

IN RE: PETITION FOR SPECIAL HEARING

SW/Cor. Frederick Road
and Bishops Lane
1st Election District
1st Councilmanic District
(607 Frederick Road)

Amoco Oil Company
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-037-SPHXA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Special Exception, Petition for Special Hearing and Petition for Variance, all for the property located at 607 Frederick Road in Catonsville. The petition was filed by Amoco Oil Company, property owner. Special exception relief is requested to approve a fuel service station use in combination with a convenience store and carry-out restaurant and an ancillary use for an automatic teller machine. Special hearing relief is requested to amend the previously approved special exception granted in Case #3510X and abandon the service garage, so as to permit a fuel service station in combination with a convenience store and carry-out restaurant. Variance relief was requested to permit 90 sq. ft. of freestanding signage in lieu of the required 75 ft. pursuant to Section 450 of the Baltimore County Zoning Regulations (B.C.Z.R.) and to provide a 11.5 ft. one-way drive aisle in lieu of the required 12 ft. width pursuant to Section 409.AA. The subject property and requested relief are more particularly shown on the four-paged plat to accompany the petitions for special exception, special hearing and variance, marked as Petitioners' Exhibit No. 1.

Appearing at the requisite public hearing held for this case were Stephen Falitto, on behalf of the Amoco Oil Company, Petitioner. Also present was Adam Volanth, the professional

ORDER RECEIVED FOR FILING

Date

10/3/01

By

R. R. G. [Signature]

engineer who prepared the site plan. The Petitioner was represented by David K. Gildea, Esquire. There were no protestants or other interested persons present.

Testimony and evidence presented was that the subject property is on a corner lot, located at the southwest corner of the intersection of Frederick Road and Bishops Lane in Catonsville. The subject property is .818 acres in area, zoned BL-CCC. The property is located within the Catonsville commercial revitalization district. In this regard, a comment in support of this request was received from Baltimore County Department of Economic Development.

In any event, the site has been in use as a fuel service station/service garage since approximately 1955. Presently, the site contains 5 multiple fuel dispensers covered by a canopy. There is an existing one-story brick building of 2,423 sq. ft. Although built in 1955, the station was renovated in 1973. It has been in continuous use as a service station for nearly 50 years. The existing improvements are shown on page 1 of the site plan (Petitioners' Exhibit No. 1).

As part of the industry trend, the site is to be redeveloped as more particularly shown on page 2 of the site plan. All of the existing improvements on the site will be razed and a new convenience store containing 2,400 sq. ft. will be constructed. Additionally, six new fuel dispensers are proposed which will be situated perpendicular to Frederick Road.

In view of the location of the property within a revitalization district, the project has undergone review by the Baltimore County Design Review Panel. That panel endorsed the proposal subject to several recommendations. These included that an 8 ft. fence be built along the rear of the site to buffer the use from adjacent properties. Additionally, a comment was received from the Office of Planning recommending that the project meet certain requirements as they relate to lighting.

In addition to the zoning advisory comment from the Office of Planning, setting out the design review panel's comments, a comment was also received from the Bureau of Development Plans Review. That indicates that the developer will be required to make certain improvements to the road, curb and gutter along its frontage on Bishops Lane. Also, the State Highway Administration will require a traffic impact analysis. The requirements contained within these comments will be incorporated.

As to the petition for special exception, I am easily persuaded that same should be approved. The proposed use is entirely consistent with neighboring uses and is appropriate for this site. The historic use of this property as a fuel service station and garage is a persuasive factor that the petition for special exception should be granted. In this regard, the property will be developed similar to other Amoco stations in Baltimore County, that is, the convenience store will feature a carry-out restaurant to provide limited food service to the site's patrons. In sum, I believe that the proposed use meets the requirements of Section 502.1 of the B.C.Z.R. and should be granted.

As to the petition for special hearing, the service garage use is being abandoned. There will be no automotive repairs on site. Thus, the prior site plans and orders in prior cases shall be amended to reflect the redevelopment of this site. The petition for special hearing should, therefore, be granted.

Lastly, the Petitioners requested two variances. The first was withdrawn at the hearing. It was determined by the Petitioners that the site had sufficient road frontage so as to allow, under Section 450 of the B.C.Z.R., 90 sq. ft. of freestanding signage. The amount of freestanding signage permitted is based upon the property's amount of road frontage. In that sufficient frontage exists to allow a 90 sq. ft. freestanding sign, the requested variance is being withdrawn.

The second variance relates to a small adjustment to a one-way drive aisle. The proposed drive aisle will be 6 inches less than the 12 ft. required under code. Testimony and evidence was presented during the hearing in support of this variance, that same would permit better traffic circulation and an appropriate buffer and attractive appearance along the property's frontage on Frederick Road.

In sum, I believe that relief should be granted for this project, in that it represents appropriate revitalization of an old site and an upgrade of same. It is consistent with efforts to upgrade older communities, including Catonsville. For all these reasons, the petitions shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of October, 2001, that the Petitioners' Request for Special Exception, to approve a fuel service station use in combination with a convenience store and carry-out restaurant and an ancillary use for an automatic teller machine, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. Compliance with Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning dated August 27, 2001, a copy of which is attached hereto and made a part hereof.
2. Compliance with the ZAC comments submitted by the Bureau of Development Plans Review dated September 11, 2001, a copy of which is attached hereto and made a part hereof.
3. Compliance with the requirements made by the State Highway Administration in their correspondence dated August 27, 2001, a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 10/2/01

By [Signature]

IT IS FURTHER ORDERED, that the Petitioners' Request for Special Hearing, to amend the previously approved special exception granted in Case #3510X and abandon the service garage, so as to permit a fuel service station in combination with a convenience store and carry-out restaurant, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that variance relief requested pursuant to Section 409.AA of the B.C.Z.R., to provide a 11.5 ft. one-way drive aisle in lieu of the required 12 ft. width, be and is hereby GRANTED. The variance relief requested pursuant to Section 450 of the B.C.Z.R. to permit 90 sq. ft. of freestanding signage in lieu of the required 75 ft. is withdrawn.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING

Date 10/3/01
By R. J. [signature]



Baltimore County
Zoning Commissioner

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

October 3, 2001

David K. Gildea, Esquire
Gildea, LLC
301 N. Charles Street, Suite 800
Baltimore, Maryland 21201

Re: Petitions for Special Hearing, Exception & Variance
Case No.: 02-037-SPHXA
Property: 607 Frederick Road

Dear Mr. Gildea:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing, exception 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,

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

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 607 Frederick Road

which is presently zoned BL-CCC

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 granted in case number 3510X, and abandon the service garage and create a fuel service station use in combination with a convenience store/carryout restaurant

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

Legal Owner(s):

Amoco Oil Company

Name - Type or Print

Signature

John R. Lombardo, Director of Zoning

Name - Type or Print

Signature

1 W. Pennsylvania Ave. 494-3772

Address

Telephone No

Towson, MD 21204

City

State

Zip Code

Representative to be Contacted:

David K. Gildea, Esquire

Name

301 N. Charles St., Suite 800

Address

Telephone No

Baltimore, MD 21201 234-0070

City

State

Zip Code

Attorney For Petitioner:

David K. Gildea, Esquire

Name - Type or Print

Signature

Gildea, LLC

Company

301 N. Charles St., Suite 800

Address

Telephone No

Baltimore, MD 21201

234-0070

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING See Var.

UNAVAILABLE FOR HEARING

Reviewed By JJR

Date

7-19-01

ORDER RECEIVED FOR FILING
Date 7/10/01
By 9/15/98

No. 02-037-SPHX9



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 607 Frederick Road

which is presently zoned BL-CCC

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 for a fuel service station use in combination with a convenience store and ancillary use automatic teller machine.

CARRY OUT RESTAURANT
DG

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, Esquire
Name - Type or Print _____
Signature _____
Gildea, LLC
Company _____
301 N. Charles St., Suite 800
Address _____ Telephone No _____
Baltimore, MD 21201 234-0070
City _____ State _____ Zip Code _____

Legal Owner(s):

Amoco Oil Company
Name - Type or Print _____
Signature _____
John R. Lombardo, Director of zoning
Name - Type or Print _____
Signature _____
1 W. Pennsylvania Ave. 494-3772
Address _____ Telephone No _____
Towson, MD 21204
City _____ State _____ Zip Code _____

Representative to be Contacted:

David K. Gildea
Name _____
301 N. Charles St., Suite 800
Address _____ Telephone No _____
Baltimore, MD 21201 234-0070
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING See VAR -
UNAVAILABLE FOR HEARING _____

Reviewed By JA Date 7-19-01

Case No. 02-037-SPH XA

Date 09/15/08
by _____

ORDER RECEIVED FOR FILING



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 607 Frederick Road

which is presently zoned BL -CCC

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, Esquire

Name - Type or Print

Signature

Gildea, LLC

Company

301 N. Charles St., Suite 800

Address

Telephone No

Baltimore, MD 21201 234-0070

City

State

Zip Code

Legal Owner(s):

Amoco Oil Company

Name - Type or Print

Signature

John R. Lombardo, Director of Zoning

Name - Type or Print

Signature

1 W. Pennsylvania Ave.

494-3772

Address

Telephone No

Towson, MD 21204

City

State

Zip Code

Representative to be Contacted:

David K. Gildea

Name

301 N. Charles St., Suite 800

Address

Telephone No

Baltimore, MD 21201 234-0070

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 3⁰⁰ hrs -

UNAVAILABLE FOR HEARING

Reviewed By JA

Date 7-19-01

Case No. 02-037-SPHXA

REC 9/15/98

Date

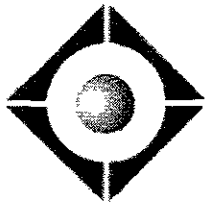
By

ORDERED FOR FILING

Attachment to Petition for Variance

1. BCZR Section 450 – To permit 90 square feet of freestanding signage in lieu of the required 75 square feet.
2. BCZR Section 409.AA – To provide a 11.5 feet one way drive aisle in lieu of the required 12 feet drive aisle.

