

IN RE: PETITION FOR SPECIAL HEARING
S/W corner York Road
and Warren Road
8th Election District
3rd Councilmanic District
(swc intersection of York Road
(MD Rt. 45) & Warren Road)

ExxonMobil Corp.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-163-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, the ExxonMobil Corp. The Petitioners are requesting a special hearing for property they own located at the southwest corner of the intersection of York Road and Warren Road in the Cockeysville area of Baltimore County. The special hearing request is filed pursuant to Section 502.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to request an extension of time for the utilization of the special exception which was granted in Case No. 00-138-SPHX from two years to five years.

Appearing at the hearing on behalf of the special hearing request were Greg Ruff, a representative of ExxonMobil, David Wang, professional engineer with Frederick Ward Associates and David Gildea, attorney at law, representing the Petitioners. There were no Protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, consists of 1.76 acres and is located at the intersection of York Road and Warren Road in Cockeysville. The subject property is currently improved with an Exxon gasoline station and convenience store. The Petitioners obtained, through Case No. 00-138-SPHX, the

RECEIVED FOR FILING

DATE 11/20/01

BY RAG

right to construct and install a roll-over car wash building on the property. The car wash building will be located behind the convenience store as is shown on Petitioners' Exhibit No. 1, the site plan submitted into evidence. As a result of the merger of Exxon with Mobil, the Petitioners' plans to move forward with the construction and installation of this car wash have been put on hold. Once the merger is complete, then the Petitioners will focus on the continued development of this site as well as other sites in and around the Baltimore metropolitan area. Therefore, they have requested an extension of time within which to utilize the original special exception which was granted on December 20, 1999.

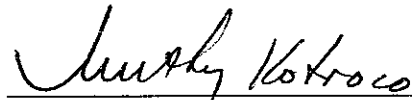
After considering the testimony and evidence, I find that the special hearing request should be granted. It is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property and public hearing held on the Petition and for the reasons given above, I believe that the special hearing request should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of November, 2001, that the Petitioners' Request for Special Hearing to extend the time within which to utilize the special exception which was granted in Case No. 00-138-SPHX, be and is hereby EXTENDED until December 20, 2004.

ORDERED: 11/20/01
BY: [Signature]
11/20/01

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty
(30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECORDED FOR FILING

Date 11/20/14

By [Signature]



Baltimore County
Zoning Commissioner

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

November 20, 2001

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

Re: Petitions for Special Hearing
Case No.: 02-163-SPH
Property: SW Corner Intersection of
York and Warren Roads

Dear Mr. Gildea:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has 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 cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Greg Ruff
c/o ExxonMobil Corp.
3225 Gallows Road
Fairfax, VA 22032

David Wang, P.E.
Frederick Ward Associates, Inc.
7125 Riverwood Drive, Suite C
Columbia, MD 21046

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on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

southwest corner intersection of
for the property located at York Rd (MD Rt. 45 & Warren Rd)
which is presently zoned ML-AS, BR-AS, ML-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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Pursuant to Section 502.3 of the BCZR a request for a grant of an extension for the time for utilization of a Special Exception granted in Case No. 00-138-SPHX (Order dated December 20, 1999).

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
Name - Type or Print _____
Signature _____
Gildea, LLC
Company _____
301 N. Charles St., Suite 800
Address _____ Telephone No _____
Baltimore, MD 21201 (410)234-0070
City _____ State _____ Zip Code _____

Legal Owner(s):

ExxonMobil Corp.
Name - Type or Print _____
Signature _____
Christine Sullivan-Authorized Agent
Name - Type or Print _____
Signature _____
3225 Gallows Road (703)849-4599
Address _____ Telephone No _____
Fairfax, VA 22032
City _____ State _____ Zip Code _____

Representative to be Contacted:

David K. Gildea
Name _____
301 N. Charles St., Suite 800
Address _____ Telephone No _____
Baltimore, MD 21201 (410)234-0070
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date _____

Case No. 00-138-SPHX

9/15/98



FREDERICK WARD ASSOCIATES, INC.

ENGINEERS

ARCHITECTS

SURVEYORS

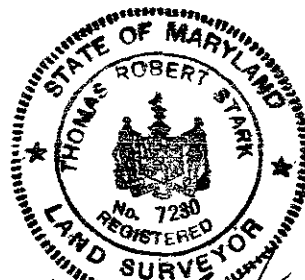
ZONING DESCRIPTION

Proposed Exxon Station
York Road at Warren Road
Eighth Election District
Baltimore County, Maryland

BEGINNING for the same at a point on the easterly right-of-way line of Maryland Route 45, York Road at the beginning of the first course of that tract or land conveyed to the Baltimore Gas and Electric Company Foundation as recorded in Liber SM 10872, folio 255. Thence on the outlines of said conveyance.

- 1) North 85°02'04" West 281.40 feet,
- 2) North 04°57'56" 30.00 feet,
- 3) North 85°02'04" West 425.05 feet to intersect the southerly right-of-way line of Warren Road. Thence along Warren Road,
- 4) by a curve to the left in a northeasterly direction of radius 995.93 feet an arc distance of 151.03 feet and subtended by a chord North 81°42'02" East 150.88,
- 5) North 81°15'44" East 101.39 feet,
- 6) by a curve to the left in a northeasterly direction of radius 1007.93 feet an arc distance of 108.16 feet and subtended by a chord North 68°31'10" East 108.11 feet,
- 7) North 65°26'43" East 113.30 feet,
- 8) North 69°18'24" East 96.45 feet,
- 9) by a curve to the right in a southeasterly direction of radius 65.00 feet an arc distance of 103.35 feet and subtended by a chord South 65°08'39" East 92.80 feet to a point on the easterly right-of-way of York Road, thence binding thereon,
- 10) South 19°35'43" East 105.67 feet,
- 11) South 19°52'54" East 50.01 feet,
- 12) South 17°35'24" East 50.01 feet,
- 13) South 21°01'35" East 16.84 feet to the point of beginning hereof.

