

IN RE: PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION & VARIANCE
SW/S York Road between
Roosevelt Street & Estella Street
8th Election District
4th Councilmanic District
(2420 & 2424 York Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-216-SPHXA

Exxon Corporation
Petitioner

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception, Special Hearing and Variance filed for property located at 2420 and 2424 York Road. The subject property is located at the southwest corner of York Road and Roosevelt Road and is zoned BL-AS. The petitions were filed by the Exxon Corporation, by and through David Gildea, attorney at law. Specifically, the Petitioner is requesting permission to tear down the old Exxon Gasoline Station located on the property and replace it with a fuel service station used in combination with a convenience store and a carry-out restaurant with an accessory ATM. In addition, a special hearing request is to amend the previously approved site plan in Case No. 66-94-RXA and to expand that use area. Finally, variances from the Baltimore County Zoning Regulations (B.C.Z.R.) for said property are requested as follows:

- a. A variance from Section 405.4A.2.a, to allow a 22 ft. building setback in lieu of the required 35 ft.;
- b. A variance from Section 405.4A.2.b, to permit a 6 ft. rear landscape transition area in lieu of the required 15 ft. rear landscape transition area;
- c. A variance from Section 409.4A, to permit an 11 ft. aisle width in lieu of the 20 ft. aisle width;
- d. A variance from Section 405.4A.1, to permit 28,278 sq. ft. of area in lieu of the required 30,004 sq. ft. of area;

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Date 1/12/2007
By [Signature]

- e. A variance from Section 405.4A.2.b, to permit a 5 ft. front yard landscape transition area in lieu of the required 10 ft. front landscape transition area; and
- f. A variance from Section 405.4A.3.d, to permit 18 parking spaces in lieu of the required 19 spaces.

Appearing at the hearing on behalf of the requests were Murad Pandit, a representative of the Exxon Mobil Corporation, Tim Whittie, professional engineer with Frederick Ward Associates, Inc., engineers who prepared the site plan of the property, and David Gildea, attorney at law, representing the Petitioner. Appearing as interested citizens in the matter were Carroll Caslin, Howard Lenderking and Josef Gehring, all nearby property owners.

Testimony and evidence indicated that the property which is the subject of this request consists of a gross area of 0.65 acres, more or less, zoned BL-AS. The subject property is currently improved with an existing Exxon Gasoline Station. In addition, Exxon has purchased the property adjacent to its gasoline station, which is currently improved with a 1 ½-story brick building. The Petitioner plans to raze the existing gasoline station, as well as the brick building and construct a new Exxon Gasoline Service Station and Convenience Store on the subject property. The improvements to be made to the subject property are shown on Petitioner's Exhibit No. 4, the site plan of the property. In addition, the Petitioner proposes extensive landscaping around the site, as well as a screening and privacy wall to run along the rear property line adjacent to some residential properties. The Petitioner also shifted the improvements further north on York Road to provide a better buffer to Roosevelt Street.

The citizens in attendance were basically supportive of the request to redevelop this site, however, were concerned about the installation and location of a retaining wall with a board on board fence along the rear property line. The citizens were concerned that given the addition of a convenience store on the property and the 24-hour operation thereof, that nighttime use of the

subject site by patrons of the convenience store may cause noise to be generated in their residential community.

The developer proposes a combination of a block retaining wall with a board on board fence situated on top of said retaining wall. Because of the grade of the property along this rear property line, the combination retaining wall and fence would be approximately 8 ft. in height, running to almost 13 ft. in height. The citizens questioned whether this is sufficient screening.

The height of this screen, as well as the location was very important to the community. There is a small alley running along the rear of the Petitioner's property which shall not be blocked or impeded by virtue of this retaining wall/privacy fence. Therefore, in order to insure a tasteful, appropriate and effective screen along the rear of the site, I shall refer this matter to Avery Harden, Landscape Architect for Baltimore County, as to the final design, height, location and type of plantings to be installed along the rear property line. Mr. Harden should take into consideration the 24-hour use of the convenience store in his review of the fencing and screening along this property line.

In order to develop the property as proposed, the special exception, special hearing and variance requests are necessary.

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

DATE 1/12/2000
BY R. JAMESON

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 4 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.

After due consideration of the testimony and evidence presented, it is clear that that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing 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 special hearing relief requested will not be detrimental to the public health, safety, and general welfare.

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

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DATE 1/12/2000
BY [signature]

- 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 will result if the variance is not granted.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of January, 2000, that the Petitioner's Request for Special Exception for permission to tear down the old Exxon Gasoline Station located on the property and replace it with a fuel service station used in combination with a convenience store and a carry-out restaurant with an accessory ATM, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the Petition for Special Hearing to amend the previously approved site plan in Case No. 66-94-RXA and to expand that use area, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the Petition for Variance filed requesting the following relief from the Baltimore County Zoning Regulations (B.C.Z.R.):

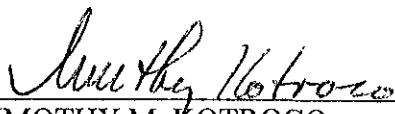
- a. A variance from Section 405.4A.2.a, to allow a 22 ft. building setback in lieu of the required 35 ft.;
- b. A variance from Section 405.4A.2.b, to permit a 6 ft. rear landscape transition area in lieu of the required 15 ft. rear landscape transition area;
- c. A variance from Section 409.4A, to permit an 11 ft. aisle width in lieu of the 20 ft. aisle width;

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Date 1/12/2000
By J.R. [Signature]

- d. A variance from Section 405.4A.1, to permit 28,278 sq. ft. of area in lieu of the required 30,004 sq. ft. of area;
- e. A variance from Section 405.4A.2.b, to permit a 5 ft. front yard landscape transition area in lieu of the required 10 ft. front landscape transition area; and
- f. A variance from Section 405.4A.3.d, to permit 18 parking spaces in lieu of the required 19 spaces.

be and is hereby GRANTED, subject, however, to the restrictions listed below which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall be required to submit a landscape and lighting plan to Mr. Avery Harden, Landscape Architect for Baltimore County, for his review and approval. Mr. Harden shall review the design of the retaining wall and board on board fence to be installed along the rear property line of the site. Mr. Harden shall insure that the retaining wall/fence will not obstruct or impede the 12 ft. alley located behind the rear of the subject site, 6 ft. of which belongs to the Petitioner. Furthermore, Mr. Harden shall use his best professional judgment in reviewing and approving the wall and screen, as well as the plantings along the rear of the site to insure the most effective and aesthetically pleasing screening device for the adjacent residential community. The fence to be installed along Roosevelt Road shall line up with the fence previously installed by the Metro Food Store.
3. When applying for a building permit, the site plan/landscape plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 12, 2000

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

Re: Petition for Special Exception, Special Hearing
And Variance
Case No 00-216-SPHXA
Property: 2420 & 2424 York Road (Exxon Station)

Dear Mr. Gildea:

Enclosed please find the decision rendered in the above-captioned case. The Requests for Special Exception, Special Hearing and Variance have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

Copies to:

Mr. Murad Pandit
Exxon Mobil Corporation
6301 Ivy Lane, Suite 700
Greenbelt, Maryland 20770

Mr. Tim Whittie
Frederick Ward Associates, Inc.
7125 Riverwood Road, Suite C
Columbia, Maryland 21046

Mr. Howard Lenderking
109 Roosevelt Street
Timonium, Maryland 21093

Mr. Josef Gehring
518 Virginia Avenue
Towson, Maryland 21286

Mr. Carroll Caslin
4 Roosevelt Street
Timonium, Maryland 21093



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

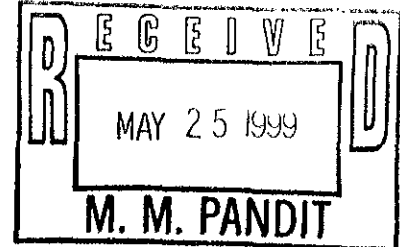
2700 + 2424 York Rd

for the property located at S.W. Corner of York & Roosevelt Rd.

which is presently zoned BL-AS

This Petition shall be filed with the Department of Permits and 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

To permit a fuel service station use in combination with a convenience store and carry-out restaurant with accessory ATM.



Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

David K. Gildea

Name - Type or Print

Signature

Whiteford, Taylor & Preston L.L.P.

Company

210 W. Pennsylvania Ave. (410)832-2000

Address

Towson, MD 21204

Telephone No.

City

State

Zip Code

Legal Owner(s):

EXXON CORPORATION

Name - Type or Print

Exxon Company, USA

Signature

Name - Type or Print

MURAD M. PANDIT
AGENT AND ATTORNEY IN FACT

Signature

6301 Ivy Lane, Suite 700 (301)513-7527
Address Telephone No.

Greenbelt, MD 20770

City

State

Zip Code

Representative to be Contacted:

David K. Gildea

Name

210 W. Pennsylvania Ave. (410)832-2000

Address

Towson, MD 21204

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By UCR

Date 11-18-99

Case No. 00-216-SPHXA

RECEIVED 09/15/98

DROP-OFF

No Review

ORDER RECEIVED FOR FILING

Date
By



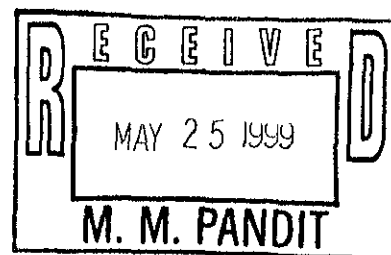
Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2420 + 2424 York Rd
(S.W. Corner of York & Roosevelt Rds.)
which is presently zoned BL-AS

This Petition shall be filed with the Department of Permits and 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

To amend the previously approved Special Exception in case number 66-94-RXA,
and expand use area.



Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

David K. Gildea and Whiteford, Taylor & Preston, L.L.P.