037



CONTROL POINT ASSOCIATES, INC.

BOUNDARY & TOPOGRAPHIC SURVEYS • SUBDIVISIONS • CONSTRUCTION STAKEOUT

810 Gleneagles Court
Suite 300
Towson, MD 21286
Telephone 410.494.9445
Fax 410.821.9335

July 16, 2001
CP0354

DESCRIPTION OF THE LANDS OF
AMOCO OIL COMPANY
TAX MAP 101 PARCEL 2149
607 FREDERICK ROAD
CATONSVILLE
FIRST ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

BEGINNING AT THE INTERSECTION OF THE SOUTHERNMOST SIDE OF FREDERICK ROAD, ALSO KNOWN AS MARYLAND ROUTE 144, A 66 FEET WIDE RIGHT-OF-WAY, AT THE INTERSECTION OF THE WESTERNMOST SIDE OF BISHOP LANE, A VARIABLE WIDTH RIGHT-OF-WAY; THENCE, LEAVING FREDERICK ROAD, AND BINDING ON THE WESTERNMOST SIDE OF BISHOP LANE, AND REFERRING THE COURSES AND DISTANCES TO THE MARYLAND STATE GRID MERIDIAN, NAD 83 NORTH, VIZ;

1. SOUTH 17 DEGREES 54 MINUTES 44 SECONDS EAST 156.22 FEET TO AN IRON PIPE FOUND; THENCE, LEAVING BISHOP LANE,
2. SOUTH 73 DEGREES 38 MINUTES 18 SECONDS WEST 230.64 FEET TO A POINT;
3. NORTH 15 DEGREES 05 MINUTES 41 SECONDS WEST 158.00 FEET TO A POINT ON THE SOUTHERNMOST SIDE OF THE AFOREMENTIONED FREDERICK ROAD; AND THENCE,
4. NORTH 74 DEGREES 05 MINUTES 59 SECONDS EAST 222.93 FEET TO THE PLACE OF BEGINNING; AS RECORDED IN DEED LIBER 12247 AT FOLIO 60;

CONTAINING IN ALL 35,619 SQUARE FEET OR 0.818 ACRES OF LAND MORE OR LESS; ALSO KNOWN AS 607 FREDERICK ROAD, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.



037

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

CASE No. **92993**
02-037-SPHXA

DATE **7-19-01** ACCOUNT **R-001-06-6150**

AMOUNT \$ **650.00**

RECEIVED FROM: **Buhler Engineering**

FOR: **Commercial Special Hearing Springfield
E. Virginia BP Station, 607 Frederick Rd.**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE	ACTUAL	TIME
7/20/2001	7/19/2001	15:43:07
REG. 1806	CASHIER: KIM KIM	DRIVER: 4
>> RECEIPT # 034781		
Dept. 5 528 ZONING VERIFICATION		
CR. NO. 092993		

Receipt Tot 650.00
650.00 tk .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #02-037-SPHX

607 Frederick Road

SW/Cor. Frederick Road & Bishops Lane

1st Election District - 1st Councilmanic District

Legal Owner(s): Amoco Oil Company, John R. Lombardo

Variance: to permit 90 square feet of freestanding signage in lieu of the allowed 75 square feet; to provide a 11.5 feet one way drive aisle in lieu of the required 12 feet drive aisle. **Special Hearing:** to amend the previously approved Special Exception granted in case # 3510X, and abandon the service garage. **Special Exception:** to allow for a fuel service station use in combination with a convenience store/carryout restaurant and ancillary use automatic teller machine.

Hearing: Friday, September 14, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Besley 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.
8/317 Aug. 30 C490755

CERTIFICATE OF PUBLICATION

8/30/2001

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 8/30/2001.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE POSTING

RE: Case No.: 02-037-SPHXA

Petitioner/Developer: JOHN R.

LOMBARDO

Date of Hearing/Closing: 9/14/01

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 607 FREDRICK RD

The sign(s) were posted on 8/30/01
(Month, Day, Year)

Sincerely,

[Signature] 8/30/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

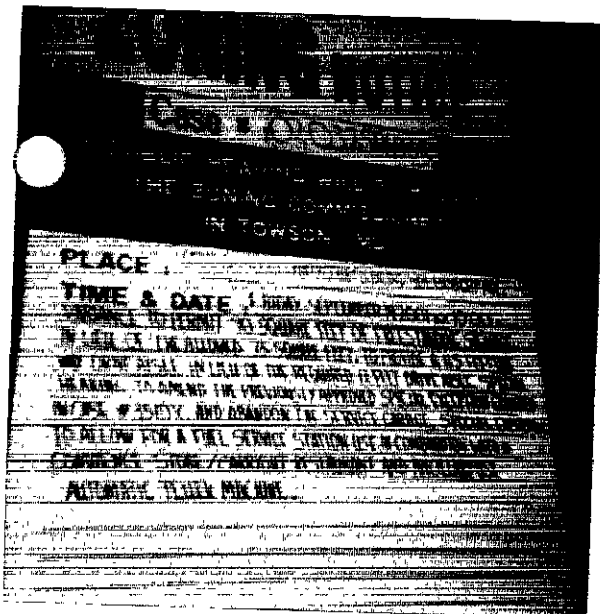
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**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: 02-037-SPH & A

Petitioner: Amoco Oil Co / John R. Lombardo

Address or Location: 1 W. Pennsylvania Ave. Towson Md, 21204
site address: 607 Frederick Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: David K. Gildera, ESQ.

Address: 301 N. Charles ST., suite 800
Baltimore, Md, 21201

Telephone Number: (410) 234-0070

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 30, 2001 Issue – Jeffersonian

Please forward billing to:
David K Gildea, Esquire
301 N Charles Street
Suite 800
Baltimore MD 21201

410 234-0070

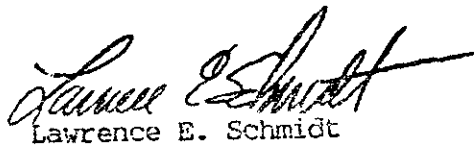
NOTICE OF ZONING HEARING

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: 02-037-SPHXA
607 Frederick Road
SW/Cor. Frederick Road & Bishops Lane
1st Election District – 1st Councilmanic District
Legal Owner: Amoco Oil Company, John R Lombardo

Variance to permit 90 square feet of freestanding signage in lieu of the allowed 75 square feet; to provide a 11.5 feet one way drive aisle in lieu of the required 12 feet drive aisle. Special Hearing to amend the previously approved Special Exception granted in case # 3510X, and abandon the service garage. Special Exception to allow for a fuel service station use in combination with a convenience store/carryout restaurant and ancillary use automatic teller machine.

HEARING: Friday, September 14, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDS
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

August 22, 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: 02-037-SPHXA
607 Frederick Road
SW/Cor. Frederick Road & Bishops Lane
1st Election District – 1st Councilmanic District
Legal Owner: Amoco Oil Company, John R Lombardo

Variance to permit 90 square feet of freestanding signage in lieu of the allowed 75 square feet; to provide a 11.5 feet one way drive aisle in lieu of the required 12 feet drive aisle. Special Hearing to amend the previously approved Special Exception granted in case # 3510X, and abandon the service garage. Special Exception to allow for a fuel service station use in combination with a convenience store/carryout restaurant and ancillary use automatic teller machine.

HEARING: Friday, September 14, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G.D.Z.
Director

C: David K Gildea, Gildea LLC, 301 N Charles St, Ste 800, Baltimore 21201
Amoco Oil Co., John R Lombardo, 1 W Pennsylvania Ave., Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 30, 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

September 7, 2001

David K Gildea, Esquire
Gildea LLC
301 N Charles Street
Suite 800
Baltimore MD 21201

Dear Mr. Gildea:

RE: Case Number: 02-037-SPHXA, 607 Frederick Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 19, 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. 672
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: John R Lombardo, Amoco Oil Co., 1 W Pennsylvania Ave, Towson 21204
People's Counsel

hs
9/14

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: September 11, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 27, 2001
Item No: 037

SEP 20

The Bureau of Development Plans Review has reviewed the subject zoning item.

