

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND ZONING VARIANCE		
NWC Eastern Avenue & Ashby Ave.	*	ZONING COMMISSIONER
7510 Eastern Avenue	*	OF BALTIMORE COUNTY
12th Election District		
7th Councilmanic District	*	Case No. 97-401-SPHA
Exxon Corporation, Petitioner		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and Petition for Variance for the property located at 7510 Eastern Avenue in eastern Baltimore County. The Petition was filed by the Exxon Corporation, property owner. Special hearing relief is requested to approve amendments to a previously approved plan in case No. 3578-X. Variance relief is requested as follows:

1. Section 405.4.A.2.b of the Baltimore County Zoning Regulations (BCZR) to permit a 5 ft. 5 inches landscape transition area in lieu of the required 6 ft. landscape transition area.;
2. Section 405.4.A.2.b. to permit a 9 ft. landscape transition area along the public right of way in lieu of the required 10 ft. landscape transition area.;
3. Section 409.4.A to permit a drive aisle width of 12.5 ft. in lieu of the required 20 ft.;
4. Section 405.4.A to permit a 15,766 sq. ft. site area in lieu of the required 20,724 sq. ft. site area;
5. Section 413.2.f. to permit a 177.44 sq. ft. freestanding sign in lieu of the required 100 ft.

All of the requested relief and subject property are more particularly shown on the site plan, received into evidence as Petitioner's Exh. No. 1.

Appearing on behalf of the Petitions was Shelley LePlatt, on behalf of the Exxon Corporation and Henry R. Kuczinski, the proprietor of the

Date 5/19/97
 By M. Good

gasoline station on the subject site. Also present was Tim Whittie, the engineer who prepared the site plan. David Gildea, Esquire, represented the Petitioner. There were no Protestants or other interested persons present.

This is another in a line of cases which the Zoning Commissioner has entertained regarding the conversion of existing gasoline/service garages to gasoline/convenience store sites. In this case, the property at issue is located at the intersection of Eastern Avenue and Ashby Avenue in eastern Baltimore County. The property is approximately .3596 acres in area, zoned B.R.-A.S. Since 1995, the site has been used as an Exxon Service Station. In addition to fuel dispensers, the property is improved with a four bay service garage.

The Petitioner is converting the site in accordance with Exxon's new marketing approach which is being implemented nationally. The existing service bay garage building will be razed. In its place, the Petitioner will construct a 1431 sq. ft. Tiger Mart building. Moreover, the pump islands/fuel dispensers are being relocated and modernized. There will be four pump islands, as shown on the plan. In fact, the entire site is being upgraded and reconfigured. There will be two entrances of the property by curb cuts on Eastern Avenue and a single entrance from Ashby Avenue. Testimony offered was that the proposal represents a significant upgrade to the property. Moreover, additional landscaping will be added and there will be less impervious surface.

Special hearing relief is requested to amend the previously approved site plan. The station has been operating under that site plan since 1955. Moreover, a series of variances are being requested as set forth above. The Petitioner avers that the variances should be granted in view of the unique size and configuration of the property, as well as its

ORDER OF THE JUDGE
Date 5/19/97
By M. D. B. B.

historic use. A grant of the variances was also endorsed by the Development Plans Review Division which indicated that the proposed renovation and upgrade of this site is appropriate.

Based upon the testimony and evidence presented, I shall grant the relief requested. In my judgement, the proposal represents a significant upgrade to the site and will be improvement to the area. I am convinced that the Petitioner has satisfied the criteria set forth in Section 307 of the BCZR. Thus, the relief requested shall be granted, subject to compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Development Plans Review Division and State Highway Administration.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9th day of May 1997 that, pursuant to the Petition for Special Hearing, approval to amend a previously approved plan in case No. 3578-X, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 405.4.A.2.b of the Baltimore County Zoning Regulations (BCZR) to permit a 5 ft. 5 inches landscape transition area in lieu of the required 6 ft. landscape transition area, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 405.4.A.2.b. to permit a 9 ft. landscape transition area along the public right of way in lieu of the required 10 ft. landscape transition area be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.4.A to permit a drive aisle width of 12.5 ft. in lieu of the required 20 ft., be and is hereby GRANTED; and,

ORDER RECEIVED FOR FILING
Date 5/9/97
By M. Good



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

May 8, 1997

David K. Gildea
Whiteford, Taylor and Preston
210 W. Pennsylvania Avenue
400 Court Towers
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Property: 7510 Eastern Avenue
Case No. 97-401-SPHA

Dear Mr. Gildea:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted, with restrictions.

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

Very truly yours,

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

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Shelley LePlatt, Exxon Corp., 6301 Ivy Lane, Suite 700,
Greenbelt, Md. 20770
c: Mr. Henry R. Kuczinski, 3 Leyland Court, Balto. Md. 21221



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at
97-401-SPHA

7510 Eastern Avenue

which is presently zoned BR-AS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Amendments to previously approved plan in Case No. 3578-X.

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

Whiteford, Taylor & Preston

(Type or Print Name)

Signature

210 W. Pennsylvania Avenue

400 Court Towers (410) 832-2000

Address

Towson, MD 21204

City

State

Zipcode

Legal Owner(s):

Exxon Corp.

(Type or Print Name)

Signature

Robert Caserta, Attorney-In-Fact

(Type or Print Name)

Signature

6301 Ivy Lane (301) 513-7511

Address

Phone No.

Greenbelt, MD 20770

City

State

Zipcode

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

David K. Gildea

Whiteford, Taylor & Preston

Name

210 W. Pennsylvania Avenue

400 Court Towers (410) 832-2000

Address

Towson, MD 21204

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JDA DATE 3-19-97



401



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

7510 Eastern Avenue

97-401-5PHA

which is presently zoned BR-AS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See Attachment A.

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

David K. Gildea

(Type or Print Name), Taylor & Preston

Signature

210 W. Pennsylvania Avenue
400 Court Towers (410)832-2000

Address Phone No.

Towson, MD 21204

City State Zipcode

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

Legal Owner(s):

Exxon Corp.

(Type or Print Name)

Signature

Robert Caserta, Attorney-In-Fact

(Type or Print Name)

Signature

6301 Ivy Lane (301) 513-7511

Address Phone No.

Greenbelt, MD 20770

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

400 Court Towers

210 W. Pennsylvania Avenue (410)832-2000

Address Phone No.

Towson, MD 21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

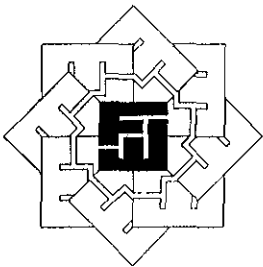
REVIEWED BY: DATE 3-1997

401-

ATTACHMENT A
(to Petition for Variance)

1. Section 405.4.A.2.b -- to permit a 5' 5" landscape transition area in the lieu of the required 6' landscape transition area.
2. Section 405.4.A.2.b -- to permit a 9' landscape transition area along the public right-of-way in lieu of the required 10' landscape transition area.
3. Section 409.4.A -- to permit a drive aisle width of 12.5' in lieu of the required 20'.
4. Section 405.4.A -- to permit a 15,766 sq. ft. site area in lieu of the required 20,724 sq. ft. site area.
5. Section 413.2f -- to permit a 177.44 sq. ft. freestanding sign in lieu of the required 100 sq. ft.

101762



FREDERICK WARD ASSOCIATES, INC.
ENGINEERS • ARCHITECTS • SURVEYORS

ZONING DESCRIPTION

97-401-SPHA

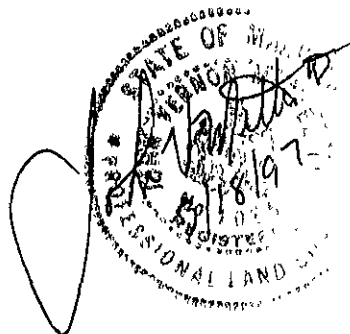
7510 Eastern Avenue
Twelfth Election District
Baltimore, Maryland

BEGINNING at an '+' cut found on the northwest right-of-way line of Eastern Avenue at the beginning of that tract or parcel of land conveyed by Cheveron, USA, Inc. to Exxon Corporation by deed dated June 17, 1993, and recorded among the land records of Baltimore County in Liber SM 9862 folio 722. Thence binding on the outlines of said conveyance,

- 1) North $34^{\circ}43'05''$ West, 126.54 feet to a PK nail set;
- 2) North $54^{\circ}16'22''$ East, 112.50 feet to an '+' cut set on the southwesterly right-of-way line of Ashby Avenue, 60 feet wide; thence binding on said Ashby Avenue,
- 3) South $47^{\circ}48'50''$ East, 94.76 feet to an PK nail set;
- 4) 42.42 feet along the arc of a curve to the right, having a radius of 25.00 feet, and a chord bearing and distance of South $00^{\circ}47'38''$ West, 37.51 feet to an '+' cut set on the northwesterly right-of-way line of said Eastern Avenue; thence binding on said Eastern Avenue,
- 5) 86.93 feet along the arc of a curve to the right, having a radius of 1098.70 feet, and a chord bearing and distance of South $51^{\circ}40'06''$ West, 86.91 feet to an '+' cut set;
- 6) 25.43 feet along the arc of a curve to the right, having a radius of 1468.80 feet, and a chord bearing and distance of South $54^{\circ}47'09''$ West, 25.43 feet to the Point of Beginning.

CONTAINING 15666 Square Feet (0.3596 Acre) of Land more or less.

96244.mt



401

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 in Towson, Maryland on the property

identified herein as follows:

Case: #97-401-SPHA
7510 Eastern Avenue
NWC Eastern Avenue
and Ashby Avenue
12th Election District
7th Councilmanic

Legal Owner(s):

Exxon Corporation
Special Hearing: to approve amendments to previously approved plan in case no. 3578-X. **Variance:** to permit 5 feet, 5 inches landscape transition area in lieu of the required 6 foot landscape transition area; to permit a 9 foot landscape transition area along the public right-of-way in lieu of the required 10 foot landscape transition area; to permit a drive aisles width of 12.5 feet in lieu of the required 20 feet; to permit a 15,766 square foot site area in lieu of the required 20,724 square foot site area and to permit a 177.44 square foot free standing sign in lieu of the required 100 square feet.

Hearing: Tuesday, April 29, 1997 at 11:00 a.m., 4th floor hearing room, County Courts Bldg., 401 Bosley Avenue.

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.

4/06/0 April 3 C131801

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/3, 1997

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 4/3, 1997.

THE JEFFERSONIAN,

A. Henriksen

LEGAL AD. - TOWSON

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

No. 028568

97-401-SAHX

DATE 3-14-97 ACCOUNT 0001-6150

AMOUNT \$ 500.00

RECEIVED FROM: WILLIAM TAYLOR PRITCH

020 - Com. - Van. 250
040 - SPC - Hanger 250

FOR: 1500.00

03A91ND254MICHRC 4500.00
BA-C002147PH03-19-97

CAUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

401. 1517

CERTIFICATE OF POSTING

RE: Case # 97-401-SPHA

Petitioner/Developer:
(Exxon Corp.)
Date of Hearing/Closing:
(April 29, 1997)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____**

_____ 7510 Eastern Ave. , Baltimore, Maryland 21224 _____

**The sign(s) were posted on _____ April 14, 1997 _____
(Month, Day, Year)**

Sincerely,

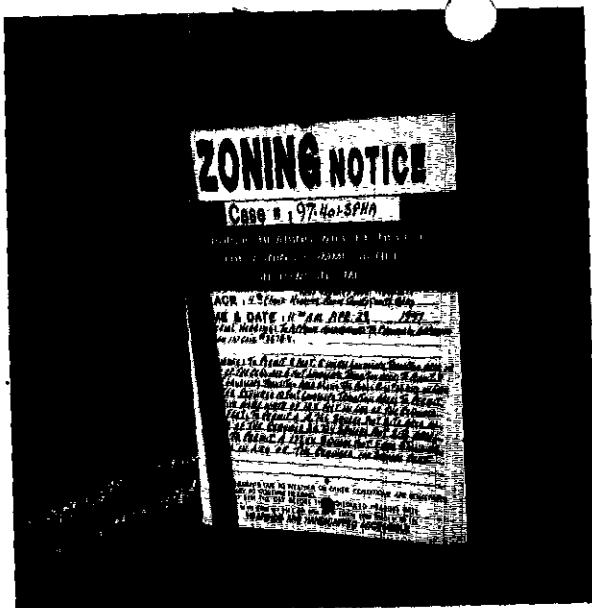

(Signature of Sign Poster & Date)

**_____ Thomas P. Ogle, Sr. _____
(Printed Name)**

**_____ 325 Nicholson Road _____
(Address)**

_____ Baltimore, Maryland 21221 _____

**_____ (410)-687-8405 _____
(Telephone Number)**



97-401-SPHA



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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.

97-401

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 401

Petitioner: Exxon

Location: 7510 Eastern Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: David Guden

ADDRESS: 210 W. Penn. Ave., Suite 400
Towson, Md. 21204

PHONE NUMBER: (410) 832-2000

AJ:ggs

(Revised 09/24/96)

401

TO: PUTUXENT PUBLISHING COMPANY
April 4, 1997 Issue - Jeffersonian

Please forward billing to:

David Gildea, Esq.
210 W. Pennsylvania Avenue, Suite 400
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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-401-SPHA
7510 Eastern Avenue
NWC Eastern Avenue and Ashby Avenue
12th Election District - 7th Councilmanic
Legal Owner(s): Exxon Corporation

Special Hearing to approve amendments to previously approved plan in case no. 3578-X.
Variance to permit 5 feet, 5 inches landscape transition area in lieu of the required 6 foot landscape transition area; to permit a 9 foot landscape transition area along the public right-of-way in lieu of the required 10 foot landscape transition area; to permit a drive aisles width of 12.5 feet in lieu of the required 20 feet; to permit a 15,766 square foot site area in lieu of the required 20,724 square foot site area; and to permit a 177.44 square foot free standing sign in lieu of the required 100 square feet.

HEARING: TUESDAY, APRIL 29, 1997 at 11:00 a.m., 4th floor hearing room, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



Baltimore County
Department of Permits and
Development Management

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

March 28, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-401-SPHA
7510 Eastern Avenue
NWC Eastern Avenue and Ashby Avenue
12th Election District - 7th Councilmanic
Legal Owner(s): Exxon Corporation

Special Hearing to approve amendments to previously approved plan in case no. 3578-X.
Variance to permit 5 feet, 5 inches landscape transition area in lieu of the required 6 foot landscape transition area; to permit a 9 foot landscape transition area along the public right-of-way in lieu of the required 10 foot landscape transition area; to permit a drive aisles width of 12.5 feet in lieu of the required 20 feet; to permit a 15,766 square foot site area in lieu of the required 20,724 square foot site area; and to permit a 177.44 square foot free standing sign in lieu of the required 100 square feet.

HEARING: TUESDAY, APRIL 29, 1997 at 11:00 a.m., 4th floor hearing room, County Courts Bldg., 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Exxon Corporation
David K. Gildea, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 14, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

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

April 28, 1997

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

RE: Item No.: 401
Case No.: 97-401-SPHA
Petitioner: Exxon Corporation

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 19, 1997.

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 Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: April 7, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for April 7, 1997
 Item No. 401

The Development Plans Review Division has reviewed the subject zoning item.

The office supports the landscape variances. The proposed sidewalk for Ashby Avenue should abut the right-of-way line to provide a landscape strip against the curb. See the landscape architect for a red-line mark up of the landscape plan.

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, Eastern Avenue (Rt. 150). Entrance on Eastern Avenue to be built per Department of Public Works' (DPW) Standard Plat R-29, Channelization at Road Intersection. The Ashby Avenue entrance per the DPW's Standard Plat R-32, Commercial Entrance.

RWB:HJO:cab

cc: File

ZONE407.401

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 10/07/96

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

RE: Property Owner: Stanley E. Loyd - 395
James White - 396
Exxon Corporation - 401
Paul G. Vleck & Mark David Vleck &
Annabelle M. Vleck & Georgeann Lynch - 409

Location: DISTRIBUTION MEETING OF April 17, 1997

Item No.: 395, 396, (401), & 409

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.

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

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

cc: File



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 3/23/97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: March 31, 97

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

Item #'s:

396	404
397	405
398	406
(401)	408
402	
403	

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

April 2, 1997

Ms Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building
Room 109
Towson MD 21204

RE: Baltimore County
Item No. 401
Exxon
7510 Eastern Avenue
MD 150
Mile Post 0.53

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval of the special hearing.

However, we will require the owner to obtain an access permit through this office.

Entrance construction shall be subject to the terms and conditions of an access permit issued by this office, with the following submittals required:

- a. Nine (9) copies of the site plan showing the SHA requirements.
- b. Completed application.
- c. Performance bond, letter of credit, or certified check (**include Federal ID number or social security number on certified checks only**) in the amount of 150% of the actual entrance construction cost and in an even thousand dollar increment. These must be made payable to the State of Maryland (**Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection**).
- c. An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.
- e. A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction; or a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities, provided the cost for the utility relocation is included in the surety submitted for the permit.

My telephone number is 410-545-5600 (Fax# 333-1041)

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

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

Ms. Roslyn Eubanks
Page Two
April 2, 1997

The surety for entrance construction must be received by this office prior to our approving any building permits for this development.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,


 Ronald Burns, Chief
Engineering Access Permits
Division

LG/eu

PETITION PROBLEMS

97-401-SPHA

#395 --- MJK

1. Sign form incomplete/incorrect.

#396 --- MJK

1. Sign form incomplete/incorrect.

#397 --- MJK

1. Sign form incomplete/incorrect.

#401 --- JRA

1. NO sign form in folder.
2. Incomplete description on folder.

#402 --- JRA

1. NO sign form in folder.
2. Notary section is incorrect/incomplete.
3. No review information on bottom of petition form.
4. Not marked as flood zone on folder.

#408-- JCM

1. No telephone number for legal owner.
2. Two copies of sign form in folder - why?

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 19, 2000

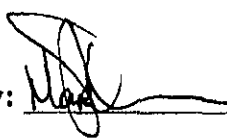
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

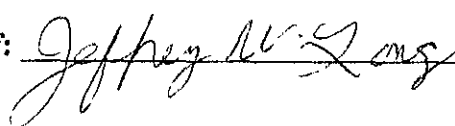
SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comments on the following petitions(s):

Item No(s): 401/402/417

For any further questions or additional information concerning the matters stated herein,
please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: 

Section Chief: 

AFK/JL:MAC



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

April 18, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF **APRIL 10, 2000**

Item No.: SEE BELOW

Dear Ms. Stephens:

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME REGARDING THE FOLLOWING ITEM #'S.

398, 399, (401), 402, 403, 405, 406, 408, 409, 410,

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
7510 Eastern Avenue, NWC Eastern Avenue	*	ZONING COMMISSIONER
and Ashby Avenue		
12th Election District, 7th Councilmanic	*	OF BALTIMORE COUNTY
Exxon Corporation	*	CASE NO. 97-401-SPHA
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 25th day of April, 1997, a copy of the foregoing Entry of Appearance was mailed to David K. Gildea, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, 4th Floor, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

97-401-8P14A

THAT EXXON CORPORATION, a New Jersey corporation, having an office in Houston, Texas, hereby nominates, constitutes, and appoints ROBERT G. CASERTA as its true and lawful attorney-in-fact to execute and deliver for and in the name and on behalf of Exxon Corporation permits, licenses and applications for permits and licenses, and Certificates of Capital Improvement, in connection with the development and construction of retail and service station outlets or additions, modifications or enhancements thereto.

The power and authority conferred herein to execute and deliver instruments may not be delegated.

This Power of Attorney shall be effective December 1, 1996, shall expire on December 1, 1998, and shall have the same force and effect as though special authority were granted by Exxon Corporation to the named attorney-in-fact to execute and deliver each such instrument or document separately for each and every such instrument or document so executed and delivered.

EXECUTED on this 21st day of November, 1996.

EXXON CORPORATION

(Corporate Seal)

By Joe T. McMillan
Executive Vice-President of
Exxon Company, U.S.A. and
Vice-President of Exxon Corporation

ATTEST:

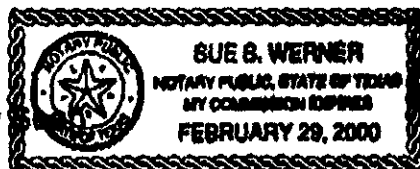
[Signature]
Assistant Secretary

FORM
APPROVED
[Signature]

STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on NOVEMBER 21, 1996, by Joe T. McMillan, Vice-President of Exxon Corporation, a New Jersey corporation, on behalf of said corporation.

(Notary
P38



Sue B. Werner
Notary Public in and for
the State of Texas

401

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Tim WHITTIE

FREDERICK WARD ASSOC. INC.

5 S. Main St. P.O. Box 727, Bel Air, MD 21034

3 LEYLAND COURT

BALTIMORE, MD 21221

Henry R. KUCZINSKI

EXXON Co. U.S.A.

6301 IVY LANE SUITE 700 GREENBELT, MD 20770

SHELLEY LE PLATT

David K. Golda

Whiteford, Taylor + Preston

210 W. Penn. Ave

Towson, Md. 21204





76°32'30"

MD GRID 930,000FT

Joins Map 44

940,000 FT

76°30'00"

SE E-1

BALTO. CO. REC MAP 36, GRID F13

① 3578-X → June 27, 1955 - Special Exception for gasoline service station (4 single pumps)

② 66-108A →

③ 4194A

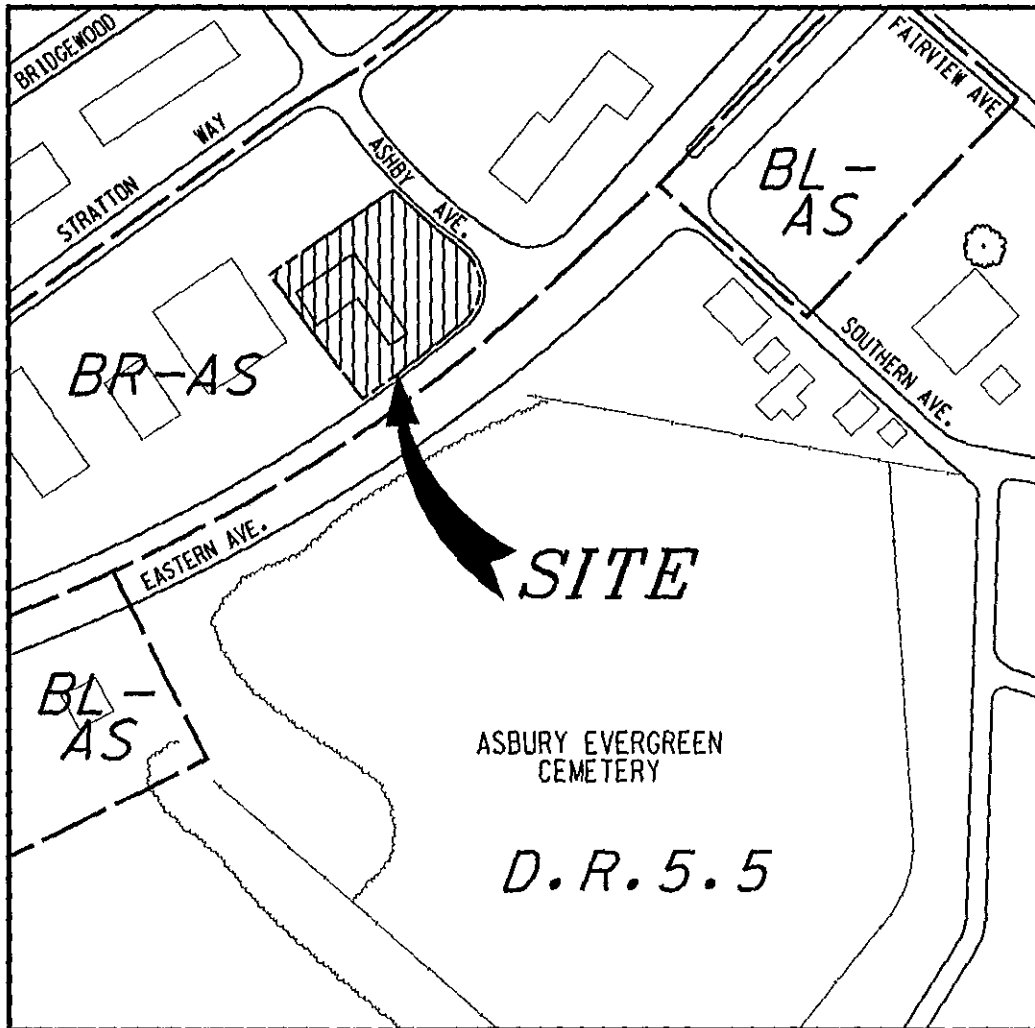
④ 74-292XA

⑤ 74-149A

⑥ 65-330A

Nov. 10, 1965

→ Variance - To permit 6'6" side setback in lieu of required 30'
" " 24' rear " " " " 30'



97-0101-SPHA

SCALE 1" = 200'	DATE 03/17/97	 FREDERICK WARD ASSOCIATES, INC. ENGINEERS • ARCHITECTS • SURVEYORS P.O. BOX 727, 5 SOUTH MAIN STREET, BEL AIR, MARYLAND 21014 PHONE: (410) 879-2090 (410) 838-7900 FAX: (410) 893-1243	EXXON COMPANY, U.S.A. ZONING MAP FOR AN EXXON STATION LOCATED AT 7510 EASTERN AVENUE BALTIMORE, MARYLAND 21224
DR. BY KDN	CH. BY JBG		
RAS. NO. 2-7407	JOB NO. 96224		

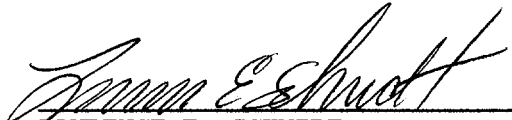
4601

IT IS FURTHER ORDERED that a variance from Section 405.4.A to permit a 15,766 sq. ft. site area in lieu of the required 20,724 sq. ft. site area, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 413.2.f. to permit a 177.44 sq. ft. freestanding sign, in lieu of the required 100 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

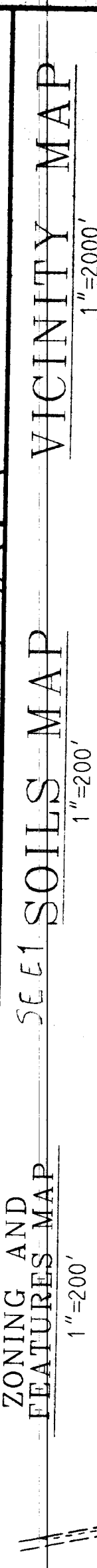
1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property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

2. The Petitioner shall comply with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), which are adopted in their entirety and made a part of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 5/9/97
By M. Hark



A. PLAN PREPARED BY:
FREDERICK WARD ASSOCIATES, INC.
5 SOUTH MAIN STREET
BEL AIR, MARYLAND 21014
ATTN: MR. TIM WHITTE
PHONE: (410) 819-2090

DEVELOPER/OWNER:
EXXON CORPORATION
6301 LUY LANE, SUITE 700
GREENBELT, MARYLAND 20770
ATTN: ROBERT CASERTA
PHONE: (301) 513-7511
TAX ACCOUNT #: 1207083500

COASTING	DELIVERED	VENTILED	TOPOGRAPHY AND STREET GRADES APPROXIMATELY (Labeled)	REMARKS
X	X		SLOPES GREATER THAN 25%	
		X	100 YEAR FLOOD PLAIN	
	X		SOILS MAPPED ACCORDING TO SOIL CONSERVATION SERVICE COUNTY, MARYLAND	
X			STREAMS, SEEPS, PONDS OR OTHER WATER BODIES SHOWN ON SITE AND BOUNDARIES.	
	X	X	1:1; UP SITE	
		X	METLANDS	
	X		FOREST BUFFER LIMITS INCLUDING ADJUSTMENTS FOR STEEP SLOPES AND/OR ERODIBLE SOILS.	
X			LAND COVER ON AND WITHIN 200 FT. OF SITE.	
	X		SHRUBS AND REGULATED PLANT SPECIES IN WETLANDS.	
	X	X	WELLS ON SITE AND WITHIN 100 FT. OF SITE	
	X		SEPTIC ON SITE AND WITHIN 100 FT. OF SITE.	
X		X	UNDERGROUND FUEL TANKS ON SITE AND WITHIN 100 FT. OF SITE	
		X	SOIL EVALUATION TESTS (PERC TESTS) PERFORMED	NO

[illegible]

