

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 N/S Rolling Mill Road, 2,580' NE of the c/l
 North Point Boulevard * ZONING COMMISSIONER
 (7300 Rolling Mill Road) * OF BALTIMORE COUNTY
 15th Election District *
 7th Council District * Case No. 01-388-X
 James P. Offutt, Inc. *
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, James P. Offutt, Inc., and the Contract Purchasers, Quarles Petroleum, through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a special exception to permit a truck stop on the subject property (for the sale of fuel, only), pursuant to Section 256.4 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1A.

Appearing at the requisite public hearing in support of the request were James P. Offutt, property owner; Greg Natvig and Craig McBride, representatives of Quarles Petroleum, Contract Purchasers; and, Patricia A. Malone, Esquire, attorney for the Petitioners. Also appearing in support of the request were Scott Rouk, Landscape Architect with Morris & Ritchie Associates, Inc., who prepared the site plan for this property, and Mickey Cornelius, traffic expert with The Traffic Group, Inc. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregularly shaped, unimproved parcel, containing a gross area of 1.10 acres, more or less, zoned M.H.-I.M. The property is located on the north side of Rolling Mill Road within an industrial area, not far from North Point Boulevard in southeastern Baltimore County. The property is under contract of sale to Quarles Petroleum who wishes to develop the site as a truck stop for purposes of selling

ORDER RECEIVED FOR FILING

Date 5/29/01
 By [Signature]

fuel, only. The proposed facility will be unmanned. In this regard, testimony indicated that Quarles Petroleum is an inter-state company that is in the business of selling fuel to truck drivers and the commercial transportation industry. As shown on the site plan, the proposed development will consists of a series of pump islands for the dispensing of gasoline and diesel fuel. Access will be by way of a code card issued by Quarles to its clients. As noted above, the site will be unmanned and not open to the public, per se; only individuals with authorized Quarles' code cards may use the facility. The fuel pumps will not honor major credit cards, or accept cash, etc. It is anticipated that the facility will serve mostly local truck drivers hauling in the immediate area and that there will be approximately 100 to 180 fuelings per day. The facility will be open 24 hours per day, 7 days a week.

A question was presented at the hearing as to whether the use falls within the definition of a truck stop or as a fuel service station. Both of these uses are defined in the B.C.Z.R. and both are permitted by special exception in the M.H. zone. A truck stop is defined as "A structure or land used or intended to be used primarily for the sale of fuel for trucks, and, usually incidental service or repair of trucks... As used in this definition, the term "trucks" does not include any vehicle with a maximum gross vehicle weight of 10,000 lbs. or less as rated by the State Motor Vehicle Administration." A fuel service station is defined in the B.C.Z.R. as "A structure or land used or intended to be used for the retail sale of automotive fuel, but not a truck stop." In my judgment the truck stop definition is more applicable to the use proposed here. This determination is made based upon the fact that fuel will primarily be dispensed to trucks and that the facility is not open to the general public.

In view of this determination, the Zoning Review Division of the Department of Permits and Development Management (DPDM) required the addition of a note on the site plan. This note was added, under protest by the Petitioner, and is shown as Note 13 on Petitioner's Exhibit 1A. The identical plan without the note was offered as Petitioner's Exhibit 1B. The note reads "No vehicle whose maximum gross weight is 10,000 lbs. or less as rated by the State Motor Vehicle Administration shall be serviced at this location." Apparently, the Zoning Review

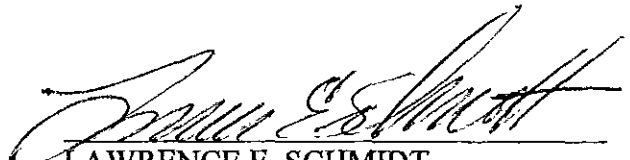
Division believes that the truck stop definition, as noted above, prohibits the fueling of any vehicle weighing less than 10,000 lbs. I understand the position taken by the Zoning Review Division of DPDM; however, in this case, testimony indicated that there may be occasional users with vehicles weighing less than 10,000 lbs. For example, Quarles Petroleum may enter into an arrangement with a trucking company that utilizes both large trucks and smaller vehicles. The Petitioner expressed concern about restricting the proposed use to only the larger vehicles.