CONTAINING 1 7616 acres (76736 square feet) of land more or less



Thomas R. Stark
10/17/01

MARYLAND

BEL AIR

COLUMBIA

VIRGINIA

MANASSAS

WARRENTON

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

ITY, MARYLAND
FINANCE
RECEIPT

No. 06611

01 ACCOUNT R0010066150

AMOUNT \$ 250.⁰⁰

2 GILDEA

EE FOR SPECIAL HEARING

SPH

- AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME

10/22/2001 10/22/2001 11:13:04

REF US06 CASHIER ABED ARC DRIVER

>RECEIPT # 053567

DEPT 5 520 ZONING VERIFICATION

CR NO. 005419

Recpt Tot 250.

250.00 CK .00

Baltimore County, Maryland

CASHIER'S VALIDATION

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 #02-163-SPH
10410 York Road
BWI Cor. York Road &
Warren Road
8th Election District
3rd Councilmanic District
Legal Owner(s): Christine Sullivan, ExxonMobil Corp.

Special Hearing: to approve a request for a grant of an extension for the time for utilization of a Special Exception granted in case no. 00-138SPHX, dated 12-20-99.

Hearing: Tuesday, November 20, 2001 at 9:00 a.m. in Room 407, County Courts Building, 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.
J17/1/629 NOV. 8 C504850

CERTIFICATE OF PUBLICATION

11/9/2001

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 11/6/2001.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-163-SPH

Petitioner/Developer: CHRISTINE

SULLIVAN, EXXON MOBIL CORP

Date of Hearing/Closing: 11/20/01

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 10410 YORK RD

The sign(s) were posted on 11 - 5 / 01
(Month, Day, Year)

Sincerely,

[Signature] 11/5/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

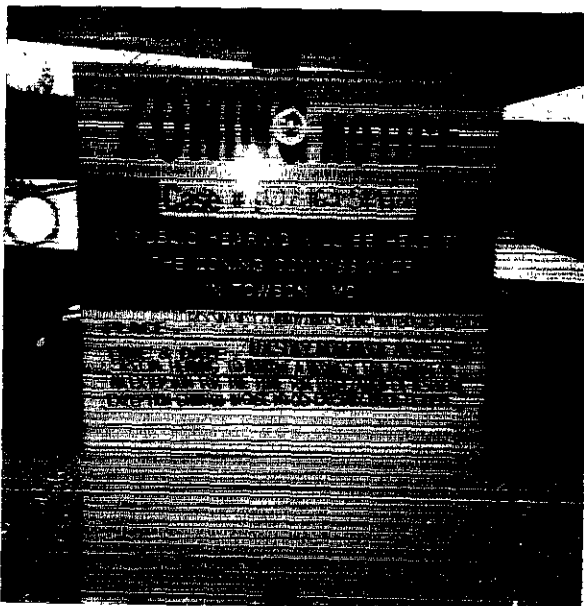
(Address)

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: 02-163-SPH
Petitioner: Exxon Mobil Corp.
Address or Location: 10410 York RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: David K. Gildea c/o Gildea, LLC
Address: 301 N. Charles ST. Suite 800
Balt. MD. 21201
Telephone Number: (410) 234-0070

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 6, 2001 Issue -- Jeffersonian

Please forward billing to:
David K. Gildea
c/o Gildea, LLC
301 N. Charles Street
Suite 800
Baltimore, MD 21201

410 234-0070

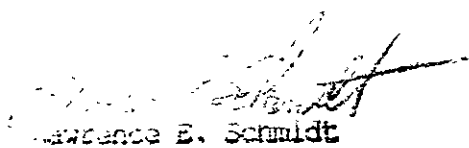
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CASE NUMBER: 02-163-SPH
10410 York Road
S/W Cor. York Road & Warren Road
8th Election District – 3rd Councilmanic District
Legal Owner Christine Sullivan, ExxonMobil Corp

Special Hearing to approve a request for a grant of an extension for the time for utilization of a Special Exception granted in case no. 00-138SPHX, dated 12-20-99.

HEARING: Tuesday, November 20, 2001 at 9 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

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.



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

October 29, 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: 02-163-SPH
10410 York Road
S/W Cor. York Road & Warren Road
8th Election District – 3rd Councilmanic District
Legal Owner Christine Sullivan, ExxonMobil Corp

Special Hearing to approve a request for a grant of an extension for the time for utilization of a Special Exception granted in case no. 00-138SPHX, dated 12-20-99.

HEARING: Tuesday, November 20, 2001 at 9 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: David K. Gildea, Gildea, LLC 301 N. Charles St. Suite 800, Baltimore 21201
Christine Sullivan 3225 Gallows Road, Fairfax, VA 22032

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, NOVEMBER 5, 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
pdmlandacq@co.ba.md.us

November 16, 2001

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

Dear Mr. Gildea:

RE: Case Number: 2-163-SPH, SW Corner Intersection of York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 17, 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. GDR
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Christine Sullivan, ExxonMobil Corp. 3225 Gallows Road, Fairfax VA 22032
People's Counsel

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 26, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For November 5, 2001
Item Nos. 121, 123, 124, 125, 126, 127,
128, 129, 130, 131, 133, 134, 135, 162,
and ~~163~~

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

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

October 30, 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: SEE BELOW

Location: DISTRIBUTION MEETING OF October 29, 2001

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

121, 122, 123, 124, 125, 126, 127, 128, 130,
133, 134, 135, and 163

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



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*Sept
11/20*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 30, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-123, 02-128, 02-134, and 02-163

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

- 1 -

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.29.61

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 163

DT

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,

1- 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

RE: PETITION FOR SPECIAL HEARING
10410 York Road
SW Cor. York Rd & Warren Rd
8th Election District, 3rd Councilmanic

Legal Owner: ExxonMobil Corp.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-163-SPH

* * * * *

ENTRY OF APPEARANCE

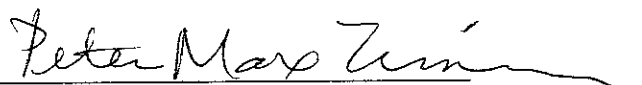
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed 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 30th day of November, 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