Bishop Lane 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 road improvements along his frontage with Bishop Lane to include road widening, concrete curb and gutter, and 5-foot-wide concrete sidewalk built to their ultimate location.

Also, the curbing at the intersection must be rebuilt per the Department of Public Works' Standard Plate R-30, Commercial Entrance Channelization.

All construction will be accomplished in accordance with Baltimore County Standard Specifications and Details for Construction (February, 2000, as amended) and Baltimore City Standard Details.

RWB:HJO:jrb

cc: File

ZAC-8-27-2001-ITEM 037-9112001 doc

ORDERED FOR FILING

Date 10/3/01

By [Signature]



**Baltimore County
Fire Department**

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

August 22, 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: 037, 038

Location: DISTRIBUTION MEETING OF August 20, 2001

Item No.: 037, 038

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

J. M. E.

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



BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

DESIGN REVIEW COMMENTS

TO: Jeffrey Long, Section Chief
Development Review Section
Office of Planning

DATE: July 13, 2001

FROM: Lynn Lanham, Coordinator
Design Review Panel

SUBJECT: Minutes Design Review Panel Meeting of July 12, 2001

PROJECT NAME: BP/Amoco
607 Frederick Road
Catonsville, Maryland

PROJECT #: DRP 437

PROJECT TYPE: Limited Exemption with Special Exception

DESIGN REVIEW PANEL MEMBERS IN ATTENDANCE:

Michael Ertel, Nikolaus Philipisen, Sally Malena

PROJECT DESCRIPTION:

The applicant is proposing to remove the existing Amoco Service Station and replace it with a new 2400 square foot fuel service station use in combination with a convenience store/carry out restaurant and ancillary use automatic teller machine on 0.818± acres of land zoned BL-CCC. The automatic teller machine will be located inside the proposed building.

DESIGN REVIEW PANEL COMMENTS:

The following issues and recommendations were identified at the DRP meeting. These recommendations are advisory to the Office of Planning and may be incorporated with Planning's review of the Development Plan.

1. The location of the ATM is not clear. The Panel recommends that it be located inside the building.
2. Replace the existing stockade fence with a masonry wall or higher quality wood fence at 8' height.
3. Verify the existing conditions. The property ownership line along Bishop's Lane and adjacent to the Piekarski property was questioned by the adjacent property owners.
4. The plant list is too elaborate. Simplify for ease of maintenance or insure that proper maintenance practices are employed.
5. Coordinate the proposed landscaping along the rear fence line with the adjacent property owners. There may not be enough room for the planting as shown.

COPIES DESTROYED FOR FILING
DATE 10/13/01
BY R. J. [Signature]

Subject: Minutes (Design Review Panel Meeting)

Project Name:

Project #:

6. The ultimate growth habit of certain plants (euonymous and siberian dogwood) specified along Frederick Road are too large and may interfere with sight distance.
7. The Panel does not support the use of a gasoline station in the village core but does commend the design as being well thought out. The submittal package was very comprehensive.
8. Noise is a concern. Roof mounted mechanical equipment should use "quiet technology". Refrigeration units and pay phones should be located within the building. Vacuum units and outside music should not be allowed.
9. Any accent lighting on the building and/or canopy should be fiber optic and indirect.
10. Site and canopy lighting should be cutoff type.
11. The proposed curbing along Bishop's Lane should be retained to limit perpendicular parking of abandoned or other vehicles at that location.

DISPOSITION:

Approved subject to the recommendations above.

COMMUNITY COMMENTS:

Mr and Mrs. Hoerl live in the house to the rear. They object to the position of the proposed building. They have lived in their house for over 40 years. Each revision of the use has pushed the building closer and closer to their property. The impact of noise, trash, and lights affects them. The existing stockade fence should be replaced with a masonry wall to provide better screening and to keep trash on the commercial property. There have been problems with abandoned vehicles along Bishop's Lane and no one seems to know who owns the property. There does not seem to be enough parking spaces for the employees and the proposed use (The plan proposes 18 spaces, 2 more than required). What are the hours of operation? If there are other uses such as vacuuming locate away from their house.

Mr. Edward owns the adjacent bank and declined to comment at this time.

Mr. Piekarski owns the business to the rear and the building across the street that leases to Subway. He is concerned about competition for his tenant and questions the rear property line. He believes that he owns 10 feet shown as owned by BP.


Lynn Lanham

LL:kma

c: DRP members in attendance
 Bill Chan
 Clarence and Mary Hoerl
 Warren Edward
 Bruce Van Dervort
 Carey Piekarski
 David Gildea
 Gregory Reed

file
9/1/01

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 27, 2001

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

AUG 27 2001

SUBJECT: 607 Frederick Road

INFORMATION:

Item Number: 02-037

Petitioner: Amoco Oil Company

Zoning: BL-CCC

Requested Action: Special Hearing/Special Exception/Variance

SUMMARY OF RECOMMENDATIONS:

1. The project was subject to Design Panel review (see attached comments) on July 12, 2001. The project was approved subject to the panel's recommendations. Please condition the requested relief upon the review and approval of a lighting plan by Avery Harden in cooperation with the final landscape plan.
 - a) Submit a plan, with the locations and details of the proposed lighting and a computerized lighting design with point-by-point calculations that conforms with the *Illuminating Engineering Society of North America* (IESNA) standards, for review and approval by The Office of Planning and Avery Harden in conjunction with the Final Landscape Plan.
 - b) All site and canopy lighting shall be full cut-off.

Prepared by:

Marta A. Cunniff

Section Chief:

Jeffrey W. L. Z

AFK:MAC:

ORDERING OFFICE FOR FILING

Date

10/3/01

By

R. Gennaro



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D Porcari
Secretary

Parker F. Williams
Administrator

Date: August 27, 2001

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

RE: Baltimore County
Item No. 037 (JJS)
607 Frederick RD

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval of the Special Exception. However, we will require the owner to obtain an access permit and as a minimum the following will be required:

- A traffic impact analysis.
- The final design for any required roadway improvements will be determined following the review and approval of the traffic impact analysis.

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,

P. J. Breckin

12

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

CC: Mr. Robert W. Bowling

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

WORLDWIDE

10/3/01

R. Brown

SEP 13

hp
9/14

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
607 Frederick Road, SW Cor. Frederick Rd & Bishops Ln
1st Election District, 1st Councilmanic

Legal Owner: Amoco Oil Company
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-37-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. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



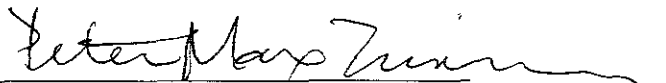
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 September, 2001 a copy of the foregoing Entry of Appearance was mailed to David K. Gildea, Esq., Gildea, LLC, 301 N. Charles Street, Suite 800, Baltimore, MD 21201, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

**Baltimore County Government
Department of Economic Development**



400 Washington Avenue
Towson, MD 21204

(410) 887-8000
Fax (410) 887-8017

MEMORANDUM

To: Zoning Commissioner
Zoning Commissioner's Office

From: Andrea Van Arsdale
Commercial Revitalization Director

Date: September 13, 2001

Re: Variance and Special Exception - Catonsville BP Amoco (Case Number: 02-037-SPHXA)

The Department of Economic Development supports the requested variance and special exception submitted by the Amoco Oil Company, owner of BP Amoco. Amoco is requesting a variance to provide a 11.5 feet one way drive aisle in lieu of the required 12 feet drive aisle. In older commercial areas, variances are often necessary to allow a modern use on what frequently are small pieces of property. Amoco is also requesting a special exception to allow for a fuel service station use in combination with a convenience store/carryout restaurant and ancillary use automatic teller machine. The Department supports these uses, as they would increase the vitality and revenue of the business.

The subject property is located at 607 Frederick Road in the Catonsville Commercial Revitalization District. This project would further the County's goal of revitalizing older commercial areas. A new BP Amoco would enhance the appearance of the current property by replacing an older gas station with a bright and modern gas and convenience store. Amoco will invest approximately \$2.5 million constructing the facility and, furthermore, provide an increase in the number of employment opportunities available at the site. By permitting the variance and the special exception, the Catonsville community and the County will realize a variety of benefits, including:

- strengthening the economic base of the community;
- improving the physical appearance of an important commercial area;
- creating accessible employment opportunities for local residents; and
- generating new income and property tax revenue for the County.