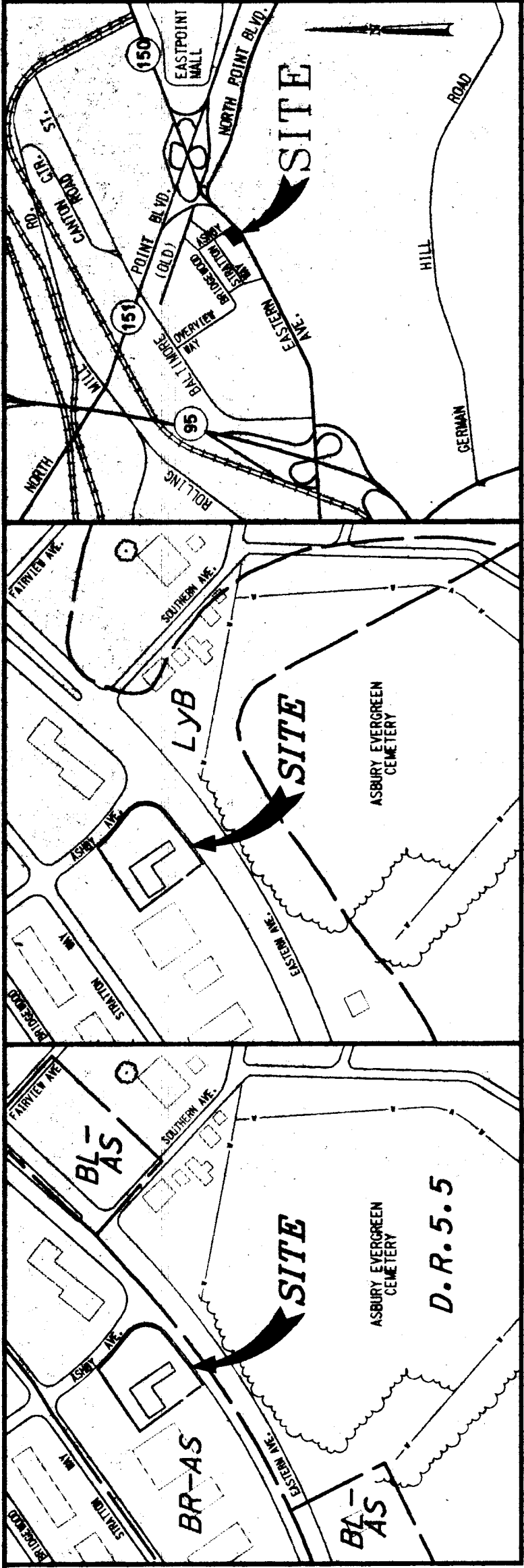
EXISTING CONFORMANCE		REMARKS
X		
	X	BALTIMORE, COUNTY MASTER PLAN 1989-2000
	X	COMMUNITY OR REVITALIZATION PLAN(S)
	X	RECREATION AND PARKS PLAN
	X	STREETSCAPE AND PARKS PLAN
	X	STREETSCAPE PLAN
	X	GREENWAYS PLAN
		OTHER:

97-401-524A

		FREDERICK WARD ASSOCIATES, INC. ENGINEERS • ARCHITECTS • SURVEYORS P.O. BOX 727, 5 SOUTH MAIN STREET, BEL AIR, MARYLAND 21014 PHONE: (410) 879-2099 FAX: (410) 893-1243	
OWNER/DEVELOPER/APPLICANT EXON CORPORATION 6301 IVEY LANE GREENBELT, SUITE 7000, 20770 PHONE: 1 (201) 513-7511 ATTN: MR. ROBERT CASERTA		PROJECT NO. 96224 SYMEXIST, DGN RAS. NO. 2-740P DWG. NO. 1 OF 4	
DATE	REVISIONS	BY	CHK.
EXISTING CONDITIONS FOR AN EXON STATION LOCATED AT 7510 EASTERN AVENUE BALTIMORE, MARYLAND		A DIVISION OF EXON CORPORATION Real Estate & Engineering Marketing Department DATE: 03/19/97 DRAWN BY: KON CHK. BY: JBG SCALE: 1" = 10'	



GRAPHIC SCALE



VICINITY MAP
1"=200'

SOILS MAP
1"=200'

ZONING AND FEATURES MAP
1"=200'

N/F
MURDOCK REALTY CO.
2558/23
"KEMPO KARATE"

N/F
ELENA SUHOMLIN
7970/790
"RUGGIEROS"
RESTAURANT

N/F
CARROLL L. ROWNY
6827/582

N/F
D.R. 5.5

N/F
ASBURY EQUESTRIAN CLUB

N/F
D.R. 5.5

N/F
D.R. 5.5

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SITE INFORMATION

1. GROSS SITE AREA: 15,445 SQ. FT. = 0.3549 ACRES
2. NET LOT SIZE: 15,445 SQ. FT. = 0.3549 ACRES
3. FLOOD AREA: CONVENTENCE STORE - 1,431 SQ. FT. (ANCILLARY USE)
4. FLOOD AREA: MAINTENANCE BUILDING - 1,431 SQ. FT. (ANCILLARY USE)
5. TAX ACCOUNT NUMBER: 1207083500
6. ELECTION DISTRICT: TWELFTH
7. CONJUGAL DISTRICT: SEVENTH
8. EXISTING USE: FUEL SERVICE STATION WITH 3 SERVICE BAYS.
9. EXISTING USE: FUEL SERVICE STATION WITH AN ANCILLARY TIGER MANT CONVENTENCE STORE.
10. ZONING TRACT: 4205-01
11. WATERBODIES: 2
12. SURFERSHED: BREAD AND CHEESE CREEK
13. ESTIMATED AVERAGE DAILY TRIPS: 130
14. EXISTING IMPERVIOUS AREA: 14,184 SQ. FT.
15. PROPOSED IMPERVIOUS AREA: 11,711 SQ. FT.
16. TOTAL DISTURBED AREA: 15,445 SQ. FT. = 0.3549 ACRES.
17. THE DUE DETERMINED THAT A 26-TITLE(17) LIMITED DEVELOPMENT ON "1997".
18. MASS TRANSIT SERVICE LINE TO THE SITE: 23
19. THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARIES.
20. THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARIES.
21. STATE CONCERN.
22. THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN 1 MILE OF THE SITE.
23. THE SITE IS EXEMPT FROM OPEN SPACE REQUIREMENTS.
24. FOR OUTSTANDING PER SECTION 405-2.8 OF THE B.C. ZONING PLAN IN CASE NO. 578-X.

ZONING NOTES

1. ZONING STATUS:
A. EXISTING ZONING: BR-AS
B. PROPOSED ZONING: BR-AS
2. AREA REQUIREMENTS:
1. 8 X 1500 = 12,000 SQ. FT. (USE MIN. 15,000 SQ. FT.)
2. CONVENTENCE STORE: 1431 SQ. FT. X 4 = 5724 SQ. FT.
3. TOTAL SITE AREA: 15,445 SQ. FT.
A. PROVIDED = 15,445 SQ. FT.
4. ACCESS POINTS:
1. PROPOSED 20' DIRECTIONAL ENTRANCES ONTO EASTERN AVENUE SUBJECT TO BALTIMORE COUNTY APPROVAL.
2. PROPOSED 30' ENTRANCE ON ASHBY AVENUE SUBJECT TO BALTIMORE COUNTY APPROVAL.
5. PARKING:
A. REQUIRED: (15 PER EMPLOYEE (2 EMPLOYEES) = 30 SPACES (10 SPACE / SELF-SERVE AIR (1 AIR / WATER) = 20 SPACES
6. PROVIDED: 8 SPACES (INCLUDING ONE HANDICAP SPACE)
7. SITE ADDRESS: 7510 EASTERN AVENUE 21224
8. REQUIRED SETBACKS:
BUILDING: 25 FEET
PUMP ISLANDS: 25 FEET
LANDSCAPE TRANSITION AREAS: 10 FEET
RIGHT-OF-WAY: 10 FEET
SIDE: 6 FEET
9. ZONING HISTORY:
1. BALTIMORE COUNTY ZONING OFFICE 1971 ZONING MAP FOR GASOLINE SERVICE STATION USE. GRANTED ORDER EXEMPTION 1. CASE NO. 578-X BY GULF OIL CORP. FOR SPECIAL EXCEPTION TO PERMIT A 26-TITLE(17) LIMITED DEVELOPMENT ON "1997".
2. CASE NO. 56-AREA VARIANCE GRANTED TO PERMIT (A) 21-42 SIDE SETBACK IN LIEU OF THE REQUIRED 30' SIDE SETBACK AND (B) PROVIDE 30' REAR YARD SETBACK. ORDER DATED 11/16/04.
10. ZONING REQUESTS:
1. SPECIAL HEARING TO AMEND PREVIOUSLY APPROVED ZONING PLAN IN CASE NO. 578-X.
11. VARIANCES:
1. AREA ALONG THE SIDE PROPERTY LINES IN LIEU OF THE REQUIRED 10' TRANSITION AREA.
2. SECTION 405-4.2.B TO PERMIT A 3' LANDSCAPE TRANSITION AREA ALONG THE SIDE PROPERTY LINES IN LIEU OF THE REQUIRED 10' TRANSITION AREA.
3. SECTION 405-4.2.B TO PERMIT A 3' LANDSCAPE TRANSITION AREA ALONG THE SIDE PROPERTY LINES IN LIEU OF THE REQUIRED 10' TRANSITION AREA.
4. SECTION 405-4.2.B TO PERMIT A 3' LANDSCAPE TRANSITION AREA ALONG THE SIDE PROPERTY LINES IN LIEU OF THE REQUIRED 10' TRANSITION AREA.
5. SECTION 405-4.2.B TO PERMIT A 3' LANDSCAPE TRANSITION AREA ALONG THE SIDE PROPERTY LINES IN LIEU OF THE REQUIRED 10' TRANSITION AREA.

LEGEND

- (D) SIGN KEY
- (3) VARIANCE KEY
- (3) PARKING SPACES
- (3) FLOW OF TRAFFIC (NOT STRIPING)
- (3) WPD WAITING
- (3) WPD SERVICING

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCE

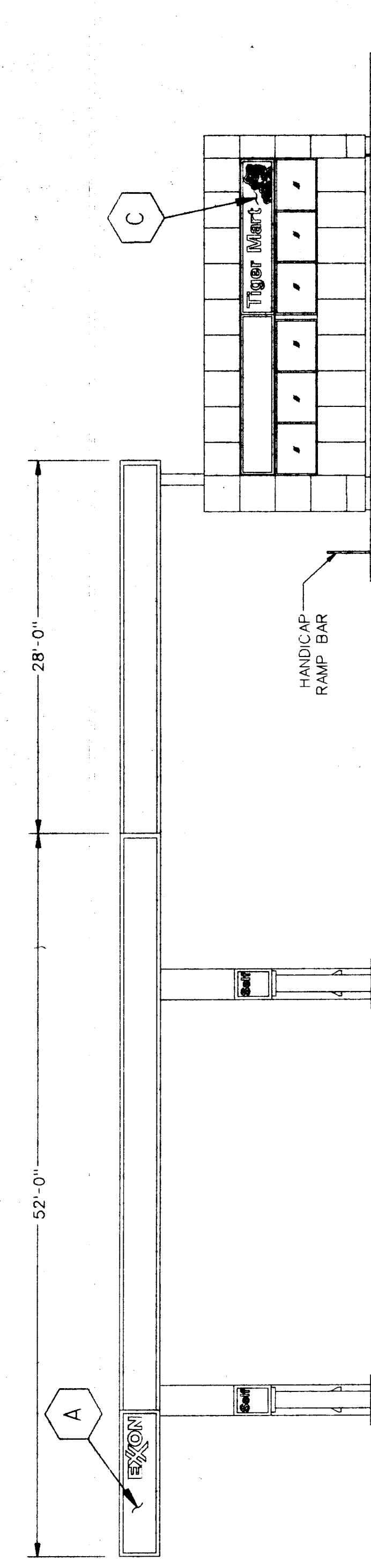
DATE	REVISIONS	BY	CHK.	EXON CORPORATION	PROJECT NO.
				Marketing Department	96224
				Real Estate & Engineering	
					SVS SITE DON
					RAS. NO.
					2-1407
					DWG. NO.
					2 OF 4

DATE	REVISIONS	BY	CHK.	FREDERICK WARD ASSOCIATES, INC.	PROJECT NO.
				Engineers, Architects, Surveyors	96224
				P.O. BOX 727, 5 SOUTH MAIN STREET, BEL AIR, MARYLAND 21014	
				PHONE: (410) 879-2090 : (410) 838-7900 FAX: (410) 893-1243	

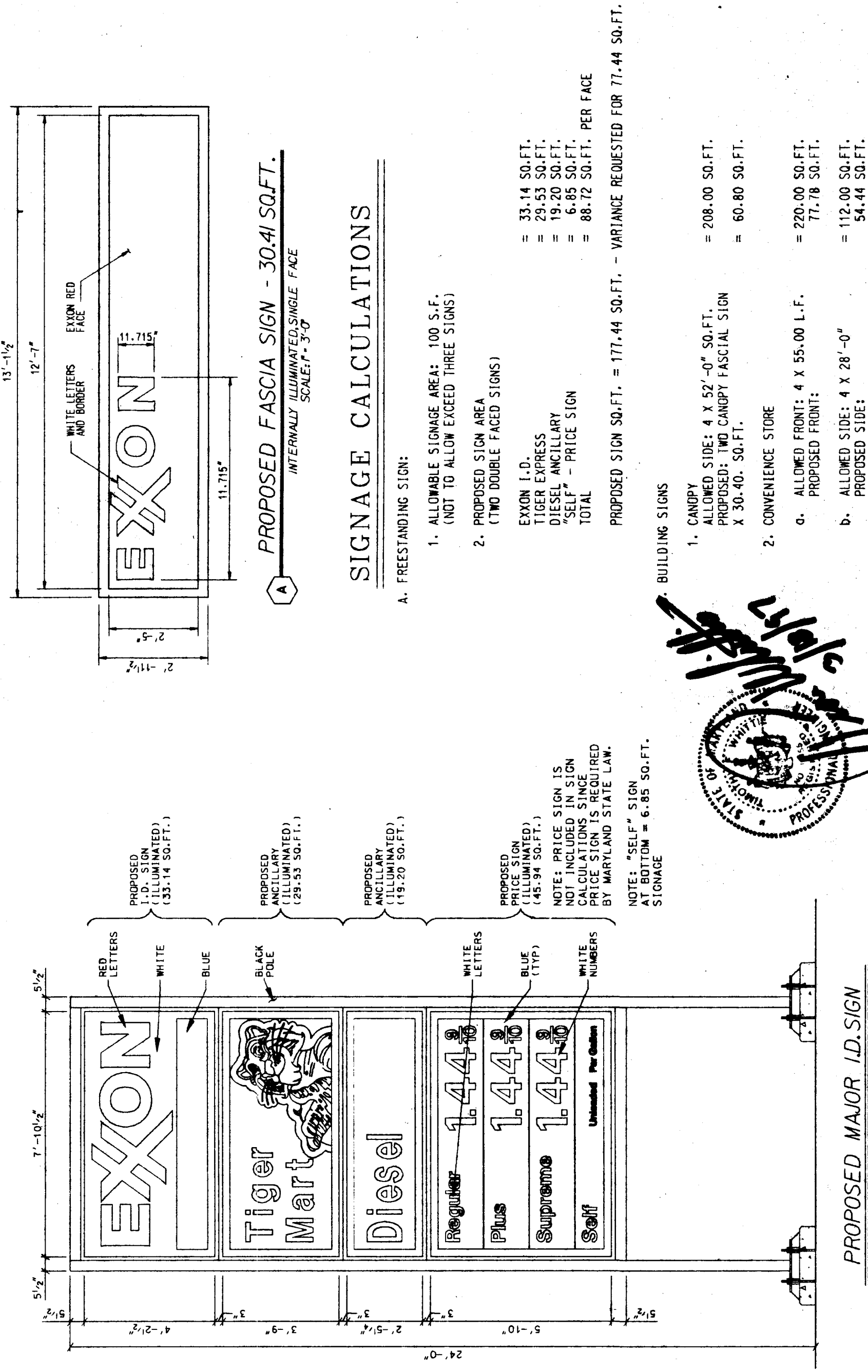
DATE	REVISIONS	BY	CHK.	EXON CORPORATION	PROJECT NO.
				6301 IVY LANE	96224
				GREENBELT, MARYLAND 20770	
				PHONE: (301) 513-5511	
				ATTN: MR. ROBERT CASERTA	

DATE	REVISIONS	BY	CHK.	EXON CORPORATION	PROJECT NO.
				6301 IVY LANE	96224
				GREENBELT, MARYLAND 20770	
				PHONE: (301) 513-5511	
				ATTN: MR. ROBERT CASERTA	

DATE	REVISIONS	BY	CHK.	EXON CORPORATION	PROJECT NO.
				6301 IVY LANE	96224
				GREENBELT, MARYLAND 20770	
				PHONE: (301) 513-5511	
				ATTN: MR. ROBERT CASERTA	



CANOPY WEST ELEVATION



BUILDING ELEVATIONS

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

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCE

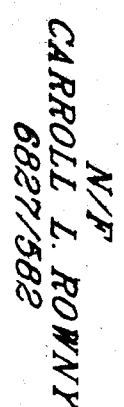
OWNER/DEVELOPER/APPLICANT	FREDERICK WARD ASSOCIATES, INC. ENGINEERS • ARCHITECTS • SURVEYORS P.O. BOX 127, S SOUTH MAIN STREET, BEL AIR, MARYLAND 21014 PHONE: (410) 879-2090 (410) 838-7900 FAX: (410) 893-1243		EXXON CORPORATION 6301 IVY LANE GREENBELT, MARYLAND 20770 PHONE: (1301) 513-7511 ATTN: MR. ROBERT CASERTA
DATE	REVISIONS	BY	CHK:
			EXXON CORPORATION A DIVISION OF EXXON CORPORATION Marketing Department Real Estate & Engineering
			BUILDING AND SIGNAGE PLAN FOR AN EXXON STATION LOCATED AT: 7510 EASTERN AVENUE BALTIMORE, MARYLAND 21224
			DATE: 03/19/97 DRAWN BY: KDN CHK. BY: JBC SCALE: AS NOTED
			PROJECT NO.: 96224 SUBMITTER'S LOGO: R.A.S. NO.: 2-1407 DWG. NO.: 3 OF 4

OWNER/DEVELOPER/APPLICANT

EXXON CORPORATION
6301 IVY LANE
SUITE 700
GREENBELT, MARYLAND 20770
PHONE: (1301)513-7511
ATTN: MR. ROBERT CASERTA

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS • ARCHITECTS • SURVEYORS

P.O. BOX 727, 5 SOUTH MAIN STREET, BEL AIR, MARYLAND 21014
PHONE: (410) 879-2090 (410) 838-7900 FAX: (410) 893-1243



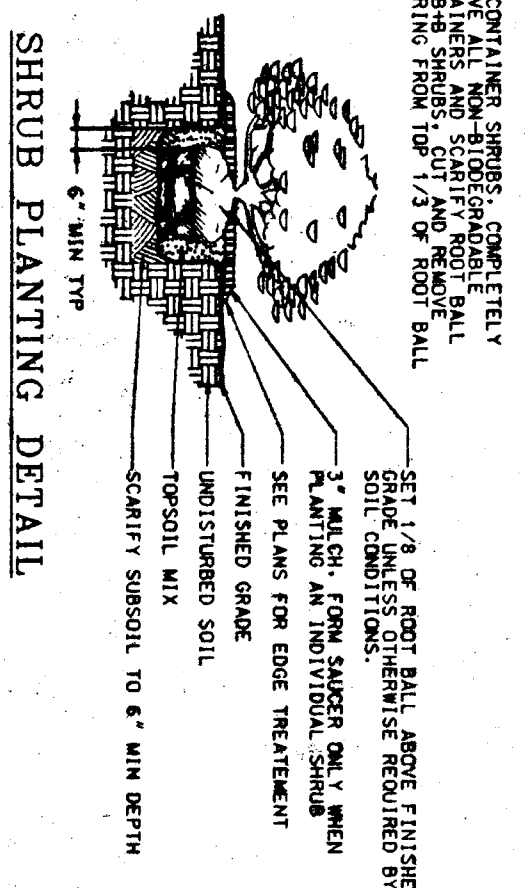
N/P
ELENA SUHOMLIN
7970/790
"RUGGIERO'S"
"RESTAURANT"

[illegible]

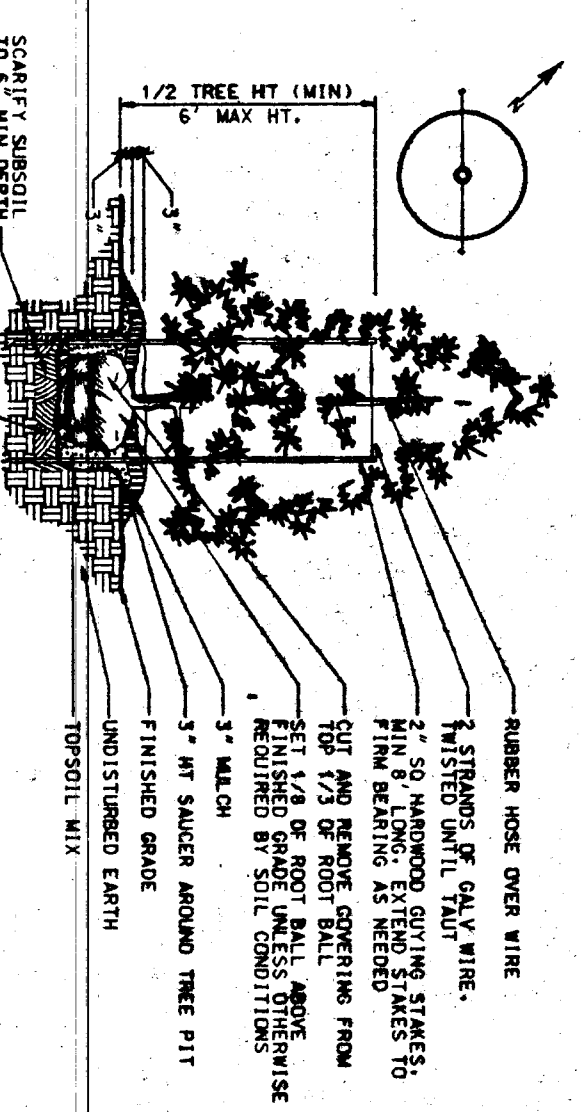
VICINITY MAP

- [illegible]

DECIDUOUS TREE PLANTING (UP TO 3" CALIPER)



SHRUB PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL

Planting Notes

All plant material shall conform to the sizes given in the Plant List and shall be nursery grown in accordance with the standards of the American Nursery Association. All planting shall be in accordance with standard American practices and specifications.

Contractor and Owner's Representative shall verify the correct location of all underground utilities in the field prior to installation of any plant material.

Plant material location to be staked in the field and approved by the architect shall be provided to the contractor by a sketch of the site with the following information:

- 1. All areas disturbed by planting operations shall be fine graded and seeded.
- 2. All areas disturbed by planting operations shall be fine graded and seeded.
- 3. All areas disturbed by planting operations shall be fine graded and seeded.
- 4. All areas disturbed by planting operations shall be fine graded and seeded.
- 5. All areas disturbed by planting operations shall be fine graded and seeded.
- 6. All areas disturbed by planting operations shall be fine graded and seeded.
- 7. All areas disturbed by planting operations shall be fine graded and seeded.
- 8. All areas disturbed by planting operations shall be fine graded and seeded.
- 9. All areas disturbed by planting operations shall be fine graded and seeded.
- 10. All areas disturbed by planting operations shall be fine graded and seeded.

Obtain approval from Architect's or Owner's Representative before making any substitutions or changes.

All plant names shall be concurred with a second name unless otherwise noted on drawings.

Quantities shown on plant list are for the Contractor's use. In the event of a discrepancy between quantities shown on the drawings and quantities shown on the plant list, the quantities shown on the drawings shall govern.

3/10/97

P. S.

PLAN TO ACCOMPANY PETITION FOR
SPECIAL HEARING AND VARIANCE

DATE	REVISIONS	BY	CHK.	EXXON CORPORATION 4 DIVISION OF EXXON CORPORATION Real Estate & Engineering	PROJECT NO. 96224
Working Document					
DATE: 03/19/97	LANDSCAPE PLAN FOR AN EXXON STATION LOCATED AT 9510 EASTERN AVENUE BALTIMORE, MARYLAND 21224				
DRAWN BY: KDN					
CHK. BY: JBC					
SCALE: 1" = 10'					
					S&W AND/2 DGN RAS. NO. 2-7407 DWG. NO. 4 OF 4

OWNER/DEVELOPER/APPLICANT

EXXON CORPORATION

6301 IYV LANE
SUITE 700
GREENBELT, MARYLAND 20770
PHONE: 1 (301) 513-7511
ATTN: MR. ROBERT CASERTA

EXXON CORPORATION
6301 IVY LANE

FREDERICK WARD ASSOCIATES, INC.

ENGINEERS • ARCHITECTS • SURVEYORS

NE: (410) 879-2090 (410) 838-7900 FAX: (410) 893-1243

NE: (410) 879-2090 (410) 838-7900 FAX: (410) 893-1243

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE
NWC Eastern Avenue & Ashby Ave.
7510 Eastern Avenue
12th Election District
7th Councilmanic District
Exxon Corporation, Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 97-401-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and Petition for Variance for the property located at 7510 Eastern Avenue in eastern Baltimore County. The Petition was filed by the Exxon Corporation, property owner. Special hearing relief is requested to approve amendments to a previously approved plan in case No. 3578-X. Variance relief is requested as follows:

- Section 405.4.A.2.b of the Baltimore County Zoning Regulations (BCZR) to permit a 5 ft. 5 inches landscape transition area in lieu of the required 6 ft. landscape transition area;
- Section 405.4.A.2.b. to permit a 9 ft. landscape transition area along the public right of way in lieu of the required 10 ft. landscape transition area;
- Section 409.4.A to permit a drive aisle width of 12.5 ft. in lieu of the required 20 ft.;
- Section 405.4.A to permit a 15,766 sq. ft. site area in lieu of the required 20,724 sq. ft. site area;
- Section 413.2.f. to permit a 177.44 sq. ft. freestanding sign in lieu of the required 100 ft.

All of the requested relief and subject property are more particularly shown on the site plan, received into evidence as Petitioner's Exh. No. 1. Appearing on behalf of the Petitions was Shelley LePlatt, on behalf of the Exxon Corporation and Henry R. Kuczinski, the proprietor of the

gasoline station on the subject site. Also present was Tim Whittle, the engineer who prepared the site plan. David Gildea, Esquire, represented the Petitioner. There were no Protestants or other interested persons present.

This is another in a line of cases which the Zoning Commissioner has entertained regarding the conversion of existing gasoline/service garages to gasoline/convenience store sites. In this case, the property at issue is located at the intersection of Eastern Avenue and Ashby Avenue in eastern Baltimore County. The property is approximately .3596 acres in area, zoned B.R.-A.S. Since 1995, the site has been used as an Exxon Service Station. In addition to fuel dispensers, the property is improved with a four bay service garage.

The Petitioner is converting the site in accordance with Exxon's new marketing approach which is being implemented nationally. The existing service bay garage building will be razed. In its place, the Petitioner will construct a 1431 sq. ft. Tiger Mart building. Moreover, the pump islands/fuel dispensers are being relocated and modernized. There will be four pump islands, as shown on the plan. In fact, the entire site is being upgraded and reconfigured. There will be two entrances of the property by curb cuts on Eastern Avenue and a single entrance from Ashby Avenue. Testimony offered was that the proposal represents a significant upgrade to the property. Moreover, additional landscaping will be added and there will be less impervious surface.

Special hearing relief is requested to amend the previously approved site plan. The station has been operating under that site plan since 1995. Moreover, a series of variances are being requested as set forth above. The Petitioner avers that the variances should be granted in view of the unique size and configuration of the property, as well as its

historic use. A grant of the variances was also endorsed by the Development Plans Review Division which indicated that the proposed renovation and upgrade of this site is appropriate.

