IN RE: PETITION FOR SPECIAL HEARING SW/S Liberty Road, opposite Marriott Lane 2nd Election District 4th Councilmanic District (8207 Liberty Road) BP Products North America, Inc. *Petitioner*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-417-SPH

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, BP Products North America, Inc. The special hearing request involves property located at 8207 Liberty Road. The Petitioner is requesting an extension of the utilization period for the special exception granted in Case No. 01-507-SPHXA, which Order was issued on August 20, 2001. In addition, the Petitioner is requesting an amendment to the previously approved special exception granted in Case No. 01-507-SPHXA.

Appearing at the hearing on behalf of the special hearing request were Gregory Reed, representing Bohler Engineering, P.C., John R. Lombardi on behalf of BP Products North America, Inc., and Sebastian Cross, attorney at law, representing the Petitioner. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing request is located at 8207 Liberty Road and was approved for the construction of a BP Amoco gasoline service station and convenience store. The original special exception was granted by Order dated August 20, 2001. BP Amoco is not yet ready to proceed with the construction of their gas stations in the Baltimore Metropolitan Area at this time. They are completing construction of stations in four other markets across the country. Therefore, they are

5/20/03
R. Jameson

requesting an extension of time within which to utilize the original special exception request. After considering the testimony and evidence offered and the lack of opposition thereto, I find that the special hearing should be granted to allow an extension of time within which this Petitioner may utilize the special exception until August 20, 2006.

Mr. Cross also indicated that there has been some small design changes to the canopy, signage and gasoline dispensers on the site. These minor design changes could have been approved pursuant to a spirit and intent letter submitted to this office. However, since the Petitioner was already requesting special hearing relief for the extension of time within which to utilize their special exception, they simply added this additional request for these minor design changes. The requested relief has been considered and I find that the previous plan shall be amended to reflect the changes to the gasoline dispenser, the canopy and the sign tower.

After due consideration of the testimony and evidence presented at the hearing and the lack of opposition to this special hearing request, I find that the request should be granted. It is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the special hearing relief shall be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 20th day of May, 2003 that the period of time within which to utilize the special exception granted in Case No. 01-507-SPHXA shall be extended until August 20, 2006.

5/20/03
D. Omeson

IT IS FURTHER ORDERED, that the Petitioner shall be permitted to amend the previous approval to allow the minor changes to the pump island canopies, as well as the gasoline dispensers and sign tower.

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

5/20/03
R. Ernestin

Baltimore County
Zoning Commissioner

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

May 20, 2003

Sebastian A. Cross, Esquire
Gildea, LLC
301 N. Charles Street, Suite 900
Baltimore, Maryland 21201

Re: Petition for Special Hearing
Case No. 03-417-SPH
Property: 8207 Liberty Road

Dear Mr. Cross:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

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

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Gregory Reed
Bohler Engineering, P.C.
810 Gleneagles Court
Towson, MD 21286

John R. Lombardi
c/o BP Amoco
15 Churchville Road, Suite 115
Bel Air, MD 21014

Printed with Soybean Ink
on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8207 Liberty Road

which is presently zoned BR-AS/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

1. As per Section 502.3 of the BCZR, request for an extension of the utilization period for the Special Exception granted in case number 01-507-XSPHA until August 20, 2006.

2. Amendment to the previous Special Exception approval granted in case number 01-507-XSPHA. (Order dated August 20, 2001)

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):

BP Products North America, Inc.
Name - Type or Print

John R. Lombardo
Signature Mr. John R. Lombardo

JOHN R. LOMBARDO
Name - Type or Print

Signature

1 W. Pennsylvania Avenue, Suite 95
Address — Telephone No.

Towson, MD 21201 (410)494-3772
City — State — Zip Code

Attorney For Petitioner:

Sebastian A. Cross, Esquire
Name - Type or Print

Sebastian Cross
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:

Sebastian A. Cross, Esquire
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 CTM Date 3/10/03

Case No. 03-417-SPH

5/20/03 Amended

RZV 9/15/98

BOHLER ENGINEERING, P.C.

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

STATE OF MARYLAND
ADAM J. VOLLMER
No. 21342
REGISTERED
PROFESSIONAL ENGINEER

March 10, 2003

ZONING DESCRIPTION
OF THE LANDS OF
AMERICAN OIL COMPANY
FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE SOUTHERNMOST SIDE OF LIBERTY ROAD, ALSO KNOWN AS MD RTE. 26, A VARIABLE WIDTH RIGHT OF WAY, AT THE INTERSECTION OF THE DIVISION LINE OF THE HEREIN DESCRIBED LANDS OF THE AMERICAN OIL COMPANY IN DEED LIBER 4731 AT FOLIO 102, AND LIBER 7817 AT FOLIO 151, WITH THE INTERSECTION OF THE LANDS OF POWER TEST REALTY COMPANY, LP IN DEED LIBER 6875 AT FOLIO 790, SAID POINT BEING FURTHER LOCATED BY THE FOLLOWING TWO (2) COURSES AND DISTANCES FROM THE INTERSECTION OF THE EASTERNMOST SIDE OF LANGREHR ROAD WITH THE SOUTHERNMOST SIDE OF LIBERTY ROAD AFORESAID,

A. NORTH 24 DEGREES 07 MINUTES 36 SECONDS WEST 23.97 FEET; AND THENCE
B. NORTH 65 DEGREES 32 MINUTES 40 SECONDS WEST 171.72 FEET;

THENCE, LEAVING SAID POINT OF BEGINNING, AND LEAVING LIBERTY ROAD AFOREMENTIONED, AND BINDING ON THE POWER TEST REALTY COMPANY LANDS IN PART, AND ALSO THE LANDS OF LIBERTY WEST APARTMENTS IN LIBER 6645 AT FOLIO 578, AND REFERING THE COURSES AND DISTANCES TO THE MARYLAND STATE GRID MERIDIAN NAD83 NORTH VIZ;

1. SOUTH 29 DEGREES 30 MINUTES 33 SECONDS WEST 180.26 FEET TO AN IRON PIPE FOUND; THENCE, CONTINUING ALONG THE LANDS OF LIBERTY WEST APARTMENTS,
2. NORTH 65 DEGREES 32 MINUTES 40 SECONDS WEST 180.00 FEET TO A POINT; THENCE, LEAVING THE LIBERTY WEST APARTMENTS LANDS, AND BINDING ON THE LANDS OF K & K PARTNERSHIP, LLP IN DEED LIBER 12297 AT FOLIO 666,
3. NORTH 29 DEGREES 30 MINUTES 33 SECONDS EAST 180.26 FEET TO A POINT ON THE SOUTHERNMOST SIDE OF THE AFOREMENTIONED LIBERTY ROAD; AND THENCE, LEAVING THE K & K PARTNERSHIP LANDS, AND BINDING ON LIBERTY ROAD,
4. SOUTH 65 DEGREES 32 MINUTES 40 SECONDS EAST 180.00 FEET TO THE PLACE OF BEGINNING