Under the circumstances, such a restriction would be inappropriate. Thus, I will not impose as a condition to the relief granted that the Petitioner is restricted to fueling only vehicles weighing over 10,000 lbs. The Petitioner may fuel any vehicles pursuant to its contracts, for so long as the facility retains a truck stop character as described above. In this regard, I will approve and incorporate within this opinion and Order the site plan marked as Petitioner's Exhibit 1B.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of May, 2001 that the Petition for Special Exception to permit a truck stop on the subject property (for the sale of fuel, only), pursuant to Section 256.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1B, be and is hereby GRANTED, subject to the following restriction:

- 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.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 5/29/01
By [Signature]



Baltimore County
Zoning Commissioner

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

May 29, 2001

Robert A. Hoffman, Esquire
Patricia A. Malone, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
N/S Rolling Mill Road, 2,580' NE of the c/l North Point Boulevard
(7300 Rolling Mill Road)
15th Election District - 7th Council District
James P. Offutt, Inc. - Petitioners
Case No. 01-388-X

Dear Mr. Hoffman & Ms. Malone:

Enclosed please find a copy of the decision rendered in the above-captioned matter.
The Petition for Special Exception has 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. James P. Offutt,
1111 Hollins Lane, Baltimore, Md. 21209
Messrs. Greg Natvig & Craig McBride, Quarles Petroleum
406 Chatham Square Office Park, Fredericksburg, Va. 22405
DPDM; People's Counsel; Case File





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 7300 Rolling Mill Road

which is presently zoned MH-IM

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

Special Exception in accordance with Baltimore County Zoning Regulations Section 256.4 for a truck stop (for the sale of fuel only).

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:

Quarles Petroleum

Name - Type or Print

By:

Gregory R. Natvig C.O.O.
Signature Gregory R. Natvig, Chief Operating Officer

406 Chatham Square Office Park (540) 371-3919
Address Telephone No.

Fredricksburg, VA 22405
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP
Company

210 Allegheny Avenue (410) 494-6200
Address Telephone No.

Towson, MD 21204
City State Zip Code

Legal Owner(s):

JAMES P. OFFUTT, INC.

Name - Type or Print

By:

Signature

James P. Offutt, President

Name - Type or Print

Signature

5601 Newbury Street (410) 435-5300
Address Telephone No.
Baltimore, MD 21209
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue (410) 494-6200
Address Telephone No.

Towson, MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By JRF Date 3/28/01

ORDER RECEIVED FOR FILING

Date

By

Case No. 01-388-X

REV 09/15/98

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



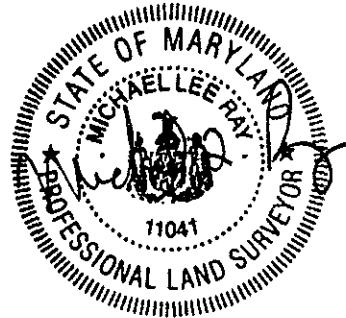
Zoning Description

COMMENCING at a point distant 2,580 feet more or less measured northeasterly along the northerly side of Rolling Mill Road, 50 feet wide, from the intersection of said northerly side of Rolling Mill Road at the centerline of North Point Boulevard. Thence the following courses and distances, viz:

North 28° 57' 06" West 156.59 feet, North 61° 03' 04" East 139.56 feet,
North 66° 17' 37" East 144.58 feet, South 15° 00' 06" East 207.49 feet,
South 74° 59' 54" West 240.61 feet to the point and place of beginning.

Containing 1.1038 Acres of Land, more or less.

BEING located in the Fifteenth Election District of Baltimore County, Maryland and also being known as #7300 Rolling Mill Road and being recorded as Lot 3 as shown on Plat entitled "PLAT OF THE MURDOCK PROPERTY" in Plat Book S.M. 73, page 40.