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT MOBIL OIL CORPORATION, a New York corporation, having an office in Fairfax, Virginia, acting by and through H. R. Cramer, as President of ExxonMobil Fuels Marketing Company, a division of Exxon Mobil Corporation (hereinafter called "Company") and as a Vice President of Mobil Oil Corporation, does hereby nominate, constitute, and appoint the following employees of said Company:

R. W. Hilchey, Engineer/Maintenance & Repair Manager
J. B. Bonnema, Maintenance & Repair Program Manager
Christine C. Sullivan, Construction Project Coordinator
Tammy S. Lum, Construction Project Coordinator
R. M. MacInnes, Construction Project Coordinator
R. B. Reid, Construction Project Coordinator
Van H. Rankin, Construction Project Coordinator
Rita V. Burke, Implementation Planning Analyst
Gary D. Gibson, Maintenance & Repair Field Manager

As its true and lawful Agent and Attorney-in-Fact to execute and deliver for and in the name and on behalf of Mobil Oil Corporation, and in connection with the business and affairs of said Company, instruments and documents of any and every nature, including, but not by way of limitation, instruments pledging the credit of Mobil Oil Corporation, bonds of indemnity, other indemnities, guaranties, affidavits, permits, licenses, applications for permits and licenses, other governmental documents, bids, collective bargaining agreements, other contracts, deeds of conveyance, encumbrances, leases, releases, discharges of mortgages or deeds of trust, assignments, transfers of leasehold estates and/or other interests in real and/or personal property, Certificates of Capital Improvement, and similar instruments or documents, and any other instrument or document as may be required or desired in the conduct of the business of said Company, in connection with the acquisition, sale, development and/or construction of retail and service station outlets or additions, modifications or enhancements thereto.

Each person in said Company may exercise the power and authority herein granted, delegated and invested, in any particular and appropriate transaction or matter, either as an Attorney-in-Fact of Mobil Oil Corporation or as an official of said Company. Any action taken as authorized under this Power of Attorney shall be an act of Mobil Oil Corporation and binding upon it.

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

This Incumbent Power of Attorney is effective immediately and shall continue through May 31, 2005

APPROVED AND EXECUTED THIS 23rd day of March, 2001.

(Corporate Seal):

MOBIL OIL CORPORATION

ATTEST:


H. S. Thomassen
Assistant Secretary

By 
H. R. Cramer – President of Fuels Marketing and
Vice President of Mobil Oil Corporation 

Mobil Oil Corporation
Power of Attorney
Page Two

United States of America }
Commonwealth of Virginia }
County of Fairfax }

This instrument was acknowledged before me on March 13th, 2001, by H. R. Cramer, President, ExxonMobil Fuels Marketing Company and Vice President of Mobil Oil Corporation, a New York corporation, on behalf of said corporation.

Sean M. King
Notary Public

my Commission expires: 7/31/2004

(Notary Seal):

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

David K. Gildea

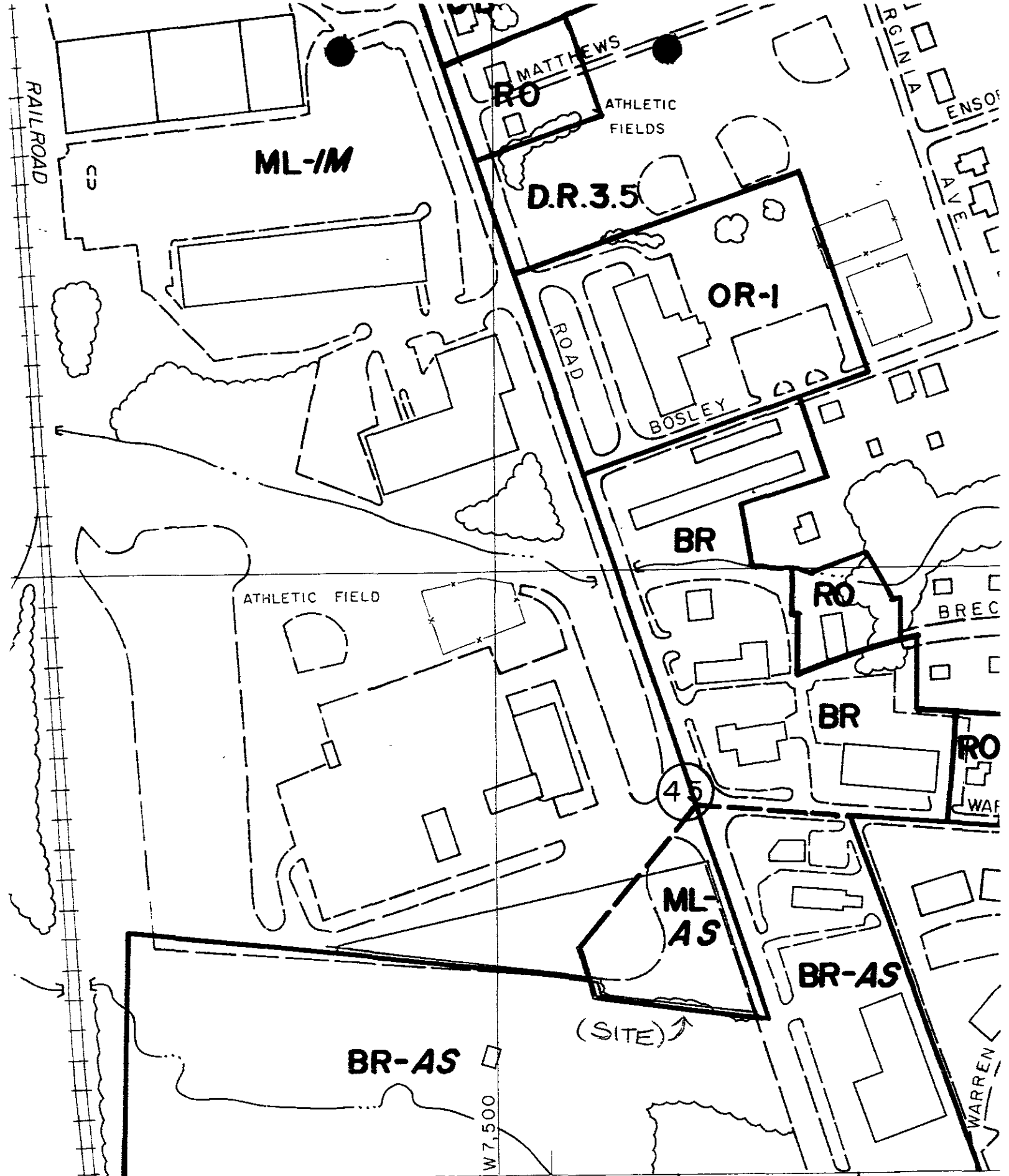
301 N. Charles St. Suite 800
Balt. MD. 21201

