IN RE: PETITIONS FOR SPECIAL HEARING,

SPECIAL EXCEPTION & VARIANCE -

E/S York Road, 590' N of the c/l

Ashland Road

(11235 York Road)

8th Election District

3rd Council District

* BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 03-152-SPHXA

ExxonMobil Oil Corporation Property Owners/Petitioners

* * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception and Variance filed by the owners of the subject property, ExxonMobil Oil Corporation, by Robert G. Caserta, through their attorney, David K. Gildea, Esquire. The Petitioners request a special hearing to approve an amendment to the previously approved special exception and site plan granted in prior Case No. 65-335-R, and a special exception for a fuel service station use in combination with a convenience store/carry-out restaurant, rollover carwash, and accessory use ATM. In addition, the Petitioners request variance relief from Section 419.4.B(1) to permit a tunnel entrance of the proposed rollover carwash operation to face an adjacent R.C.4 zoned property. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Greg Rulf, on behalf of ExxonMobil Oil Corporation, property owners; Greg Reed, a representative of Bohler Engineering, the consultants who prepared the site plan; and, Sebastian Cross, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the northeast side of York Road (Maryland Route 45), not far from its intersection with Ashland Road in Cockeysville. The property contains a gross area of 2.239

acres, more or less, zoned B.L.-A.S. and is improved with a fuel service station which has been in operation since 1965, pursuant to the relief granted under Case No. 63-335-R. As is the case with many service station operations in the area, the Petitioners propose substantial redevelopment of the site. The existing three-bay service garage building will be replaced with a 3,925 sq.ft. convenience store, which will feature a carryout restaurant component. Additionally, the Petitioners propose to construct a 48' x 24' (1152 sq.ft.) carwash facility on the north side of the site, perpendicular to traffic on York Road. As more particularly shown on the site plan, the proposed orientation will permit sufficient on-site stacking and parking spaces.

Mr. Rulf offered testimony regarding the proposed convenience store operation. The proposed operation is known as an "on-the-run" convenience store and will sell convenience items and similar type products. It will be substantially similar to other fuel service station/convenience store operations in the area, and will also include an ATM machine. Moreover, there will be a coffee/sandwich shop operation that will feature a carryout restaurant. Special exception relief is requested to approve the use, pursuant to the provisions of Section 405 of the B.C.Z.R. Additionally, special hearing relief is requested to amend the previous approval to reflect the proposed improvements.

Regarding these Petitions, I am easily persuaded that the use meets the requirements of Section 502.1 of the B.C.Z.R. and should be approved. The modernization of this service station is appropriate and will present a more attractive use. It is also to be noted that a significant area to the rear of the site is being left undisturbed to provide a buffer to residences east of the site.

Variance relief is requested to approve the location and orientation of the carwash facility. As noted above, the carwash building will be perpendicular to York Road so as to provide the maximum number of stacking/parking spaces on the site. However, the tunnel entrance will face R.C.4 zoned land. I find that the proposed configuration is appropriate and works well given the dynamics of the property. I am persuaded that variance relief should be granted in that the proposal has met the requirements of Section 307 of the B.C.Z.R. It is also to be noted that the

Petitioners have contacted the local community association (Ashland Community Association) and there is no opposition to their proposal.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of December, 2002 that the Petition for Special Hearing to approve an amendment to the previously approved special exception and site plan granted in prior Case No. 65-335-R, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception for a fuel service station use in combination with a convenience store/carry-out restaurant, rollover carwash, and accessory use ATM, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

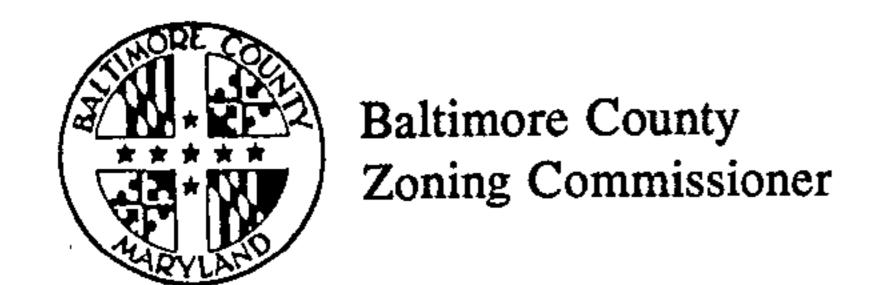
IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 419.4.B(1) to permit a tunnel entrance of a rollover carwash operation to face an adjacent R.C.4 zoned property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs



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

December 13, 2002

Fax: 410-887-3468

David K. Gildea, Esquire Sebastian Cross, Esquire 301 N. Charles Street, #900 Baltimore, Maryland 21201

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE NE/S York Road, 590' N of the c/l Ashland Road (11235 York Road)

8th Election District – 3rd Council District ExxonMobil Oil Corporation - Petitioners

Case No. 03-152-SPHXA

Dear Messrs. Gildea & Cross:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Mr. Greg Rulf, ExxonMobil Oil Corporation
3225 Gallows Road, Room 5W102, Fairfax, VA 22037
Mr. Greg Reed, Bohler Engineering, 810 Glen Eagles Court, #300, Towson, Md. 21286
People's Counsel; Case File



DRDER RECKIVE

(B) 200 9/15/98

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at	11235	York	Road	
which is	d 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

To amend the Special exception granted in case number 65-335R

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:	<u>Legal Owner(s):</u>							
Name - Type or Print	Exxon Mobil Oil Corporation Name - Type or Print							
Signature	Signature Robert G. Caserta							
Address Telephone No.	Name - Type or Print							
City State Zip Code	Signature							
Attorney For Petitioner:	3225 Gallows Rd, Room 5W 218 102							
·	Address Telephone No.							
David K. Gildea	Fairfax, VA 22037 (703)846-5340							
Name - Type of Print	City State Zip Code Representative to be Contacted:							
Signature								
Gildea, LLC Company	David K. Gildea							
	Name							
301 N. Charles St, Suite 900 Address Telephone No.	301 N. Charles St., Suite 900 Address Telephone No.							
i cichnone Mo.	Address Baltimore, MD 21201 (410)234-0070							
Baltimore, MD 21201 (410)234-0070 City State Zip Code	City State Zip Code							
	OFFICE USE ONLY							
	ESTIMATED LENGTH OF HEARING							
Case No. 03-152-SPHXA	UNAVAILABLE FOR HEARING							

Reviewed By



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 11235 York Road

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, rollover carwash, and accessory use ATM.

