IN RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE	*	BEFORE THE
NE/Corner of Edmondson Avenue and Ingleside Avenue	*	DEPUTY ZONING COMMISSIONER
1st Election District	*	OF BALTIMORE COUNTY
1st Councilmanic District (620 Edmondson Avenue)	*	CASE NO. 02-555-SPHXA
Abbas Samadnejad and Farzaneh-Khadmi *Petitioners*	*	

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception, Special Hearing and Variance filed for property located at 620 Edmondson Avenue, located in the Catonsville area of Baltimore County. The subject property comprises a gross area of 31,086 sq. ft. of area, zoned BL-AS. It is bounded on three sides by Edmondson Avenue, Ingleside Avenue, and Old Edmondson Avenue in Catonsville. The subject property is improved with an existing gasoline service station.

The owners of the property, Abbas Samadnejad and Farzaneh-Khadmi, are requesting a special exception to convert the service station into a fuel service station use in combination with a convenience store/carry-out restaurant. In addition, special hearing relief is requested to amend the previously approved order issued in Case No. 65-213-X. Finally, variance relief is requested as follows:

1. from §405.4(A)(1) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit the area of a fuel service station site to be 17,734 sq. ft. in lieu of the required 23,492 sq. ft.;
2. from §405.4(A)(2)(a) of the B.C.Z.R., to permit a fuel pump to be set back 14 ft. from a street right-of-way in lieu of the required 25 ft.;
3. from §405.4(A)(2)(a) of the B.C.Z.R., to permit a canopy to be set back 10 ft. from street right-of-way in lieu of the required 15 ft.;
4. from §405.4(A)(2)(b) of the B.C.Z.R., to permit a landscape transition area along the entire perimeter of the entire fuel service station to have a minimum width of 0 ft. in lieu of the required 10 ft. if the fuel service station abuts a public right-of-way;

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Date 9/11/02
By J. Jameson

5. from §405.4(A)(2)(b) of the B.C.Z.R., to permit landscape transition area along the entire perimeter of the entire fuel service station to have a minimum width of 0 ft. in lieu of the required 6 ft. in all side and rear yards abutting non-residential zoned land;
6. from §405.4(A)(3)(d) of the B.C.Z.R., to permit a total of o10 parking spaces in lieu of the required 15;
7. from §405.4(A)(3)(c)(2) of the B.C.Z.R., to permit one stacking space in lieu of the required four;
8. from §409.4(C) of the B.C.Z.R., to permit a two-way drive aisle of 16 ft. in lieu of the required 22 ft.; and
9. from §405.4(A)(2) of the B.C.Z.R., to permit a main structure setback from Old Edmondson Avenue of 11 ft. in lieu of the required 35 ft.

Appearing at the hearing on behalf of the requested relief were Abbas Samadnejad, the owner of the property, along with Bill Monk, appearing on behalf of Morris & Ritchie Associates, the engineers who prepared the site plan of the property, and Joseph R. Woolman III, and David Gildea, attorneys at law, representing the Petitioners. There were no protestants or others in attendance.

Testimony and evidence indicated that the Petitioners own and operate an "Amoco" gasoline service station located at the aforementioned property. They are desirous of converting the subject gasoline station into a "Citgo" gasoline and convenience store. In order to proceed with the renovations and modifications to the property, the special hearing, special exception and variances are necessary. These requests are basically for existing conditions, in that the Petitioners propose to reutilize the building that exists on the property for the convenience store operation. Furthermore, the existing fuel pumps will remain as shown on the site. Therefore, little additional structures are proposed for the property, but the use will change in that the service and repair of vehicles will no longer take place on the property and a convenience store will be added. In order to proceed with these modifications, the zoning relief requested is necessary.

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Date 9/11/02
By R. Jameson

It is clear the Baltimore County Zoning Regulations permit the Petitioners' use in a BL/AS zone by special exception. It is equally clear that the proposed use is not detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioners had the burden of adducing testimony and evidence which shows that the use meets the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioners have shown that the use is conducted without real detriment to the neighborhood and does not adversely affect the public interest. The facts and circumstances do not show that the use at this particular location described by Petitioners' Exhibit No. 1 has any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981). The use is not detrimental to the health, safety, or general welfare of the locality, nor tends to create congestion in roads, streets, or alleys therein, nor is it inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

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Date 9/1/02
By

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertising, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief request in these petitions shall be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 11th day of September, 2002, that the Special Exception request, to approve a service station use in combination with a convenience store/carry-out restaurant, be and is hereby APPROVED;

IT IS FURTHER ORDERED, that the Special Hearing request, to amend the previously approved special exception in Case No. 65-213-X, be and is hereby APPROVED;

IT IS FURTHER ORDERED, that the Variance relief requested as follows:

1. from §405.4(A)(1) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit the area of a fuel service station site to be 17,734 sq. ft. in lieu of the required 23,492 sq. ft.;
2. from §405.4(A)(2)(a) of the B.C.Z.R., to permit a fuel pump to be set back 14 ft. from a street right-of-way in lieu of the required 25 ft.;
3. from §405.4(A)(2)(a) of the B.C.Z.R., to permit a canopy to be set back 10 ft. from street right-of-way in lieu of the required 15 ft.;
4. from §405.4(A)(2)(b) of the B.C.Z.R., to permit a landscape transition area along the entire perimeter of the entire fuel service station to have a minimum width of 0 ft. in lieu of the required 10 ft. if the fuel service station abuts a public right-of-way;

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Date 9/11/02
By

5. from §405.4(A)(2)(b) of the B.C.Z.R., to permit landscape transition area along the entire perimeter of the entire fuel service station to have a minimum width of 0 ft. in lieu of the required 6 ft. in all side and rear yards abutting non-residential zoned land;
6. from §405.4(A)(3)(d) of the B.C.Z.R., to permit a total of o10 parking spaces in lieu of the required 15;
7. from §405.4(A)(3)(c)(2) of the B.C.Z.R., to permit one stacking space in lieu of the required four;
8. from §409.4(C) of the B.C.Z.R., to permit a two-way drive aisle of 16 ft. in lieu of the required 22 ft.; and
9. from §405.4(A)(2) of the B.C.Z.R., to permit a main structure setback from Old Edmondson Avenue of 11 ft. in lieu of the required 35 ft.

be and is hereby APPROVED;

IT IS FURTHER ORDERED, that the relief granted herein is conditioned upon the following restrictions:

1. The Petitioners shall be required to cut, maintain and keep in an orderly fashion the sidewalks located around the perimeter of their property. This shall include picking up any trash and debris that may come along the perimeter of this site.

2. The Petitioners shall be required to replace the steel guardrail with a new guardrail consistent with the guardrail as depicted in the letter dated August 6, 2002, which was prepared and submitted by Joseph R. Woolman, III, attorney for the Petitioners.

3. The dumpster servicing the subject property shall be screened from public view.

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

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 9/4/02
By K. Jameson

Baltimore County
Zoning Commissioner

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

September 11, 2002

Joseph R. Woolman, III
David K. Gildea, Esquire
Gildea, LLC
301 N. Charles Street, Suite 900
Baltimore, Maryland 21201

Re: Petitions for Special Exception, Special Hearing & Variances
Case No. 02-555-SPHXA
Property: 620 Edmondson Avenue

Dear Messrs. Woolman & Gildea:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special exception, special hearing and variances have been granted in accordance with the enclosed Order.

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

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Abbas-Samadnejad
620 Edmondson Avenue
Catonsville, MD 21228

Bill Monk
Morris & Ritchie Associates
110 West Road, Suite 245
Towson, MD 21204

Printed with Soybean Ink
on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 620 Edmondson Avenue

which is presently zoned BL-AS

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

See attached.

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

To be presented at hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

David K. Gildea
Name - Type or Print

Signature

Gildea, LLC
Company

301 N. Charles St., Suite 900
Address — Telephone No.

Baltimore, MD 21201 (410)234-0070
City — State — Zip Code

Legal Owner(s):

Abbas Samadnejad
Name - Type or Print

Signature

Farzaneh-Khadmi
Name - Type or Print

Signature

620 Edmondson Ave. (410)744-1387
Address — Telephone No.

Baltimore, MD 21228
City — State — Zip Code

Representative to be Contacted:

David K. Gildea
Name

301 N. Charles St., Suite 900
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 6/6/02 Date _____

CTM

Case No. 02-555-SPHXA

REV 9/15/98

Attachment to Petition for Variance

1. BCZR Section 405.4(A)(1) - To permit the area of a fuel service station site to be 17,734 square feet in lieu of the required 23,492 square feet.

2. BCZR Section 405.4(A)(2)(a) - To permit a fuel pump to be set back 14 feet from a street right-of-way in lieu of the required 25 feet.

3. BCZR Section 405.4(A)(2)(a) - To permit a canopy to be set back 10 feet from a street right-of-way in lieu of the required 15 feet.

4. BCZR Section 405.4(A)(2)(b) - To permit a landscape transition area along the entire perimeter of the entire fuel service station to have a minimum width of 0 feet in lieu of the required 10 feet if the fuel service station abuts a public right-of-way.

5. BCZR Section 405.4(A)(2)(b) - To permit a landscape transition area along the entire perimeter of the entire fuel service station to have a minimum width of 0 feet in lieu of the required 6 feet in all side and rear yards abutting non-residential zoned land.

6. BCZR Section 405.4(A)(3)(d) - To permit a total of 10 parking spaces in lieu of the required 15.

7. BCZR Section 405.4(A)(3)(c)(2) - To permit one TMK stacking spaces in lieu of the required four.

8. BCZR Section 409.4(C) - To permit a two-way drive aisle of 16 feet in lieu of the required 22 feet.

9. BCZR Section 405.4(A)(2) - To permit a main structure setback from Old Edmondson Avenue of 11 feet in lieu of the required 35 feet.

#555

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 620 Edmondson Avenue

which is presently zoned BL-AS

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

An amendment to the previously approved Special Exception granted in case number 65-213X.

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):

Abbas Samadnejad
Name - Type or Print

A-S Samadnejad
Signature

Farzaneh Khadmi
Name - Type or Print

F. Samadnejad
Signature

620 Edmondson Ave (410)744-1387
Address — Telephone No.

Baltimore, MD 21228
City — State — Zip Code

Attorney For Petitioner:

David K. Gildea
Name - Type or Print

David K. Gildea
Signature

Gildea, LLC
Company

301 N. Charles St., Suite 900
Address — Telephone No.

Baltimore, MD 21201 (410)234-0070
City — State — Zip Code

Representative to be Contacted:

David K. Gildea
Name

301 N. Charles St., Suite 900
Address — Telephone No.

Baltimore, MD 21201 (410)234-0070
City — State — Zip Code

ORDER RECEIVED FOR FILING
Date 9/11/02
By R. Jones

Case No. 02-555-SPHXA

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By LTM Date 6/6/02

REV. 9/15/98

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 620 edmondson Ave

which is presently zoned BL-AS

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A fuel service station use in combination with a convenience store/ carry-out restaurant.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

David K. Gildea
Name - Type or Print

David K. Gildea
Signature

Gildea, LLC
Company

301 N. Charles St., Suite 900
Address — Telephone No.

Baltimore, MD 21201 (410)234-0070
City — State — Zip Code

Legal Owner(s):

Abbas Samadnejad
Name - Type or Print

A-Samadnejad
Signature

Farzaneh Khadmi
Name - Type or Print

F. Khadmi
Signature

620 Edmondson Ave (410)744-1387
Address — Telephone No.

Baltimore, MD 21228
City — State — Zip Code

Representative to be Contacted:

David K. Gildea
Name

301 N. Charles St., Suite 900
Address — Telephone No.

Baltimore, MD 21201 (410)234-0070
City — State — Zip Code

Case No. 02-555-SPHXA

REV 09/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By CTM Date CTM

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

ZONING DESCRIPTION

Beginning at a point located on the northwesterly side of Edmondson Avenue which has a 60 foot width at the distance of 173 feet northeasterly of the centerline of the nearest improved intersecting street, Ingleside Avenue which also has a width of 60 feet. **Thence** the following courses and distances:

> South 55 degrees 37 minutes 30 seconds West, 50.46 feet; South 57 degrees 36 minutes 20 seconds West, 0.38 feet; South 58 degrees 09 minutes 20 seconds West, 49.37 feet; South 60 degrees 02 minutes 20 seconds West, 20.75 feet; North 73 degrees 44 minutes 10 seconds West, 25.46 feet; North 13 degrees 44 minutes 39 seconds West 117.19 feet; Northeasterly by a tangential curve to the right having a radius of 15.00 feet, an arc length of 23.40 feet, the chord of said arc bearing North 30 degrees 57 minutes 20 seconds East, 21.10 feet; North 75 degrees 39 minutes 20 seconds East, 112.64 feet; South 18 degrees 33 minutes 00 seconds East, 107.44 feet to the point and place of beginning and being a portion of Lots 1 and 2 and all of Lot 3 as laid out and shown on a plat entitled "Sub-Division of Land owned by Henry A. Reich and recorded in Plat Book W.P.C. 7, folio 93.

Containing 17,064 square feet or 0.3917 acres, being known as #620 Edmondson Avenue, and being located in the First Election District of Baltimore County, Maryland.

STATE OF MARYLAND
MICHAEL LEE PRY
11041
PROFESSIONAL LAND SURVEYOR

6/5/02

MR:lem/s/12483.01/zoningdescription/051402

☐ 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MD 21009 ■ 410-515-9000 ■ FAX 410-515-9002
☐ 110 WEST ROAD, SUITE 245, TOWSON, MD 21204 ■ 410-821-1690 ■ FAX 410-821-1748
☐ 9090 JUNCTION DRIVE, SUITE 9, ANNAPOLIS JUNCTION, MD 20701 ■ 410-792-9792 ■ FAX 410-792-7395

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 14309

DATE 6/6/02 ACCOUNT R001 006 6150

AMOUNT $ 650.00

RECEIVED FROM: WILLIAMS, RITCHIE ASSOC.

