

IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE
 SPECIAL EXCEPTION AND VARIANCE - *
 NE/S Hammonds Ferry Road, 95' SE * DEPUTY ZONING COMMISSIONER
 of the c/l of Hollins Ferry Road *
 (3107 Hammonds Ferry Road) * OF BALTIMORE COUNTY
 13th Election District *
 1st Councilmanic District * Case No. 98-327-SPHXA

 HJR-Benson Venture LLC *
 Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception and Variance relief filed by the owner of the subject property, HJR-Benson Venture LLC, by John H. Phelps, Member, through his attorney, Howard L. Alderman, Jr., Esquire. The Petitioner requests a special hearing to approve the conversion of an existing service station bays to a carry-out restaurant use, and an amendment to the previously approved site plans in prior Cases Nos. 68-171-RX and 90-12-SPHXA to reflect the proposed modifications, and approval of a modified parking plan and requirements for the uses proposed, pursuant to Sections 409.12.B and 409.8.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, the Petitioner requests a special exception to permit the continuation of an automotive fuel service station, pursuant to Section 230.13 of the B.C.Z.R., as a use in combination with a convenience store with a sales area of greater than 1500 sq.ft., pursuant to Section 405.4.E.1 of the B.C.Z.R., a roll-over car wash, pursuant to Sections 405.4.E.2 and 419.1 of the B.C.Z.R.; and a carry-out restaurant, pursuant to Section 405.4.E.10 of the B.C.Z.R. In addition, variance relief is sought from the B.C.Z.R. as follows: 1) From Section 419.4.B.1 to permit a car wash entrance to face, obliquely, adjacent residentially zoned property; 2) from Section 450.4.F.5(a) to permit the three, wall-

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By

mounted enterprise signs otherwise allowed to be located on the front facade in lieu of the maximum allowed two signs per facade permitted as of right; and 3) from Section 409.6.A.2 of the B.C.Z.R. to permit 13 parking spaces for the carry-out/convenience store in lieu of the required 15, if the modified parking plan proposed in the Petition for Special Hearing is not approved. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were John Phelps, a representative of the HJR-Benson Venture LLC, property owner, and L. Ashton Menefee, III, a representative of the Carroll Independent Fuel Company, Developer of the subject site, Edwin S. Howe III and Kevin C. Anderson, Professional Engineers with KCW Consultants, Inc., who prepared the site plan for this property, C. Richard Moore, a traffic engineer with Wells and Associates, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. Appearing as Protestants in the matter were several residents from the area including Michael D. Welden, Jacob Miller and Theresa Lowry, representatives of the Lansdowne Improvement Association, and Brenda Harney, President of the Riverview Community Association.

Testimony and evidence offered revealed that the subject property consists of 0.838 acres, more or less, zoned B.L.-A.S., and is improved with a Mobile gasoline service station. In order to remain competitive with Exxon, Amoco, and other gasoline distributors in the area, the Petitioners propose to convert the existing service station to a use in combination fuel service station, convenience store/carry-out restaurant, and roll-over car wash facility. For the past several years, many of the petroleum distributors have decided to discontinue the automotive service

and repair aspect of their business and provide instead convenience stores and car wash facilities along with fuel sales to its patrons. The Petitioners are desirous of converting the subject site to such a facility; however, in order to proceed as proposed, the special hearing, special exception and variance relief sought are necessary.

It should be noted that the Petitioner has requested alternative variance relief to allow 13 parking spaces in lieu of the required 15, in the event the modified parking plan proposed within the Petition for Special Hearing is denied. Testimony revealed that the parking layout shown on Petitioner's Exhibit 1 is sufficient to accommodate the amenities to be offered by Mobil at this location. Thus, I am persuaded to grant the modified parking plan and as such, the alternative parking variance shall be dismissed as moot.

As noted above, representatives from two of the community associations in the surrounding locale appeared at the hearing. Ms. Brenda Harney, President of the Riverview Community Association, testified that the developer made a presentation of the proposed project at one of the organization's general meetings, during which time the majority of the members present voted to support the Petitioner's plans. However, Ms. Harney asked that a number of conditions be imposed upon the Developer to insure that the community's concerns were addressed, including the installation of an identification sign for the Riverview community and assisting in its efforts to revitalize same. Some of the conditions requested by Ms. Harney are appropriate and shall be incorporated within the restrictions imposed at the end of this Order. In addition, Ms. Theresa Lowry appeared on behalf of the Lansdowne Improvement Association, which also

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By

had the Petitioner meet to discuss its proposal with its membership. That organization has also voted to support the Petitioner's request.