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.

		//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:		<u>Legal Owner(s):</u>
Name - Type or Print		ExxonMobil Name - Type or Print
Signature		Signature Construction Coordinator
Address	Telephone No.	Name - Type or Print R. G. CASERTA
City	Zip Code	Signature
Attorney For Petitioner: David K. Nildea, Esquire Name - Type or Print	<u> </u>	3225 Gallows Road, Room 5W218 Address Telephone No Fairfax, Va 22037 City State Zip Code
Signature Gildea, LLC Company	· · · · · · · · · · · · · · · · · · ·	Representative to be Contacted: David K. Gildea, Esquire Name
Baltimore, MD 21201 (410)	te 900 Telephone No. 234-0070	301 N.Charles Street, Suite 900 Address Telephone No. Baltimore, MD 21201 (410)234-0070
State State State Oase No. 03 - 152 - 5PH	Zip Code	OFFICE USE ONLY ESTIMATED LENGTH OF HEARING UNAVAILABLE FOR HEARING
REV 09/15/98		Reviewed By RDD Date 9-25-02



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11235 York Road

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)

Section 419.4.B(1) to permit a tunnel entrance of a rollover carwash operation to face an adjacent RC-4 zoned property.

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

Contract Division - - - 11

REU 9/15/98

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.

Sontract Purchaser/Le	<u> 355ee:</u>
Name - Type or Print	
Signature	
Address	Telephone No
City	State Zip Code
Attorney For Petitione	<u>r:</u>
David K. Gildea Name - Type or Print	Esquire
Signature C.	1 Daw
Gildea, LLC Company	
	Street, Suite 900 Telephone No.
Baltimore, MD 2	21201 (410)234-0070 State Zip Code
2	*
Sase No. <u>63-15</u>	2-SPHXA

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.

Legal Owner(s):

Address

Reviewed By

City

Baltimore, MD 21201

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

ExxonMobil	···· -	TARE						
Name - Type or Print Constructi Signature	on Coord	linator						
Name - Type or Print R. G. CASERTA								
Signature		7.11.						
3225 Gallows Road, B	Room 5W21	8						
Address		Telephone No						
Fairfax, Va 22037								
City	State	Zip Code						
Representative to be Contacted:								
David K. Gildea, Esqui	re	· 						
Name								

OFFICE USE ONLY

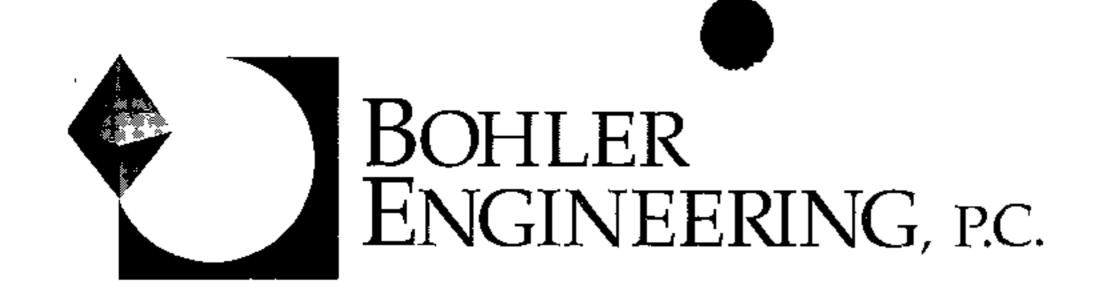
Telephone No

Zip Code

410)234-0070

Date 9-25-02

State



810 Gleneagles Court, Suite 300 Towson, MD 21286 410 821.7900 410.821.7987 fax md@bohlereng.com

September 25, 2002

ZONING DESCRIPTION OF PART OF THE LANDS KNOWN AS PARCEL 199, TAX MAP 42 AS RECORDED IN LIBER 4513 FOLIO 391 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 590 FEET NORTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, ASHLAND ROAD WHICH IS OF VARIABLE WIDTH.

THENCE, BINDING ON THE SOUTHERN MOST OUTLINE OF PARCEL 199, AND REFERRING SAID COURSES AND DISTANCES TO THE MARYLAND STATE GRID MERIDIAN NAD 83 NORTH VIZ;

- 1. NORTH 19 DEGREES 30 MINUTES 06 SECONDS WEST; 309.64 FEET TO A POINT.
- 2. NORTH 70 DEGREES 34 MINUTES 54 SECONDS EAST; 313.30 FEET TO A POINT.
- 3. SOUTH 19 DEGREES 30 MINUTES 06 SECONDS EAST; 303.50 FEET TO A POINT.
- 4. SOUTH 25 DEGREES 53 MINUTES 35 SECONDS WEST; 14.04 FEET TO A POINT.
- 5. SOUTH 71 DEGREES 17 MINUTES 17 SECONDS WEST; 303.33 FEET TO A POINT TO THE PLACE OF BEGINNING.

BEING ALSO KNOWN AS 11235 YORK ROAD AS RECORDED IN BALTIMORE COUNTY LIBER 4513 FOLIO 391. CONTAINING IN ALL 97,562 SQUARE FEET OR 2.24 ACRES OF LAND MORE OR LESS.

Prepared by MG Reviewed by: GHR

Item# 152

Other Office Locations:

10RE COUNTY, MARYLA OF BUDGET & FINANCE LLANEOUS RECEIPT	NO. No.	1 1 Note of Section 1 1 Note that the property of the section is a section of the section of
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man Col & 1 . A . Col of .	Case #03-152-51	Haltimore County
	OW - CUSTOMER	CASHIER'S VA
MORE COUNTY, MARYL OF BUDGET & FINANCE ELLANEOUS RECEIPT		
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Zaning Minner	· case = 03-102.	
	ELLOW - CUSTOMER	CASHIER'S

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NOTICE OF ZOWING HEARING

The Zoning Commissioner of Battimore 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: # 03-152-SPHXA

11235 York Road

Eside York Road

Style Election District — 3rd Councilmanic District

Legal Owner(s). R. G. Caserta, ExxonMobil Oil Corporation.

Special Expetition: to approve a fuel service station in use in combination with a convenience store/carry out restaurant, rollover carvesh, and accessoryuse ATM.

Special Hearing: to amend the Special Exception granted in case number 65-335-R.

Variance: to approve a tunnet entrance of a rollover carwash operation to face an adjacant RC-4 zoned property.

