IN RE: PETITION FOR SPECIAL EXCEPTION E/S of York Road, 108.24' S centerline of Industry Lane 8th Election District 3rd Councilmanic District (10117 York Road) Ned Dell *Petitioner*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-086-X

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

ORDER OF DISMISSAL

The Petitioner herein, Ned Dell, filed a petition for special exception for property he owns located at 10117 York Road in the Cockeysville area of Baltimore County. A petition for special exception was requested for a fuel service station use in combination with a convenience store, carryout restaurant and rollover car wash and ancillary use automatic teller machine;

WHEREAS, a letter was received by facsimile from the Petitioner's attorney, Joseph R. Woolman, III, on Monday, October 21, 2002, requesting a withdrawal of the petition for special exception.

IT IS THEREFORE, ORDERED, by the Deputy Zoning Commissioner of Baltimore County, this 21st day of October, 2002, that the hereinabove Petition for Special Exception, be and is hereby WITHDRAWN and DISMISSED, without prejudice.

Timothy Kotroco
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

PLEASE PICK UP YOUR PAPERWORK
DATE 10/21/02
BY R. Jamison

Baltimore County
Zoning Commissioner

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

October 21, 2002

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

RE: Petition for Special Exception
Case No. 03-086-X
Property: 10117 York Road

Dear Mr. Woolman:

Enclosed herewith is a copy of an Order of Dismissal regarding the above captioned case. The matter has been dismissed, without prejudice.

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Encl.

c: Ned Dell, P. O. Box 206, Cockeysville, MD 21030
BP Corporation, 1 W. Pennsylvania Ave., Towson, MD 21204

Printed with Soybean Ink
on Recycled Paper

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 10117 York Road

which is presently zoned 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 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 and rollover carwash and ancillary use automatic teller machine.

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:

BP Corporation
Name - Type or Print

John R. Lombardo
Signature JOhn R. Lombardo, Zoning & Dev.Mgr.

1 W. Pennsylvania Avenue
Address Telephone No.

Towson, MD 21204 (410)494-3772
City State Zip Code

Attorney For Petitioner:

Joseph R. Woolman, III
Name - Type or Print

Signature

Gildea, LLC
Company

301 N.Charles Street, Suite 900
Address Telephone No.

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

Legal Owner(s):

Ned Dell
Name - Type or Print

Ned C. Dell
Signature

Name - Type or Print

Signature

P.O.Box 206 (410)666-0900
Address Telephone No.

Cockeysville, MD 21030
City State Zip Code

Representative to be Contacted:

Joseph R. Woolman, III
Name

301 N.Charles Street, Suite 900
Address Telephone No.

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

Case No. 03-086-X

R2 09/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRF Date 8/20/02

8/21/02

BOHLER ENGINEERING, P.C.

810 Gleneagles Court, Suite 300
Towson, MD 21286
410.821 7900
410.821.7987 fax
md@bohlereng.com

August 19, 2002

ZONING DESCRIPTION
OF PART OF THE LANDS KNOWN AS
PARCEL 287 AND 293, TAX MAP 51
AS RECORDED IN LIBER 5766 FOLIO 972
BALTIMORE COUNTY, MARYLAND
3RD COUNCILMANIC DISTRICT

BEGINNING AT A POINT ON THE EAST SIDE OF YORK ROAD (MD SHA RT. 45). WHICH IS OF VARIABLE WIDTH AT THE DISTANCE OF 108.24 FEET SOUTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, INDUSTRY LANE WHICH IS OF VARIABLE WIDTH.

THENCE, BINDING ON THE SOUTHERN MOST OUTLINE OF PARCEL 293, AND REFERRING SAID COURSES AND DISTANCES TO THE MARYLAND STATE GRID MERIDIAN NAD 83 NORTH VIZ;

1. NORTH 70 DEGREES 52 MINUTES 04 SECONDS EAST; 257.85 FEET TO A POINT.
2. NORTH 19 DEGREES 07 MINUTES 56 SECONDS WEST; 230.65 FEET TO A POINT.
3. SOUTH 70 DEGREES 52 MINUTES 04 SECONDS WEST; 257.85 FEET TO A POINT.
4. SOUTH 19 DEGREES 07 MINUTES 56 SECONDS EAST; 230.65 FEET TO A POINT TO THE PLACE OF BEGINNING.

BEING ALSO KNOWN AS 10117 YORK ROAD AS RECORDED IN BALTIMORE COUNTY LIBER 5766 FOLIO 972. CONTAINING IN ALL 59,474 SQUARE FEET OR 1.36 ACRES OF LAND MORE OR LESS.

Prepared by: MG
Reviewed by: GHR

STATE OF MARYLAND
SAM J VOLANTE
REGISTERED
PROFESSIONAL ENGINEER

#080

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 16464

DATE 8-20-02 ACCOUNT 001-006-6150

AMOUNT $ 300.00

RECEIVED FROM: Bohler Engineering P.C.

FOR: 10117 York Rd. 250 Zoning Verification

Item # 0 PG Taken by: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
8/21/2002	8/20/2002	15:12:53

REG WS04 WALKIN DDOL DWD DRAWER 2
RECEIPT # 192464 8/20/2002 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 016464
Recpt Tot $300.00
300.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #03-086-X
10117 York Road
E/S of York Road, 108.24' S centerline of Industry Lane
8th Election District
3rd Councilmanic District
Legal Owner(s): Ned Dell
Contract Purchaser: BP Corporation, John R. Lombardo

Special Exception: to allow a fuel service station use in combination with a convenience store, carryout restaurant, and rollover car wash and ancillary use automatic teller machine.

Hearing: Wednesday, September 25, 2002 at 10:00 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.

JT/9/668 Sept 10 C561663

CERTIFICATE OF PUBLICATION

9/12, 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 9/10, 2002.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

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

10/135 Oct. 10 C567724

CERTIFICATE OF PUBLICATION

10/10/, 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 10/10/, 2002.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

P. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 03-086-X

Petitioner/Developer: BP CORP

JOHN R. LOMBARDO

Date of Hearing/Closing: 9/22/02

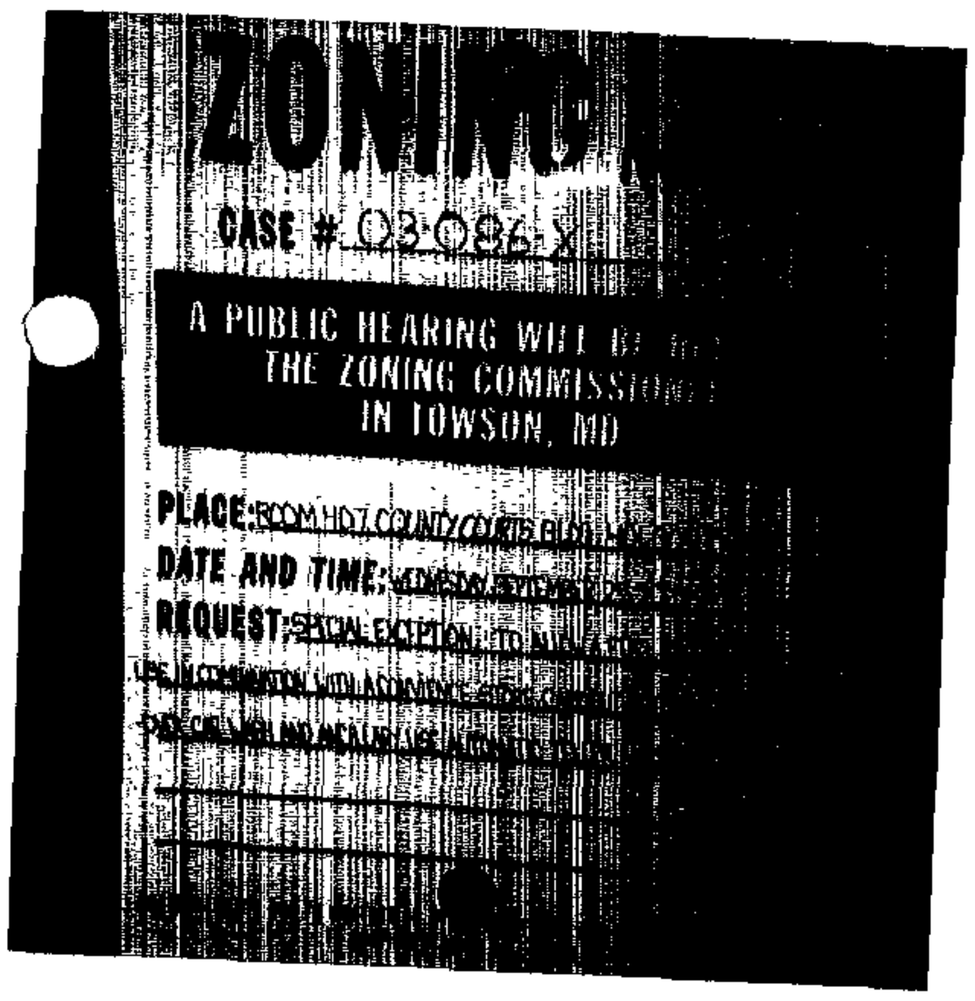
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 10117 YORK RD

The sign(s) were posted on 9/7/02
(Month, Day, Year)



Sincerely,

9/7/02
(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)