David Wang
Frederick Ward Associates
Greg Ruff

7125 Riverwood Dr., Suite C
Columbia, Md 21046
3225 Gallows Rd, Rm 5W218



Printed with Soybean Ink
on Recycled Paper



NW 17 B

SCALE
1" = 200' ±

DATE

ONING

COCK

PLAN PREPARED BY:

FREDERICK WARD ASSOCIATES, INC.
7125 RIVERWOOD DRIVE, SUITE C
COLUMBIA, MARYLAND 21046
PHONE: (703) 849-4559
FAX: (410) 726-6800

DEVELOPER/OWNER:

EXON MOBIL CORPORATION
3225 CALLOWS ROAD, ROOM 5N218
FAIRFAX, VIRGINIA 22031
PHONE: (703) 849-4559
FAX: (410) 726-6800

EXISTING BUILT CONDITIONS

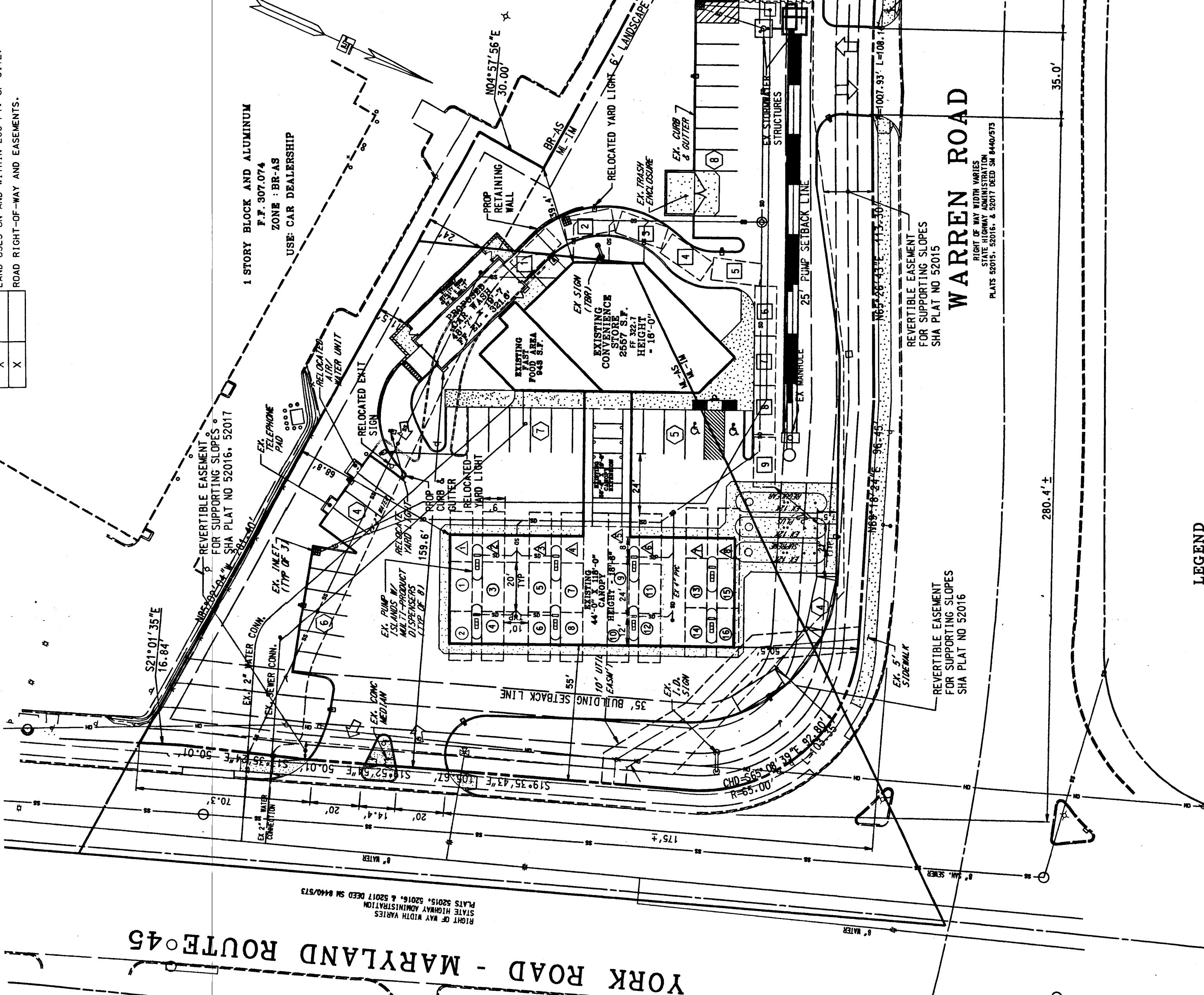
EXISTING	NOT EXISTING	REMARKS
X		LOCATIONS OF EXISTING BUILDINGS WITHIN 200 FT. OF SITE BOUNDARIES
X		LOCATION OF EXISTING ROADS WITHIN 200 FT. OF SITE BOUNDARIES
X		DESIGNATED HISTORIC SITES
X		DESIGNATED ARCHAEOLOGICAL SITES
X		SIGNIFICANT FEATURES (SPECIMEN TREES, BUILDINGS, STREETS, ETC.)
X		LAND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