Name - Type or Print David K. Gildea
Signature _____
Company _____
210 W. Pennsylvania Ave. (410)832-2000
Address _____ Telephone No. _____
Towson, MD 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

EXXON CORPORATION
Name - Type or Print Exxon Company, USA
Signature _____
Name - Type or Print MURAD M. PANDIT
AGENT AND ATTORNEY IN FACT
Signature _____
6301 Ivy Lane, Suite 300-700 (301)513-7527-7511
Address _____ Telephone No. _____
Greenbelt, MD 20770
City _____ State _____ Zip Code _____

Representative to be Contacted:

David K. Gildea
Name _____
210 W. Pennsylvania Ave. (410)832-2000
Address _____ Telephone No. _____
Towson, MD 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By UCI Date 11-18-99

Case No. 00-2116-SPHXA

REV 9/15/98

DROP-OFF

No Review

ORIGINAL RECEIVED FOR FILING



Petition for Variance

to the Zoning Commissioner of Baltimore County

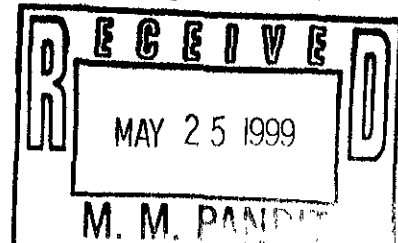
for the property located at S.W. Corner of York & Roosevelt Rd
which is presently zoned BL-AS

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See attached.

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

To be presented at hearing.



Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

David K. Gildea
Name - Type or Print _____
Signature _____
Whiteford, Taylor & Preston L.L.P.
Company _____
210 W. Pennsylvania Ave. (410)832-2000
Address _____ Telephone No. _____
Towson, MD 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

EXXON CORPORATION
Name - Type or Print Exxon Company, USA
Signature _____
MURAD M. PANDIT
AGENT AND ATTORNEY IN FACT
Name - Type or Print _____
Signature _____
6301 Ivy Lane, Suite 300 (301)513-7527
Address _____ Telephone No. _____
Greenbelt, MD 20770
City _____ State _____ Zip Code _____

Representative to be Contacted:

David K. Gildea
Name _____
210 W. Pennsylvania Ave. (410)832-2000
Address _____ Telephone No. _____
Towson, MD 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By uc Date 11-18-99

REV 9/15/98

DROP OFF

No Review

ATTACHMENT TO PETITION FOR VARIANCE

- A. BCZR Section 405.4A.2.a – To permit a 22 foot building setback in lieu of the required 35 foot setback.
- B. BCZR Section 405.4A.2.b – To permit a 6 foot rear landscape transition area in lieu of the required 15 foot rear landscape transition area.
- C. BCZR Section 409.4A – To permit an 11 foot aisle width in lieu of the 20 foot aisle width.
- D. BCZR Section 405.4A.1 – To permit 28,278 square foot of area in lieu of the required 30,004 square foot of area.
- E. BCZR Section 405.4A.2.b – To permit a 5 foot front yard landscape transition area in lieu of the required 10 foot front landscape transition area.
- F. BCZR Section 405.4A.3.d – To permit 18 parking spaces in lieu of the required 19 spaces.



FREDERICK WARD ASSOCIATES, INC.

ENGINEERS

ARCHITECTS

SURVEYORS

00-216-SPHXA

ZONING DESCRIPTION 2420 & 2424 YORK ROAD 8th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

Commencing at the intersection of York Road, Maryland Route 45 and Roosevelt Street as shown on State Highway Administration Roads Plat No. 42199, South 71°53'18" West 157.00 feet to a point on the Baseline of said plat. Thence, North 18°06'42" West 15.22 feet to the southwest corner of Lot 1 of said plat.

Beginning for the same at a point on the northwestern right of way line of Roosevelt Street:

- 1.) North 18°06'42" West 252.00 feet to a point on the southeastern right of way of Estella Street
- 2.) North 71°53'18" East 109.72 feet to a point on the northwestern right of way line of York Road, Maryland Route 45
- 3.) Thence by curve to the right with radius 3810.72 feet and arc length of 181.31 feet, subtended by chord bearing South 19°27'52" East 181.29 feet
- 4.) South 18°06'42" East 47.44 feet
- 5.) Thence by curve to the right with radius 22.00 feet and arc length of 34.55 feet, subtended by chord bearing South 26°53'18" West 31.11 feet to a point on the northwestern right of way line of Roosevelt Street
- 6.) South 71°53'18" West 45.00 feet
- 7.) South 18°06'42" East 1.32 feet
- 8.) South 71°53'09" West 47.00 feet to the point of beginning

CONTAINING 0.6492 acres of land, more or less.

MARYLAND

BEL AIR

COLUMBIA

VIRGINIA

MANASSAS

WARRENTON



00-216-SPHXA

P.O. Box 727, 5 South Main Street, Bel Air, Maryland 21014-0727

Phone: 410-879-2090 • 410-838-7900 • Fax: 410-893-1243 • Toll Free Outside MD: 888-879-8599

Website: www.fredward.com

TIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **074338**

DATE 11/18/99 ACCOUNT 001-6150

AMOUNT \$650.00

RECEIVED FROM: Whiteford Taylor + Preston

FOR: NR-246-SPHXA
2420 + 2424 York Road
Drop-Off — No Review

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
11/22/1999 11/19/1999 15:21:47
REG 0004 CASHIER JKAR JLK DRPMER E
Dept 5 528 ZONING VERIFICATION
Receipt 6 105734 95LN
CR NO. 074338
Receipt Tot 650.00
650.00 OK .00 PA
Baltimore County, Maryland

CASHIER'S VALIDATION

TIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **074338**

DATE 11/18/99 ACCOUNT 001-6150

AMOUNT \$650.00

RECEIVED FROM: Whiteford Taylor + Preston

FOR: NR-246-SPHXA
2420 + 2424 York Road
Drop-Off — No Review

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
11/22/1999 11/19/1999 15:21:47
REG 0004 CASHIER JKAR JLK DRPMER E
Dept 5 528 ZONING VERIFICATION
Receipt 6 105734 95LN
CR NO. 074338
Receipt Tot 650.00
650.00 OK .00 PA
Baltimore County, Maryland

CASHIER'S VALIDATION

Jim
1/5

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12-28, 20 1999

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 12-21, 20 1999

THE JEFFERSONIAN,

ADVERTISEMENT

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: #00-216-SPHXA
2420 & 2424 York Road
SW/S York Road between Roosevelt St. and Estelle St.
8th Election District - 4th Councilmanic District
Legal Owner(s): Exxon Corporation

Special Hearing: to amend the previously approved case number 66-94-RXA and expand the use area **Special Exception:** to permit a fuel service station use in combination with a convenience store and carry-out restaurant with accessory ATM. **Variance:** to permit a 22-foot building setback in lieu of the required 35 feet; to permit a 6-foot rear landscape transition area in lieu of the required 15 feet; to permit an 11-foot aisle width in lieu of 20 feet; to permit 28,278-square foot of area in lieu of the required 30,004 square feet; to permit a 5-foot front yard landscape transition area in lieu of the required 10 feet; and to permit 18 parking spaces in lieu of the required 19.

Hearing: Wednesday, January 5, 2000 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/12/647 Dec. 21 C359262

CERTIFICATE OF POSTING

RE: CASE # 00-216-SPHXA
PETITIONER/DEVELOPER
[Exxon Corp.]
DATE OF Hearing
[Jan 5, 2000]

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
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
2420 & 2424 York Road Baltimore, Maryland 21093—

The sign(s) were posted on 12-20-99
[Month, Day, Year]

Sincerely,

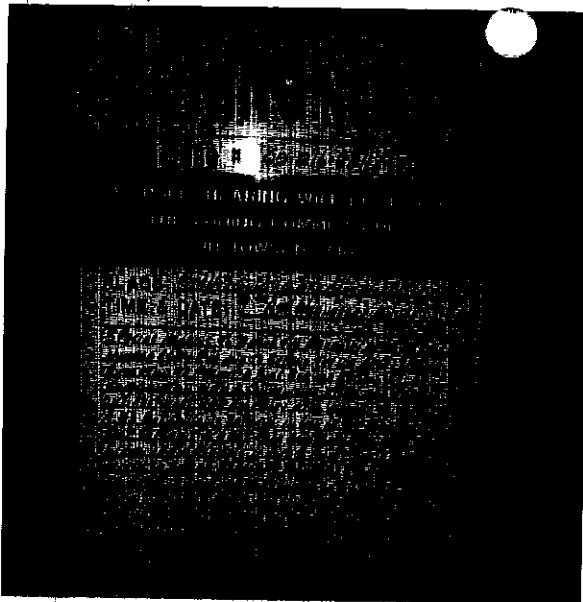

(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. ____

____ 325 Nicholson Road ____

____ Baltimore, Maryland 21221 ____

____ (410)-687-8405 ____
(Telephone Number)



RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE

2420 & 2424 York Road, SW/S York Rd
between Roosevelt St and Estella St
8th Election District, 4th Councilmanic

Legal Owner: Exxon Corp.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-216-SPHXA

* * * * *

ENTRY OF APPEARANCE

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

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

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

CERTIFICATE OF SERVICE

29th

I HEREBY CERTIFY that on this 29th day of December, 1999 a copy of the foregoing Entry of Appearance was mailed to David K. Gildea, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 8, 1999

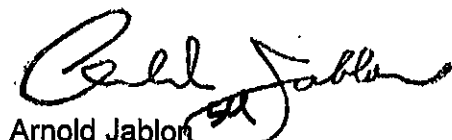
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The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-216-SPHXA
2420 & 2424 York Road
SW/S York Road between Roosevelt Street and Estella Street
8th Election District – 4th Councilmanic District
Legal Owner: Exxon Corporation

Special Hearing to amend the previously approved case number 66-94-RXA and expand the use area. Special Exception to permit a fuel service station use in combination with a convenience store and carry-out restaurant with accessory ATM. Variance to permit a 22-foot building setback in lieu of the required 35 feet; to permit a 6-foot rear landscape transition area in lieu of the required 15 feet; to permit an 11-foot aisle width in lieu of 20 feet; to permit 28,278-square foot of area in lieu of the required 30,004 square feet; to permit a 5-foot front yard landscape transition area in lieu of the required 10 feet; and to permit 18 parking spaces in lieu of the required 19.