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

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

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

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

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

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DATE 6/1/83
BY [Signature]

his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of June, 1998 that the Petition for Special Hearing to approve the conversion of existing service station bays to a carry-out restaurant use, and an amendment to the previously approved site plans in prior Cases Nos. 68-171-RX and 90-12-SPHXA to reflect the

ORDER RECEIVED FOR FILING

Date 6/1/98

By [Signature]

proposed modifications, and approval of a modified parking plan and requirements for the uses proposed, pursuant to Sections 409.12.B and 409.8.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit the continuation of an automotive fuel service station, pursuant to Section 230.13 of the B.C.Z.R., as a use in combination with a convenience store with a sales area greater than 1500 sq.ft., pursuant to Section 405.4.E.1 of the B.C.Z.R.; a roll-over car wash, pursuant to Sections 405.4.E.2 and 419.1 of the B.C.Z.R.; and a carry-out restaurant, pursuant to Section 405.4.E.10 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the B.C.Z.R. as follows: 1) From Section 419.4.B.1 to permit a car wash entrance to face, obliquely, adjacent residentially zoned property, and, 2) from Section 450.4.F.5(a) to permit the three, wall-mounted enterprise signs otherwise allowed to be located on the front facade in lieu of the maximum allowed two signs per facade permitted as of right, in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Prior to the issuance of any use permits, the Petitioners shall submit a landscape plan for review and approval by Mr. Avery Harden, Landscape Architect for Baltimore County. Said plan shall show all landscaping that is to take place on the property, as well as the repair and maintenance of the wood screening

ORDER RECEIVED ON FILE

6/11/98
bjs

fence located on the southern boundary of the subject property.

3) The Petitioners shall prohibit loitering on the subject property by those individuals who do not have legitimate business at this facility. All old signs and poles which shall not be used in conjunction with the proposed renovations to the subject site shall be removed from the premises within ninety (90) days of the date of this Order.

4) The car wash facility shall be permitted to operate between the hours of 8:00 AM to 10:00 PM, only, seven days a week.

5) The Petitioners shall cooperate with the River-view community in its efforts to erect a community identification sign on the Petitioner's property. Specifically, should the Riverview Community Association be successful in obtaining a permit from Baltimore County for the erection of such a sign on the Petitioner's property, the Petitioner shall donate an area on their property for the installation of the subject sign. In the event the community association is unsuccessful in obtaining a sign permit to locate an identification sign on the Petitioner's property, but is able to obtain a sign permit to locate a community identification sign elsewhere in the neighborhood, the Petitioner shall be required, pursuant to this Order, to make a contribution of \$250 towards the cost of constructing and erecting that sign. The Petitioners indicated at the hearing that they would cooperate with the community in their renovation efforts of this area of Baltimore County. This restriction is being imposed in furtherance of the intention of the Petitioner to work with the community associations.

6) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the variance from Section 409.6.A.2 of the B.C.Z.R. to permit 13 parking spaces for the carry-out/convenience store in lieu of the required 15, be and is hereby DISMISSED AS MOOT.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

June 1, 1998

Howard L. Alderman, Jr., Esquire
Levin & Gann
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCE
NE/S Hammonds Ferry Road, 95' SE of the c/l of Hollins Ferry Road
(3107 Hammonds Ferry Road)
13th Election District - 1st Councilmanic District
HJR-Benson Venture LLC - Petitioner
Case No. 98-327-SPHXA

Dear Mr. Alderman:

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

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

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Messrs. John H. Phelps and L. Ashton Menefee, III
2700 Loch Raven Road, Baltimore, Md. 21218

Mr. Edwin S. Howe III and Kevin C. Anderson, KCW Consultants, Inc.
3104 Timanus Lane, Suite 101, Baltimore, Md. 21244

Ms. Brenda Harney, President, Riverview Community Association
914 Winsap Court, Baltimore, Md. 21227

Mr. Jacob Miller, President, Lansdowne Improvement Assoc.
135 Hazel Avenue, Halethorpe, Md. 21227

Mr. Michael D. Welden, 3021 Alabama Avenue, Baltimore, Md. 21227

People's Counsel; Case Files



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 3107 Hammonds Ferry Road

which is presently zoned

BL

AS

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

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

SEE ATTACHED

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.

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:

Howard L. Alderman, Jr., Esquire

Levin & Gann, P.A.

305 W. Chesapeake Avenue, Suite 113

Towson, MD 21204

Signature

Address

410-321-0600

City

State

Zipcode

Legal Owner(s).

HJR-Benson Venture LLC

(Type or Print Name)

By: *John H Phelps*
Signature

JOHN H. PHELPS, Member
(Type or Print Name)

Signature

2700 Loch Raven Road

Address

Phone No.

Baltimore, Maryland 21218

City

State

Zipcode

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

HJR-Benson Venture LLC

c/o C. Howard Phelps

Name

2700 Loch Raven Rd. 21218 410-235-9911

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: *RT/BR* DATE *3/11/92*

ORDER RECEIVED FOR FILING

Date

By

98-327-SPH XA

327

Petition for Special Hearing
[continuation sheet]

LEGAL OWNERS: HJR-BENSON Venture LLC

Property Address: 3107 Hammonds Ferry Road

Special Hearing Request:

Approval of the conversion of the existing service bays to carry-out restaurant use and amendment of previously approved site plans, in Case Nos. 68-171 and 90-12-SPHXA, for the subject property.

Approval, pursuant to BCZR §§409.12.B and 409.8.B.1, of a modified parking plan and modified parking requirements for the proposed uses in accordance with the specific detail shown on the Plats to accompany this Petition.

ORDER RECEIVED FOR FILING
Date 6/1/98
By [Signature]

327



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at

3107 Hammonds Ferry Road

which is presently zoned

BL-AS

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

SEE ATTACHED

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

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Howard L. Alderman, Jr., Esquire

Levin & Gann, P.A.