Thank you for your time and attention to this matter. If you have any questions, please contact me at extension 2055.

cc: Mr. David Gildea
Mr. Peirce Macgill, Western Commercial Revitalization Specialist

Case Number 02-037-SPHXA

PLEASE PRINT LEGIBLY

PETITIONER'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
<i>Stephen F. H. H.</i>	<i>1000 N. Ave.</i>	<i>Towson, MD</i>	<i>21204</i>
<i>David K. Gildea</i>	<i>301 N. Charles St.</i> <i>Suite 800 Ball MD 21201</i>		
<i>Adam Volant</i>	<i>810 GLENDALES CT</i> <i>Suite 300</i> <i>TOWSON, MD</i>		

IMPORTANT MESSAGE

FOR Shawn
DATE 10/3 TIME A.M.
M Shawn Alcarese P.M.
OF

PHONE AREA CODE NUMBER EXTENSION

☐ FAX

☐ MOBILE AREA CODE NUMBER TIME TO CALL

TELEPHONED	PLEASE CALL
CAME TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	RUSH
RETURNED YOUR CALL	SPECIAL ATTENTION

MESSAGE

represents a Protestant
is Case # 02-037-SPHXA -
apparently did not know
about this - Mr. Alcarese
said to take look at
Notice of Hrg. - discrepancy
between
have him an appeal!

SIGNED

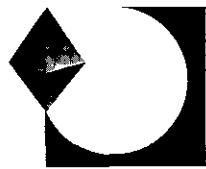
Tops FORM 300P
LITHO IN U.S.A.

02-037-SPHXA

J. SHAWN ALCARESE
ATTORNEY AT LAW

MERCANTILE BLDG
409 WASHINGTON AVE.
SUITE 707
TOWSON, MD 21204

TELEPHONE
(410) 337-3755
FAX (410) 337-3758



BOHLER ENGINEERING, P.C.

810 Gleneagles Court, Suite 300
Towson, MD 21286
410.821.7900
410.821.7987 fax
md@bohlereng.com

July 18, 2001
Via Federal Express

Baltimore County Department of Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

Attention: John Sullivan

Re: Special Exception
Special Hearing & Variance Application
BP Station, 607 Frederick Road
BEPC #MD007108

Dear Mr. Sullivan:

Pursuant to our meeting with you and Mr. John Lewis the following changes have been made to the Special Exception Special Hearing and Variance set of plans.

Site Plan

- Sheet 2
 - The dimension of the landscape transition areas have been labeled.
 - A note for the one way drive aisle in front of the canopy has been added to the site plan.
 - The size of the stacking and fueling spaces has been added to the site plan.
 - The petition has been revised to include a special hearing to convert from full service to gas and go.
 - The sign variance has been revised to reflect the revised signage calculations.

Building Elevations and Signage Plan

- Sheet 4
 - The BP Connect sign has been labeled as a wall mounted sign.
 - A note has been added to stipulate price signage is not included in the calculations because the signage is required by State law.
 - The freestanding sign area has been revised to include a box around the BP ID and the BP Connect sign.
 - The tower portion of the building has been labeled as a load bearing wall.
 - The small stripe around the canopy has been labeled as an architectural feature.
 - The illuminated panel on the left side of the front building elevation has been removed.

037

Other Office Locations:

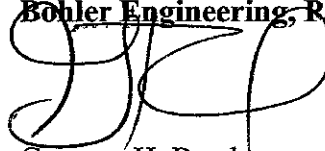
■ Watchung, NJ 908 668 8300	■ North Wales, PA 215 393.8300	■ Melville, NY 631 872.2000	■ Sterling, VA 703 709.9500	■ Southboro, MA 508 480 9900	■ Albany, NY 518 438 9900	■ Center Valley, PA 610 797 3000
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www.bohlereng.com

Enclosed please find twelve (12) sets of the revised plans, three (3) zoning descriptions of the property and an 8 ½" x 11" of the zoning map. We have also enclosed three copies of the revised petitions with the special hearing request to convert from a full service station to a gas and go, and John Lombardo's position with BP Corporation.

If you have any questions or need any further information, please feel free to contact me at (410) 821-7900.

Sincerely,
Bohler Engineering, P.C.



Gregory H. Reed
Project Manager

Enclosures

GHR\mvs

Q\2000\BP Corporation\MD007108\071801 John Sullivan letter

037

ST. TIMOTHY
P.E. CHURCH

Hdq. 1711
AAA-AW BN.

WALT

ST. TIMOTHYS

EAST CATONSVILLE

DELRAY

WOOD

REBUS

AVE.

BL

Site

BL-CCC

97-503-SPRA &
97-504-SPRA

R.O.

BISHOP

CATONSVILLE
ELEM. SCHOOL

D.R. 5.5

BISHOPS BLOOM

OR-1

ROA

HOLMEHURST

HOLMEHURST

AVE.

R.O.

BLOOMINGDALE

AVE.

ST
RO

037

map NO.
S.W.
3-F



1 W. PENNSYLVANIA AVENUE, SUITE 55
TOWSON, MARYLAND

BOHLER ENGINEERING, P.C.
• CIVIL & CONSULTING ENGINEERS
• PROJECT MANAGERS & PLANNERS
• LANDSCAPE ARCHITECTS
• ENVIRONMENTAL ENGINEERS
• NEW JERSEY & NEW YORK
• MARYLAND & VIRGINIA
WWW.BMVOLENT.COM

8500 GLENDALE COURT, SUITE 300
TOWSON, MARYLAND 21286
(410) 250-9000 FAX (410) 250-9001

A.J. VOLANTH
PROFESSIONAL ENGINEER
VIRGINIA LICENSE NO. 60620-0000
RESIDENT OF VIRGINIA SINCE 1998
RELATIVE LICENSE NO. 0024

B.M. VOLANTH
PROFESSIONAL LANDSCAPE ARCHITECT
VIRGINIA LICENSE NO. 60620-0000
RELATIVE LICENSE NO. 0024

CONSENT TO SUBMIT
I, the undersigned, hereby authorize the use of the above information for the purpose of preparing the plans and specifications for the project described herein, and I warrant that the information is true and correct to the best of my knowledge and belief.

CONSENT TO SUBMIT
I, the undersigned, hereby authorize the use of the above information for the purpose of preparing the plans and specifications for the project described herein, and I warrant that the information is true and correct to the best of my knowledge and belief.

SPECIAL EXCEPTION PLAN
2400 SERIES HARMONY WITH
6 MPD STARTING GATE
CANOPY

607 FREDERICK ROAD
CANTONVILLE, BALTIMORE COUNTY, MARYLAND
SS# 84760
SCALE: 1"=20'
DATE: 04/10/01
DESIGNED BY: G.H.R. VOLANTH P.E.
DRAWN BY: J.S.B. CAD # M07108550
CHECKED BY: B.M.P. CAD # M0007108
DATE: 04/10/01