CONTAINING IN ALL 32,320 SQUARE FEET OR 0.742 ACRES OF LAND MORE OR LESS, BEING ALL THOSE LANDS CONVEYED FROM PAUL C . BEATY AND ANNA B. BEATY TO THE AMERICAN OIL COMPANY IN A DEED DATED THE 7TH DAY OF MARCH, 1967, AND RECORDED AMONG THE LAND RECORD BOOKS OF BALTIMORE COUNTY, MARYLAND, IN DEED LIBER 4731 AT FOLIO 102, AND ALSO BEING ALL THOSE LANDS CONVEYED FROM MARY VIRGINIA KLOHR TO AMERICAN OIL COMPANY BY DEED DATED MARCH 8, 1988, AND RECORDED AMONG THE AFOREMENTIONED LAND RECORDS IN LIBER 7817 AT FOLIO 151; SAID PROPERTY BEING KNOWN AS 8207 LIBERTY ROAD, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Prepared by: MET
Reviewed by: GSG
CP00356

#417

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: #03-417-SPH
8207 Liberty Road
S/west side of Liberty Road opposite of Marriott Lane
2nd Election District – 4th Councilmanic District
Legal Owner(s): John R. Lombardo, BP Products North America, Inc.

Special Hearing: to permit an extension of the utilization period for the Special Exception granted in Case Number 01-507-XSPHA until August 20, 2006. To permit amendment to the previous Special Exception approval granted in Case Number 01-507-XSPHA. Order date August 20, 2001.

Hearing: Monday, May 19, 2003 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.

5/017 May 1 C601046

CERTIFICATE OF PUBLICATION

5/1/, 2003

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 5/1/, 2003.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 20420

DATE 3/10/03 ACCOUNT R001 6006 6150

AMOUNT $ 375.00

RECEIVED FROM: BOHLER LAG

FOR: 03-417-SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	
3/11/2003	3/10/2003	14:21:19	2

REG W502 WALKIN JEWA JEE
>>RECEIPT # 257312 3/10/2003 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 020420
Recpt Tot $325.00
325.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-417-SPH

Petitioner/Developer: JOHN LOMBARDO
BP PRODUCTS

Date of Hearing/Closing: 5/19/03

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

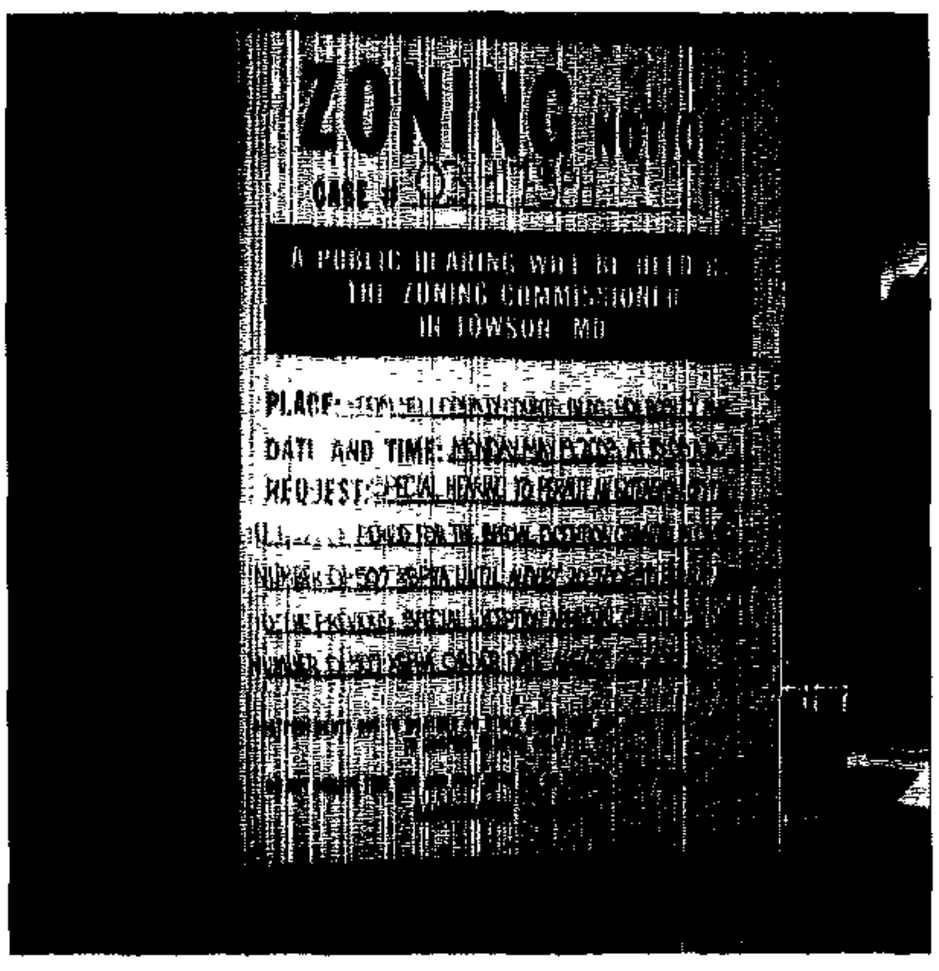
ATTN: Becky Hart {(410) 887-3394}

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: 8207 LIBERTY RD

The sign(s) were posted on 5/3/03
(Month, Day, Year)

Sincerely,



(Signature of Sign Poster) 5/3/03 (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

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

March 27, 2003

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: 03-417-SPH
8207 Liberty Road
S/west side of Liberty Road opposite of Marriott Lane
2nd Election District – 4th Councilmanic District
Legal Owner: John Lombardo, BP Products North America, Inc.

Special Hearing to permit an extension of the utilization period for the Special Exception granted in Case Number 01-507-XSPHA until August 20, 2006. To permit amendment to the previous Special Exception approval granted in Case Number 01-507-XSPHA. Order date August 20, 2001.

Hearings: Monday, May 19, 2003 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue

Arnold Jablon
Director

AJ:klm

C: Sebastian Cross, Gildea LLC, 301 N. Charles Street, Suite 900, Baltimore 21201
BP Products North America Inc., John Lombardo, 1 W. Pennsylvania Avenue, Suite 95, Towson 21201

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 3, 2003.**
(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

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 1, 2003 Issue - Jeffersonian

Please forward billing to:
Gildea LLC
301 N. Charles Street, Suite 900
Baltimore, MD 21201

410-234-0070

NOTICE OF ZONING HEARING

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

CASE NUMBER: 03-417-SPH
8207 Liberty Road
S/west side of Liberty Road opposite of Marriott Lane
2nd Election District – 4th Councilmanic District
Legal Owner: John Lombardo, BP Products North America, Inc.