305 W. Chesapeake Avenue, Suite 113

Towson, MD 21204

Signature

410-321-0600

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

HJR-Benson Venture LLC

(Type or Print Name)

By: **JOHN H. PHELPS**

Signature

JOHN H. PHELPS, MEMBER

(Type or Print Name)

Signature

2700 Loch Raven Road

Address

Phone No.

Baltimore, Maryland 21218

City

State

Zipcode

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

HJR-Benson Venture LLC

c/o C. Howard Phelps

Name

2700 Loch Raven Rd. 21218 410-235-9911

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: **RT/BR**

DATE **3/11/98**

98-327-SPHXA

327

ORDER RECEIVED FOR FILING

Date

By

Petition for Special Exception
[continuation sheet]

LEGAL OWNERS: HJR-BENSON Venture LLC

Property Address: 3107 Hammonds Ferry Road

Special Exception Uses Requested:

- ▶ continuation of automotive fuel service station pursuant to BCZR §230.13, in combination with the following:
- ▶ convenience store with a sales area of greater than 1500 square feet pursuant to BCZR §405.4.E.1;
- ▶ roll-over car wash pursuant to BCZR §§405.4.E.2 & 419.1; and
- ▶ carry-out restaurant pursuant to BCZR §405.4.E.10

ORDER RECEIVED FOR FILING

Date

By

327



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at

3107 Hammonds Ferry Road

which is presently zoned

~~AS~~ ~~AD~~

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

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

SEE ATTACHED

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

SEE ATTACHED

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

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

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:

Legal Owner(s)

(Type or Print Name)

HJR-Benson Venture LLC

(Type or Print Name)

Signature

By: JOHN H. PHELPS
Signature

Address

JOHN H. PHELPS, Member
(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner
Howard L. Alderman, Jr., Esquire

Levin & Gann, P.A.

305 W. Chesapeake Avenue, Suite 113

Towson, MD 21204

Howard L. Alderman, Jr.
Signature

2900 Loch Raven Road 410-235-9911

Address Phone No

Baltimore, Maryland 21218

City State Zipcode
Name Address and phone number or representative to be contacted

HJR-Benson Venture LLC

c/o C. Howard Phelps

Name

2700 Loch Raven Rd. 21218 410-235-9911
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: RT/BR DATE 3/11/98

Printed with Soybean Ink
on Recycled Paper

Zoning Administration

Development Management

98-327-SPHXA

#327

ORDER RECEIVED FOR FILING
Date 3/11/98
By [Signature]

Petition for Variance
[continuation sheet]

LEGAL OWNERS: HJR-BENSON Venture LLC

Property Address: 3107 Hammonds Ferry Road

Variance Relief Requested:

- ▶ from BCZR § 419.4.B.1 to permit a car wash entrance to face, obliquely, adjacent, residentially zoned property;
- ▶ from BCZR § 450.4.F.5(a) for the three, wall mounted enterprise signs otherwise allowed to be located on the front facade in lieu of the maximum of two per facade permitted as of right.
- ▶ If the modified parking plan is not approved as part of the Special Hearing Petition filed herewith, from BCZR § 409.6.A.2 to permit a total of 13 parking spaces for the carryout/convenience store in lieu of the 15 spaces otherwise required.

Justification:

- existing topography of the subject property;
- irregular shape of existing lot;
- identification of three, separate enterprises on site;
- configuration of existing improvements; and
- such further justification as will be presented at the time of the hearing on this Petition.

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Date

By

327

KCW Consultants, Inc.

Civil Engineers and Land Surveyors
3104 Timanus Lane, Suite 101 / Baltimore, Maryland 21244

(410) 281-0030 / 281-0033 / Fax (410) 298-0604

Re: HJR-BENSON Venture LLC

3107 Hammonds Ferry Road

Zoning Description

Beginning at a rod and cap found on the Northeasternmost right-of-way line of Hammonds Ferry Road (60 feet right-of-way) at the distance of 95 feet Southeasterly from the centerline of Hollins Ferry Road (right-of-way varies) and running thence.

1. 64.32 feet with the arc of a curve deflecting to the right, having a radius of 32 feet having a chord bearing North 24 degrees 16 minutes 15 seconds East 54.03 feet to a rod and cap found, thence
2. North 81 degrees 51 minutes 20 seconds East 144.47 feet to a rod and cap found, thence
3. South 27 degrees 24 minutes 42 seconds East 214.14 feet to a iron pipe found, thence
4. South 86 degrees 25 minutes 26 seconds West 190.87 feet to a iron pipe found, thence
5. North 27 degrees 00 minutes 13 seconds West 56.04 feet to a cross cut found, thence
6. 95.32 feet with the arc of a curve deflecting to the left, having a radius of 865.47 feet having a chord bearing North 30 degrees 09 minutes 31 seconds West 95.27 feet

To the place of beginning, containing 0.82 acres of land more or less, As recorded in deed liber 11962 folio 639.



