the minimum required aisle width of 20 feet each for two-way traffic. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 15.

Appearing at the hearing on behalf of the Petitions were Daniel J. Feeley, Managing Member for Kelly's Corner, LLC, property owner, Charles T. Bogdanowicz, Project Engineer with Amoco Oil, Richard Truelove, Registered Professional Engineer, who prepared the site plan for this project, and David K. Gildea, Esquire, attorney for the Petitioners. Two individuals appeared as interested parties, namely, Sarah Adams and Kenneth Bosley, both nearby property owners. No one appeared in opposition to the requests.

Testimony and evidence offered revealed that the subject property consists of 1.0496 acres, more or less, zoned B.M.-I.M. and is located on the northwest corner of York Road and Shawan Roads. This property was the subject of prior Case No. 89-403-XA in which the Amoco Oil Company was granted approval of a use-in-combination gasoline service station and convenience store of up to 5,000 sq.ft., by Order issued May 8, 1989. However, as a result of engineering problems relative to the subject site, development of the property was delayed until recently. Testimony revealed that Mr. Dan Feeley entered into negotiations with Amoco Oil Company to operate the proposed facilities at the subject site. The Petitioners now come before me seeking approval to amend the previously approved site plan to include a roll-over car wash and to reduce the size of the proposed convenience store. Specifically, Mr. Feeley proposes to add a 22' x 40' roll-over car wash on the northern portion of the site and a 20' x 20' kiosk as opposed to a full-size convenience store. Mr. Feeley testified

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that he owns another combination car wash/gasoline service station further south on York Road and has expertise and experience in operating these types of facilities. Mr. Feeley intends to provide public restrooms and pay telephones for use by customers, as well as free water and air for motorists. Further testimony revealed that the canopy which is to be constructed over the gasoline pump islands is now proposed to be angled as opposed to a rectangular shape. Due to the narrow configuration of the property, and the topography of the land, the requested variances are necessary in order to proceed with the proposed modifications.

As noted above, Ms. Sarah Adams and Mr. Kenneth Bosley appeared as interested parties. These individuals are not opposed to the proposed modifications, but rather wanted assurances that the site would be developed and operated in a responsible manner. Following the conclusion of the hearing, Mr. Bosley submitted a letter requesting that certain restrictions be imposed to alleviate the concerns he raised at the hearing. These restrictions will be included in my Order as a condition of approval.

It is clear that the B.C.Z.R. permits the use proposed in a B.M.-I.M. 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.

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 par-

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Date

BY

5/29/96  
K. Bosley

ticular 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.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; 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 v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

2/20/96  
Jlp

It is clear from the testimony that if the variances are granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance relief are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20<sup>th</sup> day of May, 1996 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plan in Case No. 89-403-XA to reflect the proposed modifications, in accordance with Petitioner's Exhibit 15, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a use-in-combination fuel service station and a roll-over car wash with an ancillary convenience store on the subject site, in accordance with Petitioner's Exhibit 15, be and is hereby GRANTED; and,

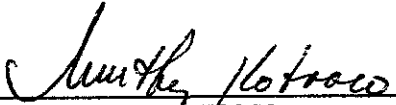
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Date 5/20/96  
By [Signature]

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IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 405.4.A.2.a to permit a setback from Maryland Route 45 to the Roll-Over car wash of 30 feet in lieu of the minimum required 35 feet and to permit a canopy setback from Shawan Road of 13.7 feet in lieu of the minimum required 15 feet; from Section 405.4.A.3.d to permit six (6) parking spaces in lieu of the minimum required ten (10) spaces; and from Section 409.4.C to permit aisle widths of 8.76 feet, 6.57 feet, 8.79 feet, 2.25 feet, 11.7 feet, 7.42 feet, 16.22 feet, 15.45 feet, 13.58 feet, 15.96 feet, 11.19 feet, 0 feet, 5.23 feet, and 11.12 feet, all in lieu of the minimum required aisle width of 20 feet each for two-way traffic, in accordance with Petitioner's Exhibit 15, 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 occupancy permits, the Petitioners shall submit a landscape plan for review and approval by the Landscape Architect for Baltimore County.
- 3) The Petitioners shall install public restroom facilities and pay telephones, as well as provide free water and air to motorists.
- 5) 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.

TMK:bjs

  
TIMOTHY M. POTROCO  
Deputy Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date: 5/22/16  
City: [illegible]

RECORDED

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
W/S York Road, NWC Shawan \* ZONING COMMISSIONER  
Road \* OF BALTIMORE COUNTY  
11400 York Road \* CASE # 92-505-SPH  
8th Election District \*  
3rd Councilmanic District \*  
Amoco Oil Company \*  
Petitioner \*

**RECEIVED**  
APR 22 1992  
OFFICE OF  
PLANNING & ZONING

**PETITIONER'S  
EXHIBIT**

\*\*\*\*\*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing, for that property located at 11400 York Road in the Hunt Valley area of Baltimore County. By its Petition, the property owner, Amoco Oil Company, seeks an extension of the period of time authorized for the utilization of the special exception for an automotive service station granted in case No. 89-403-XA. Said extension is permitted, pursuant to Section 502.3 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Amoco Oil Company, the Petitioner, by its representative Charles T. Bogdanowicz, appeared at the hearing and was represented by G. Scott Barhight, Esquire. Also appearing was Robert Haney, who prepared Petitioner's Exhibit No. 1, the site plan to accompany the Petition.

Appearing as interested parties/Protestants were two neighbors of the subject site. They were Betty Griffin, who owns property immediately next door and Sarah Adams who owns a parcel of land next to the Griffin tract.

Evidence and testimony presented was that the Petitioner originally came before this office in 1989 under a Petition for Special Exception for an automotive service station. The special exception was granted by then Deputy Zoning Commissioner Ann Nastarowicz, under case No. 89-403-XA. An appeal of that decision was timely filed and the matter came before the

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County Board of Appeals. Again, approval of the Petition granted. Subsequent appeals to the Circuit Court of Maryland for Baltimore County and the Court of Special Appeals of Maryland resulted in an affirmation of the approval of the Petition.

Further testimony was that, partly as a result of the duration of these appeals, construction had not commenced. The Petitioner also noted that additional engineering and site plan work was necessary and that all of these factors combined to delay the development of the subject site. Specifically, the Petitioner noted the potential widening of the York Road and Shawan Road right-of-ways by the State Highway Administration, as well as alteration of the storm water management and sewer extensions for this site. These factors, some of which remain unresolved, have delayed the Petitioner's development of the property.

In presenting the plan, it is noted that same is identical to the previously approved plan, except for several minor changes. These include; (1) the revised sewer extension hookup which will serve the subject site; (2) the revised storm water system which shows a tie-in to the existing system in York Road; (3) the addition of a zoning history comment outlining the Board of Appeals' findings in case No. 89-403-XA and (4) the additional note indicating C.R.G. approval.

In considering the request before me, it is to be noted that the subject Petition seeks only an extension of the special exception previously approved. No additional construction or alteration of the original site plan is proposed except as set forth above. The original special exception approval will expire on September 25, 1992 unless utilized or extended, pursuant to Section 502.3 of the B.C.Z.R. In my view, the Petitioner has met his burden to justify an extension of the special exception. The rea-



sons offered by the Petitioner to justify the extension are well founded and largely based on considerations beyond its control. In my view, the special hearing should be granted and I will so order.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10<sup>TH</sup> day of August 1992 that, pursuant to the Petition for Special Hearing, approval of an extension of the period of time authorized for the utilization of the special exception for an automotive service station granted in case No. 89-403-XA, and under Section 502.3 of the B.C.Z.R., in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED.

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn

LAW OFF

WHITEFORD, TAYL

Dept.	Phone #
Fax #	Fax #

SEVEN SAINT PAUL STREET  
BALTIMORE MARYLAND 21202  
TELEPHONE 301-347-8700

500 COURT TOWERS  
210 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4515  
301-832-2000

SUITE 400  
888 17TH STREET NW  
WASHINGTON, D.C. 20006  
TELEPHONE 202-459-6800

G. SCOTT BARHIGHT

DIRECT NUMBER  
301-832-2050

FAX: 301-832-2015

**PETITIONER'S  
EXHIBIT 1**

October 30, 1991

**RECEIVED**

OCT 31 1991

**BY COUNTY COUNCIL**

Mr. P. David Fields  
Director  
Office of Planning & Zoning  
County Courts Building  
401 Bosley Avenue  
Towson, MD 21204

Re: Request for Zoning Change  
Amoco Oil Company  
11416 York Road

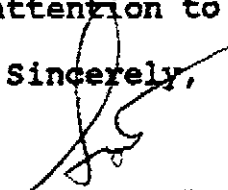
Dear David:

Please accept this letter and accompanying documentation as the Request for Zoning Change of Amoco Oil Company for the property known as 11416 York Road. Enclosed is the Application, Environmental Information Form, the required zoning, tax and topographic maps, Justification Brief and filing fee in the amount of \$500.00.

Amoco Oil Company has recently acquired this parcel and would like to add it to its previously approved special exception for automotive service station to permit the addition of a car wash. Although there is a possible interpretation of the Baltimore County Zoning Regulations which would permit this use of the site without a zoning change from MLR to BM-IM, Amoco Oil Company is filing this request to insure that their use is permitted.

Should you have any questions or comments, or if I can provide any additional information, please feel free to contact me. Thank you for your kind attention to this matter.

Sincerely,

  
G. Scott Barhight

GSB:sbt

Enclosures

cc: The Honorable C.A. Dutch Ruppertsberger, III  
Mr. John J. Dillon, Jr.  
Sandra Wineinger, Esquire  
Charles T. Bogdanowicz, P.E.  
Mr. Robert Haney

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1992 COMPREHENSIVE ZONING MAP  
Request For Zoning Change  
Applicant must present this form

and required supplemental material in person

Baltimore County  
Office of Planning and Zoning  
401 Bosley Avenue  
Towson, MD 21204  
301-887-3480

**APPLICANT'S**  
**PERMIT** 2

**OFFICE USE ONLY**  
Issue No. 3-141  
Council District 3  
Planner LIPPINCOTT J. L.  
Received on 10/30/91  
Fee (non-refundable) 500.00  
Receipt No. 094898

PLEASE TYPE OR PRINT

--- Applicant Information ---

1. Amoco Oil Company  
By: Charles T. Bogdanowicz  
Name
2. Amoco Oil Company  
Organization, if applicable
3. 14520 Green Road  
Mailing address
4. Baldwin, MD 21013  
City, state, and zip code
5. (H) \_\_\_\_\_ (B) 592-5914  
Home and business phone numbers
6. G. Scott Barhight  
Attorney or other representative, if any  
Whiteford, Taylor & Preston  
Representative's firm name (if applicable)  
500 Court Towers  
210 W. Pennsylvania Avenue  
Address  
Towson, MD 21204  
Representative's city, state, and zip code  
832-2050 ext. \_\_\_\_\_  
Representative's business phone number

--- Property Information ---

7. Amoco Oil Company  
Property owner's name
8. 11416 York Road 21152  
(Number) (Zip)  
Property street address and zip code
9. 0.1625 AC  
Acreage or lot size of total property
10. .±160 North of Shawan Road  
Distance of property to nearest street/intersection  
Name street(s)
11. 0 8 - 0 4 - 0 7 5 0 7 5  
Property-tax number
12. 42 13. 231  
Property-tax map number Parcel number
14. C2 15. N.W. 19-B  
1,000-scale zoning map no. 200-scale zoning map no.

**FOR OFFICE USE ONLY**

- |                                 |                          |
|---------------------------------|--------------------------|
| 16. Water-service zone _____    | Subsewershed zone _____  |
| Water-service area _____        | Sewer-service area _____ |
| Transportation zone _____       | Police Precinct _____    |
| Growth Management Area _____    | School district _____    |
| Critical Area designation _____ | Elementary _____         |
|                                 | Middle _____             |
|                                 | High _____               |

----- Zoning Request Information -----

17. MLR; 0.1625 AC  
Existing zoning, in acres per zone
18. Abandoned Residential  
Existing use of property
19. BM-IM; 0.1625 AC  
Proposed zoning, in acres per zone
20. Automotive Service Station and Car Wash  
Proposed use of property
21. Adjacent parcel received special exception for automotive service station ( 89-403-XA)  
Zoning history of property
22. None in immediate area known - vicinity zoned business or manufacturing  
Community organizations in the area of this zoning request

THE INFORMATION SHOWN ON THIS FORM IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

Charles T. Bogdanowicz  
(Signature)  
Charles T. Bogdanowicz, Project Engineer  
Amoco Oil Company

OWNER ACKNOWLEDGEMENT:  Y  N  
Are you the owner? If yes, review and sign below.

23. I hereby grant permission to Baltimore County for any required field inspections of my property in regard to the subject zoning request.  
I hereby acknowledge that if any rezoning occurs, a change in the property tax assessment and/or transfer taxes may result for which the property owner would be responsible.  
Further, I understand that if this zoning request is granted, it does not guarantee the issuance of plan approval or building permit. At the time of development processing, all County, State and Federal requirements in effect at that time must be satisfied.

Amoco Oil Company  
By: Charles T. Bogdanowicz  
Owner Name (Type or Print)

Charles T. Bogdanowicz  
(Signature)  
Charles T. Bogdanowicz, Project Engineer

1992 COMPREHENSIVE ZONING PROCESS - ENVIRONMENTAL INFORMATION

1. _____ DEPT	5. _____ GM	Issue No. _____ - _____
2. _____ AG	6. _____ WM	System 36 ID: _____
3. _____ EIR	7. _____ AQ	Comments Due By: _____
4. _____ CBCA		

APPLICANT INSTRUCTIONS: Please complete item (a) for each question. If you check "yes" to any question, please explain on the line provided. This information will be reviewed and verified by Baltimore County.

Applicant's Name: Amoco Oil Company

Property Owner's Name: Amoco Oil Company

Property Street Address: 11416 York Road

ADC Map Reference: Page 18 Grid G-2

1. Is this property shown in the Master Plan as a priority area for Agricultural Preservation?
  - a) Yes \_\_\_\_\_ No X Don't know \_\_\_\_\_
  - b) OPZ: \_\_\_\_\_
  - c) DEPRM: \_\_\_\_\_
  
2. Is this property or an adjacent property enrolled as a District/Easement in the Maryland Agricultural Land Preservation Program or under an Agreement with the Maryland Environmental Trust Program?
  - a) Yes \_\_\_\_\_ No X Don't know \_\_\_\_\_
  - b) OPZ: \_\_\_\_\_
  - c) DEPRM: \_\_\_\_\_
  
3. Are there intermittent streams, perennial streams, ditches or floodplains at this property or within 200 feet of this property?
  - a) Yes \_\_\_\_\_ No X Don't know \_\_\_\_\_
  - b) OPZ: \_\_\_\_\_
  - c) DEPRM: \_\_\_\_\_
  
4. Are there tidal wetlands, nontidal wetlands, springs, seeps, bogs, swamps, or bottomland areas at this property or within 200 feet of this property?
  - a) Yes \_\_\_\_\_ No X Don't know \_\_\_\_\_
  - b) OPZ: \_\_\_\_\_
  - c) DEPRM: \_\_\_\_\_
  
5. Are there slopes greater than 10% or erodible soils at this property that are adjacent to streams, wetlands or floodplains?
  - a) Yes \_\_\_\_\_ No X Don't know \_\_\_\_\_
  - b) OPZ: \_\_\_\_\_
  - c) DEPRM: \_\_\_\_\_

6. Approximately what percent (+10%) of this property is wooded?

a) 0%

b) OPZ: \_\_\_\_\_

c) DEPRM: \_\_\_\_\_

7. Are there rare, threatened or endangered species habitats at this property?

a) Yes \_\_\_\_\_ No X Don't know \_\_\_\_\_

b) OPZ: \_\_\_\_\_

c) DEPRM: \_\_\_\_\_

8. Is this property being used or has it been used previously for the handling, storage, stockpiling or disposal of radioactive materials, pathological materials, chemicals, petroleum products, deicing compounds, fertilizers or similar materials?

a) Yes \_\_\_\_\_ No X Don't know \_\_\_\_\_

b) OPZ: \_\_\_\_\_

c) DEPRM: \_\_\_\_\_

Applicant's or Representative's Signature: \_\_\_\_\_

*Robert J. Hayes*  
Design Engineer, ADR Associates, Inc

Date: OCT 23, 1991

FOR OFFICE USE ONLY

OPZ Reviewer: \_\_\_\_\_

1. Is this property within 200' of a drainage divide? Yes \_\_\_\_\_ No \_\_\_\_\_

2. Is this property within 1,000' of a known groundwater contamination case?  
Yes \_\_\_\_\_ No \_\_\_\_\_ ID No. \_\_\_\_\_

3. What Hydrologic Unit is this property in? I \_\_\_\_\_ II \_\_\_\_\_ III \_\_\_\_\_

4. What is the DRASTIC Index for this property? \_\_\_\_\_

DEPRM Division/Section Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reviewer: \_\_\_\_\_ Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

LAW OFFICES  
WHITEFORD, TAYLOR & PRESTON

SEVEN SAINT PALL STREET  
BALTIMORE, MARYLAND 21202  
TELEPHONE 301-347-8700

500 COURT TOWERS  
210 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4515  
301-832-2000

SUITE 400  
888 17TH STREET, NW  
WASHINGTON, D C 20006  
TELEPHONE 202-659-6800

FAX: 301-832-2015

G. SCOTT BARHIGHT

DIRECT NUMBER  
301-832-2050

REQUEST FOR ZONING CHANGE  
AMOCO OIL COMPANY  
11416 YORK ROAD

JUSTIFICATION BRIEF

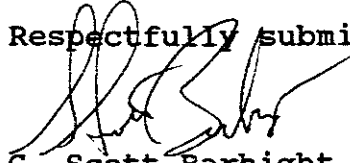
Amoco Oil Company, by its attorneys, G. Scott Barhight and Whiteford, Taylor & Preston, has filed a Request for Zoning Change for the property known as 11416 York Road. This site contains approximately 0.16 acres and is improved by an abandoned residence.

Amoco Oil Company is requesting a change in zoning from MLR to BM-IM. Amoco intends to include this newly acquired site in its automotive service station previously approved for the northwestern corner of Shawan and York Roads. This additional acreage will permit the inclusion of a car wash in the facility.

Although a reasonable interpretation of the Baltimore County Zoning Regulations would justifiably permit this proposed use with the existing MLR zoning, Amoco Oil Company is seeking this zoning change to insure that the proposed use is permitted. Amoco intends to file a Petition for Special Exception for automotive service station and ancillary car wash in the near future. It is possible that this request may be withdrawn if that zoning petition is successful and the property is fully vested.

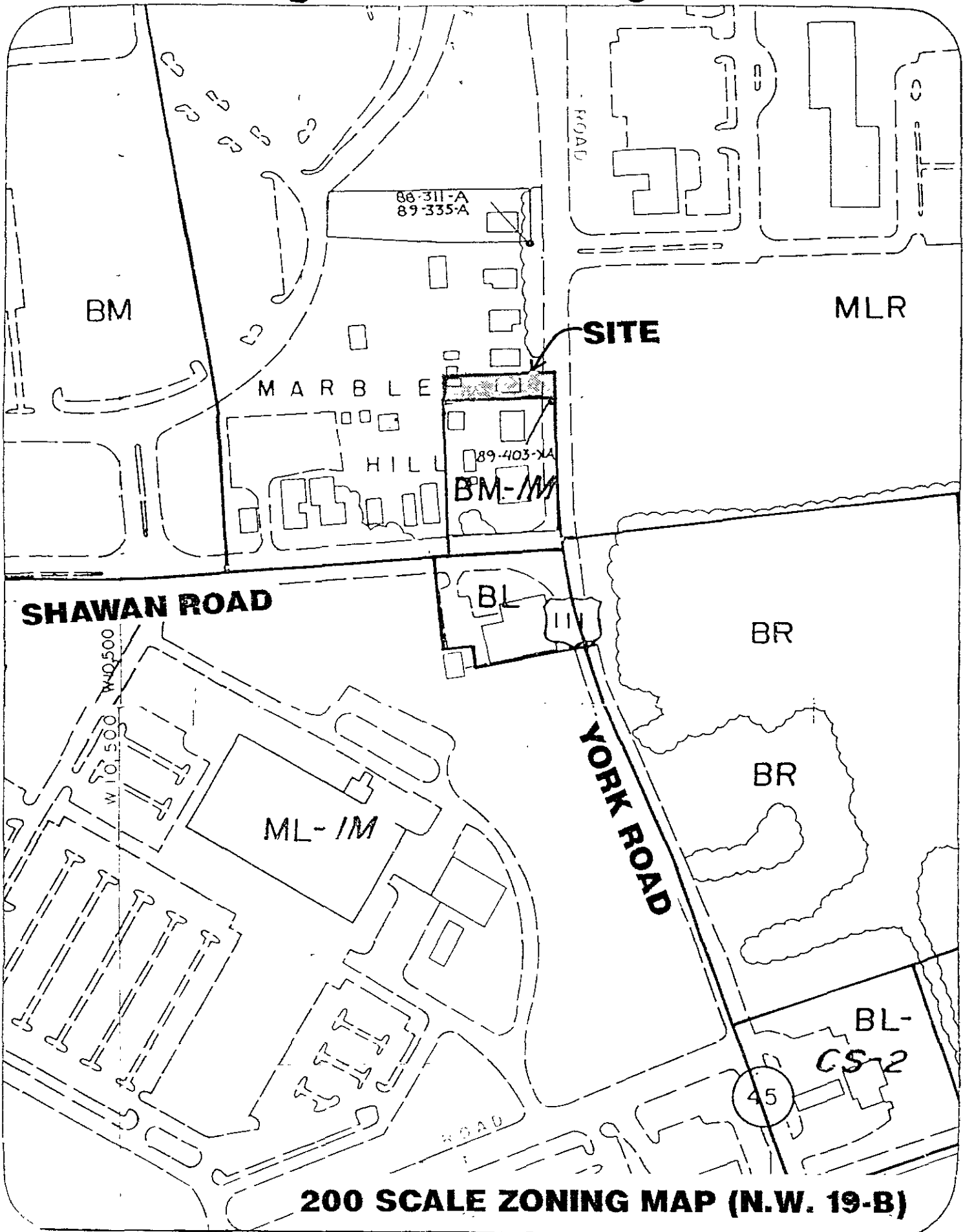
For the reasons stated above, Amoco Oil Company respectfully requests that the subject property receive favorable consideration for its request.

Respectfully submitted,



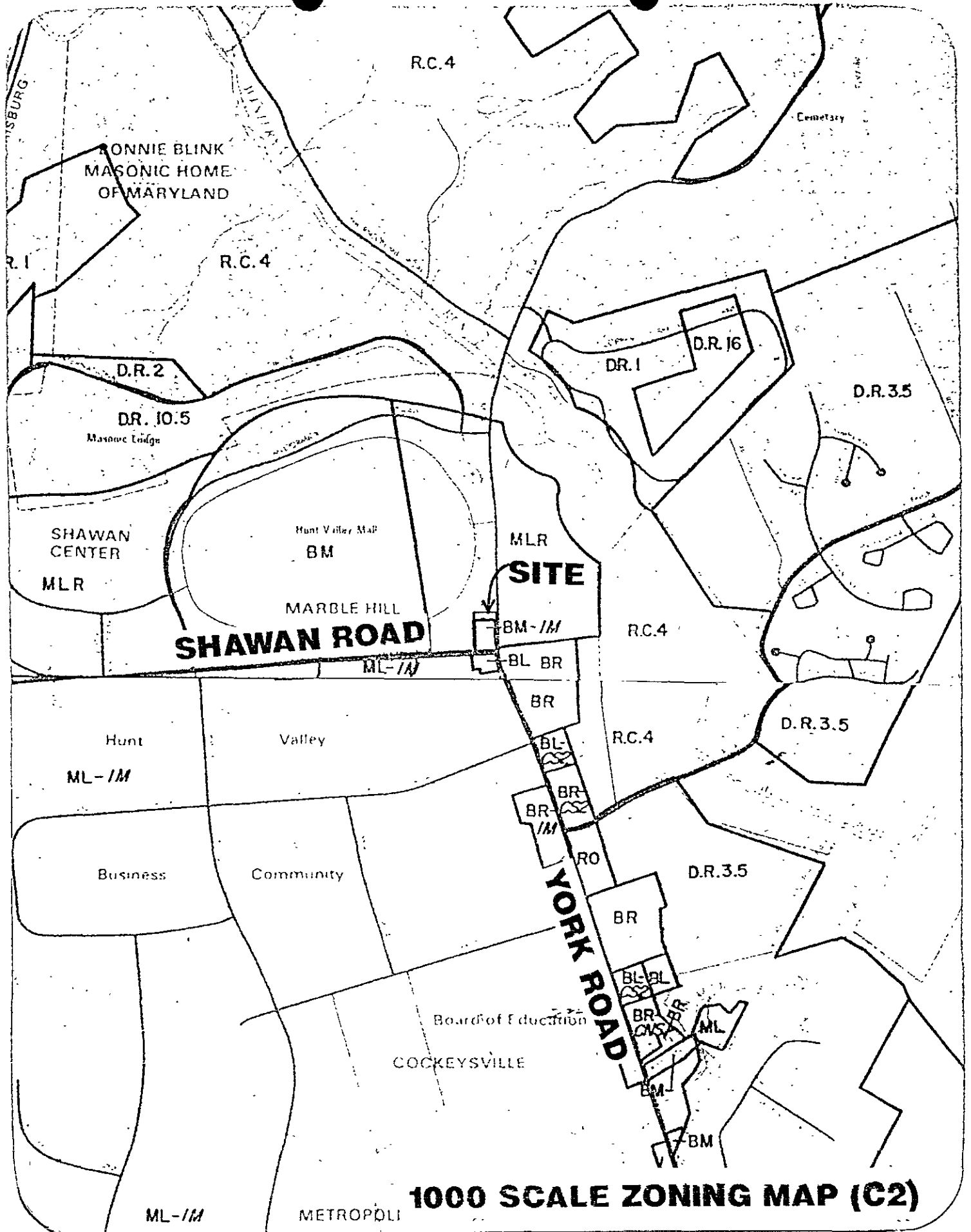
G. Scott Barhight  
Whiteford, Taylor & Preston  
500 Court Towers  
210 W. Pennsylvania Avenue  
Towson, MD 21204  
832-2050

cc: The Honorable C.A. Dutch Ruppertsberger, III  
Mr. John J. Dillon, Jr.  
Sandra Wineinger, Esquire  
Charles T. Bogdanowicz, P.E.  
Mr. Robert Haney  
Priscilla C. Caskey, Esquire



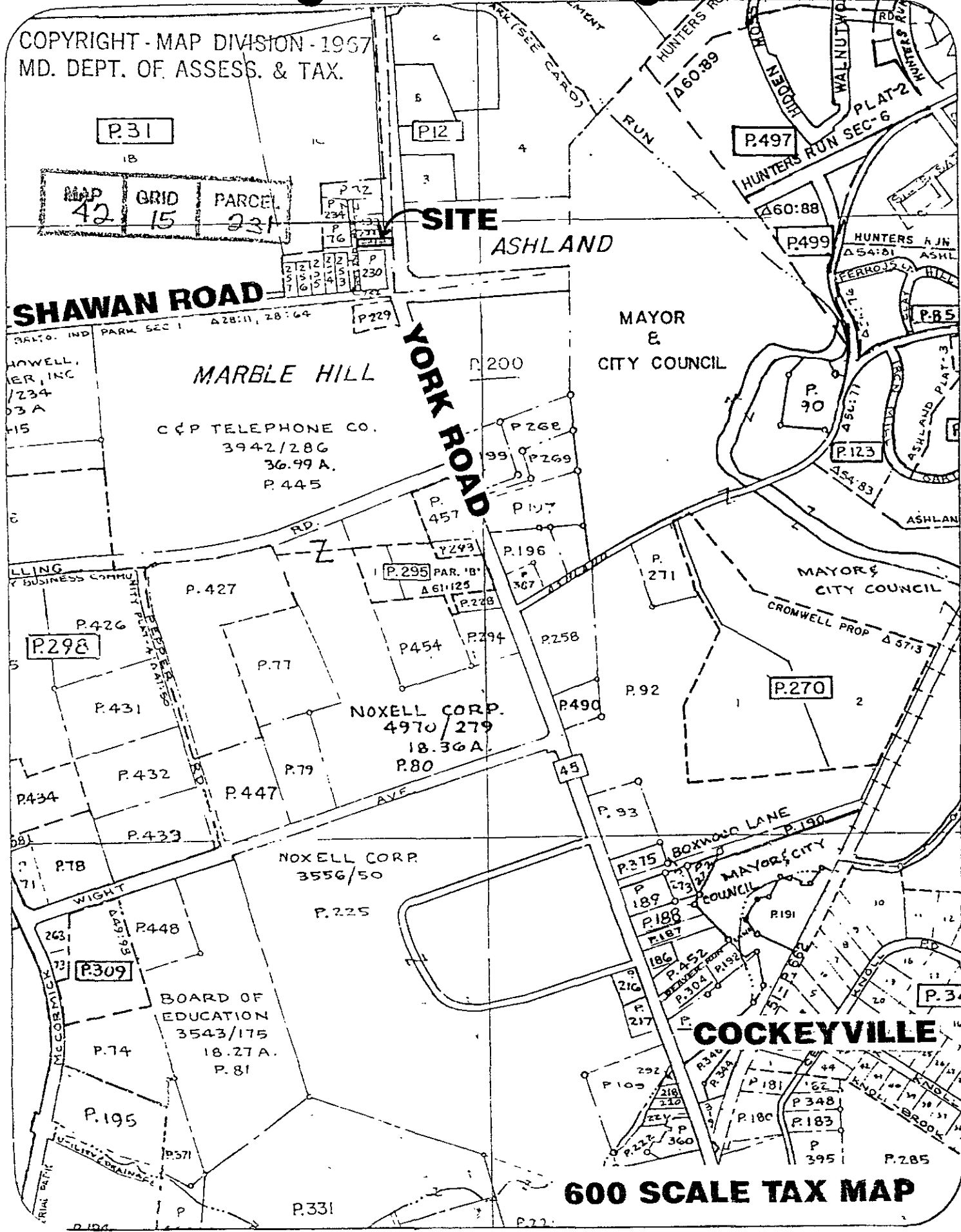
**200 SCALE ZONING MAP (N.W. 19-B)**



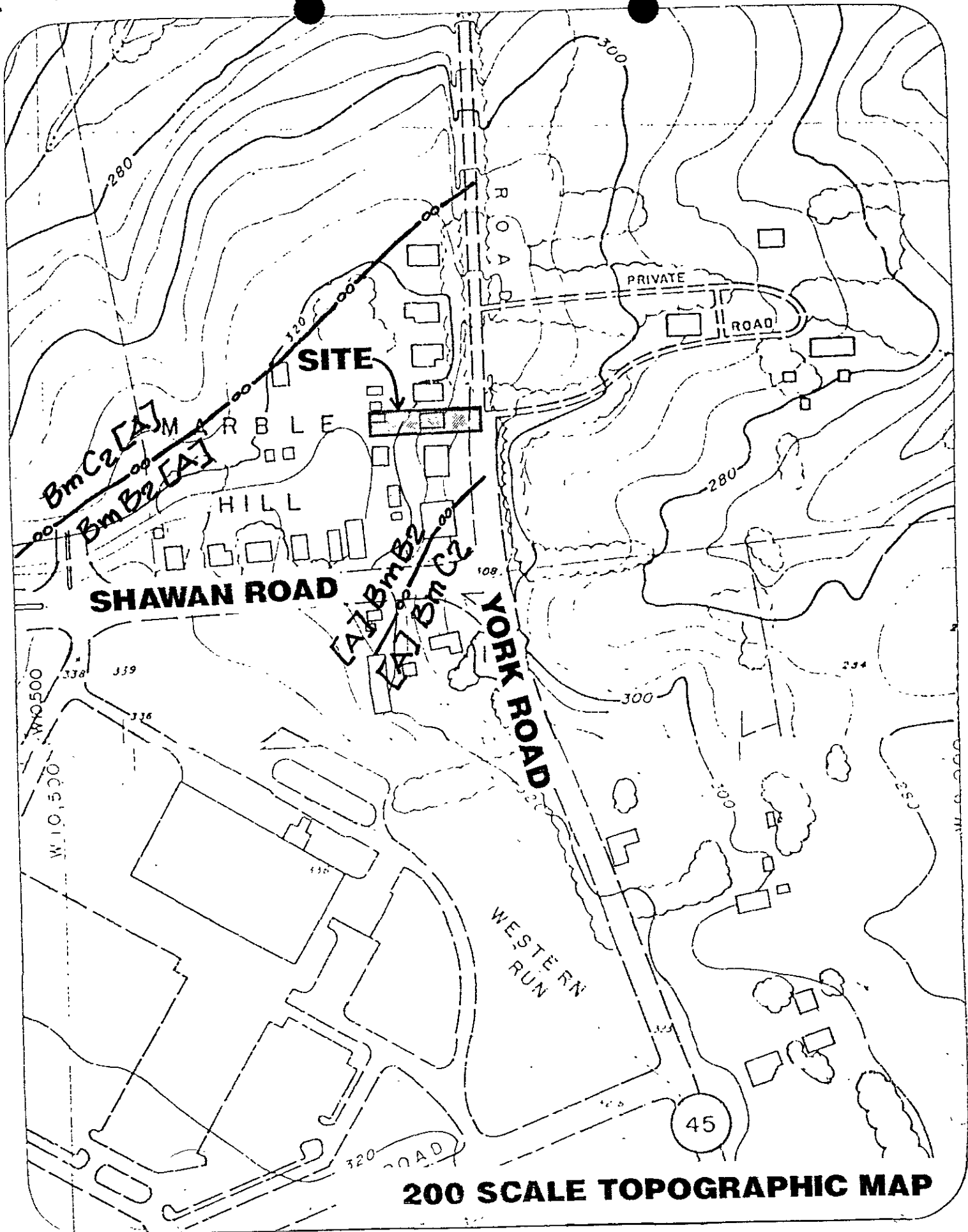


**1000 SCALE ZONING MAP (C2)**

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MD. DEPT. OF ASSESS. & TAX.