Special Hearing to permit an extension of the utilization period for the Special Exception granted in Case Number 01-507-XSPHA until August 20, 2006. To permit amendment to the previous Special Exception approval granted in Case Number 01-507-XSPHA. Order date August 20, 2001.

Hearings: Monday, May 19, 2003 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue

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.

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: 03-417-SPH

Petitioner: BP Products, North America, Inc.

Address or Location: 8207 Liberty Road

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

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 16, 2003

Sebastian Cross, Esquire
Gildea LLC
301 N. Charles Street, Suite 900
Baltimore, MD 21201

Dear Mr. Cross:

RE: Case Number: 03-417-SPH, 8207 Liberty Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 10, 2003.

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

WCR:klm

Enclosures

c: People's Counsel
BP Products North America, Inc., John Lombardo, 1 W. Pennsylvania Ave., Ste. 95, Towson 21204

Printed with Soybean Ink
on Recycled Paper

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 3·26·03

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

RE: Baltimore County
Item No. 417 LTM

Dear Ms. Hart:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/~~US~~ 26.
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,

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

Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 26, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 24, 2003

Item No.: 407-418, 420-430

Dear Ms. Hart:

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.

7. The Fire Marshal's Office has no comments at this time.

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

cc: File

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on Recycled Paper

Visit the County's Website at www.baltimorecountyonline.info

Sign 5/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 26, 2003

RECEIVED
MAR 27 2003
ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-417 and 03-418**

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 15, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For March 31, 2003
Item Nos. 407, 408, 410, 411, 412,
414, 416, 417, 418, 419, 420, 421, 422,
423, 424, 425, 426, 427, 428, 429, and
430

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

RWB:CEN:jrb

cc: File

RE:	PETITION FOR SPECIAL HEARING 8207 Liberty Road; SW/side Liberty Road, opposite Marriott Lane 2nd Election & 4th Councilmanic Districts Legal Owner(s): BP Products North America Inc, John R. Lombardo Petitioner(s)	* * * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-417-SPH

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

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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 28th day of March, 2003, a copy of the foregoing Entry of Appearance was mailed to Sebastian A Cross, Esquire, Gildea, LLC, 301 N. Charles Street, Suite 900, Baltimore, MD 21201, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

March 25, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda, 03/31/03 re: case numbers 03-407-SPH, 03-408-SPH, 03-409-A, 03-410-A, 03-411-A, 03-412-A, 03-413-A, 03-414-SPH, 03-415-A, 03-416-SPH, 03-417-SPH, 03-418-SPH, 03-419-SPHX, 03-420-A, 03-421-A, 03-422-A, 03-423-A, 03-424-SPH, 03-425-SPH, 03-426-SPH, 03-427-A, 03-428-SPHAHSA, 03-429-A, 03-430-A**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 03/25/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review 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

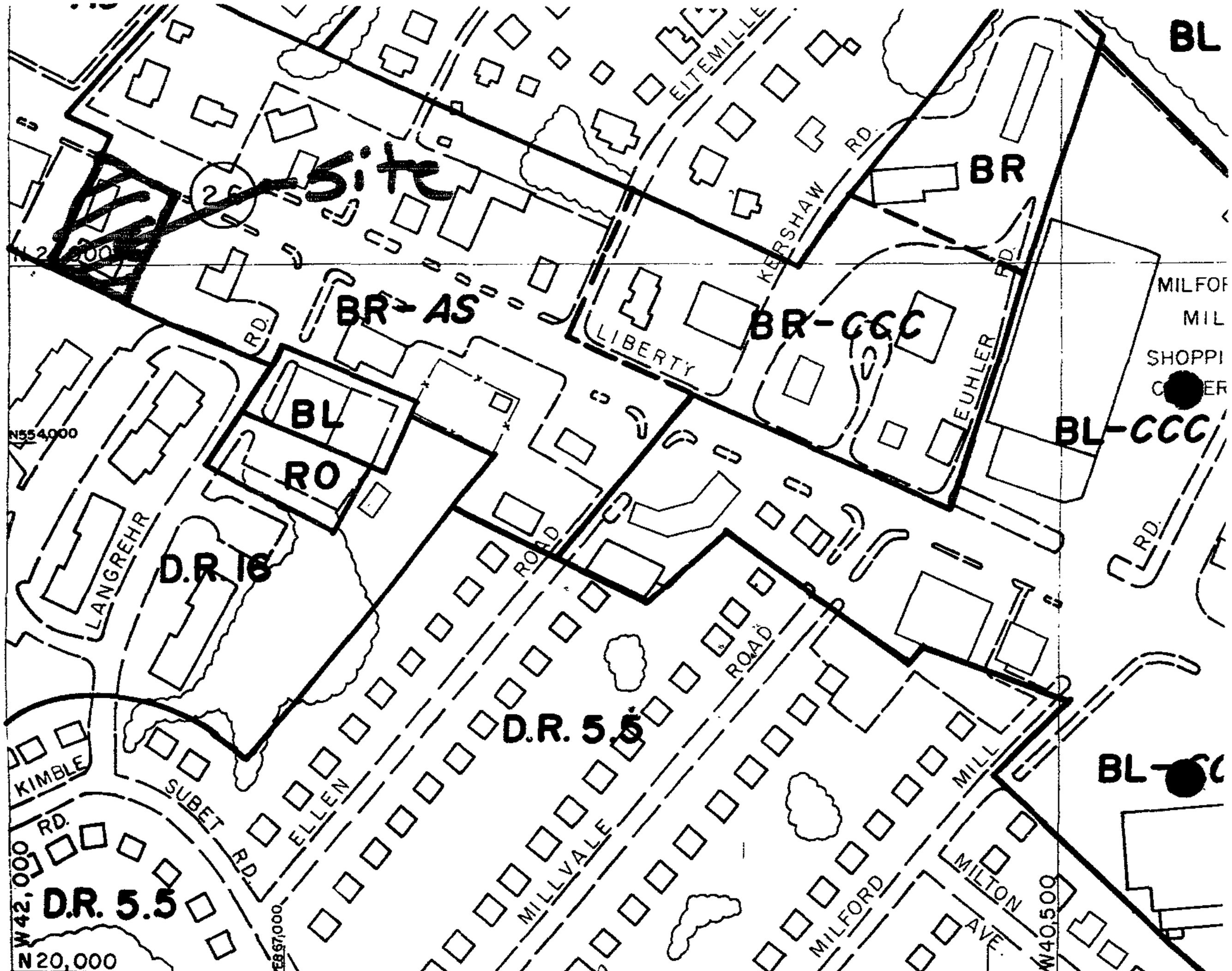
cc: Mike Nortrup

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
GREGORY H. REED	80 GLENEAGLES CT STE 300	TOWSON MD 21286	
Sebastian Cross	301 N. Charles St. Suite 700	Baltimore Md 21201	
JOHN R. LOMBARDO	87, 15 CHURCHVILLE RD. SUITE 115	BEL AIR MD 21014	