FOR: ZONING 02-555-SPHXA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
BUSINESS ACTUAL TIME
/06/2002 6/06/2002 10:54:15
REG WS02 WALKTN JEVA JEE DRAWER 2
RECEIPT # 205444 6/06/2002 DELN
Dep 5 528 ZONING VERIFICATION
CK NO. 014309
Recpt Tot $650.00
650.00 CK .00 CA
Baltimore County, Maryland

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: #02-555-SPHXA
620 Edmondson Avenue
N/east corner of Edmondson Avenue and Ingleside Avenue
1st Election District - 1st Councilmanic District
Legal Owner(s): Abbas Samadnejad and Farzaneh-Khadmi

Special Hearing: to approve an amendment to the previously approved Special Exception granted in case number 65-213-X. **Special Exception:** to use the fuel service station in combination with a convenience store/carry-out restaurant. **Variance:** to permit the area to be 17,734 square feet in lieu of the required 23,492 feet. To permit a fuel pump to be set back 14 feet from a street right-of-way in lieu of the required 25 feet. To permit a canopy to be set back 10 feet in lieu of the required 15 feet. To permit a landscape transition area to have a minimum width of 0 feet in lieu of the required 10 feet. To permit a total of 10 parking spaces in lieu of the required 15. To permit zero stacking spaces in lieu of the required four. To permit a two-way drive aisle of 16 feet in lieu of the required 22 feet. To permit a setback from Old Edmondson Avenue of 11 feet in lieu of the required 22 feet. To permit a setback from Old Edmondson Avenue of 11 feet in lieu of the required 35 feet.

Hearing: Wednesday, July 24, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/7/694 July 9 C549283

CERTIFICATE OF PUBLICATION

7/11/, 2002

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 7/9/, 2002.

- [X] 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.: 02-555-SPHXA

Petitioner/Developer: ABBAS SAMADNEJAD

FARZANEH-Khadmi

Date of Hearing/Closing: 7/24/02

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 620 EDMONDSON AVE

The sign(s) were posted on 7/8/02
(Month, Day, Year)

Sincerely,

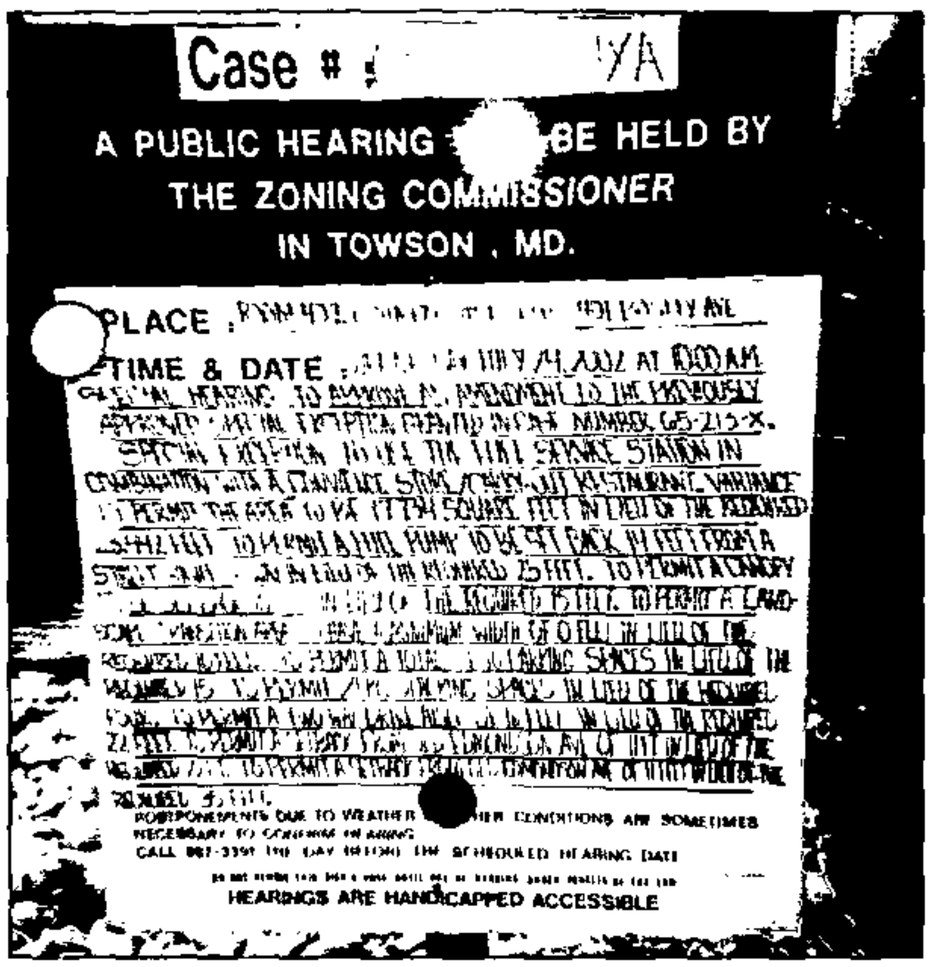
7/8/02
(Signature of Sign Poster and Date)

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: 02-555-SPHXA

Petitioner: Fred Samadnejad

Address or Location: 620 Edmondson Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Gildea, LLC

Address: 301 N. Charles St. Suite 900
Baltimore, MD 21201

Telephone Number: 410-234-0070

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 9, 2002 Issue – Jeffersonian

Please forward billing to:
Gildea, LLC 410-234-0070
301 N. Charles Street
Baltimore, MD 21201

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: 02-555-SPHXA
620 Edmondson Avenue
N/east corner of Edmondson Avenue and Ingleside Avenue
1st Election District – 1st Councilmanic District
Legal Owner: Abbas Samadnejad and Farzaneh-Khadmi

Special Hearing to approve an amendment to the previously approved Special Exception granted in case number 65-213-X. Special Exception to use the fuel service station in combination with a convenience store/carry-out restaurant. Variance to permit the area to be 17,734 square feet in lieu of the required 23,492 feet. To permit a fuel pump to be set back 14 feet from a street right-of-way in lieu of the required 25 feet. To permit a canopy to be set back 10 feet in lieu of the required 15 feet. To permit a landscape transition area to have a minimum width of 0 feet in lieu of the required 10 feet. To permit a total of 10 parking spaces in lieu of the required 15. To permit zero stacking spaces in lieu of the required four. To permit a two-way drive aisle of 16 feet in lieu of the required 22 feet. To permit a setback from Old Edmondson Avenue of 11 feet in lieu of the required 22 feet. To permit a setback from Old Edmondson Avenue of 11 feet in lieu of the required 35 feet.

HEARING: Wednesday, July 24, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake 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

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

June 20, 2002

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: 02-555-SPHXA
620 Edmondson Avenue
N/east corner of Edmondson Avenue and Ingleside Avenue
1st Election District – 1st Councilmanic District
Legal Owner: Abbas Samadnejad and Farzaneh-Khadmi

Special Hearing to approve an amendment to the previously approved Special Exception granted in case number 65-213-X. Special Exception to use the fuel service station in combination with a convenience store/carry-out restaurant. Variance to permit the area to be 17,734 square feet in lieu of the required 23,492 feet. To permit a fuel pump to be set back 14 feet from a street right-of-way in lieu of the required 25 feet. To permit a canopy to be set back 10 feet in lieu of the required 15 feet. To permit a landscape transition area to have a minimum width of 0 feet in lieu of the required 10 feet. To permit a total of 10 parking spaces in lieu of the required 15. To permit zero stacking spaces in lieu of the required four. To permit a two-way drive aisle of 16 feet in lieu of the required 22 feet. To permit a setback from Old Edmondson Avenue of 11 feet in lieu of the required 22 feet. To permit a setback from Old Edmondson Avenue of 11 feet in lieu of the required 35 feet.

HEARING: Wednesday, July 24, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon
Director

C: David K. Gildea, Esquire, 301 N. Charles Street, Suite 900, Baltimore 21201
Abbas Samadnejad and Farzaneh-Khadmi, 620 Edmondson Avenue, Baltimore 21201

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 9, 2002.**
(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

July 19, 2002

David K Gildea
301 N Charles Street
Suite 900
Baltimore MD 21201

Dear Mr. Alderman:

RE: Case Number: 02-555-SPHXA, 620 Edmondson Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 06, 2002.

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 Abbas Samadnejad, Farzaneh-Khadmi, 620 Edmondson Avenue, Baltimore 21228
People's Counsel

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on Recycled Paper

Baltimore County
Fire Department

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

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

June 19,2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 17, 2002

Item No.: 555

Dear Mr. Zahner:

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.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 9, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For June 24, 2002
Item No. 555

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

If the Special Exception is granted for this site, the developer will be responsible for improving the sidewalk accessibility with sidewalk ramps and depressed curbs as shown on the *Department of Public Works' Standard Plate R-29, "Service Station Entrance Channelization at Road Intersection".*

RWB:HJO:jrb

cc: File

ZAC-6-24-2002-ITEM NO 555-792002

Jim 7/24 #106

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 16, 2002

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

JUL 16 2002

SUBJECT: 620 Edmondson Avenue

INFORMATION:

Item Number: 02-555

Petitioner: Abbas Samadnejad

Zoning: BL-AS

Requested Action: Variance/Special Hearing/Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request provided the following conditions are met:

1. The grass strips along both sides of the sidewalk on Old Edmondson Avenue are overgrown with tall weeds and other vegetation, making it impossible to walk on some sections of the sidewalk. The petitioner should abate this nuisance.
2. The subject site is littered with trash at various locations and should be cleaned-up.
3. The guardrails located along the retaining walls on the east and north sides of the property are rusted in several places and damaged. The guardrails should be repaired.
4. The two existing landscape areas shown on the petitioner's plan are not landscaped. They largely contain rocks, weeds, and litter. A landscape plan should be submitted to the Baltimore County Landscape Architect for review and approval prior to the issuance of any building permits.
5. All freestanding advertising signs and string pennants displayed on the premises should comply with current regulations.

6. The striped area shown on the petitioner's plan along the eastern property line and Edmondson Avenue should be curbed and landscaped.
7. The dumpster location should be shown on the plan, and the dumpster should be screened from public view.
8. The ingress/egress point along Ingleside Avenue closest to the intersection should be eliminated and replaced with a landscaped area.
9. Reduce the ingress/egress points along Edmondson Avenue and convert these points to right-in right-out only.

Prepared by: Mark A Cumings

Section Chief: Jeffrey W Long

AFK/LL:MAC

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6·19·02

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

RE: Baltimore County
Item No. 555 LTM

Dear. Mr. Zahner:

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 HEARING SPECIAL EXCEPTION & VARIANCE	*	BEFORE THE
	N/east Edmondson Ave & Ingleside Avenue	*	ZONING COMMISSIONER
	1st Election District 1st Councilmanic District	*	FOR
	Legal Owner: Abbas Samadnejad Farazaneh-Khadmi	*	BALTIMORE COUNTY
		*	02-555-SPHXA

* * * * * * * * * * * * *

ENTRY OF APPEARACE

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

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 11TH day of July, 2002, a copy of the foregoing Entry of Appearance was mailed to David K. Gildea, Gildea LLC, 301 N. Charles Street, Suite 900 , Baltimore, Md. Attorney for Petitioner(s).

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: 6/13/02

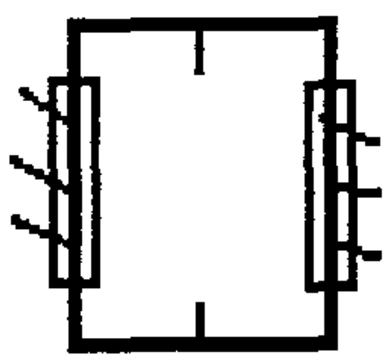
TO: File

FROM: Lloyd T. Moxley

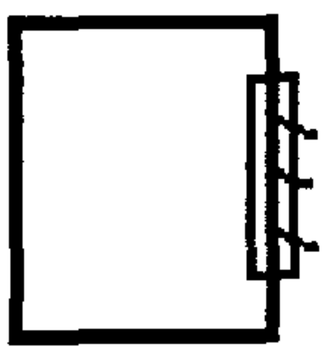
SUBJECT: Case No. 02-555-SPHXA

At the time of filing the petitions for the above referenced case the following was discussed with the applicant's attorney.

It is the position of the Office of Zoning Review that the required stacking spaces for this proposal are in fact eight. Therefore the zoning relief if granted should read, "to permit one* stacking space in lieu of the required eight." Please find attached a memo from John Lewis dated May 31, 2000 further explaining the position of this office.



one pump two mpds



one pump one mpd

* 6/17/02 - FURTHER REVIEW SHOWS A DISCREPANCY BETWEEN THE VARIANCE REQUEST LANGUAGE ON THE PLAN AND PETITION (OVRS 1 STACKING SPACE PROVIDED) THE ATTNY FOR THE PETITIONER WAS MADE AWARE OF THIS AND CHOOSES TO AMEND AT THE HEARING. LTM

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: May 31, 2000

TO: Hearing Officer

FROM: John L. Lewis
Planner II, Zoning Review

SUBJECT: Zoning Case 00-509-X
3505-3507 Washington Boulevard

I am writing this comment to correct a previous incorrect interpretation by this office of Section 405.4.A.3.c.(2), which deals with certain requirements for service station stacking spaces.

Several times, since the adoption of Bill 172-1993, this office has accepted plans which showed stacking which, after recent reconsideration (i.e., during the filing review of this petition), I now believe had insufficient stacking. I am not asking that you revisit these prior approved plans, I am asking that since I have now taken considerable time to recollect and reconstruct the reasoning of the committee (of which I was a member) involved in the writing and adoption of the 1993 Fuel Service Station Regulations, that I can now clarify this point to you.

The site under this petition does have the room to adjust the stacking to what I believe is the necessary requirement and this was discussed with the attorney. The attorney preferred to continue with the plan as is, with the understanding that my written comments would be forthcoming.

405.4.A.3.c.(1), which begins this subsection, requires that "For each pump island side, at pump islands that contain multiproduct dispensers (MPD) and where a bypass lane serves each (MPD)..." at least one stacking space shall be provided.

This makes good sense in that MPDs , which usually provide all 3 grades of fuel, will not usually require more than one stacking space along a pump island where a bypass lane is located since it is possible for a waiting vehicle to pull past a fueling vehicle by using the bypass lane to access another MPD on that side of the island.

405.4.A.3.c.(2) however serves a more complicated set of conditions. The intent here was to make sure that if a bypass lane was not provided, or a convenience store was located on site, that additional stacking beyond what was required in 405.4.A.c.(1) be provided. The reasoning here was to recognize the facts that a lack of a bypass lane to allow vehicles to pull around a fueling vehicle would create a situation where additional stacking would occur. The convenience store was also thought to create a stacking problem when persons paying for fuel also took the time to convenience shop, thereby slowing down the fueling process and needing more stacking to alleviate the problem.