#327

98-327-SPHXA

**NOTICE OF ZONING
HEARINGS**

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 #98-327-SPHXA
3107 Hammonds Ferry Road
SEC. Hollins Ferry and Hammonds Ferry Roads
13th Election District
1st Councilmanic District
Legal Owner(s):

HJR-Benson Venture LLC

Special Hearing: for approval of conversion of the existing service bays to carry-out restaurant use and amendment of previously approved site plans in case #68-171 and #90-12-SPHXA, and approval of a modified parking plan and modified parking requirements for the proposed uses.

Special Exception: for continuation of automotive fuel service station; for a convenience store with a sales area of greater than 1,500 square feet; for a roll-over car wash; and carry-out restaurant.

Variance: to permit a car wash entrance to face, obliquely, adjacent, residentially zoned property; to permit the three, wall-mounted enterprise signs in lieu of the maximum of two per facade; and to permit, if necessary, a total of 13 parking spaces for the carry-out/convenience store in lieu of the 15 spaces otherwise required.

Hearing: Monday, May 4, 1998 at 9:00 a.m., in Room 407, County Courts Bldg., 401 Binsley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing. Please Call (410) 887-3391.

4/22/98 April 16 C221048

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/16/, 19 98

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 4/16/, 19 98.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MD AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 15172

DATE 3/11/98 ACCOUNT R001-6150

AMOUNT \$ 650.00

RECEIVED FROM: Cornell Independent Fuel Co.

FOR: 3107 Hammonds Ferry Rd.

Code #070

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 327

CASHIER'S VALIDATION

PAID RECEIPT

PROPOSED ACTUAL TIME
3/11/98 3/11/98 10:25:41

REG NO. 000007 RTM UNIT 000001

5 MISCELLANEOUS CASH RECEIPT

Receipt # 000650

OF NO. 001724

650.00 CASH

Baltimore County, Maryland

98-327-SPHXA

CERTIFICATE OF POSTING

RE. Case No.: 98-327 SPHXA

Petitioner/Developer: H.J.R. BENSON VEN. LLC
ETAL

Y/O HOWARD ALDERMAN, ESQ

Date of Hearing/Closing: 5/4/98

@ 9 AM

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 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 #3107 HAMMOND'S FERRY
ROAD

The sign(s) were posted on _____

4/19/98

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 4/20/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)

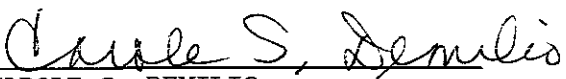


RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR SPECIAL EXCEPTION		
PETITION FOR VARIANCE	*	ZONING COMMISSIONER
3107 Hammonds Ferry Road, S/E cor		
Hollins Ferry Rd and Hammonds Ferry Rd	*	OF BALTIMORE COUNTY
13th Election District, 1st Councilmanic	*	
	*	CASE NO. 98-327-SPHXA
HJR-Benson Venture, LLC		
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
 People's Counsel for Baltimore County


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 15th day of April, 1998, a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., 305 W. Chesapeake Avenue, Towson, MD 21204, attorney for Petitioner.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

March 23, 1998

NOTICE OF ZONING 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: 98-327-SPHXA
3107 Hammonds Ferry Road
SEC Hollins Ferry and Hammonds Ferry Roads
13th Election District - 1st Councilmanic District
Legal Owner: HJR-Benson Venture LLC

Special Hearing for approval of conversion of the existing service bays to carry-out restaurant use and amendment of previously approved site plans in case #68-171 and #90-12-SPHXA, and approval of a modified parking plan and modified parking requirements for the proposed uses. Special Exception for continuation of automotive fuel service station; for a convenience store with a sales area of greater than 1,500 square feet; for a roll-over car wash; and carry-out restaurant. Variance to permit a car wash entrance to face, obliquely, adjacent, residentially zoned property; to permit the three, wall-mounted enterprise signs in lieu of the maximum of two per facade; and to permit, if necessary, a total of 13 parking spaces for the carry-out/convenience store in lieu of the 15 spaces otherwise required.

HEARING: Monday, May 4, 1998 at 9:00 a.m. in Room 407, County Courts Building, 410 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: HJR-Benson Venture LLC
Howard L. Alderman, Jr., Esquire

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 19, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
April 16, 1998 Issue - Jeffersonian

Please forward billing to:

HJR-Benson Venture LLC
2900 Loch Raven Road
Baltimore, MD 21218

410-235-9911

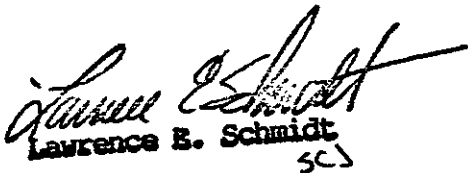
NOTICE OF ZONING HEARING

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: 98-327-SPHXA
3107 Hammonds Ferry Road
SEC Hollins Ferry and Hammonds Ferry Roads
13th Election District - 1st Councilmanic District
Legal Owner: HJR-Benson Venture LLC

Special Hearing for approval of conversion of the existing service bays to carry-out restaurant use and amendment of previously approved site plans in case #68-171 and #90-12-SPHXA, and approval of a modified parking plan and modified parking requirements for the proposed uses. Special Exception for continuation of automotive fuel service station; for a convenience store with a sales area of greater than 1,500 square feet; for a roll-over car wash; and carry-out restaurant. Variance to permit a car wash entrance to face, obliquely, adjacent, residentially zoned property; to permit the three, wall-mounted enterprise signs in lieu of the maximum of two per facade; and to permit, if necessary, a total of 13 parking spaces for the carry-out/convenience store in lieu of the 15 spaces otherwise required.