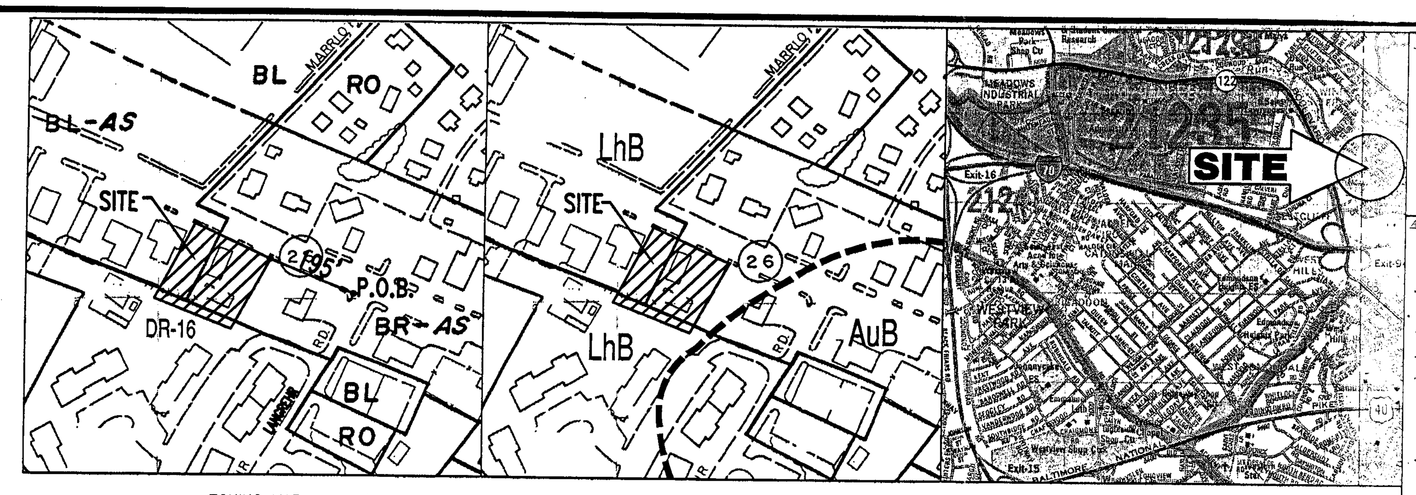


P- SE

map NW 6-G

#47

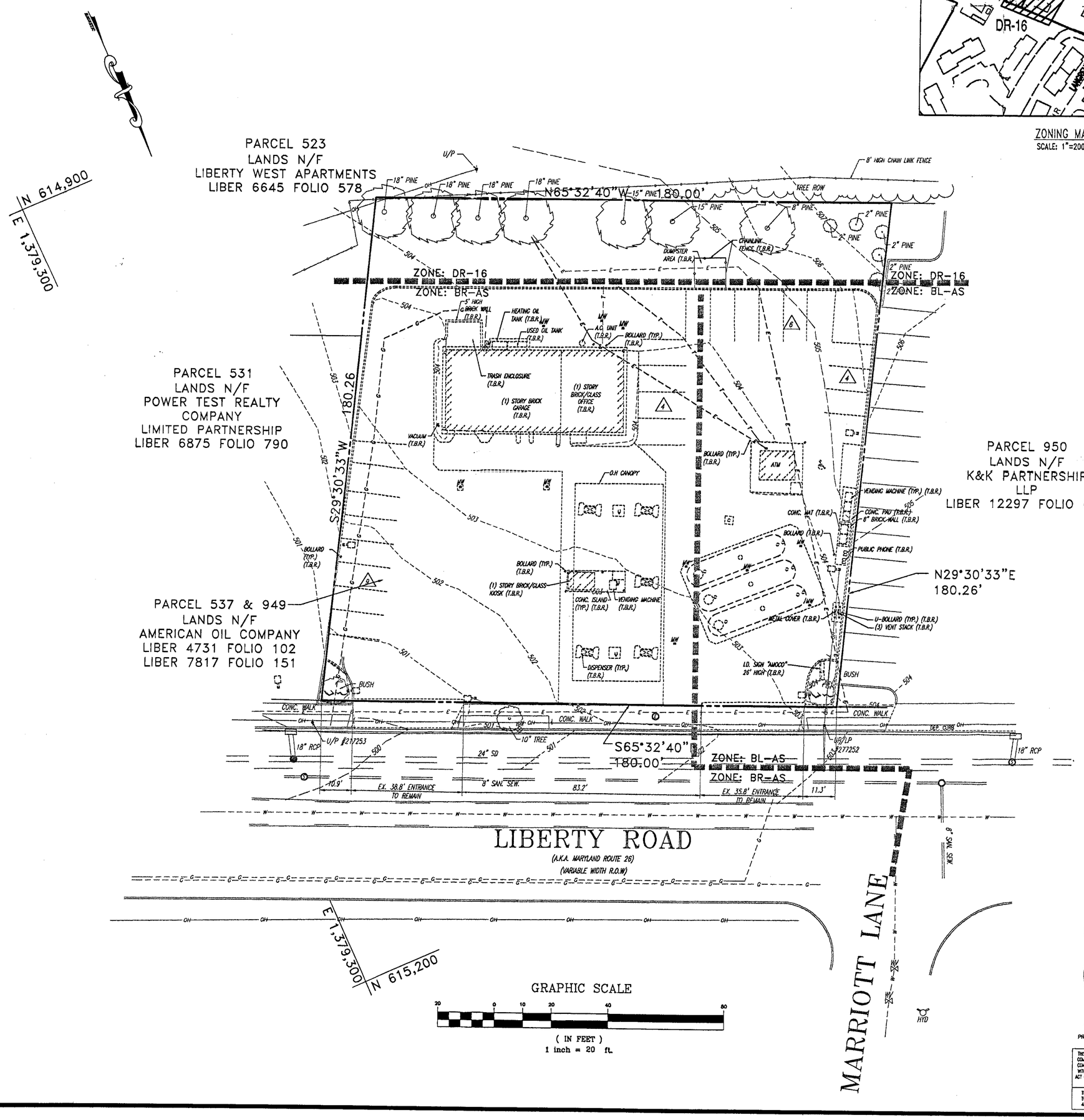
1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-9



ZONING MAP
SCALE: 1"=200'

SOILS MAP
SCALE: 1"=200'

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



NOTES:

1. THIS PLAN IS BASED ON INFORMATION OBTAINED FROM A SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. AND OTHER MATERIAL LISTED HEREON. FILE NO. CP00356, DATED: 2/15/01
2. THE PROPERTY IS KNOWN AS MAP 77, GRID 23, PARCEL 537 & 949 AS IDENTIFIED ON THE TAX MAPS OF BALTIMORE COUNTY, STATE OF MARYLAND.
3. SITE AREA =32,320 SQ. FT. OR 0.742 ACRES
4. LOCATION OF ALL UNDERGROUND UTILITIES RE 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
5. ELEVATIONS ARE BASED UPON NAVD 88 DATUM AS ESTABLISHED BY G.P.S. OBSERVATION.
6. THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE C (AREAS OF MINIMUM FLOODING) PER REF. #2.
7. ALL EXISTING FEATURES TO BE REMOVED ARE DEPICTED WITH BOLD AND DASHED LINETYPES.