COUNTY ADOPTED PLANS

EXISTING	NOT EXISTING	REMARKS
X		BALTIMORE COUNTY MASTER PLAN 1989-2000
X		COMMUNITY OR REVITALIZATION PLANS (HUNT VALLEY-TIMONIAN PLAN)
X		RECREATION AND PARKS PLAN
X		STREETScape AND PARKS PLAN
X		STREETScape PLAN
X		GREENWAYS PLAN
X		OTHER:

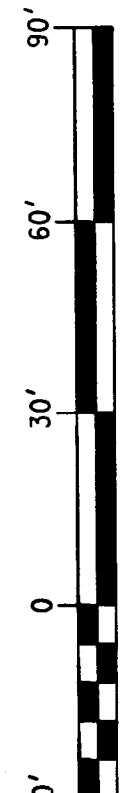
B. ENVIRONMENTAL INFORMATION

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

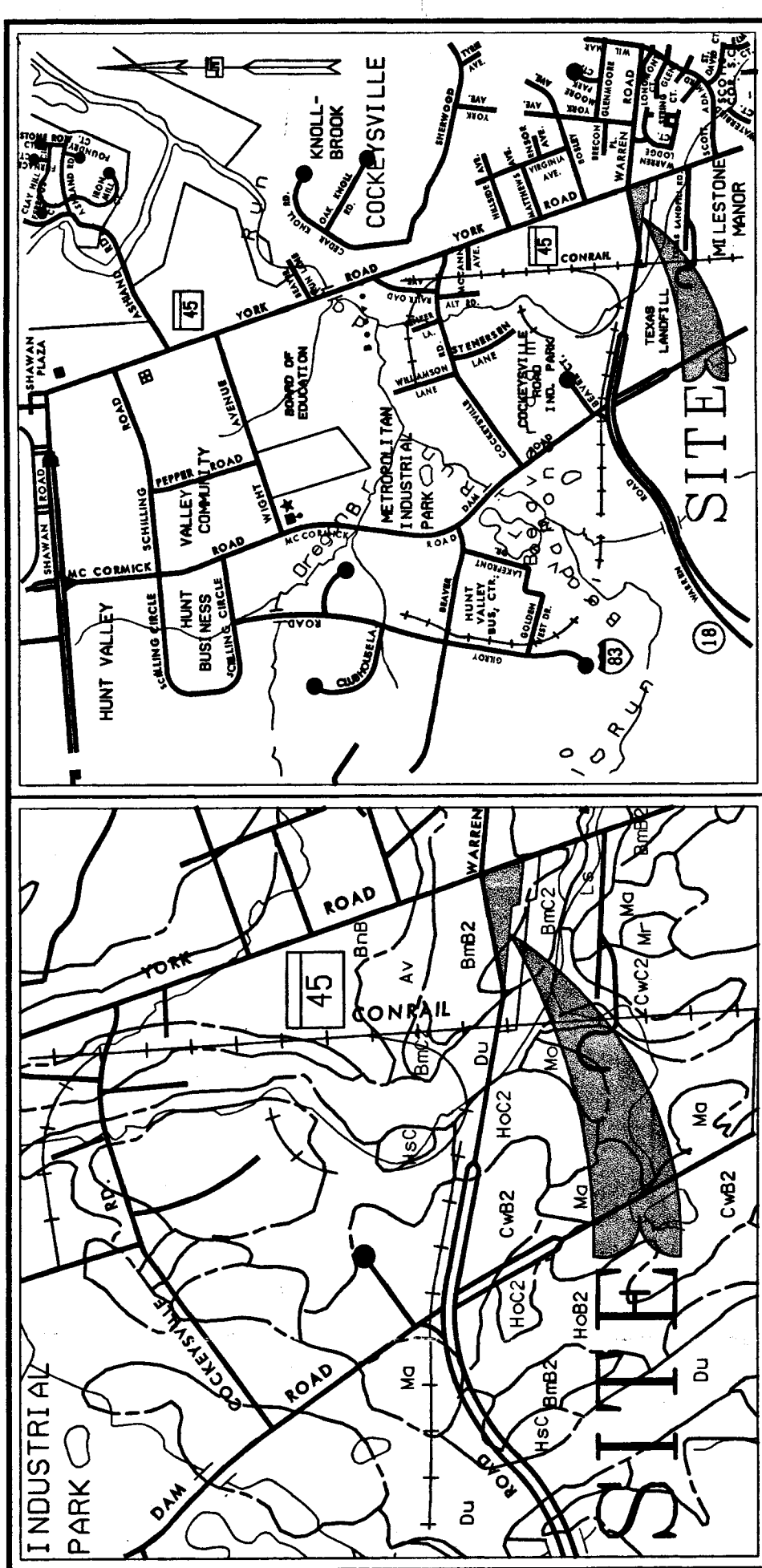


LEGEND

---	PROPERTY LINE
---	EXISTING UTILITY TRENCH WITH
---	EXISTING OVERHEAD LINE
---	EXISTING TELEPHONE LINE
---	EXISTING ELECTRIC LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER
---	EXISTING STORM DRAIN
---	PROPOSED BUILDING LINE
---	EXISTING CURB
---	PROPOSED CURB
---	CONCRETE PAVING



YORK ROAD - MARYLAND ROUTE 45



SOILS MAP

SCALE: 1" = 750'

VICINITY MAP

SCALE: 1" = 2000'