Hearing: Wednesday, November 13, 2002 at 2:00 p.m.

In Room 407, County Courts Building, 401 Bosley Avenance.

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
JI 10/824 Oct. 29

ATE OF PUBLICATION

101311,2002

THIS IS TO CERTIFY, that the annexed advertisement was published successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., .20C2 once in each of

粒 The Jeffersonian

Catonsville Times Arbutus Times

Towson Times

Owings Mills Times

NE Booster/Reporter

County News North

Mullinger

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 03-152-5PHXA

Petitioner/Developer: R.G. CASERTA

EXXON MOBIL OIL CORP

Date of Hearing/Closing: ///3/02

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 1/235 YORK PD

The sign(s) were posted on

Case # 03/52591XA

THE ZONING COMMISSIONES

IN TOWSON, MD

10/27/02, (Month, Day, Year)

Sincerely,

(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)

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 9th day of October, 2002, a copy of the foregoing Entry of Appearance was mailed to David K. Gildea, Esq., GILDEA, LLC, 301 N. Charles St., Suite 900, Baltimore, MD 21201 Attorney for Petitioner(s).

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RE: PETITION FOR SPECIAL HEARING * BEFORE THE SPECIAL EXCEPTION & VARIANCE

11235 York Road E/side York Road, 590' * ZONING COMMISSIONER

north of ctrl Ashland Road

8th Election District 3rd Councilmanic * FOR

District

Legal Owner: R. G. Caserta, ExxonMobil * BALTIMORE COUNTY

Oil Corporation

Petitioner(s) * 03-152-SPHXA

* * * * * * * *

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 9th day of October, 2002, a copy of the foregoing Entry of Appearance was mailed to David K. Gildea, Esq., GILDEA, LLC, 301 N. Charles St., Suite 900, Baltimore, MD 21201 Attorney for Petitioner(s).

PETER MAX ZIMMERMAI

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Tuesday, October 29, 2002 Issue – Jeffersonian

Please forward billing to: Gildea, LLC

401-234-0070

301 N. Charles Street Suite 900

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: 03-152 SPHXA

11235 York Road

E/side York Road, 590 feet north of centerline Ashland Road

Election District 8th - Councilmanic District 3rd

Legal Owner: R. G. Caserta, ExxonMobil Oil Corporation

SPECIAL EXCEPTION to approve a fuel service station in use in combination with a convenience store/carry out restaurant, rollover carwah, and accessory use ATM. SPECIAL HEARING to amend the Special Exception granted in case number 65-335-R. VARIANCE to appove a tunnel entrance of a rollover carwash operation to face an adjacant RC-4 zoned property.

HEARING: Wednesday, November 13, 2002, at 2:00 pm in Room 407, County Courts

Building 401 Bosley Avenue

ZONING COMMISSIONER FOR BALTIMORE COUNTY

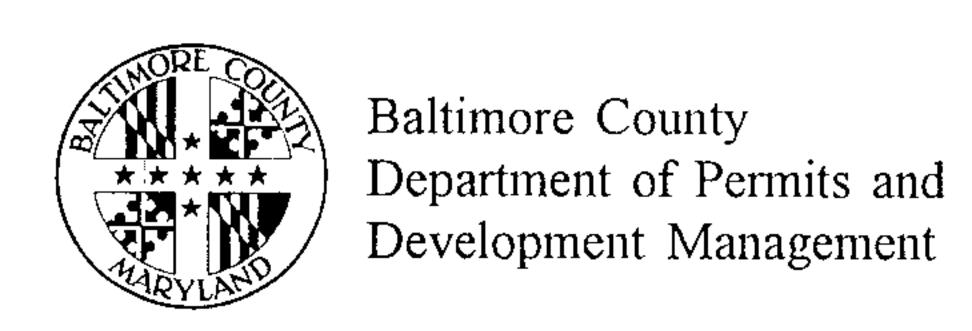
HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL NOTES: (1)

ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S

OFFICE AT 410-887-4386.

FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT

THE ZONING REVIEW OFFICE AT 410-887-3391.



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

October 7, 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: 03-152 SPHXA
11235 York Road
E/side York Road, 590 feet north of centerline Ashland Road
Election District 8th - Councilmanic District 3rd
Legal Owner: R. G. Caserta, ExxonMobil Oil Corporation

SPECIAL EXCEPTION to approve a fuel service station in use in combination with a convenience store/carry out restaurant, rollover carwah, and accessory use ATM. SPECIAL HEARING to amend the Special Exception granted in case number 65-335-R. VARIANCE to appove a tunnel entrance of a rollover carwash operation to face an adjacant RC-4 zoned property.

HEARING: Wednesday, November 13, 2002, at 2:00 pm in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon Director

Cc: Robert G. Caserta ExxonMobil Oil Corporation 3225 Gallows Rd 5W 102 Fairfax, VA 22037

David K. Gildea 301 N. Charles St. Suite 900, Baltimore, MD 21201

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY .Tuesday, October 29, 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.

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

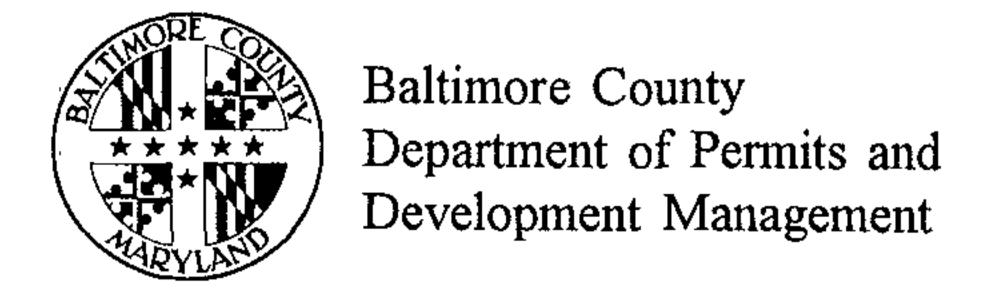
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

Cor Novement Advortining:
For Newspaper Advertising:
Item Number or Case Number: $\frac{-03-152-XA}{03-152-SPHXA}$
Petitioner: R.G. Caserta
Address or Location: 11235 YORK Rd
PLEASE FORWARD ADVERTISING BILL TO:
Name: Gildea LLC
Address: 301 N. Charles St. Suite 900
Balt. and 2/20/
Telephone Number: 4/10 234 - 0020



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

November 8, 2002

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

Dear Mr. Gildea:

RE: Case Number: 03-152-SPHXA, 11235 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 25, 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. Supervisor, Zoning Review

U. Callibal)

WCR:rlh

Enclosures

c: People's Counsel Exxon Mobile Oil Corporation, Robert G. Caserta, Fairfax, VA 22037



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

September 10, 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:

Location: 6730 Dogwood Rd.