The confusion was originally on the issue that a MPD has 2 fueling sides, each able to have a fueling space. When counting by MPD unit only and not considering the fact that each MPD is actually capable of dual service, a lower and insufficient stacking requirement is indicated. However, it was the intent that each MPD side have a stacking space where a bypass lane is not provided or in any case where a convenience store is located on site. Therefore, we believe this plan should be adjusted to provide for adequate stacking; i.e., stacking space for each fuel service space (each MPD side).

Thank you for your consideration of this matter.

JLL:scj

Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

June 20, 2002

Mr. George Zahner
Baltimore County
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
County Office Building (Mail Stop #1105)
Towson MD 21204

Re: **Zoning Advisory Committee meeting – June 24, 2002**
Case #'s 02-550-A, 02-551-XA, 02-552-X, 02-553-A, 02-554-SPH, 02-555-SPHXA, 02-556-A, 02-557-A, 02-558-SPHXA, 02-559-A, 02-560-A, 02-561-, and 02-562-SPHA

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 6/19/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

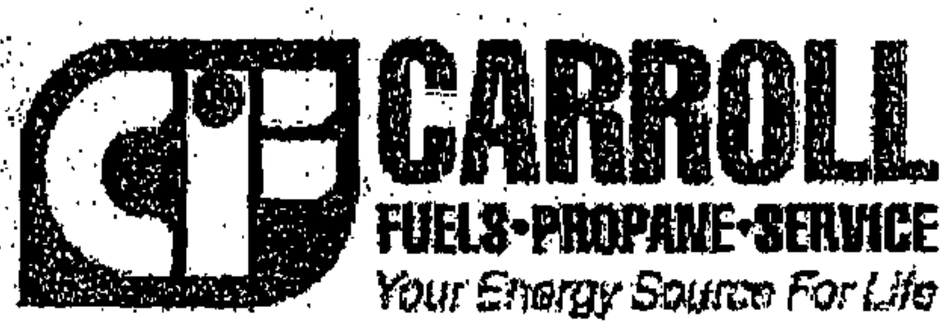
James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

RECEIVED
JUN 27
02-1978
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

301 West Preston Street • Suite 1101 • Baltimore, Maryland 21201-2365
Telephone: 410.767.4500 • Fax: 410.767.4480 • Toll Free: 1.877.767.6272 • TTY Users: Maryland Relay
Internet: www.MDP.state.md.us

FAX COVER SHEET



2700 Loch Raven Rd.
Baltimore, MD 21218
410-235-1066
Toll Free:800-834-8590
FAX: 410-235-8720

509 Old Westminster Pk.
Westminster, MD 21157
410-848-4477
Toll Free:800-834-8590
FAX: 410-876-8043

101 Laurel Ave.
Laurel, MD 20707
301-498-2727
Toll Free:800-640-1737
FAX: 301-604-0833

Date: 07/23/02

To: JOE WOOLMAN

Company:

FAX:

From: **Jay Tau**

Number of Pages Including Cover Sheet: 02

Comments:

The information contained in this facsimile message is confidential, and is only intended for use of the individual or entity listed above. If you are not the intended recipient or agent of the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited.

If you receive this message in error, please notify this office immediately by telephone at (410) 235-1066, and return the original message to our office at the above address via the U.S. Postal Service. Our fax # (410) 235-8720

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410-235-8720 / Fax 301-498-2727 / Laurel
800-834-8590 / Toll Free www.carrollfuel.com

Tuesday July 23, 2002

Mr. Joe Woolman
c/o GUDEA LLC.
Fax (410) 234-0072

Re: Inglewood Citgo
620 Edmondson Avenue
Baltimore, Md. 21228

Dear Mr. Woolman:

Per our conversation earlier today, please use this letter as verification of Carroll Independent Fuel Company's intent to replace the existing guardrail located on the eastern portion of the above referenced location with a new guardrail.

If I may be of any further assistance please feel free to contact me at (410) 261-5424.

Sincerely,

Jay Tan

Jay Tan
General Manager Gasoline Marketing
Carroll Independent Fuel Company

GILDEA, LLC
301 NORTH CHARLES STREET
SUITE 900
BALTIMORE, MARYLAND 21201
TELEPHONE 410-234-0070
FACSIMILE 410-234-0072
www.gildeallc.com

DAVID K. GILDEA
DAVIDGILDEA@GILDEALLC.COM

SEBASTIAN A. CROSS
SCROSS@GILDEALLC.COM

JOSEPH R. WOOLMAN, III
JWOOLMAN@GILDEALLC.COM

D. DUSKY HOLMAN
DHOLMAN@GILDEALLC.COM

FACSIMILE COVER SHEET

TO: Timothy Kotroco Fred & Mary Samadnejad	**FAX NO.:** (410) ~~299-2943~~ 5551 Fax (410) 744-9143
FROM: Joseph R. Woolman, III	**DATE:** 8/6/02
	NO. OF PAGES: 3 (INCLUDING COVER)

REGARDING:
Required upgrades to Inglewood Gas site

This facsimile contains information from the law firm of Gildea, LLC which may be confidential and/or privileged. The information is intended to be for the exclusive use of the individual or entity named above. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this facsimile in error, please notify Gildea, LLC by telephone (410-234-0073) immediately.

GILDEA, LLC
301 NORTH CHARLES STREET
SUITE 900
BALTIMORE, MARYLAND 21201
TELEPHONE 410-234-0070
FACSIMILE 410-234-0072
www.gildeallc.com

DAVID K. GILDEA
DAVIDGILDEA@GILDEALLC.COM

SEBASTIAN A. CROSS
SCROSS@GILDEALLC.COM

JOSEPH R. WOOLMAN, III
JWOOLMAN@GILDEALLC.COM

D. DUSKY HOLMAN
DHOLMAN@GILDEALLC.COM

August 6, 2002

Sent Via Facsimile Only
Timothy Kotroco
401 Bosley Avenue
4th Floor
Towson, MD 21204

Re: Required upgrades to Inglewood Gas site
Case No. 02-555 SPHX

Dear Tim:

Attached please find a rough rendering of the wooden fence that would replace the guardrail at the above referenced property. The rendering was provided by Carroll Independent Fuel, who will be doing the work. In addition, the owners of the station, who appeared before you on July 24, 2002, have contracted a maintenance person to clean and maintain the sidewalk areas at your request.

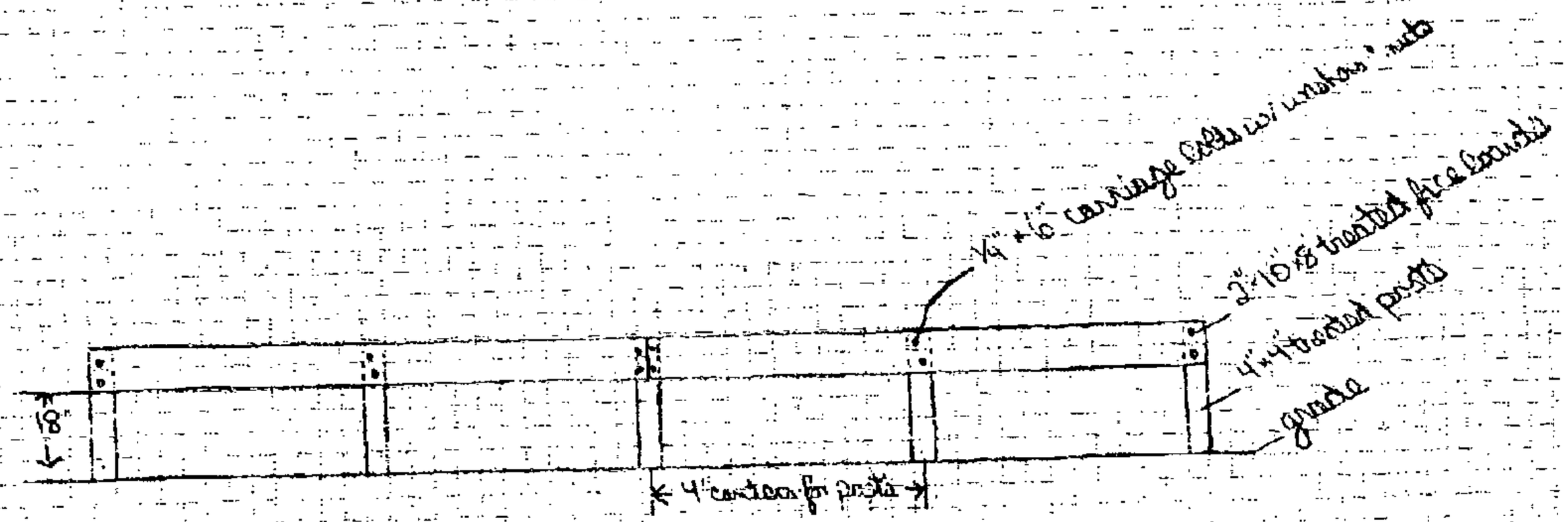
Please advise at your earliest convenience whether this type of fencing meets with your requirements. Once the fence and other clean-up and maintenance is completed, we will resubmit on our requests for variance and special exception, which you indicated would be granted upon the completion of the above improvements to your satisfaction.

If you have any questions please do not hesitate to contact me.

Very truly yours,

Joseph R. Woolman, III

DKG:dls
Enclosure
CC: Fred Samadnejad
Mary Samadnejad
Bill Monk
David K. Gildea, Esquire



Sugarwood Village

6250 Emmitsburg Rd

Catoctin MD 21728

02-555-SPHX
7/24/02

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
ABBAS-SAMADNEJAD	620 Edmondson Ave
	Catonsville MD 21228
Joseph R. Woolman III	301 N. Charles St.
	Suite 900
	Baltimore MD 21201
BILL MONK	110 WEST ROAD SUITE 245
	TOWSON, MARYLAND
David K. Gildea	301 N. Charles St.
	Suite 900
	Balt. MD. 21201

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on Recycled Paper

Pet Ex #2

1

PETITION – 620 EDMONDSON AVENUE

I hereby support the conversion of the existing fuel service station at 620 Edmondson Avenue into a larger, more modern convenience store and car wash.

NAME	ADDRESS	
Kathleen Walker	623 Edmondson Ave. Caton. MD 21228	(ALLSTATE)
Eric Parker	618 Edmonson Av Catonsville MD 21228	PAPA Johns
Next-Day / John Burk	614 Old Edmonson Ave Balto. Md. 21228	(American Overnight)
→ Pierce Cleaners & Tailors	616 Old Edmondson Ave Catonsville Md. 21228	
Pattie Sands	701 RAYNOR AVE 2122[illegible]	
JOSEPH SHUNK	701 FERN VALLEY CR #2 CATONSVILLE MD 21228	
DEBORAH HARRIS	704 EASTSHIRE DRIVE MD. 21228	
• WAYNE MOYER	408 INGLESIDE AVE MD. 21228	BAR next Door
EARL MORENEAD	408 INGLESIDE MD 2122[illegible]	BAR next Door
• FRED EDWARDS	707 Fern Valley Circle MD 21228.	
• GARY FOAST	1112 Inglside Ave 21228	
L L Foast	707 Fern Valley Cir M 21228	
JOHN KAGENS	509 INGLESIDE AVE CATONSVILLE 21228	
DAN MELDRUM	12 ARTHUR AV. — " "	
Brenda Waterbury	430 Ingleside Ave.	
Barbara Jolliffe	430 Ingleside 21228	
BOB HOMANS	611 WOODSDALE RD. 21228	
Michele Thurston	701 EastShire Drive 21228	
Jessica Collins	118 Smithwood Ave 21228	
AJ Milling	706 Edmondson Ave 21228	
Jenna L Peay	801 Edmonson AVE 21228	
Amanda Bell	701 Fernvalley Circle 21228	
Rob Fisher	413 Ingleside Ave	
[illegible]	425 [illegible] Westshire 21228	
Gail Caton	1406 Summit Ave 21228	
Michelle Votta	420 Westshire Dr 21228	
[illegible]	2[illegible] Old Dominion Ct 21228	
TRACY CARSON	460 KENT AVE BALTO. MD 21228	
Arthur Barnick	448½ Kent Ave. Balto MD 21228	
Amy DeAno	29-E Montrose Manor Ct 21228	
JACKIE O'BRIEN	416 WESTSHIRE DRIVE Catonsville MD 21228	
[illegible]	422 LAFAYETTE AVE 21228	
[illegible]	423 MARYLAND AVE 21228	
[illegible]	1406 Summit Ave 21228	
SHAWN K SWEENEY	707 DORCHESTER RD 21228	
KEVIN MOORE	615 INGLESIDE AVE 21228	

2

PETITION – 620 EDMONDSON AVENUE

I hereby support the conversion of the existing fuel service station at 620 Edmondson Avenue into a larger, more modern convenience store and car wash.

NAME	ADDRESS
PAT ZUGARS	109 BEAUMONT AV MD 21228
Laurie Ruckle	613 Woodsdale rd. MD 21228
Arlene Gregson	1305 Dunmore Ave Balto MD 21228
Maurice Bottell	1000 Woodsdale Rd. Catonsville 21228
Norman Holmes	103 Wheaton Place Catonsville MD 21228
JOHN DEFRUGEUS	3403 EAST AVE BALTO MD 21206
Lee KNAUFF	1201 EDMONDSON AV 21228
J. A. Wafer	142 Sanford 21228
L. Tuck	235 S. Ellamont St 21229
STEPHAN MINOVICH	1924 ROCKWELL AVE CATONSVILLE MD 21228
Kathy Monk	421 Delaware Pl 21228
Deborah Ford Crawford	1201 Hubner Ave 21228
YVONNE LEMON	4312 LEICH CHURCH CT 21117
AHMED MANSOUR	417 WHEATON PL. APC B. MD
DEE MCCAN	719 Edmonson Ave
Cindy Spicer	4110 Ingleside Ave
[illegible]	615 Ingleside Ave 21228
MALENE PECHACOT	2302 Pickwick Rd, Balto. 21207
Martha B. Wilkins	4100 Random Rd. Balto. 21229
[illegible]	1201 Brunn. Ave Catonsville 21228
William A. Spates Jr.	14-K Rambling Oaks Way Catonsville 21228
Vernon Harris	704 East Shirley Drive 21228
D. Proctor	36 Whitney Ln 21220
J. McCarter	452 Kent Ave 21228
MIRIAM ARRIOLA	3H RAMBLING OAKS WAY 21228
Mark M Kelly	9920 Hidden Haven 21042
JOANNE JACKSON	938 Claymont Ave 16
Janet Sterner	510 Kent Ave 21228
Leonard Rutkas	4590 Dunkirk Rd 21074
Dennis Krainer	1310 Denbright rd 21228
ROBERT O'CONNELL	714 EDMONDSON AVE
LESTA THOMPSON	4016 Edmondson Ave 21229
Augustine Chima	2111 Lugine Ave Gwynn Oak MD 21207
A. Walker	6184 Edmondson 21228
D. Ketterman	240 Glenmont Ave 21228
E. [illegible]	538 Yale Ave 21229 Brad. Rd.