REFERENCES:

1. OFFICIAL TAX MAPS OF BALTIMORE COUNTY, MARYLAND, MAP #77
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND (UNINCORPORATED AREAS) PANEL 360 OF 575" PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: MARCH 2, 1981, COMMUNITY-PANEL NUMBER 240010 0360 B.
3. MAP ENTITLED "LIBERTY WEST APARTMENTS", PREPARED BY WILSON F. OUTEN, DATED FEBRUARY 11, 1963, PLAT BOOK 29 PAGE 62.
4. MAP ENTITLED "STATE ROADS COMMISSION OF MARYLAND, MD. RTE. 26-BALTIMORE BELTWAY TO RANDALLSTOWN" PREPARED BY EWELL, NELSON & BOMHARDT, DATED JANUARY 14, 1965, LAST REVISED APRIL 14, 1966, CONTRACT No. B-665-2-441, PLAT No. 25139.
5. MAP ENTITLED "STATE ROADS COMMISSION OF MARYLAND, MD. RTE. 26-BALTIMORE BELTWAY TO RANDALLSTOWN" PREPARED BY EWELL, NELSON & BOMHARDT, ASBUILT MARCH 18, 1968, CONTRACT No. B-665-2-471, SHEET 18 OF 71.
6. MAP ENTITLED "BALTIMORE GAS & ELECTRIC COMPANY GAS DISTRIBUTION" LAST REVISED OCTOBER 2, 1989, PLAN SHEET BC-1-52.
7. MAP ENTITLED "BALTIMORE COUNTY METROPOLITAN DISTRICT, KEY MAP, SANITARY SEWERS", KEY SHEET "P", PROVIDED BY BALTIMORE COUNTY, STATE OF MARYLAND.
8. MAP ENTITLED "BALTIMORE COUNTY METROPOLITAN DISTRICT, KEY MAP, WATER MAIN", KEY SHEET "P", PROVIDED BY BALTIMORE COUNTY, STATE OF MARYLAND, DATED 8/95.
9. MAP ENTITLED "BALTIMORE COUNTY METROPOLITAN DISTRICT, KEY MAP, STORM DRAINS", KEY SHEET "P", PROVIDED BY BALTIMORE COUNTY, STATE OF MARYLAND.
10. MAP ENTITLED "SERVICE STATION, 8207 LIBERTY ROAD - MD. RTE. 26 ROCKDALE", PREPARED BY AMERICAN OIL COMPANY, LAST REVISED APRIL 24, 1967.
11. MAP ENTITLED "AMERICAN OIL COMPANY, BOUNDARY & TOPOGRAPHIC SURVEY 8207 LIBERTY ROAD" PREPARED BY JAMES CROCKETT ASSOCIATES CONSULTING ENGINEERS, LAND SURVEYORS DATED OCTOBER 25, 1965.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 36337

UTILITY COMPANY	PHONE NUMBER
BALTIMORE GAS & ELECTRIC	(410) 838-5000
VERIZON	(800) 255-2355
BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS	(410) 712-0202
COMCAST CABLE T.V. OF BALTIMORE	(410) 931-4600

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 THEREUNDER APPURTENANT.

THE CONTRACTOR TO CALL MISS UTILITY TO MARK ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

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
W	WATER LINE
G	GAS LINE
E	UG ELECTRIC LINE
T	UG TELEPHONE LINE
OH	OH WIRE
	EDGE OF PAVEMENT
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	BUILDING LINE
	DRAINAGE DIVIDE
600	INDEX CONTOUR LINE
602	INTERMEDIATE CONTOUR LINE
TC 603.7 BC 603.2 OR 603.2	SPOT ELEVATION
	RIP RAP
	HEADWALL OR ENDWALL
	MANHOLE
	YARD INLET
	CURB INLET
J	STORM STRUCTURE NO. LABEL
	DECORATIVE AREA LIGHT
	AREA / YARD LIGHT
	HYDRANT
	WATER METER
	WATER VALVE
	GAS VALVE
MW	MONITORING WELL
	UTILITY POLE
	SIGN
ABCDEFG	TYPICAL NOTE TEXT
N 27°54'32" E	TYPICAL METES & BOUNDS DESCRIPTION TEXT
(T.B.R.)	TO BE REMOVED
(E/R)	EXISTING TO REMAIN
(TYP.)	TYPICAL

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) 821-7967 •

A.J. COLANTH
STATE OF MARYLAND
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 025844
NEW JERSEY LICENSE No. 34818
PENNSYLVANIA LICENSE No. 40447
DELAWARE LICENSE No. 6704
CONNECTICUT LICENSE No. 17588

E.L. STEINFELDT
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 024544
NEW JERSEY LICENSE No. 34818
PENNSYLVANIA LICENSE No. 40447
DELAWARE LICENSE No. 6704
CONNECTICUT LICENSE No. 17588

NO	DATE	REVISION DESCRIPTION
1	2/28/03	REV. PER ATTORNEY COMMENTS

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DEVELOPMENT INFORMATION:
SPECIAL EXCEPTION PLAN
2400 SERIES HARMONY WITH
5 MPD STARTING
GATE CANOPY

SITE ADDRESS:
8207 LIBERTY ROAD
ROCKDALE, MARYLAND
BALTIMORE COUNTY

SS# 84708

SCALE:	1"=20'	ALLIANCE ZAP:	JL
DATE:	05/29/01	BP REP#:	BW
DESIGNED BY:	G.H.R.	ALLIANCE PM:	RB
DRAWN BY:	M.J.G.	CAD #:	M07107SS0
CHECKED BY:	A.J.V.	JOB #:	M0007107