3
REV. NO.

COMPLIANCE CHART

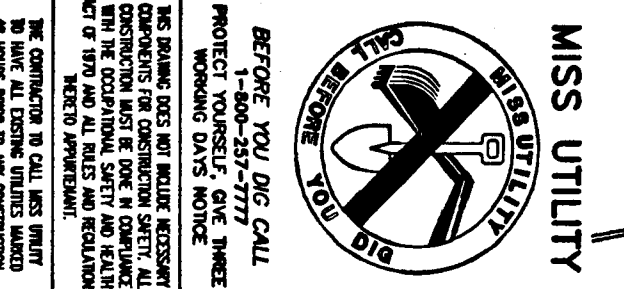
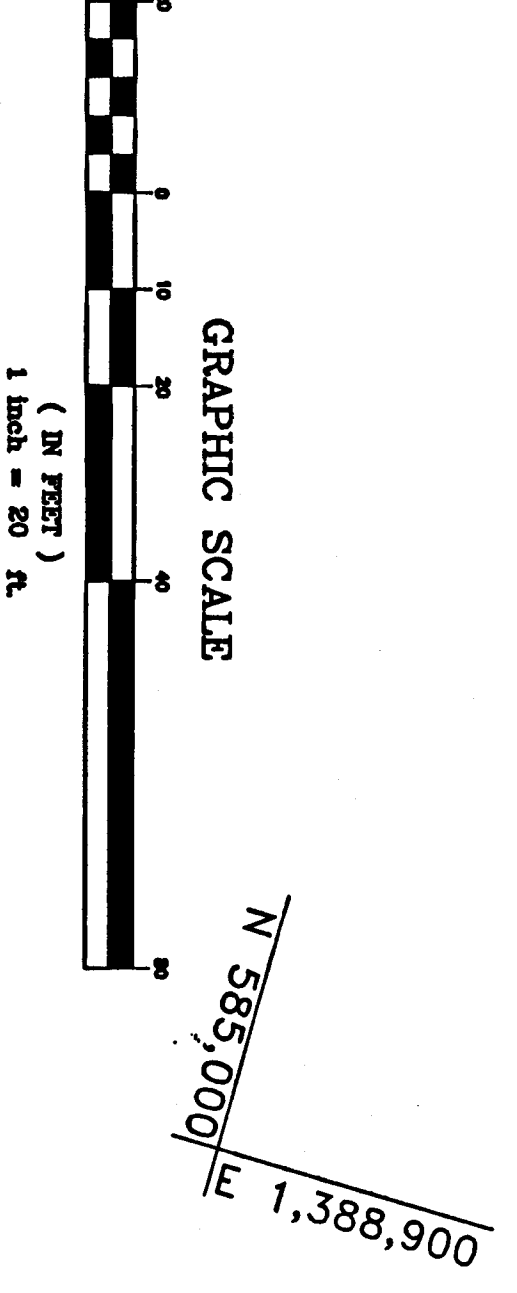
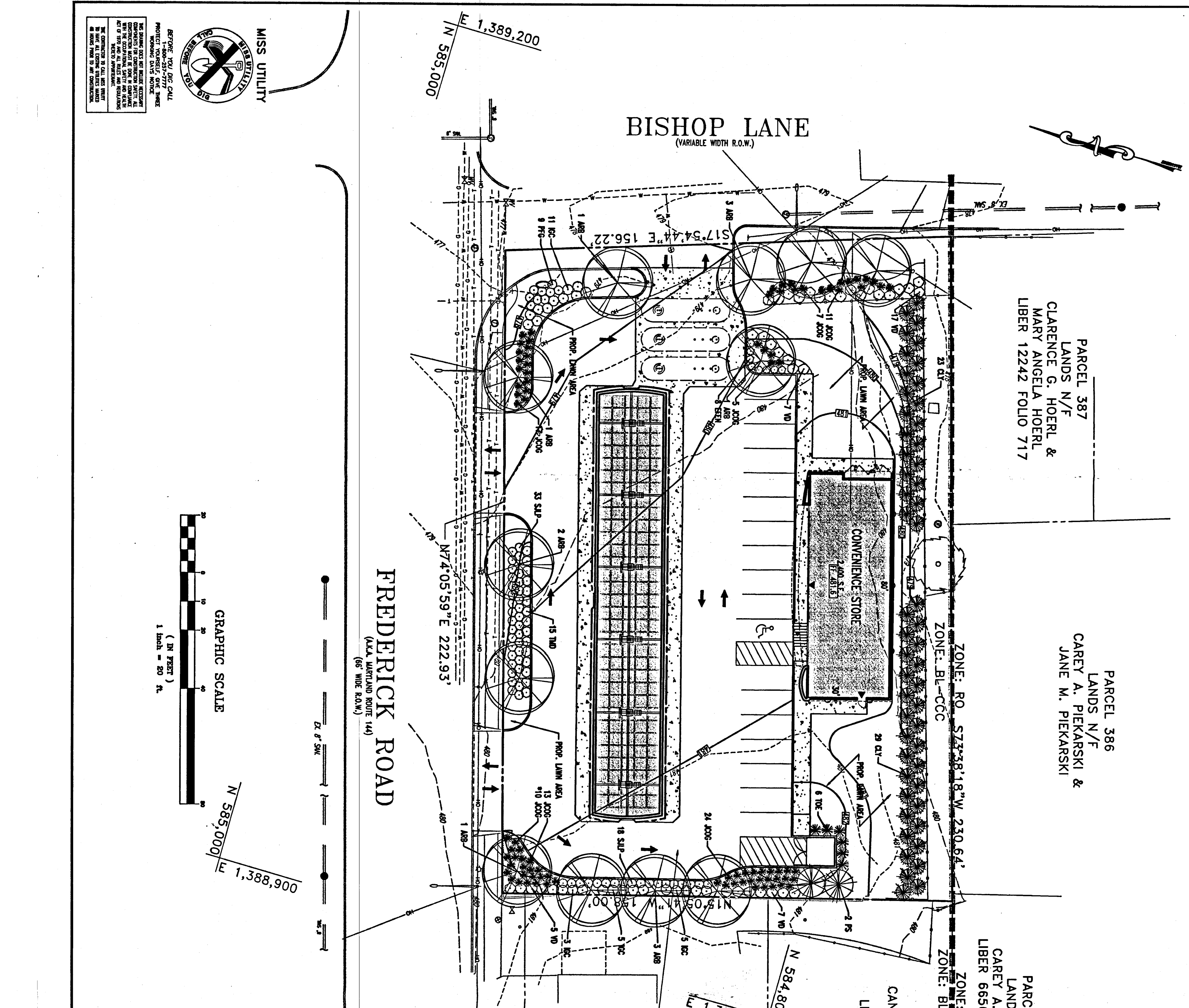
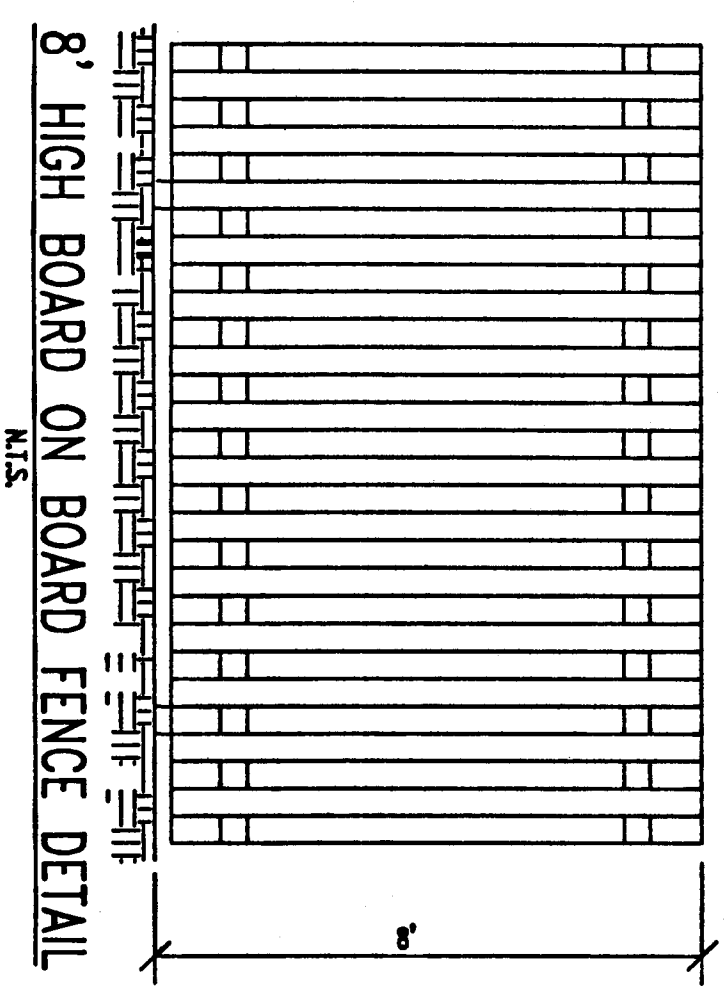
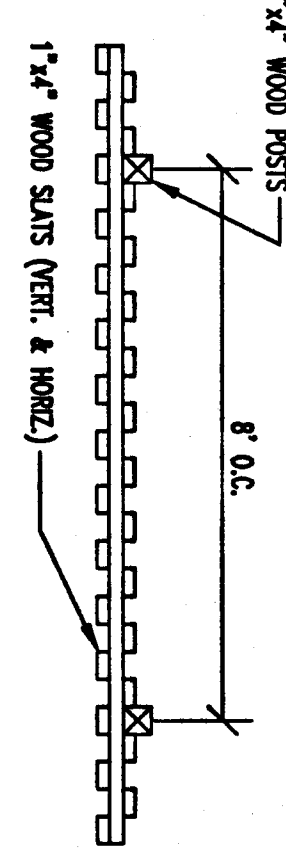
REQUIREMENTS FOR PROJECT CONDITIONS