HEARING: Wednesday, January 5, 2000 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Arnold Jablon
Director

c: David K. Gildea, Esquire, 210 W. Pennsylvania Avenue, Towson 21204
Murad Pandit, Esquire, Exxon Corporation, 6301 Ivy Lane, Suite 700, Greenbelt 20770

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY DECEMBER 21, 1999.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 21, 1999 Issue - Jeffersonian

Please forward billing to:

David K. Gildea 410-832-2000
Whiteford, Taylor & Preston
210 W. Penn. Ave.
Towson, MD 21204

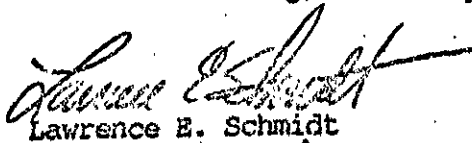
NOTICE OF ZONING HEARING

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: 00-216-SPHXA
2420 & 2424 York Road
SW/S York Road between Roosevelt Street and Estella Street
8th Election District - 4th Councilmanic District
Legal Owner: Exxon Corporation

Special Hearing to amend the previously approved case number 66-94-RXA and expand the use area. Special Exception to permit a fuel service station use in combination with a convenience store and carry-out restaurant with accessory ATM. Variance to permit a 22-foot building setback in lieu of the required 35 feet; to permit a 6-foot rear landscape transition area in lieu of the required 15 feet; to permit an 11-foot aisle width in lieu of 20 feet; to permit 28,278-square foot of area in lieu of the required 30,004 square feet; to permit a 5-foot front yard landscape transition area in lieu of the required 10 feet; and to permit 18 parking spaces in lieu of the required 19.

HEARING: Wednesday, January 5, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

54
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 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: ~~2420 + 2424 York Rd~~ 216
Petitioner: Exxon Corporation
Address or Location: 2420 + 2424 YORK ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: David K. Gilber Whitefed, Taylor & Preston
Address: 210 W. Penn. Ave.
Towson, Md. 21204
Telephone Number: (410) 832-2000

Revised 2/20/98 - SCJ

00-216-SPHXA



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 30, 1999

Mr. David Gildea
Whiteford, Taylor & Preston L.L.P.
210 W. Pennsylvania Avenue
Towson, Maryland 21204

Dear Mr. Gildea:

RE: Case Number 00-216-SPHXA , 2420 & 2424 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 11/18/99.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Murad Pandit



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

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

INTEROFFICE CORRESPONDENCE

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

Date: December 10, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for December 6, 1999
 Item No. 216

The Bureau of Development Plans Review has reviewed the subject zoning item. Roosevelt Street is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

The Developer is responsible for the construction of roadway widening, curb and gutter, and 5-foot-wide sidewalk to their ultimate location per the Standards of the Baltimore County Department of Public Works.

Also, the proposed sidewalk along York Road will be a minimum of 5 feet wide located 2 feet from the right-of-way line.

RWB:HJO:jrb

cc: File

ZAC12699.216



Baltimore County
Fire Department

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

December 17, 1999

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

RECEIVED JAN 06 2000

ATTENTION: Gwen Stephens

RE: Property Owner: See Below

Item No.: 205, 207, 211, (216) and 217

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.

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



Jepp
1/5

BALTIMORE COUNTY, MARYLAND

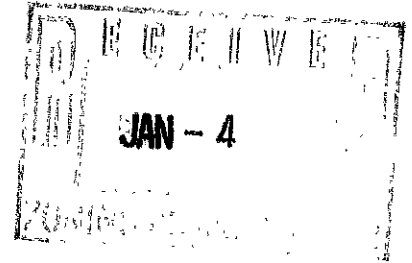
INTER-OFFICE CORRESPONDENCE

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

DATE: January 3, 2000

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

SUBJECT: 2420, 2424 York Road



INFORMATION:

Item Number: 00-216
Petitioner: Exxon Corporation
Property Size: .65 acres
Zoning: BL-AS
Requested Action: Variance, Special Hearing, Special Exception
Hearing Date: January 5, 2000

REQUEST:

The requests being made in this case are for the following purposes: 1) a Petition for Special Exception to permit a fuel service station use in combination with a convenience store and carry-out restaurant with accessory ATM; 2) a Petition for Special Hearing to amend the previously approved Special Exception in case number 66-94-RXA and to expand the use area; and 3) a Petition for Variances to waive the standard requirements regarding setbacks, landscape transition areas, travel aisle width, and number of parking spaces.

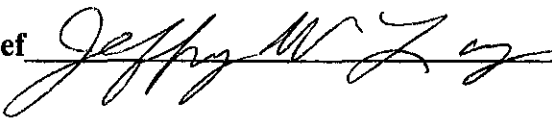
The subject property is located at the southwest corner of York Road and Roosevelt Street in the West Timonium Heights community, and is also located within the boundaries of the Hunt Valley/Timonium Master Plan. The property is currently occupied by an existing Exxon fuel service station, and an unoccupied residential structure. The applicants propose to raze the residential structure for the purposes of enlarging and modernizing the site by constructing a new facility that would include a convenience store, carry-out restaurant and an ATM banking machine.

SUMMARY OF RECOMMENDATIONS:

The West Timonium Heights Community Association, and the President of the Greater Timonium Community Council met with representatives for the applicants and suggested several modifications to the original site plan. Those modifications included increased buffering along the Roosevelt Street edge of the site, and altering the orientation of the convenience store, both of which were subsequently modified on the submitted site plan.

The Office of Planning recommends approval of the submitted requests, provided that a final landscape plan and lighting plan is submitted to Avery Harden for review and approval.

Section Chief



EXXON
2420-24 York Road
Zoning Case Number 00-216-SPHXA
DRC Number 012400A
PDM Number VIII-737

Zoning Review Comments
Comments Dated 2/28/00

Location: NWC York Road & Roosevelt Street
Proposal: Gas & Go Fuel Service Station with Use-in-Combination Convenience Store and Carry-Out Restaurant
Plan Date: 2/3/00
District: 8c4
Zoning: B.L.-A.S.

1. On future plans for zoning review, delete all (old) plan information in the drawing not relating to the new construction.
2. Clarify if the prior service station use was full service; i.e., had service bays. Zoning policy requires that a special hearing be held for conversion of a full service station to gas and go.
3. Show, label, and dimension the required landscape transition areas (including the variances LTA's) around the perimeter of the site. The LTA cannot be in any public right-of-way or easement.
4. The stacking marked spaces 6 and 8 conflict with the two-way (20 feet required) traffic flow as shown on the plan and also with the required 22-foot back-up maneuvering area angles required for the 90-degree parking. Clarify where the 11-foot aisle width variance was granted.
5. Rear building setbacks in B.L. zones are 20 feet; the proposed setback is 12-foot variance.
6. Note that the 2nd (landscaping) restriction in the zoning commissioner's order has been addressed and give the date of Mr. Harden's approval.

EXXON

2420-24 York Road

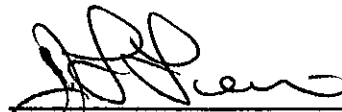
Zoning Case Number 00-216-SPHXA

DRC Number 012400A

PDM Number VIII-737

Page 2

7. Provide an engineering scale elevation on the plan of all existing and proposed freestanding signs. Clearly indicate the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with Section 450 and other applicable sections of the BCZR and all zoning sign policies or a zoning variance is required.
8. Final zoning approval is contingent first upon all plan comments being addressed on the development plan of any requested zoning hearings; and finally the inclusion of the commercial checklist information being included on the building permit site plans.