HEARING: Monday, May 4, 1998 at 9:00 a.m. in Room 407, County Courts Building, 410 Bosley Avenue



Lawrence E. Schmidt
SCS

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 327
Petitioner: HJR - Benson Venture LLC
Address or Location: 3107 Hammonds Ferry Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: HJR - Benson Venture LLC
Address: 2900 Loch Raven Road
Baltimore MD 21218
Telephone Number: 410-235-9911

Revised 2/20/98 - SCJ

98-327-SPHXA

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

Item # 327

ZONING NOTICE

Case No.: 98-327-SPHXA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Hearing to approve a waiver to convert the
existing service bays to a carry-out restaurant and to modify the parking
plan and requirements. Special Exception for continuation of an alternative
fuel service station for a convenience store, and roll-over car wash, and
a carry-out restaurant. Variance to permit a car wash entrance to face
obliquely adjacent residential property, for three wall mounted signs in lieu of two, and a

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.

TO CONFIRM HEARING CALL 887-3391.

modified parking plans to permit a total of 13 parking spaces in lieu of 15.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: March 30, 1998

FROM: Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for March 30, 1998
Item No. 327

The Bureau of Developer's Plans Review has reviewed the subject zoning item. The Developer's responsibility along the site frontage facing Hammonds Ferry Road shall include improvements as shown on the Department of Public Works' Std. Plate R-29, Service Station Entrance Channelization at Road Intersection and Plate R-36, Pedestrian Ramp.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Request that the Hearing Officer require 80 feet of an 8-foot-tall sound barrier to run from the dumpster pad west. This will mitigate some of the noise of the dumpster and car wash from the adjacent residence. A schematic landscape plan should be submitted.

RWB:HJO:jrb

cc: File

ZONE0330.327

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

TO: PDM
FROM: R. Bruce Seeley. *RBS/4p*
Permits and Development Review
DEPRM

DATE: 3/23/98

SUBJECT: Zoning Advisory Committee
Meeting Date: March 23, 98

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

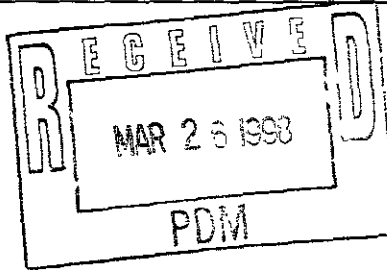
Item #'s:	321	328	331
	326	329	
	<u>327</u>	330	

RBS:sp

BRUCE2/DEPRM/TXTS8P



Baltimore County
Fire Department



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

MARCH 23, 1998

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

RE: Property Owner: THOMAS TZOMIDES - 321
HJR - BENSON VENTURE LLC - 327
R. BENSON PHELPS, LLC - 328
W. WORTH MCKEITHAN AND EVELYN B. MCKEITHAN -
331
GLORIA TEMPLE FRIEND - 334

Location: DISTRIBUTION MEETING OF MARCH 23, 1998

Item No.: 321, 327, 328, 331, 334 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", 1994 edition prior to occupancy.

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

cc: File





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 3-23-94
Item No. 327 BR/RT

Dear Ms. Eubanks:

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

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,

P. J. Burns
10 Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

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

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 1, 1998

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

SUBJECT: 3107 Hammonds Ferry Road

INFORMATION:

Item Number: 327
Petitioner: HJR - Benson Venture LLC
Property Size: 0.838± acres
Zoning: BL-AS
Hearing Date: May 4, 1998, 9:00 am

The subject property known as 3107 Hammonds Ferry Road is located on the southeast corner of Hammonds Ferry Road and Hollins Ferry Road on .838 acres, zoned BL-AS, Business Local, Automotive Service District.

Currently improved with a Mobil service station with service bays, the development proposal is to raze the existing building, retain the canopy and fuel pumps, and construct a convenience store and roll-over car wash. It should be noted that this location is within the Southwest Baltimore County Revitalization Strategy area adopted by the Baltimore County Council on December 15, 1997. The plan supports commercial revitalization of local business areas and job creation.

SUMMARY OF RECOMMENDATIONS:

If the requested Special Exception, Special Hearing and Variance is granted, a landscape plan should be submitted to the County's Landscape Architect, Avery Harden, which shows the following:

1. Replace the existing wooden fence which is in disrepair with a new board on board fence.
2. Provide an adequate buffer along the adjacent residential property, owned by John Penner.
3. Provide streetscape in the planting islands along the road frontages.

Prepared by: Diana Clatter

Division Chief: Gayle Kerns
AFK:DI:lsn

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

L. ASHTON MENEFEETI

EDWIN S. HOWE III

KEVIN C ANDERSON

HOWARD L. Alderman Jr Esq

2700 LOCH RAVEN RD BALTO MD 21218

KCW CONSULTANTS, INC.
3104 TITMANUS LANE SUITE 101
BALTO MD 21244

KCW CONSULTANTS, INC

SAME AS ABOVE.