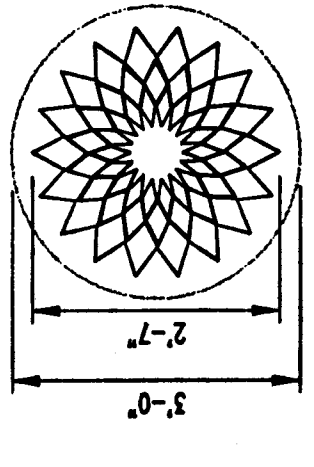
REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
A.1.1 PLANTING UNIT (PU) PER 40' OF ADJACENT ROADWAY.	REQUIRED: 2 PU PROVIDED: 4 AB (4 PU)	WATER
B.1.AB. PARKING ADJACENT TO PUBLIC R.O.W. SCREENING SHALL COMPLY WITH THE CLASS B REQUIREMENTS.	MINIMUM HEIGHT OF SCREENS AT INSTALLATION SHALL BE 10'. SCREENS MUST PROVIDE A MINIMUM 3' HIGH TYPICAL SCREEN AT THE TOP OF THE SCREEN.	COMPLES
B.2.A. RESERVE 7% OF THE PARKING LOT AREA FOR INTERIOR LANDSCAPING. PLANT AT 1 PU PER 12 PARKING SPACES.	PARKING AREA: 7,510 SQ. FT. REQUIRED: 22.33 PU PROVIDED: 23.18 PU (4%)	WATER
H. A CLASS "A" SCREEN IS REQUIRED FOR DUMPSTERS.	LENGTH OF TYPICAL ENCLOSURE TO BE SCREENED: 30 FT. REQUIRED: 2 PU PROVIDED: 6 TOE, 2 PS (2 PU)	COMPLES
K.1.2.1. EXCEPT FOR THE REQUIRED ACCESS DRIVE, A PLANTING AREA IS REQUIRED ALONG THE PERIMETER OF THE PROPERTY. THE LANDSCAPE AREA SHALL HAVE A MINIMUM WIDTH OF 10' IF THE PUBLIC SERVICE STATION OR CAR WASH ADJUTS A PUBLIC R.O.W. LANDSCAPING SHALL BE PROVIDED WITHIN THE PUBLIC R.O.W. (SEE ABOVE)	REQUIRED: 15 PU PROVIDED: 27 ACRES, 15 TMD, 33 SLP (15 PU)	COMPLES
K.1.2.2. THE LANDSCAPE AREA SHALL HAVE A MINIMUM WIDTH OF 6' IN ALL SLOES AND REAR YARDS ADJUTS A PUBLIC R.O.W. LANDSCAPING SHALL BE PROVIDED WITHIN THE PUBLIC R.O.W. (SEE ABOVE)	REQUIRED: 11 PU PROVIDED: 11 PU, 9 PS, 17 VO, 18 ACRES (11 PU)	COMPLES
K.1.3. THE LANDSCAPE AREA SHALL HAVE A MINIMUM WIDTH OF 6' IN ALL SLOES AND REAR YARDS ADJUTS A PUBLIC R.O.W. LANDSCAPING SHALL BE PROVIDED WITHIN THE PUBLIC R.O.W. (SEE ABOVE)	REQUIRED: 18 PU PROVIDED: 37 ACRES, 12 VO, 13 AC, 18 SLP (16 PU)	COMPLES
K.1.4. THE SERVICE STATIONS LOCATED WITHIN 50 FEET OF ANY RESIDENTIALLY ZONED PROPERTY SHALL BE PROVIDED WITHIN THE PUBLIC R.O.W. LANDSCAPING SHALL BE PROVIDED WITHIN THE PUBLIC R.O.W. (SEE ABOVE)	REQUIRED: 23 PU PROVIDED: 32 PU, 1 EX. TREE (27 PU)	COMPLES

LANDSCAPE SCHEDULE

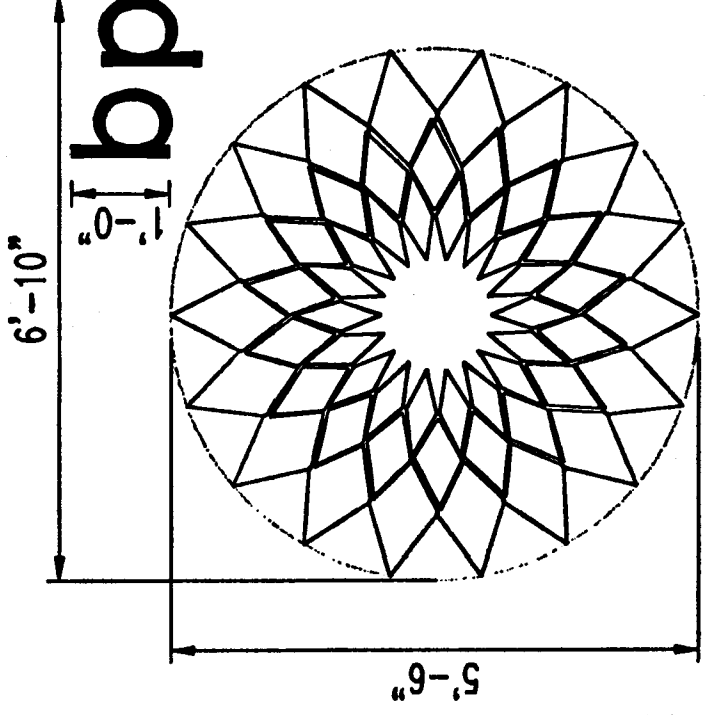
LET	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ABR	12	ACER RIBBON 'BONNIE'	BONNIE RED MAPLE	2 1/2"-3" CAL.	B+B
CLY	33	X COMPTONIANUS LETLANDI	LETLAND CYPRESS	6-7"	B+B
PS	2	PAVIA STROBUS	EASTERN WHITE PINE	6-7"	B+B
ACR	24	LET GABA COMPTONIANUS	OLD GOLD JUMPER	24-30"	B+B
ACR	24	JAPANESE CHERRY 'OLD GOLD'	OLD GOLD JUMPER	15-18" SPHO.	B+B
TMD	15	TAXUS X MEDIA 'BONNIE'	DESIROUS YEW	24-30"	B+B
TMD	15	THUJA OCCIDENTALIS 'BONNIE'	DESIROUS YEW	5-6"	B+B
DECIDUOUS SHRUBS	9	POTUNILLA FRUTICOSA 'TOLUNGER'	GOLDENRICH BUSH	18-24"	B+B
SLP	51	SPREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPREA	15-18"	B+B
VO	36	VIBURNUM NERITIVUM	ARROWWOOD VIBURNUM	3-4"	B+B
GROUND COVER	8	EDIMUNDUS FORTUNE 'BONNIE-4-GOLD'	VANISHED WHITECREEPER	15-18"	B+B

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL PREVAIL.

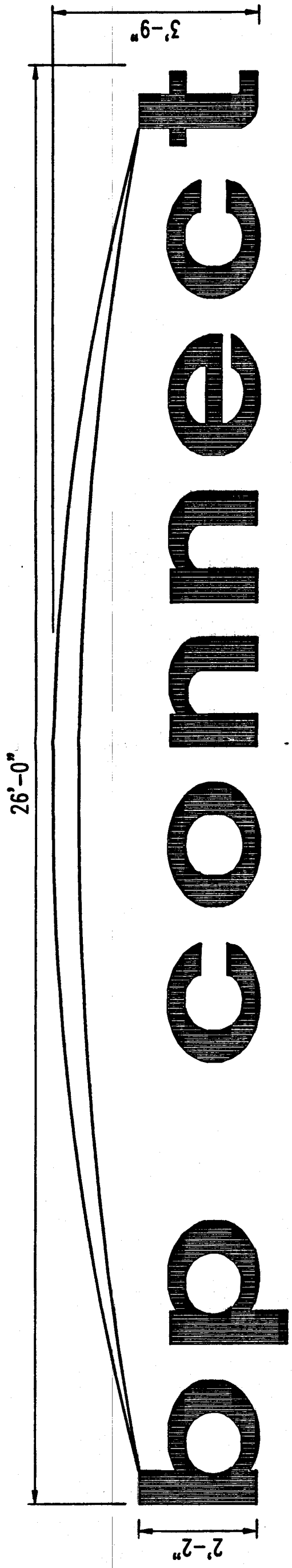




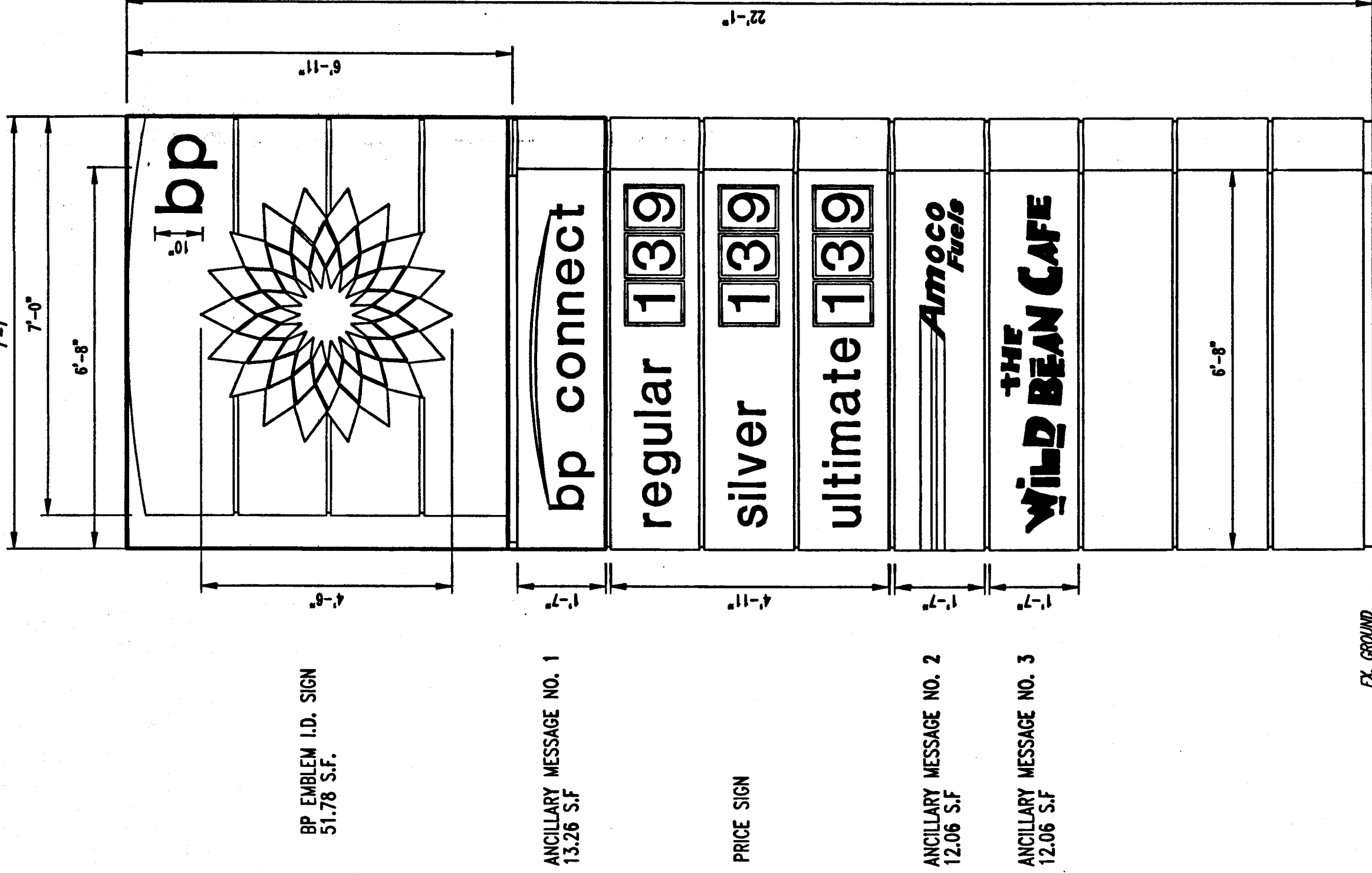
(A) CANOPY SIGN 7.07 S.F.
SCALE: 1" = 2'