PETITION – 620 EDMONDSON AVENUE

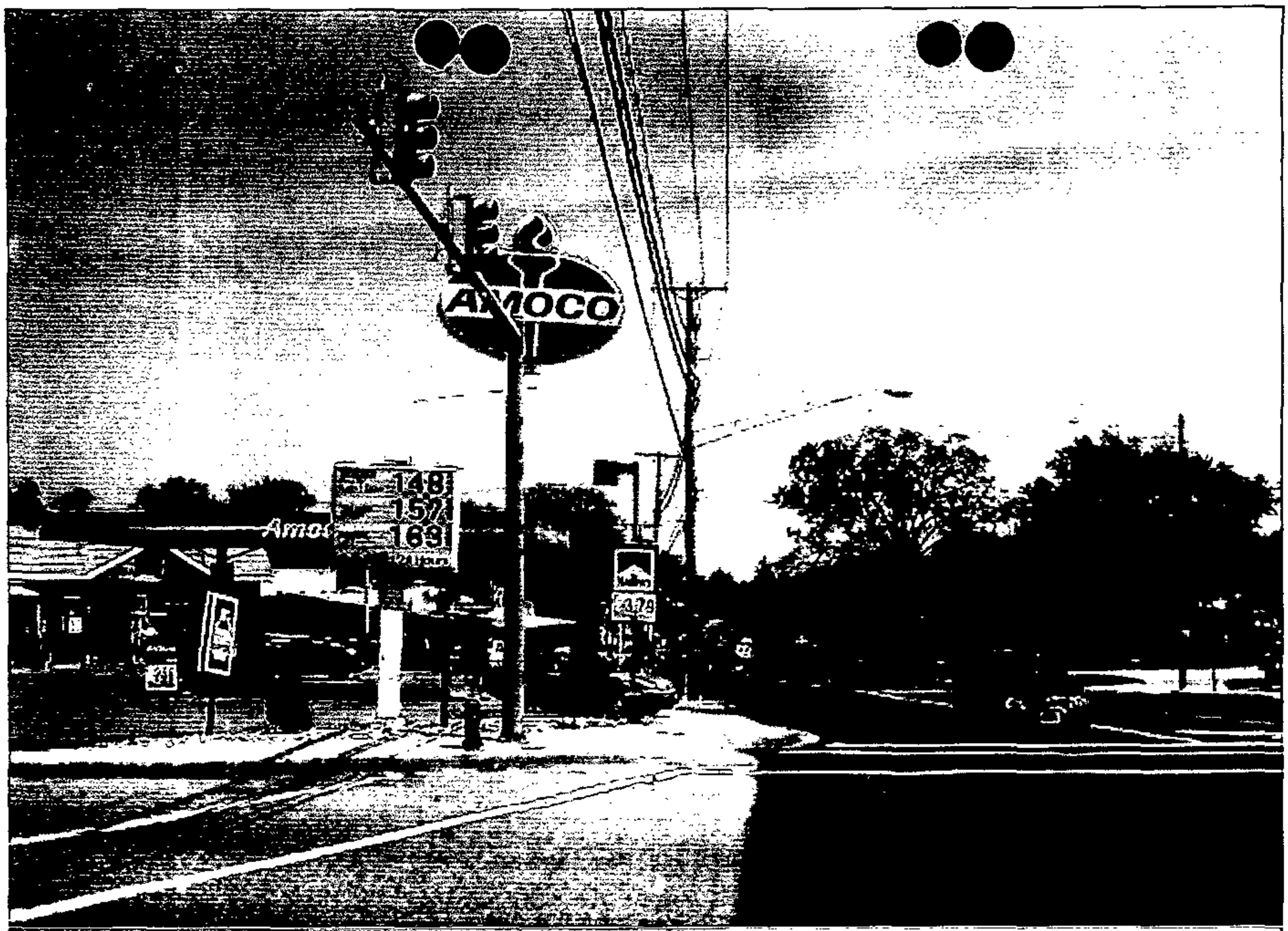
I hereby support the conversion of the existing fuel service station at 620 Edmondson Avenue into a larger, more modern convenience store and car wash.

NAME	ADDRESS
M Hofrecher	1400 Melvale Ave. Catonsville 21228
D. Myers	116 Wesley Ave Balto MD 21228
B. Harris	1228 N. Augusta Ave Balto, MD 21229
K Murhead	1818 Edmondson. Catonsville. 21228
M. Thomas	28 Winters Lane
[illegible]	805 Edmondson Avenue Catonsville MD 21228
[illegible]	427 Maryland Ave " " "
Karen Brown	502 Ingleside Ave.
John Crowe	504 Ingleside Ave
DANIEL R. TAYLOR	603 PLYMOUTH RD 21229
[illegible]	407-n Misty Wood Way 21228
[illegible]	201 N Beechwood 21228
[illegible]	709 Raymor Ave. 21228
Roy [illegible]	710 Linda Drive
Bonnie Phillips	503 Valcour Rd. 21228
Mark Tucci	401 Hilltop ave 21228
[illegible]	1306 Hubert Ave 21228
[illegible]	716 Kent Ave. 21228
[illegible]	415 Westshire Dr. 21228
[illegible]	1 Seyon CT Balt MD 21220
P Van Dagelen	1107 Gloria Ave
Junie [illegible]	17 Middleton Ct Balt MD 21207
GARY [illegible]	708 Bloomsbury Ave
[illegible]	406 WESTSHIRE DR.
[illegible]	3007 GRANDON AVE 21207
James Shumate	131 Maple Ave Cato 21228
Hallory [illegible]	1064 CRAFTSWOOD RD. 21228
[illegible]	511 MD Ave MD 21228
[illegible] Goodman	509 MD Ave RP. MD 21228
Kyan Handley	30 Bryans Mill Way 21228
Grace [illegible]	604 N Chapelgate Ln
Kristen Atesh	500 FREDRICK ROAD. 21228
[illegible]	52 Winters Lane 21228
Ruthann Cornelius	719 Mundy Church 21228
Heather Mapp	Montman Ave 21228
Tracie Handley	5630 PRINCESS George St. 21207

PETITION - 620 EDMONDSON AVENUE

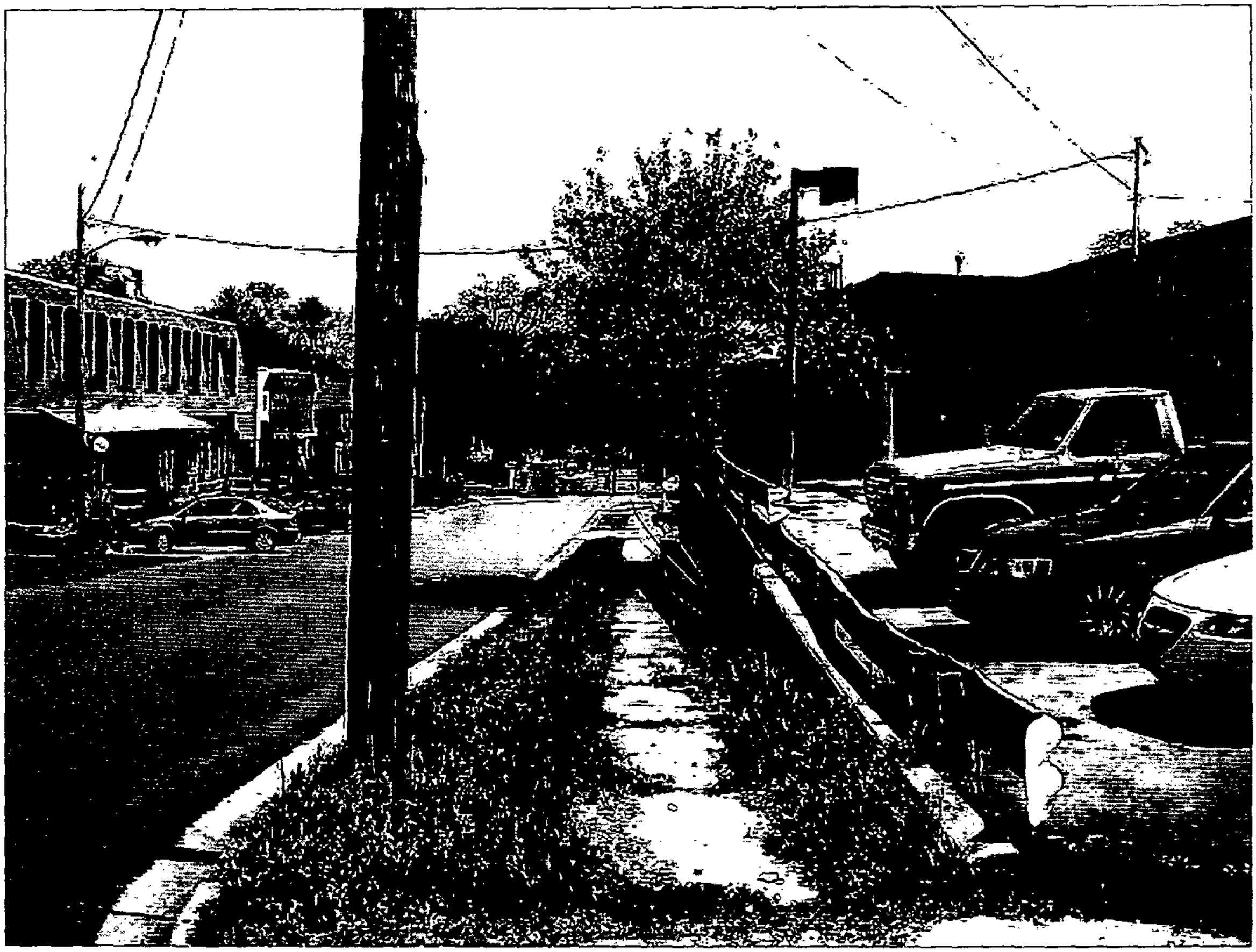
I hereby support the conversion of the existing fuel service station at 620 Edmondson Avenue into a larger, more modern convenience store and car wash.

NAME	ADDRESS
Erich von Marko	3620 Roland Ave, Balto MD 21211
Barbara Johns	1709 [illegible] Balto 21211
[illegible]	602 [illegible] Rd 21228
Jim Pegley	713 Woodsdale Rd 21228
Nancy Smith	408 Westshire
Sharon Goldstein	707 Fern Valley Circle 21228.
[illegible]	110 [illegible] Drive
Diana Purcell	707 Fern Valley Circle 21228
Jackie [illegible]	800 S Rolling [illegible]
Jennifer Spinelli	701 Fern Valley Cir 21228
Carol Newman	711 Linda Dr. 21228
Brian Ross	205 Roundhouse Ct. 21203
B Dorsey	4002 Woodhaven Ave 21216
A Butler	803 Edmondson Ave 21228
T. Schleupner	5520 N. Medwick Garth 21228
B Pumphrey	100 Wesley Ave.
M Boer	1318 Cabello Ct 21228
Keri Cole	715 Woodsdale
Kathy Pumphrey	629 Longview Dr. 21228
Frank R Liberto	409 Maryland Ave 21228
T Sidmond	901 Wicklow Rd 21229
Hildreth Nounnha	~~[illegible]~~ ~~N~~ 719 Eastshire Drive, 21228
Denise Bloch	701 Raynor Ave. 21228
Charles Eimack Jr	701 Fern Valley Circle 21228
Mehmud Saleem	209 - Fern Valley cir Apt 4 21228.
Morris Meushaw	707 Fern Valley Cir Apt 9 21228
Shari Manger	511 Maryland Ave Catonsville 21228
Shawn Smith	3900 Edmondson Ave 21229
Derick Ayers	408 Dorchester Rd 21228
Charles Bell	701-8 Fern Valley Circle 21228
Marilou Judd	637 Orpington Rd 21229
Rik	1900 Thames St. Fells Point
S. Szczepucha	323 Stonewall Rd Balto. Co. Md 21228
S. Schuphes	411 Lafayette Ave.
D. Gavin	707 Linda Dr Balto, Md 21228
J. Rizzuto	701 Eastshire Dr 21228



Pet 4A

(1)



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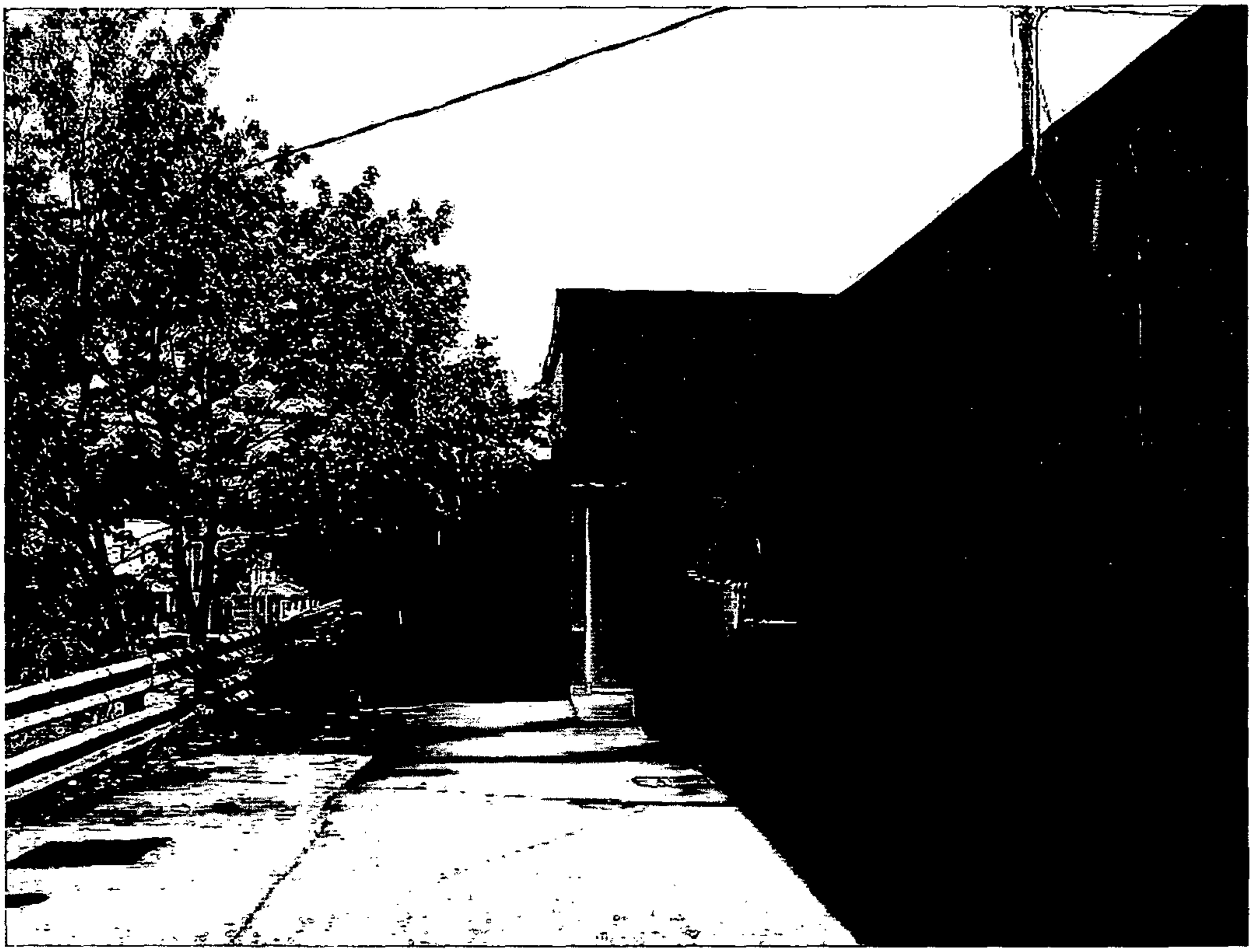