**600 SCALE TAX MAP**



**200 SCALE TOPOGRAPHIC MAP**

**HUNT VALLEY MALL**

**SITE**

**NORTH PARK**

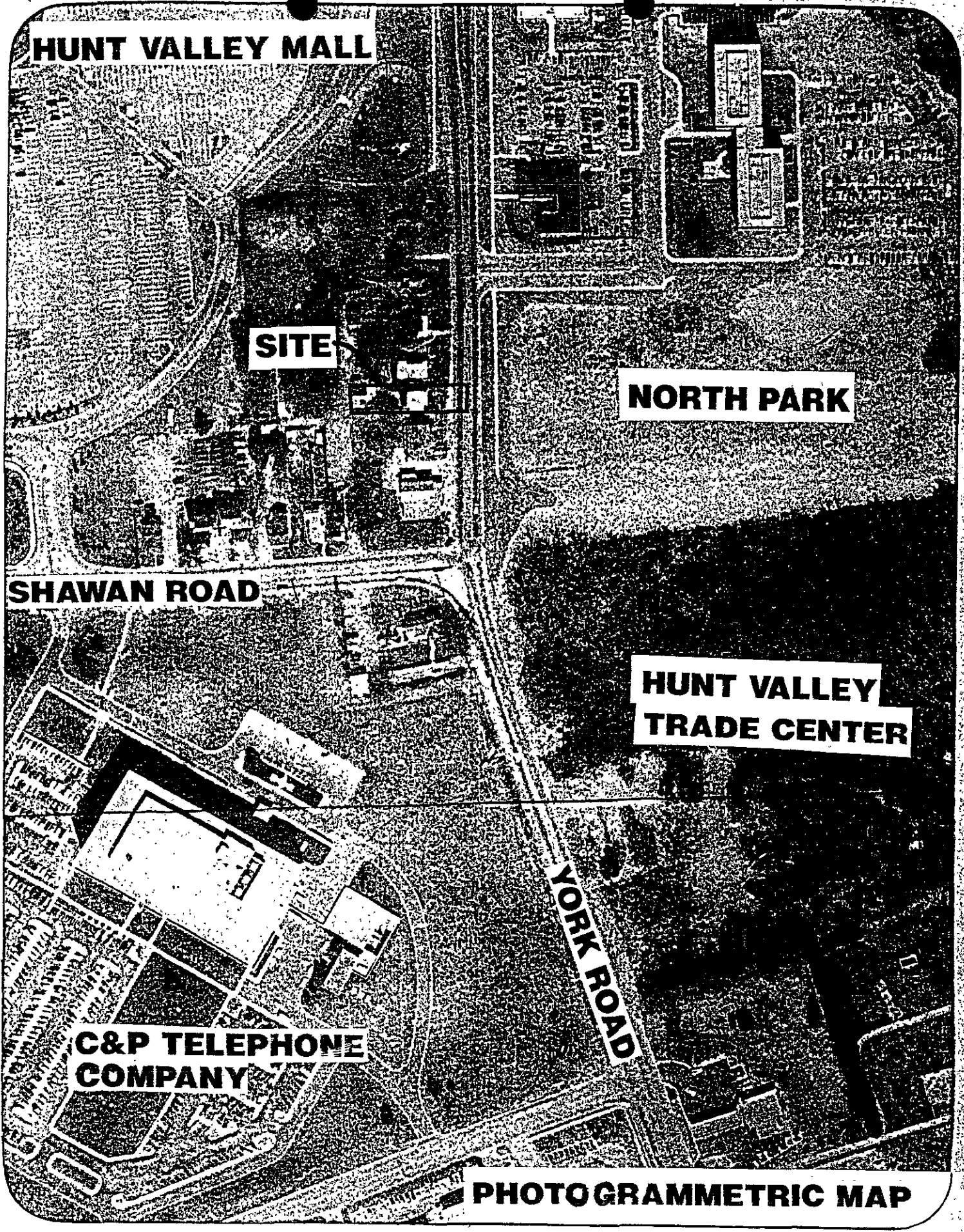
**SHAWAN ROAD**

**HUNT VALLEY  
TRADE CENTER**

**C&P TELEPHONE  
COMPANY**

**YORK ROAD**

**PHOTOGRAMMETRIC MAP**



LAW OFFICES  
WHITEFORD, TAYLOR & PRESTON

SEVEN SAINT PAUL STREET  
BALTIMORE, MARYLAND 21202  
TELEPHONE 410-347-8700

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

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

G. SCOTT BARHIGHT

FAX: 410-832-2015

DIRECT NUMBER  
410-832-2050

February 19, 1992

VIA HAND DELIVERY

Ms. Kathy Schlabach, Planner  
Office of Planning & Zoning  
401 Bosley Avenue  
Towson, Maryland 21204

PETITIONER'S  
EXHIBIT 3

Re: Issue No. 3-141  
Amoco Oil Company  
11416 York Road

Dear Kathy:

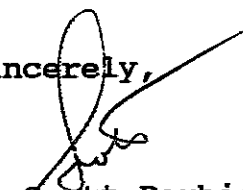
Pursuant to our recent telephone conversation, please accept the attached letter regarding the traffic impact of a car wash facility at the corner of York and Shawan Roads. Mr. Morris is a professional engineer with extensive experience as a consultant in traffic and transportation issues. Mr. Morris is very familiar with the operations of Amoco stations in particular.

Based upon Mr. Morris' experience, it seems clear that there should be no potential adverse traffic impacts associated with the addition of a car wash at this location. Hopefully, the Planning Staff will recommend that the requested zoning will be approved to permit this additional amenity at this site.

Upon receipt and review of this correspondence, please contact me should you need any additional or further information regarding traffic impacts. In any event, please contact me to discuss further the Planning Staff recommendation before it becomes final.

Thank you for your continued time and attention to this issue.

Sincerely,

  
G. Scott Barhight

GSB/kml  
Enclosures  
cc: Charles T. Bogdanowicz, P.E.

UNRECORDED

ROBERT L. MORRIS, INC.  
CONSULTANT IN TRAFFIC AND TRANSPORTATION

14 February 1992

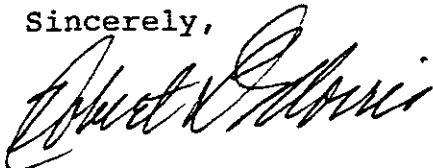
G. Scott Barhight, Esquire  
Whiteford, Taylor and Preston  
500 Court Towers  
210 West Pennsylvania Avenue  
Towson, MD 21204-4515

Dear Mr. Barhight:

At the request of Chuck Bogdanowicz, I have prepared the enclosed statement on the impact on traffic operations of car washes connected with gasoline service stations.

I hope this will be helpful to you.

Sincerely,



Robert L. Morris, P.E.

Enclosure

cc: Mr. C. T. Bogdanowicz  
with enclosure

## Traffic Impact of Car-Wash Facilities

The provision of car-wash facilities as an ancillary service of gasoline service stations has been increasing in recent years. As a result, it is possible to make reliable forecasts of the impact of these services on traffic operating conditions.

In normal circumstances, car washing is secondary to the primary purpose of gasoline purchasing. As such, the car-wash operation does not, in itself, generate trips. At times of peak demand, however, there may be trips attracted to the station for the primary purpose of car washing.

The peak demands for car washing typically occur after snow storms, when the facilities may be taxed to their capacities. These conditions almost never occur, however, during peak traffic hours (generally between 7:00 and 9:00 AM and between 4:00 and 6:00 PM on weekdays). Rather, they occur on weekends and, to a somewhat less degree, midday on weekdays. In a peak condition, there could be approximately 20 vehicles being washed in a one-wash facility during the noon hour. As many as 40% of these cars might not also be filled with gasoline, so that there could be, on a peak day, eight trips generated during the noon hour.

In making traffic impact analyses, it may be confidently predicted that a car-wash operation as a part of a gasoline service station would have no impact on peak hour traffic conditions.

Pat R  
please discuss

LAW OFFICES  
WHITEFORD, TAYLOR & PRESTON

SEVEN SAINT PAUL STREET  
BALTIMORE, MARYLAND 21202  
TELEPHONE 301-347-8700

500 COURT TOWERS  
210 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4515  
301-832-2000  
FAX: 301-832-2015

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

G. SCOTT BARHIGHT  
DIRECT NUMBER  
301-832-2050

June 1, 1992

Mr. P. David Fields, Director  
Office of Planning and Zoning  
County Courts Building - 4th Floor  
401 Bosley Avenue  
Towson, Maryland 21204

PETITIONER'S  
EXHIBIT 4

Re: Amoco Oil Site  
York and Shawan Roads

Dear David:

Enclosed please find three copies of a preliminary site plan of the Amoco service station to be erected at York and Shawan Roads. This site plan includes the proposed car wash which has been incorporated into the service station site plan.

Please have the appropriate individuals review these site plans and contact me with their comments. It is our intent to work closely with your office to design a site which is compatible with the surrounding area and meets with your approval.

Thank you for your kind attention to this matter.

Very truly yours,

G. Scott Barhight

GSB:aes

Enclosures

cc: Sandra Wineinger, Esquire  
Charles T. Bogdanowicz, P.E.  
Priscilla C. Caskey  
Robert L. Haynie

RECEIVED

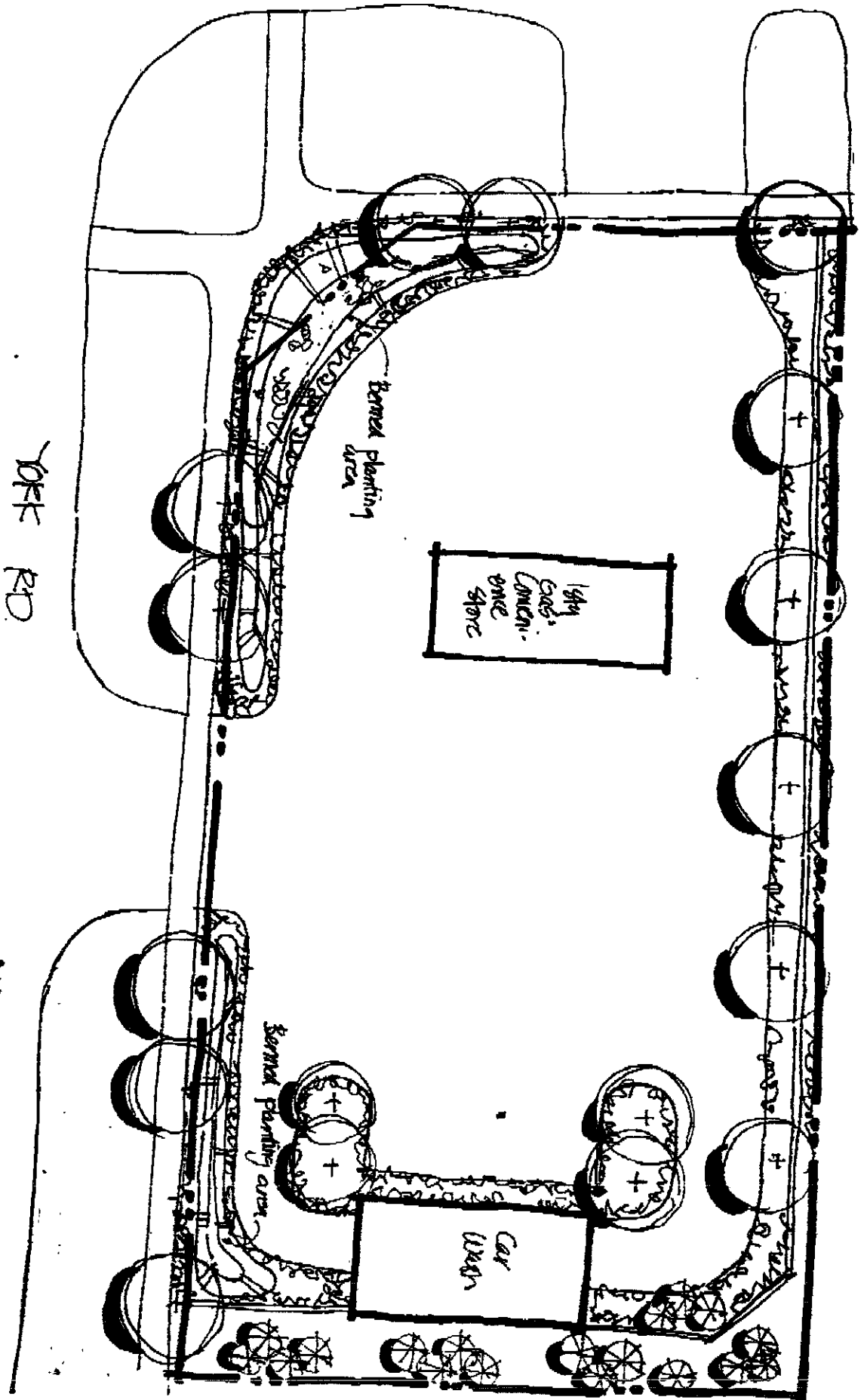
JUN 4 1992

OFFICE OF  
PLANNING & ZONING

MICROFILMED



SHAWAN RD



1990-07-14  
 LAMAR 6

**AMOCO SERVICE STATION**

Suggested Plan Refinement

Baltimore County Office of Planning

Sept 25, 1992

FOR MASTERFILE  
Jenai for (3-141)

LAW OFFICES

WHITEFORD, TAYLOR & PRESTON

SEVEN SAINT PAUL STREET  
BALTIMORE, MARYLAND 21202  
TELEPHONE 301-347-8700

500 COURT TOWERS  
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888 17TH STREET, NW  
WASHINGTON, D.C. 20006  
TELEPHONE 202-659-6800

G. SCOTT BARRHIGHT

FAX: 301-832-2015

DIRECT NUMBER  
301-832-2050

October 14, 1992

**DELIVERY BY HAND**

Mr. Arnold F. Keller, III  
Deputy Director  
Office of Planning & Zoning  
Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204

PETITIONER'S  
EXHIBIT 7

Re: Issue No. 3-141; 11416 York Road

Dear Pat:

As you are aware, this office represents the Amoco Oil Company regarding their request for zoning change at the above-referenced property. This letter is to confirm our agreement regarding Issue No. 3-141.

The subject property needs to be downzoned from MLR to BM-IM in order to permit the inclusion of the subject property in the previously approved service station special exception. Amoco may modify the existing special exception and CRG to include an automatic car wash on the subject parcel as a part of the development of the northwestern corner of York and Shawan Roads.

The Office of Planning & Zoning is willing to recommend that the property's zoning be changed from MLR to BM-IM provided that Amoco Oil Company agrees, in the event it constructs a service station at the northwest intersection of York and Shawan Roads, as follows:

1. The exterior the convenience store, car wash and columns supporting the canopy shall be of a color, material and texture compatible with the existing exterior materials utilized at the shopping center situated at the southeastern intersection of York and Shawan Roads;

**RECEIVED**

OCT 14 1992

MICROFILMED OFFICE OF  
PLANNING & ZONING

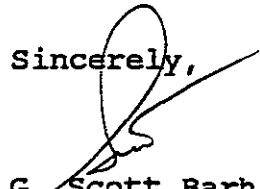
Mr. Arnold F. Keller, III  
October 14, 1992  
Page 2

2. The treatment of the retaining wall parallel to York Road at the western end of the site shall be compatible in color, material and texture with the existing exterior materials utilized by the shopping center at the southeastern intersection of York and Shawan Roads;

3. The landscaping for the site shall be of the same quality as the "final landscape plan" approved for the construction of an Amoco "gas 'n' go" and convenience store facility at York and Shawan Roads.

Thank you for your cooperation and attention to this matter. Amoco is very pleased that we have been able to reach this agreement. Should you have any questions or comments, please feel free to contact me.

Sincerely,



G. Scott Barhight

GSB/slr

cc: The Honorable C.A. Dutch Ruppertsberger  
P. David Fields, Director, Office of Planning and Zoning  
Mr. Charles T. Bogdanowicz, P.E.  
Sandra Wineinger, Esquire  
Mr. Robert L. Haynie  
Priscilla C. Caskey, Esquire

KELLY'S CORNER, L.L.C.  
Daniel J. Feeley, President  
10301 York Road  
Baltimore, Maryland 21030  
(410) 667-4077

September 21, 1995

Mr. Arnold "Pat" Keller  
Director, Office of Planning  
County Courts Building  
401 Bosley Avenue - Suite 406  
Towson, Maryland 21204

PETITIONER'S  
EXHIBIT 8

Dear Mr. Keller:


I hereby acknowledge that I have made a commitment to develop the proposed service station at the NW corner of Shawan and York Roads in accordance with the letter from my attorney, G. Scott Barhight, to you, dated October 14, 1992.

I will modify the architectural and retaining wall plans to be compatible with the shopping center at the southeastern corner of Shawan and York Roads. This will entail the use of a red brick of the same color as the shopping center for the kiosk, canopy columns and retaining wall, and a green standing seam pitched roof on the kiosk and canopy.

Additionally, the landscaping, mounding, sidewalk and sign placement will be performed in accordance with the Final Landscape Plan by Hoff and Antonucci, Inc., dated 9-21-90. The landscaping at the north end of the site will be modified according to the revised building layout, but the same number of plants will be used. Also, the requirements of the landscape manual regarding screening of adjacent residential properties will be provided with at minimum 10' wide evergreen buffer along the north property line, and a six foot board-on-board fence.

I will submit the modified architectural, landscape and retaining wall drawings to you for your approval.

Sincerely,



Daniel J. Feeley  
President/Developer



9420 Annapolis Road, Suite 307  
Lanham, Maryland 20706  
(301) 577-2875 • (800) 492-0329  
FAX (301) 306-0523

PETITIONER'S  
EXHIBIT 9

### AFFIDAVIT OF HARRY MURPHY

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the following paper are true.

My name is Harry Murphy and I have served as Technical Director for the Greater Washington/Maryland Service Station and Automotive Repair Association now the WMDA Service Station and Automotive Repair Association for 11 years. As part of my duties, I have been the chief judge of inspections of the contests involving service stations in the District of Columbia and Maryland.

In November of 1986, the Greater Washington/Maryland Service Station and Automotive Repair Association instituted an annual Customer Service Contest to promote improved service, appearance, and landscaping in service stations throughout the marketing area.

As evidenced by the enclosed pages from the Association's monthly magazine The Nozzle, Dan Feeley has won a top award every year since the inception of the program in 1987. He is the only one to have such an accomplishment. In 1994 he became the first and only dealer to have the top rated station of two different companies, Amoco and Exxon. He is the only contestant to have won awards with four companies, Amoco, Chevron, Crown, and Exxon.

In the area of service and cleanliness, Dan Feeley is without compare.

  
Harry T. Murphy  
Technical Director  
WMDA

# Editorial

by Roy Littlefield 

## A Positive Industry Endeavor



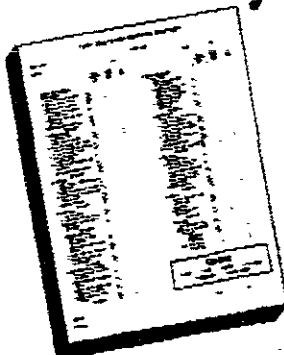
I am excited to have an opportunity to announce the 1987 Customer Service Contest. Originally conceived by Texaco's Milton Price, this effort will involve consumers, dealers and oil companies in an industry-wide effort to enhance the image of the entire service station community.

Under the leadership of President Jim Stoker, the Association has been involved in a two year effort to improve relations with individual companies to work with the industry toward goals of mutual benefit. To succeed, both sides must recognize the rights and needs of the other. This contest signifies our most ambitious attempt.

In 1986 we met with representatives from Amoco, Exxon, Shell, Crown, Mobil, Chevron, Texaco, Sunoco, and the Maryland Petroleum Council. Seven of the companies hosted hospitality suites at our convention, six companies participated in branded meetings, and one company exhibited on the trade show floor.

When we meet with the oil companies, it is not in a compromising position but from a position of strength. The companies realize that you are more educated and professional than your predecessors. They know that your Association has secured the finest dealer legislation in the country. And they realize that your Association is larger and is more involved in the political process than at any point in its 50 year history. In short, the companies have come to respect you and are willing in most cases to work with you.

When earlier this year several oil companies attempted to repeal Maryland's service station divorce statute, they quickly realized that we were not willing to compromise on this most important issue. In fact, we were surprised and especially pleased to learn that Amoco, Shell, and Texaco had



decided to support their dealers and to oppose the repeal effort. We hope that our improved relations with those companies had an impact on their decisions.

We may soon again unite as one as we decide a course of action to take in response to the Mobil franchise fee. Because Mobil has repeatedly ignored our efforts to meet on the issue, we may decide to bring the dealers' case to the courts and/or

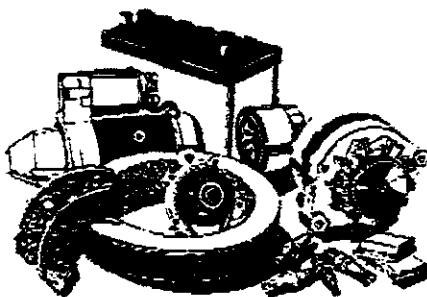
state legislature. That is unfortunate and is exactly the type of action we had hoped to avoid by discussing problems face to face with an oil company and hopefully arriving at satisfactory solutions.

Following a meeting on the 1987 Customer Service Contest attended by 19 dealer and oil company officials, *U.S. Oil Week* wrote a page one story on the contest. It is news—national industry news. It is positive news. The contest can only improve the image of the service station dealer. A lot of money and time has been spent in this state preserving divorcement and fighting legal battles with the oil companies. Certainly the Customer Service Contest will be a much more positive effort for the industry as a whole. There is so much we can do united. I hope the Customer Service Contest is a sign of what is to come.

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# 1987 Customer Service Contest Announced

GWSSARA, Amoco, Exxon, Shell, Crown, Mobil, Chevron, Sun, Texaco, the Greater Washington Petroleum Council and the Maryland Petroleum Council have announced an industry-wide service station contest for all dealers in the District of Columbia and the state of Maryland.

Maryland Petroleum Council Chairman, L. O. "Buz" Warfield, stressed that this would not be a repeat of the once popular contests conducted by the state petroleum councils. Rather, it would be a contest especially concerned with how stations respond and are designed to address consumer wants and needs.

Association President Jim Stoker noted that this effort is unique in that it is another example of dealers and oil companies working together for the good of the entire industry and because consumers will be invited and encouraged to be a part of the election process.

All service stations in the District of Columbia and the state of Maryland are eligible to participate, regardless of whether or not they are Association members or whether or not they are affiliated with a major oil company.

All stations will be judged in one of three categories: service

stations with bays, service stations with convenience stores, and gas and go's. There will be two areas of competition: inner city (stations within the city limits of Baltimore and the District of Columbia) and suburban.

Following numerous meetings between dealers and oil company officials, a consensus checklist (see *The Nozzle* cover) was written and will be used in the final phase of judging. By May 1, 1987 each oil company will conduct its own contest and submit to the Association up to three station names for each category. Consumers will also be encouraged to write in or call in on an 800 number at-large stations (up to three selected in each category).

Between June 1 and September 30, 1987 the Association will appoint a panel of former dealers to conduct the final inspections.

On December 1, 1986 a contest chairman will be named (a state political leader) at a press conference. That chairman will present the awards, sponsored jointly by the oil companies and GWSSARA, at the Awards Banquet on October 17, 1987 at the Association's annual convention and trade show.

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# Customer Service Contest

The very successful 1987 Customer Service Contest proved to be an important segment of the convention in Richmond.

It was great to see so many dealers strive to make their stations look especially inviting, and to observe the eagerness with which they conducted the inspectors around their shops.


In the final inspection it came down to an exceptionally cheerful attitude, or possibly a truly enthusiastic greeting or thank you that elevated a contender into a top position, sometimes by just a hundredth of a point. Happily, when the judging was finished, a mix of older conventional stations had joined the ranks of newer C-stores, gas only, and remodeled full-serves outlets as winners.

This contest was born over a year ago when the Association met with the Maryland Petroleum Council and representatives of all eight oil companies to discuss the aims and goals of such a contest, and then in a second meeting to establish categories, regulations and rules, and forms for the inspections.

This was the first time that the Association and the companies worked together in a joint effort to improve the appearance and service of our industry. Did we achieve that goal in the eyes of the consumer? It's difficult to measure, but certainly a large segment of the service station community responded to the challenge. As finalist judge and retired dealer Jimmy Carpenter said, "One thing is for sure, the average station of today is a hell of a lot cleaner than it was 10 years ago."

The Association salutes all of the following participants with special congratulations to the grand prize winners listed:

## Gas Only, Urban

Gold - Marc Price, Marc's Crown  
Silver - Bill Vinson, Charles Street Crown  
Bronze - Debbie Feeley, Perring Chevron 

## Gas Only, Suburban

Gold - Mary Fran Wagner, Main Street Shell  
Silver - Jamie Tauler, Tauler's Crown  
Bronze - Ed Unitas, Rosedale Texaco

## C-Store, Urban

Gold - Mohammad Siddique Sheikh, Bison Texaco  
Silver - Virginia Stalter, Harford Amoco  
Bronze - Robert Meier, Bob's Mobil

## C-Store, Suburban

Gold - George Mess, Woodlawn Shell  
Silver - Arkley Smith, Parkway Texaco  
Bronze - David Feinberg, Greenbelt Shell Food Mart

## Full Serve, Urban

Gold - Kelly Dugan, Dugan's Exxon  
Silver - Dave Johnston, Dave's Texaco  
Bronze - Ralph Bonuccelli, Willis Exxon Service

## Full Serve, Suburban

Gold - Bob Eastham, Eastham's Exxon  
Silver - John Murphy, Jr., Rollins Park Shell  
Bronze - Keith Daniels, Beltway Plaza Shell

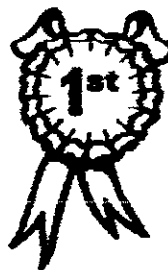
## Full Serve, Special Awards

Butch Cavey, Bill's Ranch Exxon  
Charles Edwards, Towson town Mobil  
Steve Federation, Rose Valley Texaco  
Pete & Mary Meadowcroft, Chartley Shell  
Lenny Shipe, Gaithersburg Exxon

## Highest Rated Brand Station

Amoco - Harry Fletcher, Fletcher's Amoco  
Chevron - Robert F. Scheidegger, Gaithersburg Chevron  
Crown - Jamie Tauler, Tauler's Crown  
Exxon - Robert Eastham, Eastham's Exxon  
Mobil - Charles Edwards, Towson town Mobil  
Shell - Mary Fran Wagner, Main Street Shell  
Sunoco - Charles "Moe" Mozingo, Moe's Sunoco  
Texaco - Edward Unitas, Rosedale Texaco

## Overall Highest Rated Station in Contest



Robert Eastham,  
Eastham's Exxon



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# CUSTOMER SERVICE CONTEST

Success breeds success certainly applies to the 2nd year of the Customer Service Contest awards at the Ocean City Awards Banquet. Buoyed by the acclaim of the '87 Richmond achievement, the Association saluted the '88 winners with even more gusto. This was a fitting end to a competition that was more fiercely fought by more participants from a greater segment of the industry than ever before.

The contest was opened up this year to include jobber supplied dealers, automotive repair facilities, as well as self nominations from facilities who felt they were deserving.

Since the objective of the contest was to improve service and image, it was gratifying to see not only the participants in top form but also their neighboring businesses pulling up their standards too.

To top it all off, the awards were presented by the one and only, Louis Goldstein—the dealers best friend, a fitting end to a job well done.

The Association offers its sincere thanks to all the contestants who gave many hours and spent many dollars to put forth such an outstanding effort with a special salute to the top prize winners listed:



## GAS ONLY, URBAN

**First Place**—Jay Lannon, Harford Road Crown

**Silver**—Dan Feeley, Parring Chevron

**Bronze**—Rose Mary McHoul, Jim's Parkway Shell

## GAS ONLY, SUBURBAN

**First Place**—Harold Scott, Scott's Amoco

**Silver**—Mary Fran Wagner, Main Street Shell

**Silver**—Kenneth Schlosser, La Plata Shell

**Bronze**—William Apicella, Chesapeake Crown

## CONVENIENCE STORE, URBAN

**First Place**—William Lutwyche, Triangle Self-Service Inc.

**Silver**—Mohammad Sheikh, Bison Texaco

**Bronze**—Konrad Murrer, Call Carl Exxon

## CONVENIENCE STORE, SUBURBAN

**First Place**—Anthony DeSanctis, Rock Creek Shell

**Silver**—David Feinberg, Greenbelt Food Mart

**Bronze**—Donald Knotts, Parole Chevron

## FULL SERVE, URBAN

**First Place**—David Johnston, Dave's Texaco

**Silver**—Konrad Murrer, Call Carl Exxon

**Bronze**—Marvin Davis, Sonny's Amoco

## FULL SERVE, SUBURBAN

**First Place**—Robert Eastham, Eastham's Exxon

**Silver**—Gene & Steve Federation, Rose Valley Texaco

**Bronze**—Eloise Woodward, Woodmont Shell

## REPAIR FACILITIES

**First Place**—Bud & Mark Wildman, Precision Auto Service

**Silver**—Carl Norris, Norris Garage

**Bronze**—Doug & Billy Hillmuth, Hillmuth Certified Automotive

## MOST IMPROVED

Bill Schreiber & Diane Lacko, White Marsh Sunoco

## HIGHEST RATED BRAND STATION

Amoco—Harold Scott, Scott's Amoco

Chevron—Don Knotts, Parole Chevron

Crown—William Apicella, Chesapeake Crown

Exxon—Robert Eastham, Eastham's Exxon

Mobil—Richard Arnold, Bowie-Belair Mobil

Shell—Kenneth Schlosser, La Plata Shell

Sunoco—Jorge & Barbara Portalea, Loch Raven Sunoco

Texaco—Gene & Steve Federation, Rose Valley Texaco

## OVERALL HIGHEST RATED STATION IN THE CONTEST ★

Robert Eastham, Eastham's Exxon

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## Glen Burnie AUTOMATIC TRANSMISSION. Service

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customers.

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REMEMBER WE'RE ONLY A PHONE CALL AWAY!

Wash Area: 261-2870 — Balto. Area: 766-8500

## WINNERS OF THE 1989 CUSTOMER SERVICE CONTEST

### GAS ONLY, URBAN

Gold—Dan Feely, Ferring Chevron   
Silver—Marc Price, Marc's Crown  
Bronze—Rose Mary McHoul, Jim's Parkway Shell

### GAS ONLY, SUBURBAN

Gold—Larry Jackson, Jackson's Bay Ridge Crown  
Silver—Bill Apicella, Chesapeake Crown  
Bronze—Mary Fran Wagner, Main Street Shell

### C-STORE, URBAN

Gold—William Lutwiche, Triangle Self-Serve  
Silver—Mohamad Sheikh, Bison Texaco  
Bronze—Carl Adak, Carl's Greenmount Amoco

### C-STORE, SUBURBAN

Gold—Keith Madsen, Ft. Meade Texaco Food Mart  
Silver—Don Knotts, Parole Chevron  
Bronze—Ron Mountcastle, Oxon Hill Mobil Mart

### FULL-SERVE, URBAN

Gold—Gene Brochniak, Charles Village Exxon  
Silver—Marvin Davis, Sonny's Amoco  
Bronze—Konrad Murrer, Call Carl #3

### FULL-SUBURBAN, SUBURBAN

Gold—Eloise Woodward, Woodmont Shell  
Silver—Richard Kefauver, Fountaindale Exxon  
Bronze—Pete & Mary Meadowcroft, Chartley Shell

### REPAIR FACILITIES

Gold—Donald Danneman, Danneman's Auto Service  
Silver—Bud & Mark Wildman, Precision Auto Service  
Bronze—Jim Raymo, Raymo's Car Service

### MOST IMPROVED SERVICE STATION

Diane Shipe—Montgomery Shell

### MOST INNOVATIVE SERVICE STATION

Tom Banister—Tom's Shell Food Mart

### HIGHEST RATED SERVICE STATION BY BRAND

Amoco—William Bloomfield, Crofton Amoco  
Chevron—Wilson Beach, Oakcrest Chevron  
Crown—Larry Jackson, Jackson's Bay Ridge Crown  
Exxon—William Kefauver, Fountaindale Exxon  
Mobil—Richard Arnold, Bowie-Belair Mobil  
Shell—Eloise Woodward, Woodmont Shell Service  
Sunoco—Jorge & Barbara Portalea, Loch Raven Sunoco  
Texaco—Keith Madsen, Ft. Meade Texaco Food Mart

### ROBERT EASTMAN, SR. BEST OVERALL SERVICE STATION AWARD



Eloise Woodward's Woodmont Shell Service

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& most modern  
transmission specialist  
insures happy results  
for both you & your  
customers.



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REMEMBER WE'RE ONLY A PHONE CALL AWAY!

Wash Area: **261-2870** — Balto. Area: **766-8500**

## Winners of the 1990 Customer Service Contest

### GAS ONLY, URBAN

Gold—Perring Chevron (Dan Feely) ★  
 Silver—North Avenue Crown  
 (Jeff Cierny)  
 Bronze—Eastern Avenue Texaco  
 (Richard Tulowitzky)

### GAS ONLY, SUBURBAN

Gold—Bay Ridge Crown (Larry Jackson)  
 Silver—Petrillo's Amoco (Tony Petrillo)  
 Bronze—Old Court Crown  
 (Herb & Julia Weinstein)

### C-STORE, URBAN

Gold—Hartford Road Crown  
 (Jay Lannon)  
 Silver—Yoon's Sunoco (Minh Yoon)  
 Bronze—Mittie's Food Mart  
 (Mittie Pettaway)

### C-STORE, SUBURBAN

Gold—Greenbrier Texaco  
 (William Davis)  
 Silver—Kantland Shell (Joel Deutsch)  
 Bronze—Montgomery Hills Exxon  
 (Mike Garrett)

### FULL SERVE, URBAN

Gold—Sonny's Amoco (Marvin Davis)  
 Silver—Charles Village Exxon  
 (Gene Bochniak)  
 Bronze—Fl. Dupont Amoco  
 (James Jackson)

### FULL SERVE, SUBURBAN

Gold—Woodmont Shell  
 (Eloise Woodward)  
 Silver—Fountaindale Exxon  
 (Richard Kefauver)  
 Bronze—Laurel Park Shell  
 (Arthur & Charlotte Harnek)

### REPAIR FACILITIES

Gold—Dannemann's Auto Service  
 (Don Danneman)  
 Silver—Precision Auto Service  
 (Bud & Mark Wildman)  
 Bronze—Norris Garage (Carl Norris)

### MOST IMPROVED SERVICE STATION

Margate Amoco (Carter Makosky)

### MOST INNOVATIVE SERVICE STATION

Chartley Shell (Pete & Mary  
 Meadowcraft)

### HIGHEST RATED SERVICE STATION BY BRAND

Amoco—Davis' Amoco (Marvin &  
 Geraldine Davis)  
 Chevron—Oakcrest Chevron  
 (Wilson Beach)  
 Crown—Jackson's Bay Ridge Crown  
 (Larry Jackson)  
 Exxon—Fountaindale Exxon  
 (Richard Kefauver)  
 Mobil—Germantown Mobil (Hong Shin)  
 Shell—Woodmont Shell  
 (Eloise Woodward)  
 Star Enterprise—Greenbrier Texaco  
 (William Davis)  
 Sunoco—Loch Raven Sunoco  
 (Jorge Portales)

### ROBERT EASTHAM, SR. BEST OVERALL SERVICE STATION AWARD

William Davis's Greenbrier Texaco

Established in 1847

# Geo. W. Cochran

## Wholesale Distributors

& Co., Inc.  
 2951 V Street N.E.  
 Wash., DC 20018

SERVING WASHINGTON DC, MARYLAND & VIRGINIA

For Fast Service, Free Delivery  
 and Great Savings... please Call 

DC metro area

outside DC area

**202-832-4700 - 1-800-368-5745**

We Distribute Cigarettes-Tobacco-Automotive  
 Items-Candy-Convenience Store Items-Sundries-  
 Snacks-Health & Beauty Aids-Groceries-Juices-  
 Sodas-Drinks-Popcorn & Supplies-Paper & Deli  
 Supplies-Convenience Food Machines- & Much,  
 Much More....