CERTIFICATE OF POSTING

RE: Case No.: 03-086-X

Petitioner/Developer: BP CORP

JOHN R. LOMBARDO

Date of Hearing/Closing: 10/25/02

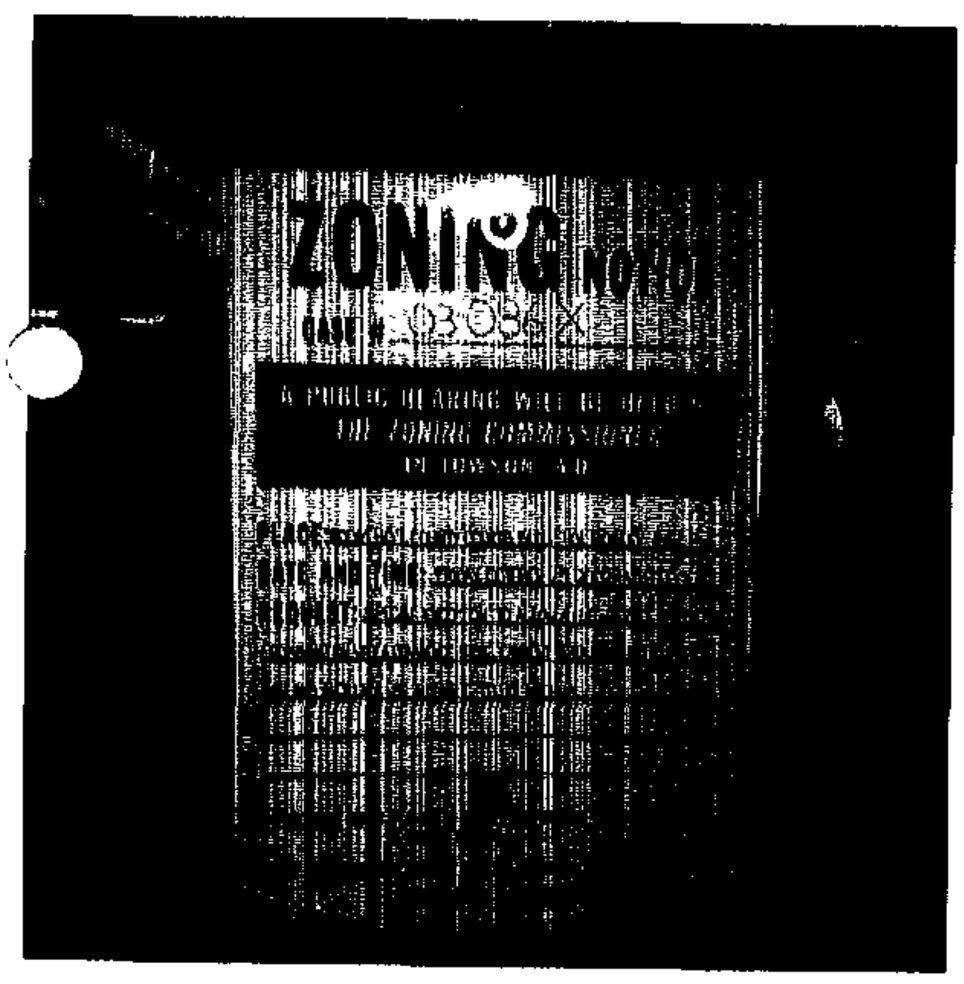
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 10117 YORK RD

The sign(s) were posted on 10/10/02
(Month, Day, Year)



Sincerely,

10/10/02
(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)

RE:	PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
	10117 York Road E/side York Road		
	108.24' south ctrl of Industry Lane	*	ZONING COMMISSIONER
	8th Election District 3rd Councilmanic		
	District	*	FOR
	Legal Owner: Ned Dell		
	Contract Pur. BP Corp., John Lombardo	*	BALTIMORE COUNTY
	Petitioner(s)		
		*	03-086-X

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

ENTRY OF APPEARANCE

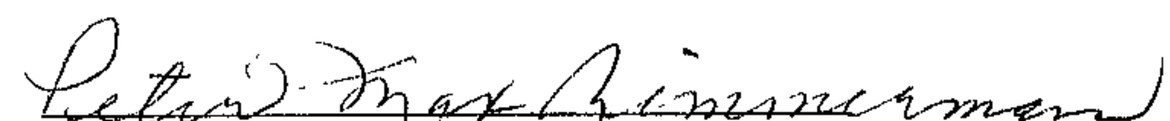
Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in 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 3rd day of September, 2002, a copy of the foregoing Entry of Appearance was mailed to Joseph R. Woolman, III, GILDEA, LLC, 301 N. Charles Street, Suite 900, Baltimore, MD 21201 Attorney for Petitioner(s).



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 10, 2002 Issue – Jeffersonian

Please forward billing to:
BP Corporation
John R Lombardo
1 W Pennsylvania Avenue
Towson MD 21204

410 494-3772

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: 03-086-X
10117 York Road
E/S of York Road, 108.24' S centerline of Industry Lane
8th Election District – 3rd Councilmanic District
Legal Owner: Ned Dell
Contract Purchaser: BP Corporation, John R Lombardo

Special Exception to allow a fuel service station use in combination with a convenience store, carryout restaurant, and rollover car wash and ancillary use automatic teller machine.

HEARING: Wednesday, September 25, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 672
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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 10, 2002 Issue – Jeffersonian

Please forward billing to:
BP Corporation
John R Lombardo
1 W Pennsylvania Avenue
Towson MD 21204

410 494-3772

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: 03-086-X
10117 York Road
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8th Election District – 3rd Councilmanic District
Legal Owner: Ned Dell
Contract Purchaser: BP Corporation, John R Lombardo

Special Exception to allow a fuel service station use in combination with a convenience store, carryout restaurant, and rollover car wash and ancillary use automatic teller machine.

HEARING: Friday, October 25, 2000 at 9:00 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

August 28, 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: 03-086-X
10117 York Road
E/S of York Road, 108.24' S centerline of Industry Lane
8th Election District – 3rd Councilmanic District
Legal Owner: Ned Dell
Contract Purchaser: BP Corporation, John R Lombardo

Special Exception to allow a fuel service station use in combination with a convenience store, carryout restaurant, and rollover car wash and ancillary use automatic teller machine.

HEARING: Wednesday, September 25, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: Joseph R Woolman III, Gildea LLC, 301 N Charles Street, Suite 900, Baltimore 21201
Ned Dell, P O Box 206, Cockeysville 21030
BP Corp., John R Lombardo, 1 W Pennsylvania Ave, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 10, 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.

Printed with Soybean Ink
on Recycled Paper

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

September 17, 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: 03-086-X
10117 York Road
E/S of York Road, 108.24' S centerline of Industry Lane
8th Election District – 3rd Councilmanic District
Legal Owner: Ned Dell
Contract Purchaser: BP Corporation, John R Lombardo

Special Exception to allow a fuel service station use in combination with a convenience store, carryout restaurant, and rollover car wash and ancillary use automatic teller machine.

HEARING: Friday, October 25, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDZ
Director

C: Joseph R Woolman III, Gildea LLC, 301 N Charles Street, Suite 900, Baltimore 21201
Ned Dell, P O Box 206, Cockeysville 21030
BP Corp., John R Lombardo, 1 W Pennsylvania Ave, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, OCTOBER 10, 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.

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on Recycled Paper

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: 086

Petitioner: BP Corporation

Address or Location: 10117 York Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: John R Lombardo

Address: 1 W. Pennsylvania Ave.
Towson, MD 21204

Telephone Number: 410-494-3772

Revised 2/20/98 - SCJ

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

October 16, 2002

Joseph R. Woolman, III
Gildea, LLC
301 N. Charles St., Suite 900
Baltimore, MD 21201

Dear Mr. Woolman:

RE: Case Number: 03-086-X, 10117 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 20, 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.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: Ned Dell, P.O. Box 206, Cockeysville 21030
BP Corporation, John R. Lombardo, 1 W. Pennsylvania Avenue, Towson 21204
People's Counsel

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on Recycled Paper

Baltimore County
Fire Department

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

August 30, 2002

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

ATTENTION: George Zahner

Property Owner: BP Corporation

Location: 10117 York Rd.

Item No.: 086

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.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "

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 Management

DATE: October 21, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For September 3, 2002
Item Nos. 081, 082, 083, 084, 085,
086, 088, 089, 091, 092, and 093

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 11, 2002

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

SEP 12

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-086**

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

Prepared by: Mark A Cunningham

Section Chief: Lyn Lanham

AFK/LL:MAC

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

September 4, 2002

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

RE: Baltimore County
Item No. 086 (JRF)
MD 45
Mile Post 7.04

Dear Mr. Zahner:

We have reviewed the referenced plan and have no objection to the Special Exception.

However, we will require the owner/developer to obtain an access permit from our office and as a minimum the following will be required:

- A traffic impact analysis. The final design for any required roadway improvements will be determined following the review and approval of the traffic impact analysis.
- Traffic Signal modifications will be required.
- Due to operational conflicts at the entrance either remove the two center pumps, to allow better internal circulation, or relocate the entire site closer to the rear property line.

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

Very truly yours,

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

CC: Robert W. Bowling, P.E.

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

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

September 17, 2002

Joseph R Woolman III
Gildea LLC
301 N Charles Street, Suite 900
Baltimore MD 21201

Dear Mr. Woolman:

RE: Case Number 03-086-X; 10117 York Road

The above matter previously scheduled for Wednesday, September 25, 2002 at 10:00 a.m. in Room 407, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Very truly yours,

Arnold Jablon
Director

AJ: gdz

C: Ned Dell, P. O. Box 206, Cockeysville MD 21030
BP Corporation, John R Lombardo, 1 W Pennsylvania Avenue, Towson 21204

Printed with Soybean Ink

9/18/02
8
Gage

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

September 16, 2002

Sent Via Facsimile and Regular Mail
Arnold Jablon, Director
Office of Permits & Development Management
111 W. Chesapeake Avenue, Room 109
Towson, MD 21204

Re: BP/York & Industry (17849)
Case No.: *03-086-X*

Dear Mr. Jablon:

This office represents BP Amoco in the above referenced matter. BP Amoco respectfully requests a postponement from the scheduled date of September 25, 2002 and requests that the matter be rescheduled for October 25, 2002. The purpose of this request is to continue our outreach with the community regarding this development. No party to this proceeding will be prejudiced by the postponement.