SITE INFORMATION

1. ZONE: M-45, M-1M, B-45, MAP NW 17 B

2. NET SITE AREA = 76,126 SQ. FT. OR 1.76 ACRES
3. EXISTING FLOOR AREA = 4,500 SQ. FT.
4. PROPOSED ADDITIONAL FLOOR AREA = 1,268 SQ. FT.
5. EXISTING FLOOR AREA RATIO = 0.046
6. PROPOSED FLOOR AREA RATIO = 0.062
7. DEED REFERENCE: SM 10872/255
8. OWNER: EXON CORPORATION
9. TAX ACCOUNT NUMBER: 22-0002127
10. ELECTION DISTRICT: 8
11. COUNCILMANIC DISTRICT: 3
12. WATERSHED: 24
13. SUBWATERSHED: 57
14. EXISTING USE: FUEL SERVICE STATION WITH USE IN COMBINATION WITH CONVENIENCE STORE AND DRIVE-THRU RESTAURANT AND A ROLLOVER CAR WASH
15. PROPOSED USE: FUEL SERVICE STATION WITH USE IN COMBINATION WITH CONVENIENCE STORE AND FAST FOOD RESTAURANT AND A ROLLOVER CAR WASH
16. CENSUS TRACT: 4084.00
17. IMPERVIOUS AREA = 27,568 SQ. FT. OR 0.63 AC.
18. LANDSCAPE AREA = 43,568 SQ. FT. OR 1.00 AC.
19. THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
20. THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARIES.
21. COMPRESSED AIR, WATER AND RESTROOM FACILITIES WILL BE AVAILABLE FOR CUSTOMER USE.

SOILS INFORMATION

BH22
BMC2
REFERENCE
SOIL SURVEY, BALTIMORE COUNTY, MARYLAND, UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, ISSUED MARCH 1976, MAP 22

ZONING NOTES

1. CAR WASH NOTES:
A. THE AVERAGE ROLLOVER CAR WASH MANUFACTURES STANDARD
B. THE DRIVE THRU WINDOW FOR THE FAST FOOD RESTAURANT WILL
C. THE DRIVE THRU WINDOW FOR THE FAST FOOD RESTAURANT WILL
D. THE DRIVE THRU WINDOW FOR THE FAST FOOD RESTAURANT WILL
E. THE DRIVE THRU WINDOW FOR THE FAST FOOD RESTAURANT WILL
F. THE DRIVE THRU WINDOW FOR THE FAST FOOD RESTAURANT WILL
G. THE DRIVE THRU WINDOW FOR THE FAST FOOD RESTAURANT WILL
H. THE DRIVE THRU WINDOW FOR THE FAST FOOD RESTAURANT WILL
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J. THE DRIVE THRU WINDOW FOR THE FAST FOOD RESTAURANT WILL
K. THE DRIVE THRU WINDOW FOR THE FAST FOOD RESTAURANT WILL
L. THE DRIVE THRU WINDOW FOR THE FAST FOOD RESTAURANT WILL
M. THE DRIVE THRU WINDOW FOR THE FAST FOOD RESTAURANT WILL
N. THE DRIVE THRU WINDOW FOR THE FAST FOOD RESTAURANT WILL
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R. THE DRIVE THRU WINDOW FOR THE FAST FOOD RESTAURANT WILL
S. THE DRIVE THRU WINDOW FOR THE FAST FOOD RESTAURANT WILL
T. THE DRIVE THRU WINDOW FOR THE FAST FOOD RESTAURANT WILL
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W. THE DRIVE THRU WINDOW FOR THE FAST FOOD RESTAURANT WILL
X. THE DRIVE THRU WINDOW FOR THE FAST FOOD RESTAURANT WILL
Y. THE DRIVE THRU WINDOW FOR THE FAST FOOD RESTAURANT WILL
Z. THE DRIVE THRU WINDOW FOR THE FAST FOOD RESTAURANT WILL

LEGEND

1. SIGN COMPONENTS KEY
2. PARKING SPACES
3. FLOW OF TRAFFIC (NOT STRIPING)
4. MPD WAITING
5. MPD SERVICES
6. CAR WASH
7. STACKING

FREDERICK WARD ASSOCIATES, INC.
7125 RIVERWOOD DRIVE, COLUMBIA, MARYLAND 21046-2354
PHONE: 410-290-9550 FAX: 410-720-9228
Baltimore, Maryland
Manassas, Virginia
Warrenton, Virginia

EXON MOBIL CORPORATION 3225 CalloWS Road, Room 5N218
Fairfax, Virginia 22031
(703) 849-4559

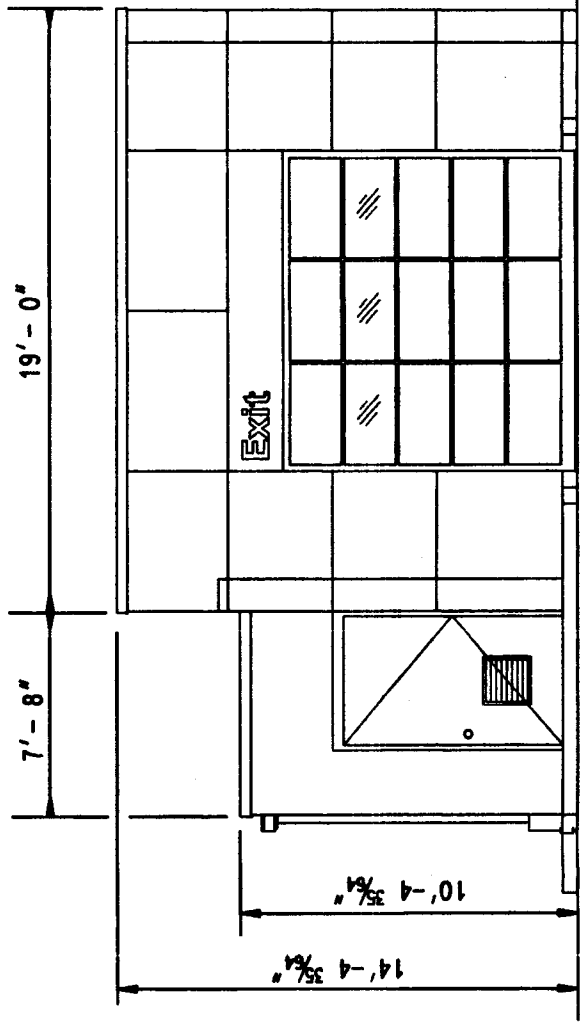
CARWASH LAYOUT PLAN
10410 YORK ROAD
BALTIMORE COUNTY, MARYLAND

PROJECT NO. 94402.00 (CAD)
94463.00 (ACCT)