## WINNERS OF THE 1991 CUSTOMER SERVICE CONTEST

### GAS ONLY, URBAN

Gold—Dan Feeley, Ferring Chevron  
 Silver—Anne Adolph, York Road Crown  
 Bronze—Pattie Patrick, Piney Branch Amoco

### GAS ONLY, SUBURBAN

Gold—Larry Jackson, Jackson's Bay Ridge Crown  
 Silver—Mary Fran Wagner, Main Street Shell  
 Bronze—Dan Feeley, Cockeysville Chevron

### C-STORE, URBAN

Gold—Arthur Pettaway, Mitties Food Mart  
 Silver—Bill Lutwyche, Triangle Self Serve  
 Bronze—Owen Rey, Park Circle Amoco

### C-STORE, SUBURBAN

Gold—Bill Davis, Greenbriar Texaco  
 Silver—Roy Morauer, Padgett's Corner Amoco  
 Bronze—Peter Penoyer, Camp Springs Sunoco

### FULL-SERVE, URBAN

Gold—Marvin Davis, Sonny's Amoco  
 Silver—Gene Bochniak, Charles Village Exxon  
 Bronze—Carl Zorn, Key Highway Amoco

### FULL-SERVE, SUBURBAN

Gold—Jim Coons, Dorsey Hall Mobil  
 Silver—John Murphy, Rollins Park Shell  
 Bronze—Sam Auxier, Jr., Sam Auxier, Jr.'s Exxon

### MOST IMPROVED SERVICE STATION

Urban—Carzena Butler, Carzena's Amoco  
 Suburban—Rusty Dodson, Dodson's Texaco

### HIGHEST RATED SERVICE STATION BY BRAND

Amoco—Roy Morauer, Padgett's Corner Amoco  
 Chevron—Wilson Beach, Oakcrest Chevron  
 Crown—Larry Jackson, Jackson's Bay Ridge Crown  
 Exxon—Sam Auxier, Jr., Sam Auxier, Jr.'s Exxon  
 Mobil—Jim Coons, Dorsey Hall Mobil  
 Shell—John Murphy, Rollins Park Shell  
 Sunoco—Peter Penoyer, Camp Springs Sunoco  
 Texaco—Bill Davis, Greenbriar Texaco

### REPAIR FACILITIES

Gold—Donald Danneman, Danneman's Auto Service  
 Silver—Bud & Mark Wildman, Precision Auto Service  
 Bronze—Bob Dunn, Dunn's Auto Repair

### HIGHEST RATED REPAIR FACILITY



Donald Danneman, Danneman's Auto Service

Established In 1847


# Geo. W. Cochran

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We Distribute Cigarettes·Tobacco·Automotive  
 Items·Candy·Convenience Store Items·Sundries·  
 Snacks·Health & Beauty Aids·Groceries·Juices·  
 Sodas·Drinks·Popcorn & Supplies·Paper & Deli  
 Supplies·Convenience Food Machines·& Much,  
 Much More....

# WINNERS OF THE 1992

# CUSTOMER SERVICE CONTEST

## OVERALL WINNER - ROBERT EASTHAM, SR. INDUSTRY ACHIEVEMENT AWARD

Bill Davis, Greenbrier Texaco

### HIGHEST RATED SERVICE STATION BY BRAND

- Amoco* - Carter Makosky, Hampstead Amoco
- Citgo* - Nick Salvadore, Nick Salvadore's Citgo Service Center
- Chevron* - James Herring, Germantown Chevron Food Mart
- Crown* - Larry Jackson, Jackson's Bay Ridge Crown
- Exxon* - Larry Hudler, Fountain Green Exxon
- Mobil* - Dennis O'Brien, Arena Mobil
- Shell* - Eloise Woodward, Woodmont Shell Service
- Sunoco* - Richard Wiser, Timonium Sunoco
- Texaco* - Bill Davis, Greenbrier Texaco

### GAS ONLY, URBAN

- Gold* - Dan Feeley, Perring Chevron ★
- Silver* - Doug Miller, Falls Road Citgo
- Bronze* - Ed Unitas, Rosedale Texaco

### GAS ONLY, SUBURBAN

- Gold* - Keith Madsen, Madsen's Hess
- Silver* - Erik Brockdorff, Frederick Texaco #2
- Bronze* - Larry Jackson, Jackson's Bay Ridge Crown

### C-STORE, URBAN

- Gold* - Mirtie Pettaway, Mirtie's Food Mart
- Silver* - Tom Harman, Red Lion Citgo Convenience Store
- Bronze* - Charles Lamb, Lamb's Amoco

### C-STORE, SUBURBAN

- Gold* - Bill Davis, Greenbrier Texaco
- Silver* - Bill Getzandanner, Cloverleaf Shell/Del-lu Corp.
- Bronze* - Steve Riley, Waldorf Shell

### FULL SERVE, URBAN

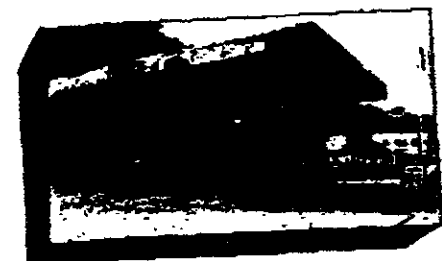
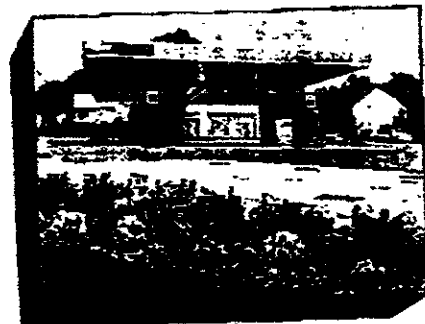
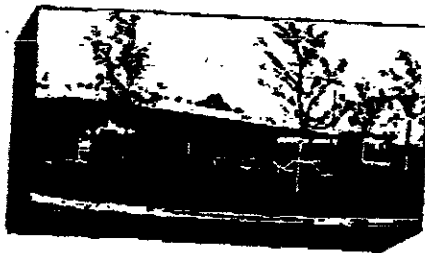
- Gold* - Marvin Davis, Sonny's Amoco
- Silver* - George Ader, Liberty Amoco
- Bronze* - Carl Lotto, Embassy Chevron Servicenter

### FULL SERVE, SUBURBAN

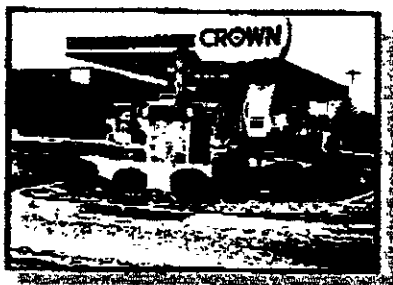
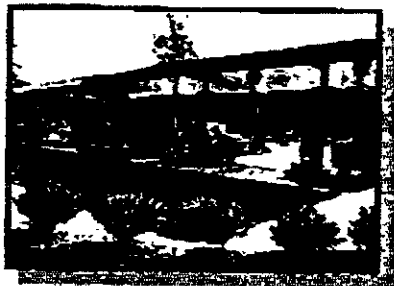
- Gold* - Eloise Woodward, Woodmont Shell Service
- Silver* - Jon Hannam, Potomac Amoco
- Bronze* - Joe Spezia & John Sartory, Berwyn Heights Texaco

### REPAIR FACILITIES

- Gold* - Kenneth & Ida Ruehl, Starting Gate Servicenter
- Silver* - Don Danneman, Danneman's Auto Service, Inc.
- Bronze* - Bud & Mark Wildman, Precision Auto Service



# WINNERS OF THE 1993 CUSTOMER SERVICE CONTEST



## OVERALL WINNER - ROBERT EASTHAM, SR. INDUSTRY ACHIEVEMENT AWARD

St. Charles Shell  
Steve & Lisa Riley

## HIGHEST RATED SERVICE STATION BY BRAND

**Amoco** - Boyer's Amoco, Ed Boyer

**Citgo** - St. Charles Citgo, Jerry Hampton

**Crown** - Edgewood Crown, Sandra Riley

**Exxon** - Pasadena Exxon, Dan Feeley

**Mobil** - Hickory Ridge Mobil, Larry Jackson

**Shell** - St. Charles Shell, Steve & Lisa Riley

**Sun** - Piney Branch Sunoco, Dennis Lindsey

**Star** - Greenbrier Texaco, Bill Davis

## GAS ONLY, URBAN

**Gold** - Essex Crown, Bill Schiano

**Silver** - Eastern Avenue Texaco, Richard Tulowitzky

**Bronze** - John's Crown, John Heinle

## GAS ONLY, SUBURBAN

**Gold** - La Plata Shell, Eilan Jalawan

**Silver** - Frederick Texaco, Joe Parsley

**Bronze** - Madsen's Hess, Keith Madsen

## C-STORE, URBAN

**Gold** - Harbour Convenience Inc., Rose Mary McHoul

**Silver** - Park Circle Amoco, Owen Ray

**Bronze** - Lamb's Amoco, Charles Lamb

## C-STORE, SUBURBAN

**Gold** - St. Charles Shell, Steve & Lisa Riley

**Silver** - Greenbrier Texaco, Bill Davis

**Bronze** - Pasadena Exxon, Dan Feeley

## FULL SERVE, URBAN

**Gold** - Merritt Amoco Service, Jack Arnew

**Silver** - Sonny's Amoco, Marvin Davis

**Bronze** - Charles Village Exxon, Gene Bochniak

## FULL SERVE, SUBURBAN

**Gold** - Rollins Park Shell, John Murphy

**Silver** - Hickory Ridge Mobil, Larry Jackson

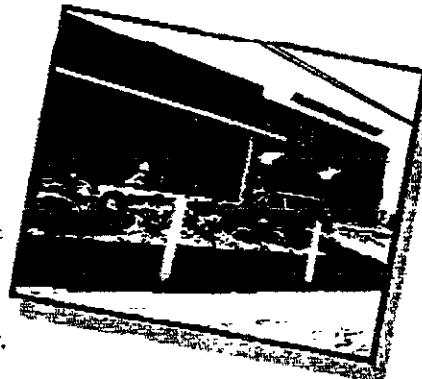
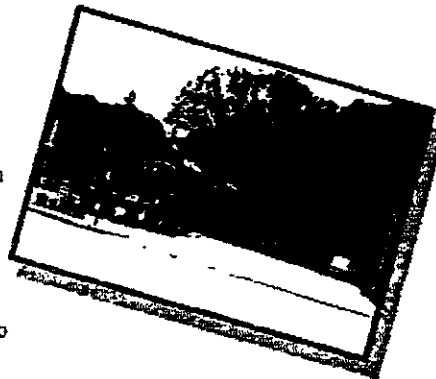
**Bronze** - Campus Way Exxon, Danny Owens

## REPAIR FACILITIES

**Gold** - Starting Gate Automotive, Ken & Ida Ruehl

**Silver** - Danneman's Auto Service, Don Danneman

**Bronze** - Winkler Automotive Servicenter, George Winkler



# WINNERS OF THE 1994 CUSTOMER SERVICE CONTEST



**OVERALL WINNER - ROBERT EASTHAM, SR. INDUSTRY ACHIEVEMENT AWARD**  
Larry Jackson, Hickory Ridge Mobil



## HIGHEST RATED SERVICE STATION BY BRAND

**Amoco Oil Company**



Dan Feeley  
Cocksylville Amoco ★

**Exxon Company, U.S.A.**



Dan Feeley  
Pasadena Exxon ★

**Shell Oil Company**



James Brooke  
Upper Marlboro Shell ETD

**Crown Central Petroleum**



Bruce Riley  
Riley's Crown

**Mobil Oil Corporation**



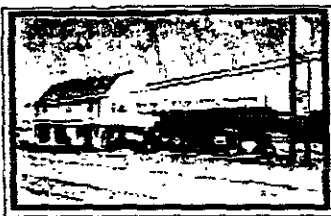
Larry Jackson  
Hickory Ridge Mobil

**Sun Refining and Marketing, Inc.**



Steve Britton & Rick Caudill  
Pleasant Hills Sunoco

**Citgo Petroleum Corp.**



Bob Rogers  
Lothian Citgo

## HIGHEST RATED REPAIR FACILITY



Gene Walker  
B.C.C. Transmissions

**Star Enterprise**



Mohammad Sheikh  
Ft. Foote Texaco

**GAS ONLY URBAN**

**Gold**  
Bill Schiano  
Essex Crown

**Silver**  
Richard Tulowitzky  
Eastern Avenue Texaco

**Bronze**  
Lucy Drayton  
Piney Branch Amoco

**FULL SERVE URBAN**

**Gold**  
Don Truesdell  
Greenspring Auto Service Inc.

**Silver**  
F. Wayne Winkler  
Arbutus Texaco

**Bronze**  
Gene Bochniak  
Charles Village Exxon

**FULL SERVE SUBURBAN**

**Bronze**  
Bobby Fletcher  
Fletcher's Amoco

**Bronze**  
John Murphy  
Rollins Park Shell

**REPAIR FACILITIES**

**Gold**  
Gene Walker  
B.C.C. Transmissions

**Silver**  
Brian England  
British & American Auto Care

**Bronze**  
Ken Ruehl  
Starting Gate Servicenter

**GAS ONLY SUBURBAN**

**Gold**  
Dan Feeley  
Cockeysville Amoco ★

**Silver**  
Rick Agoris  
Mt. Pleasant Citgo

**Bronze**  
Joe Parsley  
Frederick Texaco

**FULL SERVE SUBURBAN**

**Gold**  
Larry Jackson  
Hickory Ridge Mobil

**Silver**  
Mohammad Sheikh  
Ft. Foote Texaco

**C-STORE URBAN**

**Gold**  
Mohammad Emamhosseini  
South Capitol Mini-Mart

**Silver**  
Rose Mary McHoul  
Harbour Shell

**Bronze**  
Arthur Pettaway  
Mittle's Food Mart

**C-STORE SUBURBAN**

**Gold**  
Bill Davis  
Greenbrier Texaco

**Silver**  
James Brooke  
Upper Marlboro Shell ETD

**Bronze**  
Roy Moraaurer  
Padgetts Corner Amoco

**UNITED WHOLESALE**

"YOUR FULL SERVICE SUPPLIER"



Serving D.C. and Its Maryland/Virginia Suburbs

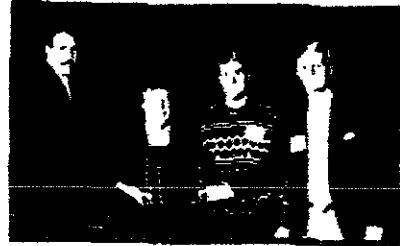
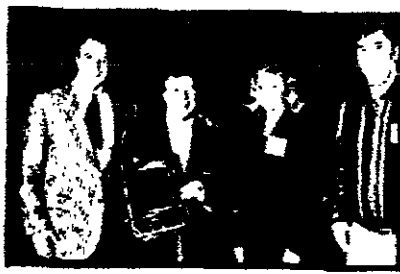
**WE SERVE CONVENIENCE STORES**

- ◆ Rapid Store Sets and Resets ◆
- ◆ Plan-O-Gramming ◆
- ◆ Labeling ◆
- ◆ Pricing ◆
- ◆ Stocking & Merchandising ◆
- ◆ Customized Store Reports ◆
- ◆ Outside Vendor Assistance ◆
- ◆ Manufacturer Support ◆
- ◆ Special Grand Opening Promotions ◆
- ◆ United has all your Product needs ◆

12,000 S.K.U.'s in stock

**(202) 546-7020**  
**1-800-38 UNITED**





The Awards Luncheon also featured the winning businesses of the Customer Service Contest. This year's Contest produced a lot of new faces (36%) and some former winners also. Honors were presented by world champion race car driver Mario Andretti to the best 25 owners out of more than 200 nominees. For the first time nominees were received from Delaware and 1995 will bring the full involvement of the Pennsylvania dealers and shop owners.



Earn Up To \$200! Make A Phone Call To:

*Glen Burnie*  
**AUTOMATIC TRANSMISSION**  
Service, Inc.

7164-66 Ritchie Highway • Glen Burnie, MD 21061

Wash. Area **301-261-2870** Balto. Area **410-766-8500**

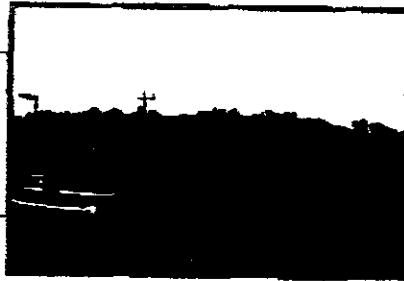
- Trucks
- RV's
- 4 X 4's
- "Door-to-Door" Service
- Fast Turn Around
- Stocking Over 1,000 Units
- CV Joints
- Clutches
- Standards





# CUSTOMER SERVICE CONTEST WINNERS

## HIGHEST RATED SERVICE STATION ROBERT EASTHAM AWARD



**Bill & Betty Davis**  
Paper Mill Shell

### GAS ONLY - URBAN



**Gold**  
Dan Feeley  
Dan's Crown ★

**Silver**  
John Heinle - John's Crown

**Bronze**  
Alan Blum - Hook's Lane Exxon

### GAS ONLY - SUBURBAN

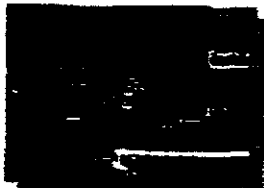


**Gold**  
Keith Madsen  
Madsen's Hess

**Silver**  
Joe Parsley - Frederick Texaco

**Bronze**  
Jeff Kamali - Ardy's Crown, Inc.

### C-STORE - URBAN



**Gold**  
Bill Knell  
Knell's Crown

**Silver**  
Kevin Veissy - Stadium Mobil

**Bronze**  
Arthur & Mittie Pettaway  
Mittie's Food Mart

### C-STORE - SUBURBAN



**Gold**  
Bill & Betty Davis  
Paper Mill Shell

**Silver**  
Marty Townsley  
Normandy Shell Food Mart

**Bronze**  
Wilson & Sheri Beach  
Clinton Crossing Exxon

**Bronze**  
Tom & Fran Debaugh - Mac Phail Exxon

### FULL SERVE - URBAN



**Gold**  
Marvin Davis  
Sonny's Amoco

**Silver**  
Gene Bochniak - Charles Village Exxon

**Bronze**  
Joseph Sanzone - F. S. Amoco, Inc

### FULL SERVE - SUBURBAN



**Gold**  
Larry Jackson  
Hickory Ridge  
Mobil

**Silver**  
John Murphy - Rollins Park Shell

**Bronze**  
Eloise Woodward - Woodmont Shell Service

### REPAIR FACILITY



**Gold**  
George Winkler  
Winkler's  
Automotive

**Silver**  
Albert Cartenuto - Churchville Servicenter

**Bronze**  
Ed Rosenberg - Columbia Transmissions

### MOST IMPROVED

Rusty Dodson - Dodson's Texaco  
Rick Stoll - Stoll's Shell

# HIGHEST RATED SERVICE STATIONS BY BRAND

**Amoco**



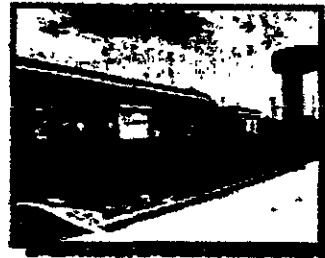
Emory Geiser  
Eldersburg Amoco

**Citgo**



Rick Agoris  
Mt. Pleasant Citgo

**Crown**



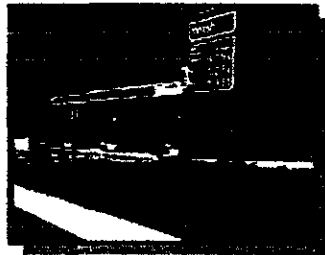
Dan Feeley  
Dan's Crown



**Exxon**



Wilson & Sheri Beach  
Clinton Crossing Exxon



Tom & Fran Debaugh  
Mac Phail Exxon

**Mobil**



Larry Jackson  
Hickory Ridge Mobil

**Shell**



Bill & Betty Davis  
Paper Mill Shell

**Sunoco**



James Davis  
Melvin's Sunoco

**Texaco**



Mohammad Sheikh  
Fort Foote Texaco

<b>EXXON</b>	Date: <b>04/03/95</b> Time: <b>12 pm - 2 pm</b>	Day: <b>Monday</b> Amount Spent on Gas: \$ <b>4.25</b> Weather: <b>Clear</b>
<b>EXXON</b> <b>8095 EDWIN RAYNOR BLVD.</b> <b>PASADENA MD 21122</b> Store #: <b>D27847</b>	Month: <b>April</b>  <b>(410)437-9653</b> Area: <b>346</b> Territory: <b>2830</b>	Amount Spent on Item: \$ <b>0.99</b> Shop Type: <b>Service Inspection</b>

*Have a question? Call Shop'n Check at 1-800-669-8526. Ask for the Tiger Hotline!*

<b>QUALITY PRODUCTS &amp; SERVICES</b>		POS	ACT
1. ALL three grades of gas available? If no, indicate missing:	Yes	4.00	4.00
2. Windshield cleaning supplies available?	Yes	4.00	4.00
3. Working air hose available?	Yes	4.00	4.00
4. Trash receptacles available and not overflowing?	Yes	4.00	4.00
5. Any of the following available for purchase?	Yes	4.00	4.00
e. <input checked="" type="checkbox"/> Motor Oil      b. <input checked="" type="checkbox"/> Windshield Washer fluid			
c. <input checked="" type="checkbox"/> Windshield Wiper Blades      d. <input checked="" type="checkbox"/> Antifreeze			
e. <input checked="" type="checkbox"/> Ice Scrapers      f. <input checked="" type="checkbox"/> Dry Gas      g. <input checked="" type="checkbox"/> Automotive Accessories			
h. <input checked="" type="checkbox"/> Power Steering Fluid      i. <input checked="" type="checkbox"/> Oil Treatment			
6. Credit/ bank/ debit card decal posted on pump and in good condition?	Yes	4.00	4.00
<b>SUBTOTAL : 100%</b>		<b>24.00</b>	<b>24.00</b>
<b>FRIENDLY &amp; EFFICIENT CUSTOMER CARE</b>		POS	ACT
7. After inserting nozzle, was pump activated within 20 seconds?	Yes	4.00	4.00
<i>Did the cashier</i>			
8. Make eye contact?	Yes	4.00	4.00
9. Give a polite verbal greeting or acknowledgment?	Yes	4.00	4.00
10. Work quickly and provide attentive service?	Yes	4.00	4.00
11. Give a polite verbal closing?	Yes	4.00	4.00
12. Handle your payment correctly?	Yes	4.00	4.00
<b>SUBTOTAL : 100%</b>		<b>24.00</b>	<b>24.00</b>
<b>PROFESSIONAL IMAGE</b>		POS	ACT
13. All employees wearing approved Exxon uniforms?	Yes	4.00	4.00
14. If yes (Q13), uniforms neat and clean?	Yes	4.00	4.00
<i>Exterior / Interior</i>			
15. Gas prices clearly posted on station premises?	Yes	4.00	4.00
16. Driveway, grounds and islands neat, clean and litter free?	Yes	4.00	4.00
17. Pumps and pump handles clean?	Yes	4.00	4.00
18. Windows and doors clean?	Yes	4.00	4.00
19. Counters, floors, shelves, and products clean?	Yes	4.00	4.00
20. Prices visible on products, shelves, or menu boards?	Yes	4.00	4.00
21. Food prep/vending equip. or coolers neat, clean and in good working order?	Yes	4.00	4.00
22. Appropriate supplies (napkins, condiments, etc.) available?	Yes	4.00	4.00
<i>Restroom</i>			
23. Clean?	Yes	4.00	4.00
24. Fixtures in good working order?	Yes	4.00	4.00
25. Adequately stocked with supplies?	Yes	4.00	4.00
<b>SUBTOTAL : 100%</b>		<b>52.00</b>	<b>52.00</b>
<b>Bonus Question</b>		<b>TOTAL</b>	<b>100.0</b>
26. Did cashier have on a legible, clearly visible name tag?	Yes	<b>BONUS</b>	<b>4.00</b>
<b>Special Question</b>			
27. Exxon SUPERFLO Motor Oil?	Yes		
28. Exxon SUPERFLO Synthetic Blend Motor Oil?	Yes		
29. Any Motor Oil other than Exxon SUPERFLO?	Yes		
<b>TOTAL WITH BONUS</b>		<b>104.00</b>	<b>104.00</b>

Percentages may vary due to rounding.

**Overall Score 104.00%**  
**Store Avg Y-T-D Score 104.00%**

**GENERAL COMMENTS**

THIS STATION IS VERY CLEAN.

4 45004 MLR TRT L

Employee's Name: MELISSA, FEMALE, 20-29

PROPRIETARY & CONFIDENTIAL - Not to be copied, disseminated or used for any purpose, except with the express written consent of Shop'n Check, Inc. COPYRIGHT 1995.

PETITIONER'S  
EXHIBIT 10

# EXXON

**EXXON**  
**8095 EDWIN RAYNOR BLVD.**  
**PASADENA MD 21122**  
**Store #: D27847**

Month: May

Date: 05/06/95

Day: Saturday

Time: 8 am - 10 am

Amount Spent on Gas: \$ 4.95

(410)437-9653

Amount Spent on Item: \$ 0.89

Weather: Clear

Area: 346 Territory: 2830

Shop Type: Service Inspection

Have a question? Fax form on reverse or call Shop'n Chek at 1-800-669-6526. Ask for the Tiger Hotline!

### QUALITY PRODUCTS & SERVICES

1. ALL three grades of gas available? If no, indicate
2. Windshield cleaning supplies available?
3. Working air hose available?
4. Trash receptacles available and not overflowing?
5. Any of the following available for purchase?  
 a.  Motor Oil    b.  Windshield Washer fluid  
 c.  Windshield Wiper Blades    d.  Antifreeze  
 e.  Ice Scrapers    f.  Dry Gas    g.  Automotive  
 h.  Power Steering Fluid    i.  Oil Treatment
6. Credit/ bank/ debit card decals posted on pump in good condition?

		POS	ACT
Issuing:	Yes	4.00	4.00
	Yes	4.00	4.00
	Yes	4.00	4.00
	Yes	4.00	4.00
	Yes	4.00	4.00
Accessories			
in good	Yes	4.00	4.00
<b>SUBTOTAL : 100%</b>		<b>24.00</b>	<b>24.00</b>

### FRIENDLY & EFFICIENT CUSTOMER CARE

7. After inserting nozzle, was pump activated within seconds? *Did the cashier*
8. Make eye contact?
9. Give a polite verbal greeting or acknowledgment?
10. Work quickly and provide attentive service?
11. Give a polite verbal closing?
12. Handle your payment correctly?

		POS	ACT
seconds?	Yes	4.00	4.00
	Yes	4.00	4.00
	Yes	4.00	4.00
	Yes	4.00	4.00
	Yes	4.00	4.00
<b>SUBTOTAL : 100%</b>		<b>24.00</b>	<b>24.00</b>

### PROFESSIONAL IMAGE

13. All employees wearing approved Exxon uniforms?
14. If yes (Q13), uniforms neat and clean?
- Exterior / Interior*
15. Gas prices clearly posted on station premises?
16. Driveway, grounds and islands neat, clean and litter free?
17. Pumps and pump handles clean?
18. Windows and doors clean?
19. Counters, floors, shelves, and products clean?
20. Prices visible on products, shelves, or menu board?
21. Food prep/vending equip. or coolers neat, clean and in good working order?
22. Appropriate supplies (napkins, condiments, etc.) available?

### Restroom

23. Clean?
24. Fixtures in good working order?
25. Adequately stocked with supplies?

		POS	ACT
	Yes	4.00	4.00
	Yes	4.00	4.00
	Yes	4.00	4.00
	Yes	4.00	4.00
	Yes	4.00	4.00
	Yes	4.00	4.00
	Yes	4.00	4.00
	Yes	4.00	4.00
	Yes	4.00	4.00
	Yes	4.00	4.00
	Yes	4.00	4.00
	Yes	4.00	4.00
	Yes	4.00	4.00
<b>SUBTOTAL : 100%</b>		<b>52.00</b>	<b>52.00</b>

### Bonus Question

26. Did cashier have on a legible, clearly visible name tag?

### Special Questions

		POS	ACT
	Yes	4.00	4.00
<b>TOTAL</b>		<b>100.00</b>	<b>100.00</b>
<b>BONUS</b>		<b>4.00</b>	<b>4.00</b>

**TOTAL WITH BONUS 104.00 104.00**

Percentages may vary due to rounding.

**Overall Score 104.00%**  
**Store Avg Y-T-D Score 104.00%**

### Message line

### GENERAL COMMENTS

EXCEPTIONAL STATION. IT'S VERY CLEAN.

11 55011 DT FGN L

Employee's Name: JACKIE, FEMALE, 30-39

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# EXXON

**EXXON**  
**8095 EDWIN RAYNOR BLVD.**  
**PASADENA MD 21122**  
**Store #: D27847**

Month: JUNE

Date: 06/01/95

Day: Thursday

Time: 12 pm - 2 pm

Amount Spent on Gas: \$ 4.80

(410)437-9653

Amount Spent on Item: \$ 1.00

Weather: Clear

Area: 34

Territory: 2830

Shop Type: Service Inspection

**Have a question? Fax form or reverse or call Shop'n Chek at 1-800-669-6526. Ask for the Tiger Hotline!**

**QUALITY PRODUCTS & SERVICES**

- 1. ALL three grades of gas available? If no, indicate missing:
- 2. Windshield cleaning supplies available?
- 3. Working air hose available?
- 4. Trash receptacles available and not overflowing
- 5. Any of the following available for purchase?  
 a.  Motor Oil    b.  Windshield Washer fluid  
 c.  Windshield Wiper Blades    d.  Antifreeze  
 e.  Ice Scrapers    f.  Dry Gas    g.  Automobile Accessories  
 h.  Power Steering Fluid    i.  Oil Treatment
- 6. Credit/ bank/ debit card decals posted on pump condition?

	Yes	POE	AC
missing:	Yes	4.00	4.00
2. Windshield cleaning supplies available?	Yes	4.00	4.00
3. Working air hose available?	Yes	4.00	4.00
4. Trash receptacles available and not overflowing	Yes	4.00	4.00
5. Any of the following available for purchase?	Yes	4.00	4.00
6. Credit/ bank/ debit card decals posted on pump condition?	Yes	4.00	4.00
<b>SUBTOTAL: 100%</b>		<b>24.00</b>	<b>24.00</b>

**FRIENDLY & EFFICIENT CUSTOMER CARE**

- 7. After inserting nozzle, was pump activated within 10 seconds?
- 8. Make eye contact?
- 9. Give a polite verbal greeting or acknowledgment
- 10. Work quickly and provide attentive service?
- 11. Give a polite verbal closing?
- 12. Handle your payment correctly?

	Yes	POE	AC
7. After inserting nozzle, was pump activated within 10 seconds?	Yes	4.00	4.00
8. Make eye contact?	Yes	4.00	4.00
9. Give a polite verbal greeting or acknowledgment	Yes	4.00	4.00
10. Work quickly and provide attentive service?	Yes	4.00	4.00
11. Give a polite verbal closing?	Yes	4.00	4.00
12. Handle your payment correctly?	Yes	4.00	4.00
<b>SUBTOTAL: 100%</b>		<b>24.00</b>	<b>24.00</b>

**PROFESSIONAL IMAGE**

- 13. All employees wearing approved Exxon uniforms
- 14. If yes (Q13), uniforms neat and clean?
- Exterior / Interior**
- 15. Gas prices clearly posted on station premises?
- 16. Driveway, grounds and islands neat, clean and lit?
- 17. Pumps and pump handles clean?
- 18. Windows and doors clean?
- 19. Counters, floors, shelves, and products clean?
- 20. Prices visible on products, shelves, or menu board?
- 21. Food prep/vending equipment coolers neat, clean and in good working order?
- 22. Appropriate supplies (napkins, condiments, etc.) available?

	Yes	POE	AC
13. All employees wearing approved Exxon uniforms	Yes	4.00	4.00
14. If yes (Q13), uniforms neat and clean?	Yes	4.00	4.00
15. Gas prices clearly posted on station premises?	Yes	4.00	4.00
16. Driveway, grounds and islands neat, clean and lit?	Yes	4.00	4.00
17. Pumps and pump handles clean?	Yes	4.00	4.00
18. Windows and doors clean?	Yes	4.00	4.00
19. Counters, floors, shelves, and products clean?	Yes	4.00	4.00
20. Prices visible on products, shelves, or menu board?	Yes	4.00	4.00
21. Food prep/vending equipment coolers neat, clean and in good working order?	Yes	4.00	4.00
22. Appropriate supplies (napkins, condiments, etc.) available?	Yes	4.00	4.00
<b>SUBTOTAL: 100%</b>		<b>52.00</b>	<b>52.00</b>

*Congratulations*

**Restroom**

- 23. Clean?
- 24. Fixtures in good working order?
- 25. Adequately stocked with supplies?

	Yes	POE	AC
23. Clean?	Yes	4.00	4.00
24. Fixtures in good working order?	Yes	4.00	4.00
25. Adequately stocked with supplies?	Yes	4.00	4.00
<b>SUBTOTAL: 100%</b>		<b>12.00</b>	<b>12.00</b>

**Bonus Question**

- 26. Did cashier have on a legible, clearly visible name tag?