Based upon the testimony and evidence presented, I shall grant the relief requested. In my judgement, the proposal represents a significant upgrade to the site and will be improvement to the area. I am convinced that the Petitioner has satisfied the criteria set forth in Section 307 of the BCZR. Thus, the relief requested shall be granted, subject to compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Development Plans Review Division and State Highway Administration.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9th day of May 1997 that, pursuant to the Petition for Special Hearing, approval to amend a previously approved plan in case No. 3578-X, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 405.4.A.2.b of the Baltimore County Zoning Regulations (BCZR) to permit a 5 ft. 5 inches landscape transition area in lieu of the required 6 ft. landscape transition area, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 405.4.A.2.b. to permit a 9 ft. landscape transition area along the public right of way in lieu of the required 10 ft. landscape transition area be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.4.A to permit a drive aisle width of 12.5 ft. in lieu of the required 20 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 405.4.A to permit a 15,766 sq. ft. site area in lieu of the required 20,724 sq. ft. site area, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 413.2.f. to permit a 177.44 sq. ft. freestanding sign, in lieu of the required 100 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

- 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.
- The Petitioner shall comply with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), which are adopted in their entirety and made a part of this Order.

Lawrence E. Schmidt
Zoning Commissioner for
Baltimore County

LES:mmm

UNDER RECEIVED FOR FILING
Date 5/9/97
By [Signature]

- 4 -



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

May 8, 1997

David K. Gildea
Whiteford, Taylor and Preston
210 W. Pennsylvania Avenue
400 Court Towers
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Property: 7510 Eastern Avenue
Case No. 97-401-SPHA

Dear Mr. Gildea:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted, with restrictions.

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

Very truly yours,
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

att:
c: Shelley LePlatt, Exxon Corp., 6301 Ivy Lane, Suite 700,
Greenbelt, Md. 20770
c: Mr. Henry R. Kuczinski, 3 Leyland Court, Balto. Md. 21221



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7510 Eastern Avenue
97-401-SPHA which is presently zoned BR-AS

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

Amendments to previously approved plan in Case No. 3578-X.

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

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

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

Legal Owner(s):
(Type or Print Name)
Signature
Address
City State Zipcode

Attorney for Petitioner:
David K. Gildea
Whiteford, Taylor & Preston
(Type or Print Name)
Signature
Address
City State Zipcode

6301 Ivy Lane (301) 513-7511
Greenbelt, MD 20770
David K. Gildea
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
400 Court Towers (410) 832-2000
Towson, MD 21204
OFFICIAL USE ONLY

ESTIMATED LENGTH OF HEARING
the following date: 3/9/97

ALL OTHER: 3/9/97
REVIEWED BY: 3/9/97 DATE: 3/9/97

401



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7510 Eastern Avenue
97-401-SPHA which is presently zoned BR-AS

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated 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 Attachment A.

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.

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

Legal Owner(s):
(Type or Print Name)
Signature
Address
City State Zipcode

Attorney for Petitioner:
David K. Gildea
Whiteford, Taylor & Preston
(Type or Print Name)
Signature
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6301 Ivy Lane (301) 513-7511
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the following date: 3/9/97

ALL OTHER: 3/9/97
REVIEWED BY: 3/9/97 DATE: 3/9/97

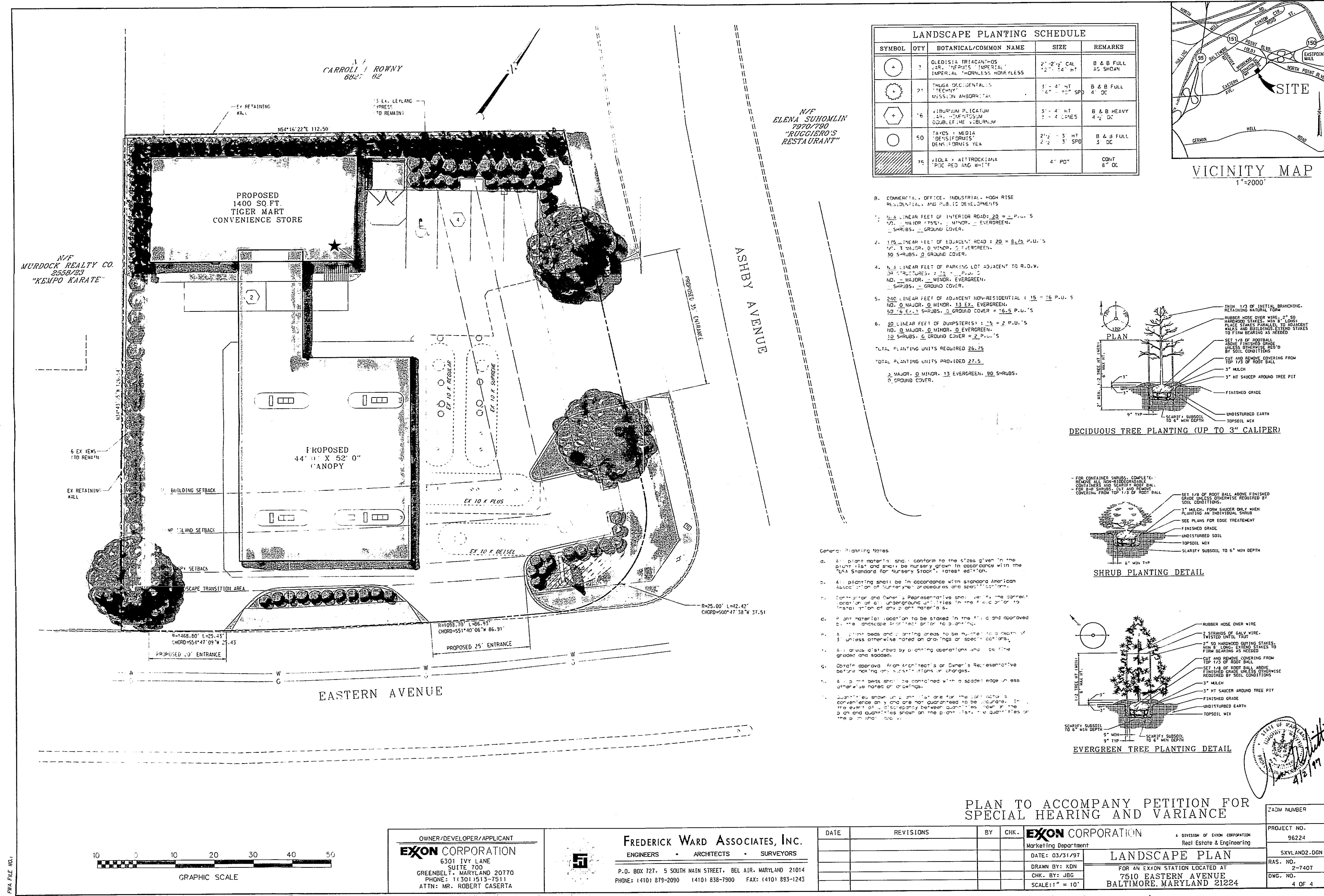
401

ATTACHMENT A
(to Petition for Variance)

- Section 405.4.A.2.b - to permit a 5' 5" landscape transition area in lieu of the required 6' landscape transition area.
- Section 405.4.A.2.b - to permit a 9' landscape transition area along the public right-of-way in lieu of the required 10' landscape transition area.
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- Section 405.4.A - to permit a 15,766 sq. ft. site area in lieu of the required 20,724 sq. ft. site area.
- Section 413.2f - to permit a 177.44 sq. ft. freestanding sign in lieu of the required 100 sq. ft.

101762

401



IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE
NWC Eastern Avenue & Ashby Ave.
7510 Eastern Avenue
12th Election District
7th Councilmanic District
Exxon Corporation, Petitioner

BEFORE THE
ZONING COMMISSIONER
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Case No. 97-401-SPHA

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The Petitioner is converting the site in accordance with Exxon's new marketing approach which is being implemented nationally. The existing service bay garage building will be razed. In its place, the Petitioner will construct a 1431 sq. ft. Tiger Mart building. Moreover, the pump islands/fuel dispensers are being relocated and modernized. There will be four pump islands, as shown on the plan. In fact, the entire site is being upgraded and reconfigured. There will be two entrances of the property by curb cuts on Eastern Avenue and a single entrance from Ashby Avenue. Testimony offered was that the proposal represents a significant upgrade to the property. Moreover, additional landscaping will be added and there will be less impervious surface.

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Based upon the testimony and evidence presented, I shall grant the relief requested. In my judgement, the proposal represents a significant upgrade to the site and will be improvement to the area. I am convinced that the Petitioner has satisfied the criteria set forth in Section 307 of the BCZR. Thus, the relief requested shall be granted, subject to compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Development Plans Review Division and State Highway Administration.

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- The Petitioner shall comply with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), which are adopted in their entirety and made a part of this Order.

Lawrence E. Schmidt
Zoning Commissioner for
Baltimore County

LES:mmm

UNDER RECEIVED FOR FILING
Date 5/9/97
By [Signature]

- 4 -



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

May 8, 1997

David K. Gildea
Whiteford, Taylor and Preston
210 W. Pennsylvania Avenue
400 Court Towers
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Property: 7510 Eastern Avenue
Case No. 97-401-SPHA

Dear Mr. Gildea:

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

Very truly yours,
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

att:
c: Shelley LePlatt, Exxon Corp., 6301 Ivy Lane, Suite 700,
Greenbelt, Md. 20770
c: Mr. Henry R. Kuczinski, 3 Leyland Court, Balto. Md. 21221



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7510 Eastern Avenue
97-401-SPHA which is presently zoned BR-AS

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

Amendments to previously approved plan in Case No. 3578-X.

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.

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

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

Legal Owner(s):
(Type or Print Name)
Signature
Address
City State Zipcode

Signature
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City State Zipcode

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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7510 Eastern Avenue
97-401-SPHA which is presently zoned BR-AS

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated 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 Attachment A.

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.

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ATTACHMENT A
(to Petition for Variance)

- Section 405.4.A.2.b -- to permit a 5' 5" landscape transition area in lieu of the required 6' landscape transition area.
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- Section 409.4.A -- to permit a drive aisle width of 12.5' in lieu of the required 20'.
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- Section 413.2f -- to permit a 177.44 sq. ft. freestanding sign in lieu of the required 100 sq. ft.

101762

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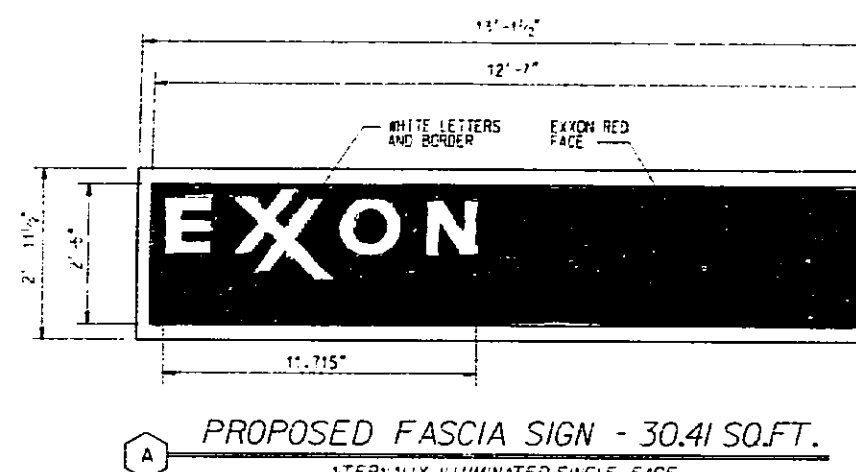
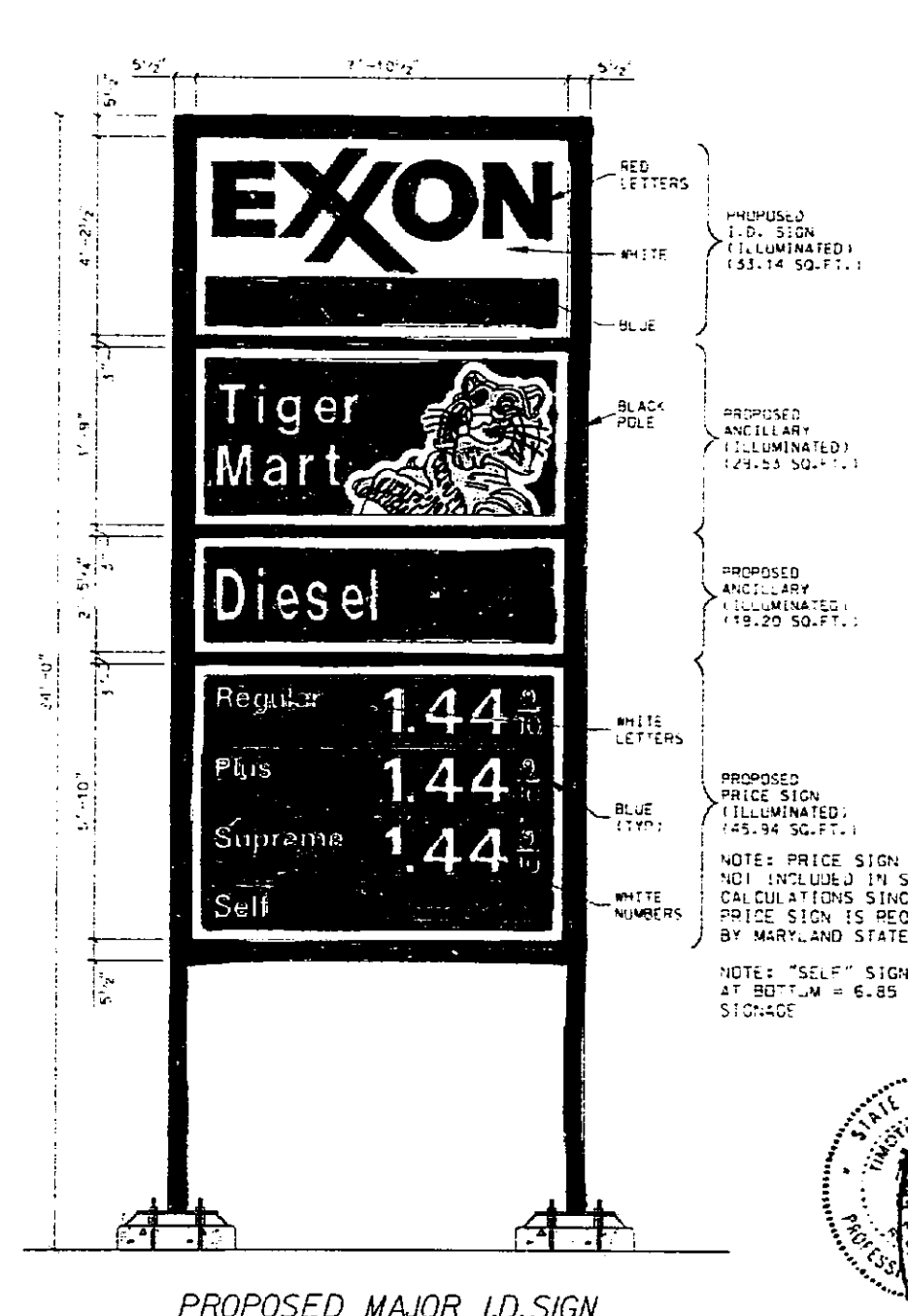
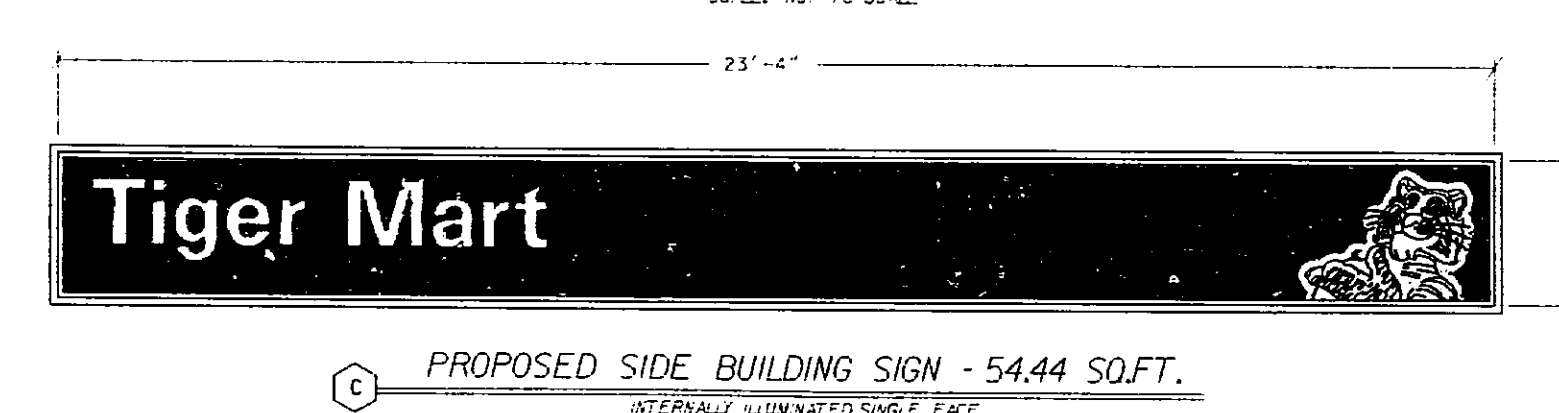
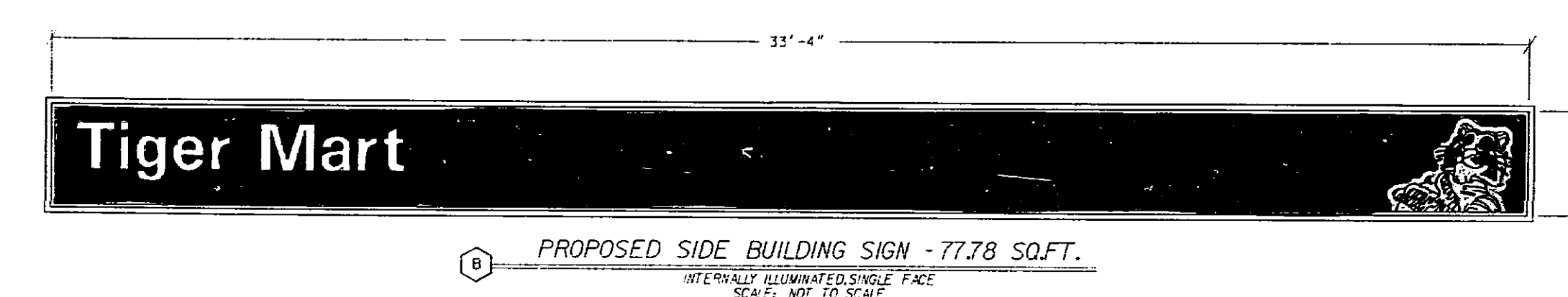
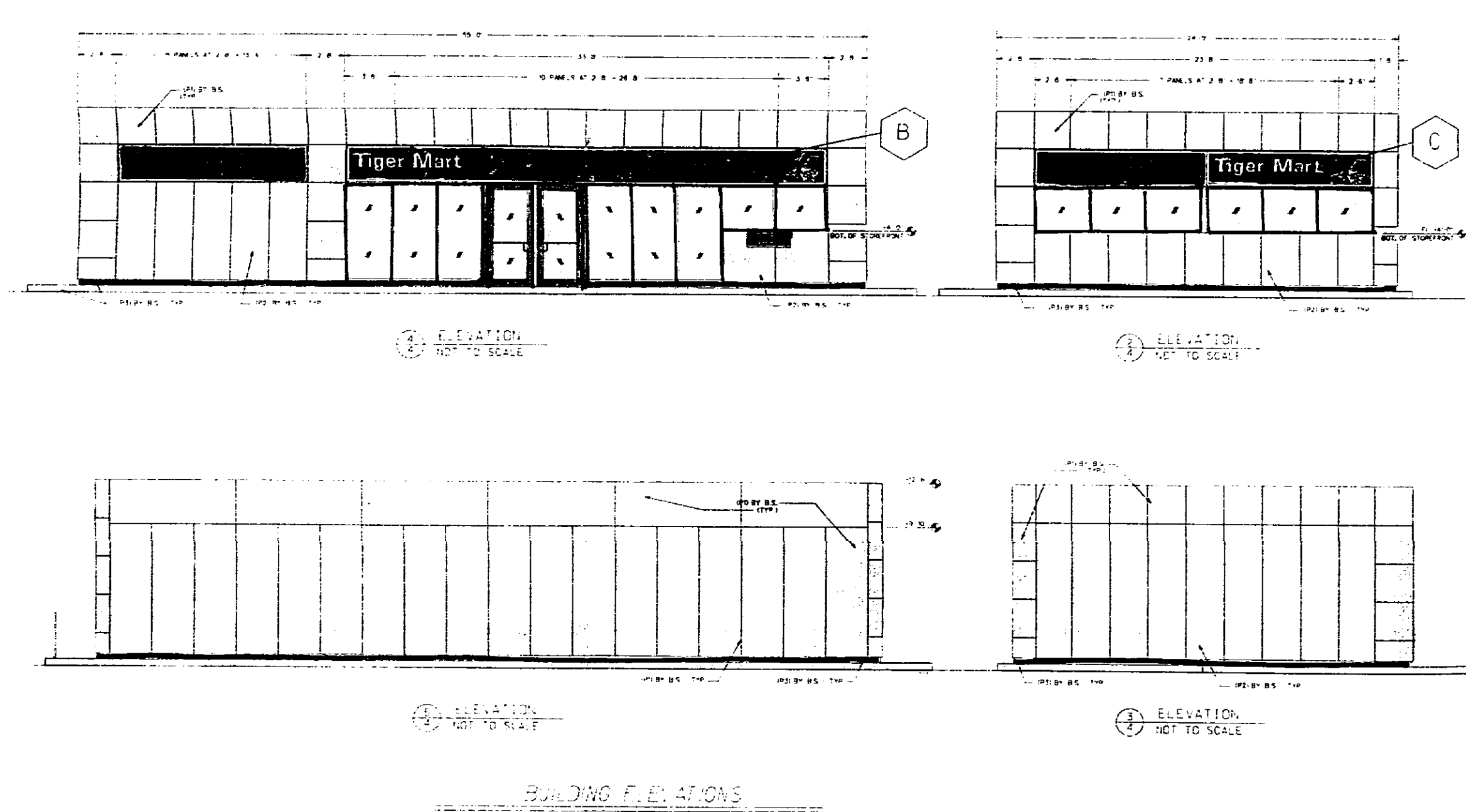
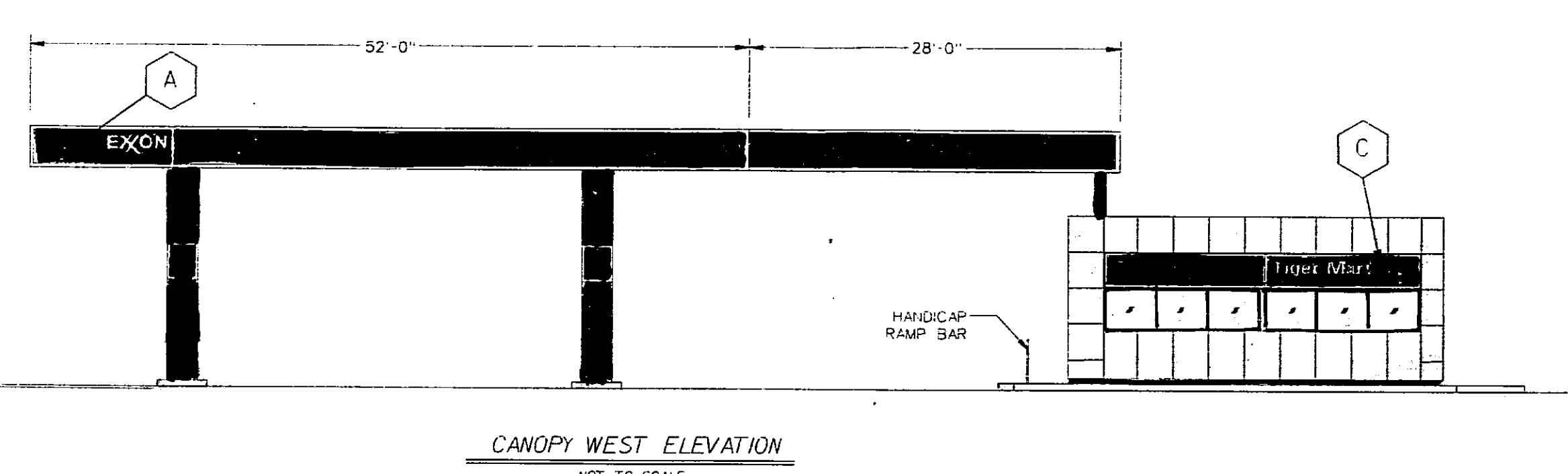
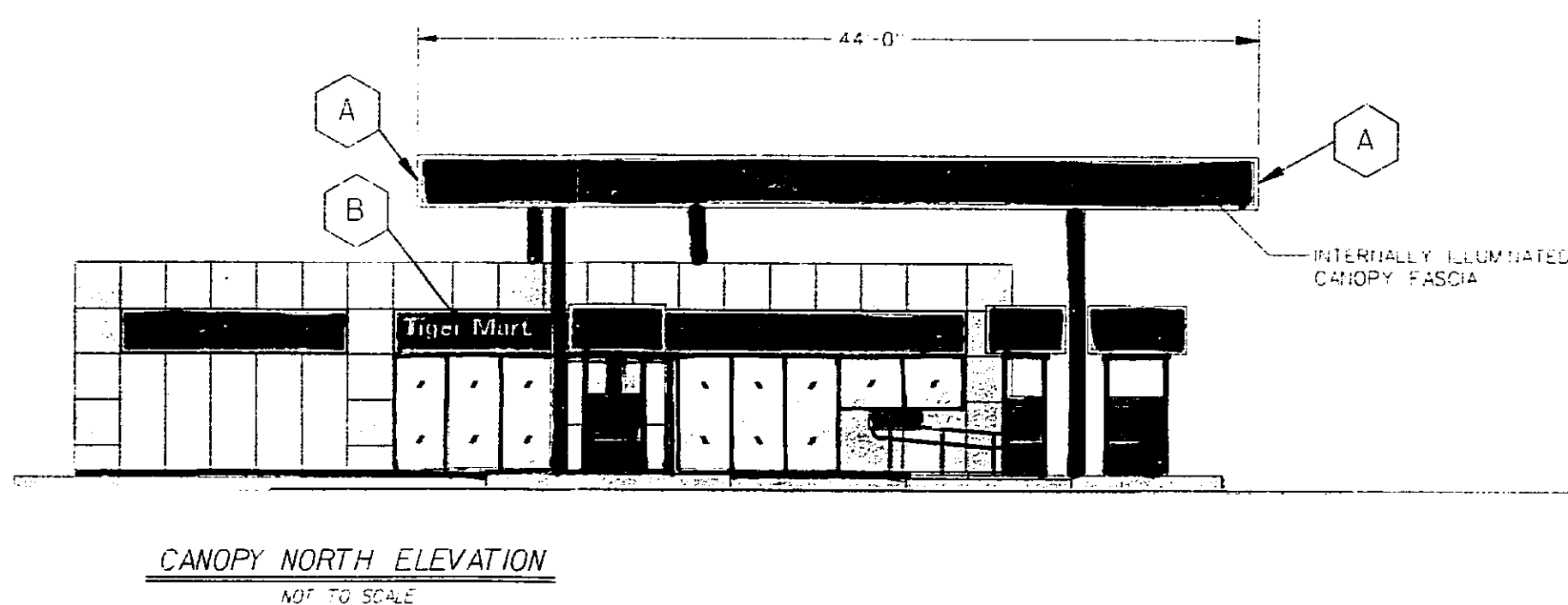
Signature
Address
City State Zipcode

Signature
Address
City State Zipcode

401

401

401



SIGNAGE CALCULATIONS

1. FREESTANDING SIGN:

- ALLOWABLE SIGNAGE AREA: 100 S.F.
(NOT TO EXCEED THREE SIGNS)
- PROPOSED SIGN AREA
(TWO DOUBLE FACED SIGNS):
EXON 1-2 = 33.14 SQ.FT.
TIGER EXPRESS = 29.83 SQ.FT.
DIESEL AUXILIARY = 19.20 SQ.FT.
SELF - PRICE SIGN = 6.85 SQ.FT.
TOTAL = 88.02 SQ.FT. PER FACE
PROPOSED SIGN SQ.FT. = 177.44 SQ.FT. - VARIANCE REQUESTED FOR 177.44 SQ.FT.