Item No.:

152

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 Baltimore County 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

DATE: October 29, 2002

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For October 15, 2002

Item Nos. 147, 148, 149, 150, 151, (52, 153, 154, 155, 156, 157, and 158

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

RWB:CEN:jrb

cc: File

11/3

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley RBS 1767

DATE:

October 25, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of October 7, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

147-148, 150-154,156-158



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams
Administrator

Date: 10.7.02

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

RE: Baltimore County

Item No. 152

RDD

Dear Mr. Zahner:

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

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

Very truly yours,

fr

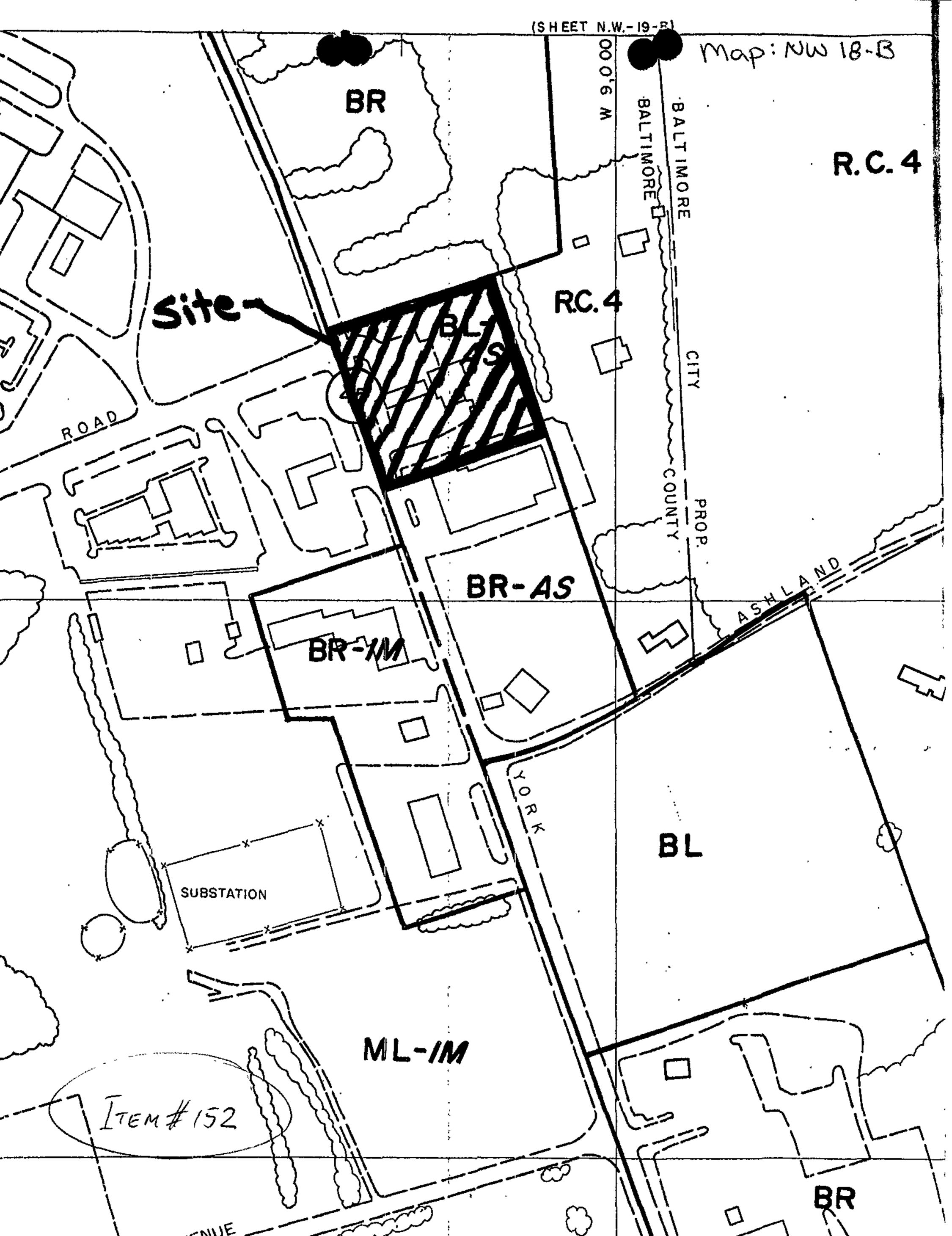
Kenneth A. McDonald Jr., Chief Engineering Access Permits Division


PLEASE PRINT CLEARLY


CASE NAME CASE NUMBER DATE

PETITIONER'S SIGN-IN SHEET

E- MAIL												
CITY, STATE, ZIP	Balt Med 21201	TOWERS NO 21286	Fairfar, VA 22037									
ADDRESS	301 W. Charles#st. #900 Palle.	LES & 51830										
NAME	Sebustion Cross	GREG REED	Gree With							•		









FREESTANDING ENTERPRISE SIGNAGE:

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

B. PROPOSED:

ONE FREESTANDING POLE MOUNTED I.D. SIGN

18.74 SQ. FT. "ON THE RUN":

13.75 SQ. FT. 6.65 SQ. FT. 6.65 SQ. FT. CAR WASH: 6.25 SQ. FT. 52.04 SQ. FT.

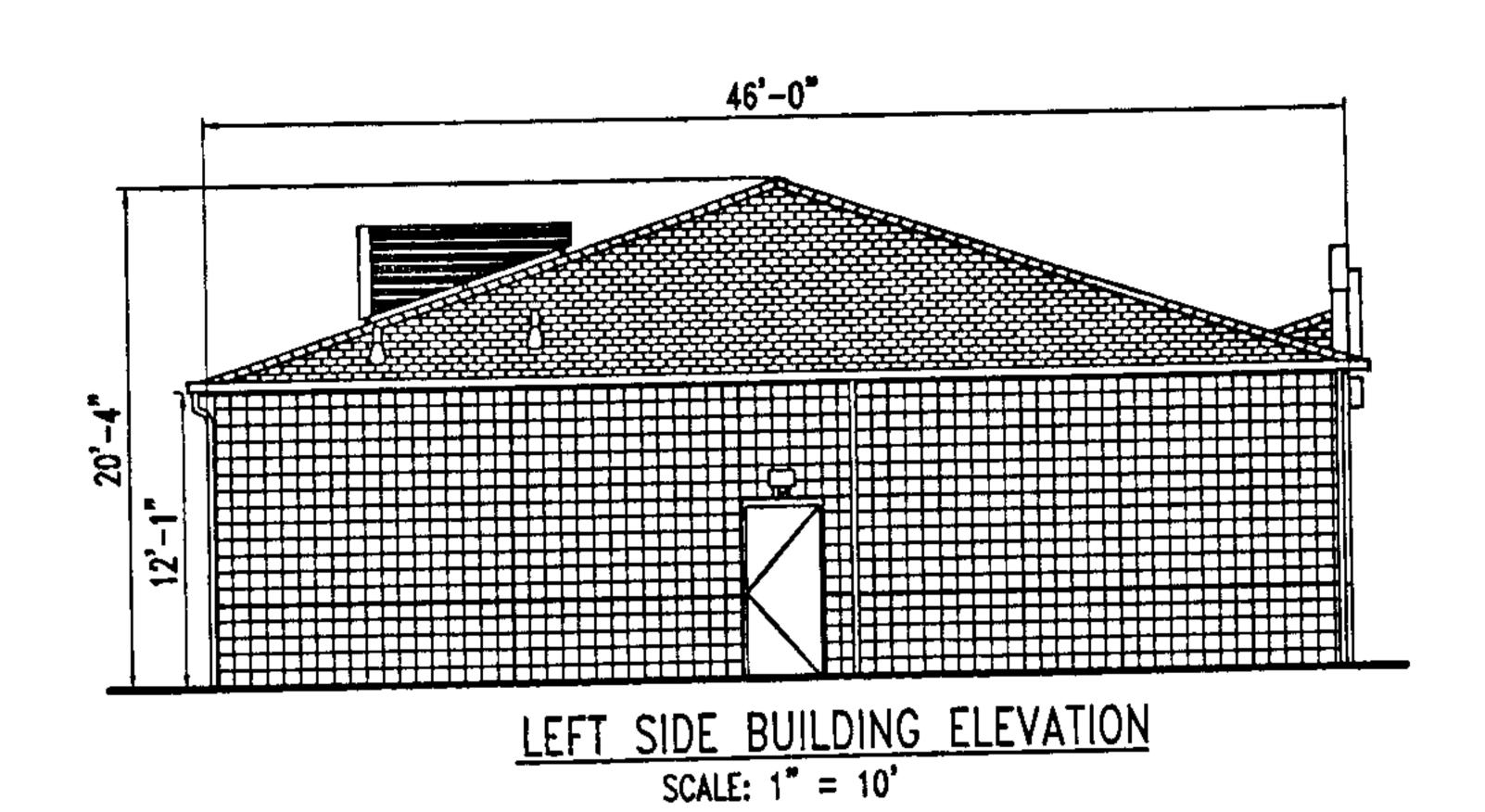
II. SERVICE STATION/CANOPY ENTERPRISE SIGNAGE: A. CANOPY

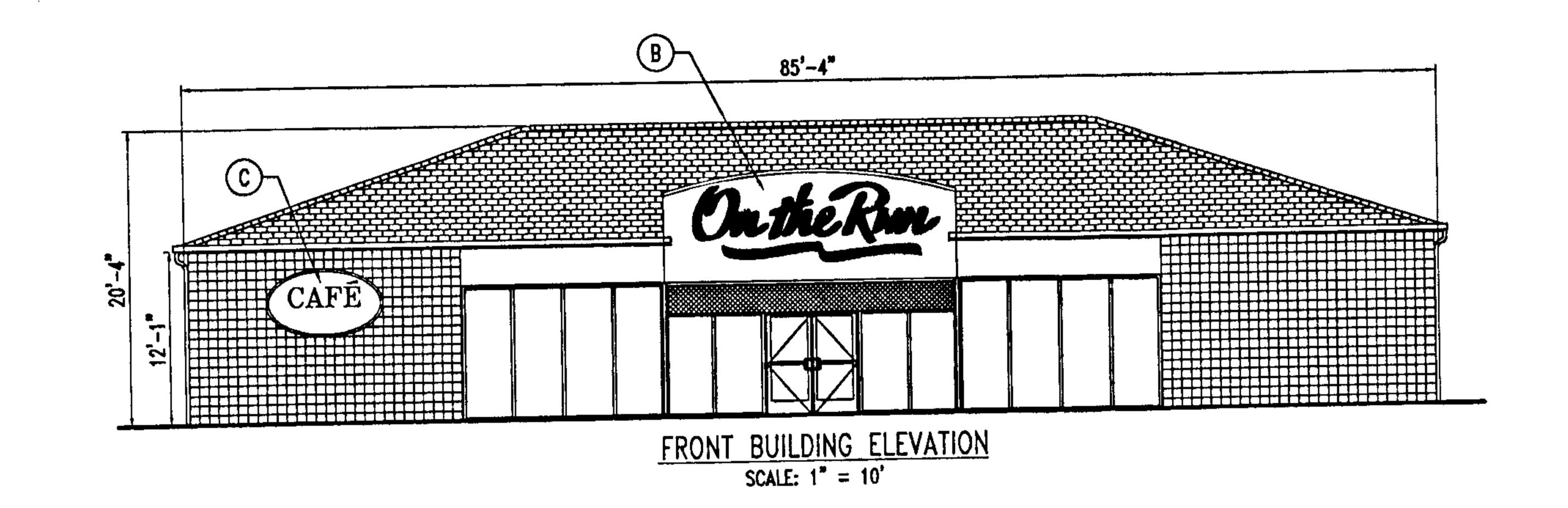
PERMITTED: SIX (6) SIGNS @ 25 SQ. FT. EACH (PURSUANT TO BCZR 450 ET SEQ.) PROPOSED: TWO (2) 16.51 SQ. FT. CANOPY FASCIA SIGNS