	Yes	POE	AC
26. Did cashier have on a legible, clearly visible name tag?	Yes	4.00	4.00
<b>TOTAL</b>		<b>100.00</b>	<b>100.00</b>
<b>BONUS</b>		<b>4.00</b>	<b>4.00</b>

**TOTAL WITH BONUS 104.00 104.00**

**Message line**

Percentages may vary due to rounding

**Overall Score 104.00%**  
**Store Avg Y-T-D Score 104.00%**

**GENERAL COMMENTS**

STATION WAS VERY CLEAN AND NEAT

5 65005 BTB TRT L

Employee's Name: JILLIAN, FEMALE, 30-39

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# EXXON

**EXXON**  
**8095 EDWIN RAYNOR BLVD.**  
**PASADENA MD 21122**  
**Store #: D27847**

Month: JULY

Date: 07/08/95

Day: Saturday

Time: 6 pm-8 pm

Amount Spent on Gas: \$ 4.85

Weather: Clear

Amount Spent on Item: \$ 1.09

Shop Type: Service Inspection

(410)437-9653

Area: 346 Territory: 2830

**Have a question? Fax form on reverse or call Shop'n Chek at 1-800-669-6526. Ask for the Tiger Hotline!**

QUALITY PRODUCTS & SERVICE		POS.	ACT.
1. ALL three grades of gas available? If no, indicate	Yes	4.00	4.00
2. Windshield cleaning supplies available?	Yes	4.00	4.00
3. Working air hose available?	Yes	4.00	4.00
4. Trash receptacles available and not overflowing?	Yes	4.00	4.00
5. Any of the following available for purchase?	Yes	4.00	4.00
a. <input checked="" type="checkbox"/> Motor Oil      b. <input checked="" type="checkbox"/> Windshield Washer fluid			
c. <input type="checkbox"/> Windshield Wiper Blade      d. <input checked="" type="checkbox"/> Antifreeze			
e. <input type="checkbox"/> Ice Scrapers      f. <input checked="" type="checkbox"/> Dry Gas      g. <input checked="" type="checkbox"/> Automotive Accessories			
h. <input checked="" type="checkbox"/> Power Steering Fluid      i. <input checked="" type="checkbox"/> Oil Treatment			
6. Credit/ bank/ debit card decals posted on pump and in good condition?	Yes	4.00	4.00
<b>SUBTOTAL : 100%</b>		<b>24.00</b>	<b>24.00</b>
FRIENDLY & EFFICIENT CUSTOMER CARE		POS.	ACT.
7. After inserting nozzle, was pump activated within seconds?	Yes	4.00	4.00
<b>Did the cashier</b>			
8. Make eye contact?	Yes	4.00	4.00
9. Give a polite verbal greeting or acknowledgment?	Yes	4.00	4.00
10. Work quickly and provide attentive service?	Yes	4.00	4.00
11. Give a polite verbal closing?	Yes	4.00	4.00
12. Handle your payment correctly?	Yes	4.00	4.00
<b>SUBTOTAL : 100%</b>		<b>24.00</b>	<b>24.00</b>
PROFESSIONAL IMAGE		POS.	ACT.
13. All employees wearing approved Exxon uniforms?	Yes	4.00	4.00
14. If yes (Q13), uniforms neat and clean?	Yes	4.00	4.00
<b>Exterior / Interior</b>			
15. Gas prices clearly posted on station premises?	Yes	4.00	4.00
16. Driveway, grounds and islands neat, clean and litter free?	Yes	4.00	4.00
17. Pumps and pump handles clean?	Yes	4.00	4.00
18. Windows and doors clean?	Yes	4.00	4.00
19. Counters, floors, shelves, and products clean?	Yes	4.00	4.00
20. Prices visible on products, shelves, or menu board?	Yes	4.00	4.00
21. Food prep/vending equip. or coolers neat, clean and in good working order?	Yes	4.00	4.00
22. Appropriate supplies (napkins, condiments, etc.) available?	Yes	4.00	4.00
<b>Restroom</b>			
23. Clean?	Yes	4.00	4.00
24. Fixtures in good working order?	Yes	4.00	4.00
25. Adequately stocked with supplies?	Yes	4.00	4.00
<b>SUBTOTAL : 100%</b>		<b>52.00</b>	<b>52.00</b>
<b>Bonus Question</b>			
26. Did cashier have on a legible, clearly visible name tag?	Yes	100.0	100.0
<b>TOTAL</b>		<b>100.0</b>	<b>100.0</b>
<b>BONUS</b>		<b>4.00</b>	<b>4.00</b>

**TOTAL WITH BONUS 104.00 104.00**

Percentages may vary due to rounding

**Overall Score 104.00%**  
**Store Avg Y-T-D Score 104.00%**

Message line

**GENERAL COMMENTS**

VERY NICE STATION

23 75023 TSG FGN L

Employee's Name: SHERRI FEMALE, 18-29

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AUG 31 '95 09:16AM SENT BY SHOP 'N CHECK

P. 2/2

<b>EXXON</b>		Date: 08/05/95	Day: Saturday
<b>EXXON</b>	Month: AUGUST	Time: 12 pm - 2 pm	Amount Spent on Gas: \$ 5.25
<b>8095 EDWIN RAYNOR BLVD.</b>		Weather: Clear	
<b>PASADENA MD 21122</b>		Amount Spent on Item: \$ 0.88	
Store #: <b>D27847</b>	(410)437-8653	Shop Type: Service Inspection	
Area: 347	Territory: 2830		

Have a question? Fax form on reverse or call Shop'n Check at 1-800-669-8526. Ask for the Tiger Hotline!

QUALITY PRODUCTS & SERVICES		POS.	ACT.
1. ALL three grades of gas available? if no, indicate missing:	Yes	4.00	4.00
2. Windshield cleaning supplies available?	Yes	4.00	4.00
3. Working air hose available?	Yes	4.00	4.00
4. Trash receptacles available and not overflowing?	Yes	4.00	4.00
5. Any of the following available for purchase?	Yes	4.00	4.00
a. <input checked="" type="checkbox"/> Motor Oil			
b. <input checked="" type="checkbox"/> Windshield Washer fluid			
c. <input type="checkbox"/> Windshield Wiper Blades			
d. <input checked="" type="checkbox"/> Antifreeze			
e. <input type="checkbox"/> Ice Scrapers			
f. <input checked="" type="checkbox"/> Dry Gas			
g. <input checked="" type="checkbox"/> Automotive Accessories			
h. <input type="checkbox"/> Power Steering Fluid			
i. <input checked="" type="checkbox"/> Oil Treatment			
6. Credit bank/ debit card decals posted on pump and in good condition?	Yes	4.00	4.00
<b>SUBTOTAL: 100%</b>		<b>24.00</b>	<b>24.00</b>
FRIENDLY & EFFICIENT CUSTOMER CARE		POS.	ACT.
7. After inserting nozzle, was pump activated within 20 seconds?	Yes	4.00	4.00
<b>Did the cashier</b>			
8. Make eye contact?	Yes	4.00	4.00
9. Give a polite verbal greeting or acknowledgment?	Yes	4.00	4.00
10. Work quickly and provide alternative service?	Yes	4.00	4.00
11. Give a polite verbal closing?	Yes	4.00	4.00
12. Handle your payment correctly?	Yes	4.00	4.00
<b>SUBTOTAL: 100%</b>		<b>24.00</b>	<b>24.00</b>
PROFESSIONAL IMAGE		POS.	ACT.
13. All employees wearing approved Exxon uniforms?	Yes	4.00	4.00
14. If yes (Q13), uniforms neat and clean?	Yes	4.00	4.00
<b>Exterior / Interior</b>			
15. Gas prices clearly posted on station premises?	Yes	4.00	4.00
16. Driveway, grounds and islands neat, clean and litter free?	Yes	4.00	4.00
17. Pumps and pump handles clean?	Yes	4.00	4.00
18. Windows and doors clean?	Yes	4.00	4.00
19. Counters, floors, shelves, and products clean?	Yes	4.00	4.00
20. Prices visible on products, shelves, or menu boards?	Yes	4.00	4.00
21. Food prep/vending equip. w/ coolers neat, clean and in good working order?	Yes	4.00	4.00
22. Appropriate supplies (napkins, condiments, etc.) available?	Yes	4.00	4.00
<b>Restroom</b>			
23. Clean?	Yes	4.00	4.00
24. Fixtures in good working order?	Yes	4.00	4.00
25. Adequately stocked with supplies?	Yes	4.00	4.00
<b>SUBTOTAL: 100%</b>		<b>52.00</b>	<b>52.00</b>
<b>Bonus Question</b>			
26. Did cashier have on a legible, clearly visible name tag?	Yes	4.00	4.00
<b>Special Questions</b>			
<b>TOTAL</b>		<b>100.00</b>	<b>100.00</b>
<b>BONUS</b>		<b>4.00</b>	<b>4.00</b>
<b>TOTAL WITH BONUS</b>		<b>104.00</b>	<b>104.00</b>

Percentages may vary due to rounding

**Overall Score** 104.00%  
**Store Avg YTD Score** 104.00%

**GENERAL COMMENTS**

37 85037 DEC LMS H 00082-08-027847-01

Employee's Name: SHARON, FEMALE, 30-39

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# EXXON

EXXON

8095 EDWIN RAYNOR BLVD.

PASADENA MD 21122

Store #: 027847

Month : SEPTEMBER

(410)437-9653

Area 347 Territory: 2830

Date: 09/07/95

Day: Thursday

Time: 2 pm - 4 pm

Amount Spent on Gas : \$ 4.75

Weather : Clear

Amount Spent on Item : \$ 11.60

Shop Type : Service Inspection

Have a question ? Fax form on reverse or call Shop'n Chek at 1-800-669-6528. Ask for the Tiger Hotline!

**QUALITY PRODUCTS & SERVICES**

	Yes	POS	ACT
1. ALL three grades of gas available ? If no, indicate missing	Yes	4.00	4.00
2. Windshield cleaning supplies available ?	Yes	4.00	4.00
3. Working air hose available ?	Yes	4.00	4.00
4. Trash receptacles available and not overflowing ?	Yes	4.00	4.00
5. Any of the following available for purchase ?	Yes	4.00	4.00
a. <input checked="" type="checkbox"/> Motor Oil      b. <input checked="" type="checkbox"/> Windshield Washer fluid		4.00	4.00
c. <input checked="" type="checkbox"/> Windshield Wiper Blades      d. <input checked="" type="checkbox"/> Antifreeze			
e. <input type="checkbox"/> Ice Scrapers      f. <input checked="" type="checkbox"/> Dry Gas      g. <input checked="" type="checkbox"/> Automotive Accessories			
h. <input checked="" type="checkbox"/> Power Steering Fluid      i. <input checked="" type="checkbox"/> Oil Treatment			
6. Credit/ bank/ debit card decals posted on pump and in good condition ?	Yes	4.00	4.00

**FRIENDLY & EFFICIENT CUSTOMER CARE**

	Yes	POS	ACT
7. After inserting nozzle, was pump activated within 20 seconds ?	Yes	4.00	4.00
<b>Did the cashier</b>			
8. Make eye contact ?	Yes	4.00	4.00
9. Give a polite verbal greeting or acknowledgment ?	Yes	4.00	4.00
10. Work quickly and provide attentive service ?	Yes	4.00	4.00
11. Give a polite verbal closing ?	Yes	4.00	4.00
12. Handle your payment correctly ?	Yes	4.00	4.00

**SUBTOTAL : 100% 24.00 24.00**

**PROFESSIONAL IMAGE**

	Yes	POS	ACT
13. All employees wearing approved Exxon uniforms ?	Yes	4.00	4.00
14. If yes (Q13), uniforms neat and clean ?	Yes	4.00	4.00
<b>Exterior / Interior</b>			
15. Gas prices clearly posted on station premises ?	Yes	4.00	4.00
16. Driveway, grounds and islands neat, clean and litter free ?	Yes	4.00	4.00
17. Pumps and pump handles clean ?	Yes	4.00	4.00
18. Windows and doors clean ?	Yes	4.00	4.00
19. Counters, floors, shelves, and products clean ?	Yes	4.00	4.00
20. Prices visible on products, shelves, or menu boards ?	Yes	4.00	4.00
21. Food prep/vending equip. or coolers neat, clean and in good working order ?	Yes	4.00	4.00
22. Appropriate supplies (napkins, condiments, etc.) available ?	Yes	4.00	4.00
<b>Restroom</b>			
23. Clean ?	Yes	4.00	4.00
24. Fixtures in good working order ?	Yes	4.00	4.00
25. Adequately stocked with supplies ?	Yes	4.00	4.00

**SUBTOTAL : 100% 24.00 24.00**

**SUBTOTAL : 100% 52.00 52.00**

**Bonus Question**

26. Did cashier have on a legible, clearly visible name tag or have name embroidered on shirt?	Yes	4.00	4.00
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**Special Questions**

**TOTAL 100.0 100.0**  
**BONUS 4.00 4.00**

**TOTAL WITH BONUS 104.00 104.00**

Percentages may vary due to rounding

**Overall Score 104.00%**  
**Store Avg Y-T-D Score 104.00%**

**GENERAL COMMENTS**

VERY NICE STATION.

19 89019 KWT FGN L 000892-07-027847-01

Employee's Name: JEAN, FEMALE. 40-49

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From: CLEVE ROWLEY To: 000862-10-027847-01

Date: 12/20/95 Time: 12:37:52

Page 1 of 1

<b>EXXON</b>		<b>Store #: D27847</b>	<b>Date: 12/17/95</b>
<b>EXXON</b>	<b>Month: DECEMBER</b>	<b>Time: 4 pm - 6 pm</b>	<b>Day: Sunday</b>
<b>8096 EDWIN RAYNOR BLVD.</b>		<b>Weather: Clear</b>	<b>Amount Spent on Gas: \$ 5.00</b>
<b>PASADENA MD 21122</b>		<b>Amount Spent on Items: \$ 0.94</b>	<b>#D27847*</b>
<b>Area: 347 Territory: 2830</b>	<b>(410)437-9653</b>	<b>Shop Type: Service Inspection</b>	
<b>Fax: (410)437-9853</b>			

Have a question? Call Shop'n Check at 1-800-669-6526. Ask for the Tiger Hotline!

**QUALITY PRODUCTS & SERVICES**

	POS.	ACT.
1. ALL three grades of gas available? If no, indicate missing:	4.00	4.00
2. Windshield cleaning supplies available?	4.00	4.00
3. Working air hose available?	4.00	4.00
4. Trash receptacles available and not overflowing?	4.00	4.00
5. Any of the following available for purchase?	4.00	4.00
a. <input checked="" type="checkbox"/> Motor Oil    b. <input checked="" type="checkbox"/> Windshield Washer fluid		
c. <input type="checkbox"/> Windshield Wiper Blades    d. <input checked="" type="checkbox"/> Antifreeze		
e. <input type="checkbox"/> Ice Scrapers    f. <input checked="" type="checkbox"/> Dry Gas    g. <input type="checkbox"/> Automotive Accessories		
h. <input checked="" type="checkbox"/> Power Steering Fluid    i. <input type="checkbox"/> Oil Treatment		
6. Credit/ bank/ debit card decals posted on pump and in good condition?	4.00	4.00
<b>SUBTOTAL: 100%</b>		<b>24.00 24.00</b>

**FRIENDLY & EFFICIENT CUSTOMER CARE**

	POS.	ACT.
7. After inserting nozzle, was pump activated within 20 seconds?	4.00	4.00
<b>Did the cashier</b>		
8. Make eye contact?	4.00	4.00
9. Give a polite verbal greeting or acknowledgment?	4.00	4.00
10. Work quickly and provide attentive service?	4.00	4.00
11. Give a polite verbal closing?	4.00	4.00
12. Handle your payment correctly?	4.00	4.00
<b>SUBTOTAL: 100%</b>		<b>24.00 24.00</b>

**PROFESSIONAL IMAGE**

	POS.	ACT.
13. All employees wearing approved Exxon uniforms?	4.00	4.00
14. If yes (Q13), uniforms neat and clean?	4.00	4.00
<b>Exterior / Interior</b>		
15. Gas prices clearly posted on station premises?	4.00	4.00
16. Driveway, grounds and islands neat, clean and litter free?	4.00	4.00
17. Pumps and pump handles clean?	4.00	4.00
18. Windows and doors clean?	4.00	4.00
19. Counters, floors, shelves, and products clean?	4.00	4.00
20. Prices visible on products, shelves, or menu boards?	4.00	4.00
21. Food prep/vending equip. or coolers neat, clean and in good working order?	4.00	4.00
22. Appropriate supplies (napkins, condiments, etc.) available?	4.00	4.00
<b>Restroom</b>		
23. Clean?	4.00	4.00
24. Fixtures in good working order?	4.00	4.00
25. Adequately stocked with supplies?	4.00	4.00
<b>SUBTOTAL: 100%</b>		<b>52.00 52.00</b>

**Bonus Question**

26. Did cashier have on a legible, clearly visible name tag or have name embroidered on shirt?	Yes	4.00	4.00
<b>TOTAL</b>		<b>100.00 100.00</b>	
<b>BONUS</b>		<b>4.00 4.00</b>	

**TOTAL WITH BONUS 104.00 104.00**

Percentages may vary due to rounding.

**Overall Score 104.00%**  
**Store Avg Y-T-D Score 104.00%**

**GENERAL COMMENTS**

SA 125054 ACC LMS L. 000862-10-027847-01

Employee's Name: JONATHAN, MALE, 16-29  
 MUSTACHE

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FEB 09 '96 02:56PM SENT BY SHOP 'N CHECK

P.2/2

<b>EXXON</b> Store #: <b>D27847</b> EXXON Month: FEBRUARY 8095 EDWIN RAYNOR BLVD. PASADENA MD 21122 Area:347 Territory:2830 (410)437-6599 Fax: (410)437-6599		Date: 02/09/96 Time: 10:11 - 12 pm Day: Sunday Weather: Snow Amount spent on Gas: \$ 5.00 Amount Spent on Item: \$ 0.94 *D27847* Shop Type: Service Inspection	
--	--	--	--

Have a question? Call Shop 'n Check at 1-800-669-652 Ask for the Tiger Hotline!

QUALITY PRODUCTS & SERVICES		POS	ACT
1. All three grades of gas available? If no, indicate missing?	Yes	4.00	4.00
2. Windshield cleaning supplies available?	Yes	4.00	4.00
3. Working air hose available?	Yes	4.00	4.00
4. Trash receptacles available and not overflowing?	Yes	4.00	4.00
5. Any of the following available for purchase?	Yes	4.00	4.00
a. Motor Oil			
b. X Windshield Washer fluid			
c. X Windshield Wiper Blades			
d. X Antifreeze			
e. X Ice Scrapers			
f. X Dry Gas			
g. Automotive Accessories			
h. X Power Steering Fluid			
i. Oil Treatment			
6. Credit/ bank/ debit card decals posted on pump and in good condition?	Yes	4.00	4.00
<b>SUBTOTAL : 100%</b>		<b>24.00</b>	<b>24.00</b>

FRIENDLY & EFFICIENT CUSTOMER CARE		POS	ACT
7. After inserting nozzle, was pump activated within 20 seconds?	Yes	4.00	4.00
<b>Did the cashier</b>			
8. Make eye contact?	Yes	4.00	4.00
9. Give a polite verbal greeting or acknowledgment?	Yes	4.00	4.00
10. Work quickly and provide attentive service?	Yes	4.00	4.00
11. Give a polite verbal closing?	Yes	4.00	4.00
12. Handle your payment correctly?	Yes	4.00	4.00
<b>SUBTOTAL : 100%</b>		<b>24.00</b>	<b>24.00</b>

PROFESSIONAL IMAGE		POS	ACT
13. All employees wearing approved Exxon uniforms?	Yes	4.00	4.00
14. If yes (Q13), uniforms neat and clean?	Yes	4.00	4.00
<b>Exterior / Interior</b>			
15. Gas prices clearly posted on station premises?	Yes	4.00	4.00
16. Driveway, grounds and islands neat, clean and litter free?	Yes	4.00	4.00
17. Pumps and pump handles clean?	Yes	4.00	4.00
18. Windows and doors clean?	Yes	4.00	4.00
19. Counters, floors, shelves, and products clean and neat?	Yes	4.00	4.00
20. Prices visible on products, shelves, or menu boards?	Yes	4.00	4.00
21. Food prep/ vending equip. or coolers neat, clean and in good working order?	Yes	4.00	4.00
22. Appropriate supplies (napkins, condiments, etc.) available?	Yes	4.00	4.00
<b>Restroom</b>			
23. Clean?	Yes	4.00	4.00
24. Fixtures in good working order?	Yes	4.00	4.00
25. Adequately stocked with supplies?	Yes	4.00	4.00
<b>SUBTOTAL : 100%</b>		<b>52.00</b>	<b>52.00</b>

<b>Bonus Question</b>			
26. Did cashier have on a legible, clearly visible name tag or have name embroidered on shirt?	Yes	4.00	4.00
<b>TOTAL</b>		<b>100.00</b>	<b>100.00</b>
<b>BONUS</b>		<b>4.00</b>	<b>4.00</b>

**TOTAL WITH BONUS 104.00/104.00**

Percentage may vary due to rounding

**Overall Score 104.00%**  
**Store Avg Y-T-D Score 104.00%**

**GENERAL COMMENTS**

12 26012 EEC LMS L 00062-12-027847-01

Employee's Name: SHARON, FEMALE 40-49

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APR 09 '96 10:55AM SENT BY SHOP 'N CHECK

**EXXON** Store #: **027847** P.2/2

**EXXON** Month: **MARCH** Date: **03/15/96**  
**8095 EDWIN RAYNOR BLVD.** Time: **4 pm - 6 pm** Day: **Fri**  
**PASADENA MD 21122** Weather: **Rain** Amount Spent on Gas: **\$ 8.00**  
 Area: **367** Territory: **2830** Fax: **(410)437-9853** Amount Spent on Items: **\$ 0.00**  
 Shop Type: **Service Inspection**

Have a question? Call Shop'n Check at 1-800-563-5526. Ask for the Tiger Hotline!

QUALITY PRODUCTS & SERVICES		POS	ACT
1. ALL these grades of gas available? If no, indicate missing.	Yes	4.00	4.00
2. Windshield cleaning supplies available?	Yes	4.00	4.00
3. Working air hose available?	Yes	4.00	4.00
4. Trash receptacles available and not overflowing?	Yes	4.00	4.00
5. Any of the following available for purchase?	Yes	4.00	4.00
a. <input checked="" type="checkbox"/> Motor Oil			
b. <input checked="" type="checkbox"/> Windshield Washer fluid			
c. <input type="checkbox"/> Windshield Wiper Blades			
d. <input checked="" type="checkbox"/> Antifreeze			
e. <input checked="" type="checkbox"/> Ice Scrapers			
f. <input checked="" type="checkbox"/> Dry Gas			
g. <input checked="" type="checkbox"/> Automotive Accessories			
h. <input checked="" type="checkbox"/> Power Steering Fluid			
i. <input checked="" type="checkbox"/> Oil Treatment			
6. Credit/ debit card decal posted on pump and in good condition?	Yes	4.00	4.00
<b>SUBTOTAL</b>		<b>100%</b>	<b>24.00/24.00</b>

FRIENDLY & EFFICIENT CUSTOMER CARE		POS	ACT
7. After shopping inside, was pump activated within 20 seconds?	Yes	4.00	4.00
8. Did the cashier make eye contact?	Yes	4.00	4.00
9. Give a polite verbal greeting or acknowledgment?	Yes	4.00	4.00
10. Work quickly and provide attentive service?	Yes	4.00	4.00
11. Give a polite verbal closing?	Yes	4.00	4.00
12. Handle your payment correctly?	Yes	4.00	4.00
<b>SUBTOTAL</b>		<b>100%</b>	<b>24.00/24.00</b>

PROFESSIONAL IMAGE		POS	ACT
13. All employees wearing approved Exxon uniforms?	Yes	4.00	4.00
14. If yes (Q13), uniforms neat and clean?	Yes	4.00	4.00
<b>Exterior / Interior</b>			
15. Gas prices clearly posted on station premises?	Yes	4.00	4.00
16. Driveway, grounds and islands neat, clean and clear?	Yes	4.00	4.00
17. Pumps and pump handles clean?	Yes	4.00	4.00
18. Windows and doors clean?	Yes	4.00	4.00
19. Counters, tops, shelves, and products clean and neat?	Yes	4.00	4.00
20. Prices visible on products, shelves, or menu boards?	Yes	4.00	4.00
21. Food preparing equip. or coolers neat, clean and in good working order?	Yes	4.00	4.00
22. Appropriate supplies (napkins, condiments, etc.) available?	Yes	4.00	4.00
<b>Restroom</b>			
23. Clean?	Yes	4.00	4.00
24. Fixtures in good working order?	Yes	4.00	4.00
25. Adequately stocked with supplies?	Yes	4.00	4.00
<b>SUBTOTAL</b>		<b>100%</b>	<b>52.00/52.00</b>

<b>Bonus Question</b>			
26. Did cashier have an a legible, clearly visible name tag or have name embroidered on shirt?	Yes	4.00	4.00
<b>TOTAL</b>		<b>100%</b>	<b>100.00</b>
<b>BONUS</b>		<b>4.00</b>	<b>4.00</b>

**TOTAL WITH BONUS**

Overall Score: **100.00%**  
Store Y-T-D Score: **100.00%**

**GENERAL COMMENTS**  
THE VENDING AREA WAS NICE.

59 3030 MER FOR L 000024-027847-01  
Employee's Name: **JONATHAN, MALE, 18-28**

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**HOW DO YOU  
REWARD PERFECTION**

<b>FIX THAT SHOP</b>	LOCATION # <u>2-7847</u>	DEALER <u>Freeby</u>	DATE <u>3/28/94</u>
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**APPROACH AND GROUNDS**

- Major I.D. free of unauthorized signs.  Y  N
- No unapproved gasoline price sign on or near I.D. pole.  Y  N
- Services curbside sign facing major street.  Y  N
- Promotional curbside signs facing major and secondary streets.  Y  N
- Landscaping and lawn trimmed and well-maintained.  Y  N
- Property free of litter/trash.  Y  N

**SHOP MERCHANDISING**

- Lights operational (no burned out bulbs)  Y  N
- Products on shelves & in coolers are well stocked & visibly priced.  Y  N
- Aisle displays for current specials are attractive, well-boarded & priced.  Y  N
- Menu board is displayed with current prices.  Y  N
- Temperature gauge in cooler is within the "normal" range.  Y  N
- Carry out motor oil displayed.  Y  N
- Floors clean & litter free.  Y  N
- Walls, windows, ceilings & cooler doors clean.  Y  N
- Merchandise clean & attractive.  Y  N
- Promotional product displays neatly arranged.  Y  N
- Thrifty Thursday promotion.  Y  N

**SIGNS AND DECALS**

- Station hours sign or decal.  Y  N
- Dealer name decal.  Y  N
- No handwritten signs.  Y  N
- Building and canopy column signs are displayed.  Y  N
- Static clings on cooler doors and jet spray.  Y  N
- Retail automation messages (receipt trailer, express pay) are current.  Y  N
- POS material is current and priced (gondola toppers, etc.)  Y  N
- Pump toppers - two pump toppers per island.  Y  N

**STOREROOM**

- Stored product organized & neatly stacked.  Y  N

**PUMP ISLANDS**

- Canopy lights operational.  Y  N
- Pumps properly decaled.  Y  N
- Pump panels & pump faces clean; island surface free of litter, grease, oil & dirt.  Y  N
- Apron surface free of grease and oil spills.  Y  N
- Island trash containers neat, clean and not overflowing.  Y  N
- Canopy column signs visible & perpendicular to major street.  Y  N
- Window washer fluid/squeegee available.  Y  N
- Curbs do not need painting.  Y  N
- Pumps free of dents and damage.  Y  N

**REAR & SIDES OF STATION**

- Windows clean & unobstructed.  Y  N
- Uncluttered & well maintained.  Y  N
- Trash enclosures or containers.  Y  N
- No junk cars / sale cars / no tags.  Y  N
- Building is clean.  Y  N
- Building is free from dents and damage.  Y  N

**DISPENSED AREA MERCHANDISING**

- Food preparation equipment in good working order.  Y  N
- Fresh supply of hotdogs, coffee, popcorn, jet spray.  Y  N
- Adequate supply of condiments (ketchup, mustard, and creamer).  Y  N

**DISPENSED AREA MERCHANDISING CONTINUED**

- Adequate amount of supplies (napkins, straws, Exxon cups and lids).  Y  N
- Clean and litter-free.  Y  N

**RESTROOMS**

- |   |  |  |
|---|--|--|
|   | WOMEN  | MEN  |
| • Adequate supply of soap, tissue & towels or hand dryer. | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Floors clean & litter-free.                             | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Sinks & toilets clean.                                  | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Trash disposal maintained & not over-flowing.           | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Odor not offensive.                                     | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Mirror clean.   | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Uses professional sanitary service.                     | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |

**OTHER**

- Dealer in Exxon official uniform.  Y  N
- Cashier(s) in Exxon official uniform.  Y  N
- Dealer participating in current promotional Program.  Y  N
- Operating hours 24 24  
MON. / FRI. SAT. / SUN.

**MAINTENANCE ITEMS (LEVEL E, 1, 2)**

*[Handwritten signature]*

**LEASE VIOLATIONS**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**GENERAL COMMENTS**

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\_\_\_\_\_

\_\_\_\_\_

**DEALER COMMENTS**

\_\_\_\_\_

\_\_\_\_\_

INSPECTOR *[Handwritten signature]*

DEALER SIGNATURE *[Handwritten signature]*

DISTRIBUTION:

White Copy - Desk

Canary Copy - T.M.

Pink Copy - SM / Area File

<b>FIX THAT SHOP</b>	LOCATION # <u>7847</u>	DEALER <u>Feley</u>	DATE <u>1/9/95</u>
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**APPROACH AND GROUNDS**

- Major I.D. free of unauthorized signs.  Y  N
- No unapproved gasoline price sign on or near I.D. pole.  Y  N
- Services curbside sign facing major street.  Y  N
- Promotional curbside signs facing major and secondary streets.  Y  N
- Landscaping and lawn trimmed and well-maintained.  Y  N
- Property free of litter/trash.  Y  N

**SHOP MERCHANDISING**

- Lights operational (no burned out bulbs)  Y  N
- Products on shelves & in coolers are well stocked & visibly priced.  Y  N
- Aisle displays for current specials are attractive, well-stocked & priced.  Y  N
- Menu board is displayed with current prices.  Y  N
- Temperature gauge in cooler is within the "normal" range.  Y  N
- Carry out motor oil displayed.  Y  N
- Floors clean & litter free.  Y  N
- Walls, windows, ceilings & cooler doors clean.  Y  N
- Merchandise clean & attractive.  Y  N
- Promotional product displays neatly arranged.  Y  N
- Thrifty Thursday promotion.  Y  N

**SIGNS AND DECALS**

- Station hours sign or decal.  Y  N
- Dealer name decal.  Y  N
- No handwritten signs.  Y  N
- Building and canopy column signs are displayed.  Y  N
- Static clings on cooler doors and jet spray.  Y  N
- Retail automation messages (receipt trailer, express pay) are current.  Y  N
- POS material is current and priced (gondola toppers, etc.)  Y  N
- Pump toppers - two pump toppers per island.  Y  N

**STOREROOM**

- Stored product organized & neatly stacked.  Y  N

**PUMP ISLANDS**

- Canopy lights operational.  Y  N
- Pumps properly decaled.  Y  N
- Pump panels & pump faces clean; island surface free of litter, grease, oil & dirt.  Y  N
- Apron surface free of grease and oil spills.  Y  N
- Island trash containers neat, clean and not overflowing.  Y  N
- Canopy column signs visible & perpendicular to major street.  Y  N
- Window washer fluid/squeegee available.  Y  N
- Curbs do not need painting.  Y  N
- Pumps free of dents and damage.  Y  N

**REAR & SIDES OF STATION**

- Windows clean & unobstructed.  Y  N
- Uncluttered & well maintained.  Y  N
- Trash enclosures or containers.  Y  N
- No junk cars / sale cars / no tags.  Y  N
- Building is clean.  Y  N
- Building is free from dents and damage.  Y  N

**DISPENSED AREA MERCHANDISING**

- Food preparation equipment in good working order.  Y  N
- Fresh supply of hotdogs, coffee, popcorn, jet spray.  Y  N
- Adequate supply of condiments (ketchup, mustard, and creamer).  Y  N

**DISPENSED AREA MERCHANDISING CONTINUED**

- Adequate amount of supplies (napkins, straws, Exxon cups and lids).  Y  N
- Clean and litter free.  Y  N

**RESTROOMS**

- |   |  |  |
|---|--|--|
|   | <b>WOMEN</b>   | <b>MEN</b>   |
| • Adequate supply of soap, tissue & towels or hand dryer. | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Floors clean & litter-free.                             | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Sinks & toilets clean.                                  | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Trash disposal maintained & not overflowing.            | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Odor not offensive.                                     | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Mirror clean.   | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Uses professional sanitary service.                     | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |

**OTHER**

- Dealer in Exxon official uniform.  Y  N
- Cashier(s) in Exxon official uniform.  Y  N
- Dealer participating in current promotional Program.  Y  N
- Operating hours: 24/7 24/7  
MON. / FRI.                      SAT. / SUN.

**MAINTENANCE ITEMS (LEVEL E, 1, 2)**

*DU* STANDING!

**LEASE VIOLATIONS**

**GENERAL COMMENTS**

**DEALER COMMENTS**

INSPECTOR: J. Brown

DEALER SIGNATURE: J. Heltner

**DISTRIBUTION:**

White Copy - Dealer                      Canon Copy - T.M.                      Pink Copy - SM / Area File

<b>FIX THAT SHOP</b>	LOCATION # <b>2-2847</b>	DEALER <b>Feal</b>	DATE <b>3/16/95</b>
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**APPROACH AND GROUNDS**

- Major I.D. free of unauthorized signs.  Y  N
- No unapproved gasoline price sign on or near I.D. pole.  Y  N
- Services curbside sign facing major street.  Y  N
- Promotional curbside signs facing major and secondary streets.  Y  N
- Landscaping and lawn trimmed and well-maintained.  Y  N
- Property free of litter/trash.  Y  N

**SHOP MERCHANDISING**

- Lights operational (no burned out bulbs)  Y  N
- Products on shelves & in coolers are well stocked & visibly priced.  Y  N
- Aisle displays for current specials are attractive, well-stocked & priced.  Y  N
- Menu board is displayed with current prices.  Y  N
- Temperature gauge in cooler is within the "normal" range.  Y  N
- Carry out motor oil displayed.  Y  N
- Floors clean & litter free.  Y  N
- Walls, windows, ceilings & cooler doors clean.  Y  N
- Merchandise clean & attractive.  Y  N
- Promotional product displays neatly arranged.  Y  N
- Thrifty Thursday promotion.  Y  N

**SIGNS AND DECALS**

- Station hours sign or decal.  Y  N
- Dealer name decal.  Y  N
- No handwritten signs.  Y  N
- Building and canopy column signs are displayed.  Y  N
- Static clings on cooler doors and jet spray.  Y  N
- Retail automation messages (receipt trailer, express pay) are current.  Y  N
- POS material is current and priced (gondola toppers, etc.)  Y  N
- Pump toppers - two pump toppers per island.  Y  N

**STOREROOM**

- Stored product organized & neatly stacked.  Y  N

**PUMP ISLANDS**

- Canopy lights operational.  Y  N
- Pumps properly decalad.  Y  N
- Pump panels & pump faces clean; island surface free of litter, grease, oil & dirt.  Y  N
- Apron surface free of grease and oil spills.  Y  N
- Island trash containers neat, clean and not overflowing.  Y  N
- Canopy column signs visible & perpendicular to major street.  Y  N
- Window washer fluid/squeegee available.  Y  N
- Curbs do not need painting.  Y  N
- Pumps free of dents and damage.  Y  N

**REAR & SIDES OF STATION**

- Windows clean & unobstructed.  Y  N
- Uncluttered & well maintained.  Y  N
- Trash enclosures or containers.  Y  N
- No junk cars / sale cars / no tags.  Y  N
- Building is clean.  Y  N
- Building is free from dents and damage.  Y  N

**DISPENSED AREA MERCHANDISING**

- Food preparation equipment in good working order.  Y  N
- Fresh supply of hotdogs, coffee, popcorn, jet spray.  Y  N
- Adequate supply of condiments (ketchup, mustard, and creamer).  Y  N

**DISPENSED AREA MERCHANDISING CONTINUED**

- Adequate amount of supplies (napkins, straws, Exxon cups and lids).  Y  N
- Clean and litter-free.  Y  N

**RESTROOMS**

- |  |  |  |
|--|--|--|
|  | <b>WOMEN</b>   | <b>MEN</b>   |
| • Adequate supply of soap, tissue & towels or hand dryer. <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Floors clean & litter-free. <input checked="" type="checkbox"/> Y <input type="checkbox"/> N                             | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Sinks & toilets clean. <input checked="" type="checkbox"/> Y <input type="checkbox"/> N                                  | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Trash disposal maintained & not overflowing. <input checked="" type="checkbox"/> Y <input type="checkbox"/> N            | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Odor not offensive. <input checked="" type="checkbox"/> Y <input type="checkbox"/> N                                     | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Mirror clean. <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Uses professional sanitary service. <input checked="" type="checkbox"/> Y <input type="checkbox"/> N                     | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |

**OTHER**

- Dealer in Exxon official uniform.  Y  N
- Cashier(s) in Exxon official uniform.  Y  N
- Dealer participating in current promotional Program.  Y  N
- Operating hours 7-11 24  
MON. / FRI. SAT. / SUN.