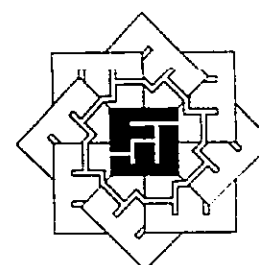
2. BUILDING SIGN:

- LANDMARK
ALLOWED SIDE: 4' x 52' 0" SQ.FT. = 208.00 SQ.FT.
PROPOSED 1-2 CANOPY + 3-4 FASCIA SIGN = 60.80 SQ.FT.
- CONVENIENCE STORE
a. ALLOWED FRONT: 4' x 55.00 L.F. = 220.00 SQ.FT.
PROPOSED FRONT: 77.78 SQ.FT.
- ALLOWED SIDE: 4' x 28'-0" = 112.00 SQ.FT.
PROPOSED SIDE: 84.44 SQ.FT.

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

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCE

OWNER/DEVELOPER/APPLICANT EXON CORPORATION 6301 IVY LANE SUITE 100 GREENBELT, MARYLAND 20770 PHONE: (11501) 5153-7511 ATTN: MR. ROBERT CASERTA		FREDERICK WARD ASSOCIATES, INC. ENGINEERS • ARCHITECTS • SURVEYORS P.O. BOX 727, 5 SOUTH MAIN STREET, BEL AIR, MARYLAND 21014 PHONE: (410) 819-2090 (410) 838-7900 FAX: (410) 893-1243		DATE	REVISIONS	BY	CHK:	EXON CORPORATION Marketing Department DATE: 03/19/97 DRAWN BY: KON CHK. BY: JBG SCALE: AS NOTED		A DIVISION OF EXON CORPORATION Real Estate & Engineering BUILDING AND SIGNAGE PLAN FOR AN EXON STATION LOCATED AT 7510 EASTERN AVENUE BALTIMORE, MARYLAND 21224		PROJECT NO. 98224 R.S. NO. 2-7407 DWG. NO. 3 OF 4
---	--	---	--	------	-----------	----	------	--	--	--	--	--



FREDERICK WARD ASSOCIATES, INC.
ENGINEERS - ARCHITECTS - SURVEYORS

ZONING DESCRIPTION

7510 Eastern Avenue
Twelfth Election District
Baltimore, Maryland

97-401-SPHA

BEGINNING at an 'x' cut found on the northwest right-of-way line of Eastern Avenue at the beginning of that tract or parcel of land conveyed by Chevron, USA, Inc. to Exxon Corporation by deed dated June 17, 1993, and recorded among the land records of Baltimore County in Liber SM 9862 folio 722. Thence binding on the outlines of said conveyance,

- 1) North 34°43'05" West, 126.54 feet to a PK nail set;
- 2) North 54°16'22" East, 112.50 feet to an 'x' cut set on the southwesterly right-of-way line of Ashby Avenue, 60 feet wide; thence binding on said Ashby Avenue,
- 3) South 47°48'50" East, 94.76 feet to a PK nail set;
- 4) 42.42 feet along the arc of a curve to the right, having a radius of 25.00 feet, and a chord bearing and distance of South 00°47'38" West, 37.51 feet to an 'x' cut set on the northwesterly right-of-way line of said Eastern Avenue; thence binding on said Eastern Avenue,
- 5) 86.93 feet along the arc of a curve to the right, having a radius of 1098.70 feet, and a chord bearing and distance of South 51°40'06" West, 86.91 feet to an 'x' cut set;
- 6) 25.43 feet along the arc of a curve to the right, having a radius of 1468.80 feet, and a chord bearing and distance of South 54°47'09" West, 25.43 feet to the Point of Beginning.

CONTAINING 15666 Square Feet (0.3596 Acres) of Land more or less.

9024-101

MD OFFICE: P.O. Box 727, 5 South Main Street, Bel Air, MD 21034 (410) 838-7900 (410) 879-2090 Fax (410) 833-1243
VA OFFICE: 7800 Sudley Road, Suite 711, Manassas, VA 20108 (703) 551-2271 (703) 361-7718 Fax (703) 361-0117

TO: PUBLISHER PUBLISHING COMPANY
April 4, 1997 Issue - Jeffersonian

Please forward billing to:

David Gildea, Esq.
210 W. Pennsylvania Avenue, Suite 400
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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-401-SPHA
7510 Eastern Avenue
Mac Eastern Avenue and Ashby Avenue
12th Election District - 7th Councilmanic
Legal Owner(s): Exxon Corporation

Special Hearing to approve amendments to previously approved plan in case no. 3578-1. Variance to permit 5 feet, 5 inches landscape transition area in lieu of the required 6 foot landscape transition area; to permit a 9 foot landscape transition area along the public right-of-way in lieu of the required 10 foot landscape transition area; to permit a drive aisle width of 12.5 feet in lieu of the required 20 feet; to permit a 15,766 square foot site area in lieu of the required 20,774 square foot site area; and to permit a 177.44 square foot free standing sign in lieu of the required 100 square foot.

HEARING: TUESDAY, APRIL 29, 1997 at 11:00 a.m., 4th floor hearing room, County Courts Bldg., 401 Bayley Avenue.

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.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/3, 1997

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 4/3, 1997.

THE JEFFERSONIAN,

A. J. Henshaw
LEGAL AD. - TOWSON

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 in Towson, Maryland on the property identified herein as follows:
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HEARING: TUESDAY, APRIL 29, 1997 at 11:00 a.m., 4th floor hearing room, County Courts Bldg., 401 Bayley Avenue.

BALTIMORE COUNTY, MARYLAND		No. 028568
OFFICE OF FINANCE - REVENUE DIVISION		
MISCELLANEOUS CASH RECEIPT		97-401-SPHA
DATE	3-19-97	ACCOUNT
AMOUNT	\$ 500.00	
FROM	WILLIAMSON TRADING COMPANY	
FOR	070-CON. UPR. 230	
	040-SRC. HALL 230	
	73000	
	03691H0254MICHRO	\$500.00
	EA DU02147PH03-19-97	
VALIDATION OR SIGNATURE OF CASHIER		
401. - JAB		

CERTIFICATE OF POSTING

RE: Case # 97-401-SPHA

Petitioner/Developer:
(Exxon Corp.)
Date of Hearing/Closing:
(April 29, 1997)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

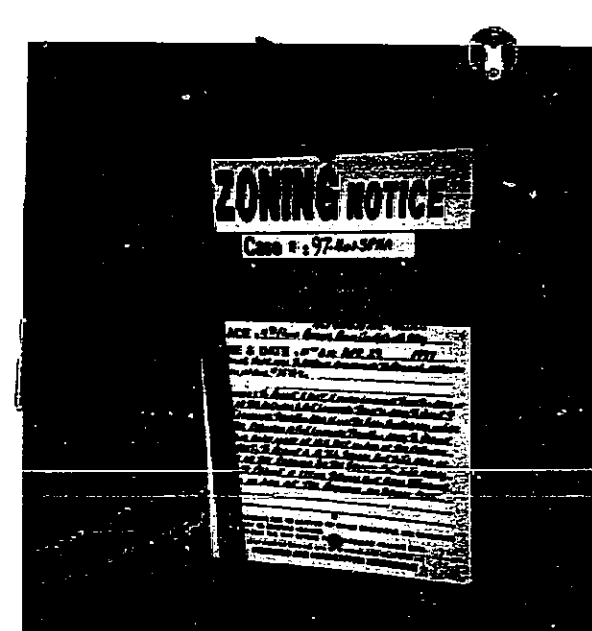
7510 Eastern Ave., Baltimore, Maryland 21204

The sign(s) were posted on April 14, 1997
(Month, Day, Year)

Sincerely,

Thomas P. Ogles, Jr.
(Signature of Sign Poster & Date)

Thomas P. Ogles, Jr.
325 Nicholson Road
(Address)
Baltimore, Maryland 21221
(410) 687-8485
(Telephone Number)



97-401-SPHA



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/neighborhood 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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.

97-401

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 401

Petitioner: Exxon

Location: 7510 Eastern Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: David Gildea

ADDRESS: 210 W. Penn. Ave., Suite 400

Towson, Md. 21204

PHONE NUMBER: (410) 832-2000

AJ:ggg

(Revised 09/24/96)

401



Baltimore County
Department of Permits and
Development Management

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

March 28, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-401-SPHA
7510 Eastern Avenue
Mac Eastern Avenue and Ashby Avenue
12th Election District - 7th Councilmanic
Legal Owner(s): Exxon Corporation

Special Hearing to approve amendments to previously approved plan in case no. 3578-1. Variance to permit 5 feet, 5 inches landscape transition area in lieu of the required 6 foot landscape transition area; to permit a 9 foot landscape transition area along the public right-of-way in lieu of the required 10 foot landscape transition area; to permit a drive aisle width of 12.5 feet in lieu of the required 20 feet; to permit a 15,766 square foot site area in lieu of the required 20,774 square foot site area; and to permit a 177.44 square foot free standing sign in lieu of the required 100 square foot.

HEARING: TUESDAY, APRIL 29, 1997 at 11:00 a.m., 4th floor hearing room, County Courts Bldg., 401 Bayley Avenue.

Arnold Jablon
Director

cc: Exxon Corporation
David K. Gildea, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 14, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

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

April 28, 1997

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

RE: Item No.: 401
Case No.: 97-401-SPHA
Petitioner: Exxon Corporation

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 19, 1997.

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 Roslyn Rubanks in the zoning office (410-887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: April 7, 1997
FROM: Robert W. Bowling, Chief
Development Plans Review Division
SUBJECT: Zoning Advisory Committee Meeting
for April 7, 1997
Item No. 401

The Development Plans Review Division has reviewed the subject zoning item.

The office supports the landscape variances. The proposed sidewalk for Ashby Avenue should abut the right-of-way line to provide a landscape strip against the curb. See the landscape architect for a red-line mark up of the landscape plan.

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, Eastern Avenue (Rt. 150). Entrance on Eastern Avenue to be built per Department of Public Works' (DPW) Standard Plat R-29, Channelization at Road Intersection. The Ashby Avenue entrance per the DPW's Standard Plat R-32, Commercial Entrance.

RWB:HJO:cab

cc: File

ZONE407.401

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 10/07/95

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

RE: Property Owner: Stanley E. Loyd - 395
James White - 396
Exxon Corporation - 401
Paul G. Vleck & Mark David Vleck &
Annabelle M. Vleck & Georgeann Lynch - 403

Location: DISTRIBUTION MEETING OF April 17, 1997

Item No.: 395, 396, 401, & 403 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.

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

REVIEWER: LT. ROBERT P. SAUEPHALD
Fire Marshal Office, PHONE 887-4951, MS-1102F

cc: File

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

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: March 31, 97

DATE: 3/23/97

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

Item #'s: 396 404
397 405
398 406
401 408
402
403

RBS:sp
BRUCE2/DEPRM/TXTSBB

SHA
Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

April 2, 1997

Ms Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building
Room 109
Towson MD 21204

RE: Baltimore County
Item No. 401
Exxon
7510 Eastern Avenue
MD 150
Mile Post 0.53

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval of the special hearing.

However, we will require the owner to obtain an access permit through this office.

Entrance construction shall be subject to the terms and conditions of an access permit issued by this office, with the following submittals required:

- Nine (9) copies of the site plan showing the SHA requirements.
- Completed application.
- Performance bond, letter of credit, or certified check (include Federal ID number or social security number on certified checks only) in the amount of 150% of the actual entrance construction cost and in an even thousand dollar increment. These must be made payable to the State of Maryland (Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection).
- An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.
- A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction; or a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities, provided the cost for the utility relocation is included in the surety submitted for the permit.

My telephone number is 410-545-5800 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2253 Statewide Toll Free

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

Mar. 18. 1997 11:07AM BUSA - MDL GREENBELT SOUTH NY 0621 P. 07

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: 97-401-SPHA

THAT EXXON CORPORATION, a New Jersey corporation, having an office in Houston, Texas, hereby nominates, constitutes, and appoints ROBERT G. CASERTA as its true and lawful attorney-in-fact to execute and deliver for and in the name and on behalf of Exxon Corporation permits, licenses and applications for permits and licenses, and Certificates of Capital Improvement in connection with the development and construction of retail and service station outlets or additions, modifications or enhancements thereto.

The power and authority conferred herein to execute and deliver instruments may not be delegated.

This Power of Attorney shall be effective December 1, 1996, shall expire on December 1, 1998, and shall have the same force and effect as though special authority were granted by Exxon Corporation to the named attorney-in-fact to execute and deliver each such instrument or document separately for each and every such instrument or document so executed and delivered.

EXECUTED on this 21st day of November, 1996.

EXXON CORPORATION

(Corporate Seal)

By: Joe T. McMillan
Executive Vice-President of
Exxon Company, U.S.A. and
Vice-President of Exxon Corporation

ATTEST:

John C. McMillan
Assistant Secretary

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on NOVEMBER 21 1996, by Joe T. McMillan, Vice-President of Exxon Corporation, a New Jersey corporation, on behalf of said corporation.

(Notary Seal)
SUE B. WERNER
NOTARY PUBLIC, EXPIRES 01/01/99
MY COMMISSION EXPIRES
FEBRUARY 28, 2000

Sue B. Werner
Notary Public in and for
the State of Texas

401

Ms. Roslyn Eubanks
Page Two
April 2, 1997

The surety for entrance construction must be received by this office prior to approving any building permits for this development.

Please contact Larry Gredlein at 410-545-5006 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

F. Burns
Ronald Burns, Chief
Engineering Access Permits
Division

LG/eu

PETITION PROBLEMS

97-401-SPHA

#395 --- MJK

- Sign form incomplete/incorrect.

#396 --- MJK

- Sign form incomplete/incorrect.

#397 --- MJK

- Sign form incomplete/incorrect.

#401 --- JRA

- NO sign form in folder.
- Incomplete description on folder.

#402 --- JRA

- NO sign form in folder.
- Notary section is incorrect/incomplete.
- No review information on bottom of petition form.
- Not marked as flood zone on folder.

#408-- JCM

- No telephone number for legal owner.
- Two copies of sign form in folder - why?

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
7510 Eastern Avenue, NMC Eastern Avenue
and Ashby Avenue
12th Election District, 7th Councilmanic
Exxon Corporation
Petitioner
* * * * *
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 97-401-SPHA
* * * * *

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

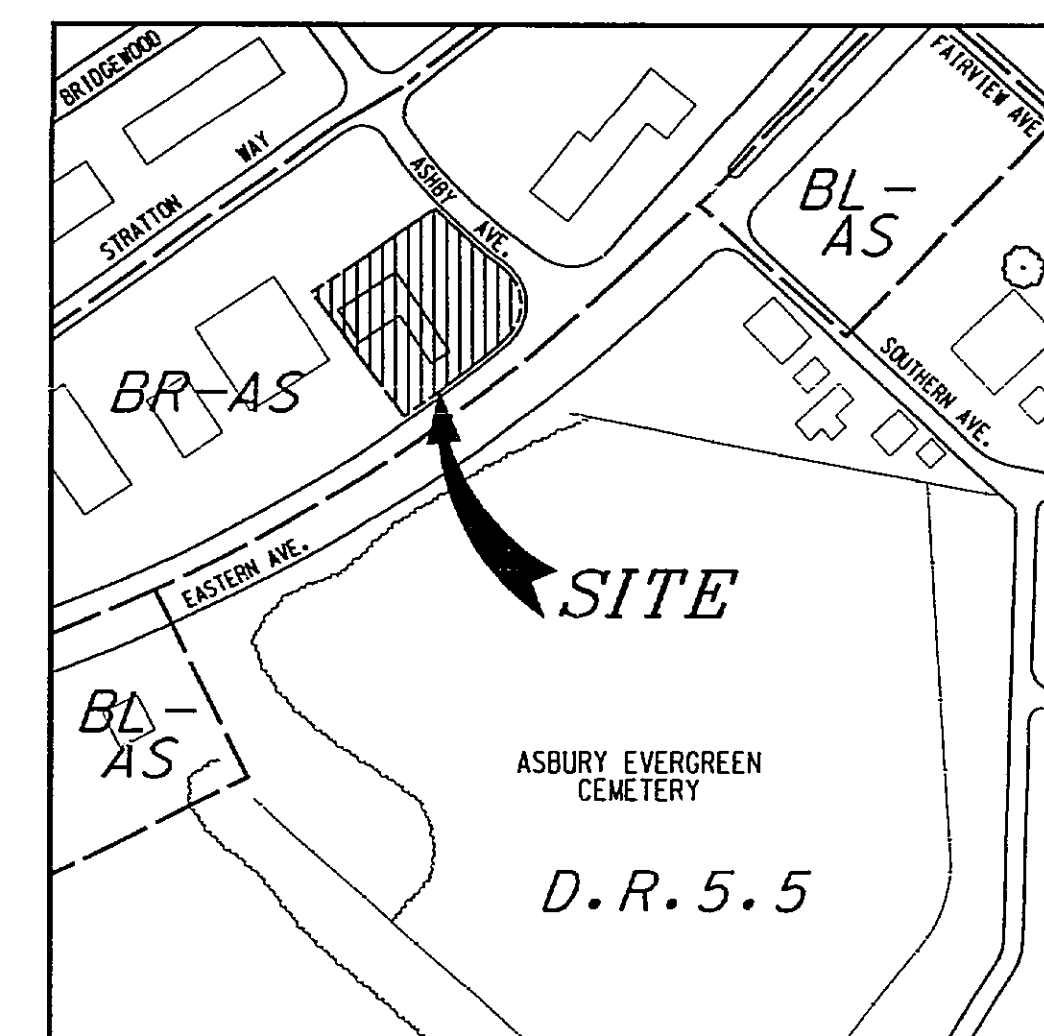
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of April, 1997, a copy of the foregoing Entry of Appearance was mailed to David K. Gildea, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, 4th Floor, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

3/26/97

Printed with Copyright fee on Recycled Paper



SCALE 1" = 200'	DATE 03/17/97	 FREDERICK WARD ASSOCIATES, INC. ENGINEERS • ARCHITECTS • SURVEYORS P.O. BOX 724, 5 SOUTH MAIN STREET, BEL AIR, MARYLAND 21034 PHONE: (410) 879-2090 (410) 878-7900 FAX: (410) 879-1245	EXXON COMPANY, U.S.A. ZONING MAP FOR AN EXXON STATION LOCATED AT 7510 EASTERN AVENUE BALTIMORE, MARYLAND 21224
DR. BY KDN	CH. BY JBG		
RAS. NO. 2-7407	JOB NO. 96224		

401

N/P
CARROLL L. ROWNY
6927/582

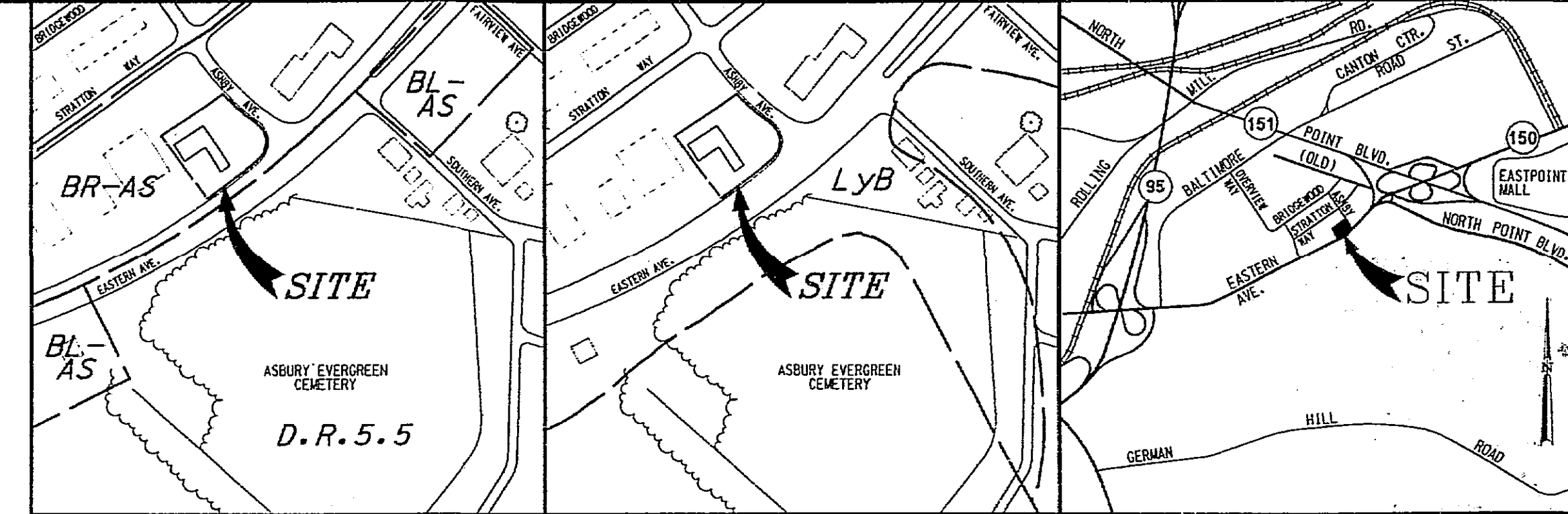
N/P
MURDOCK REALTY CO.
2558/23
"KEMPO KARATE"

EXISTING
SERVICE BAY FACILITY
(TBR)

EXISTING
CANOPY
(TBR)

EASTERN AVENUE
(65.33' RIGHT-OF-WAY)

ASHBY AVENUE
(60' RIGHT-OF-WAY)



ZONING AND
FEATURES MAP
1"=200'

SOILS MAP
1"=200'

VICINITY MAP
1"=2000'

SITE SOIL:
LyB - LOAMY AND CLAYEY LAND
BALTIMORE COUNTY SOIL SURVEY MAP 44

N/P
ELENA SUHOMLIN
7970/780
"RUGGIERO'S
RESTAURANT"

A. PLAN PREPARED BY: DEVELOPER/OWNER

FREDERICK WARD ASSOCIATES, INC.
5 SOUTH MAIN STREET
BAL. AIR, MARYLAND 21014
ATTN: MR. J.W. WELLS
PHONE: (410) 879-2090

EXON CORPORATION
6301 IVY LANE SUITE 700
GREENBELT, MARYLAND 20770
ATTN: ROBERT CASERTA
PHONE: (301) 513-7511
FAX: (301) 513-7511

B. ENVIRONMENTAL INFORMATION

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

C. EXISTING BUILT CONDITIONS

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

D. COUNTY ADOPTED PLANS

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

25% OR GREATER SLOPES.

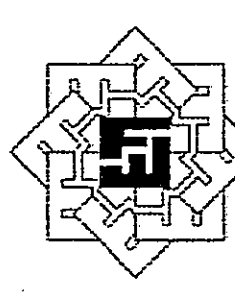
(ETR) EXISTING TO REMAIN

(TBR) TO BE REMOVED

97-401-5044

PLAN TO ACCOMPANY PETITION FOR
SPECIAL HEARING AND VARIANCE

OWNER/DEVELOPER/APPLICANT
EXON CORPORATION
6301 IVY LANE
SUITE 700
GREENBELT, MARYLAND 20770
PHONE: (301) 513-7511
ATTN: MR. ROBERT CASERTA



FREDERICK WARD ASSOCIATES, INC.
ENGINEERS • ARCHITECTS • SURVEYORS
P.O. BOX 727, 5 SOUTH MAIN STREET, BAL. AIR, MARYLAND 21014
PHONE: (410) 879-2090 (410) 838-7900 FAX: (410) 893-1243

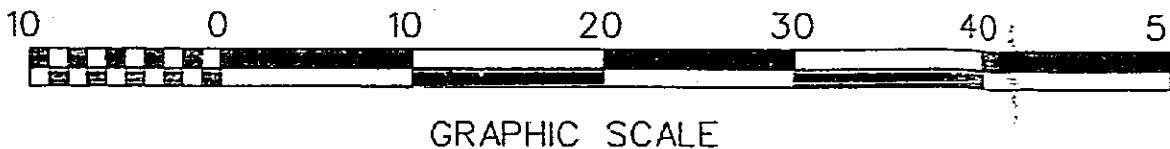
DATE	REVISIONS	BY	CHK.

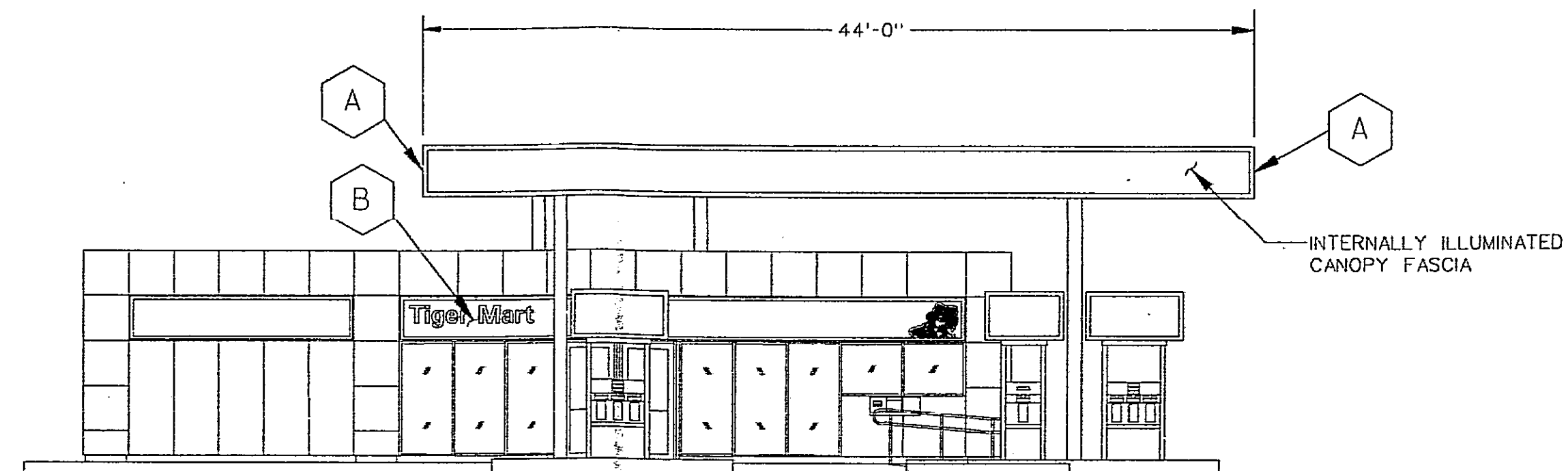
EXON CORPORATION
A DIVISION OF EXON CORPORATION
Real Estate & Engineering
DATE: 03/19/97
DRAWN BY: KON
CHK. BY: JBG
SCALE: 1"= 10'