3/26/01

#12059

388

MR:mak\s\12059\1.1038acre\032801

- ☐ 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MD 21009
- ☐ 110 WEST ROAD, SUITE 245, TOWSON, MD 21204
- ☐ 9090 JUNCTION DRIVE, SUITE 9, ANNAPOLIS JUNCTION, MD 20701

- 410-515-9000 ■ FAX 410-515-9002
- 410-821-1690 ■ FAX 410-821-1748
- 410-792-9792 ■ FAX 410-792-7395

06020

ACCOUNT 001-66-6150

AMOUNT
\$ 300.00

Quail's Pit & Lagoon, Inc.
7300 Rolling Mill Rd. E

ITEM # 388

FOR: Special Exception Taken By: JRF

YELLOW - CUSTOMER

CUSTOMER'S VALIDATION

[illegible]

CERTIFICATE OF POSTING

RE: Case No.: 01-388-X
 Petitioner/Developer: OFFUTT, ETAL
% VBH- AMY D.
 Date of Hearing/Closing 5/11/01

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 #7300 ROLLING
MILL RD

The sign(s) were posted on 4/19/01
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 5/11/01

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

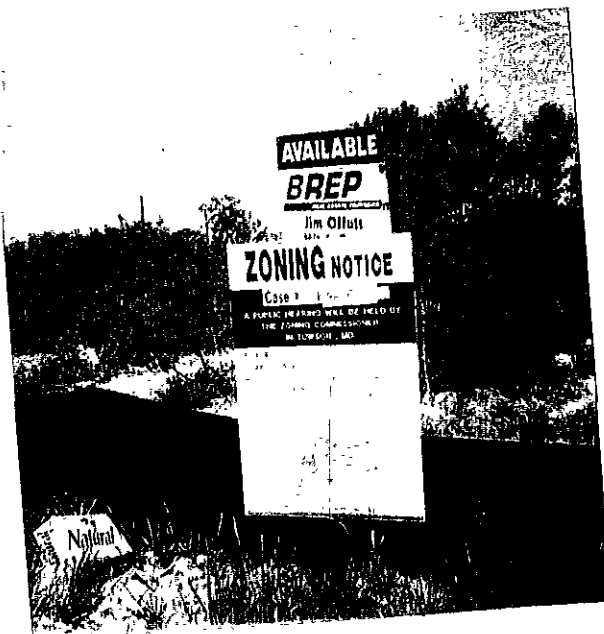
(Address)

HUNT VALLEY, MD. 210

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-1

(Telephone Number)



01-388-X
7300 Rolling Mill Rd.
5/11/01

**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: #01-388-X
7300 Rolling Mill Road
N/S Rolling Mill Road,
2580' NE of centerline
North Point Blvd
15th Election District
7th Councilmanic District
Legal Owner(s): James P.
Offutt, Inc.
Contract Purchaser: Quarles
Petroleum
Special Exception: in ac-
cordance with BCZR Sec-
tion 256.4 for truck stop
(for the sale of fuel only).
Hearing: Friday, May 11,
2001 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave.

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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

4/28/2001 Apr. 26 C464660

CERTIFICATE OF PUBLICATION

4/26/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 4/26/, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

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: 388
Petitioner: James P. Offutt, Inc.
Address or Location: 7300 Rolling Mill Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell
Address: 210 Allegheny Avenue
Towson Maryland 21204
Telephone Number: (410) 494-6200

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 26, 2001 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
210 Allegheny Avenue
Towson MD 21204

410 494-6200

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: 01-388-X

7300 Rolling Mill Road

N/S Rolling Mill Road, 2580' NE of centerline North Point Blvd

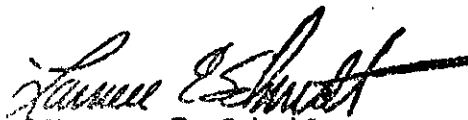
15th Election District – 7th Councilmanic District

Legal Owner: James P Offutt Inc

Contract Purchaser: Quarles Petroleum

Special Exception in accordance with BCZR Section 256.4 for truck stop (for the sale of fuel only)

HEARING: Friday, May 11, 2001 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT *ESD*
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.