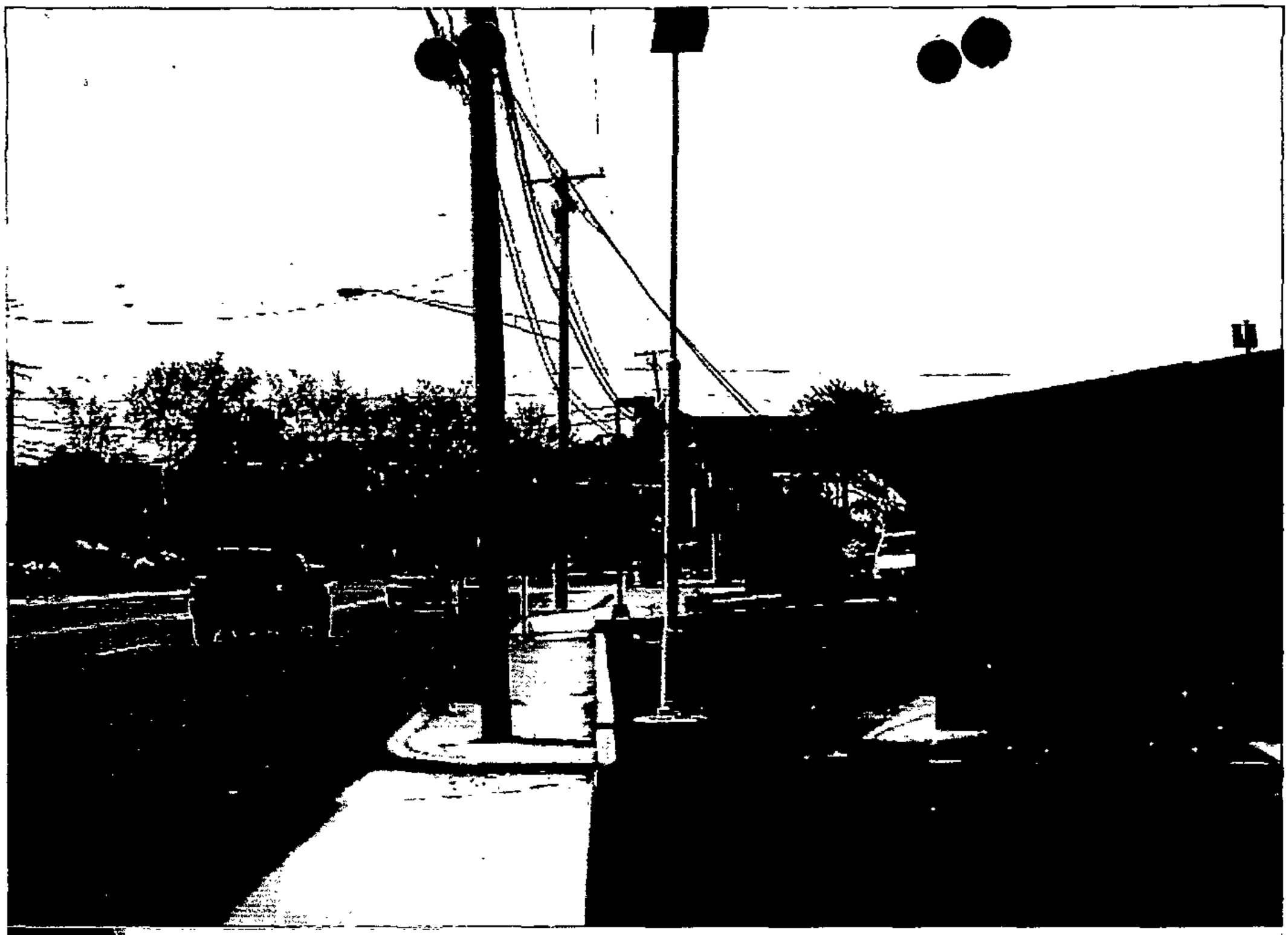

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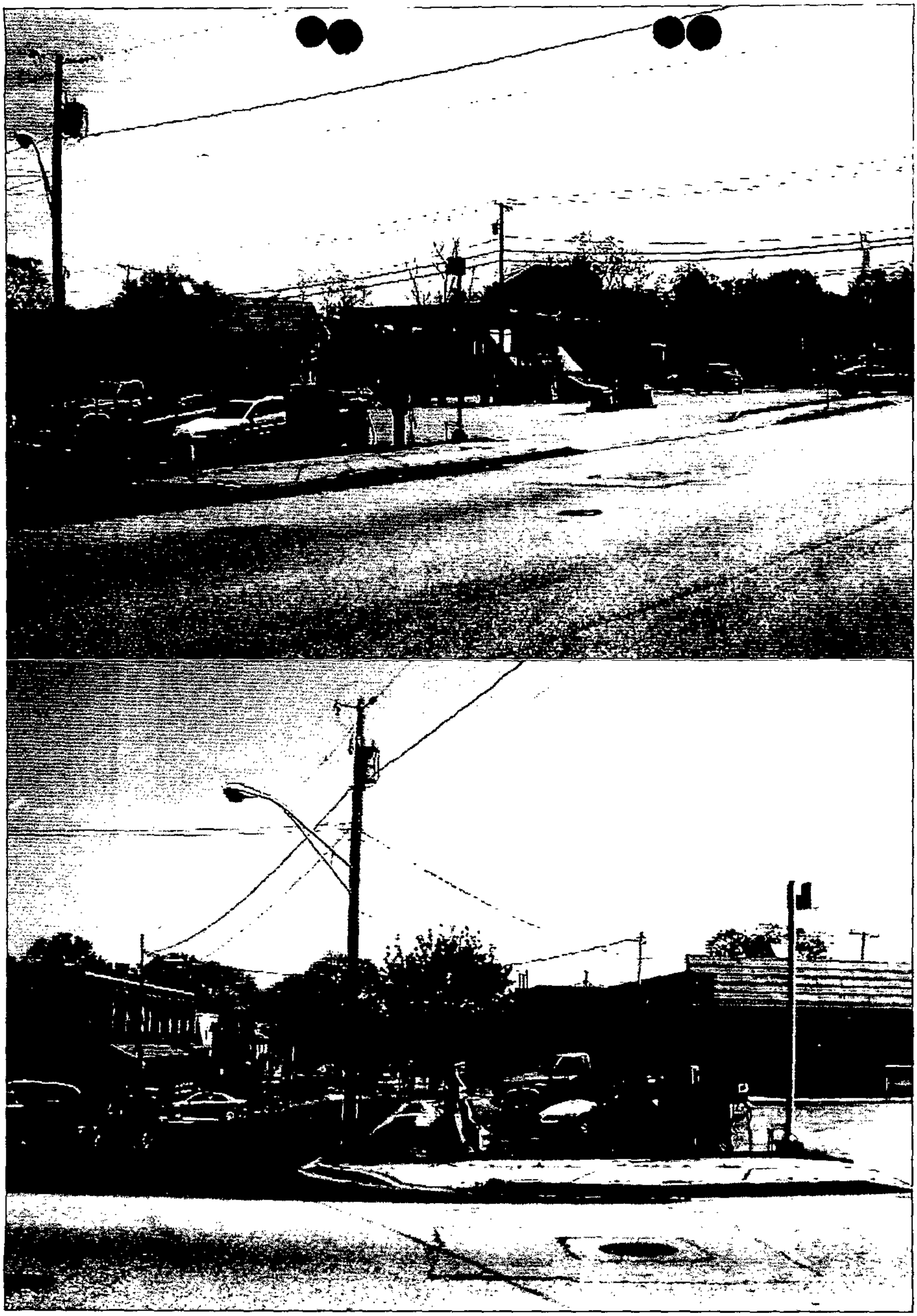

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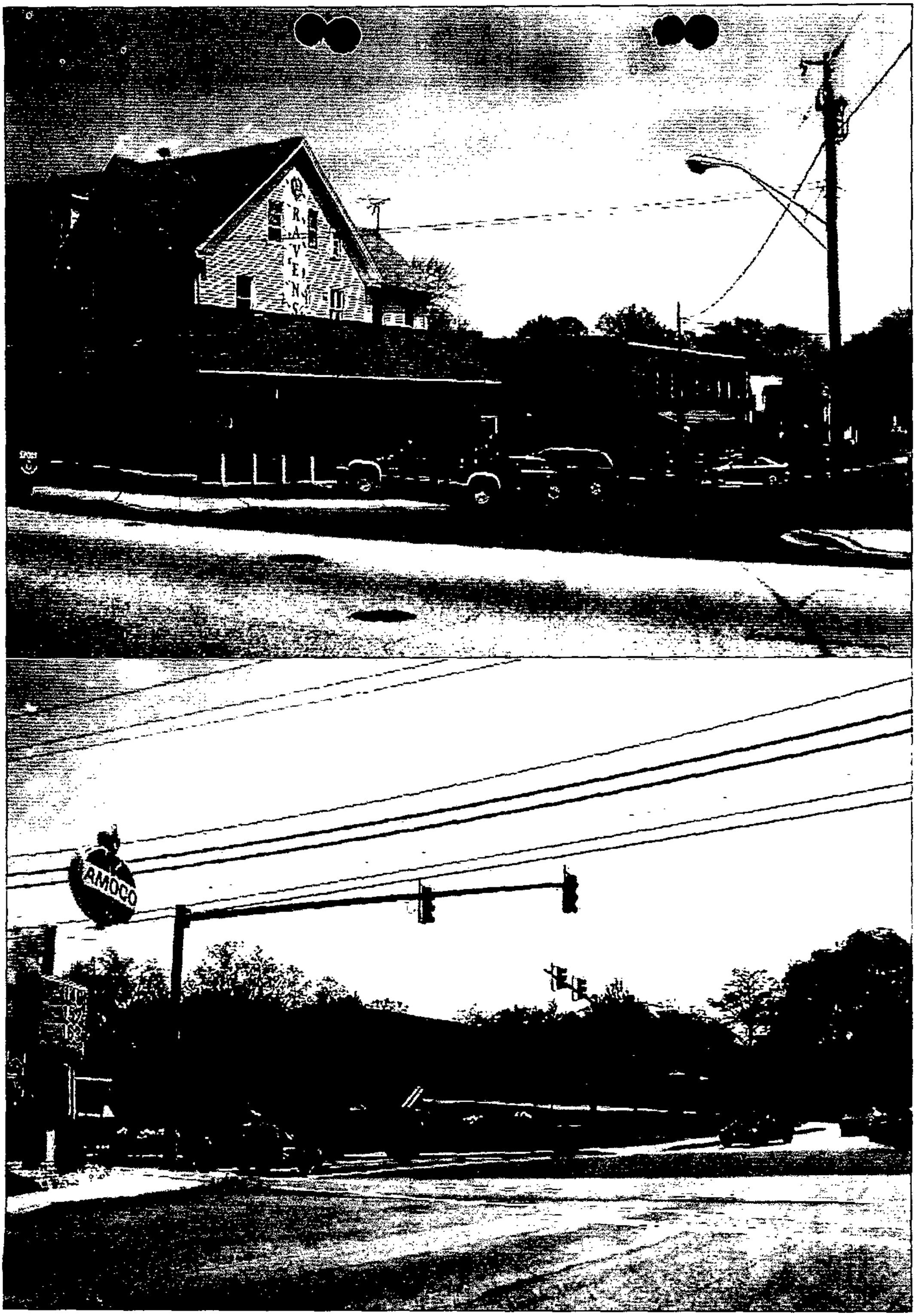