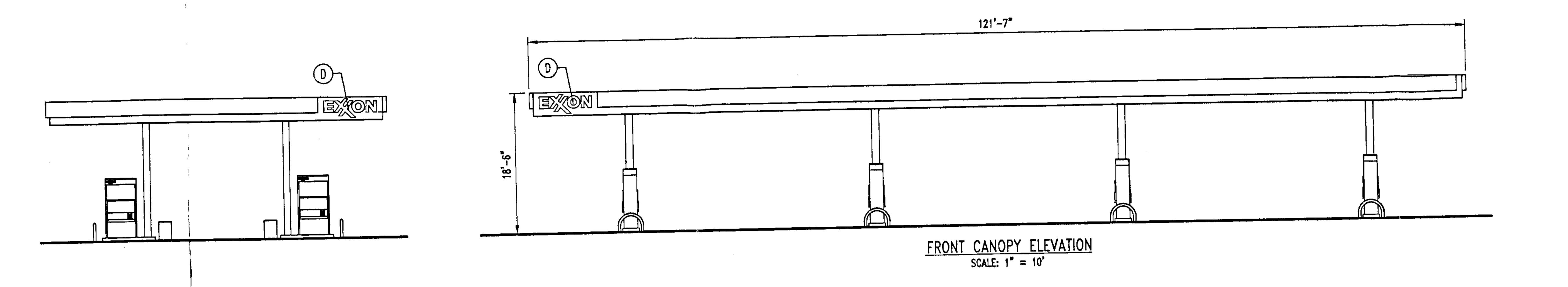
III. WALL MOUNTED ENTERPRISE SIGNAGE:

A. FRONT PERMITTED: 2 SQ. FT. PER LINEAR FOOT OF BUILDING FRONTAGE (PURSUANT TO BCZR 450 ET SEQ.) 2 SQ. FT.x(85.33 LF. + 24 LF) = 218.66 SQ. FT.

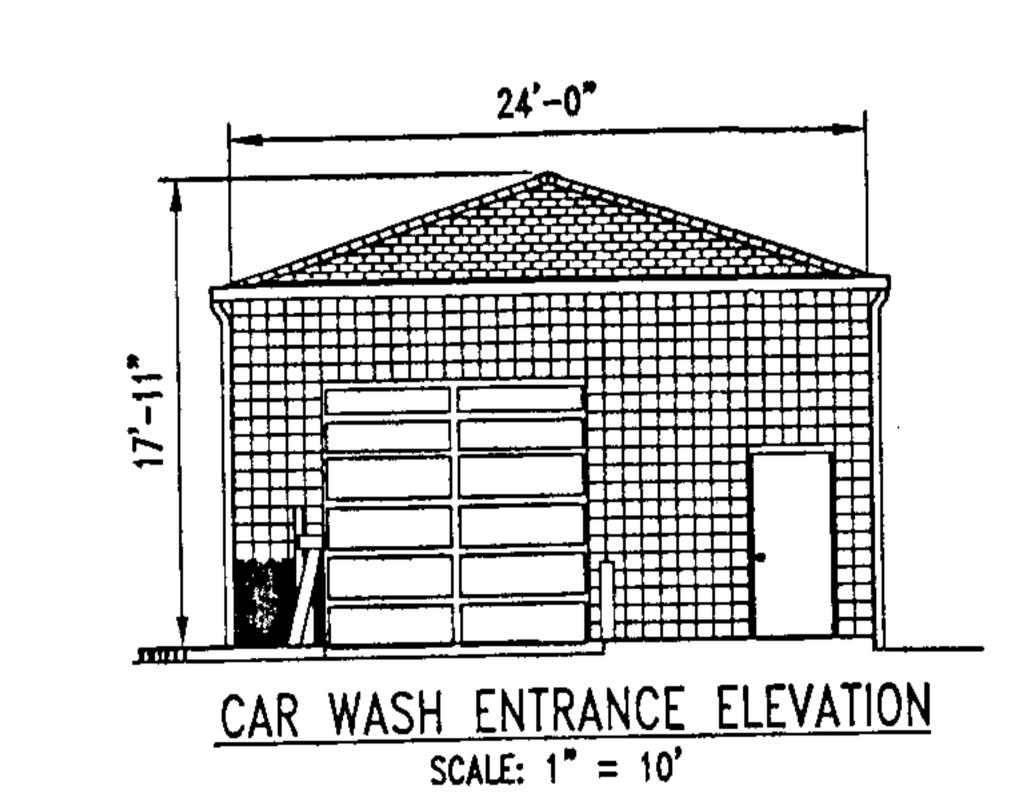
= 141.24 SQ. FT. ON THE RUN SIGN (B) = 32.67 SQ. FT. BUILDING SIGN (C) = 24.99 SQ. FT. 198.90 SQ. FT. CAR WASH SIGN (E)
TOTAL =