301 W. Chesapeake Ave #113
TOWSON MD 21204



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

C. RICHARD MOORE

Wells + Assoc. 420 VIRGINIA AVE 21286

EDWIN S. HOWE

KCN CONSULTANTS INC. 3104
SUITE 101 BALTIMORE 21244

JOHN PHELPS

CARROLL IND. FUEL CO. 2700 LOCHRAVEN
BALTO. MD. 21218

ABTOM MENNERS

Howard L. Alderman Jr Esq

Levin & Gann PA

305 W. Chesapeake Ave #113 21204 ^{Towson}



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Michael R. Wilden

3021 ALABAMA AVE.

Jacob Miller

135 HAZEL AVE

Joseph R. Kram

3100 HAMMONDS BLVD

CITIZEN SIGN-IN SHEET

ADDRESS

0124 WINSAP. CT

There a Lowry Zoning Chr. LTA 2512 Hammond's Ferry Rd



Lansdowne Improvement Association

(chartered 1908)

WORKING TOGETHER
=

COMMUNITY PRIDE

May 19, 1998

Refer: Hearing 3 PM May 18, 1998
Case # 98-327 SPHXA
S/E corner Hollins Ferry Road &
Hammonds Ferry Road
13th Election District-1st Councilmanic
Legal Owner HJR-Benson Venture LLC

Attention Commissioner Timothy Kotroco

Zoning Commissioners Office

Fax: 410-887-3468

Sir:

Special Hearing for approval of the conversion of the existing Mobil Station located in the Lansdowne proper was held yesterday, and during that hearing some information was stated at the end of the hearing that was incorrect.

Mr. L. Ashton Menefee III attended two meetings within the Lansdowne and Riverview community concerning the conversion of this facility. Mr. Menefee should have had his Attorney attend both of these meetings, if he had, this fax would not be necessary.

While attending the Lansdowne Improvement Association meeting which was held on May 12th., Mr. Menefee was questioned on the use of the car wash and the time of its operations, the minutes of that meeting clearly reflect a totally different time frame of operation, then was stated during the hearing. Mr. Menefee clearly stated his company would operate within reasonable hours, when questioned further, he stated (Mr. Menefee) that between the hours of 8 am and 10 pm was reasonable.

Sir, this area is an extremely diverse community that has much the same problems as most older communities, however, we have many things that money can never buy nor own, that is honor and integrity, when these two principles are applied all else is unimportant. While change is needed to create jobs, and much discussion is needed as to what is good and necessary to better our area, dishonesty, cannot and should not prevail.

Respectfully,

Theresa Lowry
Zoning Chairman

Jake Miller
President

TML/dh
reply Fax 410-247-1526
reply Fax 410-655-1812 Theresa Lowry
cc: Howard Alderman, Jr. Esq.

Lansdowne Improvement Association

(chartered 1908)

WORKING TOGETHER
=
COMMUNITY PRIDE

May 12, 1998
98-327-SPHXA
Mobil Station
Hollins Ferry Road
Hammonds Ferry Road

To Whom it may concern:

ON Tuesday May 12th, 1998 a meeting of the Lansdowne Improvement Association, Incorporated was held.

The issues of the Mobil Station pending rehab. and special exception was discussed and the body of the Association voted and approved the action to be taken by the Carroll Petroleum Products & Services corp., in this matter.

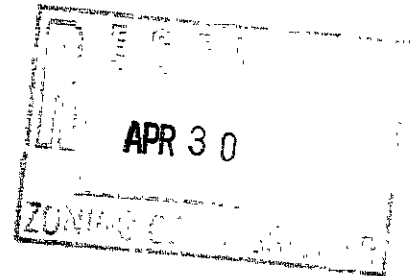
Respectfully,


Jake Miller
President

REM/dh

4367 Hollins Ferry Road
Baltimore, Maryland 21227
April 29, 1998

Mr. Lawrence E. Schmidt
401 Bosley Avenue
Room 405
Towson, Maryland 21204



Dear Mr. Schmidt:

As a lifelong resident and business owner of this community, I am requesting a continuance on case #98327SPHXA due to the fact that the zoning hearing signs just went up on April 21, 1998 and the hearing is set for May 4, 1998 at 9:00 A.M. (This is NOT thirty (30) days). I believe there is strong community opposition to this happening at this already overburdened intersection. With the lines the car wash will produce and the added traffic and congestion to that intersection causes a main concern for public safety.

There just was not enough time to educate the community through the two local community associations on this very important issue (meetings are the 3rd Tuesday and the 3rd Thursday of each month).

Please contact me at 410-247-1317 or 410-636-3312 if you have any questions or concerns. Thank you for your time and consideration on this issue.