EXISTING CONDITIONS

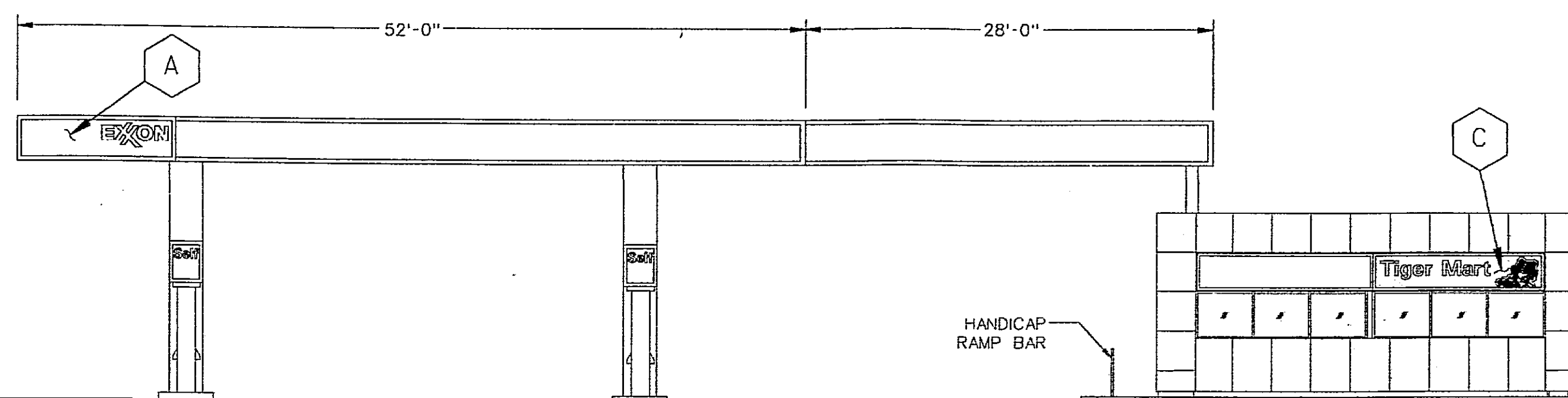
FOR AN EXON STATION LOCATED AT
7510 EASTERN AVENUE
BALTIMORE, MARYLAND

ZADM NUMBER
PROJECT NO. 96224
SVXEXIST.DGN
RAS: NO. 2-7407
DWG. NO. 1 OF 4

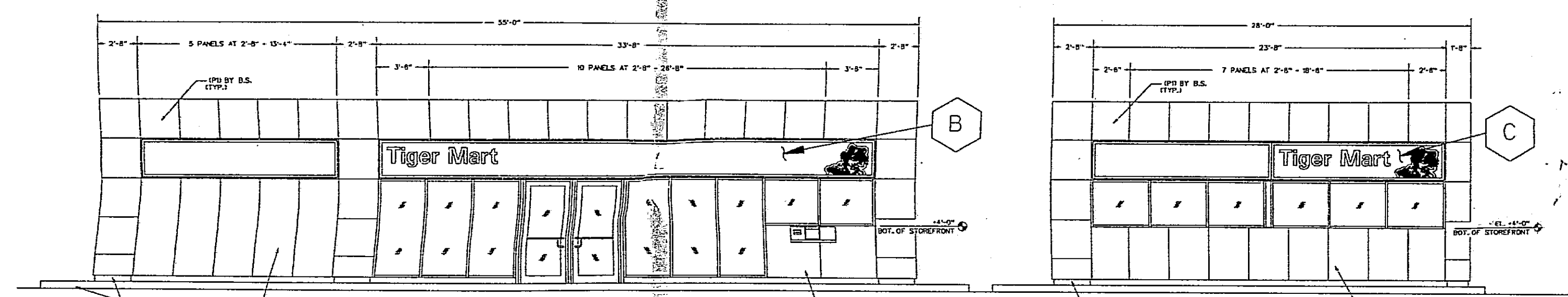




CANOPY NORTH ELEVATION
NOT TO SCALE

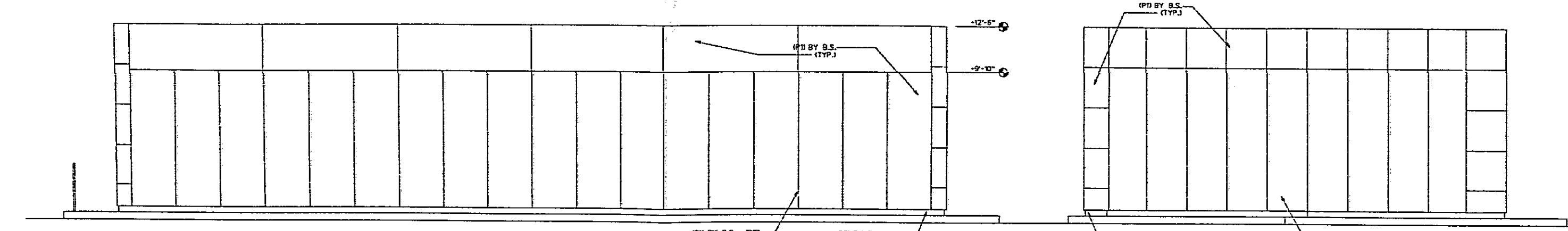


CANOPY WEST ELEVATION
NOT TO SCALE



ELEVATION
NOT TO SCALE

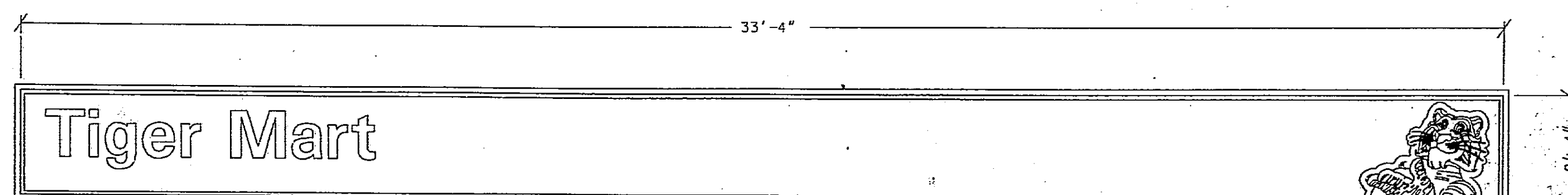
ELEVATION
NOT TO SCALE



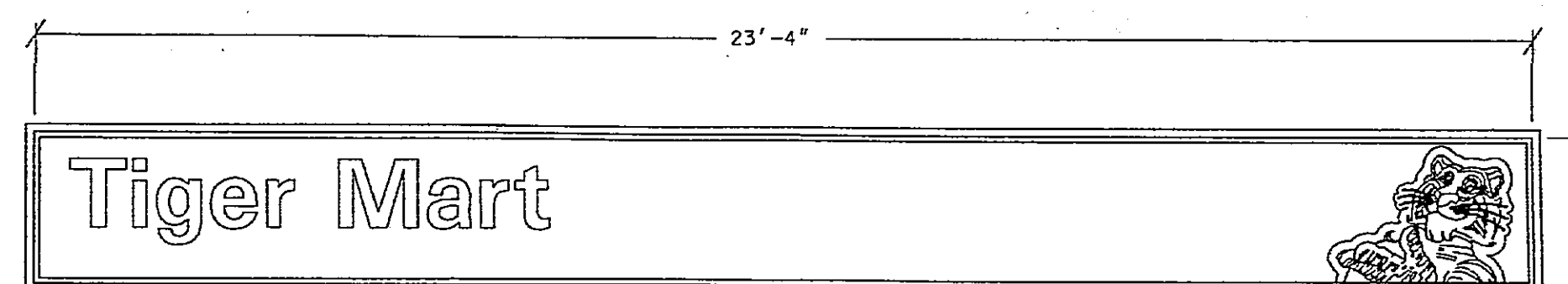
ELEVATION
NOT TO SCALE

ELEVATION
NOT TO SCALE

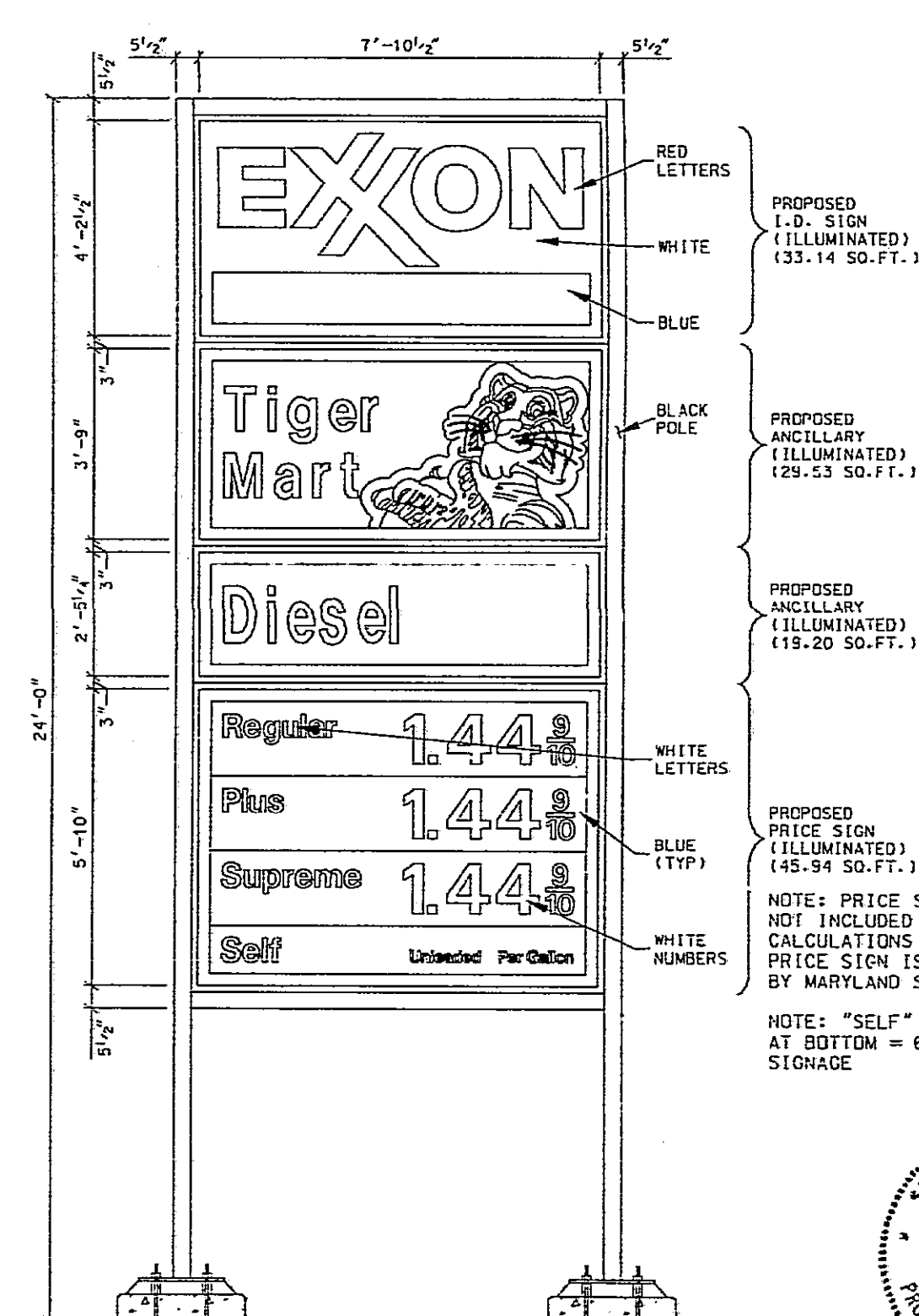
BUILDING ELEVATIONS
RTS



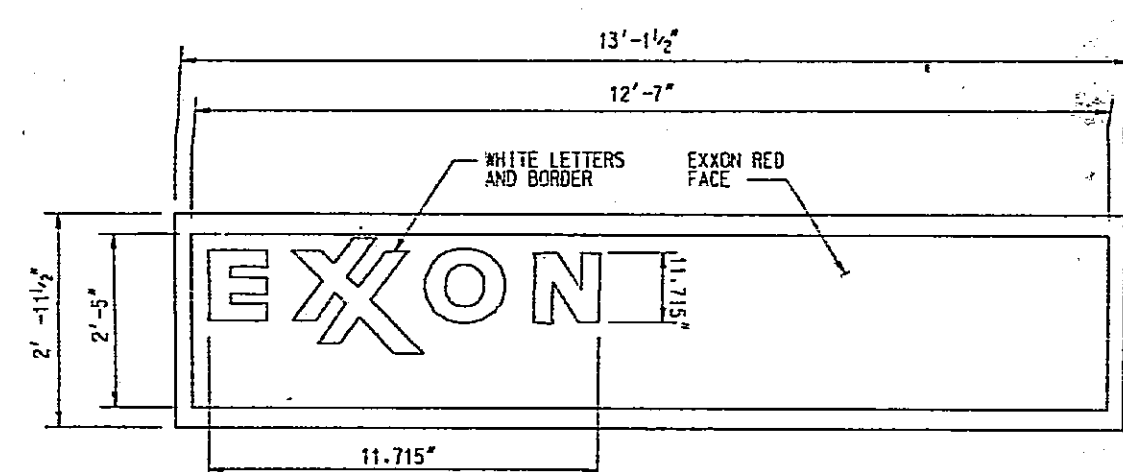
PROPOSED SIDE BUILDING SIGN - 77.78 SQ.FT.
INTERNALLY ILLUMINATED SINGLE FACE
SCALE: NOT TO SCALE



PROPOSED SIDE BUILDING SIGN - 54.44 SQ.FT.
INTERNALLY ILLUMINATED SINGLE FACE
SCALE: NOT TO SCALE



PROPOSED MAJOR I.D. SIGN
INTERNALLY ILLUMINATED DOUBLE FACE
SCALE: NOT TO SCALE



PROPOSED FASCIA SIGN - 30.41 SQ.FT.
INTERNALLY ILLUMINATED SINGLE FACE
SCALE: 1" = 3'-0"

SIGNAGE CALCULATIONS

A. FREESTANDING SIGN:

1. ALLOWABLE SIGNAGE AREA: 100 S.F. (NOT TO ALLOW EXCEED THREE SIGNS)

2. PROPOSED SIGN AREA (TWO DOUBLE FACED SIGNS)

EXXON I.D.	= 33.14 SQ.FT.
TIGER EXPRESS	= 29.53 SQ.FT.
DIESEL ANCILLARY	= 19.20 SQ.FT.
"SELF" - PRICE SIGN	= 6.85 SQ.FT.
TOTAL	= 88.72 SQ.FT. PER FACE

PROPOSED SIGN SQ.FT. = 177.44 SQ.FT. - VARIANCE REQUESTED FOR 77.44 SQ.FT.

B. BUILDING SIGNS

1. CANOPY ALLOWED SIDE: 4 X 52'-0" SQ.FT. = 208.00 SQ.FT.
PROPOSED: TWO CANOPY FASCIAL SIGN X 30.40 SQ.FT. = 60.80 SQ.FT.

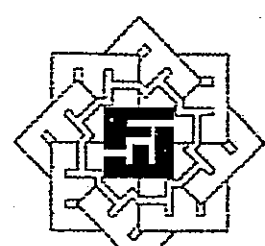
2. CONVENIENCE STORE

a. ALLOWED FRONT: 4 X 55.00 L.F. = 220.00 SQ.FT.
PROPOSED FRONT: 77.78 SQ.FT.
b. ALLOWED SIDE: 4 X 28'-0" = 112.00 SQ.FT.
PROPOSED SIDE: 54.44 SQ.FT.

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

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCE

OWNER/DEVELOPER/APPLICANT
EXXON CORPORATION
6301 IVY LANE
SUITE 700
GREENBELT, MARYLAND 20770
PHONE: 1 (301) 513-7511
ATTN: MR. ROBERT CASERTA



FREDERICK WARD ASSOCIATES, INC.
ENGINEERS • ARCHITECTS • SURVEYORS
P.O. BOX 727, 5 SOUTH MAIN STREET, BEL AIR, MARYLAND 21014
PHONE: (410) 879-2090 (410) 838-7900 FAX: (410) 893-1243

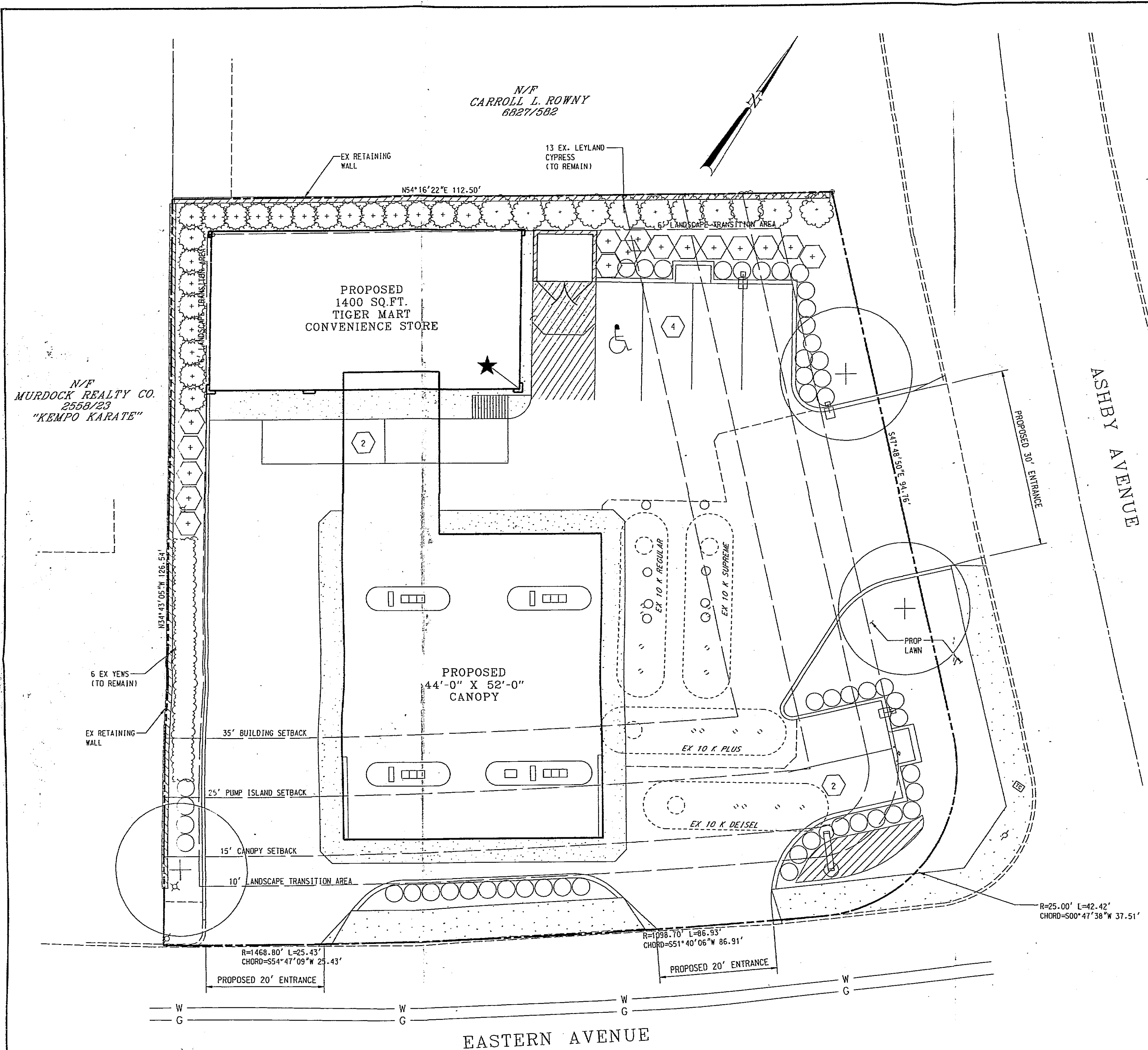
DATE	REVISIONS	BY	CHK.

EXXON CORPORATION
Marketing Department
DATE: 03/19/97
DRAWN BY: KDN
CHK. BY: JBG
SCALE: AS NOTED

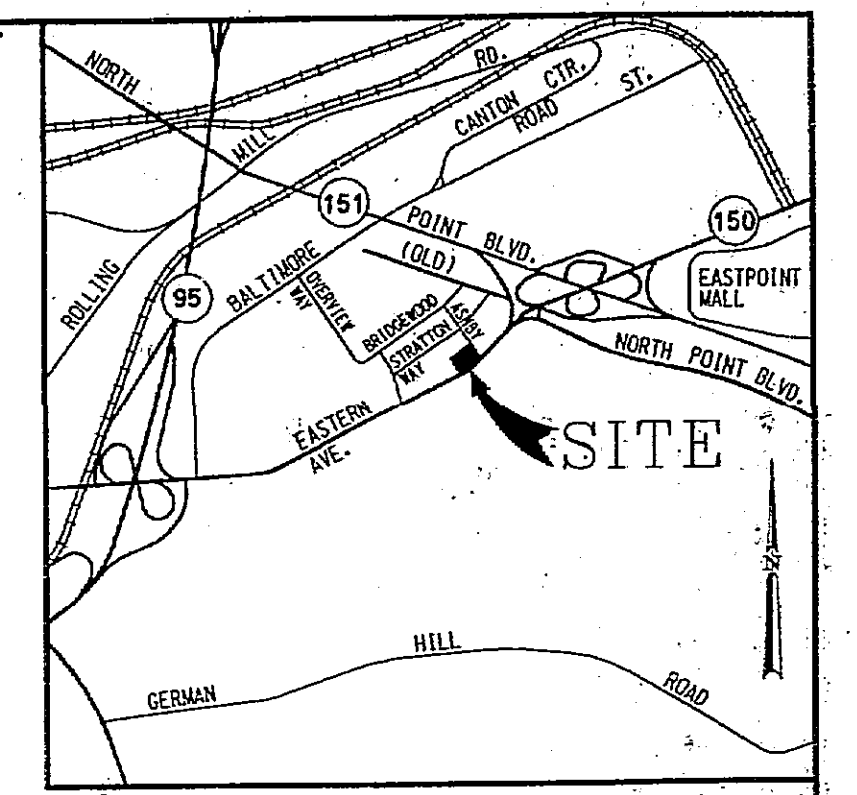
BUILDING AND SIGNAGE PLAN
FOR AN EXXON STATION LOCATED AT
7510 EASTERN AVENUE
BALTIMORE, MARYLAND 21224

ZADM: NUMBER	
PROJECT NO.	96224
SVBLDG: DGN	
RAS: NO.	2-1407
DWG. NO.	3 OF 4

12-10-97 09:27

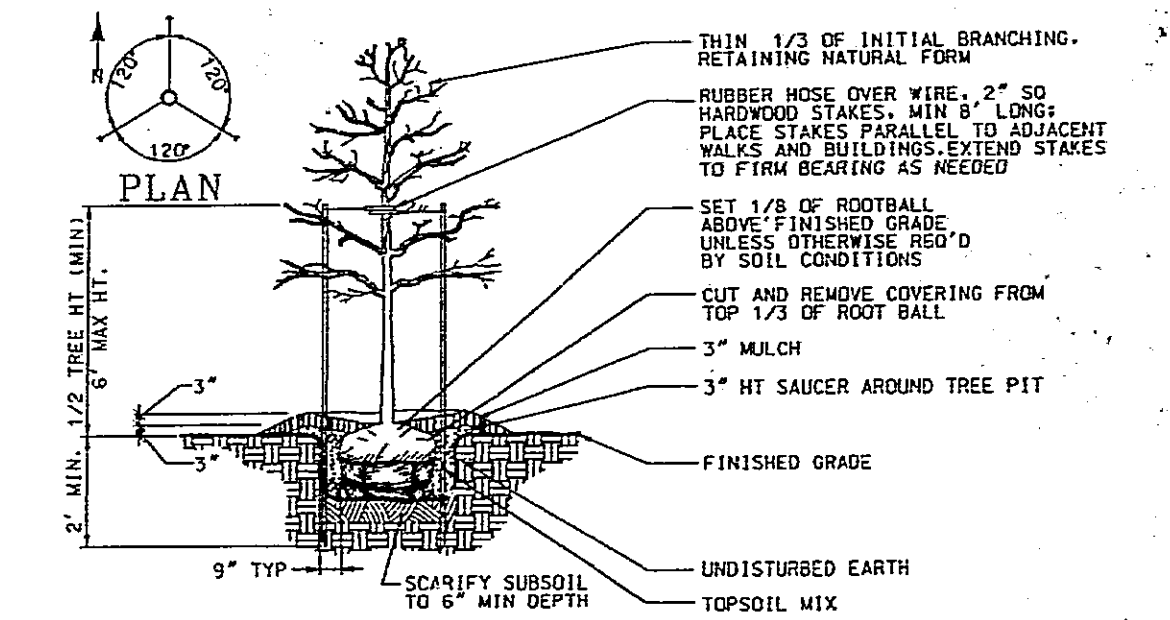


LANDSCAPE PLANTING SCHEDULE				
SYMBOL	QTY.	BOTANICAL/COMMON NAME	SIZE	REMARKS
+	3	OLEDISIA TRIACANTHOS VAR. INERMIS 'IMPERIAL' IMPERIAL THORNLESS HONEYLESS	2'-2 1/2" CAL. 12"-14" HT	B & B FULL AS SHOWN
*	21	THUGA OCCIDENTALIS 'TECHNY' MISSION ARBORVITAE	3'-4' HT 24" - 30" SPD	B & B FULL 4' DC
+	16	VIBURNUM PLICATUM VAR. HONKETSUM DOUBLE FIVE VIBURNUM	3'-4' HT 3-4 CANES	B & B HEAVY 4 1/2' DC
○	50	TAXUS X MEDIA 'DENSIFORMIS' DENSIFORMIS YEW	2 1/2" - 3' HT 2 1/2" - 3' SPD	B & B FULL 3' DC
■	75	VIOLEA X WITTROCKIANA 'POC RED AND WHITE'	4" POT	CONT 8" DC

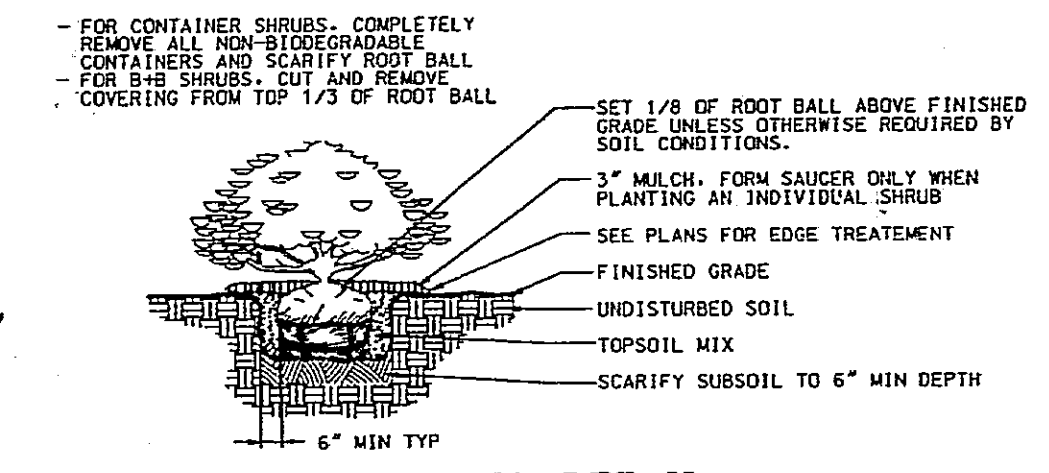


VICINITY MAP
1"=2000'

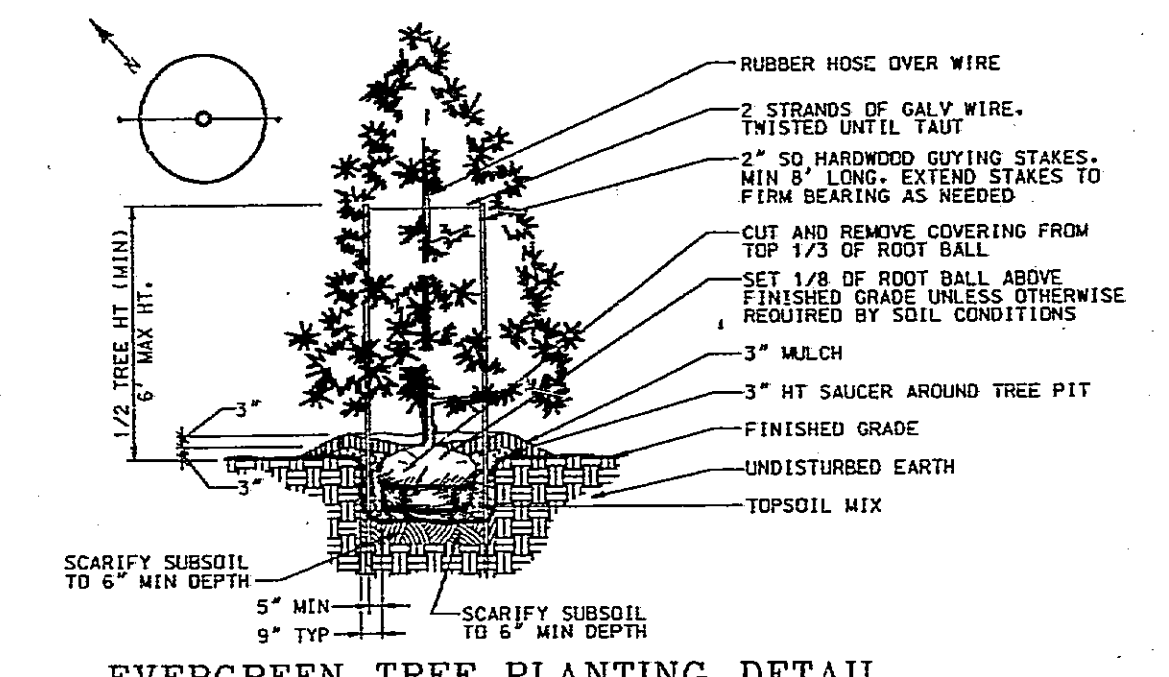
6. COMMERCIAL, OFFICE, INDUSTRIAL, HIGH RISE
RESIDENTIAL, AND PUBLIC DEVELOPMENTS
- 1/2 LINEAR FEET OF INTERIOR ROAD: 20' = 1 P.U.'S
NO. 1 MAJOR, 1 MINOR, 1 EVERGREEN,
1 SHRUBS, 1 GROUND COVER.
 - 1/2 LINEAR FEET OF ADJACENT ROAD: 20' = 8.75 P.U.'S
NO. 1 MAJOR, 1 MINOR, 1 EVERGREEN,
30 SHRUBS, 1 GROUND COVER.
 - 1/2 LINEAR FEET OF PARKING LOT ADJACENT TO R.D.W.
OR STRUCTURES: 15' = 1 P.U.'S
NO. 1 MAJOR, 1 MINOR, 1 EVERGREEN,
1 SHRUBS, 1 GROUND COVER.
 - 240 LINEAR FEET OF ADJACENT NON-RESIDENTIAL: 15' = 16 P.U.'S
NO. 1 MAJOR, 1 MINOR, 13 EX. EVERGREEN,
50 (16 EX.) SHRUBS, 1 GROUND COVER = 16.5 P.U.'S
 - 30 LINEAR FEET OF DUMPSTER(S): 15' = 2 P.U.'S
NO. 1 MAJOR, 1 MINOR, 1 EVERGREEN,
10 SHRUBS, 1 GROUND COVER = 2 P.U.'S
- TOTAL PLANTING UNITS REQUIRED 26.75
TOTAL PLANTING UNITS REQUIRED 27.5
- 1 MAJOR, 1 MINOR, 13 EVERGREEN, 30 SHRUBS,
1 GROUND COVER.