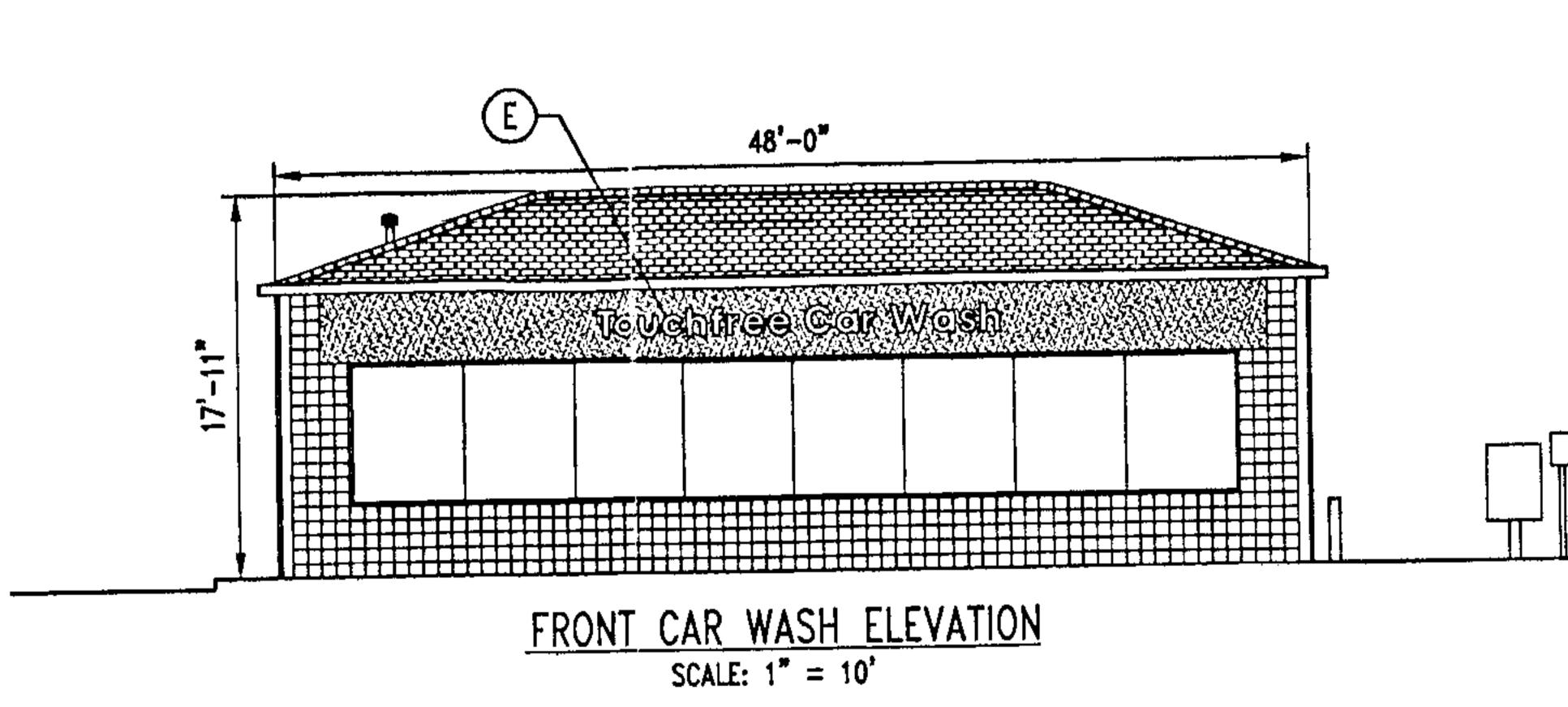


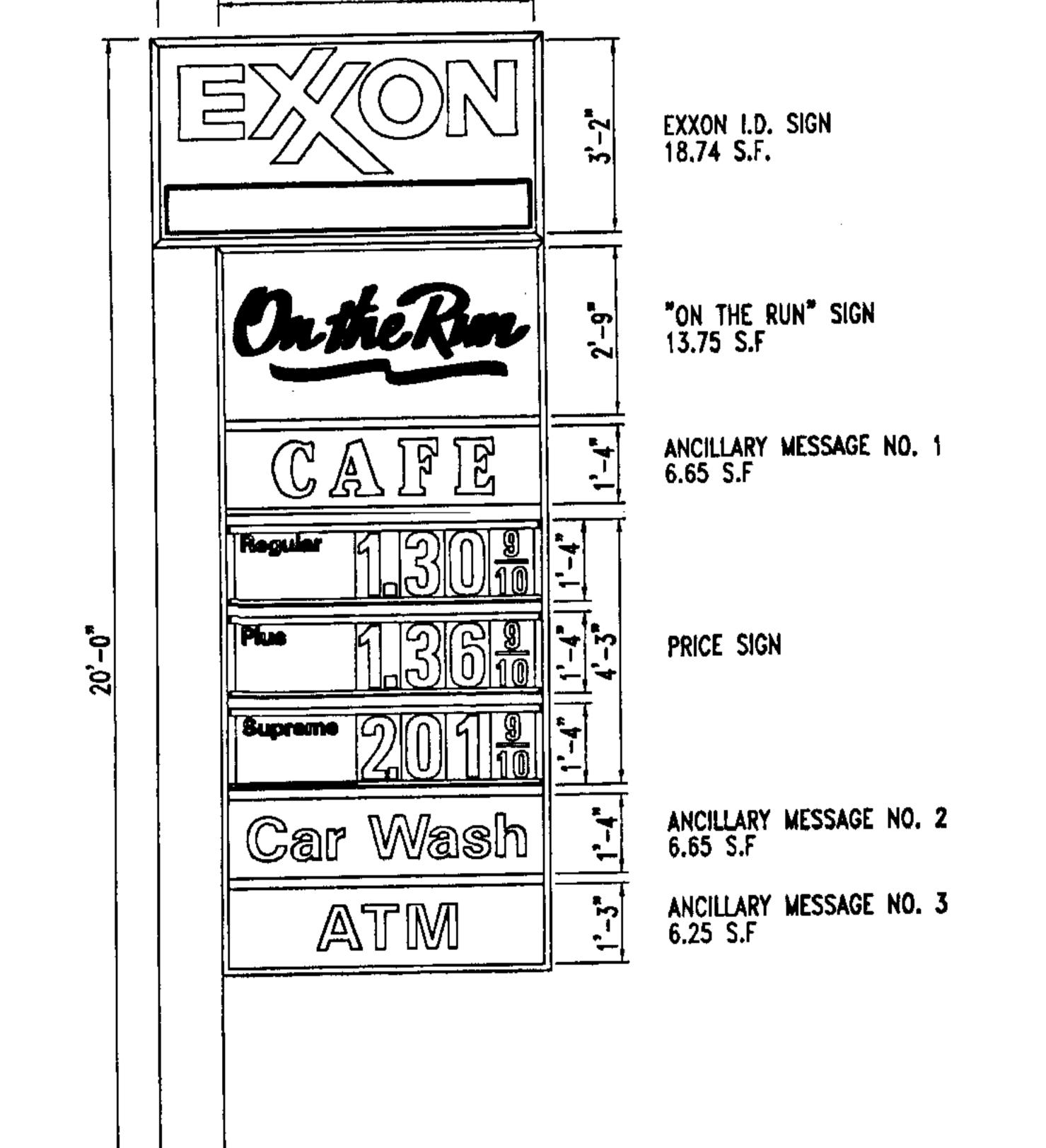




(E) PROPOSED "TOUCHFREE CAR WASH" SIGN (24.99 S.F.)