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

April 11, 2001

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: 01-388-X

7300 Rolling Mill Road

N/S Rolling Mill Road, 2580' NE of centerline North Point Blvd

15th Election District – 7th Councilmanic District

Legal Owner: James P Offutt Inc

Contract Purchaser: Quarles Petroleum

Special Exception in accordance with BCZR Section 256.4 for truck stop (for the sale of fuel only)

HEARING: Friday, May 11, 2001 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

Arnold Jablon ^{GDZ}
Director

C: Robert A Hoffman, Venable Baetjer & Howard LLP, 210 Allegheny Avenue, Towson 21204
James P Offutt, 5601 Newbury Street, Baltimore 21209
Gregory R Natvig, Quarles Petroleum, 406 Chatham Square Office Park,
Fredricksburg VA 22405
Amy Dontell, 210 Allegheny Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 26, 2001.**
- (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.





Baltimore County
Department of Permits and
Development Management

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

May 4, 2001

Robert A Hoffman
Venable Baetjer & Howard LLP
210 Allegheny Avenue
Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number: 01-388-X, 7300 Rolling Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 28, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: James P Offutt, 5601 Newbury Street, Baltimore 21209
Gregory R Natvig, Quarles Petroleum, 406 Chatham Square Office Park,
Fredricksburg VA 22405
People's Counsel

Ag
5/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 12, 2001

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

APR 12

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-388

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 12, 2001

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

ATTENTION: Gwen Stephens

RE: Property Owner: 385 - BETTY KREUZBURG
388 - JAMES P. OFFUTT, INC.

Location: DISTRIBUTION MEETING OF APRIL 9, 2001

Item No.: 385 AND 388

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 JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.9.01

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

RE: Baltimore County
Item No. 388 JRF

Dear Ms. Jackson:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

RE: PETITION FOR SPECIAL EXCEPTION
7300 Rolling Mill Road, N/S Rolling Mill Rd,
2,580' NE of c/I North Point Blvd.
15th Election District, 7th Councilmanic

Legal Owner: James P. Offutt, Inc.
Contract Purchaser: Quarles Petroleum
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-388-X

* * * * *

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. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of April, 2001 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

the storage of freight-shipping containers designed to be mounted on chassis for part or all of their transport, but does not include a warehouse, moving and storage establishment or truck stop. Land used for the parking, storage or repair of trucks used as an accessory to a lawful business or industrial use of the land that such parking or storage area forms a part of shall not be considered a trucking facility within the meaning of this definition. As used in this definition, the terms "trucks," "truck-trailers" and "truck tractors" do not include any vehicle whose maximum gross weight is 10,000 pounds or less, as rated by the State Motor Vehicle Administration. [Bill Nos. 18-1976;²⁷ 218-1980]

TRUCKING FACILITY, CLASS I (TRUCK TERMINAL) — A trucking facility whose primary purpose is to accommodate the transfer of goods or chattels from trucks or truck trailers to other trucks or truck trailers or to vehicles of other types, in order to facilitate the transportation of such goods or chattels. [Bill No. 18-1976]

TRUCKING FACILITY, CLASS II — A trucking facility other than a Class I trucking facility, including a truck yard (the primary purpose of which is to accommodate the parking or storage of trucks, truck trailers or truck tractors. [Bill No. 18-1976]

TRUCK STOP — A structure or land used or intended to be used primarily for the sale of fuel for trucks and, usually, incidental service or repair of trucks; or a group of facilities consisting of such a use and attendant eating, sleeping or truck parking facilities. As used in this definition, the term "trucks" does not include any vehicle whose maximum gross weight is 10,000 pounds or less, as rated by the State Motor Vehicle Administration. [Bill No. 18-1976]

UNLICENSED MOTOR VEHICLE — Any motor vehicle which does not have a current and valid registration plate or plates and validation tab or tabs attached to and displayed on the vehicle for the then current registration period. [Bill No. 135-1986]

URBAN-RURAL DEMARCATION LINE — A boundary line established by the Planning Board, dividing that portion of Baltimore County considered as "urban" from that portion of the county considered as "rural." In establishing or relocating such line, the Planning Board shall consider population density, existing public water supply and sewerage facilities, other existing public facilities and public facilities scheduled for planning or construction in the capital budget and five-year capital program. [Bill No. 40-1967]