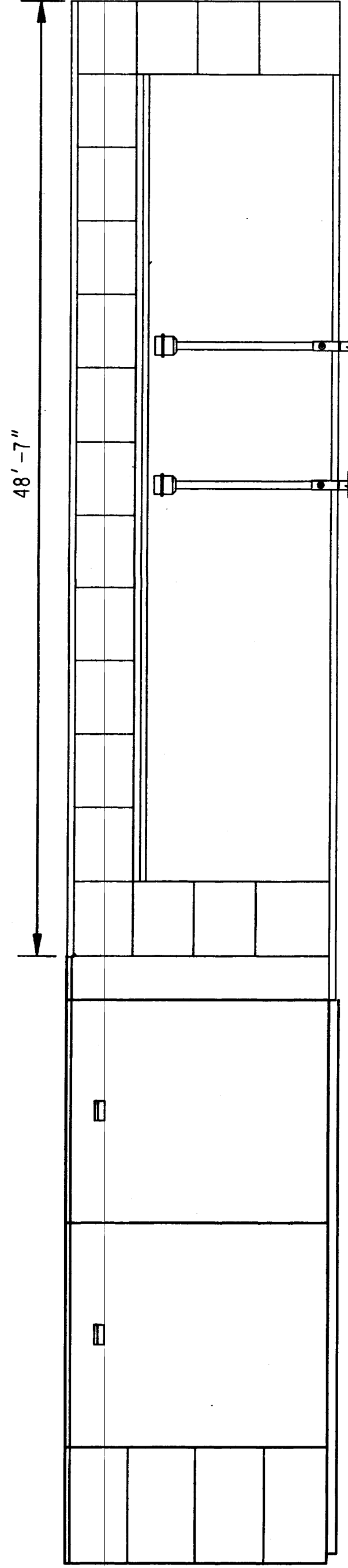
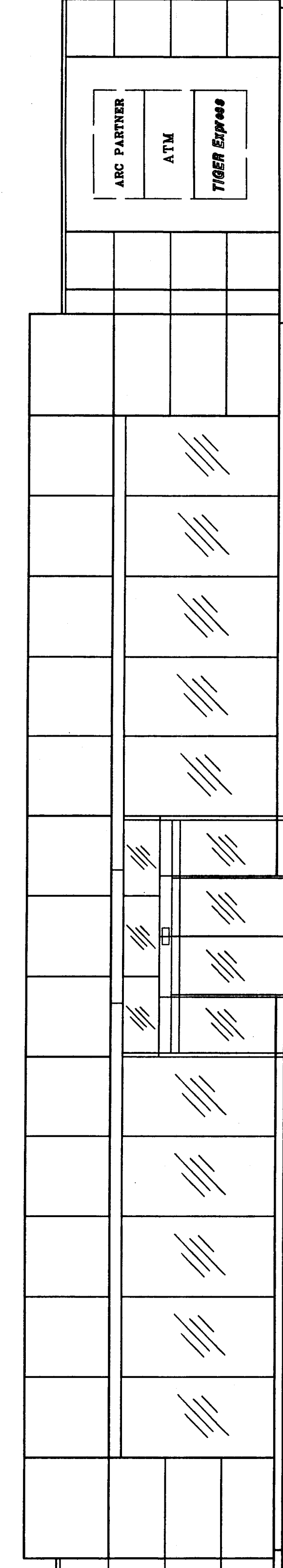
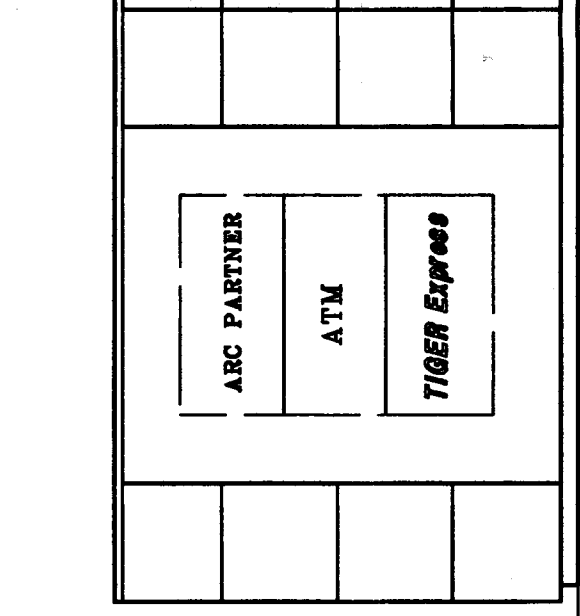
SHEET NO. 2-0307