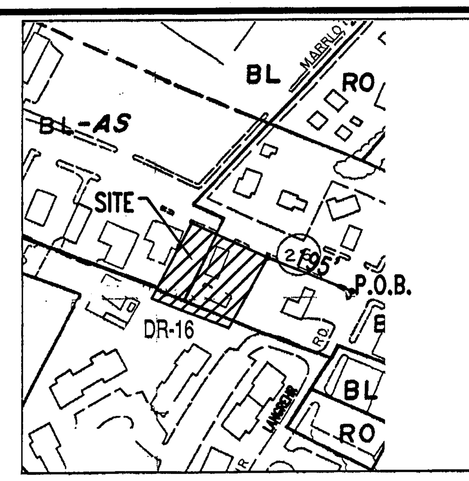
DRAWING TITLE:
EXISTING CONDITIONS PLAN

SHEET NO:
1
OF 4
REV. No. 1

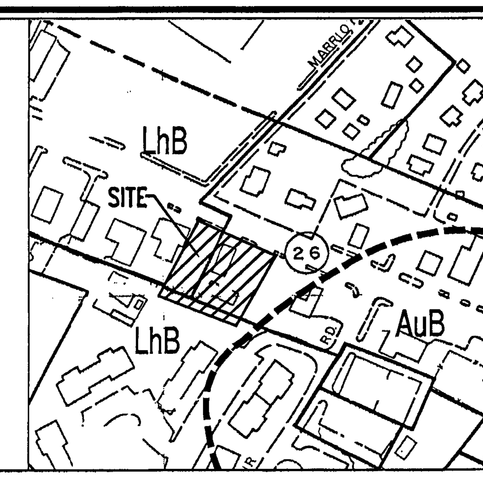
Rd 24'

#417

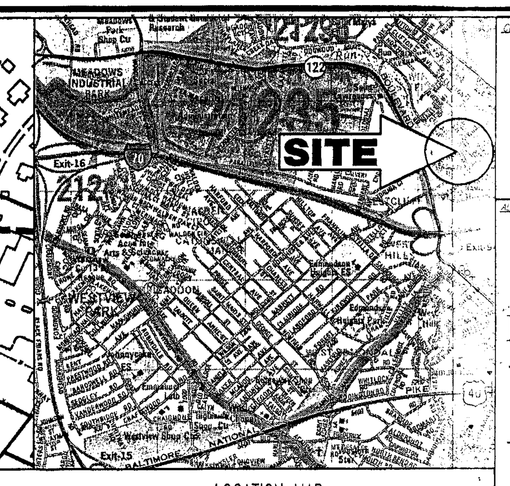
ZONING RELIEF REQUESTED
1. AS PER SECTION 502.3 OF THE BCZR, REQUEST FOR AN EXTENSION OF THE UTILIZATION PERIOD FOR THE SPECIAL EXCEPTION GRANTED IN CASE NUMBER 01-507-XSPHA UNTIL AUGUST 20, 2006.
2. AMENDMENT TO THE PREVIOUS SPECIAL EXCEPTION APPROVAL GRANTED IN CASE NUMBER 01-507-XSPHA



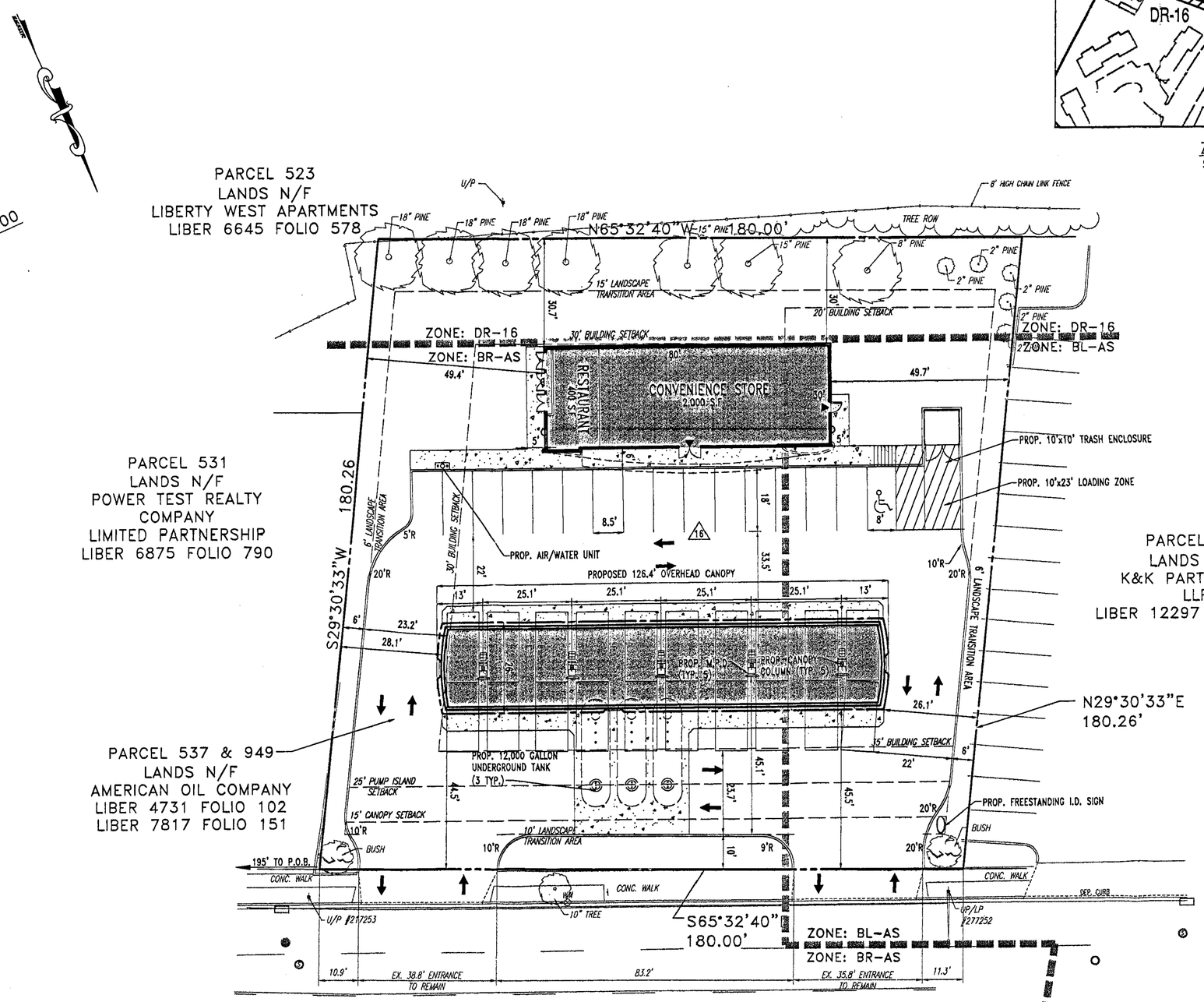
ZONING MAP
SCALE: 1"=200'



SOILS MAP
SCALE: 1"=200'



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



ZONING RELIEF REQUESTED
1. SPECIAL EXCEPTION FOR A FUEL SERVICE STATION USE IN COMBINATION WITH A CONVENIENCE STORE/CARRY-OUT RESTAURANT AND ANCILLARY USE AUTOMATIC TELLER MACHINE.
2. SPECIAL HEARING TO AMEND THE PREVIOUSLY APPROVED SPECIAL EXCEPTION GRANTED IN CASE NO. 69-89-X.
3. VARIANCE REQUESTED
A. B.C.Z.R. SECTION 450 TO PERMIT 80 SQ. FT. OF FREESTANDING SIGNAGE IN LIEU OF THE PERMITTED 75 SQ. FT.