JOHN L. LEWIS
Planner II
Zoning Review

JLL:scj

C: Zoning Case 00-216-SPHXA

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Carroll G CASLIN

4 ROOSEVELT ST
SIMONIA MD 21093

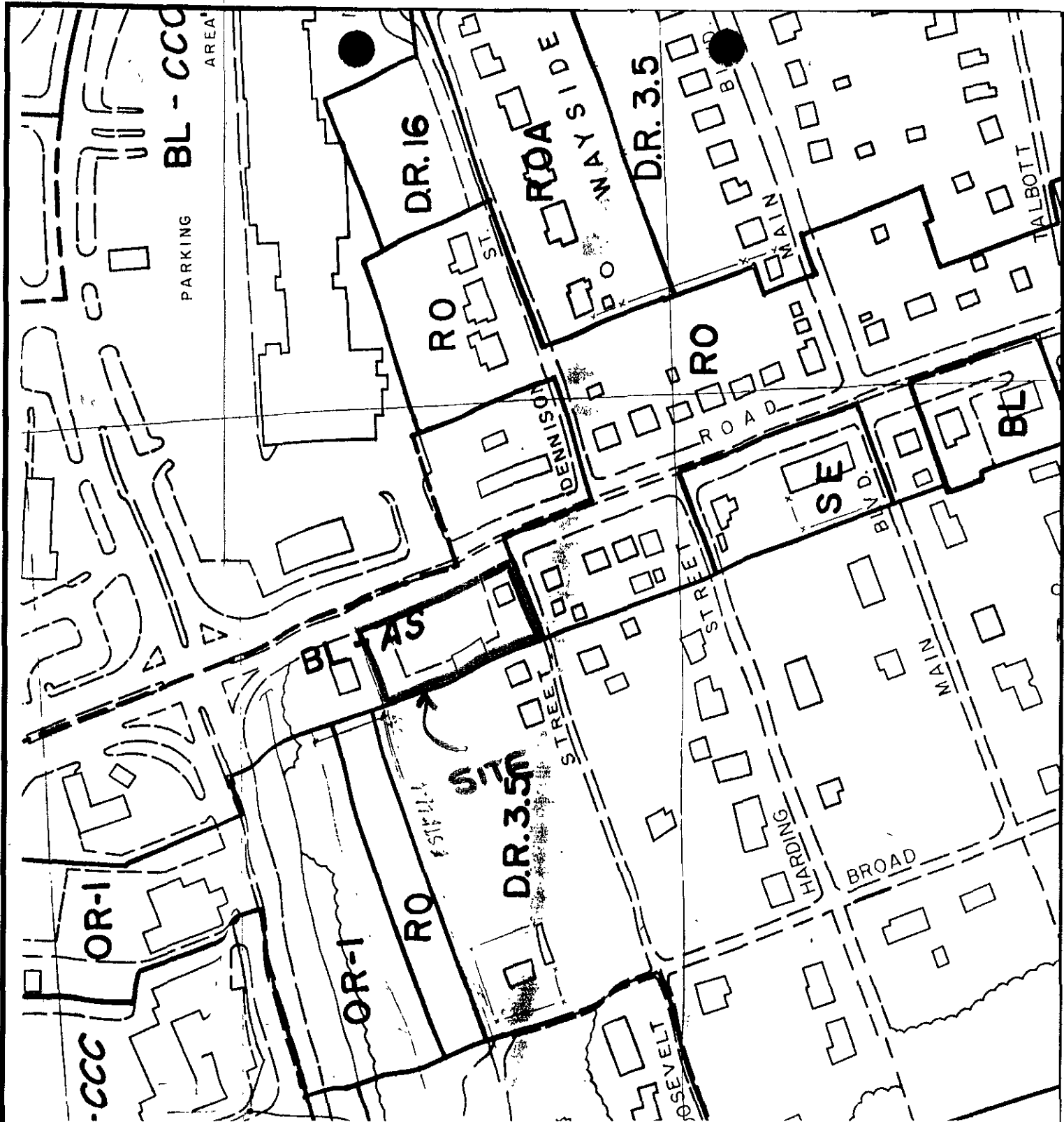
Howard Lender King

109 Roosevelt St. 21093

JOSEF GETHRING

518 VIRGINIA BL. 21286





ZONING MAP *00-216-SPHXA*

SCALE 1" = 200'	DATE 07/14/99
DR. BY MIB	CH. BY GHR
PLAT NO.	JOB NO. 98197.00



**FREDERICK WARD
ASSOCIATES, INC.**

ENGINEERS
ARCHITECTS
SURVEYORS

P.O. Box 727, 5 South Main Street Bel Air, Maryland 21014-0727
Phone. 410-879-2090 or 410-838-7900 Fax: 410-893-1243
Columbia, Maryland Manassas, Virginia Warrenton, Virginia

EXXON STATION LOCATED AT:
2420 & 2424 YORK ROAD
EIGHTH ELECTION DISTRICT
BALTIMORE, MD



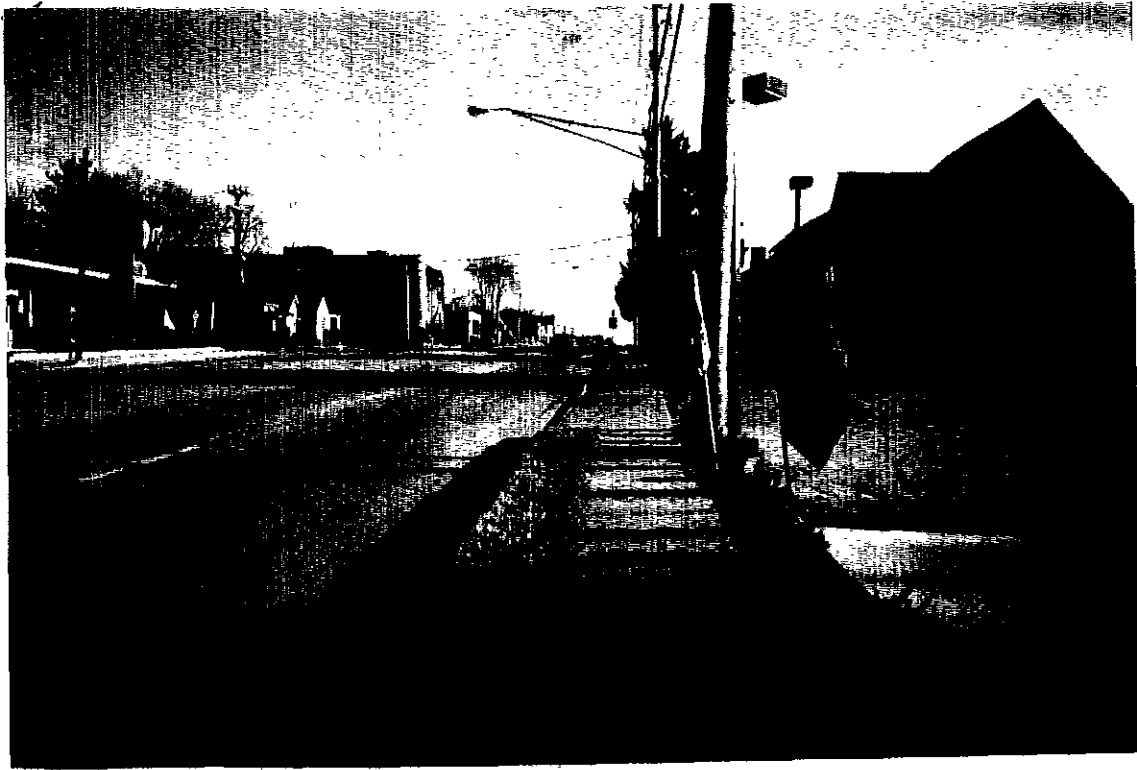
Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

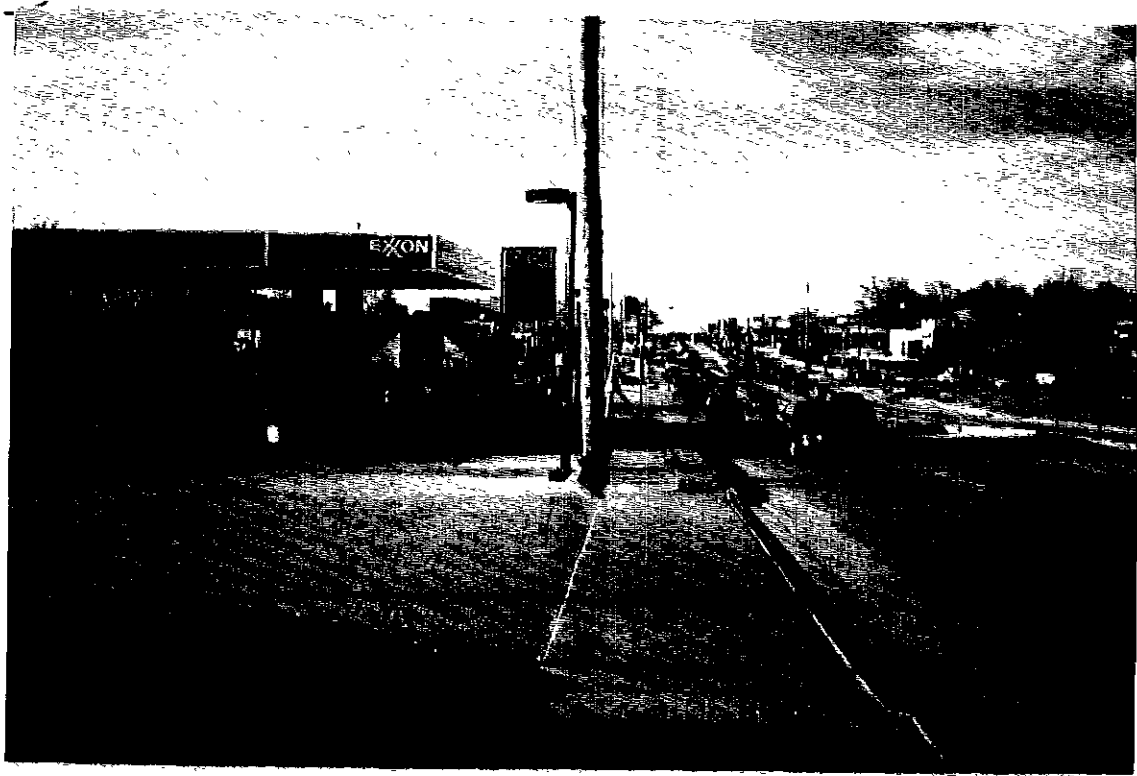
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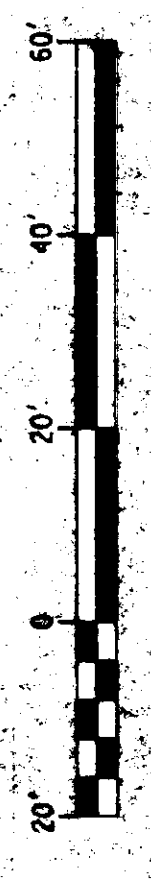
Photographs
#00-216-SPHXA



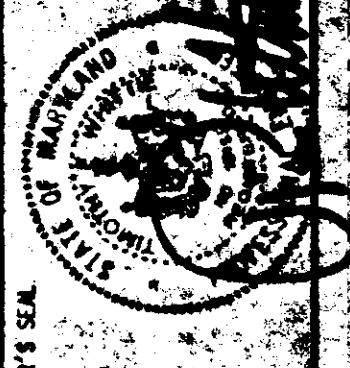








RELEASED FOR	PRELIMINARY ONLY
☐	BIDDING
☐	PERMIT
☒	CONSTRUCTION



FREDERICK WARD ASSOCIATES, INC.
1715 Riverwood Drive, Columbia, Maryland 21046-2254
Phone: 410-320-4000 Fax: 410-720-0200
and in Maryland, Virginia, and Washington, D.C.