VETERINARIAN — A person licensed to engage in the practice of veterinary medicine. [Bill No. 85-1967]

VETERINARIAN'S OFFICE — An office which is maintained by a veterinarian for the treatment of animals and in which no animal is kept overnight. [Bill No. 85-1967]

VETERINARIUM — Any building or portion thereof which is used, intended to be used or arranged primarily for treatment of animals by a veterinarian, where overnight care is allowed, and where all areas used for treatment or housing of animals are odorproofed and soundproofed. [Bill No. 85-1967]

²⁷ Editor's Note: This bill also repealed the former definition of "truck terminal."

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

James P. Offutt

1111 Hollist Lane 21209

Patricia A. Malone

210 Allegheny Ave 21204

Scott Rouk (MPA)

110 West RD Suite 245 21204

MICKEY CORNELIUS

9900 FRANKLIN SQ DR. STE H 21236

Craig McBride

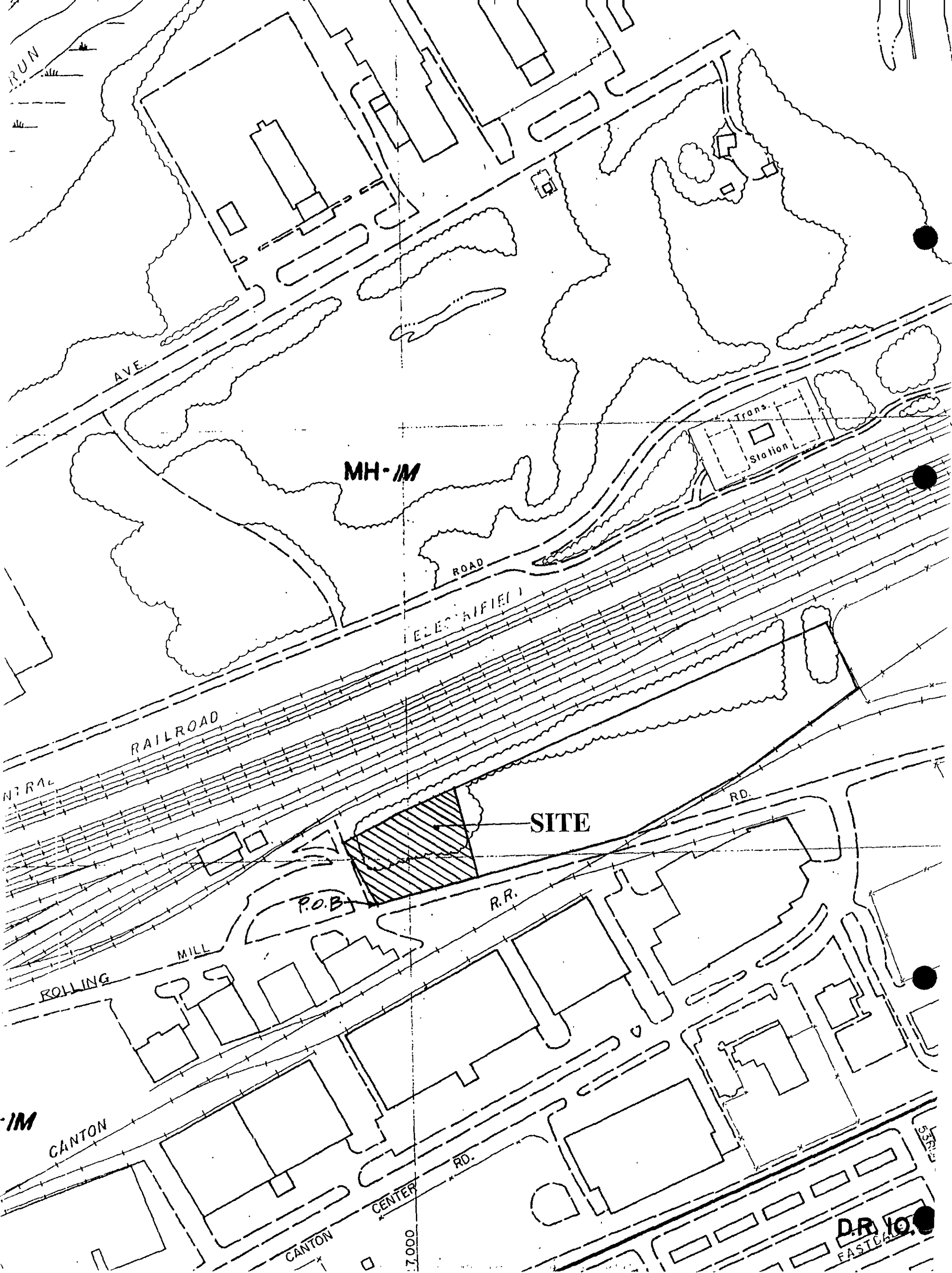
406 Chatham Square Ofc Ark, Fredericksburg 22405