DECIDUOUS TREE PLANTING (UP TO 3" CALIPER)



SHRUB PLANTING DETAIL

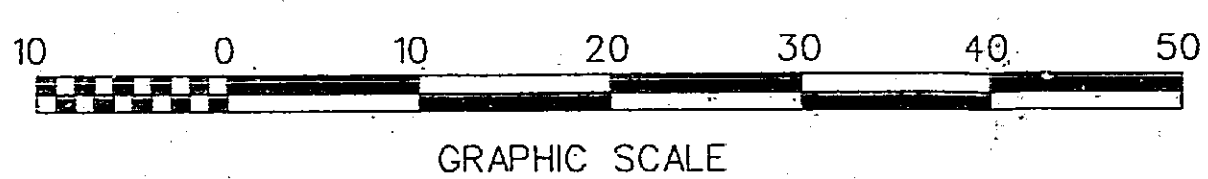


EVERGREEN TREE PLANTING DETAIL

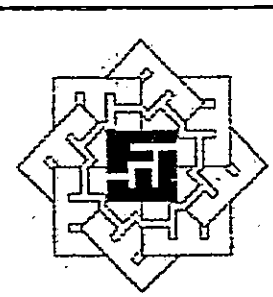
- General Planting Notes
- All plant material shall conform to the sizes given in the plant list and shall be nursery grown in accordance with the "USA Standard for Nursery Stock", latest edition.
 - All planting shall be in accordance with standard American Association of Nurserymen procedures and specifications.
 - Contractor and Owner's Representative shall verify the correct location of all underground utilities in the field prior to installation of any plant materials.
 - Plant material location to be staked in the field and approved by the Landscape Architect prior to planting.
 - All plant beds and planting areas to be mulched to a depth of 3" unless otherwise noted on drawings or specifications.
 - All areas disturbed by planting operations shall be fine graded and sodded.
 - Obtain approval from Architect's or Owner's Representative before making any substitutions or changes.
 - All plant beds shall be contained with a spaced edge unless otherwise noted on drawings.
 - Quantities shown on plant list are for the Contractor's convenience only and are not guaranteed to be accurate. In the event of a discrepancy between quantities shown on the plan and quantities shown on the plant list, the quantities on the plan shall apply.

3/19/97

PLAN TO ACCOMPANY PETITION FOR
SPECIAL HEARING AND VARIANCE



OWNER/DEVELOPER/APPLICANT
EXON CORPORATION
6301 IVY LANE
SUITE 700
GREENBELT, MARYLAND 20770
PHONE: 1 (301) 513-7511
ATTN: MR. ROBERT CASERTA

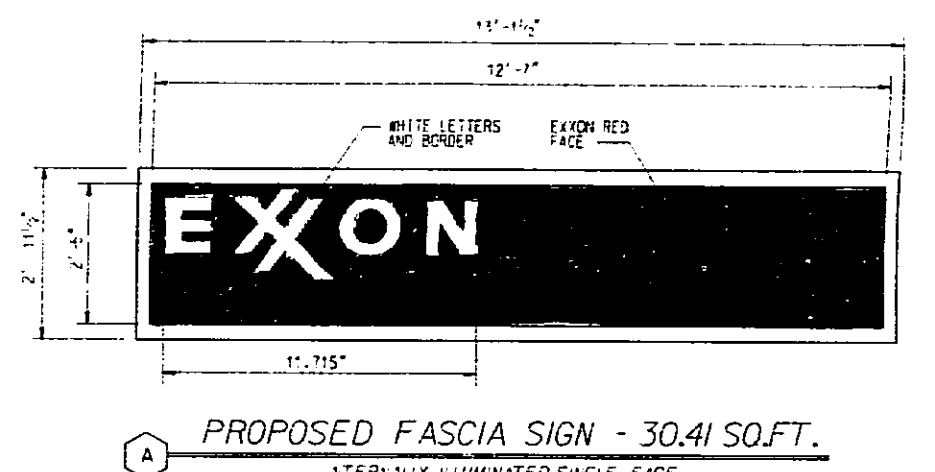
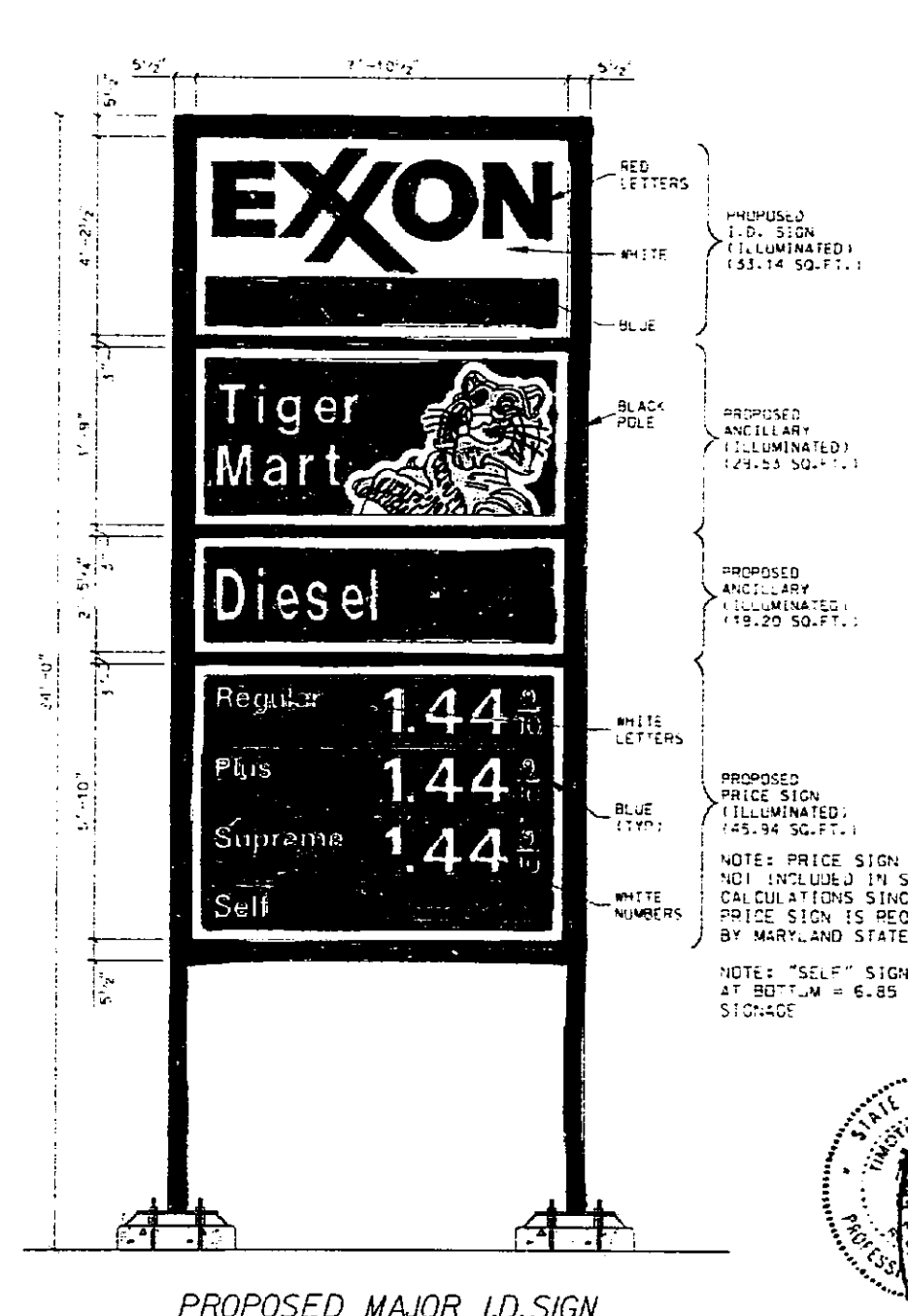
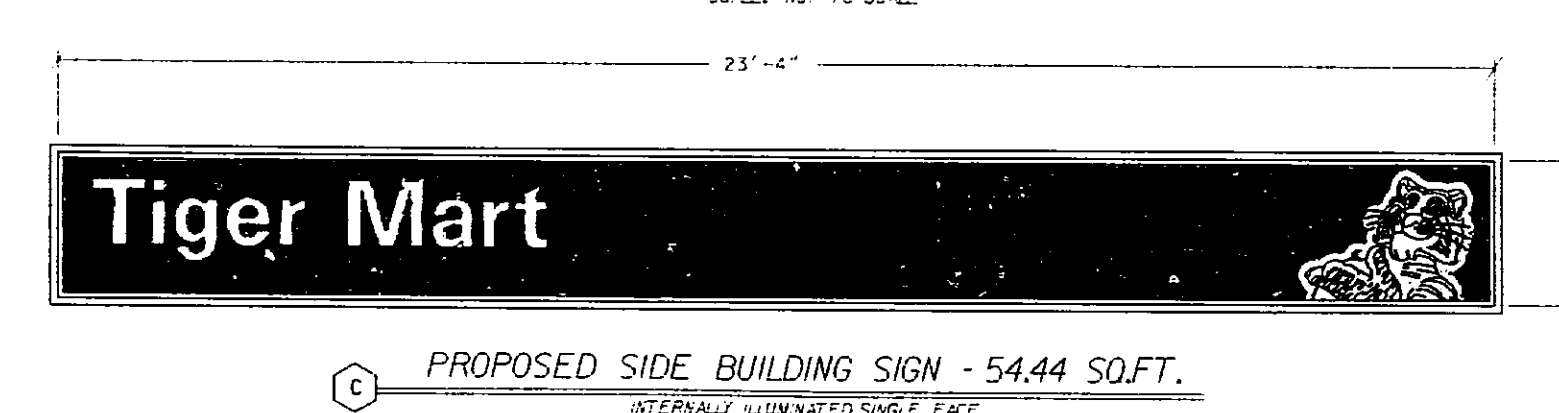
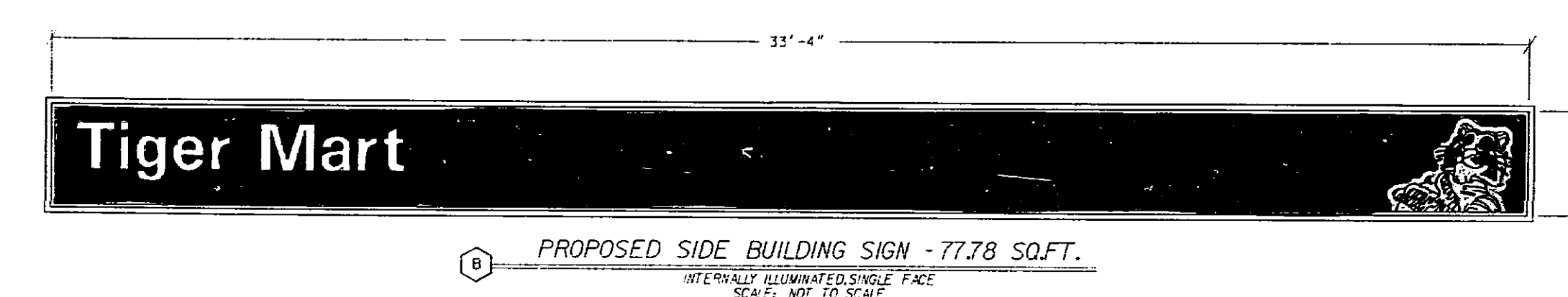
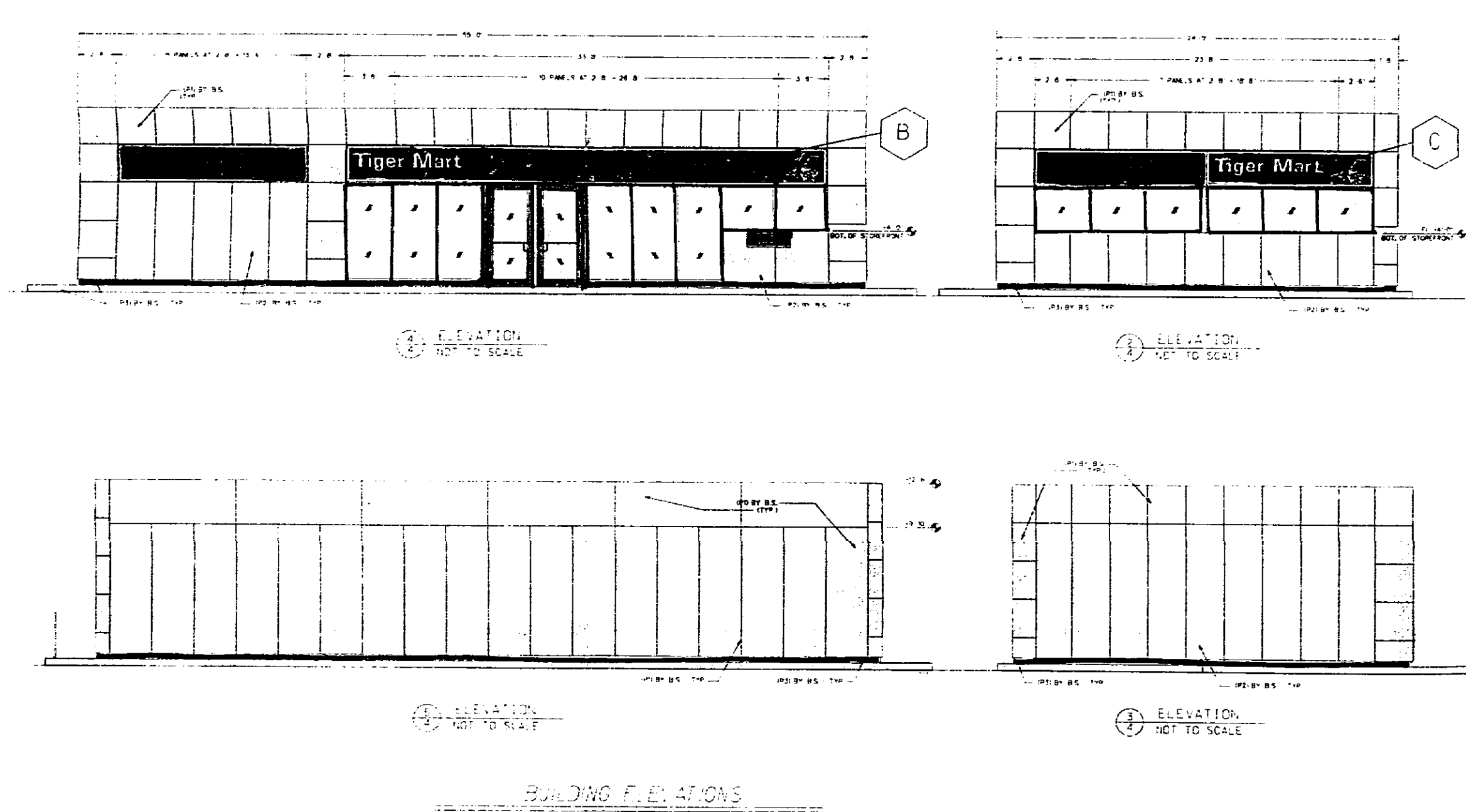
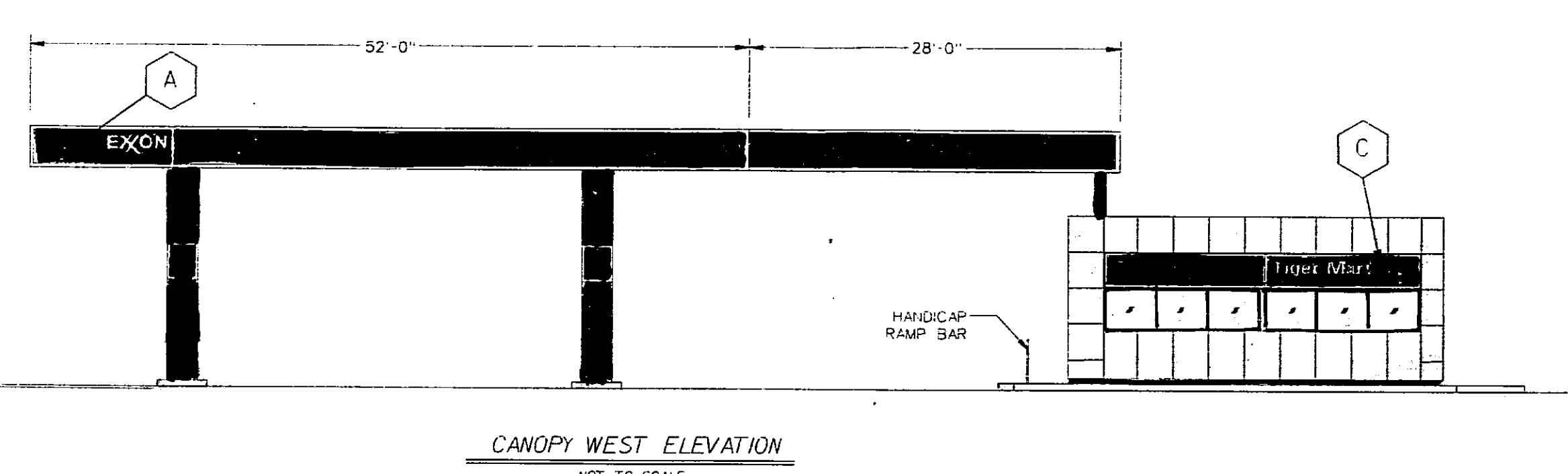
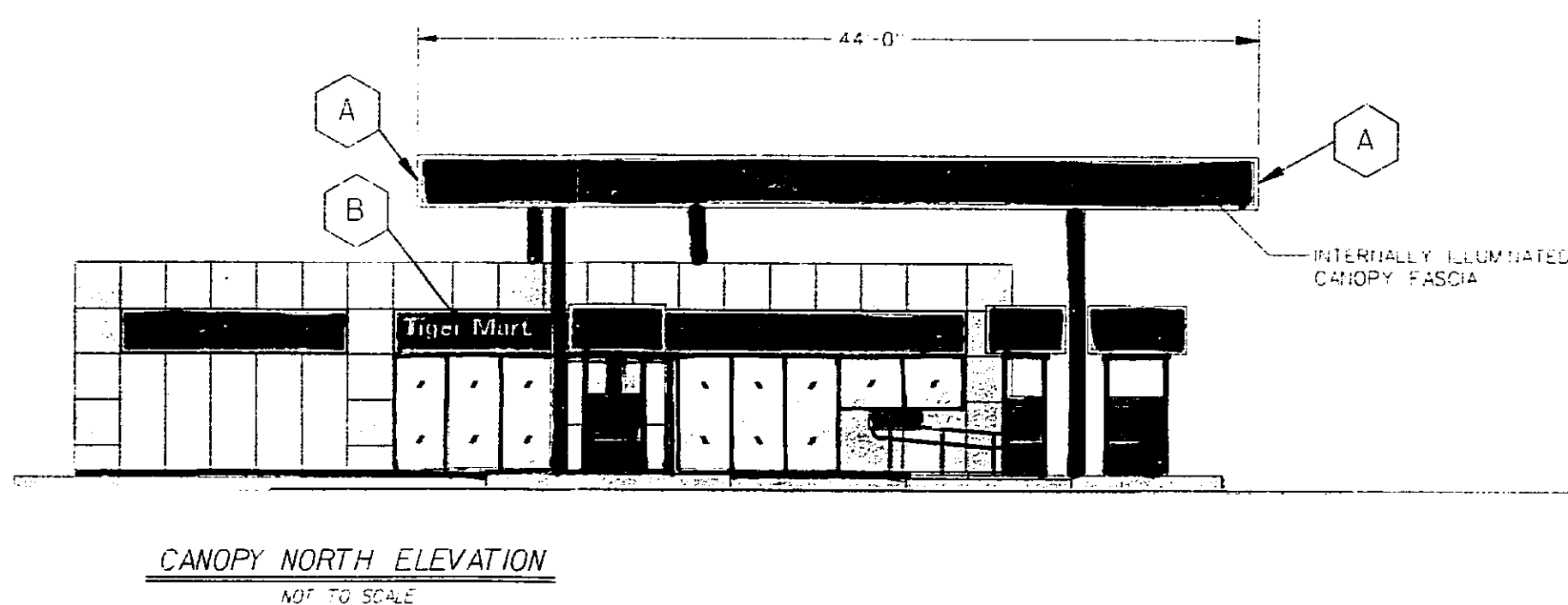


FREDERICK WARD ASSOCIATES, INC.
ENGINEERS • ARCHITECTS • SURVEYORS
P.O. BOX 727, 5 SOUTH MAIN STREET, BEL AIR, MARYLAND 21014
PHONE: (410) 879-2090 (410) 838-7900 FAX: (410) 893-1243

DATE	REVISIONS	BY	CHK.

EXON CORPORATION
A DIVISION OF EXON CORPORATION
Real Estate & Engineering
Marketing Department
DATE: 03/19/97
DRAWN BY: KDN
CHK. BY: JBG
SCALE: 1" = 10'
LANDSCAPE PLAN
FOR AN EXON STATION LOCATED AT
7510 EASTERN AVENUE
BALTIMORE, MARYLAND 21224

ZADM NUMBER	
PROJECT NO.	96224
SKYLAND2.DGN	
RAS. NO.	2-7407
DWG. NO.	4 OF 4



SIGNAGE CALCULATIONS

1. FREESTANDING SIGN:

- ALLOWABLE SIGNAGE AREA: 100 S.F.
(NOT TO EXCEED THREE SIGNS)
- PROPOSED SIGN AREA (TWO DOUBLE FACED SIGNS):

EXON 1-2	= 33.14 SQ.FT.
TIGER EXPRESS	= 29.83 SQ.FT.
DIESEL ANTELLARY	= 19.20 SQ.FT.
"SELF" - PRICE SIGN	= 6.85 SQ.FT.
TOTAL	= 88.02 SQ.FT. PER FACE

PROPOSED SIGN SQ.FT. = 177.44 SQ.FT. - VARIANCE REQUESTED FOR 177.44 SQ.FT.

2. BUILDING SIGN:

- LANDSCAPE:

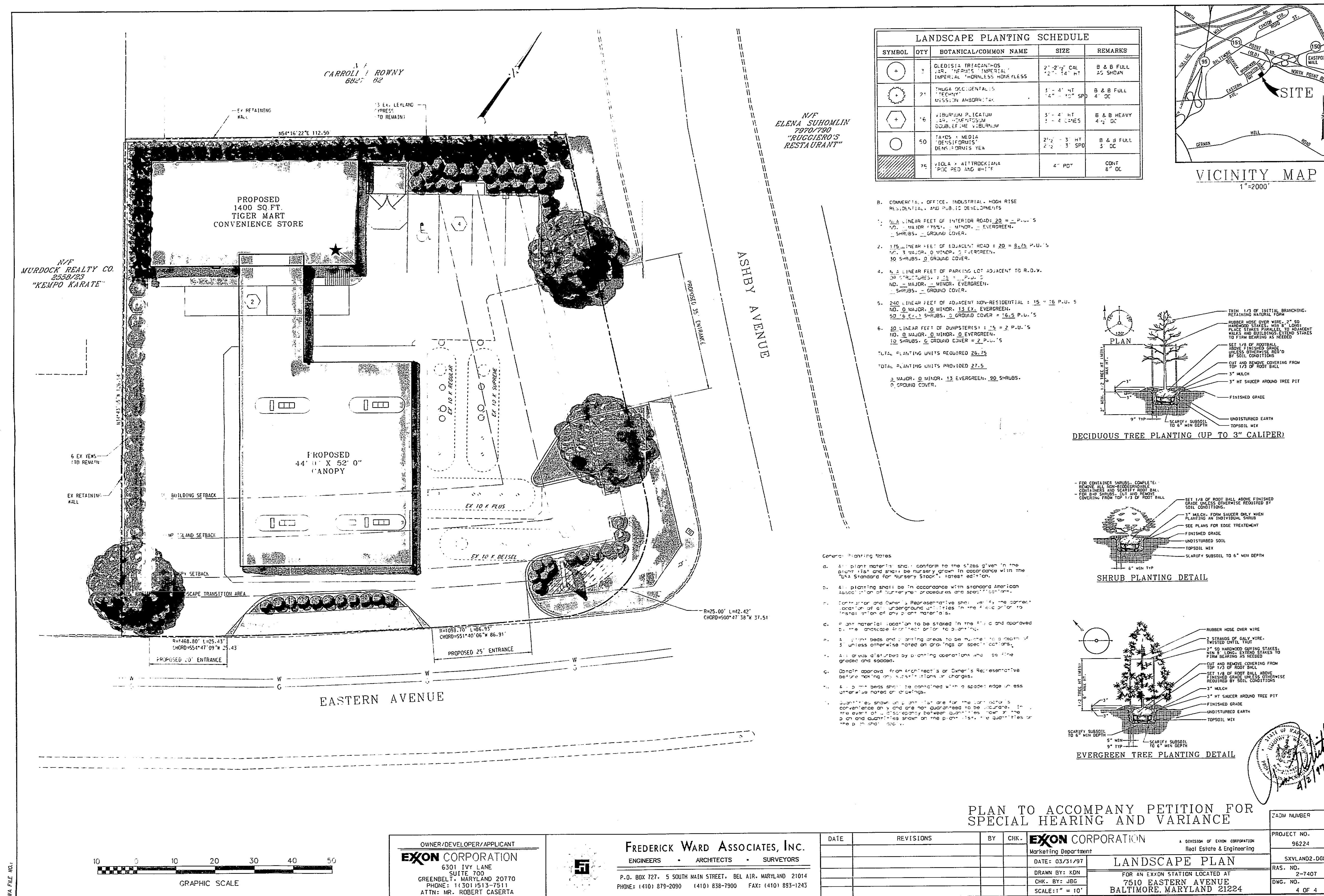
ALLOWED SIGN: 4' x 52' 0" SQ.FT.	= 208.00 SQ.FT.
PROPOSED 1-2 CANOPY - 53' x 4' SIGN	= 60.80 SQ.FT.
- CONVENIENCE STORE:

ALLOWED FRONT: 4' x 55.00' L.F.	= 220.00 SQ.FT.
PROPOSED FRONT:	77.78 SQ.FT.
ALLOWED SIDE: 4' x 28'-0"	= 112.00 SQ.FT.
PROPOSED SIDE:	54.44 SQ.FT.

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

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCE

OWNER/DEVELOPER/APPLICANT EXON CORPORATION 6301 IVY LANE SUITE 100 GREENBELT, MARYLAND 20770 PHONE: (11501) 5153-7511 ATTN: MR. ROBERT CASERTA		FREDERICK WARD ASSOCIATES, INC. ENGINEERS • ARCHITECTS • SURVEYORS P.O. BOX 727, 5 SOUTH MAIN STREET, BEL AIR, MARYLAND 21014 PHONE: (410) 819-2090 (410) 838-7900 FAX: (410) 893-1243		DATE	REVISIONS	BY	CHK:	EXON CORPORATION Marketing Department DATE: 03/19/97 DRAWN BY: KON CHK. BY: JBG SCALE: AS NOTED	FOR AN EXON STATION LOCATED AT 7510 EASTERN AVENUE BALTIMORE, MARYLAND 21224	PROJECT NO. 98224 R.S. NO. 2-7407 DWG. NO. 3 OF 4
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Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 10/07/95

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

RE: Property Owner: Stanley E. Loyd - 395
James White - 396
Exxon Corporation - 401
Paul G. Vleck & Mark David Vleck &
Annabelle M. Vleck & Georgeann Lynch - 403

Location: DISTRIBUTION MEETING OF April 17, 1997

Item No.: 395, 396, 401, & 403 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.