NO.	DATE	REVISIONS	BY	EXON CORPORATION
				Greenbelt - South Market Development Team
				DATE: 11/15/99
				DRAWN BY: BTE
				CHECKED BY: BTE
				SCALE: AS SHOWN

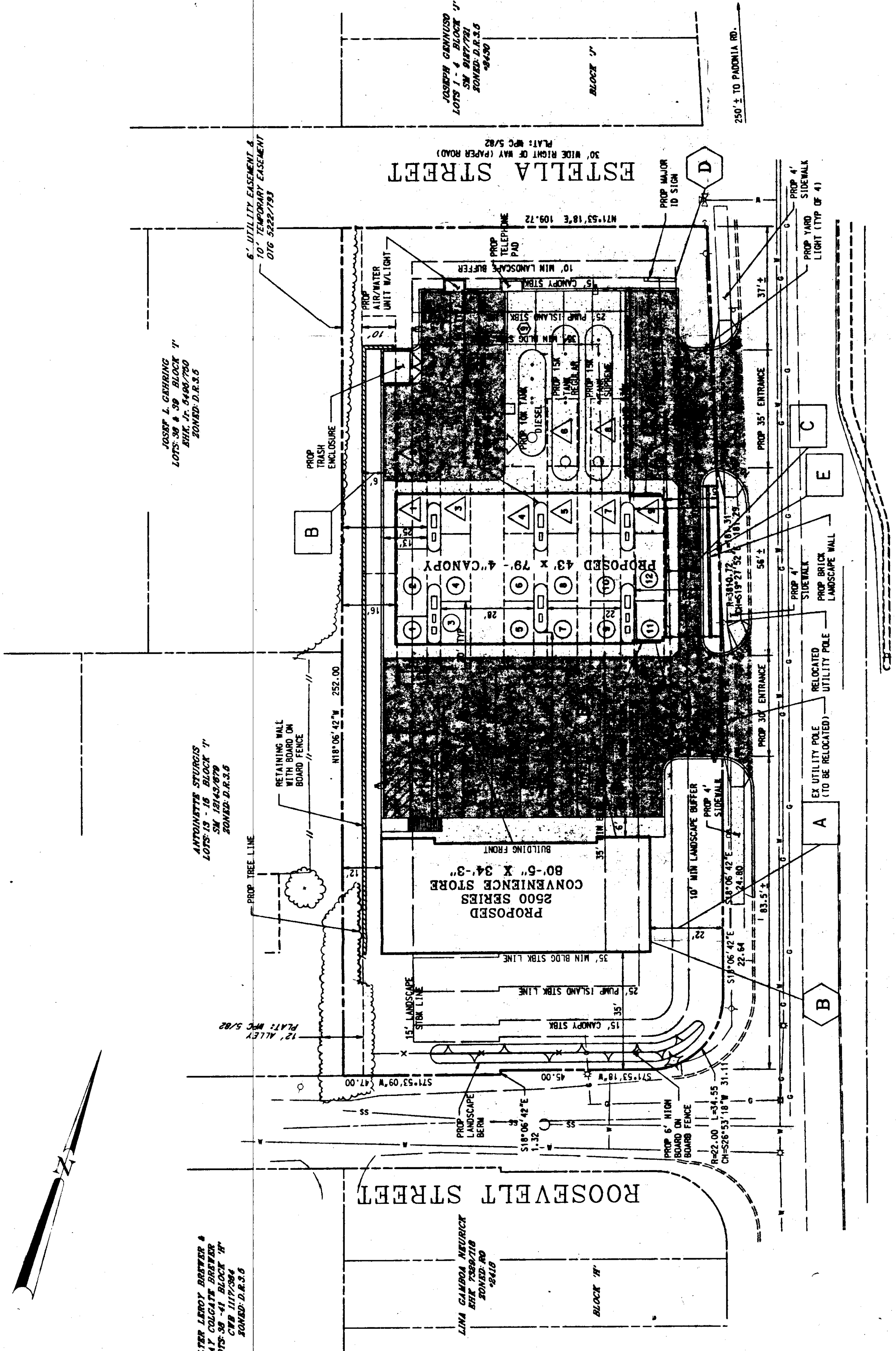
PROJECT NO.	3301 Ivy Lane, Suite 100, Greenbelt, Maryland 20718
DATE	11/15/99
DRAWN BY	BTE
CHECKED BY	BTE
SCALE	AS SHOWN

00-216-SPHXA

SPECIAL EXCEPTION PLAN 1

YORK ROAD (MD RTE 45)

RIGHT OF WAY VARIES MINIMUM 80' ALONG FRONTAGE OF SUBJECT PROPERTY.
DEEDS: 3699/418, WAR 3840/381, WAR 3865/289, ENK, JR. 5458/498, ENK, JR. 5551/706 & ENK, JR. 5530/043
STATE ROAD COMMISSION PLAT Nos. 24012 & 42199



WALTER LEROY BREWER & MAY COLGATE BREWER
LOTS 38-41 BLOCK 11
CWB 11/17/2004
ZONED D.R.3.5

ANTHONY STURGIS
LOTS 19-18 BLOCK 11
CWB 11/17/2004
ZONED D.R.3.5

JOSIE L. GARDING
LOTS 37-36 BLOCK 11
CWB 11/17/2004
ZONED D.R.3.5

ROOSEVELT STREET

ESTRELLA STREET

10' UTILITY EASEMENT & 10' TEMPORARY EASEMENT
D16 2222/753

RETAINING WALL WITH BOARD ON BOARD FENCE
N18°05'42"E 252.00

12' ALLEY W/6 S/82

PROPOSED 2800 SERIES CONVENIENCE STORE
80'-6" X 34'-3"

35' MIN BLDG STRK LINE

25' PUMP ISLAND STRK LINE

15' CANOPY STRK LINE

15' MIN LANDSCAPE BUFFER

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D16 2222/753

RETAINING WALL WITH BOARD ON BOARD FENCE
N18°05'42"E 252.00

12' ALLEY W/6 S/82

PROPOSED 2800 SERIES CONVENIENCE STORE
80'-6" X 34'-3"

35' MIN BLDG STRK LINE

25' PUMP ISLAND STRK LINE

15' CANOPY STRK LINE

15' MIN LANDSCAPE BUFFER

10' MIN LANDSCAPE BUFFER

10' MIN LANDSCAPE BUFFER

10' MIN LANDSCAPE BUFFER

10' UTILITY EASEMENT & 10' TEMPORARY EASEMENT
D16 2222/753

RETAINING WALL WITH BOARD ON BOARD FENCE
N18°05'42"E 252.00

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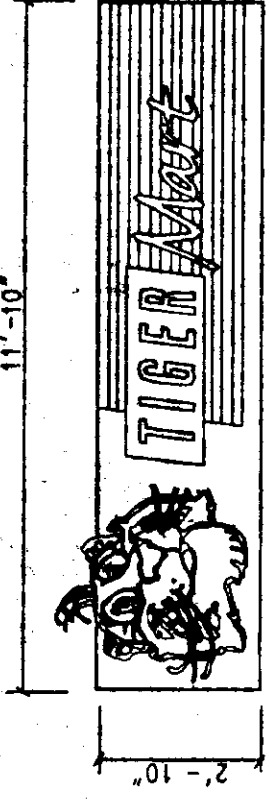
35' MIN BLDG STRK LINE