**MAINTENANCE ITEMS (LEVEL E, 1, 2)**

*WORKS GREAT !!*

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**LEASE VIOLATIONS**

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**GENERAL COMMENTS**

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**DEALER COMMENTS**

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INSPECTOR

DEALER SIGNATURE

*[Signature]*

*[Signature]*

DISTRIBUTION:

White Copy - Dealer      Cyan Copy - T.M.      Pink Copy - SM / Area File

**APPROACH AND GROUNDS**

- Major I.D. free of unauthorized signs.
- No unapproved gasoline price sign or or near I.D. pole.
- Services curbside sign facing major street.
- Promotional curbside signs facing major and secondary streets.
- Landscaping and lawn trimmed and well-maintained.
- Property free of litter/trash.

**SHOP MERCHANDISING**

- Lights operational (no burned out bulbs)
- Products on shelves & in coolers are well stocked & visibly priced.
- Aisle displays for current specials are attractive, well-stocked & priced.
- Menu board is displayed with current prices.
- Temperature gauge in cooler is within the "normal" range.
- Carry out motor oil displayed.
- Floors clean & litter free.
- Walls, windows, ceilings & cooler doors clean.
- Merchandise clean & attractive.
- Promotional product displays neatly arranged.
- Thrifty Thursday promotion.

**SIGNS AND DECALS**

- Station hours sign or decal.
- Dealer name decal.
- No handwritten signs.
- Building and canopy column signs are displayed.
- Static clings on cooler doors and jet spray.
- Retail automation messages (receipt roller, express pay) are current.
- POS material is current and priced (condole toppers, etc.)
- Pump toppers - two pump toppers per island.

**STOREROOM**

- Stored product organized & neatly stacked.

**PUMP ISLANDS**

- Canopy lights operational.
- Pumps properly decaled.
- Pump panels & pump faces clean; island surface free of litter, grease, oil & dirt.
- Apron surface free of grease and oil spills.
- Island trash containers neat, clean and not overflowing.
- Canopy column signs visible & perpendicular to major street.
- Window washer fluid/squeegee available.
- Curbs do not need painting.
- Pumps free of dents and damage.

**REAR & SIDES OF STATION**

- Windows clean & unobstructed.
- Uncluttered & well maintained.
- Trash enclosures or containers.
- No junk cars / sale cars / no tags.
- Building is clean.
- Building is free from dents and damage.

**DISPENSED AREA MERCHANDISING**

- Food preparation equipment in good working order.
- Fresh supply of hotdogs, coffee, popcorn, jet spray.
- Adequate supply of condiments (ketchup, mustard, and creamer).

**DISPENSED AREA MERCHANDISING CONTINUED**

- Adequate amount of supplies (napkins, straws, Exxon cups and lids).
- Clean and litter-free.

**RESTROOMS**

- |  |  |  |
|--|--|--|
|  | <b>WOMEN</b>   | <b>MEN</b>   |
| <input checked="" type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input type="checkbox"/> | <input checked="" type="checkbox"/> <input type="checkbox"/> |

**OTHER**

- Dealer in Exxon official uniform.
- Cashier(s) in Exxon official uniform.
- Dealer participating in current promotional program.
- Operating hours 24 24  
MON. / FRI. SAT. / SUN.

**MAINTENANCE ITEMS (LEVEL E, 1, 2)**

*Outstanding as usual*

**LEASE VIOLATIONS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**GENERAL COMMENTS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DEALER COMMENTS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*[Signature]*  
INSPECTOR \_\_\_\_\_  
DEALER SIGNATURE *[Signature]*

**DISTRIBUTION:**  
White Copy - Dealer      Canary Copy - T.M.      Pink Copy - SM / Area File



**APPROACH AND GROUNDS**

- Major I.D. free of unauthorized signs.   N
- No unapproved gasoline price sign on or near I.D. pole.   N
- Services curbside sign facing major street.   N
- Promotional curbside signs facing major and secondary streets.   N
- Landscaping and lawn trimmed and well-maintained.   N
- Property free of litter/trash.   N

**SHOP MERCHANDISING**

- Lights operational (no burned out bulbs).   N
- Products on shelves & in coolers are well stocked & visibly priced.   N
- Aisle displays for current specials are attractive, well-stocked & priced.   N
- Menu board is displayed with current prices.   N
- Temperature gauge in cooler is within the "normal" range.   N
- Carry out motor oil displayed.   N
- Floors clean & litter free.   N
- Walls, windows, ceilings & cooler doors clean.   N
- Merchandise clean & attractive.   N
- Promotional product displays neatly arranged.   N
- Thrifty Thursday promotion.   N

**SIGNS AND DECALS**

- Station hours sign or decal.   N
- Dealer name decal.   N
- No handwritten signs.   N
- Building and canopy column signs are displayed.   N
- Static clings on cooler doors and jet spray.   N
- Retail automation messages (receipt trailer, express pay) are current.   N
- POS material is current and priced (gandola top pers, etc.)   N
- Pump toppers - two pump toppers per island.   N

**STOREROOM**

- Stored product organized & neatly stacked.   N

**PUMP ISLANDS**

- Canopy lights operational.   N
- Pumps properly decaled.   N
- Pump panels & pump faces clean; island surface free of litter, grease, oil & dirt.   N
- Apron surface free of grease and oil spills.   N
- Island trash containers neat, clean and not overflowing.   N
- Canopy column signs visible & perpendicular to major street.   N
- Window washer fluid/squeegee available.   N
- Curbs do not need painting.   N
- Pumps free of dents and damage.   N

**REAR & SIDES OF STATION**

- Windows clean & unobstructed.   N
- Uncluttered & well maintained.   N
- Trash enclosures or containers.   N
- No junk cars / sale cars / no tags.   N
- Building is clean.   N
- Building is free from dents and damage.   N

**DISPENSED AREA MERCHANDISING**

- Food preparation equipment in good working order.   N
- Fresh supply of hotdogs, coffee, popcorn, jet spray.   N
- Adequate supply of condiments (ketchup, mustard, and creamer).   N

**DISPENSED AREA MERCHANDISING CONTINUED**

- Adequate amount of supplies (napkins, straws, Exxon cups and lids).   N
- Clean and litter-free.   N

**RESTROOMS**

- |   | WOMEN  | MEN  |
|---|--|--|
| • Adequate supplies of soap, tissue & towels or hand dryer. | <input checked="" type="checkbox"/> <input type="checkbox"/> N | <input checked="" type="checkbox"/> <input type="checkbox"/> N |
| • Floors clean & litter-free.                               | <input checked="" type="checkbox"/> <input type="checkbox"/> N | <input checked="" type="checkbox"/> <input type="checkbox"/> N |
| • Sinks & toilets clean.                                    | <input checked="" type="checkbox"/> <input type="checkbox"/> N | <input checked="" type="checkbox"/> <input type="checkbox"/> N |
| • Trash disposal maintained & not over-flowing.             | <input checked="" type="checkbox"/> <input type="checkbox"/> N | <input checked="" type="checkbox"/> <input type="checkbox"/> N |
| • Odor not offensive.                                       | <input checked="" type="checkbox"/> <input type="checkbox"/> N | <input checked="" type="checkbox"/> <input type="checkbox"/> N |
| • Mirror clean.   | <input checked="" type="checkbox"/> <input type="checkbox"/> N | <input checked="" type="checkbox"/> <input type="checkbox"/> N |
| • Uses professional sanitary service.                       | <input checked="" type="checkbox"/> <input type="checkbox"/> N | <input checked="" type="checkbox"/> <input type="checkbox"/> N |

**OTHER**

- Dealer in Exxon official uniform.   N
- Cashier(s) in Exxon official uniform.   N
- Dealer participating in current promotional Program.   N
- Operating hours 24 24  
MON. / FRI. SAT. / SUN.

**MAINTENANCE ITEMS (LEVEL E, 1, 2)**

*Outstanding as usual*

**LEASE VIOLATIONS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**GENERAL COMMENTS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DEALER COMMENTS**

\_\_\_\_\_  
\_\_\_\_\_

INSPECTOR *[Signature]*  
DEALER SIGNATURE *[Signature]*

**DISTRIBUTION:**

White Copy - Dealer      Canary Copy - T.M.      Pink Copy - SM / Area File

<b>FIX THAT SHOP</b>	LOCATION # <b>2-7847</b>	DEALER <b>Feely</b>	DATE <b>6/14/94</b>
----------------------	-----------------------------	------------------------	------------------------

**APPROACH AND GROUNDS**

- Major I.D. free of unauthorized signs.  Y  N
- No unapproved gasoline price sign on or near I.D. pole.  Y  N
- Services curbside sign facing major street.  Y  N
- Promotional curbside signs facing major and secondary streets.  Y  N
- Landscaping and lawn trimmed and well-maintained.  Y  N
- Property free of litter/trash.  Y  N

**SHOP MERCHANDISING**

- Lights operational (no burned out bulbs)  Y  N
- Products on shelves & in coolers are well stocked & visibly priced.  Y  N
- Aisle displays for current specials are attractive, well-stocked & priced.  Y  N
- Menu board is displayed with current prices.  Y  N
- Temperature gauge in cooler is within the "normal" range.  Y  N
- Carry out motor oil displayed.  Y  N
- Floors clean & litter free.  Y  N
- Walls, windows, ceilings & cooler doors clean.  Y  N
- Merchandise clean & attractive.  Y  N
- Promotional product displays neatly arranged.  Y  N
- Thrifty Thursday promotion.  Y  N

**SIGNS AND DECALS**

- Station hours sign or decal.  Y  N
- Dealer name decal.  Y  N
- No handwritten signs.  Y  N
- Building and canopy column signs are displayed.  Y  N
- Static clings on cooler doors and jet spray.  Y  N
- Retail automation messages (receipt trailer, express pay) are current.  Y  N
- POS material is current and priced (gondola toppers, etc.)  Y  N
- Pump toppers - two pump toppers per island.  Y  N

**STOREROOM**

- Stored product organized & neatly stacked.  Y  N

**PUMP ISLANDS**

- Canopy lights operational.  Y  N
- Pumps properly decal.  Y  N
- Pump panels & pump faces clean; island surface free of litter, grease, oil & dirt.  Y  N
- Apron surface free of grease and oil spills.  Y  N
- Island trash containers neat, clean and not overflowing.  Y  N
- Canopy column signs visible & perpendicular to major street.  Y  N
- Window washer fluid/squeegee available.  Y  N
- Curbs do not need painting.  Y  N
- Pumps free of dents and damage.  Y  N

**REAR & SIDES OF STATION**

- Windows clean & unobstructed.  Y  N
- Und cluttered & well maintained.  Y  N
- Trash enclosures or containers.  Y  N
- No junk cars / sale cars / no tags.  Y  N
- Building is clean.  Y  N
- Building is free from dents and damage.  Y  N

**DISPENSED AREA MERCHANDISING**

- Food preparation equipment in good working order.  Y  N
- Fresh supply of hotdogs, coffee, popcorn, jet spray.  Y  N
- Adequate supply of condiments (ketchup, mustard, and creamer).  Y  N

**DISPENSED AREA MERCHANDISING CONTINUED**

- Adequate amount of supplies (napkins, straws, Exxon cups and lids).  Y  N
- Clean and litter-free.  Y  N

**RESTROOMS**

- |   |  |  |
|---|--|--|
|   | <b>WOMEN</b>   | <b>MEN</b>   |
| • Adequate supplies of soap, tissue & towels or hand dryer. | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Floors clean & litter-free.                               | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Sinks & toilet clean.                                     | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Trash disposal maintained & not overflowing.              | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Odor not offensive.                                       | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Mirror clean.   | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| • Uses professional sanitary service.                       | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |

**OTHER**

- Dealer in Exxon official uniform.  Y  N
- Cashier(s) in Exxon official uniform.  Y  N
- Dealer participating in current promotional Program.  Y  N
- Operating hours: MON. / FRI. SAT. / SUN.

**MAINTENANCE ITEMS (LEVEL E, 1, 2)**

Flowers look Great.

**LEASE VIOLATIONS**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**GENERAL COMMENTS**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**DEALER COMMENTS**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

INSPECTOR

DEALER SIGNATURE

*[Handwritten Signature]*  
*[Handwritten Signature]*

DISTRIBUTION:

White Copy - Desk

Canary Copy - T.M.

Pink Copy - SM / Area File

**EXXON COMPANY U.S.A.**  
6101 IVY LANE - GREENBELT, MARYLAND 20770

MARKETING DEPARTMENT  
MID ATLANTIC AREA

4/15/96

Dan Feeley  
Pasadena Exxon  
8095 Edwin Raynor Blvd  
Pasadena Md. 21122

Dear Dan

I just wanted to pass on our congratulations  
to you and your employees for achieving  
12 consecutive CTE Scores of 104%.

This is a tremendous accomplishment since your  
store was the only Exxon Store in the entire  
mid Atlantic area to achieve this goal.

The service, appearance and landscaping was  
just outstanding.

Keep up the good work!!

Great Job.

Lloyd & Burrows Jr.

SR. MARKETING TERRITORY MGR.

A DIVISION OF EXXON CORPORATION



PETITIONER'S  
EXHIBIT 11

BALTIMORE COUNTY, MARYLAND

TO: Richard Truelove  
FROM: Kathy Schlabach  
Office of Planning

DATE: September 21, 1995

SUBJECT: AMOCO SERVICE STATION AT YORK & SHAWAN ROADS

Dear Mr. Truelove:

I am forwarding the language we feel would be appropriate in a letter from the owner to the Director of Planning concerning the proposed service station.

You may have the letter retyped on an appropriate letterhead and signed by the owner. When the letter is ready, call me or Ervin McDaniel to arrange a meeting time for the signing of the plans.

I am also sending a copy of a photograph of an Amoco station that was done in a style similar to the adjoining shopping center. I envision something similar to the Shawan and York site, but with brick columns, and a green metal roof.

If there are any questions or concerns, please call me.

Sincerely,



Kathy Schlabach

KS:lw  
KSTRUL/PZONE/TXTLLF

c: G. Scott Barhight

PETITIONER'S  
EXHIBIT 13

S A M P L E                      L E T T E R

September 21, 1995

Mr. Arnold "Pat" Keller  
Director, Office of Planning  
County Courts Building  
401 Bosley Avenue - Suite 406  
Towson, Maryland 21204

Dear Mr. Keller:

I hereby acknowledge that I have made a commitment to develop the proposed service station at the NW corner of Shawan and York Roads in accordance with the letter from my attorney, G. Scott Barhight, to you, dated October 14, 1992.

I will modify the architectural and retaining wall plans to be compatible with the shopping center at the southeastern corner of Shawan and York Roads. This will entail the use of a red brick of the same color as the shopping center for the kiosk, canopy columns and retaining wall, and a green standing seam pitched roof on the kiosk and canopy.

Additionally, the landscaping, mounding, sidewalk and sign placement will be performed in accordance with the Final Landscape Plan by Hoff and Antonucci, Inc., dated 9-21-90. The landscaping at the north end of the site will be modified according to the revised building layout, but the same number of plants will be used. Also, the requirements of the landscape manual regarding screening of adjacent residential properties will be provided with at minimum 10' wide evergreen buffer along the north property line, and a six foot board-on-board fence.

I will submit the modified architectural, landscape and retaining wall drawings to you for your approval.

KS:lw  
KSLTR.SER/PZONE/TXTLLF

PETITIONER'S  
EXHIBIT 14

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

May 20, 1996

(410) 887-4386

David K. Gildea, Esquire  
Whiteford, Taylor & Preston  
210 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE  
NW/Corner York & Shawan Roads  
(10301 York Road)  
8th Election District - 3rd Councilmanic District  
Kelly's Corner, LLC - Petitioners  
Case No. 96-343-SPHXA

Dear Mr. Gildea:

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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Daniel J. Feeley, Managing Member, Kelly's Corner LLC  
10301 York Road, Cockeysville, Maryland 21030

Mr. Charles T. Bogdanowicz, Amoco Oil Company  
1 W. Pennsylvania Avenue, Suite 900, Towson, Md. 21204

Mr. Richard Truelove, 28 E. Susquehanna Avenue, Towson, Md. 21286

Ms. Sarah Adams, 11424 York Road, Cockeysville, Md. 21030  
Mr. Kenneth Bosley, P.O. Box 334, Cockeysville, Md. 21030  
People's Counsel; Case File

PHOTOCOPIED





# Petition for Special Hearing

96-343-SPHXA

## to the Zoning Commissioner of Baltimore County

for the property located at Northwest corner of York & Shawan Roads

which is presently zoned EM-1M

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

An Amendment to previously approved plan in Case No. 89-403-XA

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

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

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

Contract Purchaser/Lessee:

\_\_\_\_\_  
(Type or Print Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zipcode

Attorney for Petitioner:

David K. Gildea  
\_\_\_\_\_  
(Type or Print Name)

*David K. Gildea*  
\_\_\_\_\_  
Signature

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

Towson, MD 21204 832-2000  
\_\_\_\_\_  
City State Zipcode

Legal Owner(s):

Kelly's Corner, L.L.C.  
\_\_\_\_\_  
(Type or Print Name)

\_\_\_\_\_  
Signature

Daniel J. Feeley *MANAGING MEMBER*  
\_\_\_\_\_  
(Type or Print Name)

*D. J. Feeley Managing Member*  
\_\_\_\_\_  
Signature

10301 York Road 667-4077  
\_\_\_\_\_  
Address Phone No.

Cockeysville, MD 21030  
\_\_\_\_\_  
City State Zipcode

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

David K. Gildea, Whiteford, Taylor & Preston  
\_\_\_\_\_  
Name  
Preston  
210 W. Pennsylvania Avenue, Towson, MD 21204  
\_\_\_\_\_  
Address Phone No. 832-2000

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_  
unavailable for Hearing

the following date \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: *Jim* DATE *3-8-96*

342

ORDER RECEIVED FOR FILING  
Date *3/8/96*  
By *[Signature]*



MICROFILMED





# Petition for Special Exception

## to the Zoning Commissioner of Baltimore County

for the property located at Northwest corner of York & Shawan Roads

96-343 - SPHX A

which is presently zoned B1-E1

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

Fuel service station use-in-combination with a roll-over car wash with an ancillary use convenience store.

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

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

David K. Gildea

(Type or Print Name)

David K. Gildea

Whiteford, Taylor & Preston

210 W. Pennsylvania Avenue

Address Phone No.

Towson, MD 21204 832-2000

City State Zipcode

Legal Owner(s):

Kelly's Corner, L.L.C.

(Type or Print Name)

Signature

Daniel J. Feeley

MANAGING MEMBER

(Type or Print Name)

Daniel J. Feeley Managing Member

Signature

10301 York Road 667-4077

Address

Phone No.

Cockeysville, MD 21030

City State Zipcode

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

David K. Gildea, Whiteford, Taylor & Preston

Name

210 W. Pennsylvania Ave., Towson, MD 21204

Address

Phone No. 832-2000

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: JAM DATE 3-8-96

342

ORDER RECEIVED FOR FILING  
Date 3/21/96  
BY [Signature]



MICROFILMED







# Petition for Variance

96-343-SPHXA

## to the Zoning Commissioner of Baltimore County

for the property located at Northwest corner of York & Shawan Roads

which is presently zoned BM-1M

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 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:

David K. Gildea

(Type or Print Name)

Signature

Whiteford, Taylor & Preston  
210 W. Pennsylvania Avenue

Address

Towson, MD 21204 832-2000

State

Zipcode

Legal Owner(s):

Kelly's Corner, L.L.C.

(Type or Print Name)

Signature

Daniel J. Feeley *MANAGING MEMBER*

(Type or Print Name)

*Daniel J. Feeley Managing Member*

Signature

10301 York Road 667-4077

Address

Phone No.

Cockeysville, MD 21030

City

State

Zipcode

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

David K. Gildea, Whiteford, Taylor & Preston

Name

210 W. Pennsylvania Avenue, Towson, MD 21204

Address

Phone No. 832-2000

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

*Jam* DATE *3-8-96*

342

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED



VARIANCES FOR PROPERTY LOCATED  
AT THE NORTHWEST CORNER OF  
YORK AND SHAWAN ROADS

96-343-SPHXA

Section 405.4A.2.a -- to permit a 30' setback from Maryland Route 45 for the Roll Over Car Wash in lieu of the required minimum 35' setback to a right of way for Roll Over Car Wash.

Section 405.4A.2.a -- to permit a 13.7' canopy setback from Shawan Road in lieu of the required minimum 15' setback to a right of way for canopies.

Section 405.4A.3.d -- to allow six parking spaces in lieu of the required minimum 10 parking spaces.

Section 409.4.C -- to permit aisle widths of 8.76', 6.57', 8.79', 2.25', 11.7', 7.42', 16.22', 15.45', 13.58', 15.96', 11.19', 0.0', 5.23' and 11.12', in lieu of the required minimum 20' aisle widths for two-way traffic.

71218

342

ENCLOSURE

RICHARD J. TRUELOVE P.E., INC.

CIVIL ENGINEER  
28 EAST SUSQUEHANNA AVENUE  
TOWSON, MARYLAND 21286

96-343-SPHXA

(410) 494-4914  
FAX (410)-823-3827

ZONING DESCRIPTION

Beginning for the same at a point at the intersection of the centerline of York Road (Maryland Route 45), proposed 120' wide, and the centerline of Shawan Road , variable width. Running thence along the centerline of Shawan Road, south 84 degrees 54 minutes 21 seconds west 164.43 feet, thence leaving said centerline, north 3 degrees 43 minutes 2 seconds west 65.00 feet to intersect the north side of Shawan Road as proposed to be widened, thence continuing north 3 degrees 43 minutes 2 seconds west 162.17 feet and north 3 degrees 43 minutes 2 seconds west 60.00 feet; thence south 87 degrees 24 minutes 7 seconds east 144.90 feet to intersect the west side of York Road 66' wide; thence along York Road south 0 degrees 59 minutes 45 seconds west 60.01 feet ; thence south 87 degrees 24 minutes 7 seconds west 33.02 feet to the center of York Road; running along said centerline south 0 degrees 59 minutes 45 seconds east 222.94 feet to the place of beginning.

Containing 45,720 square feet, or 1.0496 acres of land, more or less.

Being all of parcel A and parcel B as recorded in the land records of Baltimore County in Liber 11101 at Folio 150 . Located in the Eighth Election District, and Third Councilmanic District, of Baltimore County, Maryland. Also known as 11416 York Road.

February 21, 1996  
letters\94045DES



*Richard John Truelove*

Richard John Truelove P.E.

342

UNRECORDED

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

District: 8 \_\_\_\_\_ Date of Posting: 4/5/98  
Posted for: Kelly's Corner, LLC  
Petitioner: \_\_\_\_\_  
Location of property: NWC York and Shawan Rd  
Location of Signs: Corner of York + Shawan see map  
Remarks: \_\_\_\_\_  
Posted by: [Signature] Signature \_\_\_\_\_ Date of return: \_\_\_\_\_  
Number of Signs: 1

MICROFILMED



**NOTICE OF HEARING**

The Zoning Department of Baltimore County, Maryland, 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, Towson, Maryland 21286, in Room 106, on Monday, April 18, 1988 at 1:00 p.m. 400

Meeting Avenue, Towson, Maryland 21286  
Case #88-403-XX  
(Item 842)  
10801 York Road  
NW York and Shawan Roads  
8th Election District  
3rd Contolmano  
Legal Owner(s):  
Kelly's Corner, LLC

Special Hearing: to approve an amendment to previously approved plan in case #88-403-XX, Special: Except: for fuel service station, use-in-combination with a roll-over car wash with ancillary use: convenience store. Ver: since: to permit a 30 foot setback from Maryland Route 45 for the roll-over car wash in lieu of the required minimum 35 foot setback; to permit a 13.7 foot canopy setback from Shawan  
Hearings: Tuesday, April 18, 1988 at 1:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County  
NOTES: (1) Hearings are Handicapped Accessible for special accommodations  
Please Call 887-3363  
(2) For information concerning the file and/or Hearing, please call 887-3361.

3/22/88 March 21 030724

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., March 21, 1988

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 March 21, 1988

**THE JEFFERSONIAN,**  
*A. Henikman*  
LEGAL AD. - TOWSON

Publication

3/22/88 March 21 030724

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

No. 023398

DATE 10/11/96 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JLL)

RECEIVED FROM: Richard Truelove, PE, INC

FOR: #710 - VERIFICATION  
Kelly's Corner Amoco Station  
York & Shawan Roads

**MICROFILMED**  
#00#0045MICHRD  
BA 0009:12AM10-15-96

\$40.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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

342

No. 010000

DATE 2-29-96 ACCOUNT R001-6150

96-343-SPHXA

AMOUNT \$ 685.00

RECEIVED FROM: Kelly's Corner, L.C.C. 341 - 10301 York Rd.  
Daniel Fealey

FOR: Spec. Eq. (070) 650.00  
Spec. Hrg. (070) 35.00  
Nov. POSTING (070) 35.00

**MICROFILMED**

01AG00#102MICHRD  
BA 0012:07PH03-08-96

\$685.00

685.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County  
 Department of Permits and  
 Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

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

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

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

\_\_\_\_\_  
 ARNOLD JABLON, DIRECTOR

-----  
 For newspaper advertising:

Item No.: 342 Petitioner: Kelly's Corner By: Daniel Feeley  
MANAGING MEMBER

Location: 10301 York Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: David Gildea, Esq.

ADDRESS: WHITEFORD, TAYLOR & PRESTON  
210 W. PENNSYLVANIA AVE. TOWSON MD. 21204

PHONE NUMBER: 832-2000

MICROFILMED



TO: PUTUMENT PUBLISHING COMPANY  
March 21, 1996 Issue - Jeffersonian

Please forward billing to:

David Gildea, Esq.  
Whiteford, Taylor & Preston  
210 W. Pennsylvania Avenue  
Towson, MD 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: 96-343-SPHYA (Item 342)  
10301 York Road  
NWC York and Shawan Roads  
8th Election District - 3rd Councilmanic  
Legal Owner: Kelly's Corner, LLC

Special Hearing to approve an amendment to previously approved plan in case #89-403-XA.  
Special Exception for fuel service station use-in-combination with a roll-over car wash with ancillary use convenience store.  
Variance to permit a 30 foot setback from Maryland Route 45 for the roll-over car wash in lieu of the required minimum 35 foot setback; to permit a 13.7 foot canopy setback from shwan

HEARING: TUESDAY, APRIL 16, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

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.

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

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

March 14, 1996

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: 96-343-SPHYA (Item 342)  
10301 York Road  
NWC York and Shawan Roads  
8th Election District - 3rd Councilmanic  
Legal Owner: Kelly's Corner, LLC

Special Hearing to approve an amendment to previously approved plan in case #89-403-XA.  
Special Exception for fuel service station use-in-combination with a roll-over car wash with ancillary use convenience store.  
Variance to permit a 30 foot setback from Maryland Route 45 for the roll-over car wash in lieu of the required minimum 35 foot setback; to permit a 13.7 foot canopy setback from shwan

HEARING: TUESDAY, APRIL 16, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon  
Director

cc: Kelly's Corner, L.L.C.  
David K. Gildea, 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.

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

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

April 9, 1996

David K. Gildea, Esquire  
Whiteford, Taylor & Preston  
210 W. Pennsylvania Avenue  
Towson, MD 21204

RE: Item No.: 342  
Case No.: 96-343-SPHXA  
Petitioner: Kelly's Corner

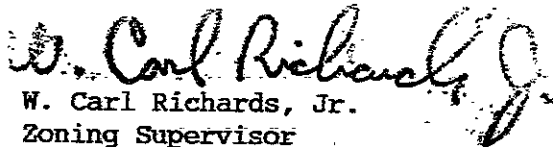
Dear Mr. Gildea:

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 March 8, 1996.

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)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: March 25, 1996

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division  
Department of Permits & Development  
Management

SUBJECT: Zoning Advisory Committee Meeting  
for March 25, 1996  
Item No. 342

The Development Plans Review Division has reviewed the subject zoning item. This site is subject to the Development Regulations of Baltimore County adopted February, 1992.

All improvements, intersections, entrances, drainage requirements and construction affecting a State road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

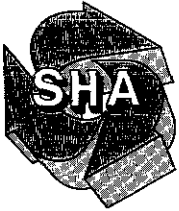
The previously approved Landscape Plan must be revised to reflect any changes.

RWB:jrb

cc: File

ZONE3C

ENCLOSURE



**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

April 1, 1996

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

Re: Baltimore County  
MD 45 (Northwest Corner  
York Road/Shawan Road  
Intersection  
Kelly's Corner LLC  
Service Station (Formerly  
Amoco Oil) Special  
Hearing, Special  
Exception and Variance  
Request  
Item #342 (JCM)  
Milepost 9.17

Dear Ms. Watson:

This letter is in response to your request for our review of the plan for the referenced item.

The proposed roadway improvements indicated on the plan are acceptable to the State Highway Administration.

This office has recently issued an access permit to construct the 35' entrance onto MD 45, along with the reconstruction of the existing storm drain within MD 45 indicated on the plan. Therefore, upon this development gaining final approval through Baltimore County's development process, it would be our intention to addend our existing access permit #B-B-5848-96 to include the construction of the additional roadway improvements along the property frontage on MD 45.

Therefore, we have no objection to approval of the Special Hearing, Special Exception and Variance Request, subject to our aforementioned comments.

Should you have any questions, please contact Bob Small at (410) 545-5581.

Thank you for the opportunity to review this plan.

Very truly yours,

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/maw

My telephone number is (410) 545-5600

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

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: March 29, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: Northwest corner of York & Shawan Road

INFORMATION:

Item Number: 342

Petitioner: Kelly's Corner, L.L.C.

Property Size: \_\_\_\_\_

Zoning: B.M.-I.M.

Requested Action: \_\_\_\_\_

Hearing Date:     /    /    

SUMMARY OF RECOMMENDATIONS:

The location of the proposed car wash (and adjacent fuel station which is under construction) is a very prominent one. It is at the gateway between the urban commercial development of York Road and the rural residential communities of northern Baltimore County. Growth is continuing at the Hunt Valley Business Center; there are plans for additional development at the Hunt Valley Mall; and the Maryland State Highway Administration is planning the extension of Rt 45 to directly connect with Shawan Road. All of this will bring additional traffic to the already busy York and Shawan Road intersection. A fuel station and car wash at this intersection is likely to be well-patronized, especially given the lack of other such facilities in the immediate vicinity.

The developer has made a commitment to construct the fuel station in a visually attractive manner, befitting its gateway location. Just as important, however, is ensuring that the site development will function appropriately. As a fuel station with a small convenience store, vehicular access and egress, stacking at the fuel pumps, on-site circulation and parking are adequate. The addition of the car wash, however demands more parking and stacking spaces.

These needs would be met by utilizing areas previously reserved for on-site circulation for stacking at the car wash, and two parking spaces. Only 60% of the total parking requirement can be provided. Also, the requirement to provide compressed air and water with an associated parking space is not shown. At peak times, the site is very likely to become congested to the detriment of the public's safety and welfare. The developer is attempting to provide more activities than the site can reasonably accommodate, and is thereby creating a self-imposed hardship.

MICROFILMED

TO: Arnold Jablon, Director, PDM  
FROM: Arnold F. "Pat" Keller, III, Director, OP

For these reasons, the special exception and variances for the car wash are not supported.

Additionally, as per the letter dated September 21, 1995 from the developer, Daniel Feeley to the Director of the Planning Office, Arnold "Pat" Keller, all architectural, landscape and retaining wall drawings are to be submitted to the Planning Office for approval. This has not been done. Also, because there are no plans to widen York Road in the near future, a permanent solution for the grade change at the north end of the property, which is of a quality consistent with the rest of the development, is needed. The sidewalk must be extended to the end of the property along the entire length of the adjoining right-of-way. Finally, compressed air and water must be provided for the customers.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Kern

PK/JL

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: meeting of 3-18-96

DATE: 3-22-96

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

Item #'s:

334

335

336

337

339

342

*E #341 Sealey*

*R. Bruce Sealey*

LS:sp

LETTY2/DEPRM/TXTSBP

UNRECORDED

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 03/13/96

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 18, 1996

Item No.: SEE BELOW

Zoning Agenda:

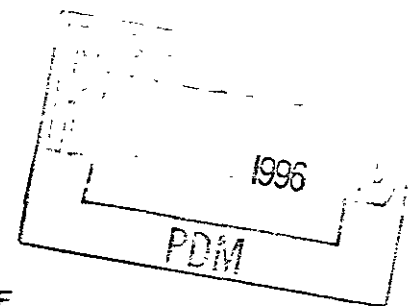
Gentlemen:

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

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 334, 335, 336, 337, 338, 339,  
340, 341 AND 342.

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

cc: File



MICROFILMED



# PETITION PROBLEMS

## #334 -- MJK

1. Need title of person signing for contract purchaser.

## #338 -- JJS

1. No section numbers listed for variance on petition form.

## #339 -- JCM

1. Need correct zoning – petition says D.R.-5.5, folder says D.R.-3.5 – which is correct?

## #341 -- CAM

1. Notary section is incomplete/incorrect.

## #342 -- JCM

1. Why is receipt dated 2/29/96 and everything else dated 3/8/96????

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR SPECIAL EXCEPTION		
PETITION FOR VARIANCE	*	ZONING COMMISSIONER
10301 York Road, NWC York and Shawan Rds		
8th Election District, 3rd Councilmanic	*	OF BALTIMORE COUNTY
Kelly's Corner, LLC	*	CASE NO. 96-343-SPHXA
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

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

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to David K. Gildea, Esquire, Whiteford, Taylor and Preston, 210 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

RICHARD J. TRUELOVE P.E., INC.

CIVIL ENGINEER  
28 EAST SUSQUEHANNA AVENUE  
TOWSON, MARYLAND 21204  
(301) 494-4914

10/10/96 96-5448  
STI  
JCL 10/11/96  
Wash Scashier

October 10, 1996

Mr. Arnold Jablon, Director  
Baltimore County Office of Permits  
and Development Management  
Baltimore County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

re: Kelly's Corner Amoco Station  
York and Shawan Roads

Dear Mr. Jablon:

We are sending this letter on behalf of our client and owner of the subject project, Mr. Daniel J. Feeley. The subject property has had several zoning hearings and appeals, and as such has been required to be revised several times. The last zoning hearing, case # 96-343 SPHXA, granted the car wash use as a special exception, and was based on a car wash building 22'x40'. A copy of that plan is attached. One of the conditions in the order required that public rest rooms be shown on the plan. As a result, the building dimensions became 25'x40' plus the space for the rest rooms which increased the width of the addition to 30.5'. A copy of the site plan submitted with building permit application # B283686 is attached which shows the final conditions.

On behalf of Mr. Feeley, we request that your office determine that the plan submitted with the permit application is within the spirit and intent of the plan approved in the zoning hearing and grant an Administrative Approval of this minor amendment. If you have any questions please do not hesitate to call us.

Very Truly Yours,

Richard Truelove P.E., President

\\letters\rtaj1010

OCT 10 1996

MICROFILMED

RICHARD J. TRUELOVE P.E., INC.