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

REVIEWER: LT. ROBERT P. SAUEPHALD
Fire Marshal Office, PHONE 887-4951, MS-1102F

cc: File

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

TO: PDM

DATE: 3/23/97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: March 31, 97

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

Item #'s:

396 404
397 405
398 406
401 408
402
403

RBS:sp

BRUCE2/DEPRM/TXTSBB

SHA
Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

April 2, 1997

Ms Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building
Room 109
Towson MD 21204

RE: Baltimore County
Item No. 401
Exxon
7510 Eastern Avenue
MD 150
Mile Post 0.53

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval of the special hearing.

However, we will require the owner to obtain an access permit through this office.

Entrance construction shall be subject to the terms and conditions of an access permit issued by this office, with the following submittals required:

- Nine (9) copies of the site plan showing the SHA requirements.
- Completed application.
- Performance bond, letter of credit, or certified check (include Federal ID number or social security number on certified checks only) in the amount of 150% of the actual entrance construction cost and in an even thousand dollar increment. These must be made payable to the State of Maryland (Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection).
- An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.
- A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction; or a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities, provided the cost for the utility relocation is included in the surety submitted for the permit.

My telephone number is 410-545-5800 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2253 Statewide Toll Free

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

Mar. 18. 1997 11:07AM BUSA - MDL GREENBELT SOUTH NY 0621 P. 07

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: 97-401-SPHA

THAT EXXON CORPORATION, a New Jersey corporation, having an office in Houston, Texas, hereby nominates, constitutes, and appoints ROBERT G. CASERTA as its true and lawful attorney-in-fact to execute and deliver for and in the name and on behalf of Exxon Corporation permits, licenses and applications for permits and licenses, and Certificates of Capital Improvement in connection with the development and construction of retail and service station outlets or additions, modifications or enhancements thereto.

The power and authority conferred herein to execute and deliver instruments may not be delegated.

This Power of Attorney shall be effective December 1, 1996, shall expire on December 1, 1998, and shall have the same force and effect as though special authority were granted by Exxon Corporation to the named attorney-in-fact to execute and deliver each such instrument or document separately for each and every such instrument or document so executed and delivered.

EXECUTED on this 21st day of November, 1996.

EXXON CORPORATION

(Corporate Seal)

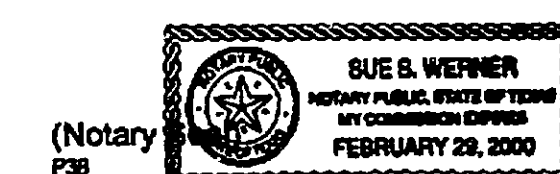
By: Joe T. McMillan
Executive Vice-President of
Exxon Company, U.S.A. and
Vice-President of Exxon Corporation

ATTEST:

Assistant Secretary

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on NOVEMBER 21 1996, by Joe T. McMillan, Vice-President of Exxon Corporation, a New Jersey corporation, on behalf of said corporation.



Sue B. Werner
Notary Public in and for
the State of Texas

(Notary
PSE

401

PETITION PROBLEMS

97-401-SPHA

#395 --- MJK

- Sign form incomplete/incorrect.

#396 --- MJK

- Sign form incomplete/incorrect.

#397 --- MJK

- Sign form incomplete/incorrect.

#401 --- JRA

- NO sign form in folder.
- Incomplete description on folder.

#402 --- JRA

- NO sign form in folder.
- Notary section is incorrect/incomplete.
- No review information on bottom of petition form.
- Not marked as flood zone on folder.

#408-- JCM

- No telephone number for legal owner.
- Two copies of sign form in folder - why?

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR VARIANCE * ZONING COMMISSIONER
7510 Eastern Avenue, NMC Eastern Avenue *
and Ashby Avenue * OF BALTIMORE COUNTY
12th Election District, 7th Councilmanic *
Exxon Corporation * CASE NO. 97-401-SPHA
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 25th day of April, 1997, a copy of the foregoing Entry of Appearance was mailed to David K. Gildea, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, 4th Floor, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

3/26/97

Ms. Roslyn Eubanks
Page Two
April 2, 1997

The surety for entrance construction must be received by this office prior to approving any building permits for this development.

Please contact Larry Gredlein at 410-545-5006 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

F. Burns

Ronald Burns, Chief
Engineering Access Permits
Division

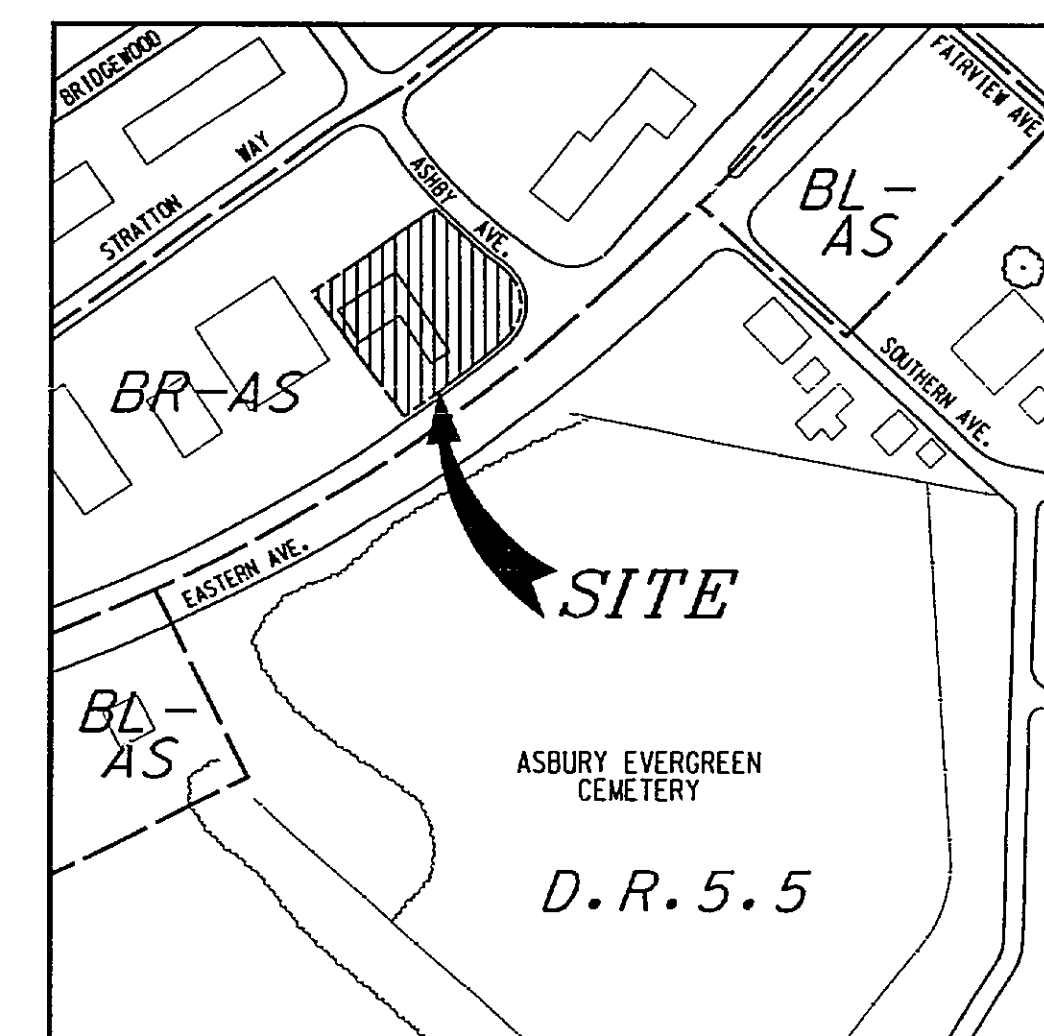
LG/eu

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Tim WHITTIE	FREDERICK LAMAR ASSOC. INC.
Henry R. HUGERICK	5 S. MAIN ST. P.O. BOX 727, BALTIMORE, MD 21204
SHELLEY LE PLATT	3 LLOYD AND COURT
David K. Gredlein	7510 EASTERN AVE. MD 21201
	EXXON CO. U.S.A.
	6301 IVY LANE SUITE 700 GREENBELT, MD 20770
	Whiteford Taylor & Preston
	210 W. Penn. Ave
	Towson, Md. 21204

Printed with Copyless Ink
on Recycled Paper



97-0101-SP4A

SCALE 1" = 200'	DATE 03/17/97	 FREDERICK WARD ASSOCIATES, INC. ENGINEERS • ARCHITECTS • SURVEYORS P.O. BOX 724, 5 SOUTH MAIN STREET, BEL AIR, MARYLAND 21034 PHONE: (410) 879-2090 (410) 878-7900 FAX: (410) 879-1245	EXXON COMPANY, U.S.A. ZONING MAP FOR AN EXXON STATION LOCATED AT 7510 EASTERN AVENUE BALTIMORE, MARYLAND 21224
DR. BY KDN	CH. BY JBG		
RAS. NO. 2-7407	JOB NO. 96224		

401

N/P
CARROLL L. ROWNY
6927/582

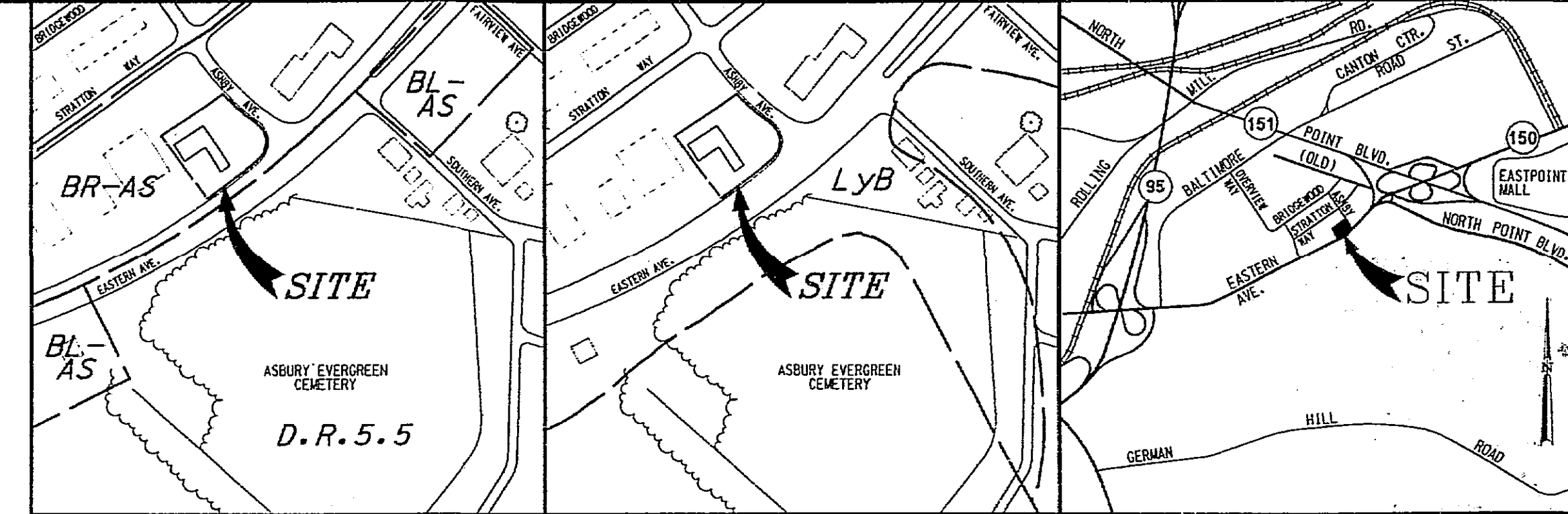
N/P
MURDOCK REALTY CO.
2558/23
"KEMPO KARATE"

EXISTING
SERVICE BAY FACILITY
(TBR)

EXISTING
CANOPY
(TBR)

EASTERN AVENUE
(65.33' RIGHT-OF-WAY)

ASHBY AVENUE
(60' RIGHT-OF-WAY)



ZONING AND
FEATURES MAP
1"=200'

SOILS MAP
1"=200'

VICINITY MAP
1"=2000'

SITE SOIL:
LyB - LOAMY AND CLAYEY LAND
BALTIMORE COUNTY SOIL SURVEY MAP 44

N/P
ELENA SUHOMLIN
7970/780
"RUGGIERO'S
RESTAURANT"

A. PLAN PREPARED BY: DEVELOPER/OWNER

FREDERICK WARD ASSOCIATES, INC.
5 SOUTH MAIN STREET
BAL AIR, MARYLAND 21014
ATTN: MR. J.W. WILLETTE
PHONE: (410) 879-2090

EXON CORPORATION
6301 IVY LANE SUITE 700
GREENBELT, MARYLAND 20770
ATTN: ROBERT CASERTA
PHONE: (301) 513-7511
FAX: (301) 513-7511
TAX ACCOUNT #: 1207083500

B. ENVIRONMENTAL INFORMATION

EXISTING	NOT	IN	FIELD	FIELD	REMARKS
EXISTING	NOT	IN	FIELD	FIELD	
X					TOPOGRAPHY AND STREET GRADES (MIN. 5 FT. CONTOUR APPROPRIATELY LABELED)
X					SLOPES GREATER THAN 25%
X					100 YEAR FLOOD PLAIN
X					SOILS MAPPED ACCORDING TO SOIL SURVEY, BALTIMORE COUNTY, MARYLAND
X					STREAMS, SEEPS, PONDS OR OTHER WATER BODIES SHOWN ON SITE AND WITHIN 200 FT. OF SITE BOUNDARIES
X					WETLANDS
X					FOREST BUFFER LIMITS INCLUDING ADJUSTMENTS FOR STEEP SLOPES AND/OR ERODIBLE SOILS
X					LAND COVER ON AND WITHIN 200 FT. OF SITE
X					SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES
X					WELLS ON SITE AND WITHIN 100 FT. OF SITE
X					SEPTIC ON SITE AND WITHIN 100 FT. OF SITE
X					UNDERGROUND FUEL TANKS ON SITE AND WITHIN 100 FT. OF SITE
X					SOIL EVALUATION TESTS (PERC TESTS) PERFORMED

C. EXISTING BUILT CONDITIONS

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

D. COUNTY ADOPTED PLANS

EXISTING	NOT	IN	FIELD	FIELD	REMARKS
EXISTING	NOT	IN	FIELD	FIELD	
X					BALTIMORE COUNTY MASTER PLAN 1989-2000
X					COMMUNITY OR REVITALIZATION PLANS
X					RECREATION AND PARKS PLAN
X					STREETSCAPE AND PARKS PLAN
X					STREETSCAPE PLAN
X					GREENWAYS PLAN
X					OTHER:

25% OR GREATER SLOPES.

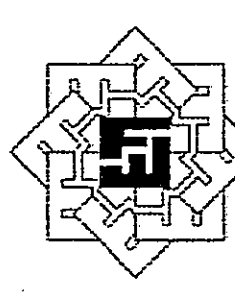
(ETR) EXISTING TO REMAIN

(TBR) TO BE REMOVED

97-401-5044

PLAN TO ACCOMPANY PETITION FOR
SPECIAL HEARING AND VARIANCE

OWNER/DEVELOPER/APPLICANT
EXON CORPORATION
6301 IVY LANE
SUITE 700
GREENBELT, MARYLAND 20770
PHONE: (301) 513-7511
ATTN: MR. ROBERT CASERTA



FREDERICK WARD ASSOCIATES, INC.
ENGINEERS • ARCHITECTS • SURVEYORS
P.O. BOX 727, 5 SOUTH MAIN STREET, BAL AIR, MARYLAND 21014
PHONE: (410) 879-2090 (410) 838-7900 FAX: (410) 893-1243

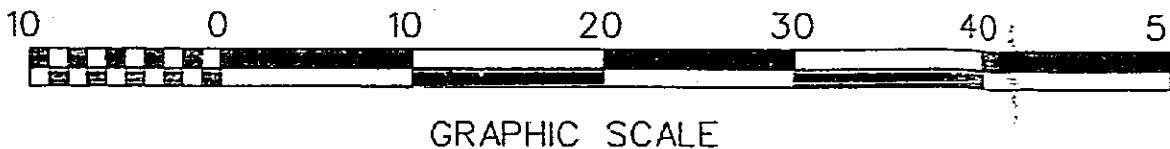
DATE	REVISIONS	BY	CHK.

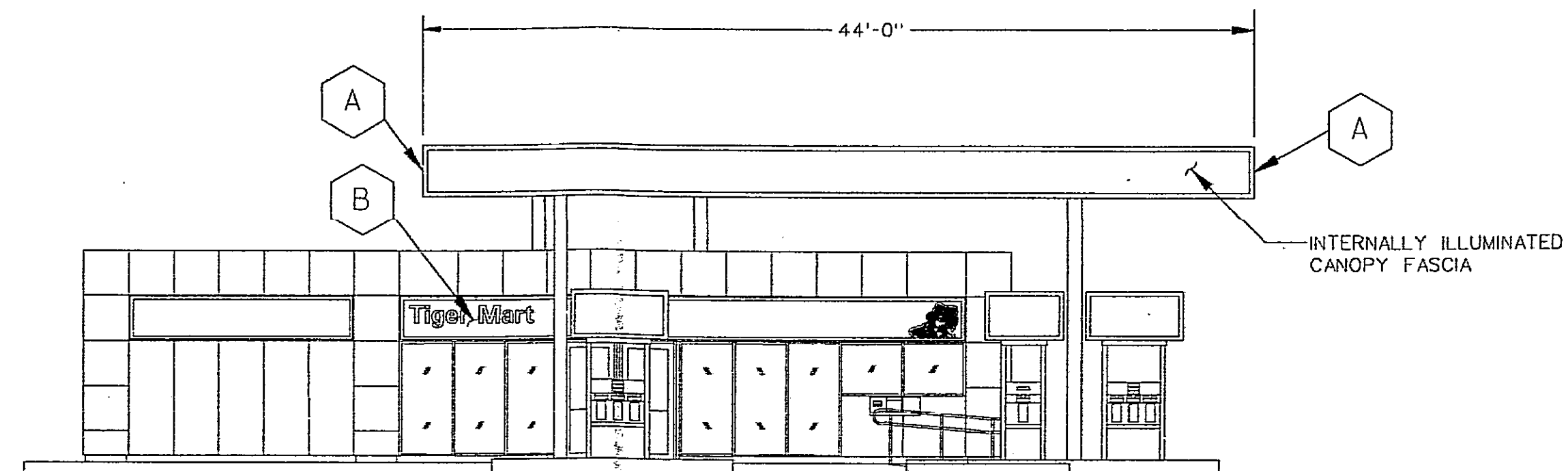
EXON CORPORATION
A DIVISION OF EXON CORPORATION
Real Estate & Engineering
DATE: 03/19/97
DRAWN BY: KON
CHK. BY: JBG
SCALE: 1"= 10'