Sincerely,

Michael D. Welden
Michael D. Welden

*O'Keefe's Certificate
says posted
on 4/19/98
I told Welden, mk
to appear & request
would consider request
so 11 as preliminary
matter
JTB*



THE RIVERVIEW COMMUNITY ASSOCIATION

4/30/98

8
WCA to
PDM

To: Development Processing
From: Lawrence E. Mize
Vice-President
Riverview Community Assoc.
419 Caledonia Ave.
Baltimore, MD 21227

President: Brenda Harney
1st Vice President: Larry Mize
2nd Vice President: Linda Skidmore
Secretary: Sandy Mize
Treasurer: Pam Bryan

29 April 1998

Ref: Case Number: 98-327-SPHXA
3107 Hammonds Ferry Rd.
S/E corner Hollins Ferry Rd. & Hammonds Ferry R.
13th Election District-1st Councilmanic District
Legal Owner: HJR-Benson Venture LLC

To Whom it May Concern;

As the Vice-President for the Riverview Community Association in Lansdowne I am writing today to inform the Zoning Commission that the community of Riverview strongly objects to a proposed Special Exception which comes up for a hearing on Monday, May 4, 1998 at 9:00 a.m. in room 407, County Courts Building, 401 Bosley Ave. concerning the continuation of automotive fuel service station; for a convenience store with a sales area of greater than 1,500 square feet; for a roll-over car wash; and carry-out restaurant. This special hearing is seeking approval of the conversion of the existing service bays to carry-out restaurant use and amendment of previously approved site plans in case #68-171 and 10-12 SPHXA, and approval of modified parking plan and modified parking requirements for the proposed uses. Varance to permit a car wash entrance to face, obliquely, adjacent, residentially zoned property, to permit the three wall mounted enterprise signs in lieu of the maximum of two per facade, and to permit, if necessary, a total of 13 parking spaces for the carryout/convenience store in lieu of the 15 spaces otherwise required. Case No. 98-327-SPHXA.

Residents have expressed the following concerns and objections to the Special Exception:

1. The community of Riverview has approximately 1500 homes which use Hollins Ferry Rd. as a major throughfare. Residents are concerned of the increased vehicular traffic that will occur as a result of passage of this Special Exception.
2. Within a six-tenths of mile stretch of Hollins Ferry Rd. from Fifth Ave. to Hammonds Ferry Rd. are the folling commerical establishments which service the community:

HIGH's-3815 Hollins Ferry Rd.

Nalley's Great Valu Food Store

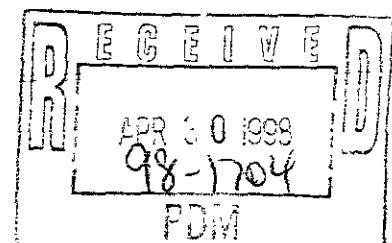
Renee's Restaurant and Package Goods

Johnny's Pizza & Subs

Weldon's Convenience Store

Hollins Ferry Professional Center

Royal Farm Store





THE RIVERVIEW COMMUNITY ASSOCIATION

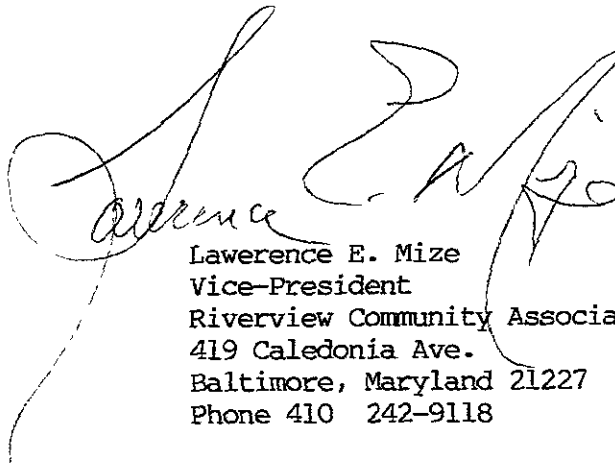
President: Brenda Harney
1st Vice President: Larry Mize
2nd Vice President: Linda Skidmore
Secretary: Sandy Mize
Treasurer: Pam Bryan

Lansdowne Shopping Center
Exxon Service Station-Snack Shop
Victor's Place Delicatessen

In addition to these commercial establishments along Hollins Ferry Rd. are a High School (Lansdowne High), Elementary School (Riverview Elementary), and a Senior Center which is currently being built across from the Elementary School. As you can see from the above list, another convenience store is not needed in Riverview.

3. Residents are concerned that once approved — the new service station with its carryout and car wash will cause traffic to back-up on Hollins Ferry Rd. and Hammonds Ferry Rd. which will contribute to an increase in vehicular accidents at the intersection.

We strongly urge the Zoning Commission to deny the special exception for the above conversion of the Mobil Station to a service station/carryout/carwash. Any consideration in this matter will be greatly appreciated.
Thank you.



Lawrence E. Mize
Vice-President
Riverview Community Association
419 Caledonia Ave.
Baltimore, Maryland 21227
Phone 410 242-9118

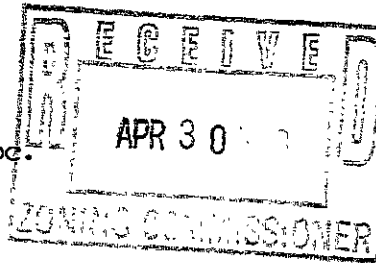
cc: Diane Itter
Office of Planning



THE RIVERVIEW COMMUNITY ASSOCIATION

President: Brenda Harney
1st Vice President: Larry Mize
2nd Vice President: Linda Skidmore
Secretary: Sandy Mize
Treasurer: Pam Bryan

To: Development Processing
From: Lawrence E. Mize
Vice-President
Riverview Community Assoc.
419 Caledonia Ave.
Baltimore, MD 21227