CIVIL ENGINEER  
28 EAST SUSQUEHANNA AVENUE  
TOWSON, MARYLAND 21204  
(301) 494-4914

10/10/96  
STF  
JUL 10/11/96  
Wash DC

October 10, 1996

Mr. Arnold Jablon, Director  
Baltimore County Office of Permits  
and Development Management  
Baltimore County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

re: Kelly's Corner Amoco Station  
York and Shawan Roads

Dear Mr. Jablon:

We are sending this letter on behalf of our client and owner of the subject project, Mr. Daniel J. Feeley. The subject property has had several zoning hearings and appeals, and as such has been required to be revised several times. The last zoning hearing, case # 96-343 SPHXA, granted the car wash use as a special exception, and was based on a car wash building 22'x40'. A copy of that plan is attached. One of the conditions in the order required that public rest rooms be shown on the plan. As a result, the building dimensions became 25'x40' plus the space for the rest rooms which increased the width of the addition to 30.5'. A copy of the site plan submitted with building permit application # B283686 is attached which shows the final conditions.

On behalf of Mr. Feeley, we request that your office determine that the plan submitted with the permit application is within the spirit and intent of the plan approved in the zoning hearing and grant an Administrative Approval of this minor amendment. If you have any questions please do not hesitate to call us.

Very Truly Yours,

Richard Truelove P.E., President

October 21, 1996

8th Election District

Dear Mr. Truelove:

The staff has reviewed the proposed expansion of the building from 22 to 25 feet. A zoning variance was granted along the 30-foot front setback, which is proposed to be extended. Regretfully, an additional variance hearing or a special hearing to amend the previous variance will be required to grant an approval of this building expansion.

Very Truly yours,

John L. Lewis  
Planner II  
Zoning Review

MICROFILMED

Speed Letter

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.



JLL:scj

c: zoning case #96-343-SPH

RICHARD J. TRUELOVE P.E., INC.

CIVIL ENGINEER  
28 EAST SUSQUEHANNA AVENUE  
TOWSON, MARYLAND 21204  
(301) 494-4914

10/29/96  
to John Lewis

SOFT  
TO LTR  
FILE

October 28, 1996

Mr. Arnold Jablon, Director  
Baltimore County Office of Permits  
and Development Management  
Baltimore County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

re: Kelly's Corner Amoco Station  
York and Shawan Roads

Dear Mr. Jablon:

This letter is in reply to your October 21, 1996 response to our October 10, 1996 letter requesting an Administrative decision that the site plan submitted with building permit application #B 283686 was within the spirit and intent of the zoning order for case #96-343 SPHXA. After consultation with Mr. John Lewis in the zoning office, the size of the car wash was reduced to 22' wide as shown on the plat to accompany the zoning petition. The width is now 22' plus 5' needed for the public rest rooms required as a provision of the zoning decision. We feel this is within the spirit and intent of the zoning order, and have resubmitted the plans with a building permit application. A copy of the site plan submitted with building permit application # B287636 is attached.

On behalf of Mr. Feeley, we request that your office determine that the plan submitted with the permit application is within the spirit and intent of the plan approved in the zoning hearing and grant an Administrative Approval of this minor amendment. We also request that your office accept the fee paid with the previous request as the fee for this request. If you have any questions please do not hesitate to call us.

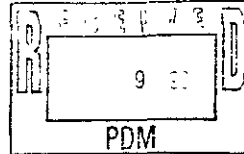
Very Truly Yours,

  
Richard J. Truelove P.E., President

\\letters\rtaj1028

Speed  
Letter

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.

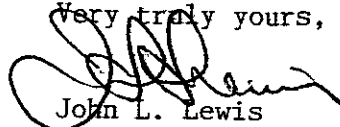


November 1, 1996

8th Election District

Dear Mr. Truelove:

Based on the above information, provided plan, and subsequent conversation, the staff has determined that since there were no protestants and the minor building addition is not part of the tunnel exit, it can be approved as being within the spirit and intent of zoning case 96-343-SPHXA. Two approved red-lined plans accompanied by this response must be provided to this office for inclusion in the zoning files.

Very truly yours,  
  
John L. Lewis  
Planner II, Zoning Review

JLL:rye

c: zoning case 96-343-SPHXA

MICROFILMED

BALTIMORE OFFICE  
MERCANTILE BANK & TRUST BUILDING  
2 HOPKINS PLAZA  
9TH FLOOR  
BALTIMORE, MARYLAND 21201  
410-539-3700  
TELECOPIER 410-625-9050

LAW OFFICES  
**LEVIN & GANN**  
A PROFESSIONAL ASSOCIATION  
305 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
410-321-0600  
TELECOPIER 410-296-2801

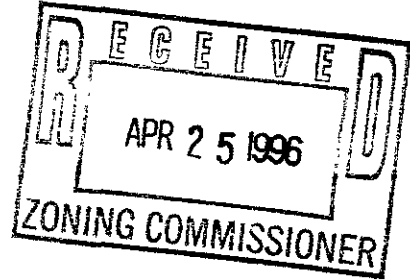
*Amk.*

ELLIS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.

April 18, 1996

Lawrence E. Schmidt, Esquire  
Zoning Commissioner for Baltimore County  
400 Washington Avenue  
Towson, Maryland 21204



RE: Case No.: 96-343-SPHXA  
Legal Owner: Kelly's Corner, LLC

Dear Mr. Schmidt:

A hearing was scheduled in the above-referenced case on Tuesday, April 16, 1996. I represent an interested, adjoining landowner. At such time as a decision is rendered in this case I would appreciate it if you would forward to me a copy. Should there be any charge for the requested copy of this decision please let me know and I will have a check delivered to you promptly.

If there is any problem in meeting this request please contact me upon your receipt of this letter so that I may address it to your satisfaction.

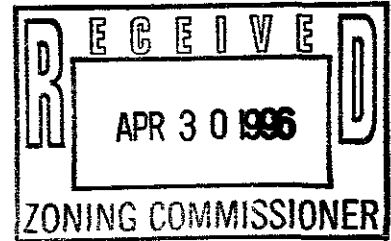
Very truly yours,

  
Howard L. Alderman, Jr.

HLA/lah

MICROFILMED

Zoning Commissioner  
Rm 108  
Old Court House  
Towson, Maryland 21204



Dear Mr. Commissioner,

89-403 XA (old)  
Re: Amoco Oil Company  
Kelly's Corner, L.L.C.  
11416 York Road  
Hunt Valley, Md.

(Case 96-343-SPHXA)

Please be advised that I request that the Order for the car-wash facilities addition to the gas station at the Corner of York and Shawan Road include:

1. A rest room for customers.
2. Available water for " .
3. Available air for tires at a reasonable charge for " .
4. Public pay telephones, also for customers.

Thank you for your attention to the above.

cc: G. Scott Barhight, Esq.  
(W, T & P)

*Kenneth T. Bosley*  
Kenneth T. Bosley 4-27-96  
Box 334  
Cockeysville, Md. 21030  
410-771-4316

P.S. I can still remember getting a dollars worth of gas at that location, at Pickner store, in 1946. A dollar of gas for 5 gallons.

MICROFILMED

Interested

4/16/94  
11 a.m.

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME  
Sarah Adams

ADDRESS  
11424 York Rd  
21030

Kenneth Bosley  
Box 334 Coebsville  
21030



MICROFILMED



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Daniel Gleason

Whiteford Taylor & Preston

210 W. Penn. Ave

Towson, Md. 21286

RICHARD TRUELOVE

RICHARD TRUELOVE P.E. INC.

28 E. SUSQUEHANNA AVE.

TOWSON MD 21286

Daniel Feeley

Kelly's Corner

PO BOX 264

Phoenix, MD 21131

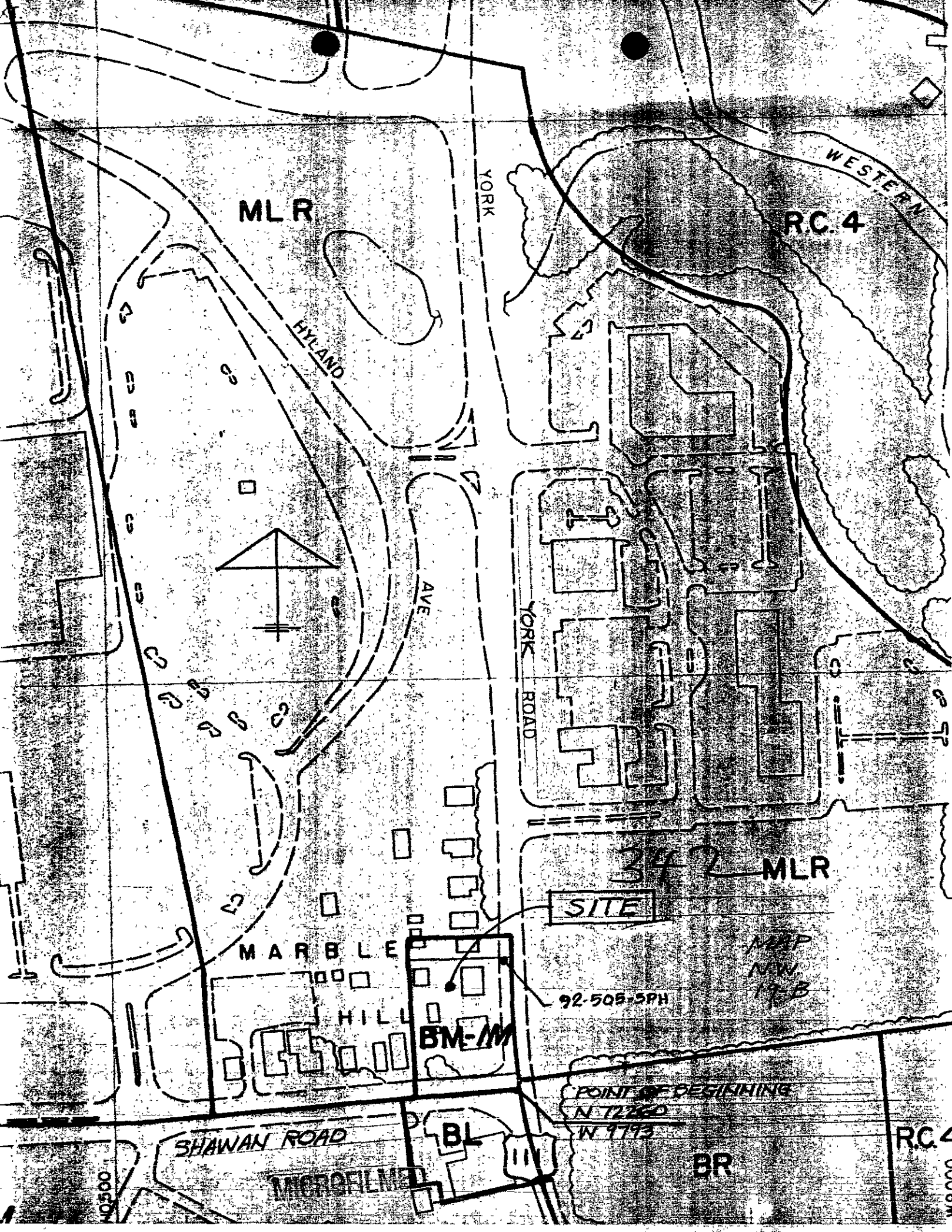
CHARLES T. BOGDANOWICZ

AMOCO OIL CO

1 W. PENNSYLVANIA AVE SUITE 900

TOWSON, MD 21286





MLR

RC 4

WESTERN

YORK

HYLAND

AVE

YORK ROAD

347  
SITE

MLR

MARBLE

HILL

BM-M

92-505-5PH

MAP  
NW  
19B

POINT OF BEGINNING  
N 12260  
N 9793

SHAWAN ROAD

BL

BR

RC 4

MICROFILMED

00500

00500

IN RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE - NW/Corner York & Shawan Roads (11416 York Road) 8th Election District 3rd Councilmanic District Kelly's Corner, LLC Petitioners

\* BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 96-343-SPHX

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 11416 York Road, located in the vicinity of the Hunt Valley Mall in Cockeysville. The Petitions were filed by the owners of the property, Kelly's Corner, LLC, by Daniel J. Feeley, Managing Member, through their attorney, David K. Gildea, Esquire. The Petitioners seek approval of an amendment to the previously approved site plan in Case No. 89-403-XA to reflect the proposed modifications, and a special exception to permit the use of the subject property as a combination fuel service station and a roll-over car wash with an ancillary convenience store. In addition to the special hearing and special exception requests, the Petitioners seek variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 405.4.A.2.a to permit a setback from Maryland Route 45 to the Roll-Over car wash of 30 feet in lieu of the minimum required 35 feet and to permit a canopy setback from Shawan Road of 13.7 feet in lieu of the minimum required 15 feet; from Section 405.4.A.3.d to permit six (6) parking spaces in lieu of the minimum required ten (10) spaces; and from Section 409.4.C to permit aisle widths of 8.76 feet, 6.57 feet, 8.79 feet, 2.25 feet, 11.7 feet, 7.42 feet, 16.22 feet, 15.45 feet, 13.58 feet, 15.96 feet, 11.19 feet, 0 feet, 5.23 feet,

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Date 5/24/96  
By [Signature]

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Date 5/24/96  
By [Signature]

and 11.12 feet, all in lieu of the minimum required aisle width of 20 feet each for two-way traffic. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 15.

Appearing at the hearing on behalf of the Petitioners were Daniel J. Feeley, Managing Member for Kelly's Corner, LLC, property owner, Charles T. Bogdanowicz, Project Engineer with Amoco Oil, Richard Truelove, Registered Professional Engineer, who prepared the site plan for this project, and David K. Gildea, Esquire, attorney for the Petitioners. Two individuals appeared as interested parties, namely, Sarah Adams and Kenneth Bosley, both nearby property owners. No one appeared in opposition to the requests.

Testimony and evidence offered revealed that the subject property consists of 1.0496 acres, more or less, zoned B.M.-I.M. and is located on the northwest corner of York Road and Shawan Roads. This property was the subject of prior Case No. 89-403-XA in which the Amoco Oil Company was granted approval of a use-in-combination gasoline service station and convenience store of up to 5,000 sq.ft., by Order issued May 8, 1989. However, as a result of engineering problems relative to the subject site, development of the property was delayed until recently. Testimony revealed that Mr. Dan Feeley entered into negotiations with Amoco Oil Company to operate the proposed facilities at the subject site. The Petitioners now come before me seeking approval to amend the previously approved site plan to include a roll-over car wash and to reduce the size of the proposed convenience store. Specifically, Mr. Feeley proposes to add a 22' x 40' roll-over car wash on the northern portion of the site and a 20' x 20' kiosk as opposed to a full-size convenience store. Mr. Feeley testified

that he owns another combination car wash/gasoline service station further south on York Road and has expertise and experience in operating these types of facilities. Mr. Feeley intends to provide public restrooms and pay telephones for use by customers, as well as free water and air for motorists. Further testimony revealed that the canopy which is to be constructed over the gasoline pump islands is now proposed to be angled as opposed to a rectangular shape. Due to the narrow configuration of the property, and the topography of the land, the requested variances are necessary in order to proceed with the proposed modifications.

As noted above, Ms. Sarah Adams and Mr. Kenneth Bosley appeared as interested parties. These individuals are not opposed to the proposed modifications, but rather wanted assurances that the site would be developed and operated in a responsible manner. Following the conclusion of the hearing, Mr. Bosley submitted a letter requesting that certain restrictions be imposed to alleviate the concerns he raised at the hearing. These restrictions will be included in my Order as a condition of approval.

It is clear that the B.C.Z.R. permits the use proposed in a B.M.-I.M. 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.

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 par-

ticular 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. Fritts, 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.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; 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 v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances are granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance relief are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20<sup>th</sup> day of May, 1996 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plan in Case No. 89-403-XA to reflect the proposed modifications, in accordance with Petitioner's Exhibit 15, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a use-in-combination fuel service station and a roll-over car wash with an ancillary convenience store on the subject site, in accordance with Petitioner's Exhibit 15, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 405.4.A.2.a to permit a setback from Maryland Route 45 to the Roll-Over car wash of 30 feet in lieu of the minimum required 35 feet and to permit a canopy setback from Shawan Road of 13.7 feet in lieu of the minimum required 15 feet; from Section 405.4.A.3.d to permit six (6) parking spaces in lieu of the minimum required ten (10) spaces; and from Section 409.4.C to permit aisle widths of 8.76 feet, 6.57 feet, 8.79 feet, 2.25 feet, 11.7 feet, 7.42 feet, 16.22 feet, 15.45 feet, 13.58 feet, 15.96 feet, 11.19 feet, 0 feet, 5.23 feet, all in lieu of the minimum required aisle width of 20 feet each for two-way traffic, in accordance with Petitioner's Exhibit 15, 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 occupancy permits, the Petitioners shall submit a landscape plan for review and approval by the Landscape Architect for Baltimore County.
- 3) The Petitioners shall install public restroom facilities and pay telephones, as well as provide free water and air to motorists.
- 5) 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.

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Date 5/24/96  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

May 20, 1996

(410) 887-4386

David K. Gildea, Esquire  
Whiteford, Taylor & Preston  
210 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE NW/Corner York & Shawan Roads (10301 York Road) 8th Election District - 3rd Councilmanic District Kelly's Corner, LLC - Petitioners Case No. 96-343-SPHX

Dear Mr. Gildea:  
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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,  
[Signature]  
TIMOTHY M. KOTROCK  
Deputy Zoning Commissioner  
for Baltimore County

TKM:bjjs  
cc: Mr. Daniel J. Feeley, Managing Member, Kelly's Corner LLC  
10301 York Road, Cockeysville, Maryland 21030  
Mr. Charles T. Bogdanowicz, Amoco Oil Company  
1 W. Pennsylvania Avenue, Suite 900, Towson, Md. 21204  
Mr. Richard Truelove, 28 E. Susquehanna Avenue, Towson, Md. 21286  
Ms. Sarah Adams, 11424 York Road, Cockeysville, Md. 21030  
Mr. Kenneth Bosley, P.O. Box 334, Cockeysville, Md. 21030  
People's Counsel; Case/File

Petition for Special Hearing  
to the Zoning Commissioner of Baltimore County  
for the property located at Northwest corner of York & Shawan Roads which is presently zoned ET-1M

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 502.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

An Amendment to previously approved plan in Case No. 89-403-XA

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.

Legal Owner(s): Kelly's Corner, L.L.C.

Signature: [Signature]  
Type or Print Name: Daniel J. Feeley, Managing Member

Address: 10301 York Road, Cockeysville, MD 21030

Signature: [Signature]  
Type or Print Name: David K. Gildea, Whiteford, Taylor & Preston

Address: 210 W. Pennsylvania Avenue, Towson, MD 21204

ESTIMATED LENGTH OF HEARING: 30 minutes

REVIEWED BY: [Signature] DATE: 5-28-96

342

ORDER RECEIVED FOR FILING  
Date 5/24/96  
By [Signature]



# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at Northwest corner of York & Shawan Roads  
which is presently zoned RI-11

96-343-SPHXA  
This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owners 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:

fuel service station use-in-combination with a roll-over car wash with an ancillary use convenience store.

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.

Current Purchaser/Lessee:  
Type or Print Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zipcode: \_\_\_\_\_

Legal Owner:  
Type or Print Name: Kelly's Corner, L.L.C.  
Signature: \_\_\_\_\_  
Address: 10301 York Road 667-4077  
City: Cockeysville, MD 21030  
Name, Address and phone number of representative to be contacted:  
David K. Gildea, Whiteford, Taylor & Preston  
210 W. Pennsylvania Avenue  
Towson, MD 21204 832-2000

Agency for Petitioner:  
Type or Print Name: David K. Gildea  
Signature: \_\_\_\_\_  
Address: Whiteford, Taylor & Preston  
210 W. Pennsylvania Avenue  
Towson, MD 21204 832-2000  
ESTIMATED LENGTH OF HEARING: \_\_\_\_\_  
Date: 3-2-96

ORDER RECEIVED FOR FILING  
Date: 3/2/96  
By: [Signature]



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Northwest corner of York & Shawan Roads  
which is presently zoned RI-11

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owners 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 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.

Current Purchaser/Lessee:  
Type or Print Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zipcode: \_\_\_\_\_

Legal Owner:  
Type or Print Name: Kelly's Corner, L.L.C.  
Signature: \_\_\_\_\_  
Address: 10301 York Road 667-4077  
City: Cockeysville, MD 21030  
Name, Address and phone number of legal owner, certified purchaser or representative to be contacted:  
David K. Gildea, Whiteford, Taylor & Preston  
210 W. Pennsylvania Avenue  
Towson, MD 21204 832-2000

Agency for Petitioner:  
Type or Print Name: David K. Gildea  
Signature: \_\_\_\_\_  
Address: Whiteford, Taylor & Preston  
210 W. Pennsylvania Avenue  
Towson, MD 21204 832-2000  
ESTIMATED LENGTH OF HEARING: \_\_\_\_\_  
Date: 3-8-96

ORDER RECEIVED FOR FILING  
Date: 3/8/96  
By: [Signature]

## VARIANCES FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF YORK AND SHAWAN ROADS 96-343-SPHXA

Section 405.4A.2.a - to permit a 30' setback from Maryland Route 45 for the Roll Over Car Wash in lieu of the required minimum 35' setback to a right of way for Roll Over Car Wash.

Section 405.4A.2.a - to permit a 13.7' canopy setback from Shawan Road in lieu of the required minimum 15' setback to a right of way for canopies.

Section 405.4A.3.d - to allow six parking spaces in lieu of the required minimum 10 parking spaces.

Section 409.4.C - to permit aisle widths of 8.76', 6.57', 8.79', 2.25', 11.7', 7.42', 16.22', 15.45', 13.58', 15.96', 11.19', 0.0', 5.23' and 11.12', in lieu of the required minimum 20' aisle widths for two-way traffic.

71218

342

RICHARD J. TRUETOVE P.E., INC.  
CIVIL ENGINEER  
28 EAST SUSQUEHANNA AVENUE  
TOWSON, MARYLAND 21286  
(410) 284-6914  
FAX (410) 821-3827

### ZONING DESCRIPTION

Beginning for the same at a point at the intersection of the centerline of York Road (Maryland Route 45), proposed 120' wide, and the centerline of Shawan Road, variable width. Running thence along the centerline of Shawan Road, south 84 degrees 54 minutes 21 seconds west 164.43 feet, thence leaving said centerline, north 3 degrees 43 minutes 2 seconds west 65.00 feet to intersect the north side of Shawan Road as proposed to be widened, thence continuing north 3 degrees 43 minutes 2 seconds west 162.17 feet and north 3 degrees 43 minutes 2 seconds west 60.00 feet; thence south 87 degrees 24 minutes 7 seconds east 144.90 feet to intersect the west side of York Road 66' wide; thence along York Road south 0 degrees 59 minutes 45 seconds west 60.01 feet; thence south 87 degrees 24 minutes 7 seconds west 33.02 feet to the center of York Road; running along said centerline south 0 degrees 59 minutes 45 seconds east 222.94 feet to the place of beginning.

Containing 45,720 square feet, or 1.0496 acres of land, more or less.

Being all of parcel A and parcel B as recorded in the land records of Baltimore County in Liber 11101 at Folio 150. Located in the Eighth Election District, and Third Councilmanic District, of Baltimore County, Maryland. Also known as 11416 York Road.

February 21, 1996  
letters/94045DES



Richard John Truelove P.E.

342

recycled paper

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9  
Date of Posting: 4/5/96  
Posted for: Kelly's Corner, LLC  
Location of property: NWC York and Shawan Rd  
Location of Sign: Corner of York & Shawan on roof  
Remarks: [Signature]  
Posted by: [Signature]  
Number of Signs: \_\_\_\_\_

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 342  
DATE: 3-2-96 ACCOUNT: 8001-6150  
AMOUNT: \$ 685.00  
RECEIVED FROM: Kelly's Corner, LLC  
FOR: [Signature]  
VALIDATION OR SIGNATURE OF CASHIER: [Signature]



Baltimore County  
Department of Permits and  
Development Management

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

### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

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

#### PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

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

ARNOLD JARLON, DIRECTOR

For newspaper advertising:

Item No.: 342 Petitioner: Kelly's Corner By: Daniel Feeley  
Location: 12301 York Rd

#### PLEASE FORWARD ADVERTISING BILL TO:

NAME: David Gildea, Esq.  
ADDRESS: Whiteford, Taylor & Preston  
210 W. Pennsylvania Ave - Towson, Md. 21204  
PHONE NUMBER: 832-2000

TO: FUTURE PUBLISHING COMPANY  
March 21, 1996 Issue - Jeffersonian

Please forward billing to:

David Gildea, Esq.  
Whiteford, Taylor & Preston  
210 W. Pennsylvania Avenue  
Towson, MD 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: 96-343-SPHXA (Item 342)  
10301 York Road  
NWC York and Shawan Roads  
8th Election District - 3rd Councilmanic  
Legal Owner: Kelly's Corner, LLC

Special Exception for fuel service station use-in-combination with a roll-over car wash with ancillary use convenience stores.  
Variance to permit a 30 foot setback from Maryland Route 45 for the roll-over car wash in lieu of the required minimum 35 foot setback; to permit a 13.7 foot canopy setback from shwan

HEARING: TUESDAY, APRIL 16, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAMRENCE E. SCHMITZ  
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 887-3353.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., March 21, 1996

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 March 21, 1996

THE JEFFERSONIAN,  
A. Henrichson  
LEGAL AD. - TOWSON  
Publisher

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: 96-343-SPHXA  
(Item 342)  
10301 York Road  
NWC York and Shawan Roads  
8th Election District - 3rd Councilmanic  
Legal Owner: Kelly's Corner, LLC  
Special Exception to approve an amendment to previously approved plan in case #99-603-21.  
Special Exception for fuel service station use-in-combination with a roll-over car wash with ancillary use convenience stores.  
Variance to permit a 30 foot setback from Maryland Route 45 for the roll-over car wash in lieu of the required minimum 35 foot setback; to permit a 13.7 foot canopy setback from shwan  
Hearing: Tuesday, April 16, 1996 at 11:00 a.m. in Room 118, Old Courthouse.  
LAMRENCE E. SCHMITZ  
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 887-3353.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 023390  
DATE: 10/11/95 ACCOUNT: 001-5150  
AMOUNT: \$ 40.00 (JLL)  
RECEIVED FROM: Richard Truelove, PE, INC  
FOR: VERIFICATION  
Kelly's Corner Inesco Station  
York & Shawan Roads  
01A098604381PHPC #40.00  
8A 003712A10-15-96  
VALIDATION OR SIGNATURE OF CASHIER: [Signature]

Printed with Soybean Ink on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

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

March 14, 1996

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: 96-343-SHXA (Item 342)  
10301 York Road  
MC York and Shawan Roads  
8th Election District - 3rd Councilmanic  
Legal Owner: Kelly's Corner, LLC

Special Hearing to approve an amendment to previously approved plan in case 889-403-21. Special Exception for fuel service station use-in-combination with a roll-over car wash with ancillary use convenience store.  
Variance to permit a 30 foot setback from Maryland Route 45 for the roll-over car wash in lieu of the required minimum 35 foot setback; to permit a 13.7 foot canopy setback from abutment

HEARING: TUESDAY, APRIL 16, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

*Carl Jablon*  
Arnold Jablon  
Director

cc: Kelly's Corner, L.L.C.  
David K. Gildea, Esq.

NOTES: (1) ZONING STICKS & 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 Soy-based Ink on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

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

April 9, 1996

David K. Gildea, Esquire  
Whiteford, Taylor & Preston  
210 W. Pennsylvania Avenue  
Towson, MD 21204

RE: Item No.: 342  
Case No.: 96-343-SHXA  
Petitioner: Kelly's Corner

Dear Mr. Gildea:

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 March 8, 1996.

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 all 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

MCR/jw  
Attachment(s)

Printed with Soy-based Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management  
Date: March 25, 1996

FROM: *Robert W. Bowling*, Chief  
Development Plans Review Division  
Department of Permits & Development  
Management

SUBJECT: Zoning Advisory Committee Meeting  
for March 25, 1996  
Item No. 342

The Development Plans Review Division has reviewed the subject zoning item. This site is subject to the Development Regulations of Baltimore County adopted February, 1992.

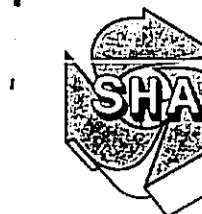
All improvements, intersections, entrances, drainage requirements and construction affecting a State road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The previously approved Landscape Plan must be revised to reflect any changes.

RWB:jrb

cc: File

ZONE 3C



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

April 1, 1996

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

Re: Baltimore County  
MD 45 (Northwest Corner  
York Road/Shawan Road  
Intersection  
Kelly's Corner LLC  
Service Station (Formerly  
Amoco Oil) Special  
Hearing, Special  
Exception and Variance  
Request  
Item #342 (JCM)  
Milepost 9.17

Dear Ms. Watson:

This letter is in response to your request for our review of the plan for the referenced item.

The proposed roadway improvements indicated on the plan are acceptable to the State Highway Administration.

This office has recently issued an access permit to construct the 35' entrance onto MD 45, along with the reconstruction of the existing storm drain within MD 45 indicated on the plan. Therefore, upon this development gaining final approval through Baltimore County's development process, it would be our intention to addend our existing access permit #B-B-848-96 to include the construction of the additional roadway improvements along the property frontage on MD 45.

Therefore, we have no objection to approval of the Special Hearing, Special Exception and Variance Request, subject to our aforementioned comments.

Should you have any questions, please contact Bob Small at (410) 545-5581.

Thank you for the opportunity to review this plan.

Very truly yours,

*David A. Ramsey*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/maw My telephone number is (410) 545-5600

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM  
DATE: March 29, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: Northwest corner of York & Shawan Road

INFORMATION:

Item Number: 342

Petitioner: Kelly's Corner, L.L.C.

Property Size: \_\_\_\_\_

Zoning: B.M.-I.M.

Requested Action: \_\_\_\_\_

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

The location of the proposed car wash (and adjacent fuel station which is under construction) is a very prominent one. It is at the gateway between the urban commercial development of York Road and the rural residential communities of northern Baltimore County. Growth is continuing at the Hunt Valley Business Center; there are plans for additional development at the Hunt Valley Mall; and the Maryland State Highway Administration is planning the extension of Rt 45 to directly connect with Shawan Road. All of this will bring additional traffic to the already busy York and Shawan Road intersection. A fuel station and car wash at this intersection is likely to be well-patronized, especially given the lack of other such facilities in the immediate vicinity.

The developer has made a commitment to construct the fuel station in a visually attractive manner, befitting its gateway location. Just as important, however, is ensuring that the site development will function appropriately. As a fuel station with a small convenience store, vehicular access and egress, stacking at the fuel pumps, on-site circulation and parking are adequate. The addition of the car wash, however demands more parking and stacking spaces.

These needs would be met by utilizing areas previously reserved for on-site circulation for stacking at the car wash, and two parking spaces. Only 60% of the total parking requirement can be provided. Also, the requirement to provide compressed air and water with an associated parking space is not shown. At peak times, the site is very likely to become congested to the detriment of the public's safety and welfare. The developer is attempting to provide more activities than the site can reasonably accommodate, and is thereby creating a self-imposed hardship.

TO: Arnold Jablon, Director, PDM  
FROM: Arnold F. "Pat" Keller, III, Director, OP

For these reasons, the special exception and variances for the car wash are not supported.

Additionally, as per the letter dated September 21, 1995 from the developer, Daniel Feeley to the Director of the Planning Office, Arnold "Pat" Keller, all architectural, landscape and retaining wall drawings are to be submitted to the Planning Office for approval. This has not been done. Also, because there are no plans to widen York Road in the near future, a permanent solution for the grade change at the north end of the property, which is of a quality consistent with the rest of the development, is needed. The sidewalk must be extended to the end of the property along the entire length of the adjoining right-of-way. Finally, compressed air and water must be provided for the customers.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kern*

PK/JL

ITEM342/PZONR/ZAC1

Pg. 2

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM  
DATE: 3-22-96

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: meeting of 3-16-96

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

Item #'s:

334  
335  
336  
337  
339  
342

*E#341 Selby*

*A. Bruce Selby*

LS:sp

LETTYZ/DEPRM/TXTS5P

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 03/13/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1103

RE: Property Owner: SEE BELOW

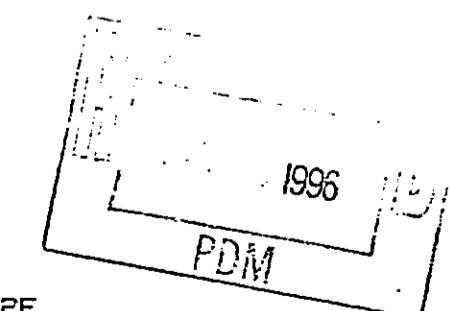
Location: DISTRIBUTION MEETING OF MAR. 18, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

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

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 334, 335, 336, 337, 338, 339, 340, 341 AND 342.



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

cc: File  
Printed with Soy-based Ink on Recycled Paper

**PETITION PROBLEMS**

#334 --- MJK

1. Need title of person signing for contract purchaser.

#338 --- JJS

1. No section numbers listed for variance on petition form.

#339 --- JCM

1. Need correct zoning -- petition says D.R.-5.5, folder says D.R.-3.5 -- which is correct?

#341 --- CAM

1. Notary section is incomplete/incorrect.

#342 --- JCM

1. Why is receipt dated 2/29/96 and everything else dated 3/8/96????

RE: PETITION FOR SPECIAL HEARING  
 PETITION FOR SPECIAL EXCEPTION  
 PETITION FOR VARIANCE  
 10301 York Road, NWC York and Shawan Rds  
 8th Election District, 3rd Councilmanic  
 Kelly's Corner, LLC  
 Petitioner

BEFORE THE  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 CASE NO. 96-343-SPHXA

**ENTRY OF APPEARANCE**

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

*Charles S. Demillo*  
 CHARLES S. DEMILLO  
 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 2nd day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to David K. Gildes, Esquire, Whiteford, Taylor and Preston, 210 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioner.

*Peter Max Zimmerman*  
 PETER MAX ZIMMERMAN

RICHARD J. TRUELOVE P.E., INC.  
 CIVIL ENGINEER  
 58 EAST SUSQUEHANNA AVENUE  
 TOWSON, MARYLAND 21204  
 (301) 494-4914

October 10, 1996

Mr. Arnold Jablon, Director  
 Baltimore County Office of Permits  
 and Development Management  
 Baltimore County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

re: Kelly's Corner Amoco Station  
 York and Shawan Roads

Dear Mr. Jablon:

We are sending this letter on behalf of our client and owner of the subject project, Mr. Daniel J. Feeley. The subject property has had several zoning hearings and appeals, and as such has been required to be revised several times. The last zoning hearing, case # 96-343 SPHXA, granted the car wash use as a special exception, and was based on a car wash building 22'x40'. A copy of that plan is attached. One of the conditions in the order required that public rest rooms be shown on the plan. As a result, the building dimensions became 25'x40' plus the space for the rest rooms which increased the width of the addition to 30.5'. A copy of the site plan submitted with building permit application # B283686 is attached which shows the final conditions.

On behalf of Mr. Feeley, we request that your office determine that the plan submitted with the permit application is within the spirit and intent of the plan approved in the zoning hearing and grant an Administrative Approval of this minor amendment. If you have any questions please do not hesitate to call us.