EXISTING CONDITIONS

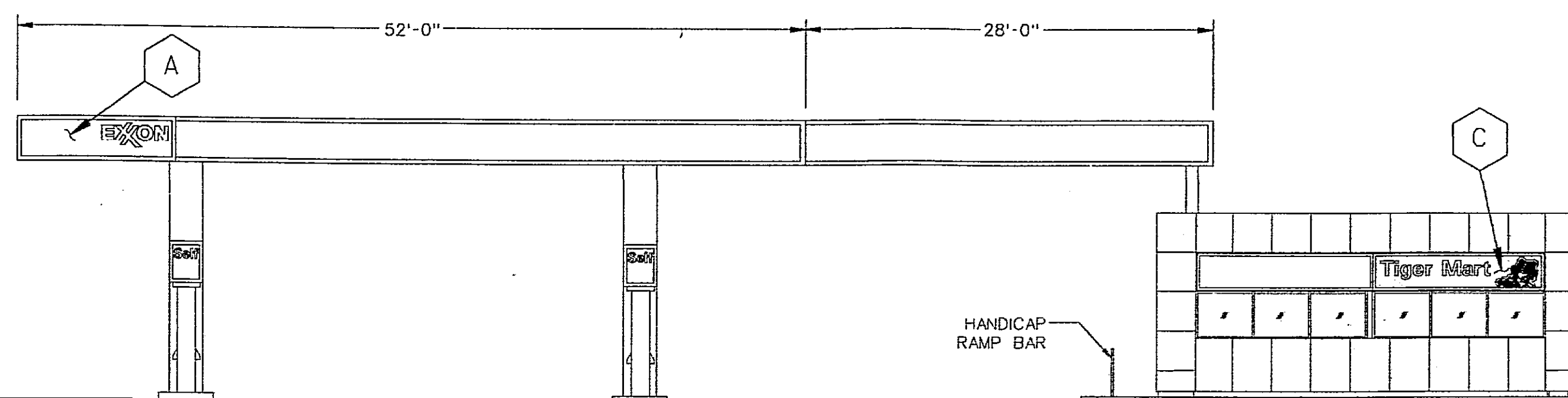
FOR AN EXON STATION LOCATED AT
7510 EASTERN AVENUE
BALTIMORE, MARYLAND

ZADM NUMBER
PROJECT NO. 96224
SVXEXIST.DGN
RAS: NO. 2-7407
DWG. NO. 1 OF 4

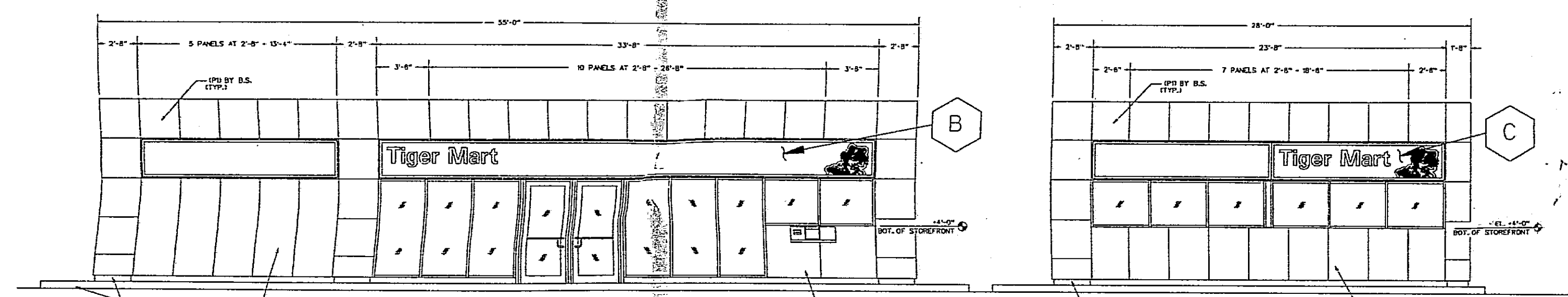




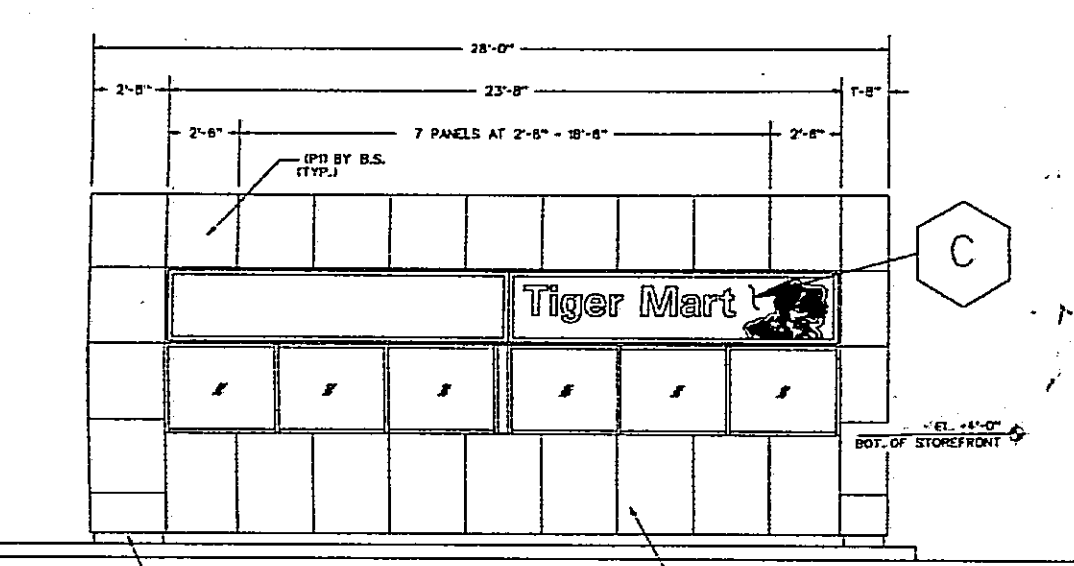
CANOPY NORTH ELEVATION
NOT TO SCALE



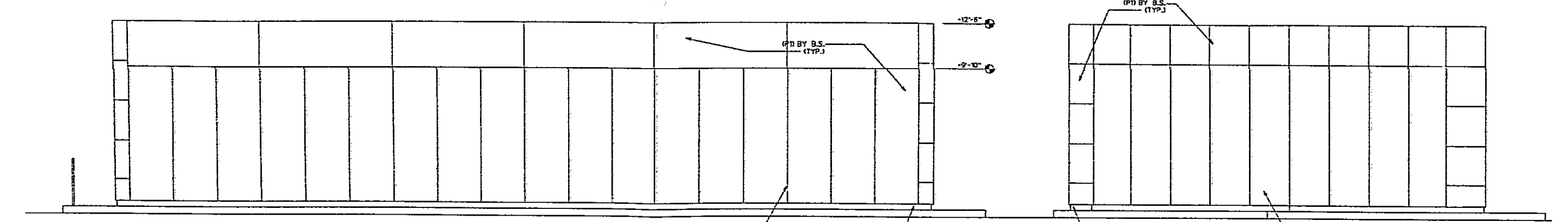
CANOPY WEST ELEVATION
NOT TO SCALE



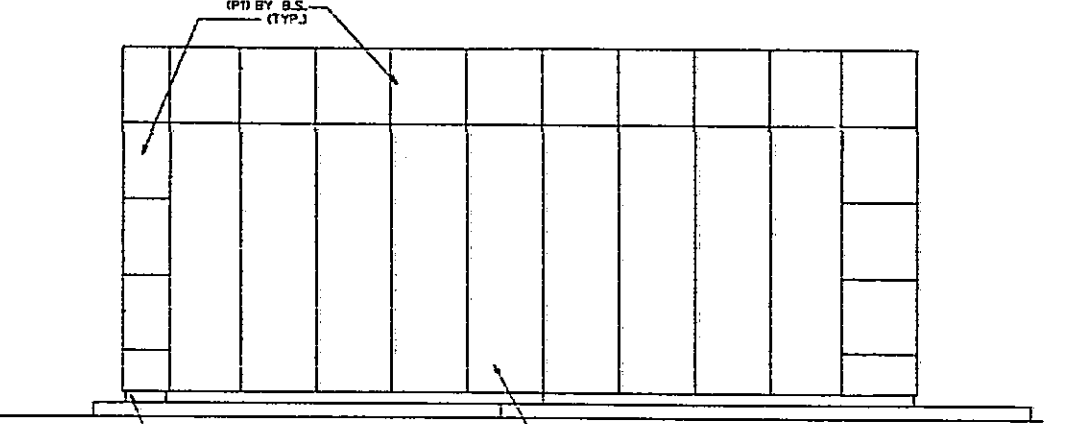
ELEVATION
NOT TO SCALE



ELEVATION
NOT TO SCALE

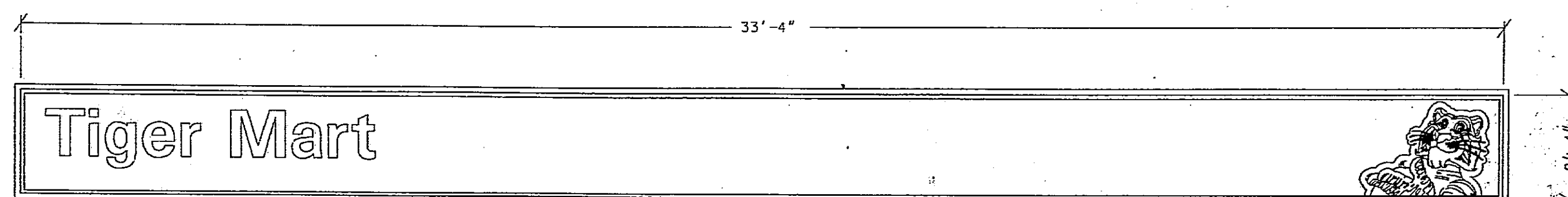


ELEVATION
NOT TO SCALE

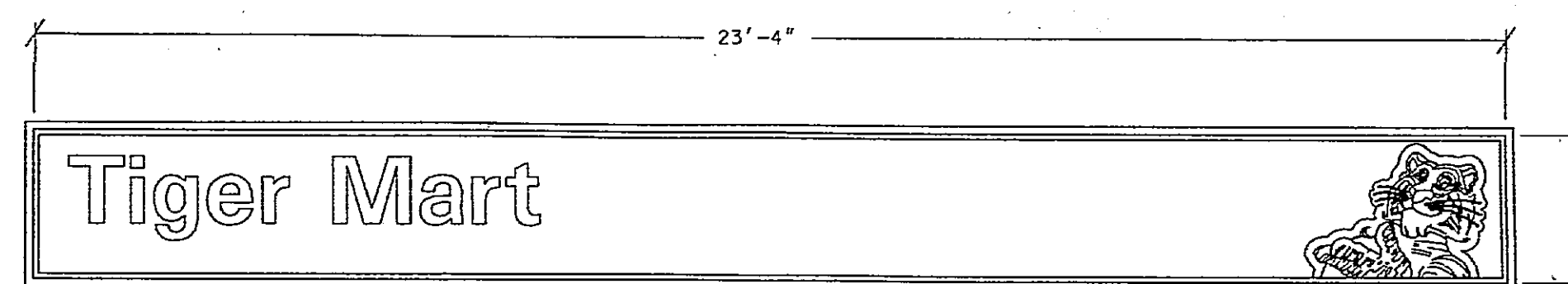


ELEVATION
NOT TO SCALE

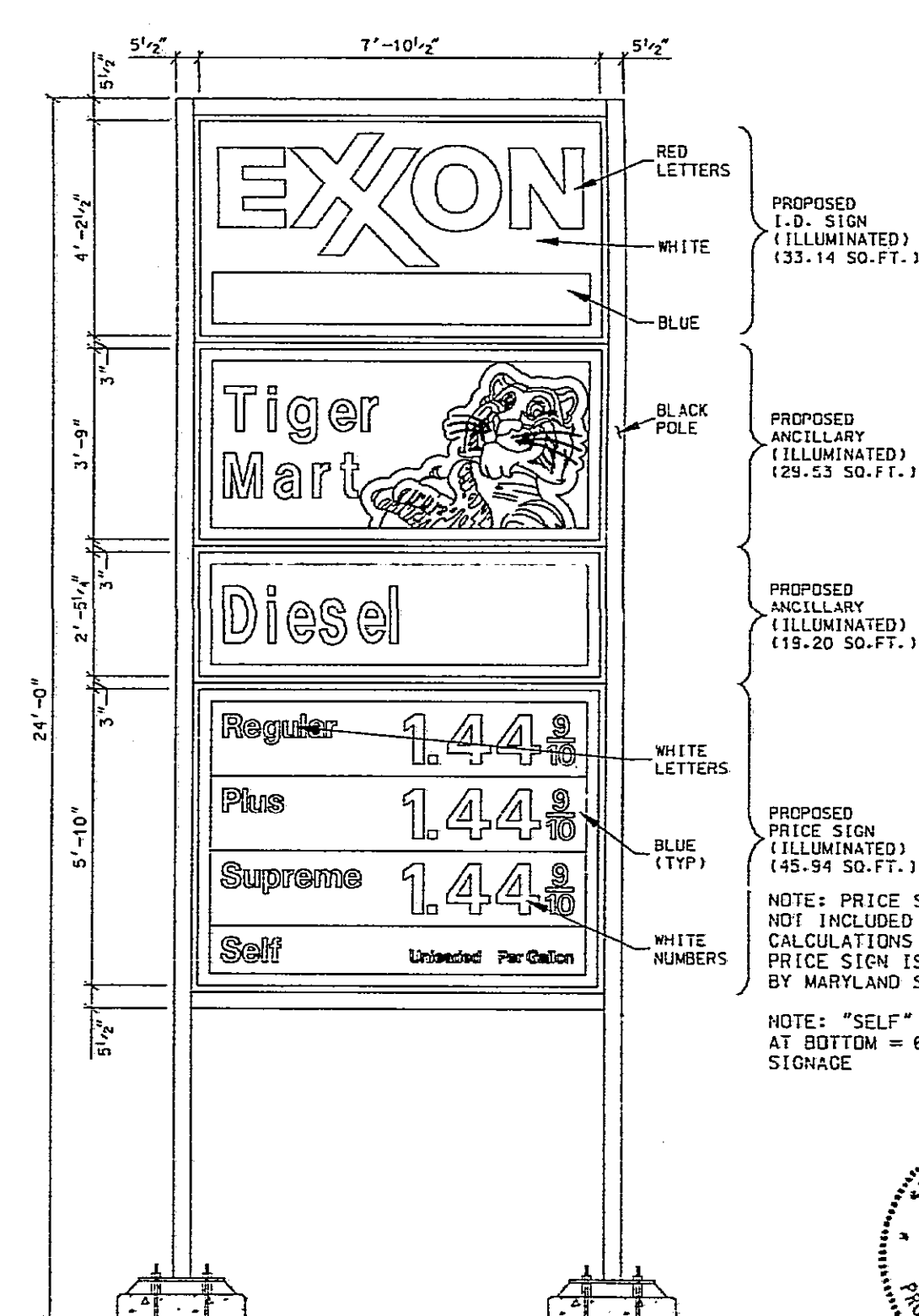
BUILDING ELEVATIONS
RTS



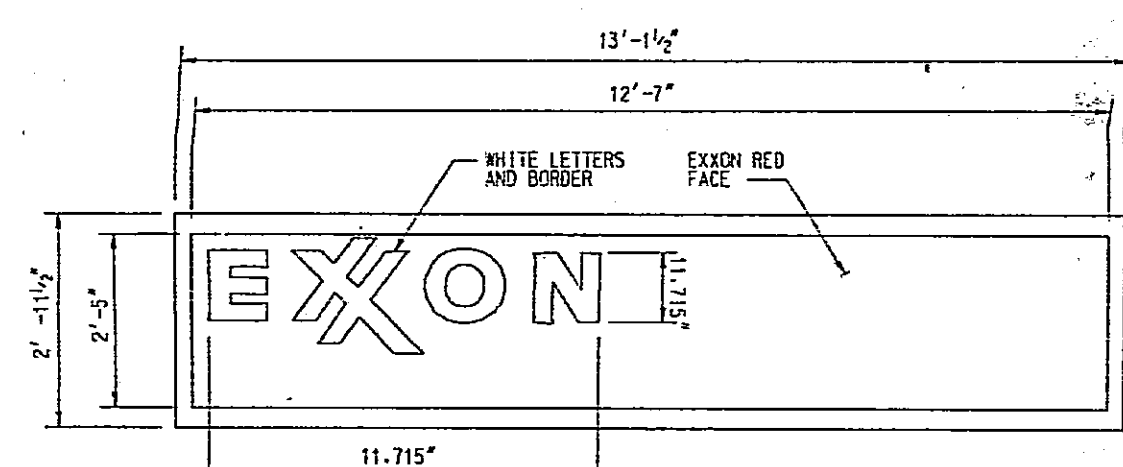
PROPOSED SIDE BUILDING SIGN - 77.78 SQ.FT.
INTERNALLY ILLUMINATED SINGLE FACE
SCALE: NOT TO SCALE



PROPOSED SIDE BUILDING SIGN - 54.44 SQ.FT.
INTERNALLY ILLUMINATED SINGLE FACE
SCALE: NOT TO SCALE



PROPOSED MAJOR I.D. SIGN
INTERNALLY ILLUMINATED DOUBLE FACE
SCALE: NOT TO SCALE



PROPOSED FASCIA SIGN - 30.41 SQ.FT.
INTERNALLY ILLUMINATED SINGLE FACE
SCALE: 1" = 3'-0"

SIGNAGE CALCULATIONS

A. FREESTANDING SIGN:

1. ALLOWABLE SIGNAGE AREA: 100 S.F.
(NOT TO ALLOW EXCEED THREE SIGNS)

2. PROPOSED SIGN AREA
(TWO DOUBLE FACED SIGNS)

EXXON I.D. = 33.14 SQ.FT.
TIGER EXPRESS = 29.53 SQ.FT.
DIESEL ANCILLARY = 19.20 SQ.FT.
"SELF" - PRICE SIGN = 6.85 SQ.FT.
TOTAL = 88.72 SQ.FT. PER FACE

PROPOSED SIGN SQ.FT. = 177.44 SQ.FT. - VARIANCE REQUESTED FOR 77.44 SQ.FT.

B. BUILDING SIGNS

1. CANOPY
ALLOWED SIDE: 4 X 52'-0" SQ.FT. = 208.00 SQ.FT.
PROPOSED: TWO CANOPY FASCIAL SIGN
X 30.40 SQ.FT. = 60.80 SQ.FT.

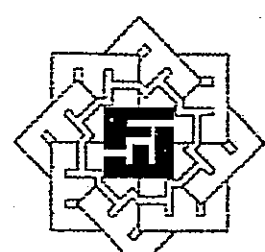
2. CONVENIENCE STORE

a. ALLOWED FRONT: 4 X 55.00 L.F. = 220.00 SQ.FT.
PROPOSED FRONT: 77.78 SQ.FT.
b. ALLOWED SIDE: 4 X 28'-0" = 112.00 SQ.FT.
PROPOSED SIDE: 54.44 SQ.FT.

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

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCE

OWNER/DEVELOPER/APPLICANT
EXXON CORPORATION
6301 IVY LANE
SUITE 700
GREENBELT, MARYLAND 20770
PHONE: 1 (301) 513-7511
ATTN: MR. ROBERT CASERTA



FREDERICK WARD ASSOCIATES, INC.
ENGINEERS • ARCHITECTS • SURVEYORS
P.O. BOX 727, 5 SOUTH MAIN STREET, BEL AIR, MARYLAND 21014
PHONE: (410) 879-2090 (410) 838-7900 FAX: (410) 893-1243

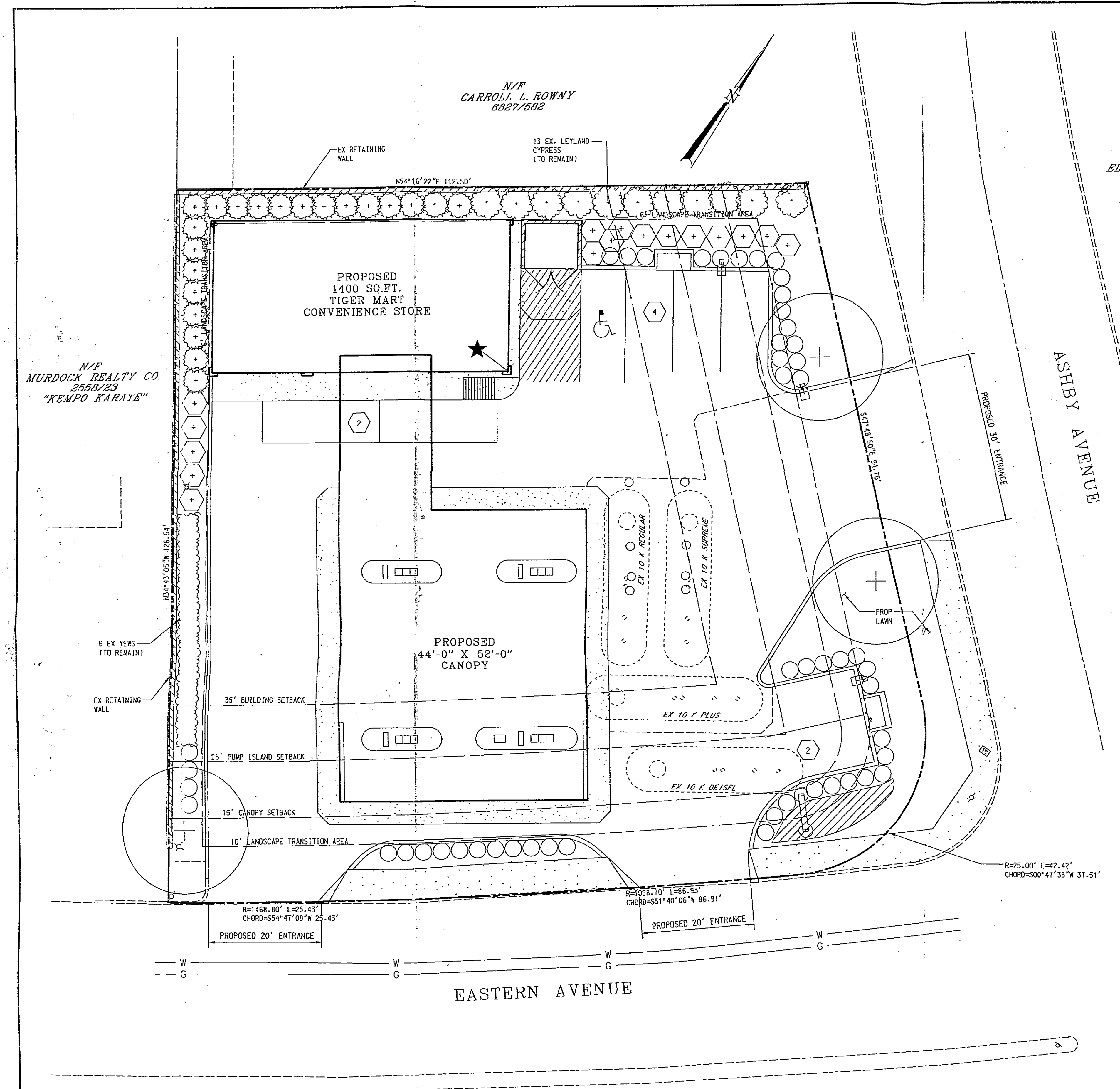
DATE	REVISIONS	BY	CHK.

BY: **EXXON CORPORATION**
Marketing Department
DATE: 03/19/97
DRAWN BY: KDN
CHK. BY: JBG
SCALE: AS NOTED

BUILDING AND SIGNAGE PLAN
FOR AN EXXON STATION LOCATED AT
7510 EASTERN AVENUE
BALTIMORE, MARYLAND 21224

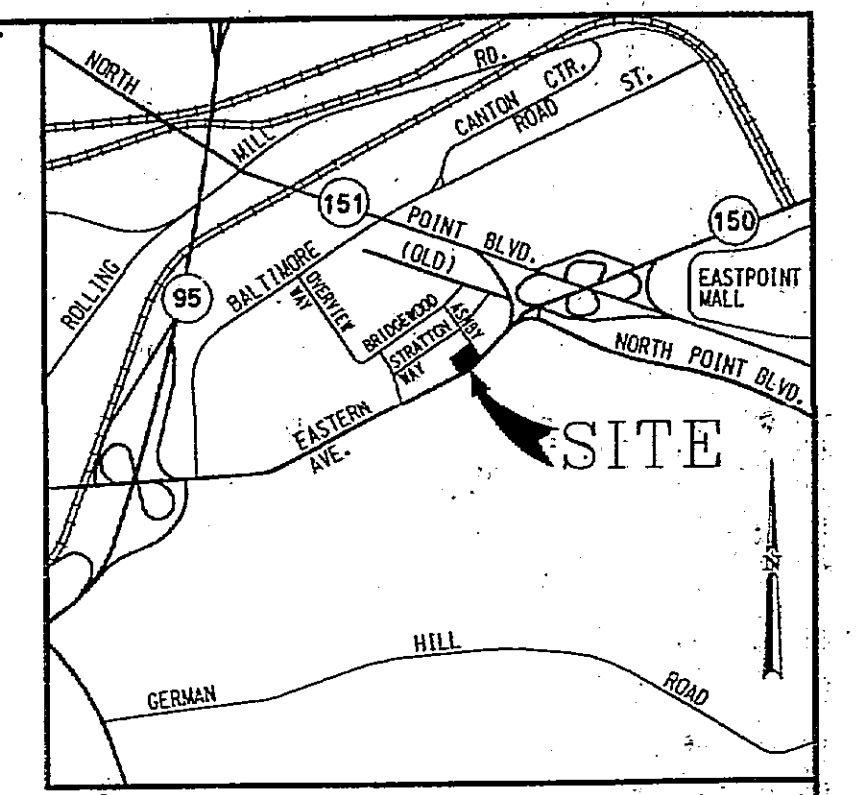
ZADN: NUMBER
PROJECT NO.: 96224
R/S: NO. 2-1407
DWG. NO. 3 OF 4

12-19-97 09:30



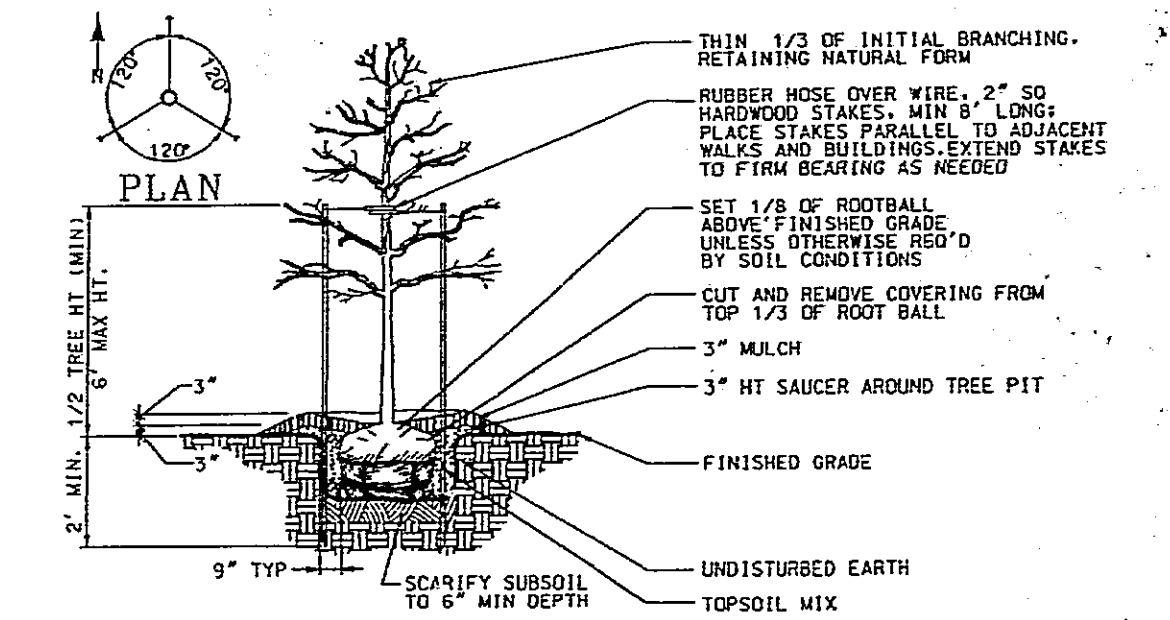
N/F
ELENA SUHOMLIN
7970/790
"RUGGIERO'S
RESTAURANT"

LANDSCAPE PLANTING SCHEDULE				
SYMBOL	QTY.	BOTANICAL/COMMON NAME	SIZE	REMARKS
+	3	OLEDISIA TRIACANTHOS VAR. INERMIS 'IMPERIAL' IMPERIAL THORNLESS HONEYLESS	2'-2 1/2' CAL. 12"-14" HT	B & B FULL AS SHOWN
*	21	THUGA OCCIDENTALIS 'TECHNY' MISSION ARBORVITAE	3'-4' HT 24" - 30" SPD	B & B FULL 4' DC
+	16	VIBURNUM PLICATUM VAR. HONKETSUM DOUBLE FIVE VIBURNUM	3'-4' HT 3-4 CANES	B & B HEAVY 4 1/2' DC
○	50	TAXUS X MEDIA 'DENSIFORMIS' DENSIFORMIS YEW	2 1/2' - 3' HT 2 1/2' - 3' SPD	B & B FULL 3' DC
■	75	VIOLETTA X WITTROCKIANA 'POC RED AND WHITE'	4" POT	CONT 8" DC

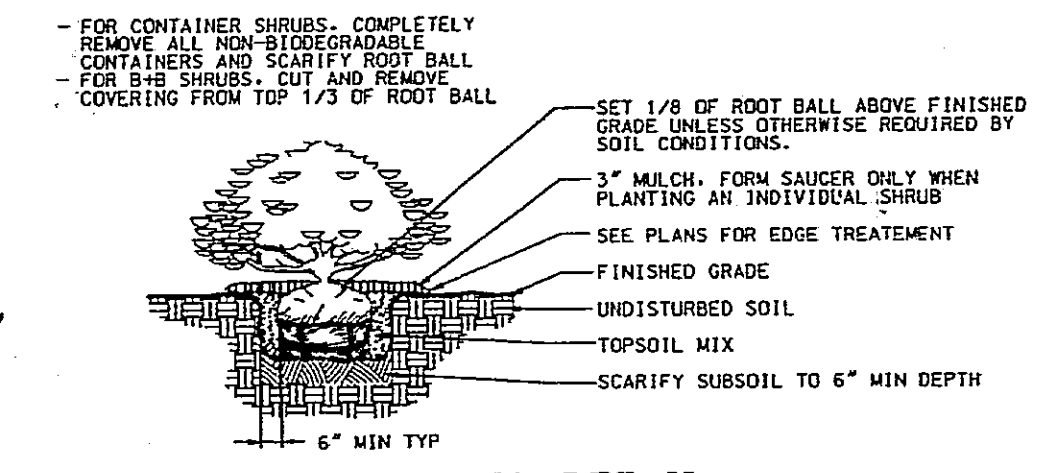


VICINITY MAP
1"=2000'

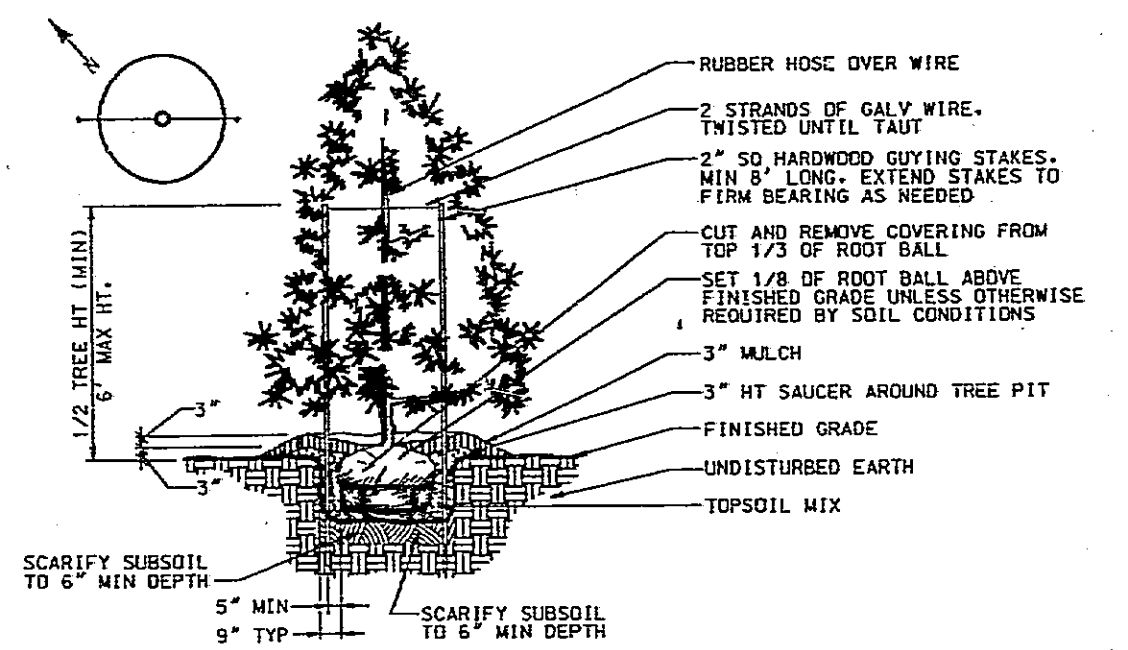
6. COMMERCIAL, OFFICE, INDUSTRIAL, HIGH RISE
RESIDENTIAL, AND PUBLIC DEVELOPMENTS
- 1/2 LINEAR FEET OF INTERIOR ROAD: 20 = 1 P.U.'S
NO. 1 MAJOR, 1 MINOR, 1 EVERGREEN,
1 SHRUBS, 1 GROUND COVER.
 - 1/2 LINEAR FEET OF ADJACENT ROAD: 20 = 8.75 P.U.'S
NO. 1 MAJOR, 1 MINOR, 1 EVERGREEN,
30 SHRUBS, 1 GROUND COVER.
 - 1/2 LINEAR FEET OF PARKING LOT ADJACENT TO R.D.W.
OR STRUCTURES: 15 = 1 P.U.'S
NO. 1 MAJOR, 1 MINOR, 1 EVERGREEN,
1 SHRUBS, 1 GROUND COVER.
 - 240 LINEAR FEET OF ADJACENT NON-RESIDENTIAL: 15 = 16 P.U.'S
NO. 1 MAJOR, 1 MINOR, 13 EX. EVERGREEN,
50 (16 EX.) SHRUBS, 1 GROUND COVER = 16.5 P.U.'S
 - 30 LINEAR FEET OF DUMPSTER(S): 15 = 2 P.U.'S
NO. 1 MAJOR, 1 MINOR, 1 EVERGREEN,
10 SHRUBS, 1 GROUND COVER = 2 P.U.'S
- TOTAL PLANTING UNITS REQUIRED 26.75
TOTAL PLANTING UNITS REQUIRED 27.5
- 1 MAJOR, 1 MINOR, 13 EVERGREEN, 30 SHRUBS,
1 GROUND COVER.



DECIDUOUS TREE PLANTING (UP TO 3" CALIPER)



SHRUB PLANTING DETAIL

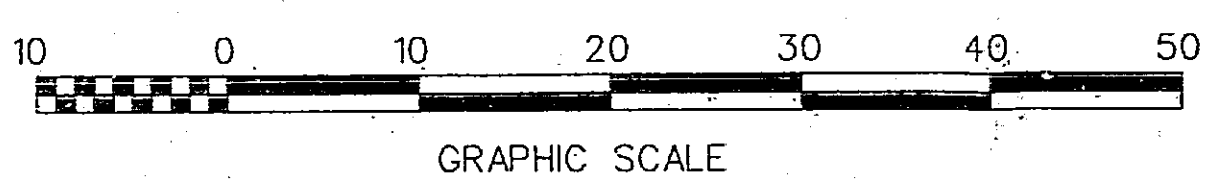


EVERGREEN TREE PLANTING DETAIL

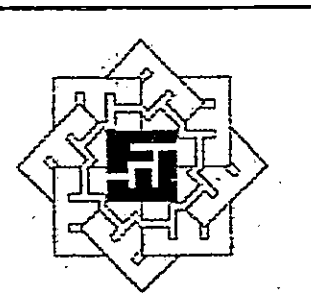
- General Planting Notes
- All plant material shall conform to the sizes given in the plant list and shall be nursery grown in accordance with the "USA Standard for Nursery Stock", latest edition.
 - All planting shall be in accordance with standard American Association of Nurserymen procedures and specifications.
 - Contractor and Owner's Representative shall verify the correct location of all underground utilities in the field prior to installation of any plant materials.
 - Plant material location to be staked in the field and approved by the Landscape Architect prior to planting.
 - All plant beds and planting areas to be mulched to a depth of 3" unless otherwise noted on drawings or specifications.
 - All areas disturbed by planting operations shall be fine graded and sodded.
 - Obtain approval from Architect's or Owner's Representative before making any substitutions or changes.
 - All plant beds shall be contained with a spaced edge unless otherwise noted on drawings.
 - Quantities shown on plant list are for the Contractor's convenience only and are not guaranteed to be accurate. In the event of a discrepancy between quantities shown on the plan and quantities shown on the plant list, the quantities on the plan shall apply.

3/19/97

PLAN TO ACCOMPANY PETITION FOR
SPECIAL HEARING AND VARIANCE



OWNER/DEVELOPER/APPLICANT
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DATE	REVISIONS	BY	CHK.

EXON CORPORATION
A DIVISION OF EXON CORPORATION
Real Estate & Engineering
Marketing Department
DATE: 03/19/97
DRAWN BY: KDN
CHK. BY: JBG
SCALE: 1" = 10'
LANDSCAPE PLAN
FOR AN EXON STATION LOCATED AT
7510 EASTERN AVENUE
BALTIMORE, MARYLAND 21224

ZADM NUMBER	
PROJECT NO.	96224
SKYLAND2.DGN	
RAS. NO.	2-7407
DWG. NO.	4 OF 4