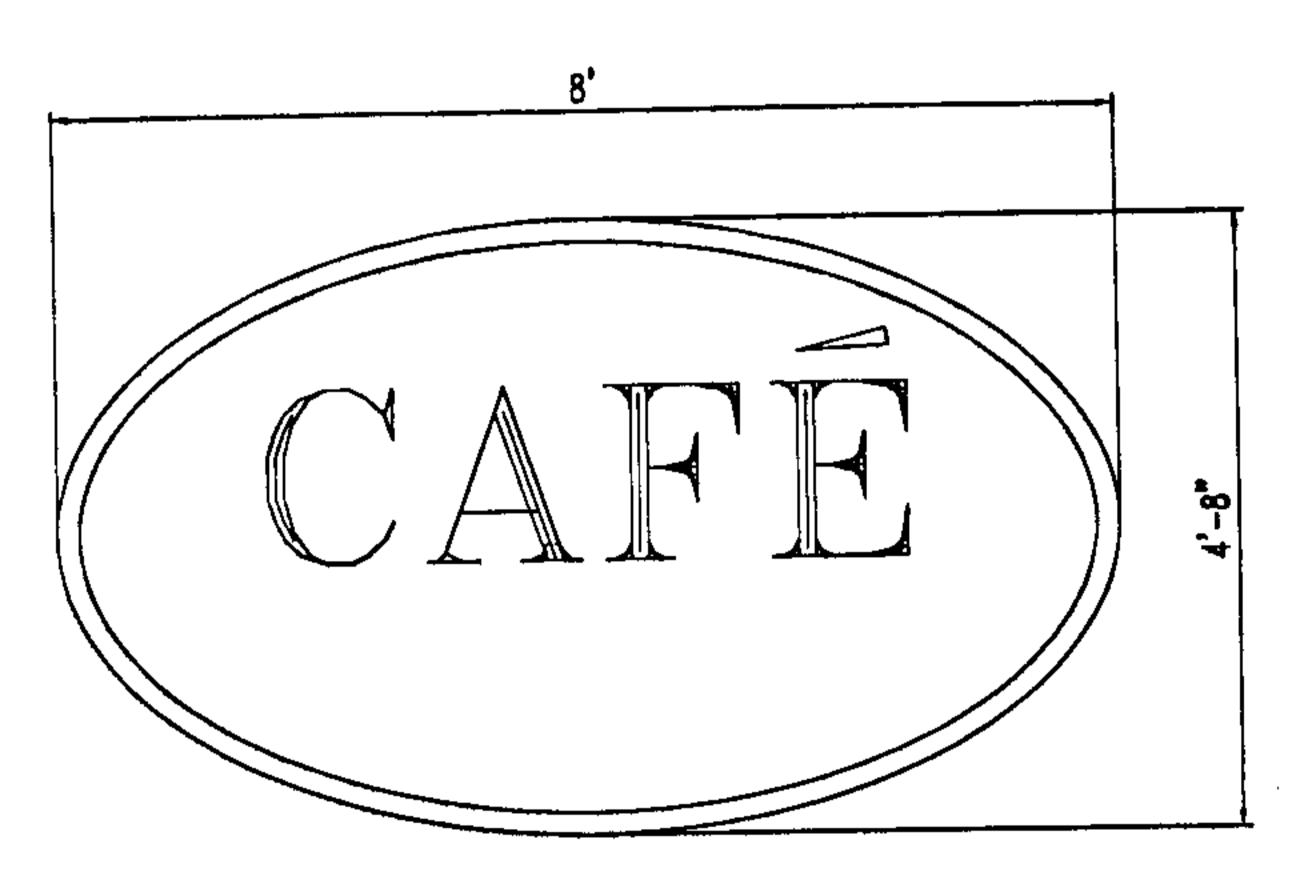




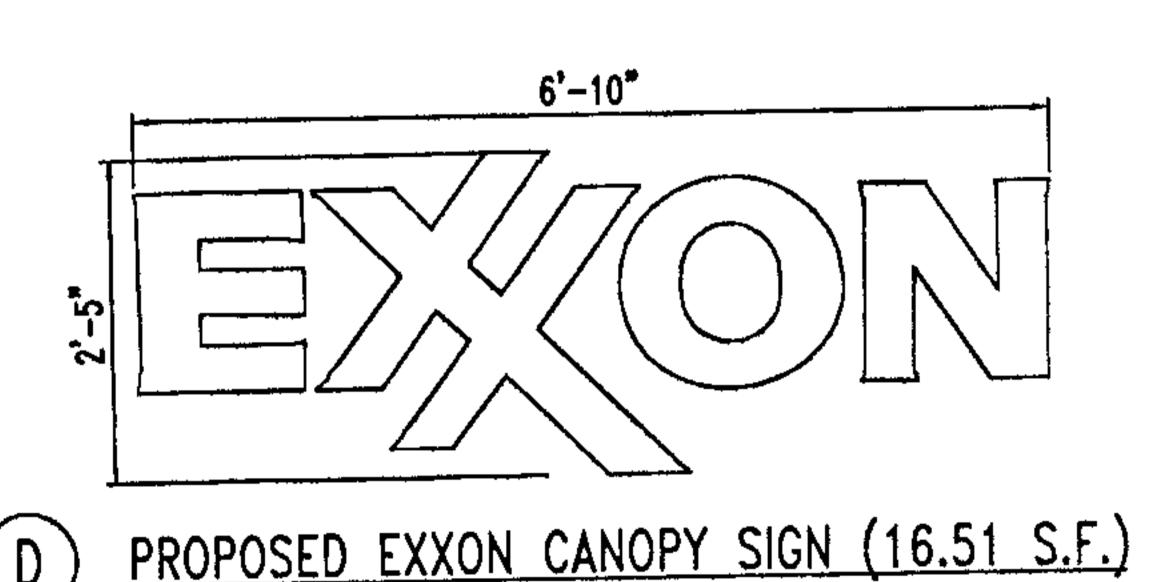
PROPOSED POLE MOUNTED I.D. SIGN 52.04 S.F. SCALE: 1" = 3'



B) PROPOSED "ON THE RUN" SIGN (141.24 S.F.)



(C) PROPOSED CAFE SIGN (32.67 S.F.)



D PROPOSED EXXON CANOPY SIGN (16.51 S.F.)

Building Type / Size: Buliding Style:

EXONMOBIL

Fuels Marketing

BOHLER ENGINEERING, P.C.

+ CIVIL & CONSULTING ENGINEERS+
+ PROJECT MANAGERS +
- ENVIRONMENTAL & SITE PLANNERS+
- MUNICIPAL E NGINEERS+

• NEW JERSEY • NEW YORK • • VIRGINIA • PENNSYLVANIA • • MASSACHUSETTS • MARYLAND •

+810 GLENRAGLES COURT, SUITE 300+
+TOWSON, MARYLAND, 21286+
+(410) 521-7900 FAX: (410) 521-7957+

PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 024044
NEW JERSEY LICENSE No. 34812
PENNSYLVANIA LICENSE No. 40447
DELAWARE LICENSE No. 8704
CONNECTIONS DELAWARE 17588