MISS UTILITY
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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

PLAN PREPARED BY

BOHLER ENGINEERING, P.C.
809 GLENEAGLES COURT, SUITE 109
TOWSON, MARYLAND 21286
ATTN: BRUCE PITTS
PHONE: 410-821-7900

APPLICANT/DEVELOPER

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

ZONING NOTES

A. AREA REQUIREMENTS
1. FIVE (5) DISPENSER ISLANDS WITH 6 MULTI-PRODUCT DISPENSERS SERVING A TOTAL OF TEN (10) CARS AT ONE TIME.
SERVING SPACES REQUIRED = 10
SITE AREA REQUIRED = 10 x 1,500 SQ. FT. = 15,000 SQ. FT.

2. USE IN COMBINATION WITH
CONVENIENCE STORE: 2,000 SQ. FT. x 4 = 8,000 SQ. FT.
CARRY-OUT RESTAURANT: 400 SQ. FT. x 6 = 2,400 SQ. FT.

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

4. TOTAL SITE AREA
REQUIRED: 28,400 SQ. FT.
PROVIDED: 32,320 SQ. FT.

B. ACCESS POINTS
1. EXISTING:
A. ONE (1) 35.8' ENTRANCES OFF OF LIBERTY ROAD
B. ONE (1) 38.8' ENTRANCE ONTO LIBERTY ROAD
2. PROPOSED:
EXISTING ENTRANCES ARE TO REMAIN

C. PARKING:
1. REQUIRED:
ONE SPACE PER EMPLOYEE ON LARGEST SHIFT: 2 EMPLOYEES x 1 = 2 SPACES
ONE SPACE PER AIR UNIT = 1 AIR UNIT x 1 = 1 SPACE
FIVE SPACES PER 1,000 SQ. FT. OF CONVENIENCE STORE GROSS FLOOR AREA:
2,000 SQ. FT. x 5/1,000 SQ. FT. = 10 SPACES
FIVE SPACES PER 1000 SQ. FT. OF CARRY-OUT RESTAURANT GROSS FLOOR AREA:
400 SQ. FT. x 5/1000 SQ. FT. = 2
ONE SPACE PER ATM MACHINE: 1 SPACE
TOTAL PARKING REQUIRED: 16 SPACES

2. PROVIDED:
16 SPACES (INCLUDING 1 HANDICAPPED SPACE)

D. SITE ADDRESS
BP CORPORATION
8207 LIBERTY ROAD
ROCKDALE, MARYLAND 21224

E. REQUIRED SETBACKS
1. BUILDING:
A. TO RIGHT OF WAY = 35'
B. TO REAR PROPERTY LINE = 30'
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:
A. TO RIGHT OF WAY = 10'
B. TO PROPERTY LINE = RESIDENTIAL: 15
COMMERCIAL: 6'

F. ZONING HISTORY:
1. CASE NO. 88-126 SPH, (ORDER DATED: 10/30/87)
THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY DISMISSED THE PETITION FOR SPECIAL HEARING TO APPROVE A 1,000 GALLON ABOVE-GROUND PROPANE TANK AND FUEL SALES IN AN EXISTING SERVICE STATION IN A BL ZONE AND TO AMEND THIS SITE PLAN IN CASE NO. 69-89-X TO PERMIT PROPANE TANK AND A FREESTANDING BANKING DEVICE.

2. CASE NO. 73-266-XA, (ORDER DATED: 11/7/73)
THE ZONING COMMISSIONER OF BALTIMORE COUNTY GRANTED A SPECIAL EXCEPTION FOR A CAR WASH AS A USE IN COMBINATION WITH A SERVICE STATION AND A VARIANCE TO PERMIT TWENTY (20) STACKING SPACES IN LIEU OF THE REQUIRED FORTY (40) SPACES.

3. CASE NO. 69-89-X, (ORDER DATED: 10/11/68)
THE ZONING COMMISSIONER OF BALTIMORE COUNTY GRANTED A SPECIAL EXCEPTION FOR THE EXPANSION OF AN AUTOMOTIVE SERVICE STATION.

4. CASE NO. 2489 (ORDER DATED: 3/6/53)
THE ACTING ZONING COMMISSIONER OF BALTIMORE COUNTY GRANTED A SPECIAL PERMIT TO USE THE PROPERTY AS A GASOLINE SERVICE STATION.

5. CASE NO. 01-507-XSPHA - GRANTING A SPECIAL EXCEPTION TO ALLOW AN ANCILLARY USE ATM WITH EXISTING FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE/CARRY-OUT RESTAURANT; GRANTING A SPECIAL HEARING TO APPROVE AMENDMENT TO THE PREVIOUSLY APPROVED SPECIAL EXCEPTION GRANTED IN CASE NUMBER 69-89-X AND GRANTING A VARIANCE SEEKING RELIEF FROM SECTION 450 OF THE BCZR TO PERMIT A FREESTANDING SIGN 80 SQ. FT. IN LIEU OF THE MAXIMUM ALLOWED 75 SQ. FT.