RAS NO. 1 OF 2

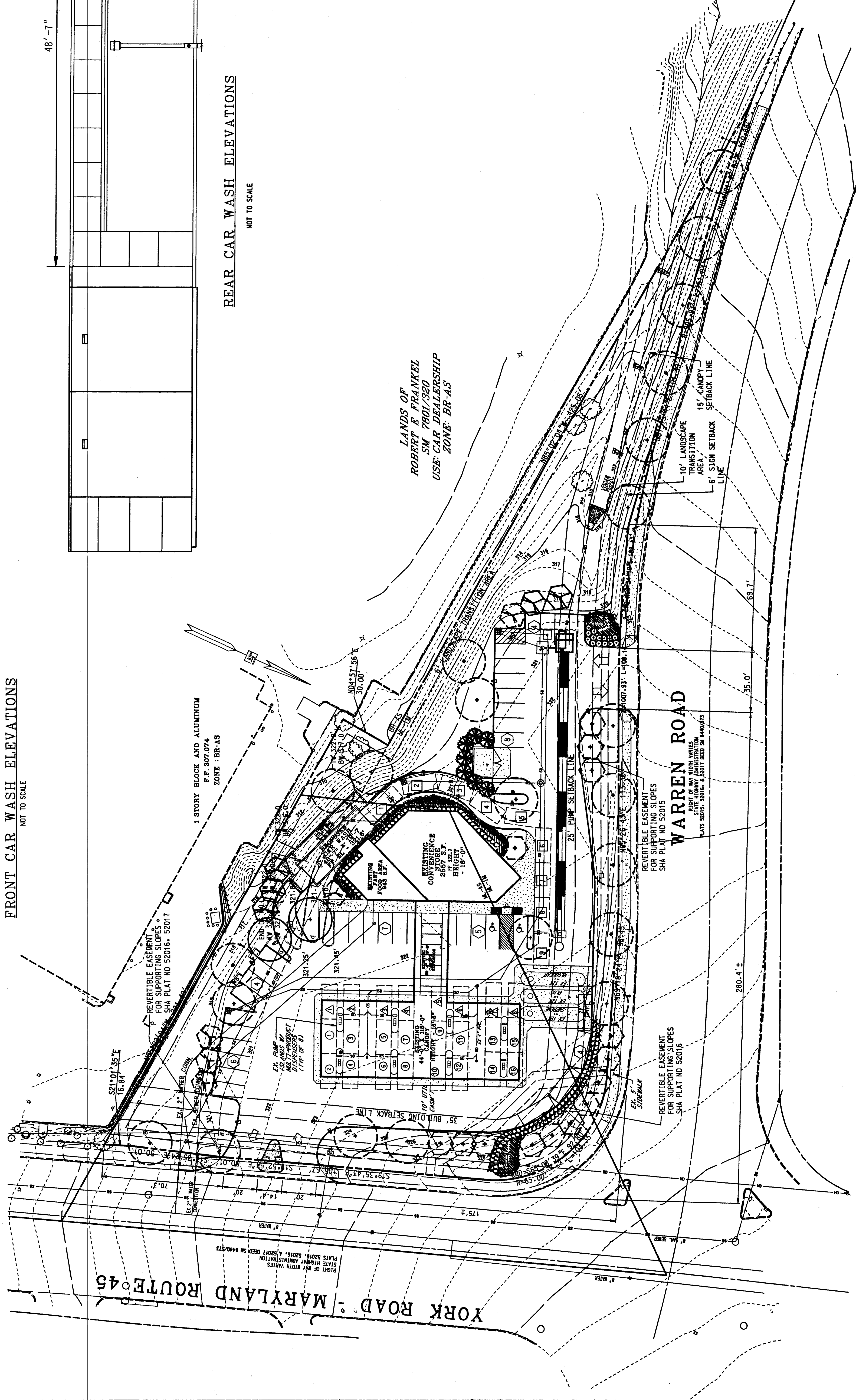
DWG. NO. 1 OF 2



FRONT CAR WASH ELEVATIONS
NOT TO SCALE



REAR CAR WASH ELEVATIONS
NOT TO SCALE



EXISTING LANDSCAPE PLANTINGS			
SYMBOL	QUANTITY	BOTANICAL/COMMON NAME	SIZE
+	25	RED SUNSET	2 - 2 1/2' CAL
+	7	RICEA ALBES	7' - 8' HT.
+	12	CHONANTHUS VIRGINICUS	7' - 8' HT.
+	13	CECILIUS CHANDRIS	6' - 8' HT.
+	14	CECILIUS CHANDRIS	6' - 8' HT.
+	137	BERBERIS MENTORENSIS	18' - 24' HT.
+	300	ANTERIMM MAJUS	4' POT

NOTE: 2' RIVER ROCK EDGING 15'-12" WIDE AROUND PROPOSED FLOWER BEDS.
ALL LANDSCAPING IS EXISTING IN PLACE OF EXISTING AND RELOCATED.

LANDSCAPE TABULATION

COMMERCIAL, OFFICE, INDUSTRIAL, HIGH-RISE RESIDENTIAL,
HOTEL, MOTEL, RESIDENTIAL, RETAIL, SCHOOL, SPORTS, TRAVEL

1. 1/2" LINEAR FEET OF INTERIOR ROAD/40 = 0 P.U.
2. 300' LINEAR FEET OF ADJACENT ROAD/40 = 22.5 P.U.
3. 12' PARKING SPACES/12 = EXCEPT 0 P.U.
4. 1' LINEAR FEET OF SERVICE AREA ADJACENT TO R.O.W.
5. 500' LINEAR FEET OF ADJACENT COMMERCIAL/10 = 50 P.U.
6. 28' LINEAR FEET OF DIMENSION/15 = 2 P.U.



PLAN TO ACCOMPANY PETITION
FOR SPECIAL HEARING

PROJECT NO. 84002.00 (CAD)	PROJECT NO. 84002.00 (LACET)
DATE: 10/17/01	DATE: 10/17/01
DRAWN BY: KO	DRAWN BY: KO
CHECK BY: DSM	CHECK BY: DSM
SCALE: 1" = 30'	SCALE: 1" = 30'

EXON MOBIL CORPORATION 3725 Cal Lane Road, Room 54218	EXON MOBIL Fuels Marketing Company US Region
Fairfax, Virginia 22037	(703) 849-4559
LANDSCAPING PLAN	
10410 YORK ROAD	
BALTIMORE COUNTY, MARYLAND	

FREDERICK WARD ASSOCIATES, INC.	Warrenton, Virginia
7125 Riverwood Drive Columbia, Maryland 21046-2354	Phone: 410-290-9550 Fax: 410-720-8228
Bar At, Maryland	Menassas, Virginia

NO.	DATE	REVISIONS	BY

30'	0'	30'	60'	90'
-----	----	-----	-----	-----

PLA FILE NO. 1. IN PROJECTS 9402-ENR-SHARING200M CAMP 1/00

10/17/01 06:03:32 PM