25' PUMP ISLAND STRK LINE

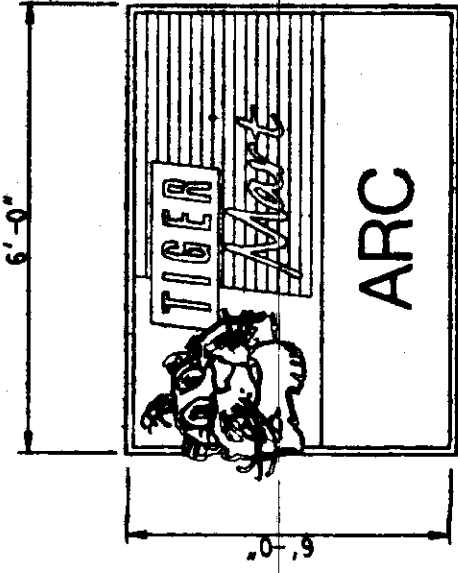
15' CANOPY STRK LINE

15' MIN LANDSCAPE BUFFER

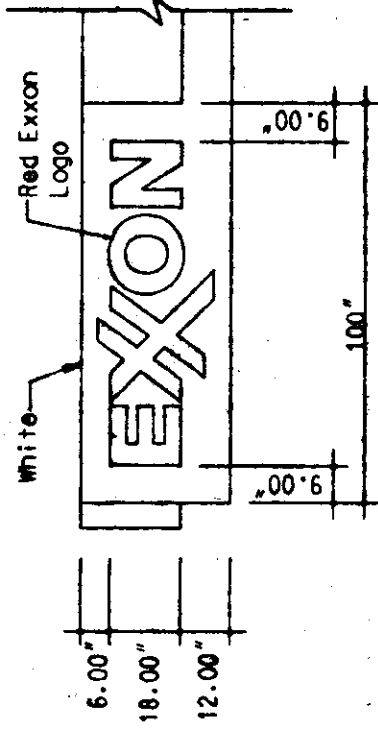
10' MIN LAND



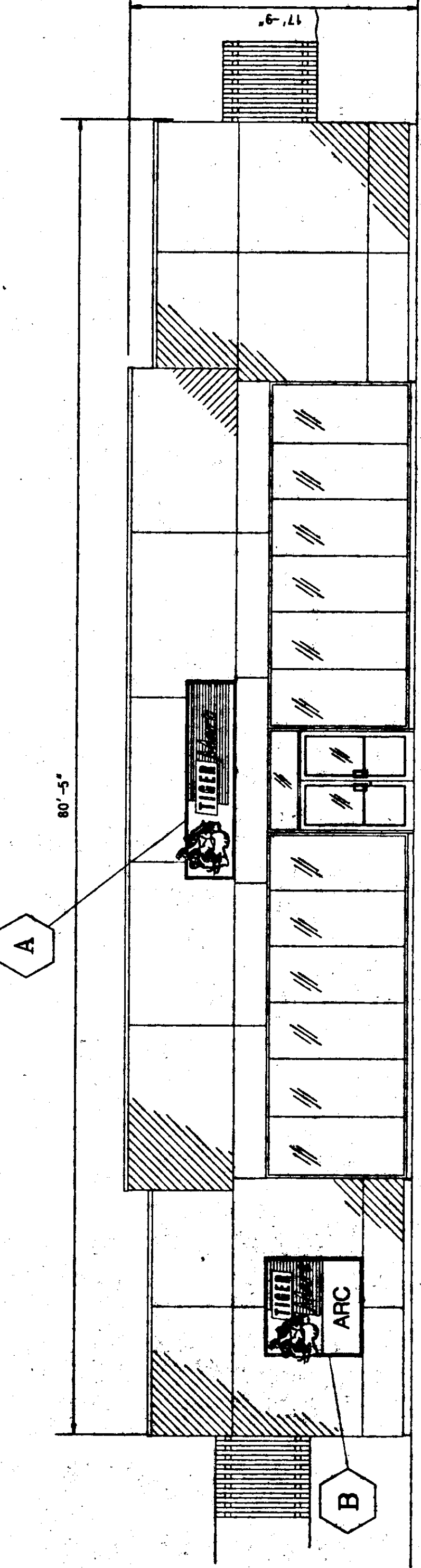
A PROPOSED BUILDING SIGN - 33.48 SQ. FT.
INTERNALLY ILLUMINATED, SINGLE FACE SIGN
SCALE: NOT TO SCALE



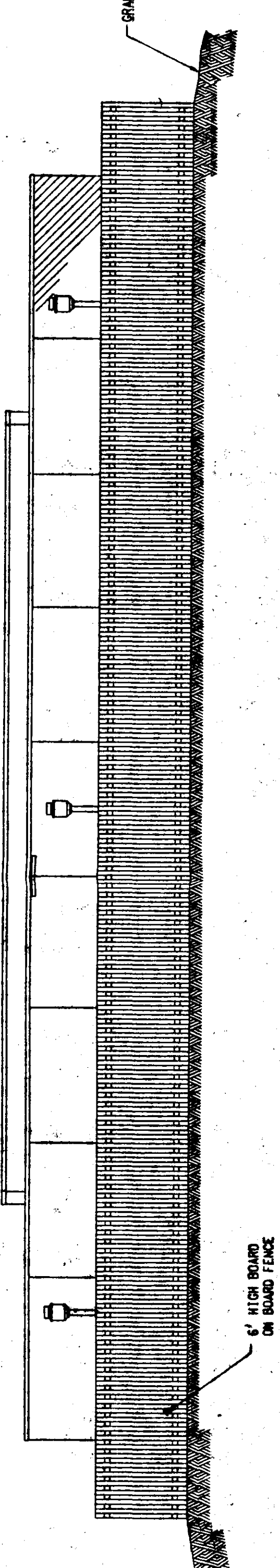
B PROPOSED BUILDING SIGN - 36.00 SQ. FT.
TWO INTERNALLY ILLUMINATED SINGLE FACED SIGNS
SCALE: NOT TO SCALE



C PROPOSED CANOPY FASCIA SIGN 10.25 SQ. SF. EA.
TWO INTERNALLY ILLUMINATED SINGLE FACED SIGNS
SCALE: NOT TO SCALE



FRONT CONVENIENCE STORE ELEVATION (NORTH)
NOT TO SCALE

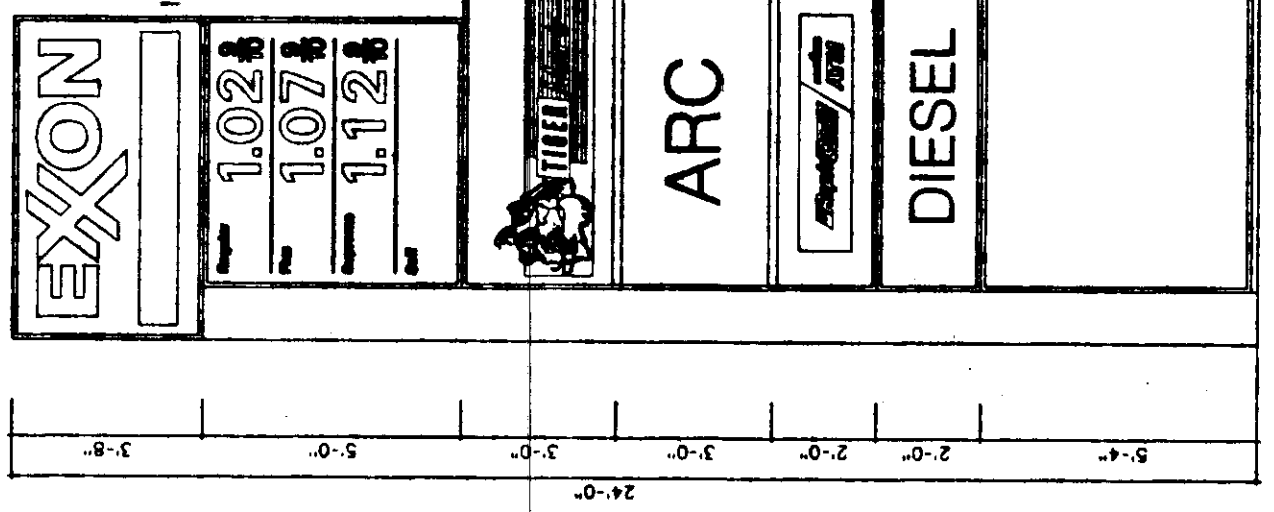


REAR CONVENIENCE STORE ELEVATION (SOUTH)
NOT TO SCALE

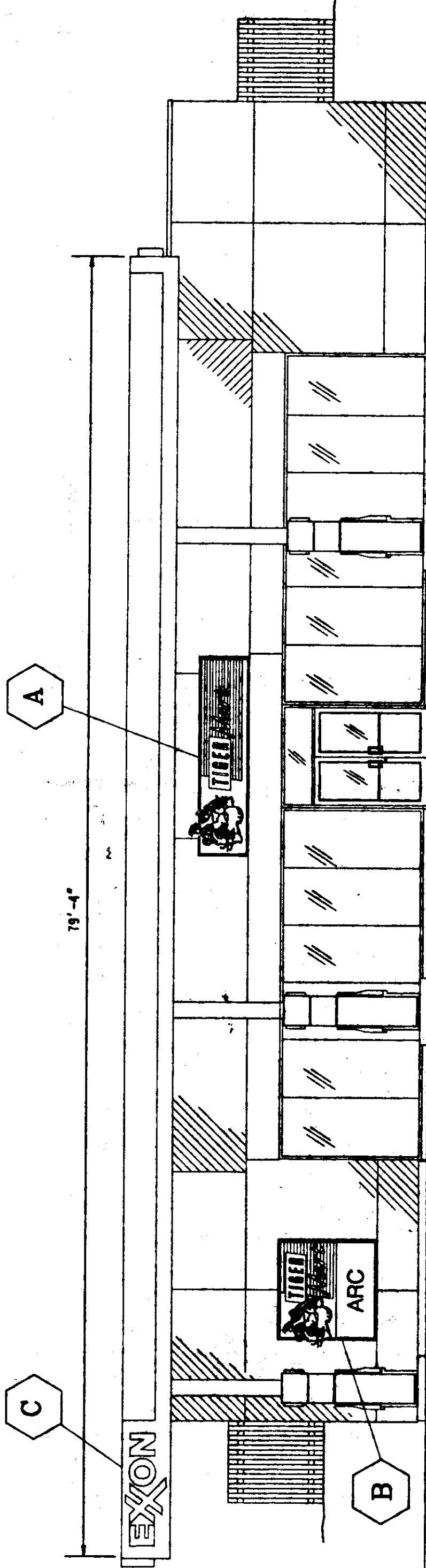
Sign Area	Dimensions (L x H)	Area (Sq. Ft.)
Exxon Emblem	14'-0" x 4'-0"	56.00
Price Sign	14'-0" x 10'-0"	140.00
ARC Sign	14'-0" x 10'-0"	140.00
Exxon Emblem	14'-0" x 4'-0"	56.00
Price Sign	14'-0" x 10'-0"	140.00
ARC Sign	14'-0" x 10'-0"	140.00
Exxon Emblem	14'-0" x 4'-0"	56.00
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Exxon Emblem	14'-0" x 4'-0"	56.00
Price Sign	14'-0" x 10'-0"	140.00
ARC Sign	14'-0" x 10'-0"	140.00

- SIGNAGE CALCULATIONS**
- I. FREESTANDING ENTERPRISE SIGNAGE:
- A. PERMITTED: 100 SQ. FT. (PURSUANT TO BCCR 450 ET SEQ.)
 - B. PROPOSED: 100 SQ. FT. (PURSUANT TO BCCR 450 ET SEQ.)
- II. SERVICE STATION/CANOPY ENTERPRISE SIGNAGE:
- A. PERMITTED: 25 SQ. FT. EA PER CANOPY SIGN (MAXIMUM OF 6) (PURSUANT TO BCCR 450 ET SEQ.)
 - B. PROPOSED: TWO 10.25 SQ. FT. CANOPY FASCIA SIGNS
- III. WALL MOUNTED ENTERPRISE SIGNAGE:
- NOTE: THE LENGTH OF THE SIGN WALL TO WHICH SIGN IS AFFIXED
- A. NORTH WALL: PERMITTED 2 x 80'-5" = 160.8 SQ. FT.
PROPOSED: (1) ONE TIGER MART SIGN OF 36.00 SQ. FT. = 36.00 SQ. FT.
(1) ONE TIGER MART SIGN 33.48 SQ. FT.
TOTAL 69.48 SQ. FT.
 - B. EAST WALL: PERMITTED 2 x 34'-5" = 68.5 SQ. FT.
PROPOSED: (1) ONE TIGER MART SIGN OF 36.00 SQ. FT. = 36.00 SQ. FT.
TOTAL 36.00 SQ. FT.