Respectfully submitted,

Joseph R. Woolman, III

JRWIII:bhb
CC: Lawrence Schmidt, Zoning Commissioner
George Zahner, Office of Permits & Development Management
Jeffrey S. Bainbridge, BP Amoco (via facsimile)
John R. Lombardo, BP Amoco (via facsimile)
Ned Dell, Dellcrest Realty (via facsimile)
Gregory H. Reed, Bohler Engineering (via facsimile)
Kenneth W. Schmid, Traffic Concepts (via facsimile)
Al Barry, AB Associates (via facsimile)

RECEIVED
SEP 18 2002
02-3849
DEPT OF PERMITS AND
DEVELOPMENT MANAGEMENT

Duplicate of Pay

WCR.

To: Book
Handle-same
10/23/02

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

October 18, 2002

Arnold Jablon
Office of Permits & Development Management
111 W. Chesapeake Avenue
Room 109
Towson, MD 21204

Re: BP/York & Industry (17849)
Case No.: 03-086-X

Dear Mr. Jablon:

BP Corporation, by and through its attorneys, Joseph R. Woolman, III and Gildea, LLC, hereby withdraws its Petition for Special Exception in the above reference matter. If you have any questions regarding this matter, please do not hesitate to contact our office. With kind regards, I am

Very truly yours,

Joseph R. Woolman, III

JRW:dls

cc: Jeffery S. Bainbridge, BP Products
John R. Lombardo, BP Products
Gregory H. Reed, Bohler Engineering
Chris Harvey, Monterey Improvement Association
Lou Miller, Greater Timonium Community Council
Larry Schmidt, Baltimore County Zoning Commissioner
Kenneth W. Schmid, Traffic Concepts, Inc.
Al Barry, AB Associates
David K. Gildea, Esquire

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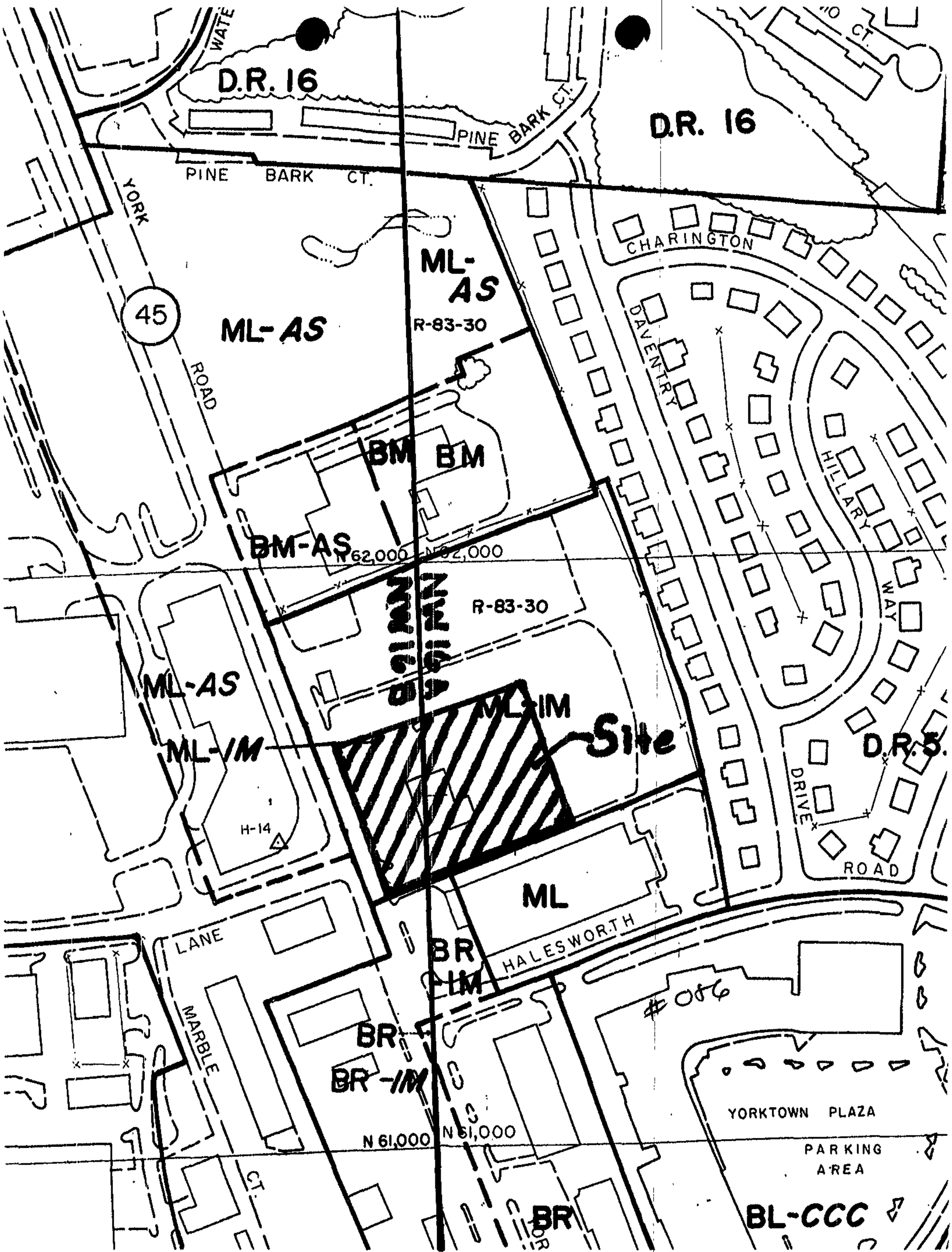
OCT 22 2002
02-4241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D.R. 16
PINE BARK CT.
PINE BARK CT.
YORK
45
ROAD
ML-AS
ML-AS
R-83-30
CHARINGTON
DAVENTRY
HILLARY
WAY
BM
BM
BM-AS
N62,000
N62,000
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Site
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AREA
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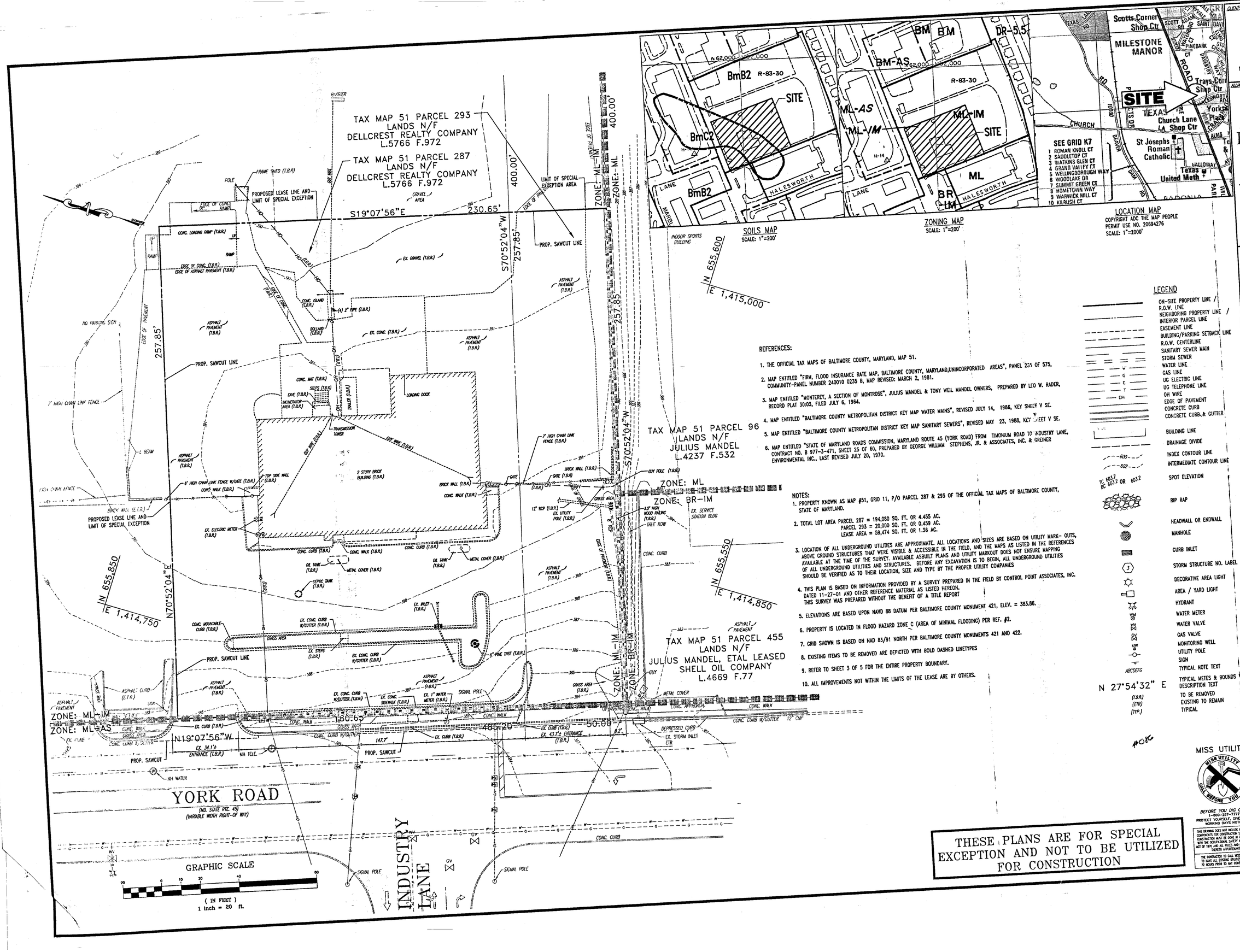