29 April 1998

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Johnny's Pizza & Subs

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Hollins Ferry Professional Center

Royal Farm Store



THE RIVERVIEW COMMUNITY ASSOCIATION

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Lansdowne Shopping Center
Exxon Service Station-Snack Shop
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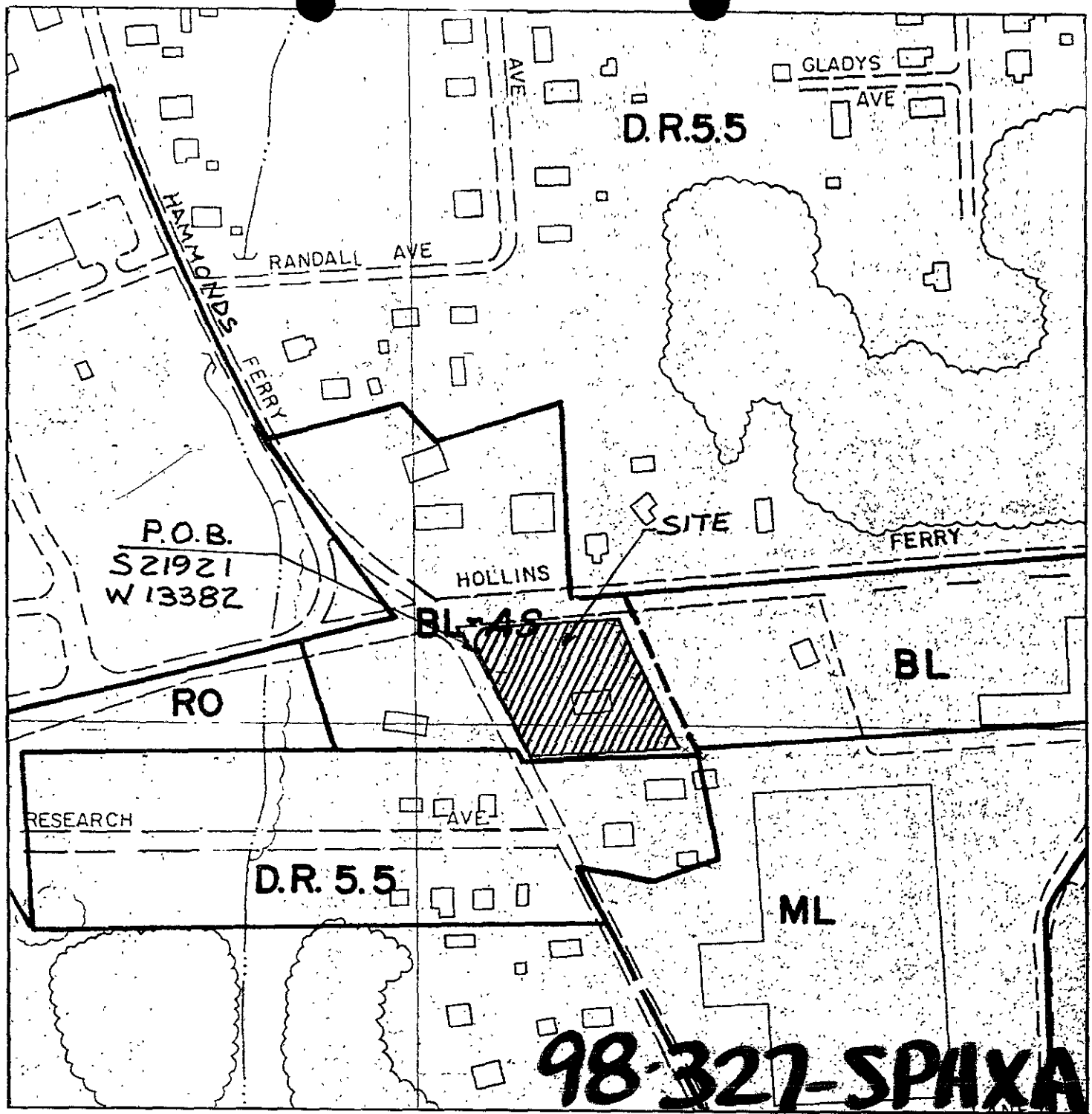
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We strongly urge the Zoning Commission to deny the special exception for the above conversion of the Mobil Station to a service station/carryout/carwash. Any consideration in this matter will be greatly appreciated.
Thank you.

Lawrence E. Mize
Vice-President
Riverview Community Association
419 Caledonia Ave.
Baltimore, Maryland 21227
Phone 410 242-9118

cc: Diane Itter
Office of Planning



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP S.W. 6-C (COPY) # 327

KCW Consultants, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS
3104 TIMANUS LANE, SUITE 101
BALTIMORE, MARYLAND 21244
TELE: (410) 281-0033
FAX: (410) 289-0604

PLAT TO ACCOMPANY SPECIAL EXCEPTION
FOR
CARROLL INDEPENDENT FUEL CO.
3107 HAMMONDS FERRY ROAD
BALTIMORE CO., MARYLAND ELECTION DISTRICT - 13
SCALE: 1" = 200' COUNCILMATIC DISTRICT 1