(B) PROPOSED BP EMBLEM 37.58 S.F.
SCALE: 1" = 2'



(C) PROPOSED BUILDING SIGN 97.50 S.F.
SCALE: 1" = 2'
WALL MOUNTED



PROPOSED I.D. SIGN
SCALE: 1" = 2'

SIGNAGE CALCULATIONS

I. FREESTANDING ENTERPRISE SIGNAGE:

- A. PERMITTED: 75 SQ. FT. (PURSUANT TO BCZR 450 ET SEQ.)
- B. PROPOSED:
- | | |
|------------------------|---------------|
| ONE FREESTANDING SIGN: | |
| BP EMBLEM: | 51.78 SQ. FT. |
| BP CONNECT: | 13.26 SQ. FT. |
| AMOCO FUELS: | 12.06 SQ. FT. |
| WILD BEAN CAFE: | 12.06 SQ. FT. |
| PRICE: | N/A* |
| TOTAL: | 89.16 SQ. FT. |

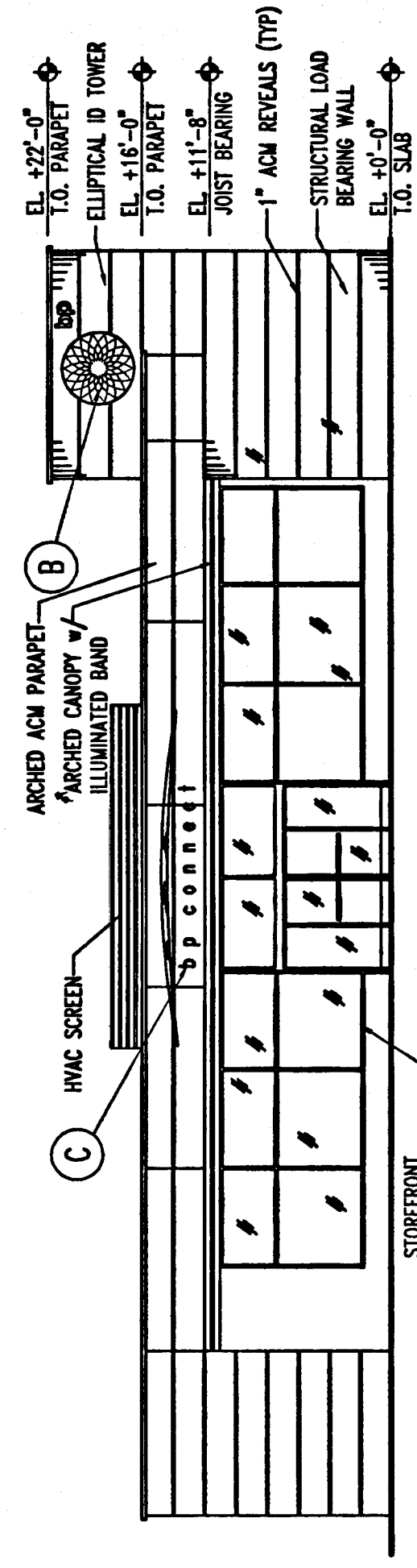
II. SERVICE STATION/CANOPY ENTERPRISE SIGNAGE:

- A. CANOPY
- PERMITTED: SIX (6) SIGNS @ 25 SQ. FT. EACH
(PURSUANT TO BCZR 450 ET SEQ.)
- PROPOSED: FOUR 7.07 SQ. FT. CANOPY FASCIA SIGNS

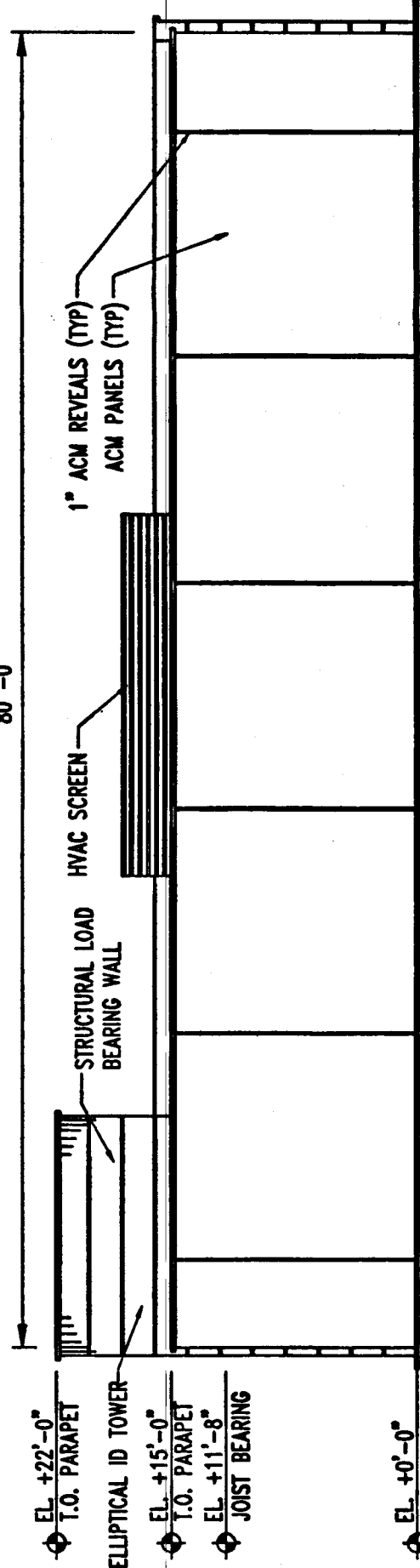
III. WALL MOUNTED ENTERPRISE SIGNAGE:

- A. FRONT
- PERMITTED: 2 SQ. FT. PER LINEAR FOOT OF BUILDING
FRONTAGE (PURSUANT TO BCZR 450 ET SEQ.)
- 2 SQ. FT. x (80LF. + 30LF) = 220 SQ. FT.
- PROPOSED:
- | | |
|--------------------|-----------------|
| BUILDING SIGN (C) | = 97.50 SQ. FT. |
| BP EMBLEM SIGN (B) | = 37.58 SQ. FT. |
| TOTAL = | 135.08 SQ. FT. |

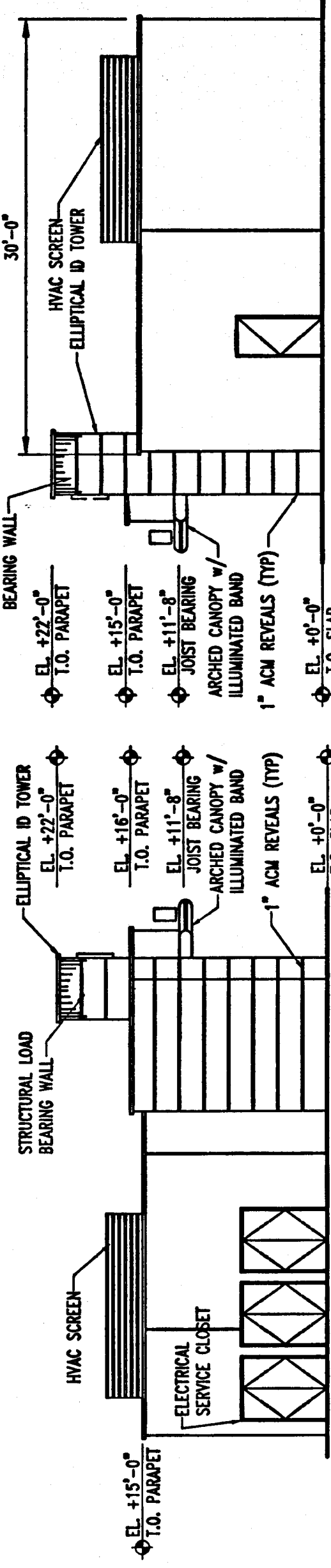
*PRICE SIGNAGE IS NOT INCLUDED IN CALCULATIONS BECAUSE IT IS REQUIRED BY MARYLAND STATE LAW.