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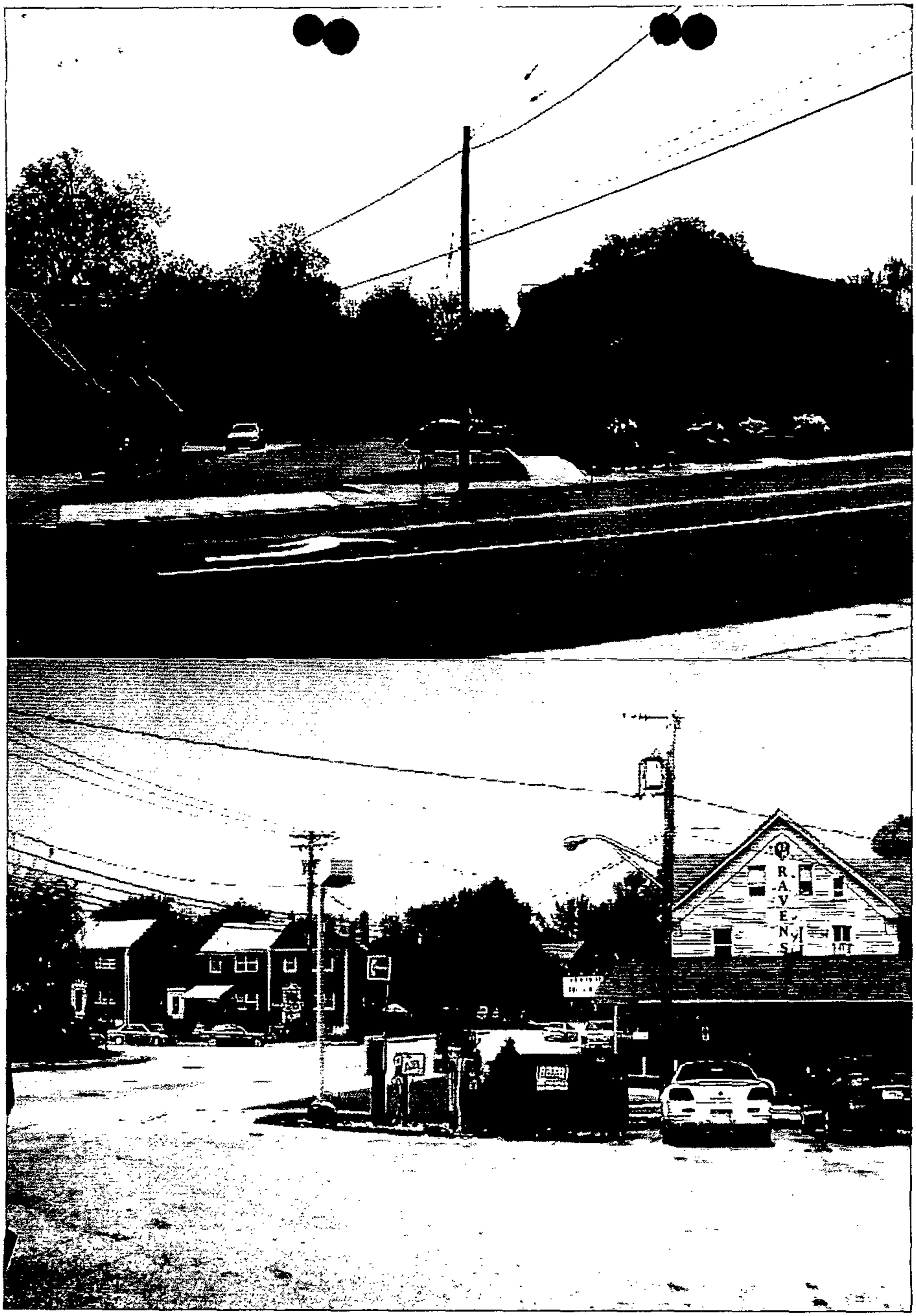

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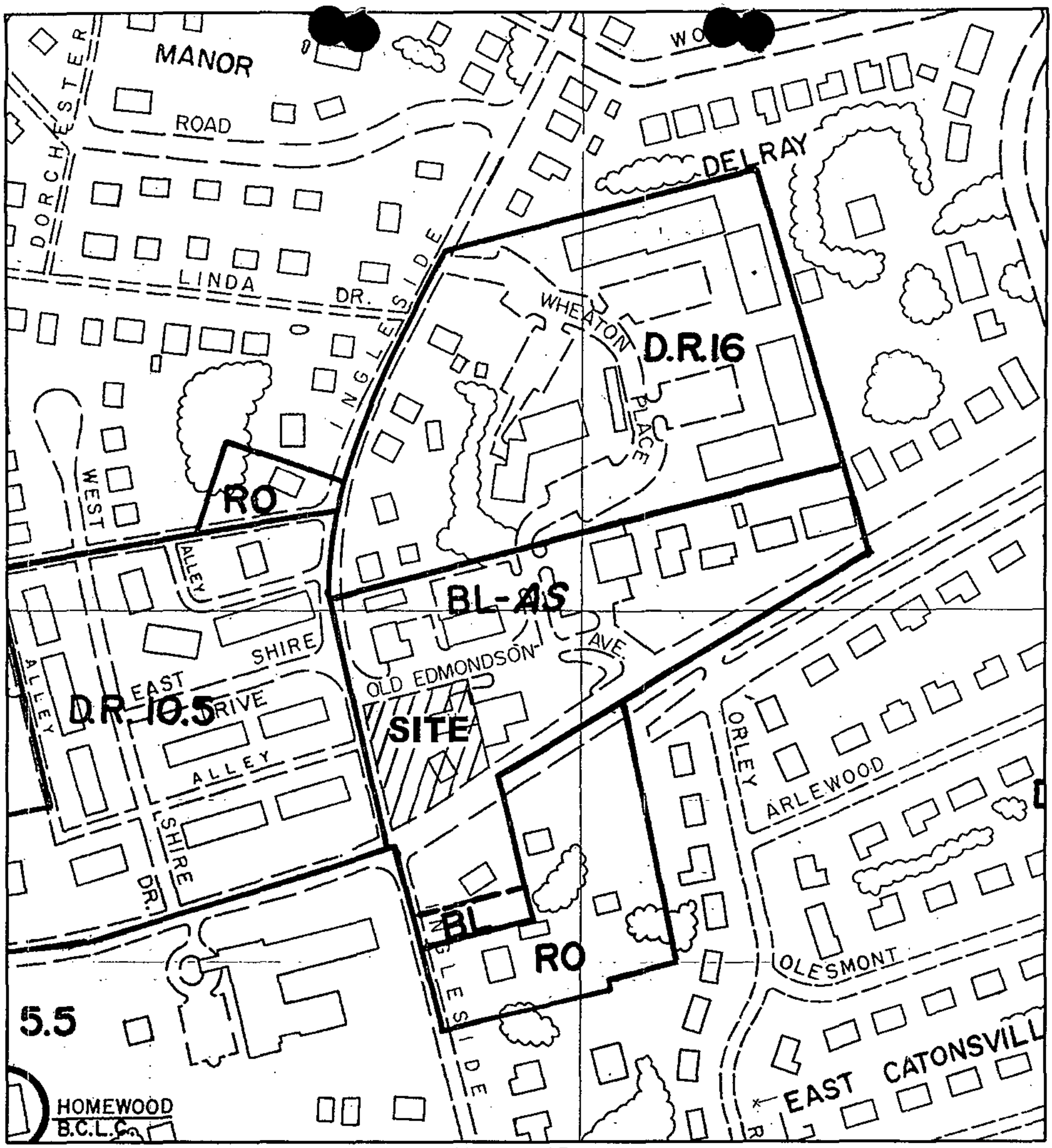


ZONING MAP

EXHIBIT II

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

110 WEST ROAD, SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX: (410) 821-1748

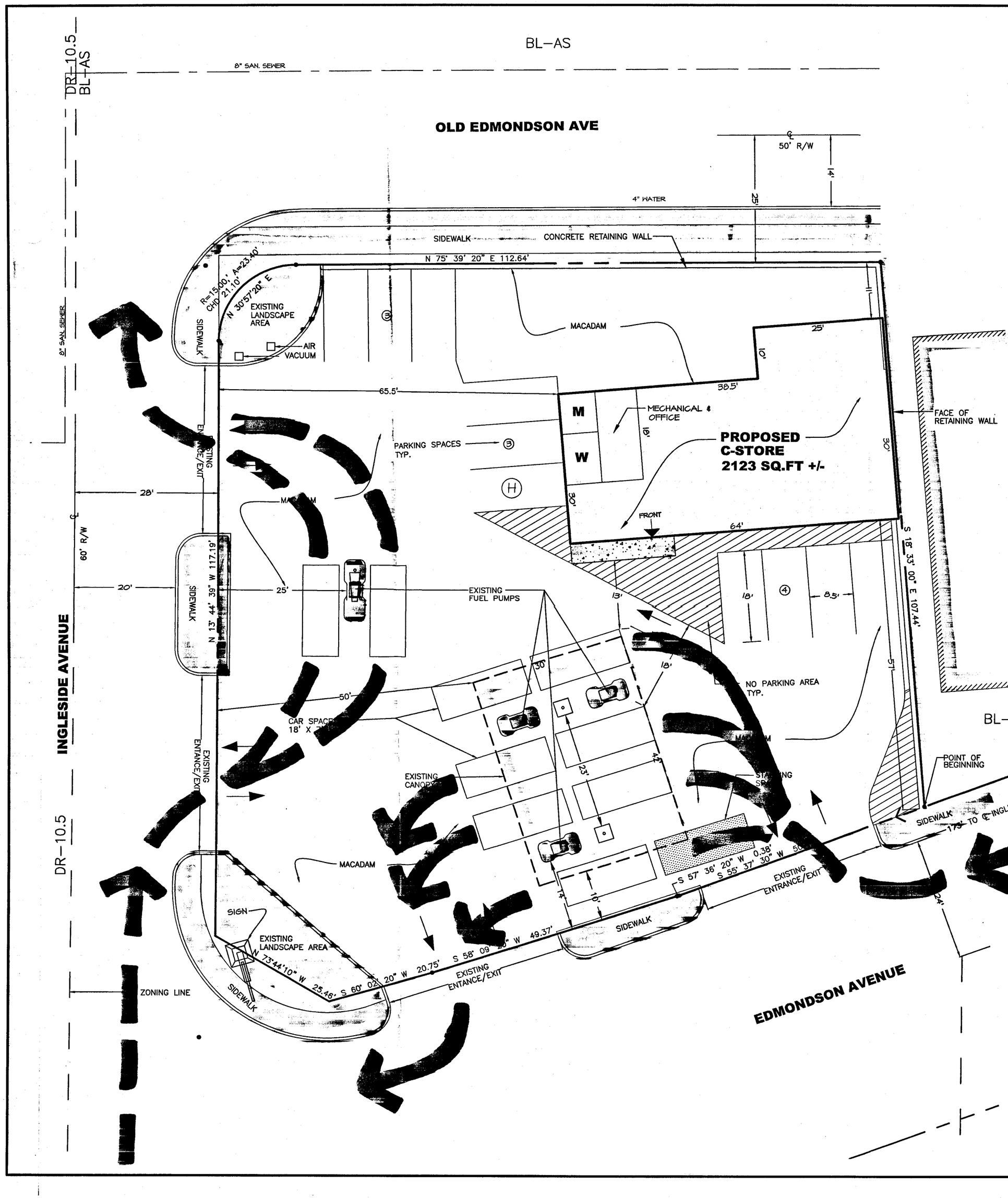
PRELIMINARY SITE PLAN

620 EDMONDSON AVE.

1st ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'	DATE: 05/31/02	ZONING MAP: SW2F	DESIGN BY: WM	REVIEW BY: WM	JOB NO. : 12483.01



SECTION 405: FUEL SERVICE STATIONS

A. SPECIAL EXCEPTION TO PERMIT A FUEL SERVICE STATION ON AN INDIVIDUAL SITE WITH A CONVENIENCE STORE AS USE IN COMBINATION WITH THE FUEL SERVICE STATION PER SECTIONS 405.2.B.1 AND 405.4E.1 RESPECTIVELY.

B. SPECIAL HEARING TO AMEND THE PREVIOUSLY APPROVED SPECIAL EXCEPTION PLAN (CASE #65-213X).

C. VARIANCES REQUIRED:

1. BCZR SECTION 405.4(A)(1) AND 405.4 (E)(1)-TO PERMIT THE AREA OF A FUEL SERVICE STATION SITE TO BE 17,734 SQUARE FEET IN LIEU OF THE REQUIRED 23,492 SQUARE FEET.
2. BCZR SECTION 405.4(A)(2)(a)-TO PERMIT A FUEL PUMP TO BE SET BACK 14 FEET FROM A STREET RIGHT-OF-WAY IN LIEU OF THE REQUIRED 25 FEET.
3. BCZR SECTION 405.4(A)(2)(a)-TO PERMIT A CANOPY TO BE SET BACK 10 FEET FROM A STREET RIGHT-OF-WAY IN LIEU OF THE REQUIRED 15 FEET.
4. BCZR SECTION 405.4(A)(2)(b)-TO PERMIT A LANDSCAPE TRANSITION AREA ALONG THE ENTIRE PERIMETER OF THE ENTIRE FUEL SERVICE STATION TO HAVE A MINIMUM WIDTH OF 0 FEET IN LIEU OF THE REQUIRED 10 FEET IF THE FUEL SERVICE STATION ABUTS A PUBLIC RIGHT-OF-WAY.
5. BCZR SECTION 405.4(A)(2)(b)-TO PERMIT LANDSCAPE TRANSITION AREA ALONG THE ENTIRE PERIMETER OF THE ENTIRE FUEL SERVICE STATION TO HAVE A MINIMUM WIDTH OF 0 FEET IN LIEU OF THE REQUIRED 6 FEET IN ALL SIDE AND REAR YARDS ABUTTING NON-RESIDENTIAL ZONED LAND.
6. BCZR SECTION 405.4(A)(3)(d)-TO PERMIT A TOTAL OF 10 PARKING SPACES IN LIEU OF THE REQUIRED 15.
7. BCZR SECTION 405.4(A)(3)(e)(2)-TO PERMIT ONE STACKING SPACE IN LIEU OF THE REQUIRED FOUR.
8. BCZR SECTION 409.4(C)-TO PERMIT A TWO-WAY DRIVE AISLE OF 13 FEET IN LIEU OF THE REQUIRED 22 FEET.
9. BCZR SECTION 405.4 (A)(2)-TO PERMIT A MAIN STRUCTURE SETBACK FROM ANY STREET RIGHT-OF-WAY OF 11 FEET IN LIEU OF THE REQUIRED 35 FEET (OLD EDMONDSON AVE.).

D. THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN 1 MILE OF THE SITE (SECTION 405.3).

E. THE LANDSCAPE TRANSITION AREAS AS SHOWN SHALL BE VEGETATED AND SCREENED IN ACCORDANCE WITH THE LANDSCAPE MANUAL REQUIREMENTS FOR AUTOMOTIVE USES. (SECTION 405.4-A.2.C).