SOILS MAP
SCALE: 1"=200'

ZONING MAP
SCALE: 1"=200'

LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20694276
SCALE: 1"=2000'

REFERENCES:

1. THE OFFICIAL TAX MAPS OF BALTIMORE COUNTY, MARYLAND, MAP 51.
2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND,UNINCORPORATED AREAS", PANEL 235 OF 575, COMMUNITY-PANEL NUMBER 240010 0235 B, MAP REVISED: MARCH 2, 1981.
3. MAP ENTITLED "MONTEREY, A SECTION OF MONTROSE", JULIUS MANDEL & TONY WEIL MANDEL OWNERS, PREPARED BY LEO W. RADER, RECORD PLAT 30:03, FILED JULY 6, 1964.
4. MAP ENTITLED "BALTIMORE COUNTY METROPOLITAN DISTRICT KEY MAP WATER MAINS", REVISED JULY 14, 1986, KEY SHEET V SE.
5. MAP ENTITLED "BALTIMORE COUNTY METROPOLITAN DISTRICT KEY MAP SANITARY SEWERS", REVISED MAY 23, 1988, KEY SHEET V SE.
6. MAP ENTITLED "STATE OF MARYLAND ROADS COMMISSION, MARYLAND ROUTE 45 (YORK ROAD) FROM TIMONIUM ROAD TO INDUSTRY LANE, CONTRACT NO. B 977-3-471, SHEET 25 OF 60, PREPARED BY GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. & GREINER ENVIRONMENTAL INC., LAST REVISED JULY 20, 1970.

NOTES:

1. PROPERTY KNOWN AS MAP #51, GRID 11, P/O PARCEL 287 & 293 OF THE OFFICIAL TAX MAPS OF BALTIMORE COUNTY, STATE OF MARYLAND.
2. TOTAL LOT AREA PARCEL 287 = 194,080 SQ. FT. OR 4.455 AC.
   PARCEL 293 = 20,000 SQ. FT. OR 0.459 AC.
   LEASE AREA = 59,474 SQ. FT. OR 1.36 AC.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK- OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. DATED 11-27-01 AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT
5. ELEVATIONS ARE BASED UPON NAVD 88 DATUM PER BALTIMORE COUNTY MONUMENT 421, ELEV. = 383.86.
6. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE C (AREA OF MINIMAL FLOODING) PER REF. #2.
7. GRID SHOWN IS BASED ON NAD 83/91 NORTH PER BALTIMORE COUNTY MONUMENTS 421 AND 422.
8. EXISTING ITEMS TO BE REMOVED ARE DEPICTED WITH BOLD DASHED LINETYPES
9. REFER TO SHEET 3 OF 5 FOR THE ENTIRE PROPERTY BOUNDARY.
10. ALL IMPROVEMENTS NOT WITHIN THE LIMITS OF THE LEASE ARE BY OTHERS.

LEGEND

- ON-SITE PROPERTY LINE
- R.O.W. LINE
- NEIGHBORING PROPERTY LINE
- INTERIOR PARCEL LINE
- EASEMENT LINE
- BUILDING/PARKING SETBACK LINE
- R.O.W. CENTERLINE
- SANITARY SEWER MAIN
- STORM SEWER
- WATER LINE
- GAS LINE
- UG ELECTRIC LINE
- UG TELEPHONE LINE
- OH WIRE
- EDGE OF PAVEMENT
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- BUILDING LINE
- DRAINAGE DIVIDE
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- SPOT ELEVATION
- RIP RAP
- HEADWALL OR ENDWALL
- MANHOLE
- CURB INLET
- STORM STRUCTURE NO. LABEL
- DECORATIVE AREA LIGHT
- AREA / YARD LIGHT
- HYDRANT
- WATER METER
- WATER VALVE
- GAS VALVE
- MONITORING WELL
- UTILITY POLE
- SIGN
- TYPICAL NOTE TEXT
- TYPICAL METES & BOUNDS DESCRIPTION TEXT
- TO BE REMOVED
- EXISTING TO REMAIN
- TYPICAL

N 27°54'32" E
(T.B.R.)
(ETR)
(TYP.)

MISS UTILITY

BEFORE YOU DIG CALL
1-800-257-7777
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

THE CONTRACTOR TO CALL MISS UTILITY TO MARK ALL EXISTING UTILITIES MARKED 72 HOURS PRIOR TO ANY CONSTRUCTION.

THESE PLANS ARE FOR SPECIAL EXCEPTION AND NOT TO BE UTILIZED FOR CONSTRUCTION

CLIENT:

bp

1 W. PENNSYLVANIA AVENUE, SUITE 95
TOWSON, MARYLAND

ALLIANCE ENGINEERING CONSULTANT:

BOHLER ENGINEERING, P.C.

- CIVIL & CONSULTING ENGINEERS
- PROJECT MANAGERS
- ENVIRONMENTAL & SITE PLANNERS
- MUNICIPAL ENGINEERS

NEW JERSEY • NEW YORK
VIRGINIA • PENNSYLVANIA
MASSACHUSETTS • MARYLAND
WWW.BOHLERENG.COM

810 GLENEAGLES COURT, SUITE 300
TOWSON, MARYLAND, 21286
(410) 821-7900 FAX: (410) 821-7987

A.J. VOLANTH
PROFESSIONAL ENGINEER
VIRGINIA LICENSE NO. 0402 031439
MARYLAND LICENSE NO. 31340
DISTRICT OF COLUMBIA LICENSE NO. 46027
PENNSYLVANIA LICENSE NO. 048328-E
DELAWARE LICENSE NO. 10703

E.L. STEINFELDT
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 024044
NEW JERSEY LICENSE No. 34812
PENNSYLVANIA LICENSE No. 40447
DELAWARE LICENSE No. 8704
CONNECTICUT LICENSE No. 17588

NO.	DATE	REVISION DESCRIPTION

CONFIDENTIALITY STATEMENT:
The recipient of these materials understands that copyright in the materials is owned by BP, and also, that the materials contain privileged and confidential business information of BP. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which BP has made the materials available, and recipient agrees to return all materials to BP either upon completion of the intended purpose or upon the request of BP, whichever comes first.

DEVELOPMENT INFORMATION:

SPECIAL EXCEPTION PLAN
4200 SERIES WITH A
CAR WASH AND A 10 MPD
DOMINO CANOPY

SITE ADDRESS:

10117 YORK ROAD
COCKEYSVILLE, MARYLAND 21030
BALTIMORE COUNTY

BP STORE # 17849

SCALE:	1"=20'	ALLIANCE ZAOM:	J.L.
DATE:	01/14/02	BP REPM:	J.B.
DESIGNED BY:	M.J.G.	ALLIANCE PM:	M.S.
DRAWN BY:	R.L.B.	CAD #:	MD17009SS1
CHECKED BY:	A.J.V.	JOB #:	MD017009

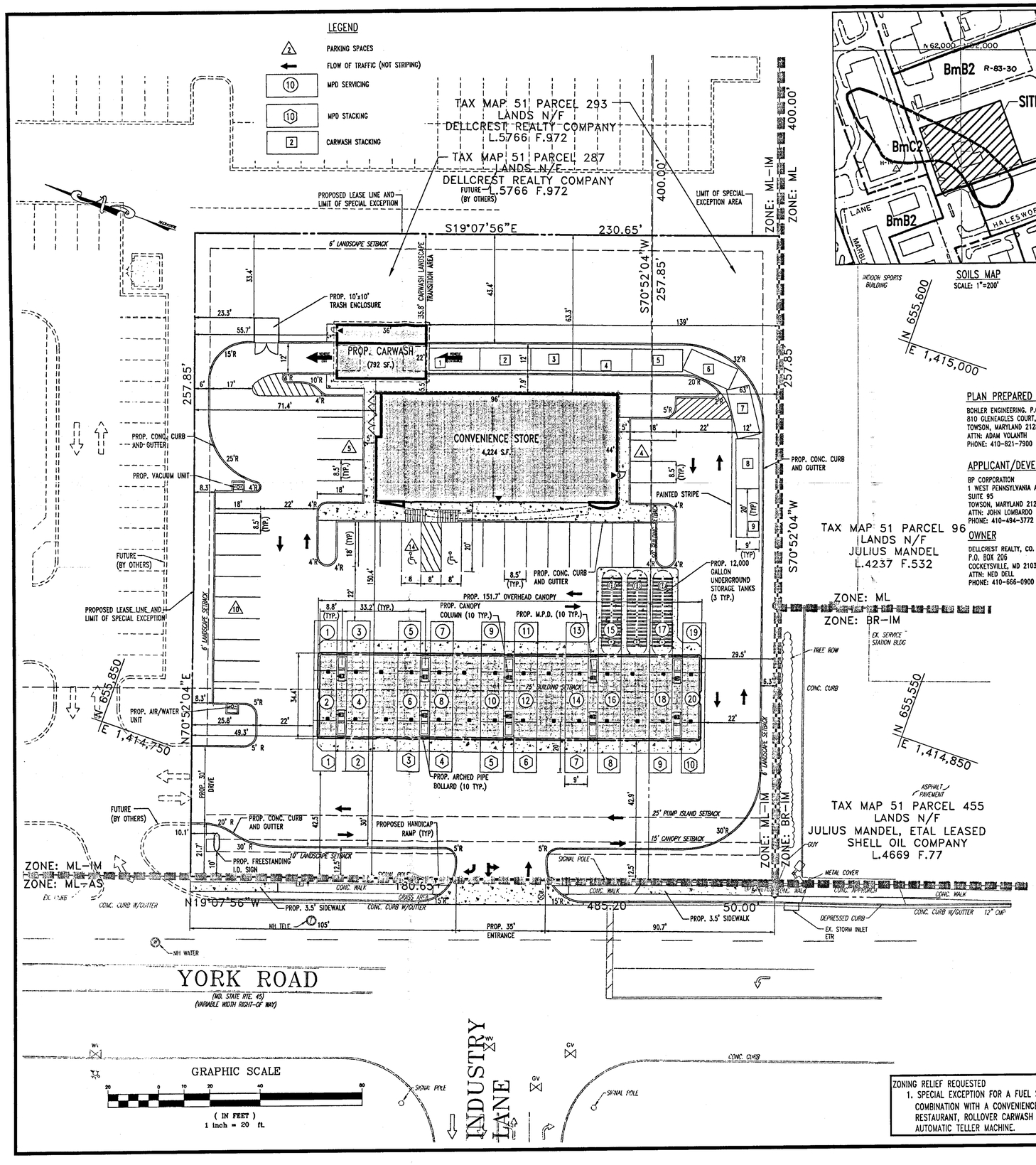
DRAWING TITLE:

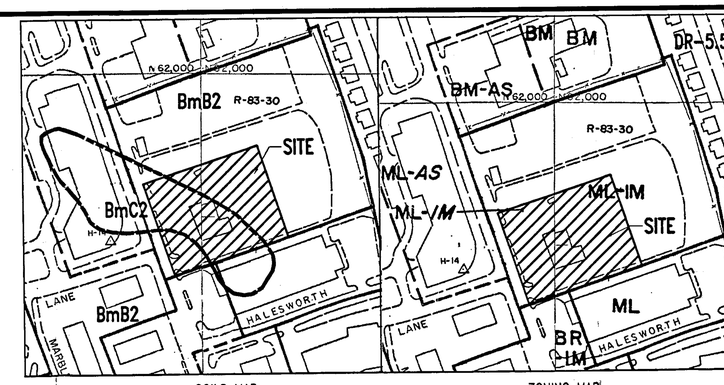
EXISTING CONDITIONS PLAN

SHEET NO:

1

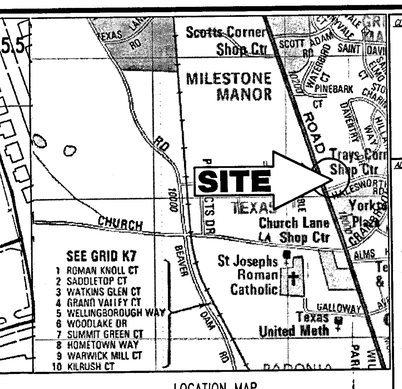
OF 5 REV. No.





SOILS MAP
SCALE: 1"=200'

ZONING MAP
SCALE: 1"=200'



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20694276
SCALE: 1"=1000'

N 655,600
E 1,415,000

PLAN PREPARED BY

BOHLER ENGINEERING. P.C.
810 GLENEAGLES COURT, SUITE 300
TOWSON, MARYLAND 21286
ATTN: ADAM VOLANTH
PHONE: 410-821-7900

APPLICANT/DEVELOPER

BP CORPORATION
1 WEST PENNSYLVANIA AVENUE,
SUITE 95
TOWSON, MARYLAND 21286
ATTN: JOHN LOMBARDO
PHONE: 410-494-3772

OWNER

DELLCREST REALTY, CO.
P.O. BOX 206
COCKEYSVILLE, MD 21030
ATTN: NED DELL
PHONE: 410-666-0900

ZONING NOTES

A. AREA REQUIREMENTS
1. TEN (10) DISPENSER ISLANDS WITH 10 MULTI-PRODUCT DISPENSERS SERVING A TOTAL OF TWENTY (20) CARS AT ONE TIME.
SERVING SPACES REQUIRED = 20
SITE AREA REQUIRED = 20 x 1,500 SQ. FT. = 30,000 SQ. FT.

2. USE IN COMBINATION WITH
CONVENIENCE STORE: 3,624 SQ. FT. x 4 = 14,496 SQ. FT.
CARRY-OUT RESTAURANT: 600 SQ. FT. x 6 = 3,600 SQ. FT.

3. ANCILLARY USE: ATM MACHINE = 1,000 SQ. FT.

4. TOTAL LEASE AREA
REQUIRED: 49,096 SQ. FT.
PROVIDED: 59,474 SQ. FT.

B. ACCESS POINTS
1. EXISTING:
A. ONE (1) 43.7' ENTRANCE ONTO YORK ROAD
B. ONE (1) 34.1' ENTRANCE ONTO YORK ROAD
2. PROPOSED:
A. ONE (1) 35' ENTRANCE ONTO YORK ROAD

C. PARKING:
1. REQUIRED:
ONE SPACE PER EMPLOYEE ON LARGEST SHIFT: 4 EMPLOYEES x 1 = 4 SPACES
ONE SPACE PER AIR UNIT = 1 AIR UNIT x 1 = 1 SPACE
ONE SPACE PER VACUUM PAD = 1 VACUUM PAD x 1 = 1 SPACE
FIVE SPACES PER 1,000 SQ. FT. OF CONVENIENCE STORE GROSS FLOOR AREA:
3,624 SQ. FT. x 5/1,000 SQ. FT. = 19 SPACES
FIVE SPACES PER 1000 SQ. FT. OF CARRY OUT RESTAURANT GROSS FLOOR AREA:
600 SQ. FT. x 5/1000 SQ. FT. = 3 SPACES
FOUR SPACES PER "ROLLOVER" CAR WASH = 4 SPACES
ONE SPACE PER ATM MACHINE: 1 SPACE
TOTAL PARKING REQUIRED: 33 SPACES

2. PROVIDED:
33 SPACES (INCLUDING 2 HANDICAPPED SPACES)

D. SITE ADDRESS
BP CORPORATION
10117 YORK ROAD
COCKEYSVILLE, MARYLAND 21030

E. REQUIRED SETBACKS
1. BUILDING:
A. TO FRONT PROPERTY LINE = 75'
B. TO REAR & SIDE PROPERTY LINES = 50'
2. CANOPY:
A. TO RIGHT OF WAY = 15'
B. TO PROPERTY LINE = 0'
3. PUMP ISLAND:
A. TO RIGHT OF WAY = 25'
B. TO PROPERTY LINE = 0'
4. SIGN:
A. TO RIGHT OF WAY = 10'
B. TO PROPERTY LINE = 0'
5. LANDSCAPE TRANSITION AREA FOR FUEL SERVICE:
A. TO RIGHT OF WAY = 10'
B. TO PROPERTY LINE = 6' MIN.
6. LANDSCAPE TRANSITION AREA FOR CARWASH:
A. TO RIGHT OF WAY = 10'
B. TO PROPERTY LINE = 6' MIN.

F. ZONING HISTORY:

1. CASE NUMBER R-38-30 (ORDER DATED 2/24/02)
COUNTY BOARD OF APPEALS GRANTED A REQUEST FOR REZONING OF PROPERTY FORMERLY ZONED DR.5.5 & M.L. & CS-2 INTO AN ML-CS-2 ZONE.
2. IN THE MATTER OF TROY'S INC. (ORDER DATED 12/15/58)
DEPUTY ZONING COMMISIONER OF BALTIMORE COUNTY GRANTED A SPECIAL EXCEPTION FOR AN ADVERTISING SIGN.

G. CZMP HISTORY:

1. 2000 CZMP – ISSUE NO. 3-049
PROPERTY OWNER REQUESTED TO BE REZONED FROM ML-AS TO BM-AS.
COUNTY COUNCIL REZONED PROPERTY FROM ML-AS TO ML-IM.

SITE INFORMATION

THIS PLAN REFERENCES A SURVEY BY:

CONTROL POINT ASSOCIATES, INC.
1120 WELSH ROAD, SUITE 110
NORTH WALES, PA 19454
(215) 412-9005 FAX: (215) 412-0861

1. ZONE: ML-IM (MANUFACTURING LIGHT-INDUSTRIAL MAJOR)
2. NET SITE AREA: 309,513 SQ. FT. OR 7.105 AC.
(LEASE OR SPECIAL EXCEPTION AREA: 59,474 SQ. FT. OR 1.36 AC.)
3. EXISTING FLOOR AREA: 8,128 SQ. FT.
4. PROPOSED FLOOR AREA CONVENIENCE STORE: 3,624 SQ. FT.
RESTAURANT: 600 SQ. FT.
CAR WASH: 792 SQ. FT.
5. MAXIMUM FLOOR AREA RATIO: 2.0
6. EXISTING FLOOR AREA RATIO: 0.135
7. PROPOSED FLOOR AREA RATIO: 0.084
8. DEED REFERENCE(S):
PARCEL 287 LIBER 5766, FOLIO 972
PARCEL 293 LIBER 5766, FOLIO 972
9. OWNER: DELLCREST REALTY COMPANY
10. TAX ACCOUNT NUMBERS: 08-0804021675 & 08-04021676
11. ELECTION DISTRICT: 08
12. COUNCILMANIC DISTRICT: 3RD
13. WATERSHED: 28
14. SUBSEWERSHED: 32
15. EXISTING USE: COMMERCIAL BUILDING
16. PROPOSED USE: FUEL SERVICE STATION USE IN COMBINATION WITH A CONVENIENCE STORE, CARRY-OUT RESTAURANT AND ROLLOVER CAR WASH AND A ANCILLARY USE AUTOMATIC TELLER MACHINE.
17. CENSUS TRACT: 4085.05
18. IMPERVIOUS AREA (SPECIAL EXCEPTION AREA):
EXISTING: 55,321 SF. OR 1.27 AC.
PROPOSED: 41,817 SF. OR 0.96 AC.
19. LANDSCAPE AREA (SPECIAL EXCEPTION AREA):
EXISTING: 4,153 SF. OR 0.09 AC.
PROPOSED: 17,657 SF. OR 0.40 AC.
20. SITE IS LOCATED IN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING) PER F.E.M.A. MAP PANEL 235 OF 575, COMMUNITY PANEL NUMBER 240010 0235 B
21. THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARY.
22. COMPRESSED AIR, WATER AND RESTROOM FACILITIES WILL BE AVAILABLE FOR CUSTOMER USE.
23. STORAGE OF RENTAL TRUCK IS NOT PROPOSED AS PART OF THIS APPLICATION.
24. THE AVERAGE ROLLOVER CARWASH MANUFACTURE STANDARD WASH TIME IS THREE MINUTES PER CAR.