FRONT BUILDING ELEVATION
NOT TO SCALE

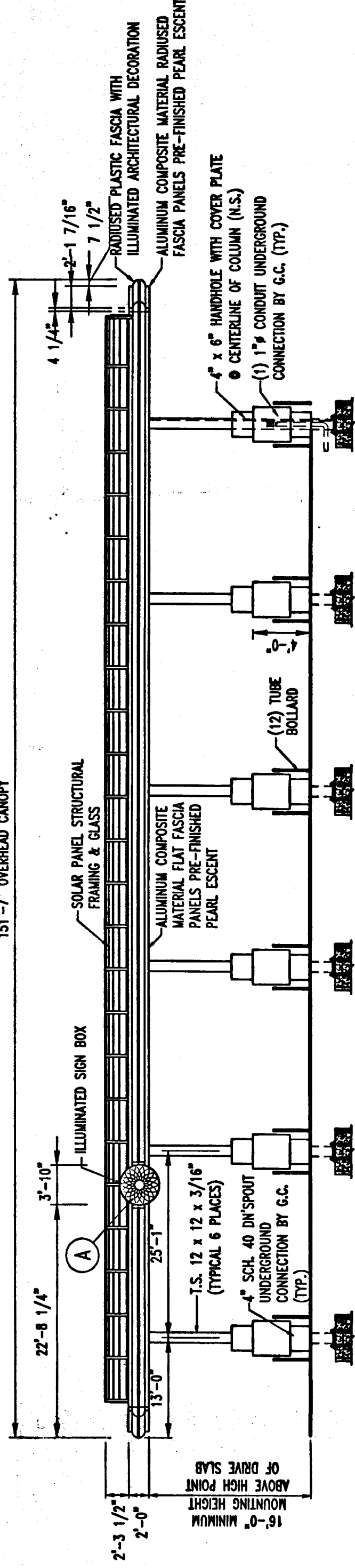


REAR BUILDING ELEVATION
NOT TO SCALE

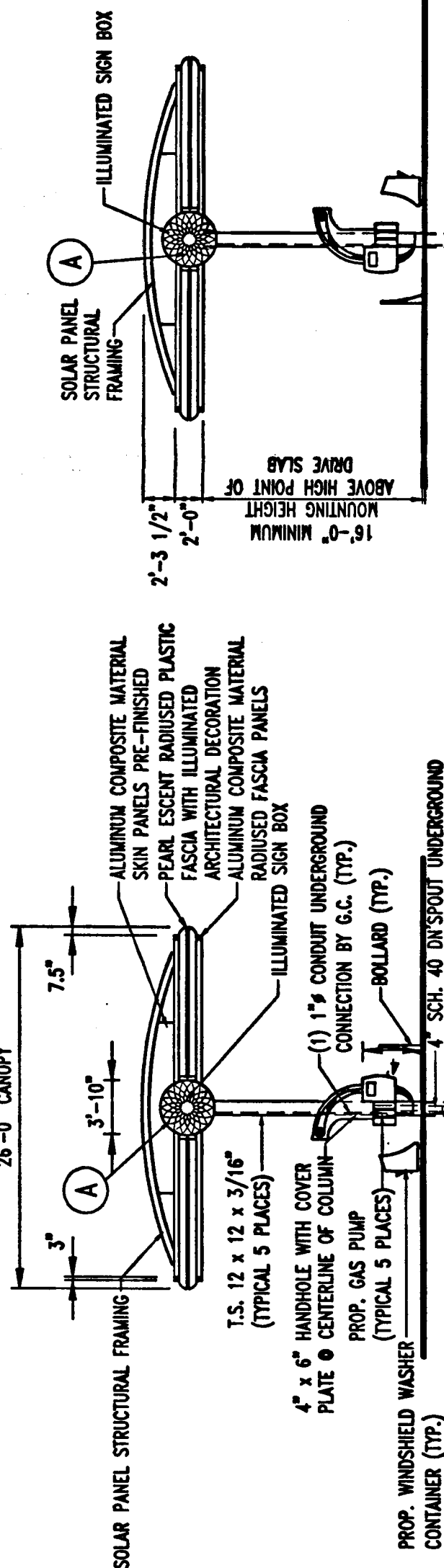


LEFT BUILDING ELEVATION
NOT TO SCALE

RIGHT BUILDING ELEVATION
NOT TO SCALE

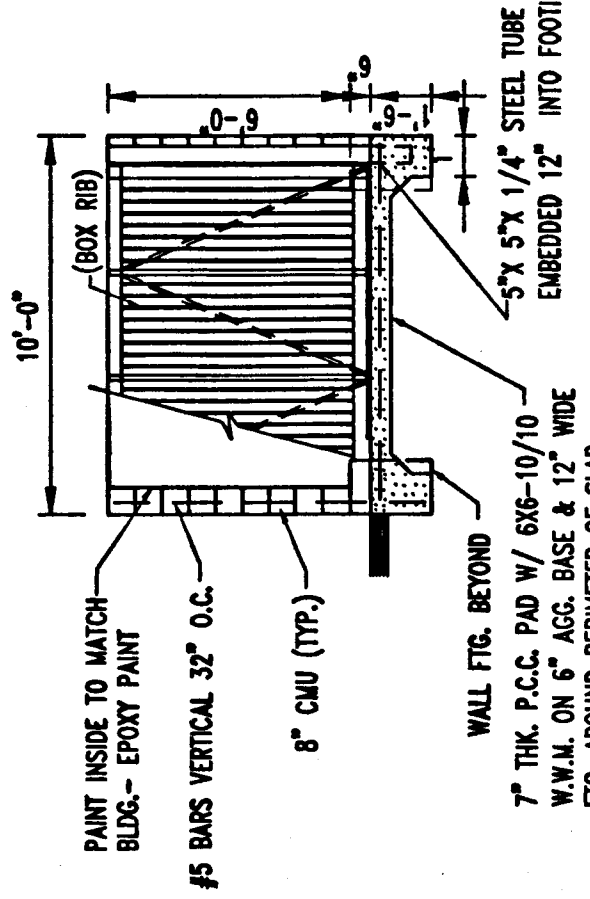


FRONT ELEVATION (CANOPY)
NOT TO SCALE

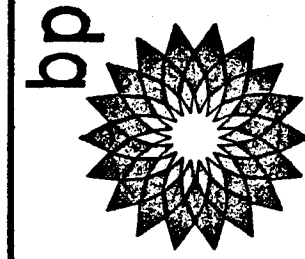


LEFT SIDE ELEVATION (CANOPY)
NOT TO SCALE

RIGHT SIDE ELEVATION (CANOPY)
NOT TO SCALE



TRASH ENCLOSURE DETAIL
NOT TO SCALE



1 W. PENNSYLVANIA AVENUE, STE. 85
TOWSON, MARYLAND

ALUMINUM EXTERIOR FINISHES



**BOHLER
ENGINEERING,
P.C.**

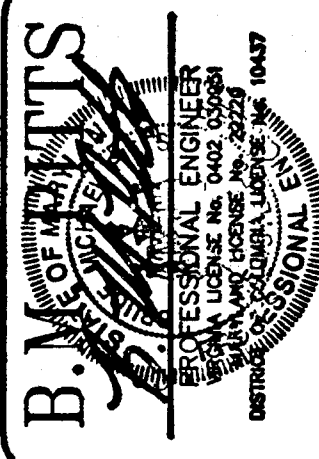
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PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 21342
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CONSTRUCTION SPECIFICATIONS
The recipient of these materials understands that they are not to be used for any purpose other than the business transactions of the recipient. The recipient shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The recipient shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The recipient shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

SPECIAL EXCEPTION PLAN
2400 SERIES HARMONY WITH
6 MPD STARTING GATE
CANOPY

607 FREDERICK ROAD
CUMMERSVILLE, BALTIMORE COUNTY, MARYLAND

STORE # 84760

SCALE: 1" = 20'
DATE: 04/04/01
DESIGNED BY: G.H.R.
DRAWN BY: M.J.G.
CHECKED BY: B.M.P.

**SIGNAGE AND
ELEVATION PLAN**



REV. NO. 4