Greg Natvig

11

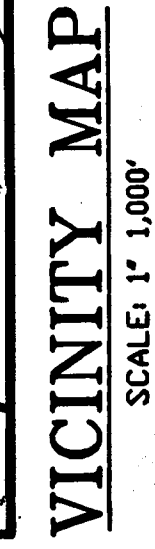
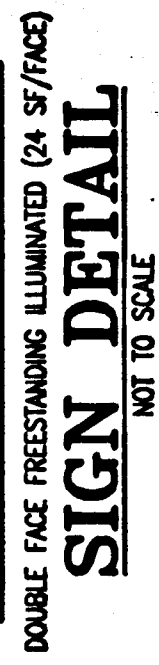
11





SCALE 1" = 200' ±	LOCATION	SHEET
DATE OF PHOTOGRAPHY JANUARY 1986	NORTH POINT # 388	N. E. 1-E

MIRA # 12059

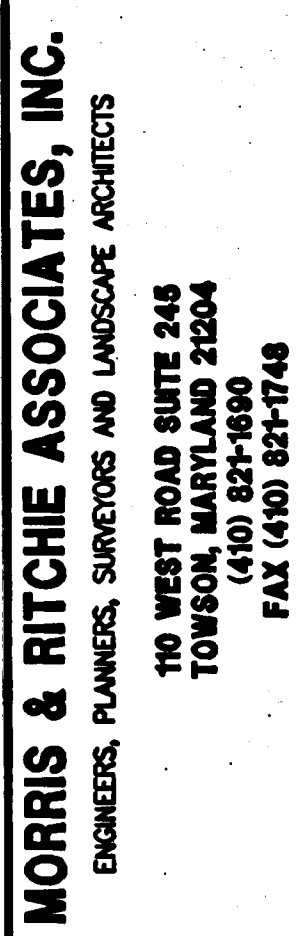


NOTES:

1. OWNER:
JAMES P. OFFUTT, INC.
1111 HOLLINS LN.
BATHURST, MD 21208-2207
ACT. #230010850
2. CONTRACT PURCHASER:
QUAKES FUEL MARKETING OFFICE PARK, SUITE 102
FREDERICKSBURG, VA 22405
3. SITE DATA:
TAX MAP-96, GRID 10, PARCEL 354
PLAT #73/40
SITE AREA 48.07 SF. = 1.10 AC.±
CROSSING TRACT: 6253
ADJACENT PARCELS: 6253
SURVEYED: 40
4. ELECTION DISTRICT: 15, CONGRESSIONAL DISTRICT: 07
EXISTING ZONING: MH-1M
ZONING MAP: NE 1-53
PROPOSED USE: FUEL STATION
5. NO PREVIOUS COMMERCIAL PERMIT ON THIS SITE
ZONING HISTORY:
6. DRC NO. 110298: A LIMITED EXCEPTION WAS GRANTED ON NOVEMBER 2, 1988
UNDER SECTION 28-117 (B-9) OF THE BALTIMORE COUNTY DEVELOPMENT REGS.
B. DRC NO. 087896: WAIVER OF PUBLIC WORKS STANDARDS, NOVEMBER 1, 1989.
(THIS DRC MODIFIED THE DRC NO. 110298 TO ALLOW PUBLIC WORKS STANDARDS
TO BE APPLIED TO THE PROPOSED FUEL STATION.)
7. SPECIAL HEARING WAS HELD AND WAIVER WAS GRANTED ON NOVEMBER 2, 1989.
THE ROAD WIDENING REQUIREMENTS OF SECTION 28-238 OF THE
BALTIMORE COUNTY DEVELOPMENT REGULATIONS OF FORMING CERTAIN
ROAD IMPROVEMENTS TO ROLLING MIL. 20-119-1971
8. GRADING PERMIT: 263-3871-199, APPROVED 11/1/79.
GROUND SPALL CONFORM WITH BALTIMORE COUNTY SIGN REGULATIONS (62Z)
AND 263-3871-199.
9. USES AS SHOWN WILL NOT REQUIRE PUBLIC WATER OR SEWER CONNECTION.
F.A.R.:
10. PERMITTED = 2.0
PROPOSED = 2.0
11. THIS SITE IS NOT LOCATED WITHIN 100' YEAR FLOOD PLAIN.
THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT FROM THE REGULATIONS FOR THE PROTECTION
OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS WHICH BECAME EFFECTIVE
JANUARY 1, 1991. DISCREPANCIES WERE PLACED ON THE VARIANCE TO REDUCE WATER
QUALITY IMPACTS.
12. AVERAGE DAILY TRIP (A.D.T.): PER THE TRIP GENERATION MANUAL
"TRUCK STOP" = 15
"VOLUME" = 15
13. NO VEHICLES ~~WILL BE~~ *WILL BE* ~~OTHER THAN~~ *OTHER THAN* ~~AT~~ *AT* ~~THE~~ *THE* ~~STATION~~ *STATION*
AS TRAFFIC BY STATE HIGHWAY SHALL BE SERVED AT THIS LOCATION
- SPECIAL EXCEPTION HEARING REQUEST:**
A SPECIAL EXCEPTION HEARING REQUEST TO PERMIT A TRUCK STOP FACILITY (SECTION 256.4
OF BCZ) WITHIN THE MH-1M ZONE, FOR THE SALE OF DUEL ONLY.

13 NO VEHICLES ^{whose} ~~WEIGHT~~ MAX GROSS WEIGHT ^{is} ~~OF~~ 10,000 LBS. OR LESS
AS PART OF STATE MVA SHALL BE SERVED AT THIS LOCATION

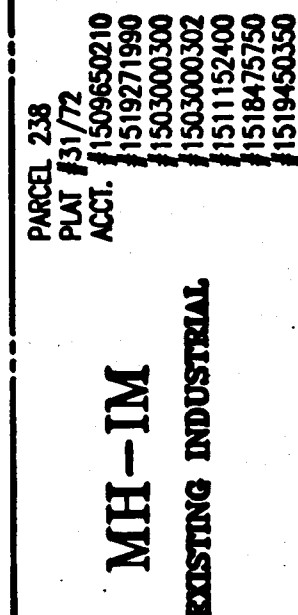
SPECIAL EXCEPTION HEARING REQUEST:



**SITE PLAN TO ACCOMPANY
SPECIAL EXCEPTION HEARING
QUARLES FUEL NETWORK
7300 ROLLING ROAD
ELECTION DISTRICT: 15
COUNCILMANIC DISTRICT: 07
BALTIMORE COUNTY, MARYLAND**

DATE	REVISIONS	JOB NO.: 12059
		SCALE: 1"=20'
		DATE: 03/21/2001
		DRAWN BY: SL
		DESIGN BY: SL
		REVIEW BY: DH
		SHEET: 1 OF 1

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LANDSCAPE CALCULATIONS:
240 LF ADJACENT TO PUBLIC ROAD @ 1 PU/40 LF = 6 PU
160 LF OF INTERIOR ROAD @ 1 PU/20 LF = 8 PU
TOTAL PLANTING UNITS REQUIRED = 14 PU

NOTE:
LANDSCAPING SHALL COMPLY WITH BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.