ZONING RELIEF REQUESTED
1. SPECIAL EXCEPTION FOR A FUEL SERVICE STATION USE IN COMBINATION WITH A CONVENIENCE STORE/CARRY-OUT RESTAURANT, ROLLOVER CARWASH AND ANCILLARY USE AUTOMATIC TELLER MACHINE.

THESE PLANS ARE FOR SPECIAL EXCEPTION AND NOT TO BE UTILIZED FOR CONSTRUCTION

MISS UTILITY
BEFORE YOU DIG CALL 1-800-257-7777
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 72 HOURS PRIOR TO ANY CONSTRUCTION.

CLIENT:
bp
1 W. PENNSYLVANIA AVENUE, SUITE 95
TOWSON, MARYLAND

ALLIANCE ENGINEERING CONSULTANT:
BOHLER ENGINEERING, P.C.
• CIVIL & CONSULTING ENGINEERS•
• PROJECT MANAGERS •
• ENVIRONMENTAL & SITE PLANNERS•
• MUNICIPAL ENGINEERS•
• NEW JERSEY • NEW YORK•
• VIRGINIA • PENNSYLVANIA•
• MASSACHUSETTS • MARYLAND•
• WWW.BOHLERENG.COM •
• 810 GLENEAGLES COURT, SUITE 300•
• TOWSON, MARYLAND, 21286 •
• (410) 821-7900 FAX: (410) 821-7987•

A.J. VOLANTH
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402051450
MARYLAND LICENSE No. 21-34812
DISTRICT OF COLUMBIA LICENSE No. 910728
PENNSYLVANIA LICENSE No. 048374-E
DELAWARE LICENSE No. 10734

E.L. STEINFELDT
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NEW JERSEY LICENSE No. 34812
PENNSYLVANIA LICENSE No. 40447
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NO.	DATE	REVISION DESCRIPTION

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4200 SERIES WITH A
CAR WASH AND A 10 MPD
DOMINO CANOPY

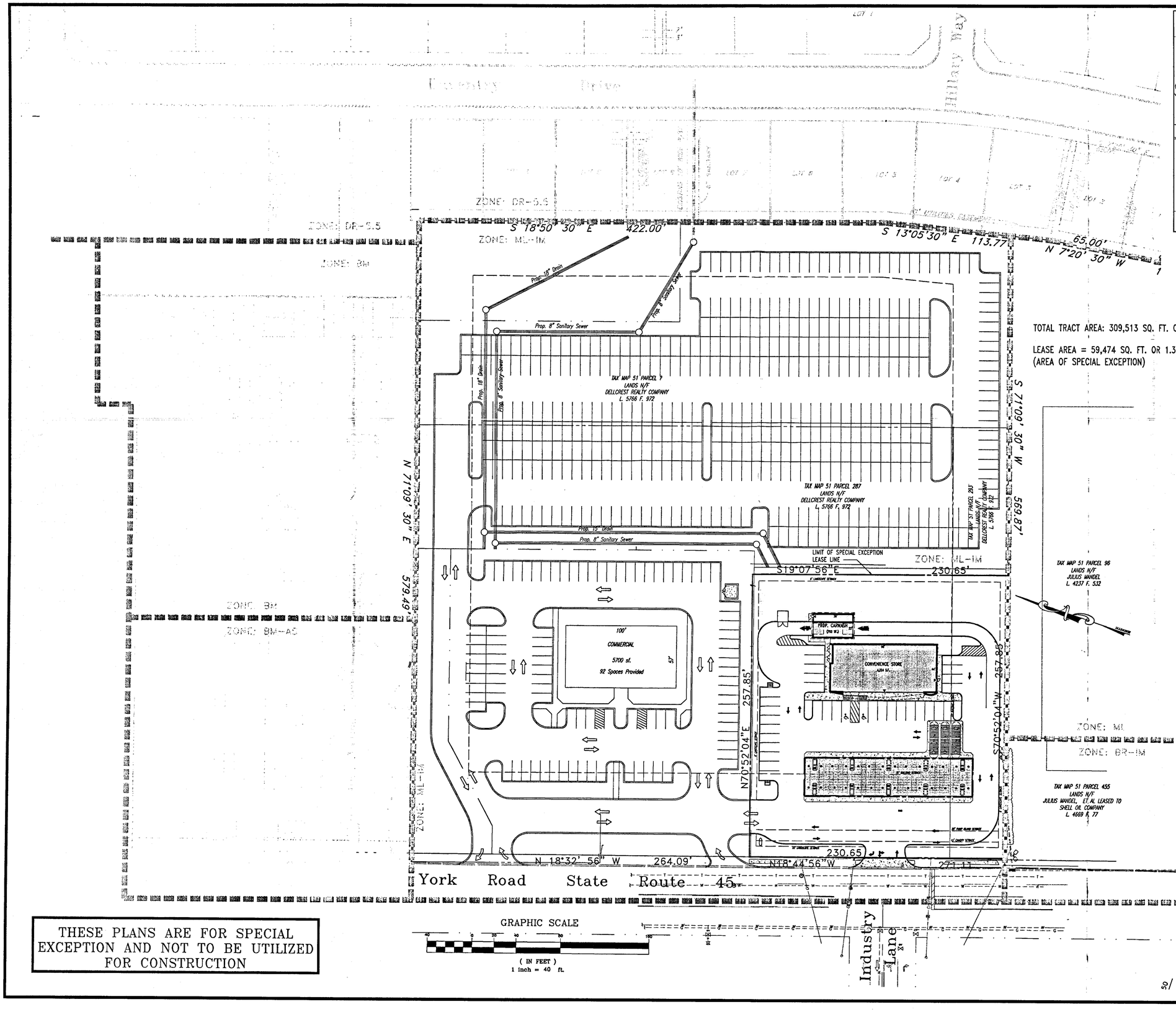
SITE ADDRESS:
10117 YORK ROAD
COCKEYSVILLE, MARYLAND 21030
BALTIMORE COUNTY

BP STORE # 17849

SCALE:	1"=20'	ALLIANCE ZAOM:	J.L.
DATE:	01/14/02	BP REPM:	J.B.
DESIGNED BY:	M.J.G.	ALLIANCE PM:	M.S.
DRAWN BY:	R.L.B.	CAD #:	MD17009SS1
CHECKED BY:	A.J.V.	JOB #:	MD017009

DRAWING TITLE:
SITE PLAN

SHEET NO:
2
OF 5
REV. No.



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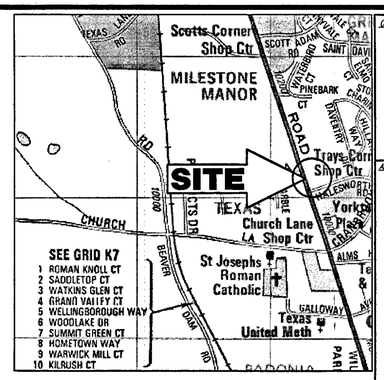

LOCATION MAP
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SCALE: 1"=1000'

TOTAL TRACT AREA: 309,513 SQ. FT. OR 7.105 AC.

LEASE AREA = 59,474 SQ. FT. OR 1.36 AC.
(AREA OF SPECIAL EXCEPTION)

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• TOWSON, MARYLAND, 21286 •
• (410) 821-7900 FAX: (410) 821-7987 •

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PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402.051838
MARYLAND LICENSE No. 31502
DISTRICT OF COLUMBIA LICENSE No. 910726
PENNSYLVANIA LICENSE No. 044814-E
DELAWARE LICENSE No. 10734

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NO.	DATE	REVISION DESCRIPTION

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DEVELOPMENT INFORMATION:
SPECIAL EXCEPTION PLAN
4200 SERIES WITH A
CAR WASH AND A 10 MPD
DOMINO CANOPY

SITE ADDRESS:
10117 YORK ROAD
COKEYSVILLE, MARYLAND
BALTIMORE COUNTY

BP STORE # 17849

SCALE:	1"=40'	ALLIANCE ZAO/M:	J.L.
DATE:	01/14/02	BP REPM:	J.B.
DESIGNED BY:	M.J.G.	ALLIANCE PM:	M.S.
DRAWN BY:	R.L.B.	CAD #:	MD17009SS1
CHECKED BY:	A.J.V.	JOB #:	MD017009

DRAWING TITLE:
OVERALL SITE PLAN

SHEET NO:
3
OF 5
REV. No.

SIGNAGE CALCULATIONS

I. FREESTANDING ENTERPRISE SIGNAGE:

A. PERMITTED: 100 SQ. FT. (PURSUANT TO BCZR 450 ET SEQ.)

B. PROPOSED:

ONE FREESTANDING MONOLITHIC I.D. SIGN (D)

BP EMBLEM:	48.42 SQ. FT.
BP CONNECT:	10.53 SQ. FT.
CAR WASH:	10.53 SQ. FT.
AMOCO FUELS:	10.53 SQ. FT.
PRICE:	N/A
TOTAL	80.01 SQ. FT.

II. SERVICE STATION/CANOPY ENTERPRISE SIGNAGE:

A. CANOPY

PERMITTED: SIX (6) SIGNS @ 25 SQ. FT. EACH (PURSUANT TO BCZR 450 ET SEQ.)