F. REQUIRED SITE AREA: (SECTION 405.4.D.2.)
FUEL SERVICE STATION (8 PUMPS x 1,500 SF)=12,000 S.F. OR 15,000 S.F(WHICHEVER IS GREATER)
FOOD STORE (4 x 2,123 SF) = 8,492 sf
TOTAL AREA REQUIRED (15,000 + 8,492) = 23,492 sf
TOTAL AREA PROVIDED = 17,734 sf

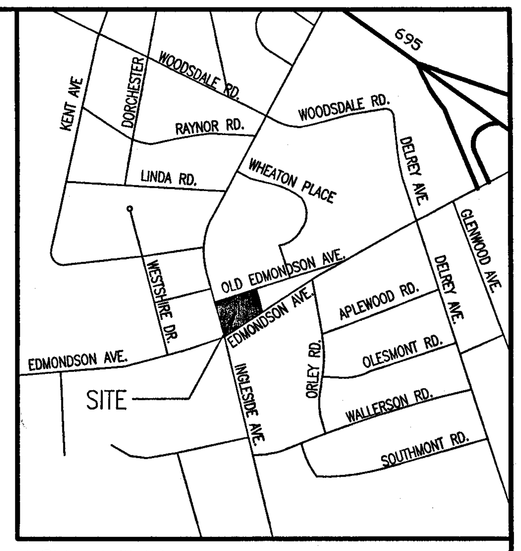
G. SETBACKS (TO PROPERTY LINES):

	C-STORE BUILDING		CANOPY		FUEL PUMPS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FRONT	35'	57'	15'	10'	25'	14'
SIDE	0'	0'	N/A			
REAR	35'	11'	N/A			
STREET CORNER SIDE	35'	65.5'	15'	50'	25'	25'

I. PARKING CALCULATIONS:
A. PARKING REQUIRED:
CONVENIENCE FOOD STORE 2123 S.F @ 5/1000 SF = 11
1 EMPLOYEE ON LARGEST SHIFT = 2
1 SPACE FOR COMPRESSED AIR = 1
1 SPACE PER VACUUM = 1
TOTAL PARKING REQUIRED = 15
B. PARKING PROVIDED:
INCLUDING 1 HANDICAP SPACE = 10

J. A REST ROOM FACILITY, WATER AND COMPRESSED AIR SHALL BE PROVIDED FOR CUSTOMERS.

K. ALL SIGNS SHALL BE IN CONFORMANCE WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS (SECTION 405).



VICINITY MAP
SCALE: 1" = 500'

GENERAL NOTES:

1. ZONING: BL-AS (BUSINESS, LOCAL-AUTOMOTIVE SERVICE)
2. SITE AREA: = 31,086 S.F. (GROSS), 17,734 S.F. (NET)
3. EXISTING USE: GASOLINE SERVICE STATION (3 BAYS)
4. PROPOSED USE: AUTOMOBILE FUEL SERVICE STATION WITH CONVENIENCE STORE.
5. PROPOSED BUILDING AREA/C-STORE: 2123± S.F.
6. PUBLIC WATER AND SEWER SERVE THE SITE.
7. F.A.R.:
MAXIMUM PERMITTED: 3.0
PROPOSED: 0.12
8. THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
9. THE SITE IS NOT WITHIN A MORATORIUM AREA OR IN AN AREA WHERE FAILURE OF BASIC SERVICES MAPS CURRENTLY EXISTS PER SECTION 4A02 (BCZR).
10. THE SITE IS NOT WITHIN A 100 YEAR FLOODPLAIN.
11. THERE ARE NO NON-TIDAL WETLANDS ON THIS SITE.
12. THERE ARE NO FOREST BUFFERS ON THIS SITE.
13. THERE ARE NO KNOWN REGULATED PLANT OR WILDLIFE COMMUNITIES ASSOCIATED WITH THIS SITE.
14. THERE ARE NO KNOWN HISTORICAL STRUCTURE OR ARCHEOLOGICAL AREAS ASSOCIATED WITH THIS SITE.
15. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS WITHIN 100' OF THIS PROPERTY.
16. BUILDING CONSTRUCTION SHALL COMPLY WITH BUILDING AND FIRE CODE REQUIREMENTS.
17. ALL LIGHTING SHALL CONFORM TO IES STANDARDS (ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA).
18. ALL PAVING SHALL BE BITUMINOUS DUST-FREE SURFACE.
19. ZONING CASE HISTORY: CASE #65-213X: SPECIAL EXCEPTION FOR 3 BAY FILLING STATION APPROVED FEBRUARY 11, 1965.
20. HOURS/DAYS PER WEEK: 24/7.
21. OWNER:
AMERICAN OIL CO.
C/O ERNST & YOUNG PROPERTY TAX
P.O. BOX 06529
CHICAGO, IL 60606-0529
DEED REFERENCE: 4523/55
TAX ACCT: 010150051
22. APPLICANT:
FRED AND MARY SAMADNEJAD
C/O INGLEWOOD AMOCO
620 EDMONDSON AVENUE
CATONSVILLE, MD 21228
410-744-1387
23. ENGINEER:
MORRIS & RITCHIE ASSOCIATES, INC.
110 WEST ROAD, SUITE 245
TOWSON, MD 21204
410-821-1690
24. ELECTION DISTRICT: 1
COUNCILMANIC DISTRICT: 1
CENSUS TRACT:
WATERSHED: PATAPSCO WATERSHED
SUB-SEWERSHED: 76
TAX MAP: 101, GRID 2 PARCEL 55
ZONING MAP: SW F2
ADC MAP: 41E-2

Pet Ex 6

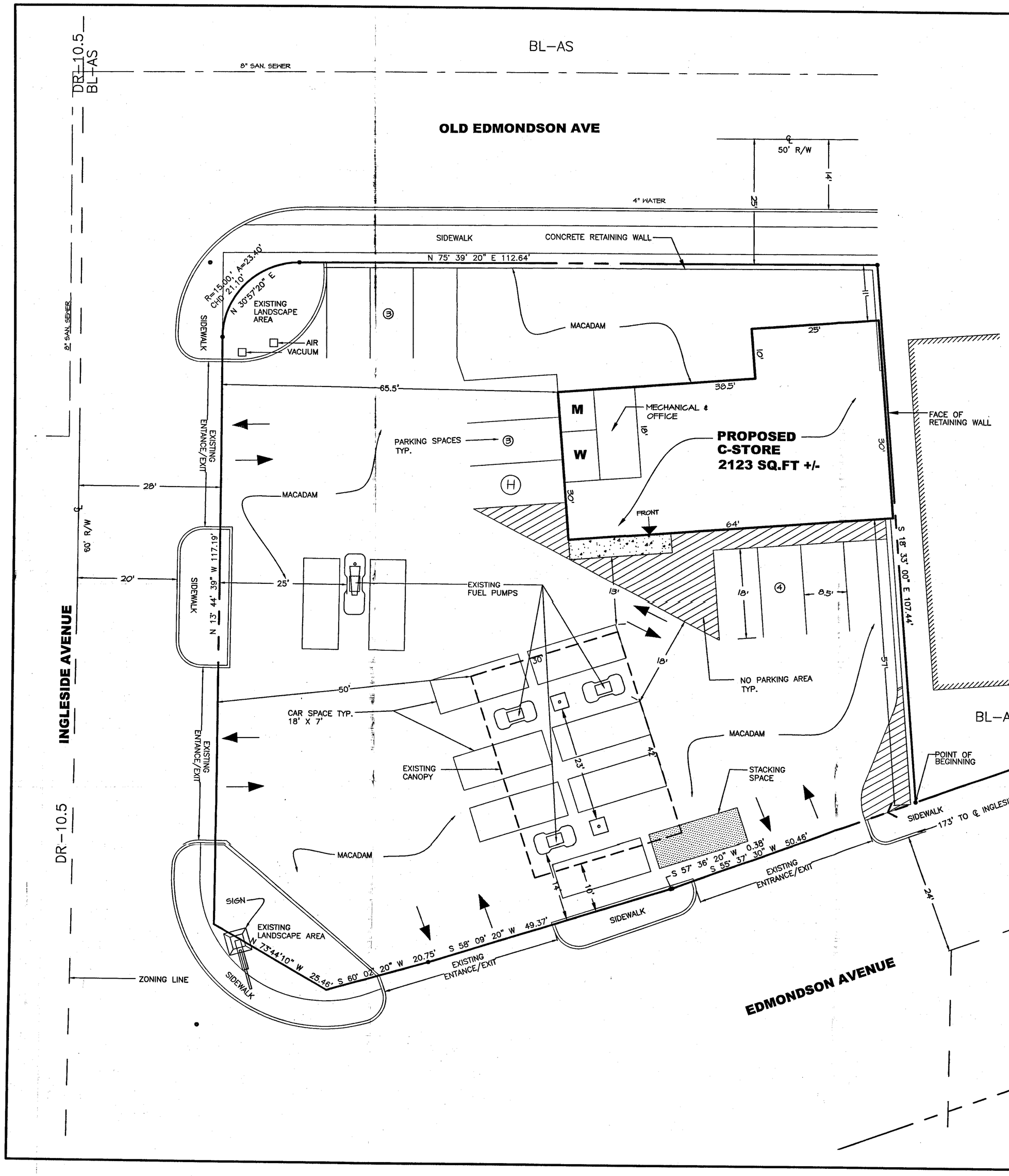
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

PLAN TO ACCOMPANY SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE APPLICATION

620 EDMONDSON AVE.

1st ELECTION DISTRICT
1st COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS		
		JOB NO.:	12483.01
		SCALE:	1"= 10'
		DATE:	05/31/02
		DRAWN BY:	BLG
		DESIGN BY:	BM
		REVIEW BY:	BM
		SHEET:	1 OF 1



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	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
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SIDE	0'	0'	N/A			
REAR	35'	11'	N/A			
STREET	35'	65.5'	15'	50'	25'	25'
CORNER SIDE						

I. PARKING CALCULATIONS:
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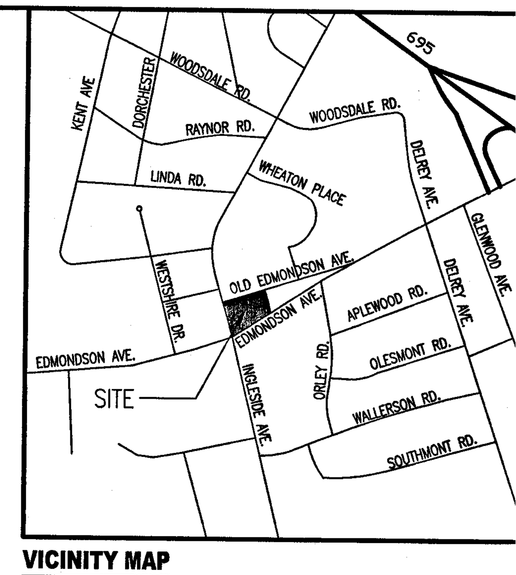

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20. HOURS/DAYS PER WEEK: 24/7.
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    C/O ERNST & YOUNG PROPERTY TAX
    P.O. BOX 06529
    CHICAGO, IL 60606-0529
    DEED REFERENCE: 4523/55
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22. APPLICANT:
    FRED ~~AND~~ MARY SAMADNEJAD
    C/O INGLEWOOD AMOCO
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24. ELECTION DISTRICT: 1
    COUNCILMANIC DISTRICT: 1
    CENSUS TRACT:
    WATERSHED: PATAPSCO WATERSHED
    SUB-SEWERSHED: 76
    TAX MAP: 101, GRID 2 PARCEL 55
    ZONING MAP: SW F2
    ADC MAP: 41E-2

MORRIS & RITCHIE ASSOCIATES, INC.
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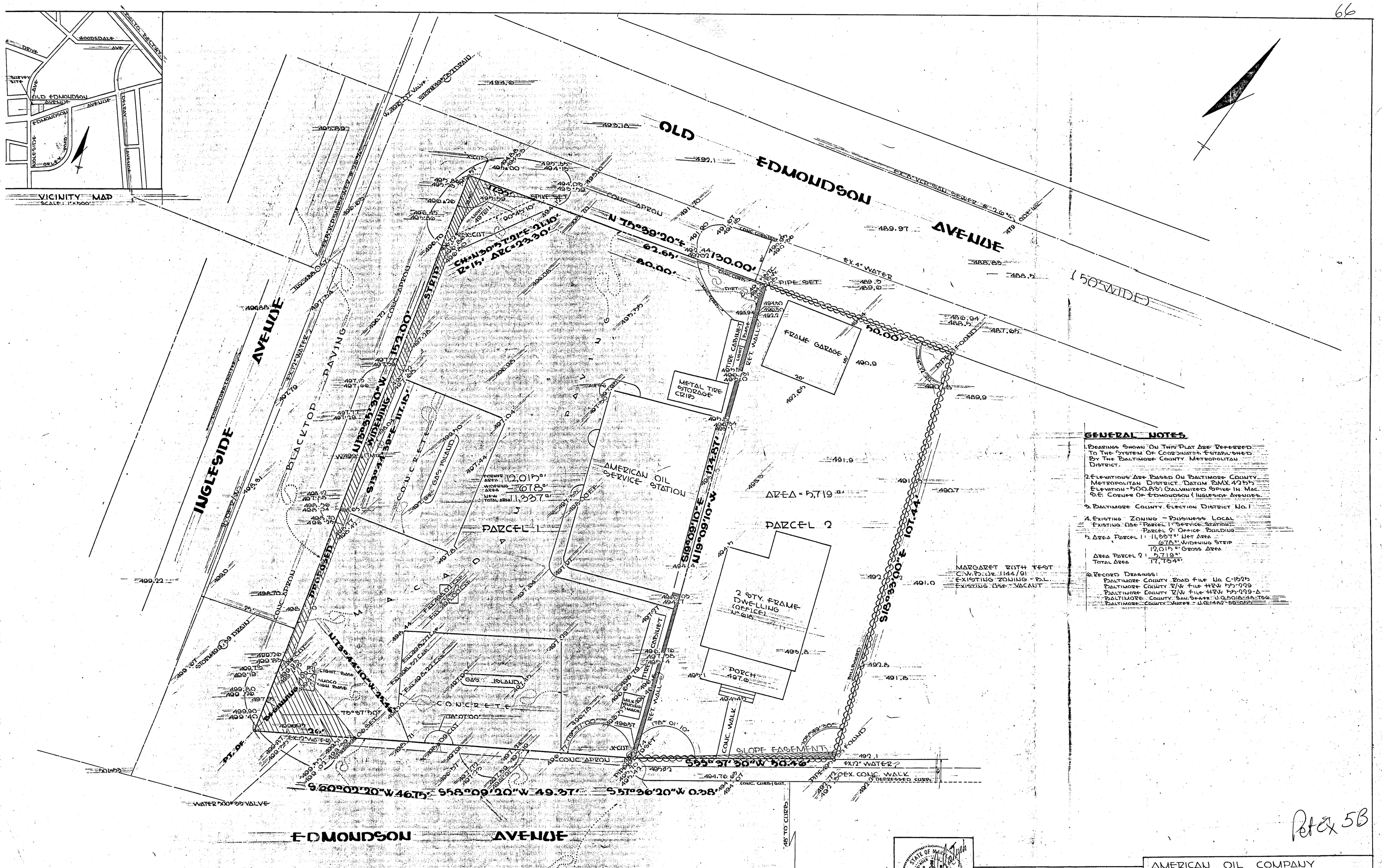
PLAN TO ACCOMPANY SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE APPLICATION