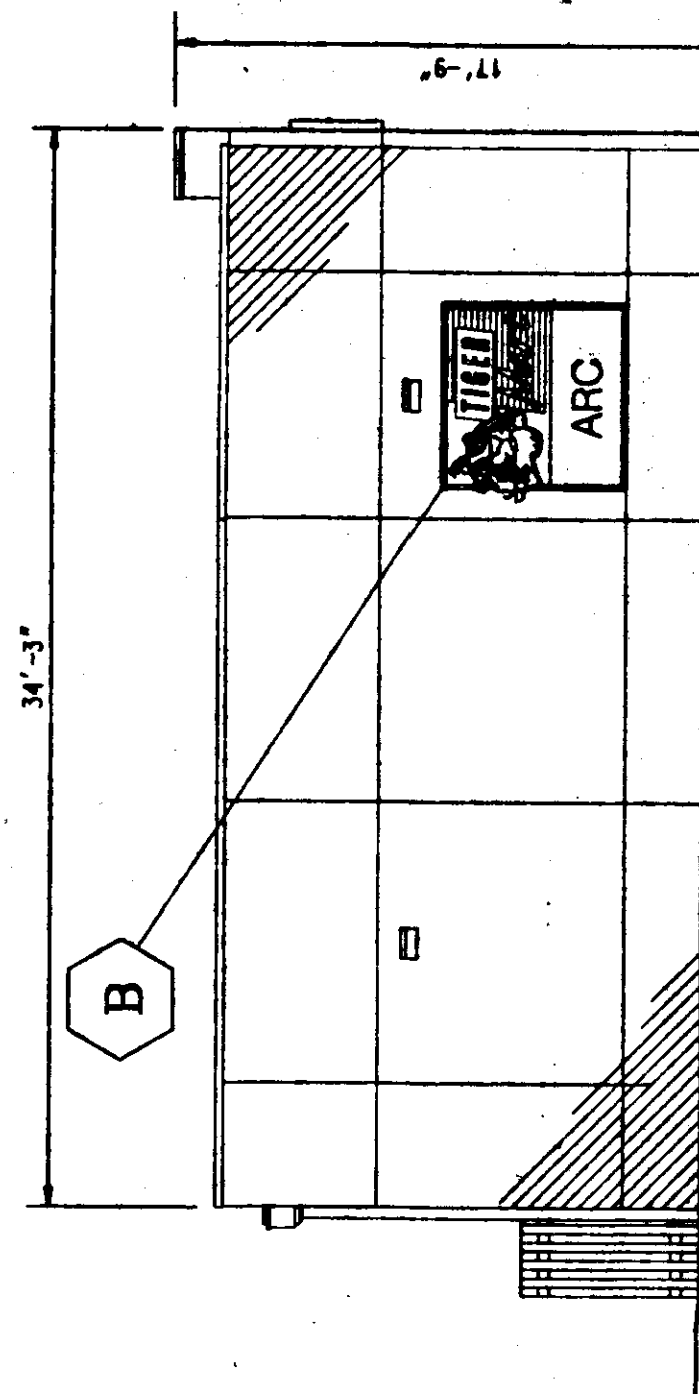
7'-1 1/2"	8'-1 1/2"	12'
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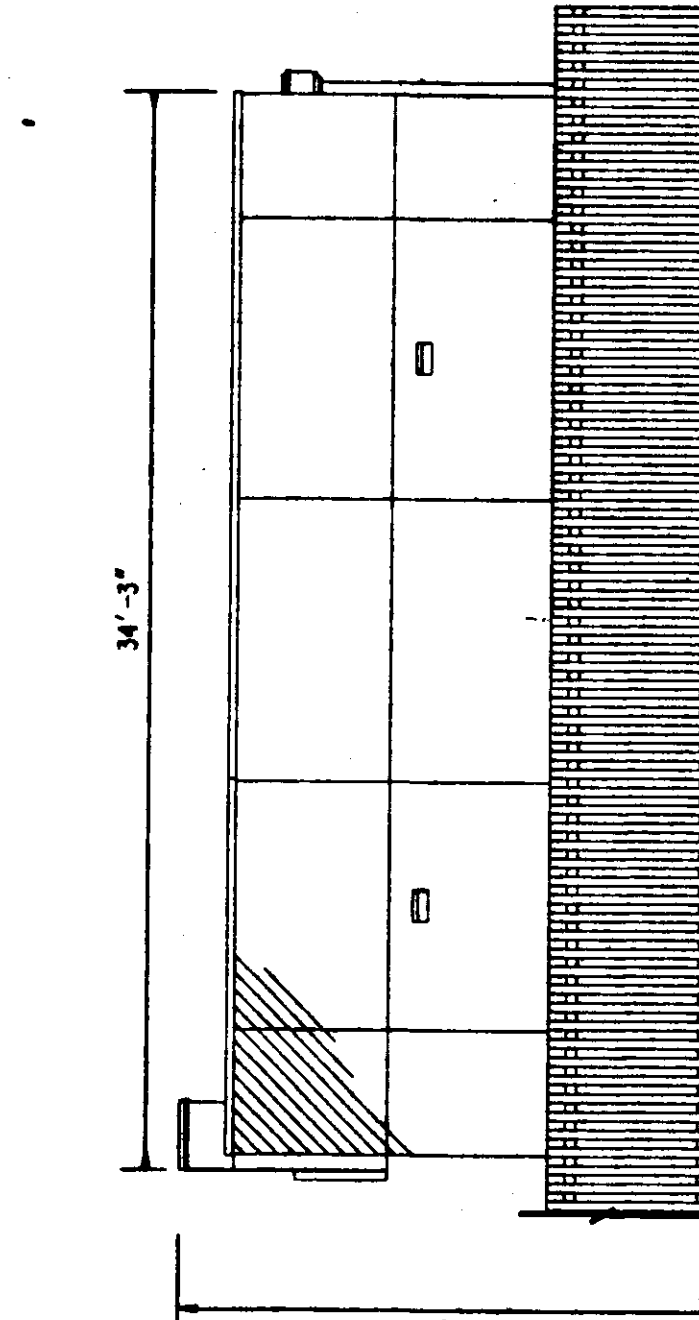
D PROPOSED I.D. SIGN
INTERNALLY ILLUMINATED DOUBLE FACE
NOT TO SCALE



FRONT CONVENIENCE STORE AND CANOPY ELEVATION (NORTH)
NOT TO SCALE



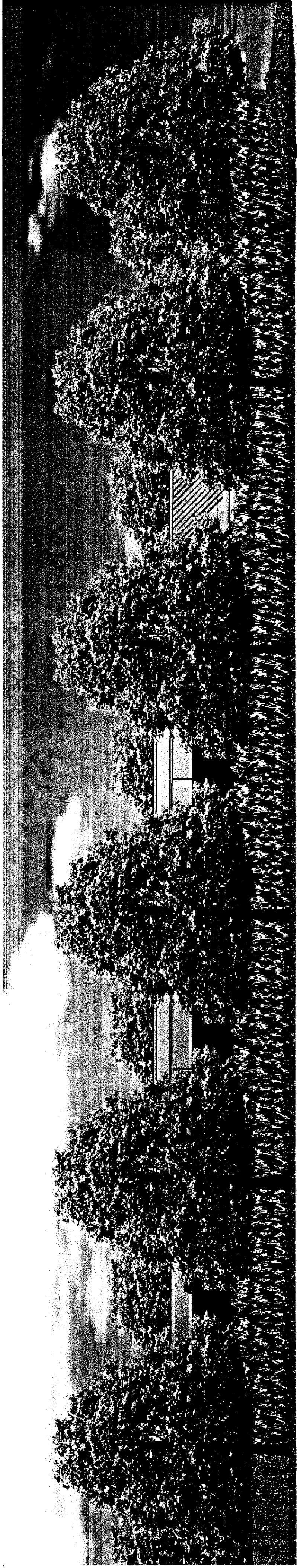
LEFT SIDE CONVENIENCE STORE (EAST)
NOT TO SCALE



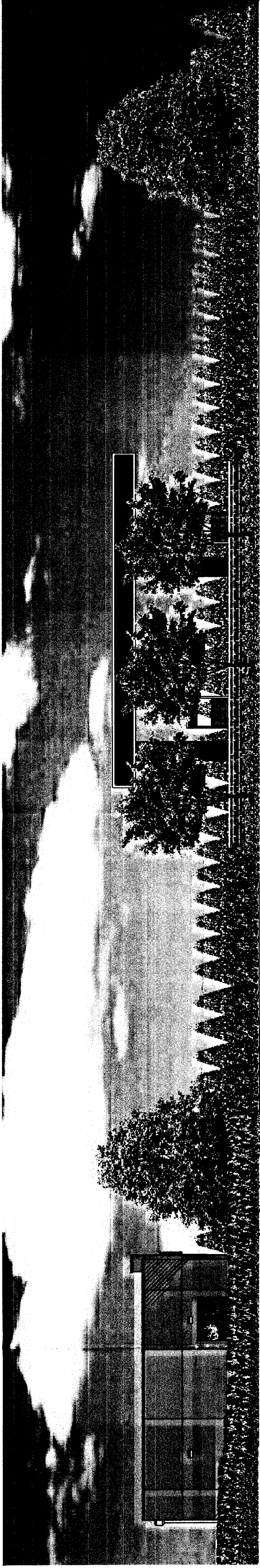
RIGHT SIDE CONVENIENCE STORE (WEST)
NOT TO SCALE