PROPOSED: THREE 7.07 SQ. FT. CANOPY FASCIA SIGNS

III. WALL MOUNTED ENTERPRISE SIGNAGE:

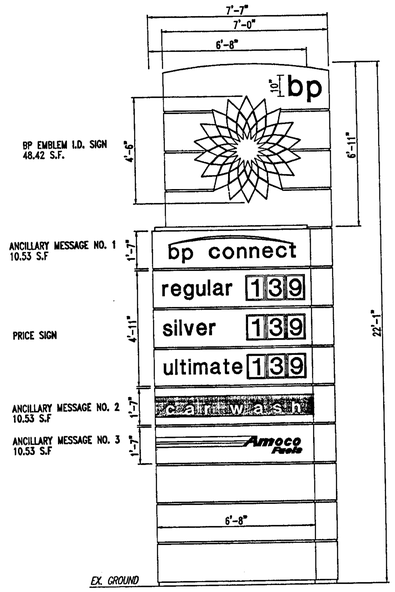
A. FRONT

PERMITTED: 2 SQ. FT. PER LINEAR FOOT OF BUILDING FRONTAGE (PURSUANT TO BCZR 450 ET SEQ.)

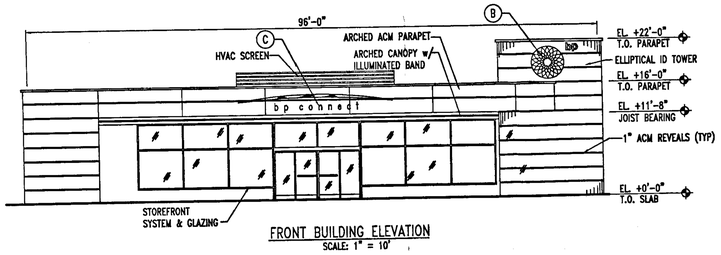
2 SQ. FT.x(96LF. + 36LF) = 260 SQ. FT.

PROPOSED:

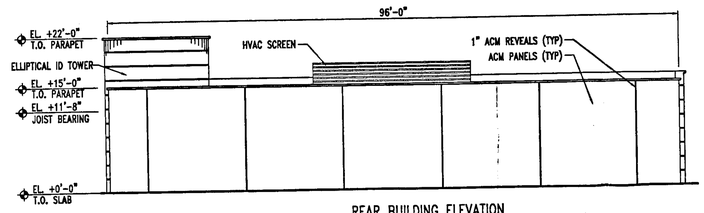
BUILDING SIGN (C)	= 97.50 SQ. FT.
BP EMBLEM SIGN (B)	= 25.76 SQ. FT.
TOTAL =	123.26 SQ. FT.



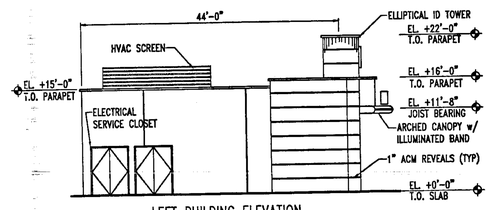
(D) PROPOSED MONOLITHIC I.D. SIGN 80.01 S.F.
SCALE: 1" = 3'



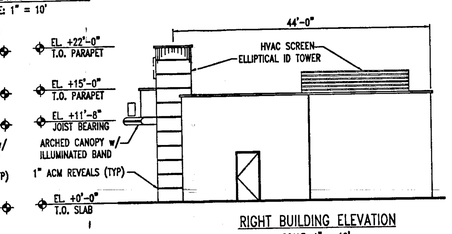
FRONT BUILDING ELEVATION
SCALE: 1" = 10'



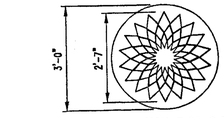
REAR BUILDING ELEVATION
SCALE: 1" = 10'



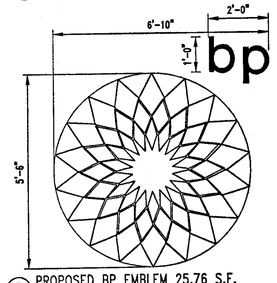
LEFT BUILDING ELEVATION
SCALE: 1" = 10'



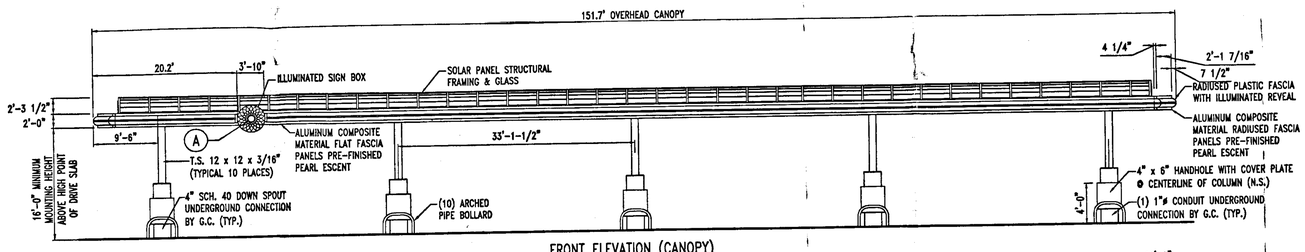
RIGHT BUILDING ELEVATION
SCALE: 1" = 10'



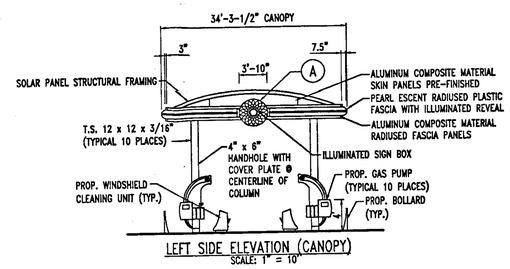
(A) CANOPY FASCIA SIGN 7.07 S.F.
SCALE: 1" = 2'



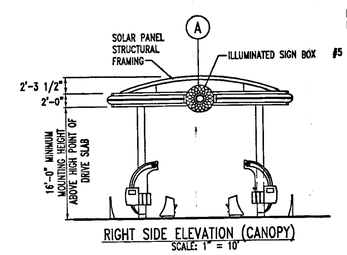
(B) PROPOSED BP EMBLEM 25.76 S.F.
SCALE: 1" = 2'



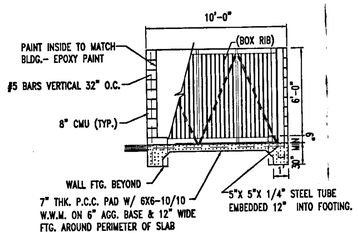
FRONT ELEVATION (CANOPY)
SCALE: 1" = 10'



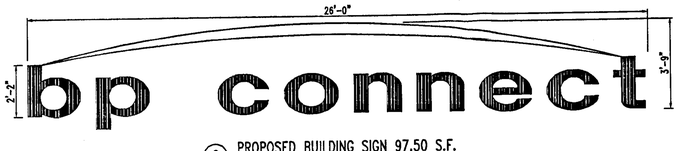
LEFT SIDE ELEVATION (CANOPY)
SCALE: 1" = 10'



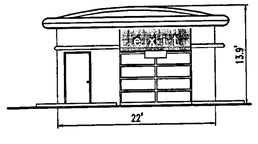
RIGHT SIDE ELEVATION (CANOPY)
SCALE: 1" = 10'



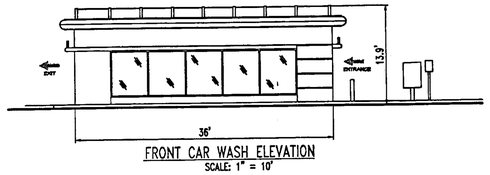
TRASH ENCLOSURE DETAIL
NOT TO SCALE



(C) PROPOSED BUILDING SIGN 97.50 S.F.
SCALE: 1" = 3'



LEFT CAR WASH ELEVATION
SCALE: 1" = 10'



FRONT CAR WASH ELEVATION
SCALE: 1" = 10'

RIGHT CAR WASH ELEVATION
SCALE: 1" = 10'

CLIENT:
bp
1 W. PENNSYLVANIA AVENUE, STE. 95
TOWSON, MARYLAND

ALLIANCE ENGINEERING CONSULTANT:
BOHLER ENGINEERING, P.C.
◆ CIVIL & CONSULTING ENGINEERS ◆
◆ PROJECT MANAGERS ◆
◆ ENVIRONMENTAL & SITE PLANNERS ◆
◆ MUNICIPAL ENGINEERS ◆
◆ NEW JERSEY ◆ NEW YORK ◆
◆ VIRGINIA ◆ PENNSYLVANIA ◆
◆ MASSACHUSETTS ◆ MARYLAND ◆
◆ WWW.BOHLERENG.COM ◆
◆ 810 G LENEAGLES COURT ◆
◆ TOWSON, MARYLAND, 21286 ◆
◆ (410) 821-7900 FAX: (410) 821-7987 ◆

A.J. VOLANTH
STATE OF MARYLAND
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 2402,
MARYLAND LICENSE No. 21342,
DISTRICT OF COLUMBIA LICENSE No. 910728
PENNSYLVANIA LICENSE No. PE-5814-E
DELAWARE LICENSE No. 10734

E.L. STEINFELDT
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 024044
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DEVELOPMENT INFORMATION:

SPECIAL EXCEPTION PLAN
4200 SERIES WITH
A CAR WASH AND A 10 MPD
DOMINO CANOPY

SITE ADDRESS:

10117 YORK ROAD
COCKEYSVILLE, MARYLAND
BALTIMORE COUNTY

STORE # 17849

SCALE:	AS NOTED	ALLIANCE ZAONE:	J.L.
DATE:	01/14/02	BP REPN:	J.B.
DESIGNED BY:	M.J.G.	ALLIANCE PM:	M.S.
DRAWN BY:	R.L.B.	CAD #:	M17009SE
CHECKED BY:	A.J.V.	JOB #:	MD017009