Very Truly Yours,  
*Richard Truelove*  
 Richard Truelove P.E., President

Vettersrjaj1010

RICHARD J. TRUELOVE P.E., INC.  
 58 EAST SUSQUEHANNA AVENUE  
 TOWSON, MARYLAND 21204  
 (301) 494-4914

October 10, 1996

Mr. Arnold Jablon, Director  
 Baltimore County Office of Permits  
 and Development Management  
 Baltimore County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

re: Kelly's Corner Amoco Station  
 York and Shawan Roads

Dear Mr. Jablon:

We are sending this letter on behalf of our client and owner of the subject project, Mr. Daniel J. Feeley. The subject property has had several zoning hearings and appeals, and as such has been required to be revised several times. The last zoning hearing, case # 96-343 SPHXA, granted the car wash use as a special exception, and was based on a car wash building 22'x40'. A copy of that plan is attached. One of the conditions in the order required that public rest rooms be shown on the plan. As a result, the building dimensions became 25'x40' plus the space for the rest rooms which increased the width of the addition to 30.5'. A copy of the site plan submitted with building permit application # B283686 is attached which shows the final conditions.

On behalf of Mr. Feeley, we request that your office determine that the plan submitted with the permit application is within the spirit and intent of the plan approved in the zoning hearing and grant an Administrative Approval of this minor amendment. If you have any questions please do not hesitate to call us.

Very Truly Yours,  
*Richard Truelove*  
 Richard Truelove P.E., President

October 21, 1996  
 8th Election District

**Speed Letter**

Dear Mr. Truelove:

The staff has reviewed the proposed expansion of the building from 22 to 25 feet. A zoning variance was granted along the 30-foot front setback, which is proposed to be extended. Regrettably, an additional variance hearing or a special hearing to amend the previous variance will be required to grant an approval of this building expansion.

Very Truly yours,  
*John L. Lewis*  
 John L. Lewis  
 Planner II  
 Zoning Review

JLL:scj  
 re: zoning case #96-343-SPH

RICHARD J. TRUELOVE P.E., INC.  
 CIVIL ENGINEER  
 58 EAST SUSQUEHANNA AVENUE  
 TOWSON, MARYLAND 21204  
 (301) 494-4914

October 28, 1996

Mr. Arnold Jablon, Director  
 Baltimore County Office of Permits  
 and Development Management  
 Baltimore County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

re: Kelly's Corner Amoco Station  
 York and Shawan Roads

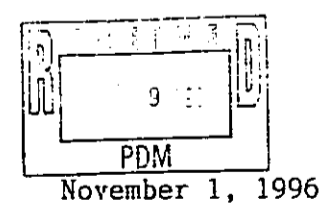
Dear Mr. Jablon:

This letter is in reply to your October 21, 1996 response to our October 10, 1996 letter requesting an administrative decision that the site plan submitted with building permit application #B 283686 was within the spirit and intent of the zoning order for case #96-343 SPHXA. After consultation with Mr. John Lewis in the zoning office, the size of the car wash was reduced to 22' wide as shown on the plan to accompany the zoning petition. The width is now 22' plus 5' needed for the public rest rooms required as a provision of the zoning decision. We find this is within the spirit and intent of the zoning order, and have resubmitted the plans with a building permit application. A copy of the site plan submitted with building permit application # B283686 is attached.

On behalf of Mr. Feeley, we request that your office determine that the plan submitted with the permit application is within the spirit and intent of the plan approved in the zoning hearing and grant an Administrative Approval of this minor amendment. We also request that your office accept the fee paid with the previous request as the fee for this request. If you have any questions please do not hesitate to call us.

Very Truly Yours,  
*Richard Truelove*  
 Richard Truelove P.E., President

Vettersrjaj1010



8th Election District

Dear Mr. Truelove:

Based on the above information, provided plan, and subsequent conversation, the staff has determined that since there were no protestants and the minor building addition is not part of the tunnel exit, it can be approved as being within the spirit and intent of zoning case 96-343-SPHXA. Two approved red-lined plans accompanied by this response must be provided to this office for inclusion in the zoning files.

Very Truly yours,  
*John L. Lewis*  
 John L. Lewis  
 Planner II, Zoning Review

JLL:rye

re: zoning case 96-343-SPHXA

BALTIMORE OFFICE  
 MERCANTILE BANK & TRUST BUILDING  
 7 HOPKINS PLAZA  
 9TH FLOOR  
 BALTIMORE, MARYLAND 21201  
 410-530-3700  
 TELECOPIER 410-625-0050

HOWARD L. ALDERMAN, JR.

LAW OFFICES  
 LEVIN & GANN  
 A PROFESSIONAL ASSOCIATION  
 305 W. CHESAPEAKE AVENUE  
 TOWSON, MARYLAND 21204  
 410-321-0630  
 TELECOPIER 410-286-2801

ELLIS LEVIN (5803-0960)

April 18, 1996

Lawrence E. Schmidt, Esquire  
 Zoning Commissioner for Baltimore County  
 400 Washington Avenue  
 Towson, Maryland 21204

RE: Case No.: 96-343-SPHXA  
 Legal Owner: Kelly's Corner, LLC

Dear Mr. Schmidt:

A hearing was scheduled in the above-referenced case on Tuesday, April 16, 1996. I represent an interested, adjoining landowner. At such time as a decision is rendered in this case I would appreciate it if you would forward to me a copy. Should there be any charge for the requested copy of this decision please let me know and I will have a check delivered to you promptly.

If there is any problem in meeting this request please contact me upon your receipt of this letter so that I may address it to your satisfaction.

Very truly yours,

*Howard L. Alderman, Jr.*  
 Howard L. Alderman, Jr.

HLA/lah

Zoning Commissioner  
 Rm 145  
 Old Court House  
 Towson, Maryland 21204

Dear Mr. Commissioner,

89-403 XA (RD)  
 Amoco Oil Company  
 Kelly's Corner, L.L.C.  
 11416 York Road  
 Hunt Valley, Md.

(Use 96-343-SPHXA)

Please be advised that I request that the Order for the car-wash facilities addition to the gas station at the Corner of York and Shawan Road include:

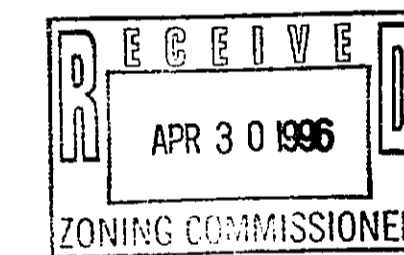
1. A rest room for customers.
2. Available water for "
3. Available air for tires at a reasonable charge for "
4. Public pay telephones, also for customers.

Thank you for your attention to the above.

cc: G. Scott Barnight, Esq.  
 (M, T & P)

*Kenneth P. Bosley*  
 Kenneth P. Bosley  
 Box 334  
 Cockeysville, Md. 21030  
 410-771-4316

P.S. I can still remember getting a dollars worth of gas at that location, at Pickner store, in 1966. A dollar of gas for 5 gallons.



PLEASE PRINT CLEARLY

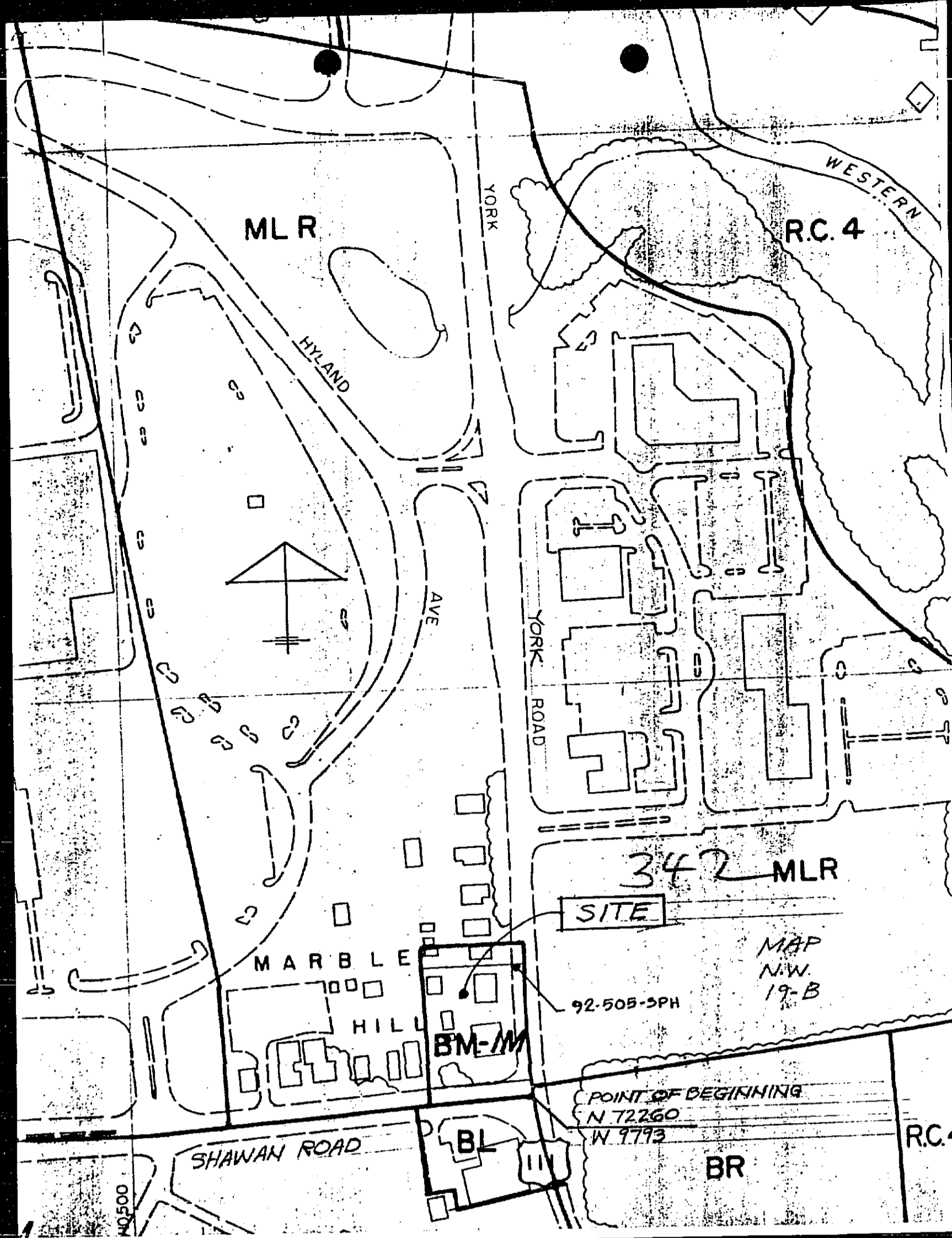
PROTESTANT(S) SIGN-IN SHEET

NAME: *Sarah Adams*  
 ADDRESS: *11424 York Rd*  
*Kenneth Bosley*  
*Box 334, Cockeysville*  
*21030*

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>David Geller</i>	<i>Wetzel Taylor Park</i> <i>210 W. Ann Ave</i> <i>Towson, Md. 21204</i>
<i>RICHARD TRUELOVE</i>	<i>RICHARD TRUELOVE P.E. INC.</i> <i>28 E. SUSQUEHANNA AVE.</i> <i>TOWSON MD 21286</i>
<i>Daniel Feeley</i>	<i>Kelly's Corner</i> <i>PO Box 264</i> <i>Phoenix, MD 21131</i>
<i>CHARLES J. BOGDANOWICZ</i>	<i>Amoco Oil Co.</i> <i>1 W. PENNSYLVANIA AVE SUITE 100</i> <i>TOWSON, MD 21286</i>



LAW OFFICE  
WHITEFORD, TAYLOR & PRESTON

500 COURT TOWERS  
210 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4515  
301-832-2000  
FAX: 301-832-2015

October 30, 1991

RECEIVED  
OCT 30 1991  
BY COUNTY COUNCIL

Mr. P. David Fields  
Director  
Office of Planning & Zoning  
County Courts Building  
401 Bosley Avenue  
Towson, MD 21204

Re: Request for Zoning Change  
Amoco Oil Company  
11416 York Road

Dear David:

Please accept this letter and accompanying documentation as the Request for Zoning Change of Amoco Oil Company for the property known as 11416 York Road. Enclosed is the Application, Environmental Information Form, the required zoning, tax and topographic maps, Justification Brief and filing fee in the amount of \$500.00.

Amoco Oil Company has recently acquired this parcel and would like to add it to its previously approved special exception for automotive service station to permit the addition of a car wash. Although there is a possible interpretation of the Baltimore County Zoning Regulations which would permit this use of the site without a zoning change from MLR to BM-IM, Amoco Oil Company is filing this request to insure that their use is permitted.

Should you have any questions or comments, or if I can provide any additional information, please feel free to contact me. Thank you for your kind attention to this matter.

Sincerely,  
G. Scott Barhight

GSB:abt  
Enclosures  
cc: The Honorable C.A. Dutch Ruppersberger, III  
Mr. John J. Dillon, Jr.  
Sandra Wineinger, Esquire  
Charles T. Bogdanowicz, P.E.  
Mr. Robert Haney

1992 COMPREHENSIVE ZONING MAP  
Request for Zoning Change  
Applicant must present site plan and required supplemental material in person

Baltimore County  
Office of Planning and Zoning  
401 Bosley Avenue  
Towson, MD 21204  
301-887-3480

OFFICE USE ONLY  
Issue No. 3-141  
Council District 5  
Planner: L. H. W. J. L.  
Received on 10/30/91  
Fee from-refundable \$500.00  
Receipt No. 074834

PLEASE TYPE OR PRINT

1. Applicant Information By: Charles T. Bogdanowicz Name Amoco Oil Company Organization, if applicable	7. Property Information Amoco Oil Company Property owner's name 11416 York Road Property street address and zip code 21152 City, state, and zip code
2. 14520 Green Road Mailing address	8. 0.1625 AC Acreage or lot size of total property
3. Baldwin, MD 21013 City, state, and zip code	9. 1160 North of Shawan Road Distance of property to nearest street/intersection (Name streets)
4. (H) _____ (B) 592-5914 Home and business phone numbers	10. 0 8 0 4 - 0 7 5 0 7 5 Property-tax number
5. G. Scott Barhight Attorney or other representative, if any Whiteford, Taylor & Preston Representative's firm name (if applicable)	11. 42 Property-tax map number
500 Court Towers 210 W. Pennsylvania Avenue Address Towson, MD 21204 Representative's city, state, and zip code 832-2050 ext. _____ Representative's business phone number	12. 231 Parcel number
	13. N.W. 19-B 1,000-scale zoning map no. 200-scale zoning map no.
	14. C2 1,000-scale zoning map no.
	15. N.W. 19-B 200-scale zoning map no.

Zoning Request Information

17. MLR; 0.1625 AC Existing zoning, in acres per zone	18. Abandoned Residential Existing use of property
19. BM-IM; 0.1625 AC Proposed zoning, in acres per zone	20. Automotive Service Station and Car Wash Proposed use of property
21. Adjacent parcel received special exception for automotive service station ( 89-403-XA) Zoning history of property	
22. None in immediate area known - vicinity zoned business or manufacturing Community organizations in the area of this zoning request	

THE INFORMATION SHOWN ON THIS FORM IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE

Charles T. Bogdanowicz, Project Engineer  
Amoco Oil Company

OWNER ACKNOWLEDGEMENT:  N  
Are you the owner? If yes, review and sign below.

I hereby grant permission to Baltimore County for any required field inspections of my property in regard to the subject zoning request.  
I hereby acknowledge that if any rezoning occurs, a change in the property tax assessment and/or transfer taxes may result for which the property owner would be responsible.  
Further, I understand that if this zoning request is granted, it does not guarantee the issuance of plan approval or building permit. At the time of development, all County, state and federal requirements in effect at that time must be satisfied.

Amoco Oil Company  
By: Charles T. Bogdanowicz, Project Engineer

LAW OFFICES  
WHITEFORD, TAYLOR & PRESTON

500 COURT TOWERS  
210 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4515  
301-832-2000  
FAX: 410-832-2015

February 19, 1992

VIA HAND DELIVERY

Ms. Kathy Schlabach, Planner  
Office of Planning & Zoning  
401 Bosley Avenue  
Towson, Maryland 21204

Re: Issue No. 3-141  
Amoco Oil Company  
11416 York Road

Dear Kathy:

Pursuant to our recent telephone conversation, please accept the attached letter regarding the traffic impact of a car wash facility at the corner of York and Shawan Roads. Mr. Morris is a professional engineer with extensive experience as a consultant in traffic and transportation issues. Mr. Morris is very familiar with the operations of Amoco stations in particular.

Based upon Mr. Morris' experience, it seems clear that there should be no potential adverse traffic impacts associated with the addition of a car wash at this location. Hopefully, the Planning Staff will recommend that the requested zoning will be approved to permit this additional amenity at this site.

Upon receipt and review of this correspondence, please contact me should you need any additional or further information regarding traffic impacts. In any event, please contact me to discuss further the Planning Staff recommendation before it becomes final.

Thank you for your continued time and attention to this issue.

Sincerely,  
G. Scott Barhight

GSB/kml  
Enclosures  
cc: Charles T. Bogdanowicz, P.E.

LAW OFFICES  
WHITEFORD, TAYLOR & PRESTON

500 COURT TOWERS  
210 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4515  
301-832-2000  
FAX: 301-832-2015

June 1, 1992

Mr. P. David Fields, Director  
Office of Planning and Zoning  
County Courts Building - 4th Floor  
401 Bosley Avenue  
Towson, Maryland 21204

Re: Amoco Oil Site  
York and Shawan Roads

Dear David:

Enclosed please find three copies of a preliminary site plan of the Amoco service station to be erected at York and Shawan Roads. This site plan includes the proposed car wash which has been incorporated into the service station site plan.

Please have the appropriate individuals review these site plans and contact me with their comments. It is our intent to work closely with your office to design a site which is compatible with the surrounding area and meets with your approval.

Thank you for your kind attention to this matter.

Very truly yours,  
G. Scott Barhight

GSB:aes  
Enclosures  
cc: Sandra Wineinger, Esquire  
Charles T. Bogdanowicz, P.E.  
Priscilla C. Caskey  
Robert L. Haynie

RECEIVED  
JUN 4 1992  
OFFICE OF PLANNING & ZONING

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
W/S York Road, NWC Shawan \* ZONING COMMISSIONER  
Road \* OF BALTIMORE COUNTY  
11400 York Road \*  
8th Election District \* CASE # 92-505-SPH  
3rd Councilmanic District \*

Amoco Oil Company  
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

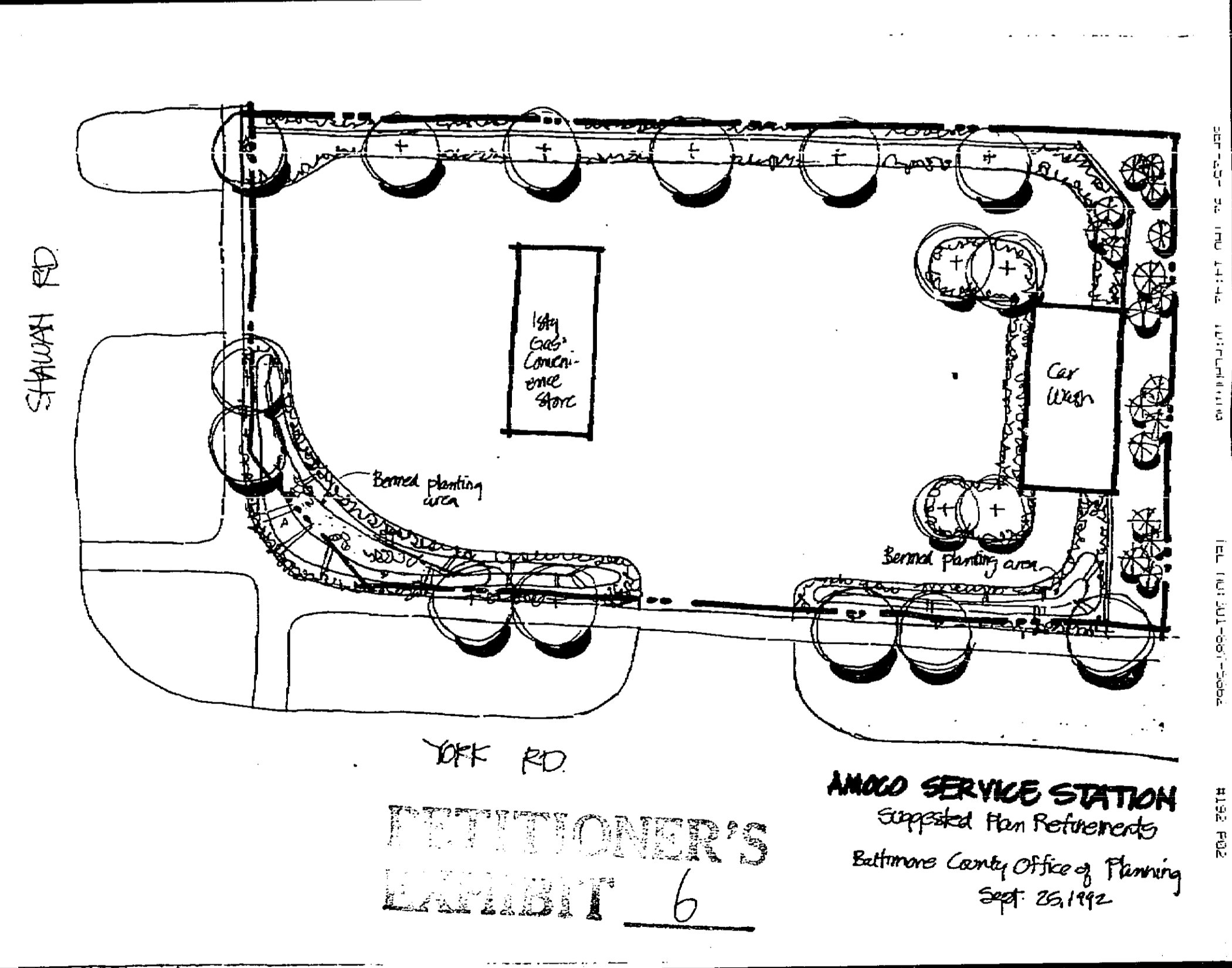
This matter comes before the Zoning Commissioner as a Petition for Special Hearing, for that property located at 11400 York Road in the Hunt Valley area of Baltimore County. By its Petition, the property owner, Amoco Oil Company, seeks an extension of the period of time authorized for the utilization of the special exception for an automotive service station granted in case No. 89-403-XA. Said extension is permitted, pursuant to Section 502.3 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Amoco Oil Company, the Petitioner, by its representative Charles T. Bogdanowicz, appeared at the hearing and was represented by G. Scott Barhight, Esquire. Also appearing was Robert Haney, who prepared Petitioner's Exhibit No. 1, the site plan to accompany the Petition.

Appearing as interested parties/Protestants were two neighbors of the subject site. They were Betty Griffin, who owns property immediately next door and Sarah Adams who owns a parcel of land next to the Griffin tract.

Evidence and testimony presented was that the Petitioner originally came before this office in 1989 under a Petition for Special Exception for an automotive service station. The special exception was granted by then Deputy Zoning Commissioner Ann Nastarowicz, under case No. 89-403-XA. An appeal of that decision was timely filed and the matter came before the

RECEIVED  
OFFICE OF PLANNING & ZONING



LAW OFFICES  
WHITEFORD, TAYLOR & PRESTON

500 COURT TOWERS  
210 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4515  
301-832-2000  
FAX: 301-832-2015

October 14, 1992

DELIVERY BY HAND

Mr. Arnold F. Keller, III  
Deputy Director  
Office of Planning & Zoning  
County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204

Re: Issue No. 3-141; 11416 York Road

Dear Pat:

As you are aware, this office represents the Amoco Oil Company regarding their request for zoning change at the above-referenced property. This letter is to confirm our agreement regarding Issue No. 3-141.

The subject property needs to be downzoned from MLR to BM-IM in order to permit the inclusion of the subject property in the previously approved service station special exception. Amoco may modify the existing special exception and CRG to include an automatic car wash on the subject parcel as a part of the development of the northwestern corner of York and Shawan Roads.

The Office of Planning & Zoning is willing to recommend that the property's zoning be changed from MLR to BM-IM provided that Amoco Oil Company agrees, in the event it constructs a service station at the northwest intersection of York and Shawan Roads, as follows:

1. The exterior of the convenience store, car wash and columns supporting the canopy shall be of a color, material and texture compatible with the existing exterior materials utilized at the shopping center situated at the southeastern intersection of York and Shawan Roads;

RECEIVED  
OCT 14 1992  
OFFICE OF PLANNING & ZONING

KELLY'S CORNER, L.L.C.  
Daniel J. Feeley, President  
10301 York Road  
Baltimore, Maryland 21030  
(410) 667-4077

September 21, 1995

Mr. Arnold "Pat" Keller  
Director, Office of Planning  
County Courts Building  
401 Bosley Avenue - Suite 406  
Towson, Maryland 21204

Dear Mr. Keller:

I hereby acknowledge that I have made a commitment to develop the proposed service station at the NW corner of Shawan and York Roads in accordance with the letter from my attorney, G. Scott Barhight, to you, dated October 14, 1992.

I will modify the architectural and retaining wall plans to be compatible with the shopping center at the southeastern corner of Shawan and York Roads. This will entail the use of a red brick of the same color as the shopping center for the kiosk, canopy columns and retaining wall, and a green standing seam pitched roof on the kiosk and canopy.

Additionally, the landscaping, mounding, sidewalk and sign placement will be performed in accordance with the Final Landscape Plan by Hoff and Antonucci, Inc., dated 9-21-90. The landscaping at the north end of the site will be modified according to the revised building layout, but the same number of plants will be used. Also, the requirements of the landscape manual regarding screening of adjacent residential properties will be provided with at minimum 10' wide evergreen buffer along the north property line, and a six foot board-on-board fence.

I will submit the modified architectural, landscape and retaining wall drawings to you for your approval.

Sincerely,  
*Daniel J. Feeley*  
Daniel J. Feeley  
President/Developer

**WVMA**  
Service Station & Automotive Repair Association  
9420 Annapolis Road, Suite 307  
Lanham, Maryland 20706  
(301) 577-2875 (800) 492-0329  
FAX (301) 306-0523

**PETITIONER'S EXHIBIT 9**

**AFFIDAVIT OF HARRY MURPHY**

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the following paper are true.

My name is Harry Murphy and I have served as Technical Director for the Greater Washington/Maryland Service Station and Automotive Repair Association now the WVMA Service Station and Automotive Repair Association for 11 years. As part of my duties, I have been the chief judge of inspections of the contests involving service stations in the District of Columbia and Maryland.

In November of 1986, the Greater Washington/Maryland Service Station and Automotive Repair Association instituted an annual Customer Service Contest to promote improved service, appearance, and landscaping in service stations throughout the marketing area.

As evidenced by the enclosed pages from the Association's monthly magazine *The Nozzle*, Dan Feeley has won a top award every year since the inception of the program in 1987. He is the only one to have such an accomplishment. In 1994 he became the first and only dealer to have the top rated station of two different companies, Amoco and Exxon. He is the only contestant to have won awards with four companies, Amoco, Chevron, Crown, and Exxon.

In the area of service and cleanliness, Dan Feeley is without compare.

*Harry Murphy*  
Harry J. Murphy  
Technical Director  
WVMA

**EXXON**  
6086 EDWIN RAYNOR BLVD.  
PASADENA MD 21122  
Store #: D27847  
Date: 04/03/95 Day: Monday  
Time: 12 pm - 2 pm Amount Spent on Gas: \$ 4.25  
Weather: Clear  
Amount Spent on Item: \$ 0.99  
Shop Type: Service Inspection

Have a question? Call Shop's Check at 1-800-868-8826. Ask for the Tiger Hotline!

QUALITY PRODUCTS & SERVICES	YES	NO	ACT
1. All three grades of gas available? If no, indicate missing:	Yes		4.00 4.00
2. Wheelchair cleaning supplies available?	Yes		4.00 4.00
3. Working air hose available?	Yes		4.00 4.00
4. Trash receptacles available and not overflowing?	Yes		4.00 4.00
5. Any of the following available for purchase?	Yes		4.00 4.00
a. Motor Oil b. Windshield Washer Fluid			
c. Windshield Wiper Blades d. Antifreeze			
e. Ice Scrapers f. Dry Gas g. Automotive Accessories			
h. Power Steering Fluid i. Oil Treatment			
6. Credit card debit card checks posted on pump and in good condition?	Yes		4.00 4.00
<b>SUBTOTAL</b>			<b>24.00 24.00</b>

FRIENDLY & EFFICIENT CUSTOMER CARE	YES	NO	ACT
7. After inserting nozzle, was pump activated within 20 seconds?	Yes		4.00 4.00
8. Did the cashier?	Yes		4.00 4.00
9. Make eye contact?	Yes		4.00 4.00
10. Give a polite verbal greeting or acknowledgment?	Yes		4.00 4.00
11. Wait quickly and provide effective service?	Yes		4.00 4.00
12. Give a polite verbal closing?	Yes		4.00 4.00
13. Handle your payment correctly?	Yes		4.00 4.00
<b>SUBTOTAL</b>			<b>24.00 24.00</b>

PROFESSIONAL IMAGE	YES	NO	ACT
13. All employees wearing approved Exxon uniforms?	Yes		4.00 4.00
14. If yes (GIS), uniform neat and clean?	Yes		4.00 4.00
15. Gas prices clearly posted on station premises?	Yes		4.00 4.00
16. Driveway, grounds and islands neat, clean and free of?	Yes		4.00 4.00
17. Pumps and pump handles clean?	Yes		4.00 4.00
18. Windows and doors clean?	Yes		4.00 4.00
19. Counters, floors, shelves, and products clean?	Yes		4.00 4.00
20. Prices visible on products, shelves, or menu boards?	Yes		4.00 4.00
21. Food prep/washing equip. or cooler neat, clean and in good working order?	Yes		4.00 4.00
22. Appropriate supplies (napkins, condiments, etc.) available?	Yes		4.00 4.00
23. Clean?	Yes		4.00 4.00
24. Follows in good working order?	Yes		4.00 4.00
25. Adequately stocked with supplies?	Yes		4.00 4.00
<b>SUBTOTAL</b>			<b>100.00 100.00</b>

**Bonus Question**  
26. Did cashier have a legible, clearly visible name tag? Yes 100.00 100.00  
**Special Question**  
27. Exxon SUPERFLO Motor Oil? Yes 4.00 4.00  
28. Exxon SUPERFLO Synthetic Blend Motor Oil? Yes 4.00 4.00  
29. Any Motor Oil other than Exxon SUPERFLO? Yes 4.00 4.00

**TOTAL WITH BONUS** 104.00 104.00  
**Overall Score** 104.00%  
**Store Avg Y-T-D Score** 104.00%

**GENERAL COMMENTS**  
THIS STATION IS VERY CLEAN  
Employee's Name: MELISSA, FEMALE, 20-29  
PROPERTY IS CONFIDENTIAL. Not to be copied, retransmitted or used for any purpose without the express written consent of Exxon Corp. © 1994 Exxon Corp.

**EXXON COMPANY U.S.A.**  
MARKETING DEPARTMENT  
10000 LEE ROAD, GREENBELT, MARYLAND 20770

4/15/96  
Dan Feeley  
Pasadena Exxon  
8095 Edwin Raynor Blvd  
Pasadena md 21122

Dear Dan  
I just wanted to pass on our congratulations to you and your employees for achieving 12 consecutive CTE Scores of 104%.

This is a tremendous accomplishment since your store was the only Exxon Store in the entire mid Atlantic area to achieve this goal. The service, appearance and landscaping was just outstanding. Keep up the good work!!

Great Job.  
Thys & Brown fr.  
SR Marketing TRAINING MGR.

**PETITIONER'S EXHIBIT 11**



**PETITIONER'S EXHIBIT 12 Giving something back**

**The Feeleys ask customers to pick charities**  
When Dan Feeley reopened his Chevron station just before Christmas, the suburban Baltimore location boasted new pumps, new canopy, new kiosk, new colors and an old sign that says "WE CARE."  
Every month Cokesville's Chevron donates \$250 to a local charitable organization. Written suggestions for future donations are welcome.  
Five weeks of renovation altered practically everything about the station except this declaration of policy, which dates from 1985, when Dan and his wife Debbie opened their first Chevron station. Now with two stations and, he hopes, a third on the way, Feeley insists on returning to the community a portion of what he receives each month.  
"We started out by donating to charity half of every dollar customers spent to upgrade from a free to a super (longer) car wash," Feeley remembers. "But it wasn't always enough. So about three years ago, we decided instead on a regular monthly contribution.  
So far, on behalf of customers the Feeleys have contributed more than \$15,000 to the Cystic Fibrosis Foundation, March of Dimes, Johns Hopkins Children's Center, Ronald McDonald House, Special Olympics and a variety of local charities, such as Front Door, an outreach program for Baltimore homeless.  
"Every month, we get about five requests for help from customers," says Feeley. "And we post the thank-you letters we receive for our donations, so that customers know we've followed through on our promise."  
The response has been heartwarming. One customer wrote Region Marketing Manager Dan Maccello about Feeley's gift to her favorite charity. "I must say," she said, "this is an outstanding community service that encourages me to advertise Chevron as well as to continue our patronage with Mr. Feeley's station."

Sometimes they drive three, four and five miles to get here, passing lots of other stations on their way.

Of course good citizenship is only one of the reasons the Feeleys consistently place among the top five gasoline-volume dealers in the Mid-Atlantic (from Southern Region). Feeley credits the free car wash he offers at the Cokesville station with at least half his volume. At his nearby Patuxent station, Feeley charges a nominal fee (\$1) for the car wash.  
At each station, the car wash is an integral part of the operation. Cars drive in and park, while the "roll-over" machine rotates around the car scrubbing it clean in about two minutes. When Feeley first leased the brand-new Cokesville station, it had the only car-washing equipment in the area. Today, the station averages 200,000 gallons a month, and Feeley expects volume at his newly refurbished location to top 3 million gallons annually.  
According to Feeley, his best months are the industry's slowest. In January and February, when business at most stations falls off, Feeley's customers line up after every snow storm as soon as the roads are cleared to wash cars on road off their cars—and to fill up. "Sometimes they drive three, four and five miles to get here," he notes, "passing lots of other stations on their way."  
Feeley maintains that managing two Chevron stations isn't twice as much work as managing one. "It's a matter of organization," he says, "and of having quality people working for you. One of my greatest assets is being able to find, train and keep good people. Some have been with me since we opened almost six years ago."  
Of even longer tenure is his wife and partner of nine years, Debbie, a CPA, keeps the books and manages payroll.  
Since the birth of the couple's third son, the Feeleys have moved their office home. Here, using a program customized from Lotus 1-2-3, Debbie tracks gallon sales, dollar volume and profit margin on current products, looking for changing trends in the mix of products sold.  
Her husband estimates that having an accountant in the family saves approximately \$2.0 a month, which other stations typically spend for accounting and bookkeeping services—just the right amount to give to a good cause. □ *Alfred Green*



Winter months mean extra business for Dan Feeley (left), who asks the first in the area with a car wash. A receipt must be shown on arrival to that convenient road side used on snow covered streets and highways. Golden Fleece (left) leads to the couple's books, a service that matches the value of their charitable donations each month.