SPECIAL EXCEPTION PLAN II

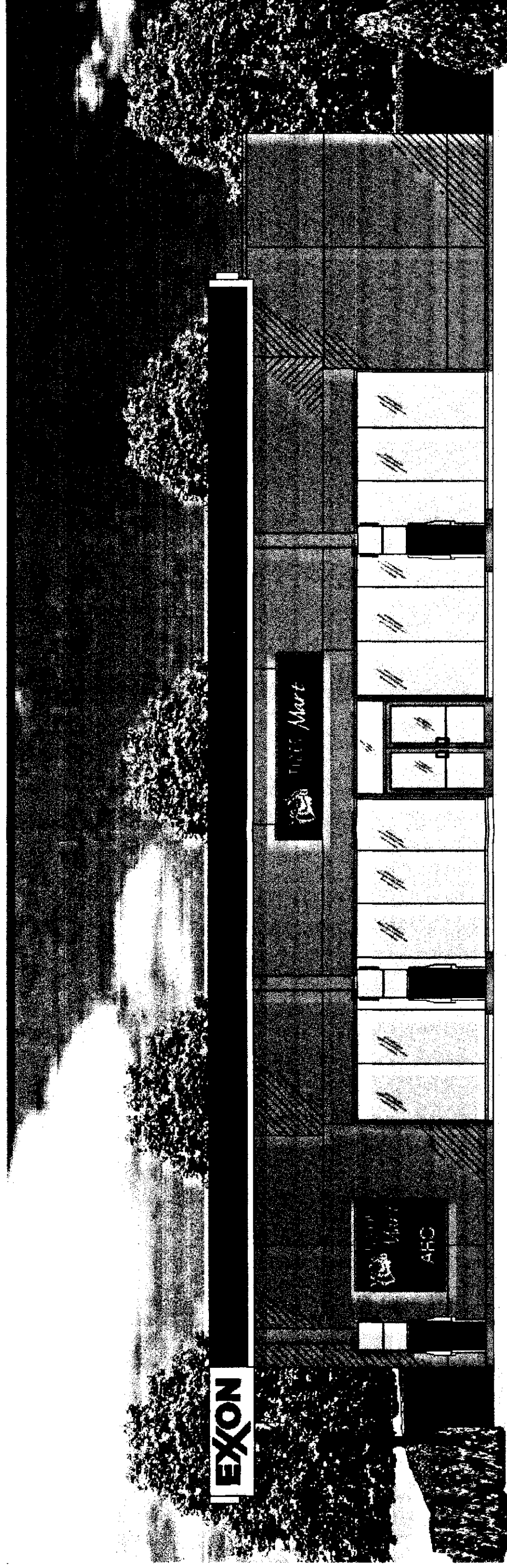
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DATE:				DATE:	
11/16/99				11/16/99	
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BY				PROJECT NO.	
EXXON CORPORATION				98197	
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ROOSEVELT STREET VIEW
NOT TO SCALE



YORK ROAD VIEW
NOT TO SCALE



FRONT ELEVATION - CONVENIENCE STORE AND CANOPY
NOT TO SCALE

Pet Ex #1

EXXON - YORK ROAD AND ROOSEVELT STREET

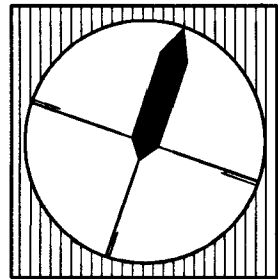
frederick ward associates, inc

engineers • architects • surveyors

7125 riverwood drive columbia, maryland

410-290-9550

fax 410-720-6226



Pet Ex 4

JANUARY 2000

fax 410-720-6226

SCALE: 1" = 20'

410-290-9550

columbia, maryland

7125 riverwood drive

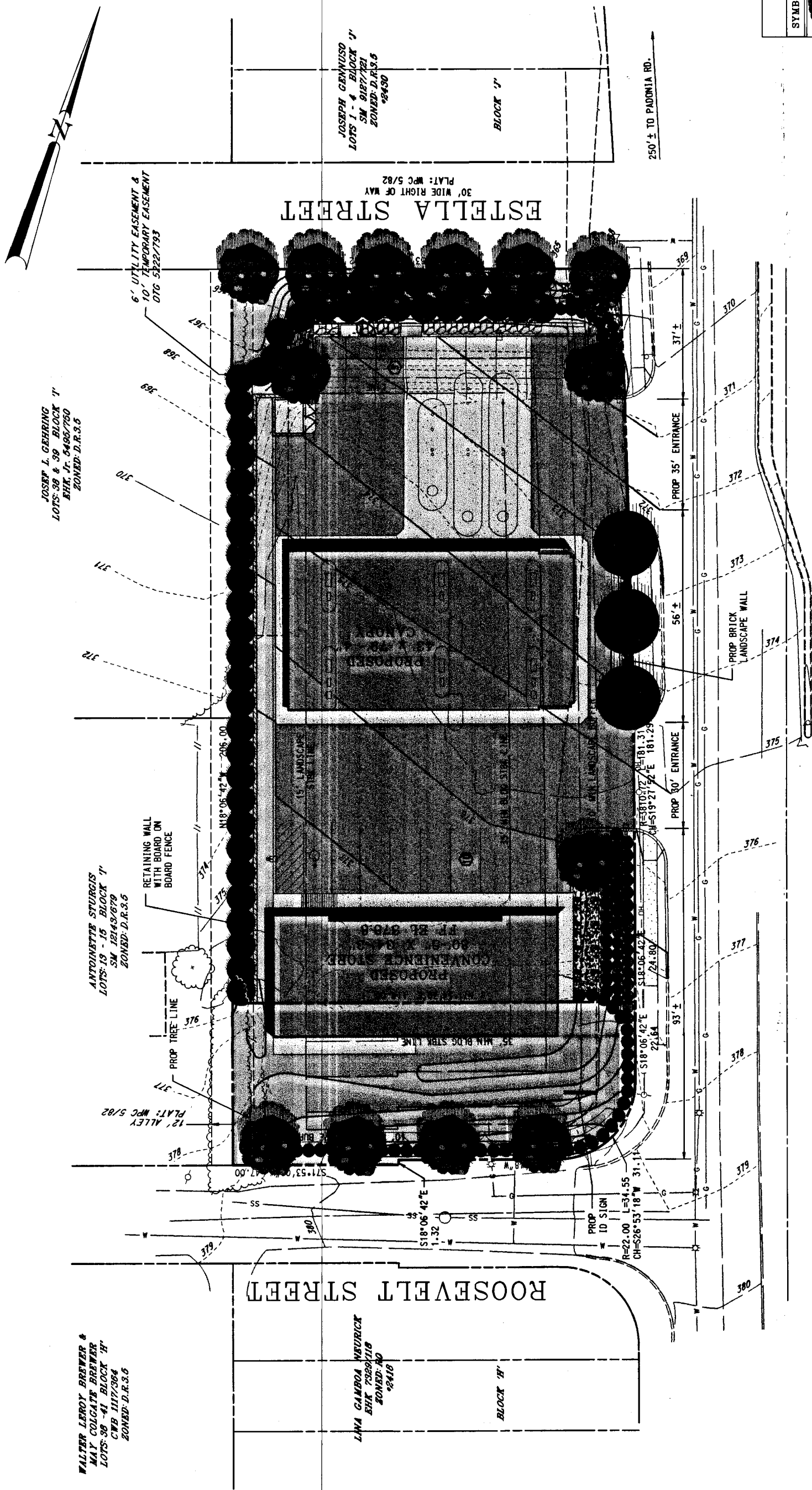
surveyors

architects

engineers

2420 & 2424 YORK ROAD - RAS #2-7476

frederick ward associates, inc



LANDSCAPE PLANTINGS				
SYMBOL	QUANTITY	BOTANICAL/COMMON NAME	SIZE"	REMARKS
	13	TILIA CORDATA LITTLE LEAF LINDEN	12-14" HT 2-2 1/2" CAL	B & B HEAVY 25" OC
	3	PRUNUS x TEDENSIS TOURING CHERRY	8-10" HT 2-2 1/2" CAL	B & B HEAVY 20" OC
	49	ILEX x 'NELLIE R. STEVENS' (FEMALE) NELLIE STEVENS HOLLY	6-7" HT 4"	B & B FULL 8" OC
	29	EURYTHIA ALATA 'COMACTUS' DWARF WINGED EUDYTHIA	2-2 1/2" HT 2-3" CANES	B & B FULL 3 1/2" OC
	73	PYRACANTHA COCCINEA 'MORRIS' MORRIS FIRETHORN	2-3" HT 2-3" SPD	CONT FILL 3 1/2" OC
	55	PHOTODENDRON OBTUSUM RED-LEAVED PALLET WHITE WHITE AZALEA	15-18" HT 15-18" SPD	CONT FILL 2 1/2" OC
	250	LIRIODENDRON TULIPIFERA BIG BLUE LILY	2 1/2" PP	CONT FILL 10" OC
	250	MARQUISIA 'KING ALFRED' KING ALFRED YELLOW DAFODIL	TOP SIZE 10" BULBS	DEPTH 10" OC
* GROUNDCOVER AND BULBS TO BE INTERPLANTED				TOTAL 72.9

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

MURAD PANDIT

ADDRESS

EXXONMOBIL CORPORATION
6301 IVY LANE, SUITE 700
GREENBELT, MD 20770

David Sujan

210 W. Penn. Ave
Towson, MD. 21204

TIM WHITTIE

7125 Riverwood Rd Suite C.
Columbia, MD 21046