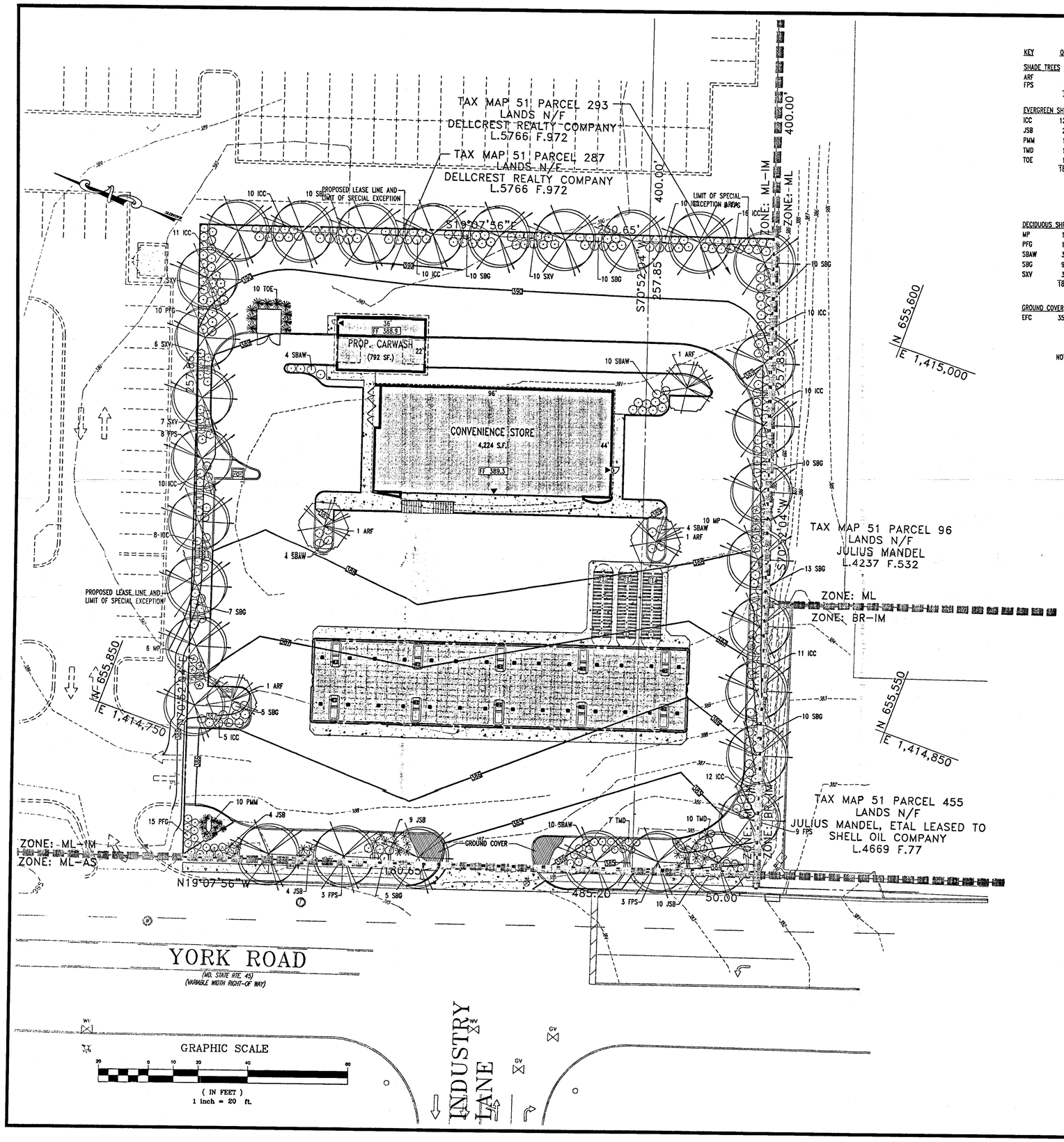
DRAWING TITLE:

ELEVATIONS & SIGNAGE

SHEET NO:

5

OF 5 REV. No.



LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES					
ARF	4	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 1/2-3" CAL.	B+B
FPS	31	FRAXINUS PENSYLVANICA 'SUMMIT'	SUMMIT GREEN ASH	2 1/2-3" CAL.	B+B
	35				
EVERGREEN SHRUBS					
ICC	123	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	24-30"	#3 CAN
JSB	27	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	24-30"	B+B
PMM	10	PINUS MUGO MUGUS	DWARF MUGO PINE	18-24"	#3 CAN
TMD	17	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	24-30"	B+B
TOE	10	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5-6'	B+B
	187				
DECIDUOUS SHRUBS					
MP	17	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	30-36"	B+B
PFG	15	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER BUSH CINQUEFOIL	18-24"	#3 CAN
SBAW	32	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18-24"	#3 CAN
SBG	90	SPIREA X BUMALDA 'GOLDFLAME'	GOLD FLAME SPIREA	15-18"	#3 CAN
SXV	30	SPIREA X VANHOUTTEI	VANHOUTTE SPIREA	30-36"	#5 CAN
	184				
GROUND COVER					
EFC	350	EUONYMUS FORTUNEI 'COLORATUS'	PURPLE WINTERCREEPER	2 1/4" PEAT POT	2 YR PLANTS

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

REQUIREMENTS FOR PROJECT CONDITIONS

REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
A.3. 1 PLANTING UNIT (PU) PER 40' OF ADJACENT ROADWAY.	TOTAL LENGTH ALONG YORK ROAD: 230.15 L.F. REQUIRED: 6 PU PROPOSED: 6 FPS (6 PU)	COMPLIES
B.2.A. RESERVE 7% OF THE PARKING LOT AREA FOR INTERIOR LANDSCAPING. PLANT AT 1 PU PER 12 PARKING SPACES.	TOTAL PARKING LOT AREA: 12,447 SQ. FT. REQUIRED 7%: 871.29 SQ. FT. PROPOSED: 1,580.21 SQ. FT.	COMPLIES
	TOTAL PARKING SPACES: 40 REQUIRED: 4 PU PROPOSED: 4 ARF, 22 SBAW (8.5 PU)	COMPLIES
H. A CLASS "A" SCREEN IS REQUIRED FOR DUMPSTERS. THE FUNCTION OF "CLASS A" IS TO PROVIDE A VISUAL SCREEN WHICH WILL GIVE THE NEEDED LEVEL OF HEIGHT, DENSITY, AND OPACITY DEPENDING ON SITE CONDITION. 1 PU PER 15 L.F. OF THE AREA TO BE SCREENED.	LENGTH OF TRASH ENCLOSURE TO BE SCREENED: 30 L.F. REQUIRED: 2 PU	COMPLIES
K.2.: MINIMUM WIDTH OF 10' IF THE FUEL SERVICE STATION OR CAR WASH ABUTS A PUBLIC R.O.W. LANDSCAPING ALONG THE PUBLIC R.O.W. SHALL COMPLY WITH "CLASS B" REQUIREMENTS. 1 PU PER 15 LF	TOTAL LENGTH ALONG YORK ROAD: 195.15 L.F. (230.15' - 35') REQUIRED: 10' WIDE BUFFER WITH 14 PLANTING UNITS. PROPOSED: 10' WIDE BUFFER AND 15 PFG, 10 PMM, 27 JSB, 5 SBG, 10 SBAW, 17 TMD, 170 SQ. FT. OF GROUND COVER (15.1 PU)	COMPLIES
K.3.: MINIMUM WIDTH OF 6' IN ALL SIDE AND REAR YARDS ABUTTING COMMERCIALLY OR INDUSTRIALLY ZONED LAND, AND SHALL BE VEGETATED AT THE RATE OF 1 PU PER 10'.	TOTAL LENGTH OF PERIMETER: 757.90 L.F. REQUIRED: 76 PU, 6' WIDE PROPOSED: 25 FPS, 85 SBG, 133 ICC, 16 MP, 30 SXV, 10 PFG (79.8 PU)	COMPLIES
	PROPOSED: AT LEAST 6' WIDE AROUND PERIMETER OF SITE.	COMPLIES

PLANTING UNIT

(1) 2 1/2-3" MAJOR DECIDUOUS TREE
(2) 1-1 1/2" MINOR DECIDUOUS TREES
(2) EVERGREEN TREES 6' TALL
(5) SHRUBS 18-30"
(500) SQUARE FEET OF GROUNDCOVER

MISS UTILITY

BEFORE YOU DIG, CALL 1-800-257-7777
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 72 HOURS PRIOR TO ANY CONSTRUCTION.

CLIENT:
bp
1 W. PENNSYLVANIA AVENUE, SUITE 95
TOWSON, MARYLAND

ALLIANCE ENGINEERING CONSULTANT:
BOHLER ENGINEERING, P.C.
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DEVELOPMENT INFORMATION:

SPECIAL EXCEPTION PLAN
4200 SERIES WITH A
CAR WASH AND A 10 MPD
DOMINO CANOPY

SITE ADDRESS:

10117 YORK ROAD
COCKEYSVILLE, MARYLAND 21030
BALTIMORE COUNTY

BP STORE # 17849

SCALE:	1"=20'	ALLIANCE ZAONE:	J.L.
DATE:	01/14/02	BP REPN:	J.B.
DESIGNED BY:	M.J.G.	ALLIANCE PM:	M.S.
DRAWN BY:	R.L.B.	CAD #:	MD17009SS1
CHECKED BY:	A.J.V.	JOB #:	MD017009

DRAWING TITLE:

LANDSCAPING AND GRADING PLAN

SHEET NO:

4

OF 5 REV. No.