Debbie Maccello - Spring 1991 13

**BALTIMORE COUNTY, MARYLAND**

TO: Richard Truelove DATE: September 21, 1995  
FROM: Kathy Schlabach  
Office of Planning  
SUBJECT: AMOCO SERVICE STATION AT YORK & SHAWAN ROADS

Dear Mr. Truelove:  
I am forwarding the language we feel would be appropriate in a letter from the owner to the Director of Planning concerning the proposed service station.

You may have the letter retyped on an appropriate letterhead and signed by the owner. When the letter is ready, call me or Ervin McDaniel to arrange a meeting time for the signing of the plans.

I am also sending a copy of a photograph of an Amoco station that was done in a style similar to the adjoining shopping center. I envision something similar to the Shawan and York site, but with brick columns, and a green metal roof.

If there are any questions or concerns, please call me.

Sincerely,  
*Kathy Schlabach*  
Kathy Schlabach

KS:lw  
KSTRUL/PZONE/TXTLLE  
c: G. Scott Barhight

**PETITIONER'S EXHIBIT 13**

**SAMPLE LETTER**

September 21, 1995

Mr. Arnold "Pat" Keller  
Director, Office of Planning  
County Courts Building  
401 Bosley Avenue - Suite 406  
Towson, Maryland 21204

Dear Mr. Keller:  
I hereby acknowledge that I have made a commitment to develop the proposed service station at the NW corner of Shawan and York Roads in accordance with the letter from my attorney, G. Scott Barhight, to you, dated October 14, 1992.

I will modify the architectural and retaining wall plans to be compatible with the shopping center at the southeastern corner of Shawan and York Roads. This will entail the use of a red brick of the same color as the shopping center for the kiosk, canopy columns and retaining wall, and a green standing seam pitched roof on the kiosk and canopy.

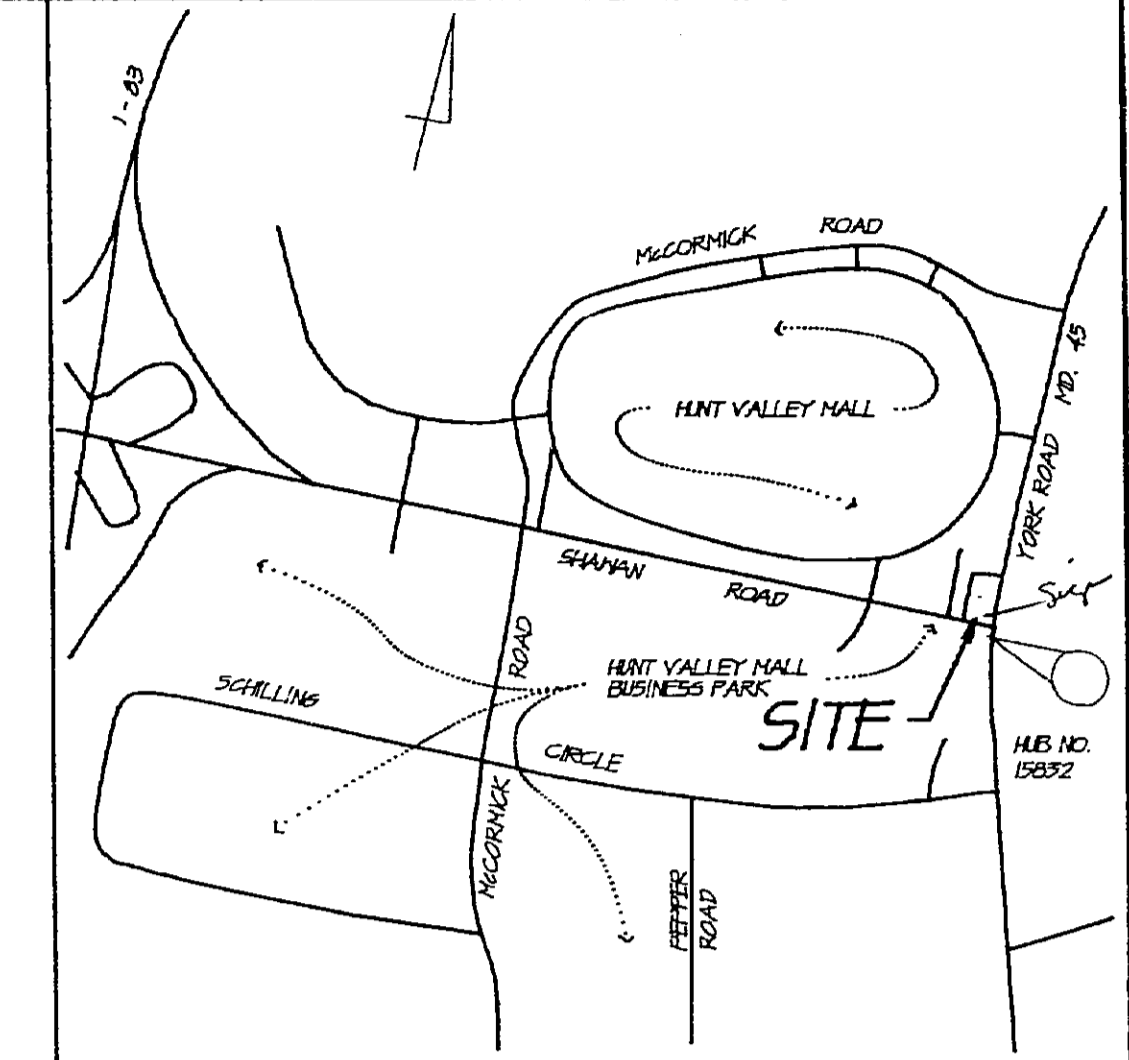
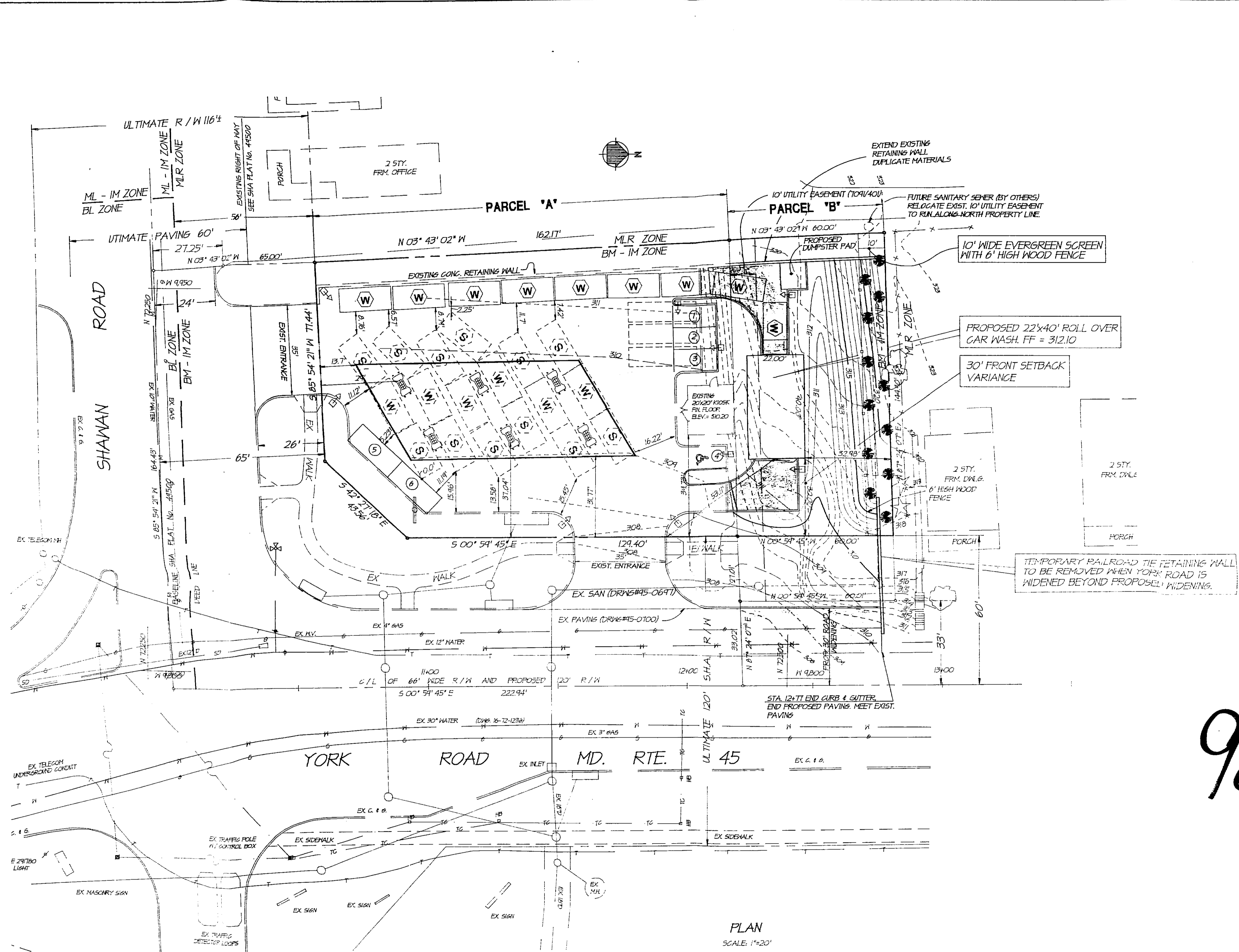
Additionally, the landscaping, mounding, sidewalk and sign placement will be performed in accordance with the Final Landscape Plan by Hoff and Antonucci, Inc., dated 9-21-90. The landscaping at the north end of the site will be modified according to the revised building layout, but the same number of plants will be used. Also, the requirements of the landscape manual regarding screening of adjacent residential properties will be provided with at minimum 10' wide evergreen buffer along the north property line, and a six foot board-on-board fence.

I will submit the modified architectural, landscape and retaining wall drawings to you for your approval.

KS:lw  
KSTR. SER/PZONE/TXTLLE

**PETITIONER'S EXHIBIT 14**





**LOCATION MAP**

SCALE: 1" = 1000'  
 BENCH MARK  
 H.B. NO. 15892 ELEV. 306.231  
 B.V. 4 15892 ELEV. 302.231  
 YORK ROAD AT SHAWAN ROAD

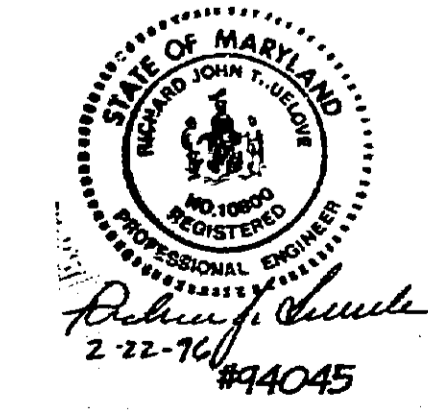
- GENERAL NOTES**
1. BEARINGS SHOWN ON THIS PLAN REFER TO THE TRUE MERIDIAN AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT.
  2. ELEVATIONS ARE BASED ON THE BALTIMORE COUNTY DATUM BY 4 15892 ELEV. 302.231
  3. AREA OF PROPERTY = 24410.50 SF. (0.5604 AC. ±)  
 EXISTING ZONE BM-IM
  4. ON SITE LIGHTING SHALL BE A MAXIMUM OF 12' IN HEIGHT AND DIRECTED AWAY FROM RESIDENTIAL USES AND THE PUBLIC RIGHT OF WAY.
  5. LANDSCAPE REQUIREMENTS: 60 LINEAR FEET OF FRONTAGE TREES REQ. @ 1 PER 20 L.F. ± 3 PLANTING TO BE IN ACCORDANCE WITH THE FINAL LANDSCAPE PLAN APPROVED BY BALTO. CO. FOR.
  6. OWNER/APPLICANT: KELLY'S CORNER LLC.  
 60 MR. DANIEL J. FEELEY  
 1000 YORK ROAD  
 COCKEYSVILLE, MD. 21030
  7. DEED REFERENCE: PARCEL A SH 11/01/50 ACCT 10-00-002661  
 PARCEL B SH 11/01/50 ACCT 08-04-07075

**PETITIONER'S EXHIBIT 15**

**96-343.SPHXA**  
 342

FOR ZONING HISTORY, AND ZONING NOTES FOR THE CURRENT PETITION, SEE SHEET 2 OF 2

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING, AND VARIANCE  
 KELLY'S CORNER LLC. SERVICE STATION  
 YORK AND SHAWAN ROADS  
 ELECTION DISTRICT D BALTIMORE COUNTY, MD.  
 SCALE: AS SHOWN FEBRUARY 21, 1916

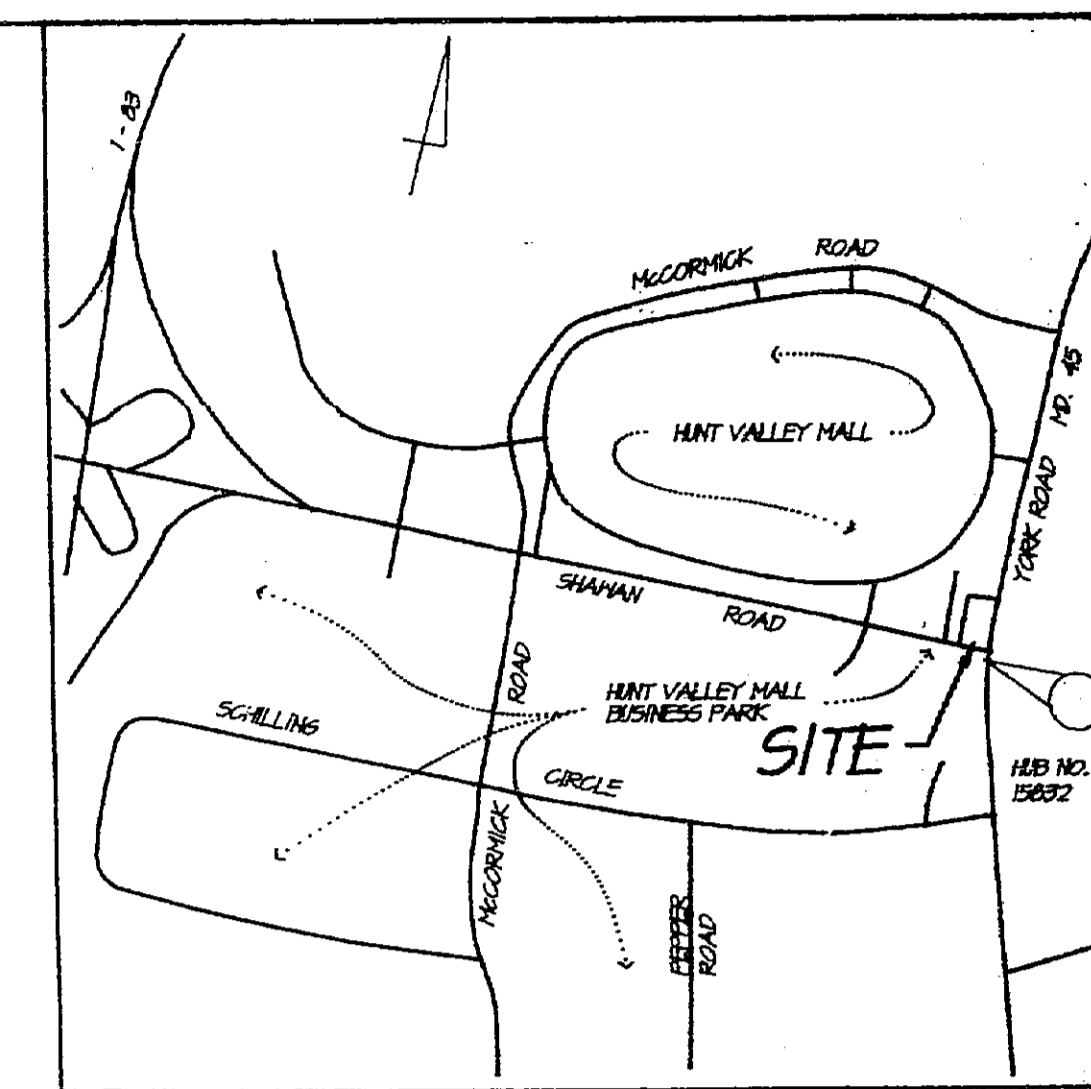
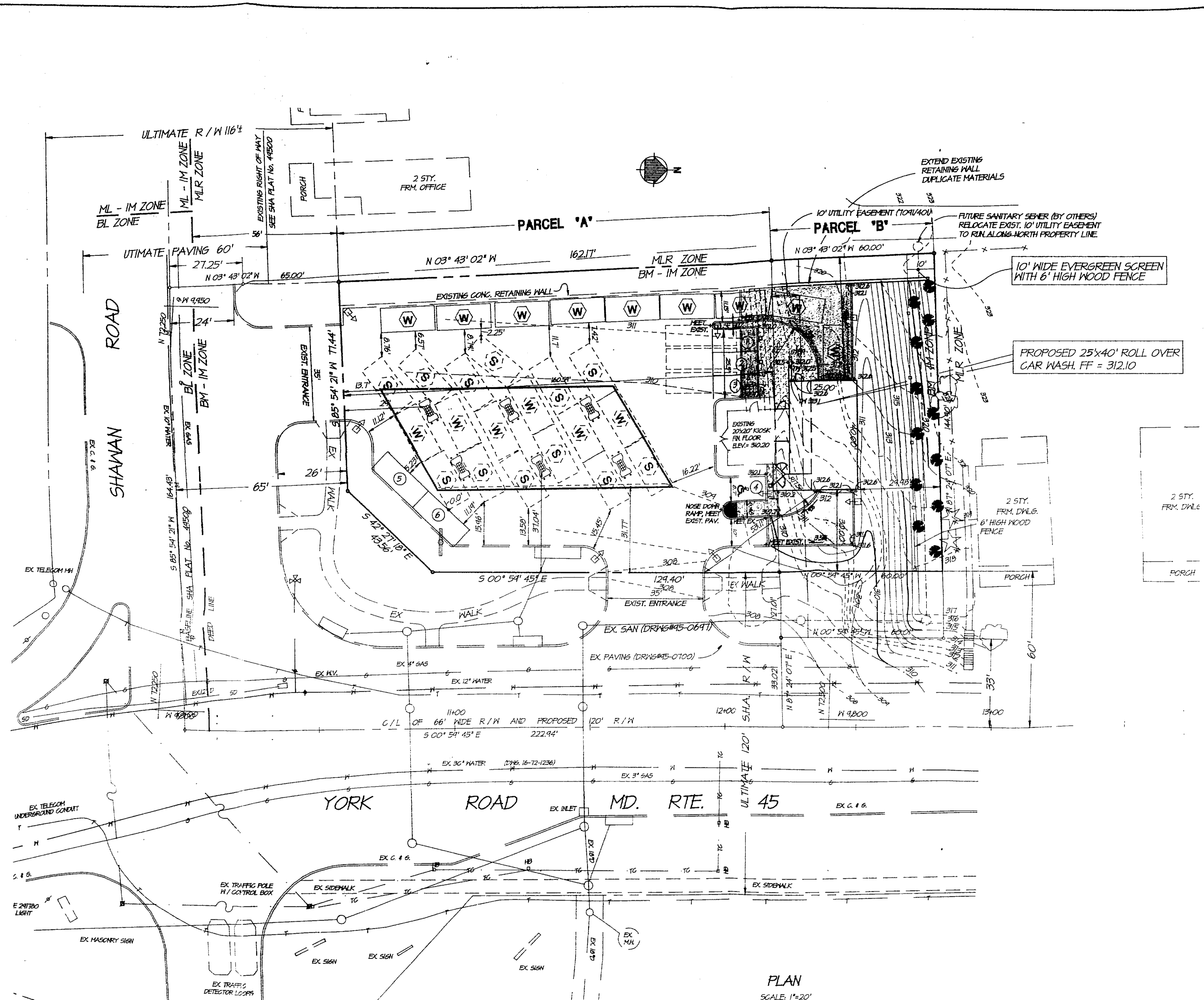


SHEET 1 OF 2  
 PLAN PREPARED BY:  
**RICHARD TRUELOVE P.E., Inc.**  
 registered civil engineer  
 28 East Susquehanna Avenue  
 Towson, Maryland 21286  
 (410)484-4814 FAX (410)823-3827

**LEGEND**

- 302 --- EXISTING CONTOUR
- 302 --- PROPOSED CONTOUR
- EXISTING CURB & GUTTER
- PROPOSED CONC. CURB & GUTTER
- EXISTING BUILDING
- PROPOSED BUILDING
- ⊙ PROPOSED STACKING CAR WASH
- ⊙ CAR WAITING/SERVICING GASOLINE SALES
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- PROPOSED FUEL DISPENSER (MPD)
- PROPOSED PAVING
- ⊙ PROPOSED ON SITE LIGHT

PLAN  
 SCALE: 1"=20'



**LOCATION MAP**

SCALE: 1" = 1,000'  
 BENCH MARK  
 MB NO. 15032 ELEV. 306.231  
 GALV. SPIKE IN CONC. ISLAND N. SIDE  
 YORK ROAD AT SHAWAN ROAD

**GENERAL NOTES**

1. BEARINGS SHOWN ON THIS PLAN REFER TO THE TRUE MERIDIAN AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT.
2. ELEVATIONS ARE BASED ON THE BALTIMORE COUNTY DATUM. BM # 15032, ELEV. 302.231.
3. AREA OF PROPERTY = 24,410.50 SF. (0.5604 AC +/-)  
 EXISTING ZONE BM-1M
4. ON SITE LIGHTING SHALL BE A MAXIMUM OF 12' IN HEIGHT AND DIRECTED AWAY FROM RESIDENTIAL USES AND THE PUBLIC RIGHT OF WAY.
5. LANDSCAPE REQUIREMENTS: 60' LINEAR FEET OF FRONTAGE TREES REQ. # 1 PER 20' L.F. = 3 PLANTING TO BE IN ACCORDANCE WITH THE FINAL LANDSCAPE PLAN APPROVED BY BALTO. CO. PDM.
6. OWNER/APPLICANT: KELLY'S CORNER LLC  
 610 YR. DANIEL J. FEELY  
 1201 YORK ROAD  
 COCKEYSVILLE, MD. 21030
7. DEED REFERENCE: PARCEL A-SH 11/01/50 ACCT# 18-00-002661  
 PARCEL B-SH 11/01/50 ACCT# 08-04-018075
8. CAR WASH DETERMINED TO BE A REFINEMENT TO THE EXISTING CRS PLAN AND GRANTED A LIMITED EXCEPTION BY THE DRD 080465
9. THE CARWASH ADDITION HAS BEEN GRANTED A STORMWATER MANAGEMENT WAIVER, AND WATER QUALITY WILL BE PROVIDED BY THE EXISTING OIL-BRIT SEPARATOR ON THE GAS STATION SITE. SEE DEPRM LETTER 04/4/16.

FOR ZONING HISTORY, DETAILS, AND NOTES SEE SHEET 2 OF 2

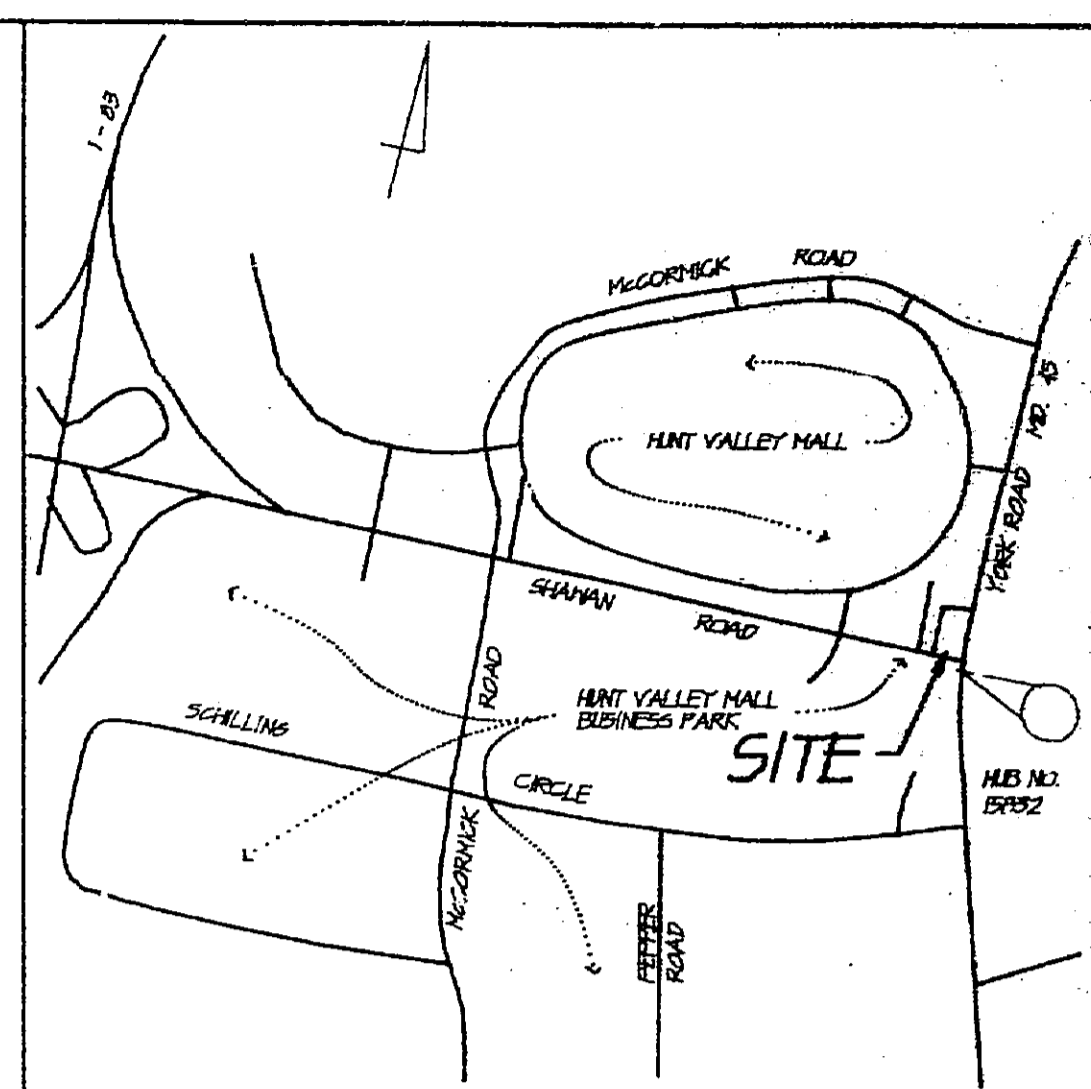
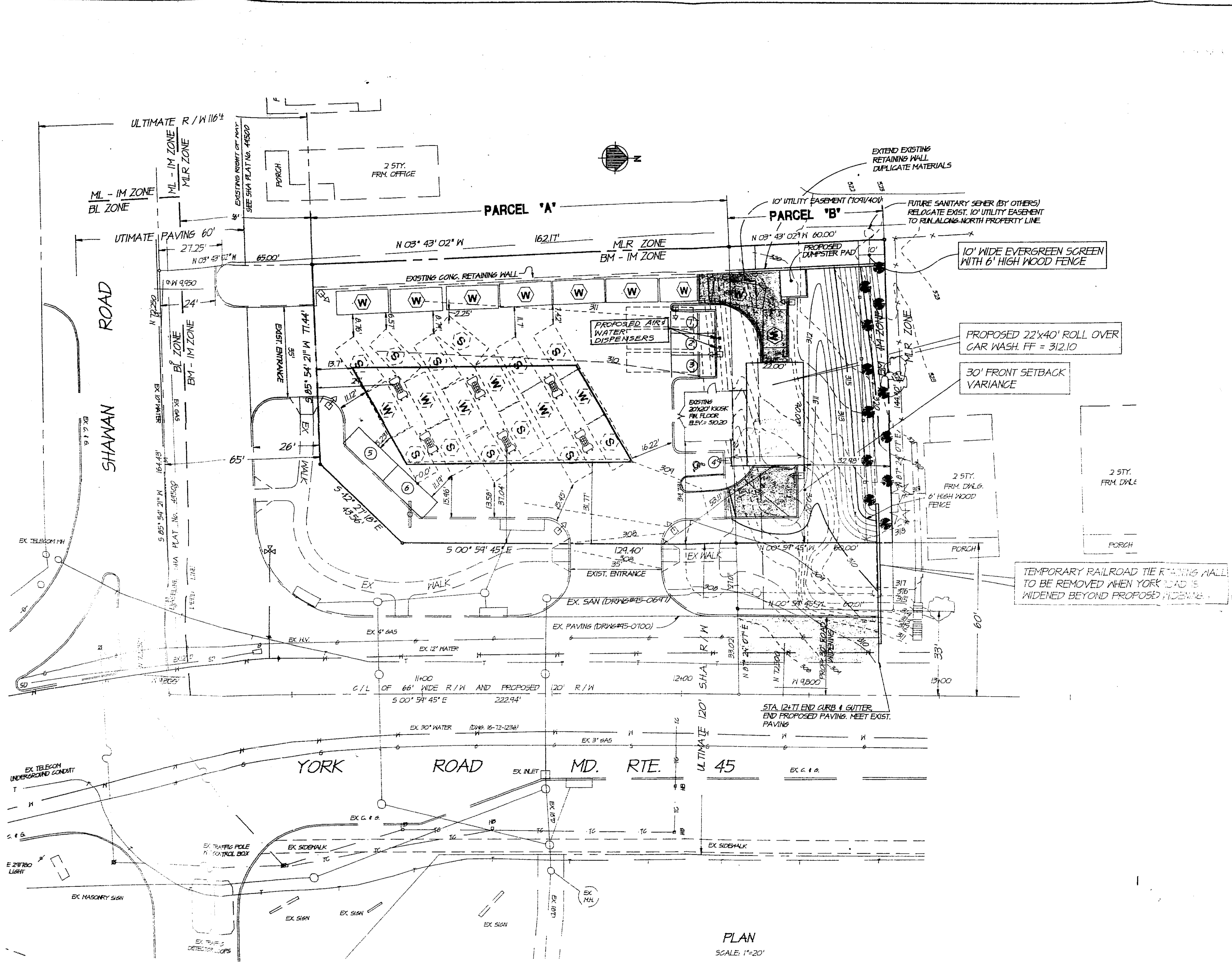
**LEGEND**

- 302 --- EXISTING CONTOUR
- 302 --- PROPOSED CONTOUR
- EXISTING CURB & GUTTER
- PROPOSED CONC. CURB & GUTTER
- EXISTING BUILDING
- PROPOSED BUILDING
- (W) PROPOSED STAGING CAR WASH
- (E) CAR WASH/SERVICING GASOLINE SALES
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- PROPOSED FUEL DISPENSER (FPD)
- PROPOSED PAVING
- PROPOSED ON SITE LIGHT

PLAN  
 SCALE: 1"=20'



**SITE PLAN**  
 KELLY'S CORNER LLC, SERVICE STATION  
 YORK AND SHAWAN ROADS  
 ELECTION DISTRICT 063 BALTIMORE COUNTY, MD.  
 SCALE: AS SHOWN AUGUST 28, 1995  
 DRG # 080466, PDM # VIII-538  
**SHEET 1 OF 2**  
 PLAN PREPARED BY:  
**RICHARD TRUELOVE P.E., Inc.**  
 registered civil engineer  
 28 East Susquehanna Avenue  
 Pikesville, Maryland 21286  
 (410)484-8814 FAX (410)825-8827



**LOCATION MAP**

SCALE: 1" = 1000'  
 BENCH MARK  
 H.B. NO. 15892 ELEV. 306.281  
 BALV. SPIKE IN CONC. ISLAND N. SIDE  
 YORK ROAD AT SHAWAN ROAD

**GENERAL NOTES**

1. BEARINGS SHOWN ON THIS PLAN REFER TO THE TRUE MERIDIAN AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT.
2. ELEVATIONS ARE BASED ON THE BALTIMORE COUNTY DATUM. BM # 15892, ELEV. 302.231
3. AREA OF PROPERTY = 24,410.58 SF. (0.5604 AC.±)  
EXISTING ZONE BM-4M
4. ON SITE LIGHTING SHALL BE A MAXIMUM OF 12' IN HEIGHT AND DIRECTED AWAY FROM RESIDENTIAL USES AND THE PUBLIC RIGHT OF WAY.
5. LANDSCAPE REQUIREMENTS: 60 LINEAR FEET OF FRONTAGE TREES REQ. # 1 PER 20 L.F. = 3  
PLANTING TO BE IN ACCORDANCE WITH THE FINAL LANDSCAPE PLAN APPROVED BY BALTO. CO. FOR.
6. OWNER/APPLICANT: KELLY'S CORNER LLC  
C/O MR. DANIEL J. FEELEY  
1030 YORK ROAD  
COCKEYSVILLE, MD. 21030
7. DEED REFERENCES: PARCEL A: SM 110160 ACCT# 18-00-002661  
PARCEL B: SM 110160 ACCT# 08-04-075075

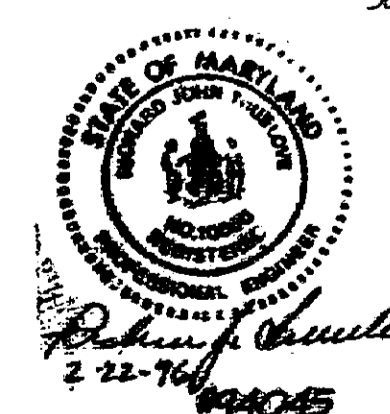
**LEGEND**

- EXISTING CONTOUR
- - - - PROPOSED CONTOUR
- EXISTING CURB & GUTTER
- - - - PROPOSED CURB & GUTTER
- EXISTING BUILDING
- - - - PROPOSED BUILDING
- EXISTING RETAINING WALL
- - - - PROPOSED RETAINING WALL
- EXISTING PAVING
- - - - PROPOSED PAVING
- EXISTING ON SITE LIGHT
- - - - PROPOSED ON SITE LIGHT

PLAN  
SCALE: 1"=20'

**PLANS APPROVED**  
 DEPT. OF PERMITS & DEV. MGMT.  
 BY: [Signature]  
 DATE: 11/17/96  
 APPLICANT: KELLY'S CORNER LLC  
 CASE # 96-343 SPH XA SEE 11/17/96 LTR  
 FOR ZONING HISTORY, AND  
 ZONING NOTES FOR THE CURRENT  
 PETITION, SEE SHEET 2 OF 2  
 REDLINE TO ACCOMPANY  
 OCTOBER 26, 1996 LETTER

PLAT TO ACCOMPANY PETITION  
 FOR SPECIAL EXCEPTION,  
 SPECIAL HEARING, AND VARIANCE  
 KELLY'S CORNER LLC. SERVICE STATION  
 YORK AND SHAWAN ROADS  
 ELECTION DISTRICT 8 BALTIMORE COUNTY, MD.  
 SCALE AS SHOWN FEBRUARY 21, 1996  
 REV. APRIL 16, 1996  
**SHEET 1 OF 2**



PLAN PREPARED BY:  
**RICHARD TRUOLOVE P.E., Inc.**  
 28 East Susquehanna Avenue  
 Towson, Maryland 21286  
 (410) 286-8228 Fax (410) 286-5627