620 EDMONDSON AVE.

1st ELECTION DISTRICT
1st COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS		
		JOB NO.:	12483.01
		SCALE:	1"= 10'
		DATE:	05/31/02
		DRAWN BY:	BLG
		DESIGN BY:	BM
		REVIEW BY:	BM
		SHEET:	1 OF 1



GENERAL NOTES

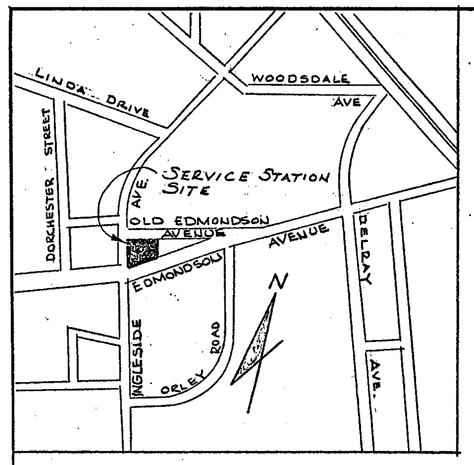
1. Bearings Shown On This Plat Are Referred To The System Of Coordinates Established By The Baltimore County Metropolitan District.
2. Elevations Are Based On Baltimore County Metropolitan District Datum B.M.X. 4255 Elevation - 500.855' Galvanized Spike In Mac. S.E. Corner Of Edmondson & Ingleside Avenues.
3. Baltimore County Election District No. 1
4. Existing Zoning - Business Local
   Existing Use - Parcel 1: Service Station
   Parcel 2: Office Building
5. Area Parcel 1: 11,337 SF Net Area
   678 SF Widening Strip
   12,015 SF Gross Area
   Area Parcel 2: 5,719 SF
   Total Area 17,754 SF
6. Record Drawings:
   Baltimore County Road File No. C-1025
   Baltimore County R/W File #R.W. 55-229
   Baltimore County R/W File #R.W. 55-229-A
   Baltimore County Sanitary U.D.E. 1-49-156
   Baltimore County Water - U.D.E. 1-62-25

Pet Ex 5B

STATE OF MARYLAND
ALEXANDER J. TOTH
No. 5131
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
6/30/64

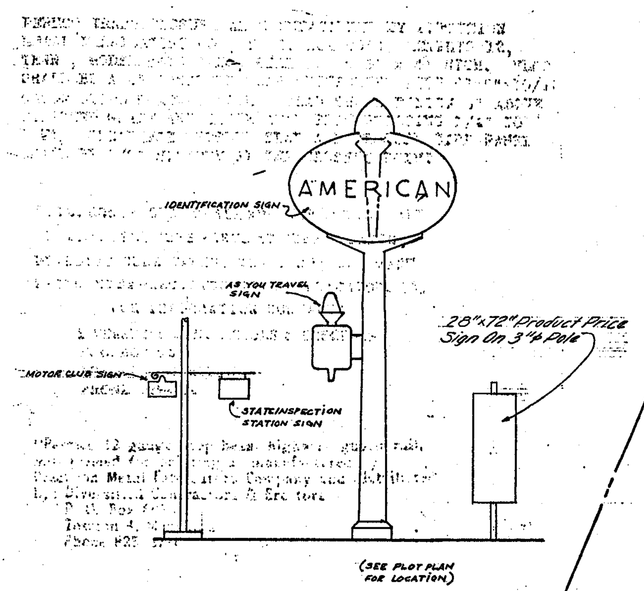
JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS · LAND SURVEYORS
2453 MARYLAND AVENUE
BALTIMORE 18 · MARYLAND
HOPKINS 7-9041
W.O. 4564

AMERICAN OIL COMPANY
BOUNDARY & TOPOGRAPHIC SURVEY
EDMONDSON AVENUE & INGLESIDE AVENUE
BALTIMORE COUNTY · MARYLAND
SCALE: 1"=10' JUNE 30, 1964



VICINITY MAP
1" = 500'

1 ST ELECTION DISTRICT
PROPERTY ZONED B.L
PROPERTY CONTAINS 17,784 SQ.FT.



SIGNS

NOTES:

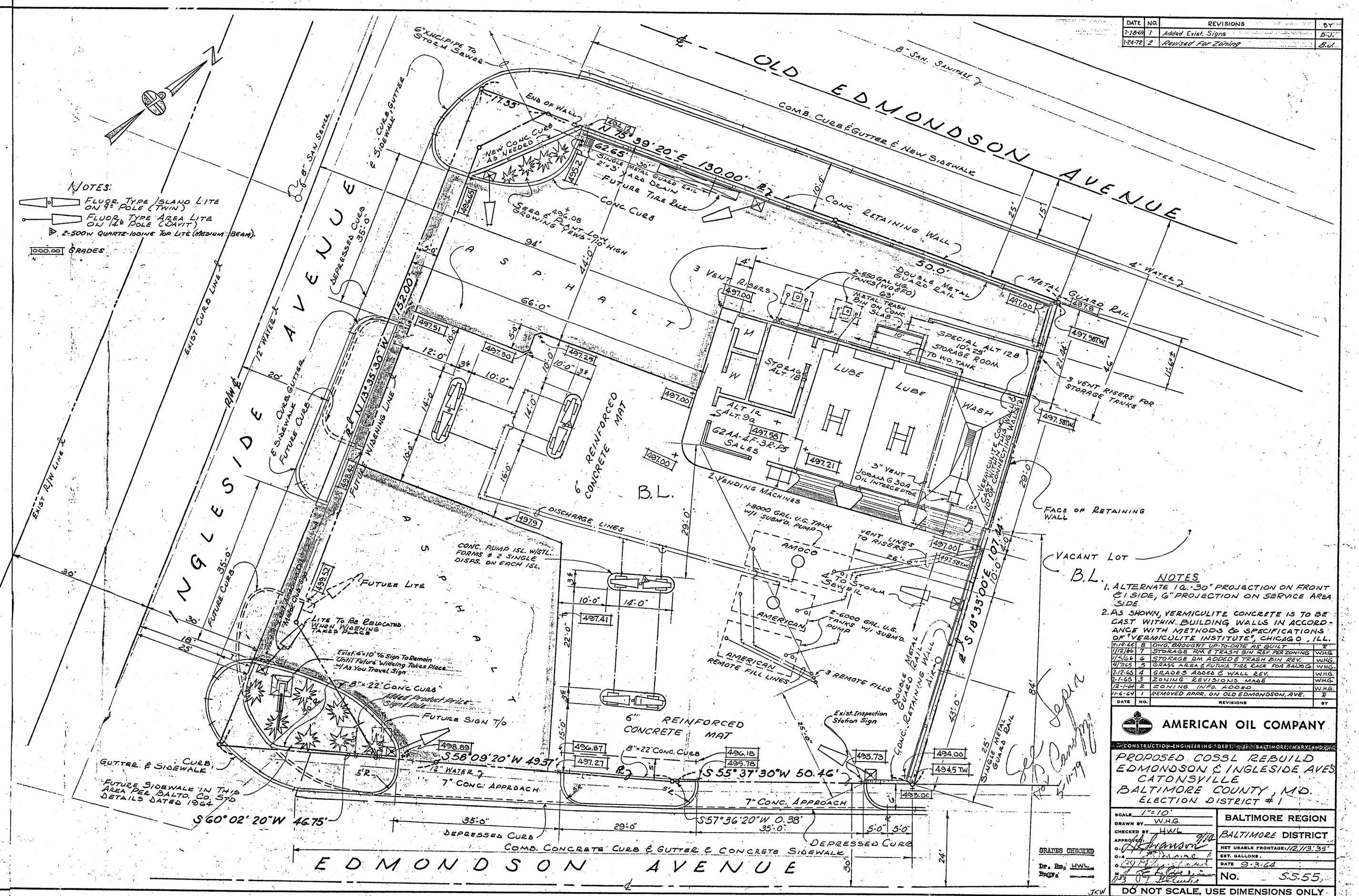
FLUOR. TYPE ISLAND LITE ON 9' POLE (TWIN)

FLUOR. TYPE AREA LITE ON 12' POLE (DAVIT)

2-500W QUARTZ-IODINE TOP LITE (MEDIUM BEAM).

000.00 GRADES

DATE	NO.	REVISIONS	BY
2-28-69	1	Added Exist. Signs	D.J.
1-24-72	2	Revised For Zoning	D.J.



NOTES

1. ALTERNATE 1Q.-30" PROJECTION ON FRONT & SIDE, 6" PROJECTION ON SERVICE AREA SIDE.
2. AS SHOWN, VERMICULITE CONCRETE IS TO BE CAST WITHIN BUILDING WALLS IN ACCORDANCE WITH METHODS & SPECIFICATIONS OF "VERMICULITE INSTITUTE", CHICAGO, ILL.

DATE	NO.	REVISIONS	BY
11-19-66	8	DWG. BROUGHT UP-TO-DATE AS BUILT	K
1/12/66	7	STORAGE RM & TRASH BIN REV PER ZONING	W.H.G.
1/5/66	6	STORAGE RM ADDED & TRASH BIN REV.	W.H.G.
4/17/65	5	GRASS AREA & FUTURE TIRE RACK FOR BALTO CO	W.H.G.
2-12-65	4	GRADES ADDED & WALL REV.	W.H.G.
1-1-65	3	ZONING REVISIONS MADE	W.H.G.
12-17-64	2	ZONING INFO. ADDED	W.H.G.
11-6-64	1	REMOVED APPR. ON OLD EDMONDSON AVE.	K

AMERICAN OIL COMPANY

CONSTRUCTION-ENGINEERING DEPT. BALTIMORE, MARYLAND

PROPOSED COSSL REBUILD
EDMONDSON & INGLESIDE AVES
CATONSVILLE
BALTIMORE COUNTY, MD.
ELECTION DISTRICT #1

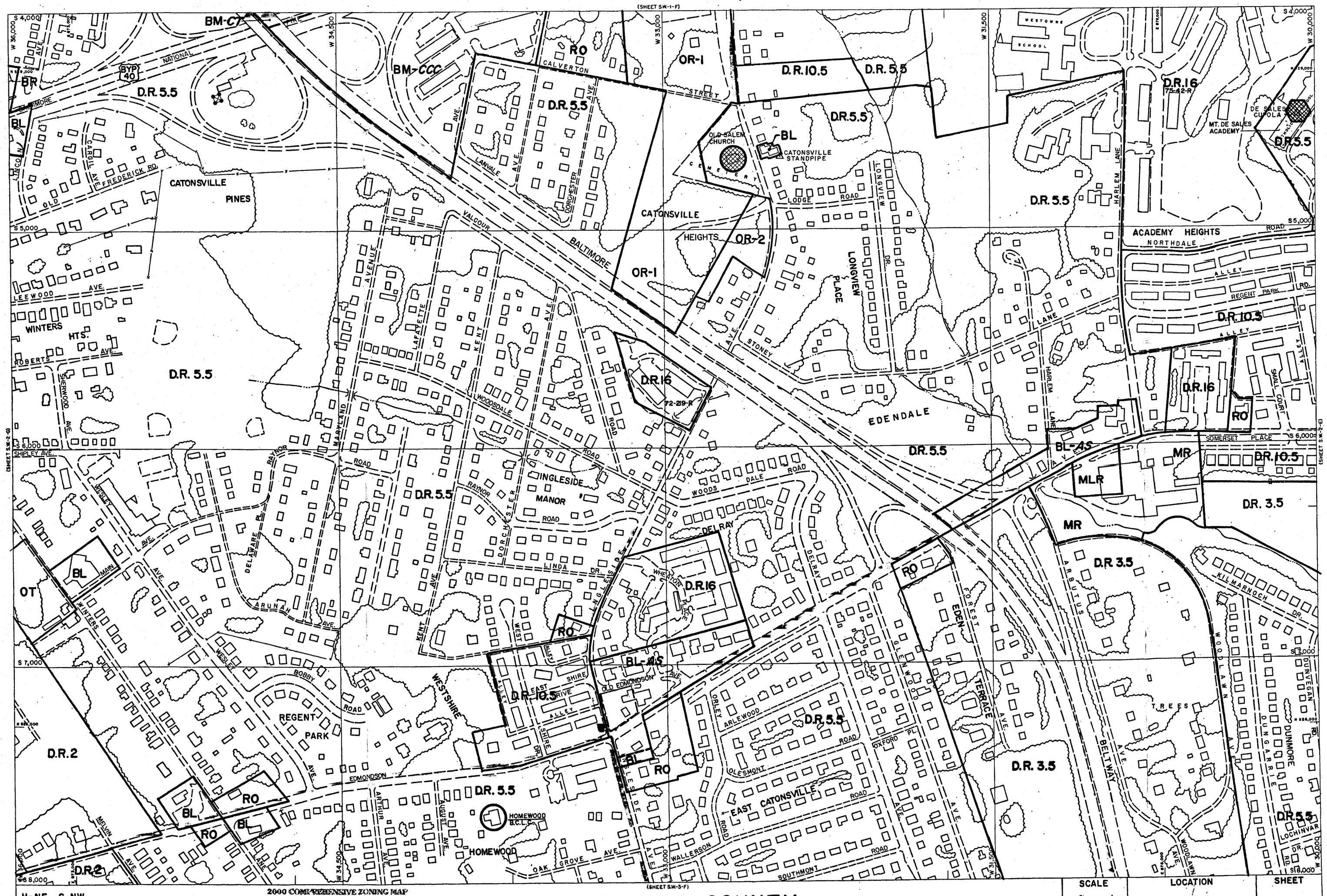
SCALE 1" = 10'	BALTIMORE REGION
DRAWN BY W.H.G.	BALTIMORE DISTRICT
CHECKED BY HWL	NET USABLE FRONTAGE: 12.113.35'
APPROVED	EST. GALLONS.
	DATE 9-3-64
	No. 55.55.

DO NOT SCALE, USE DIMENSIONS ONLY

17,734 SQ. FT.

USE SPECIAL DWG. No's 00055 RW-1 & 2, B62293R, B62294R, B62278 & B62295R
B-61032-BC, B-61253, B-61062

Pet Ex 5A



H-NE G-NW

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00.

Joseph Bartenfelder
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	CATONSVILLE	S.W. 2-F
DATE OF PHOTOGRAPHY JANUARY 1986		

Pet Ex #3

SW 2 F