LEGEND

2	PARKING SPACES
←	FLOW OF TRAFFIC (NOT STRIPING)
10	MPD SERVICING
10	MPD STACKING

SITE INFORMATION

THIS PLAN REFERENCES A SURVEY BY:

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

1. ZONE: BR-AS (BUSINESS ROADSIDE: AUTOMOTIVE SERVICES)
BL-AS (BUSINESS LOCAL: AUTOMOTIVE SERVICES)
2. NET SITE AREA: 32,320 SQ. FT. OR 0.742 AC.
3. EXISTING FLOOR AREA: 1,820 SQ. FT.
4. PROPOSED FLOOR AREA CONVENIENCE STORE 2,400 SQ. FT.
5. MAXIMUM FLOOR AREA RATIO: 4.0
6. EXISTING FLOOR AREA RATIO: 0.056
7. PROPOSED FLOOR AREA RATIO: 0.074
8. DEED REFERENCE: LIBER 4731, FOLIO 102/ LIBER 7817, FOLIO 151
9. OWNER: THE AMERICAN OIL COMPANY
10. TAX ACCOUNT NUMBER: 0211470040 & 0201500070
11. ELECTION DISTRICT: 2
12. COUNCILMANIC DISTRICT: 4
13. WATERSHED: PIKESVILLE 4th ZONE
14. SUBSEWERSHED: 64
15. EXISTING USE: 1,820 S.F. SERVICE BAY FACILITY WITH 5 SETS OF 3 HOSE DISPENSERS AND PARKING AREAS
16. PROPOSED USE: FUEL SERVICE STATION USE IN COMBINATION WITH A CONVENIENCE STORE/CARRY-OUT RESTAURANT AND ANCILLARY USE AUTOMATIC TELLER MACHINE.
17. CENSUS TRACT: 4023.03
18. IMPERVIOUS AREA: 21,762 SF. OR .500 AC.
19. LANDSCAPE AREA: 10,556 SF. OR .242 AC.
20. SITE IS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN PER F.E.M.A.
21. THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARY.
22. COMPRESSED AIR, WATER AND RESTROOM FACILITIES WILL BE AVAILABLE FOR CUSTOMER USE.
23. STORAGE FO RENTAL TRUCK IS NOT PROPOSED AS PART OF THIS APPLICATION.
24. THE PROPERTY IS LOCATED WITHIN THE LIBERTY ROAD COMMERCIAL REVITALIZATION DISTRICT.
25. NO LIGHTING STANDARD SHALL EXCEED 18' IN HEIGHT.

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 •
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• NEW JERSEY • NEW YORK •
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• MASSACHUSETTS • MARYLAND •
• WWW.BOHLERENG.COM •
• 810 G LENEAGLES COURT, SUITE 300 •
• TOWSON, MARYLAND, 21286 •
• (410) 821-7900 FAX: (410) 821-7987 •

A.J. VOLANTH
PROFESSIONAL ENGINEER
VIRGINIA LICENSE NO. 001438
MARYLAND LICENSE NO. 11842
DISTRICT OF COLUMBIA LICENSE NO. 10726
PENNSYLVANIA LICENSE NO. 049314-E
DELAWARE LICENSE NO. 10734

E.L. STEINFELDT
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 024044
NEW JERSEY LICENSE No. 34818
PENNSYLVANIA LICENSE No. 42447
DELAWARE LICENSE No. 6704
CONNECTICUT LICENSE No. 17588

NO.	DATE	REVISION DESCRIPTION
1	2/28/03	REV. PER ATTORNEY COMMENTS

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DEVELOPMENT INFORMATION:
SPECIAL EXCEPTION PLAN
2400 SERIES HARMONY WITH
5 MPD STARTING
GATE CANOPY

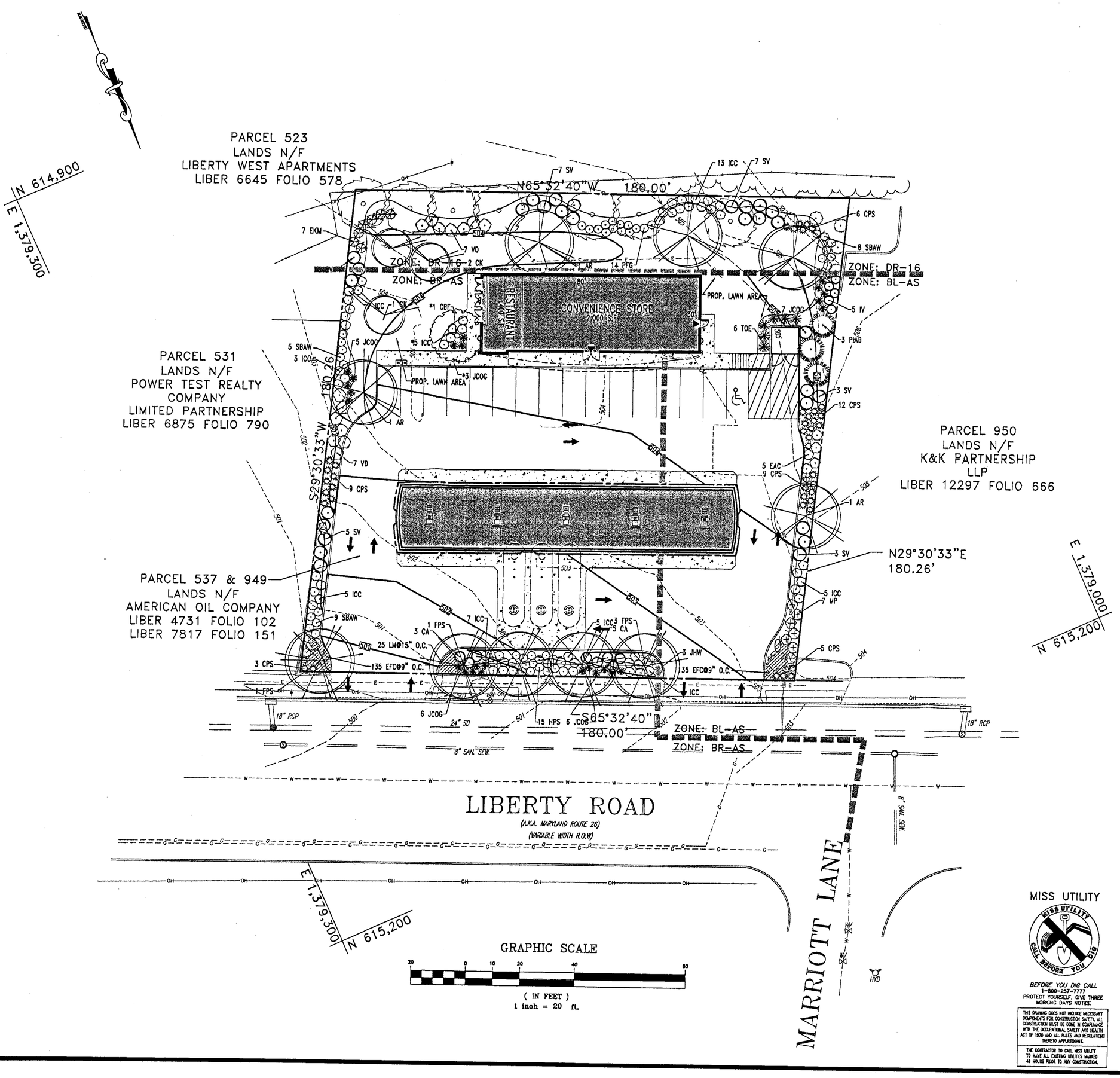
SITE ADDRESS:
8207 LIBERTY ROAD
ROCKDALE, MARYLAND
BALTIMORE COUNTY

SS# 84708

SCALE:	1"=20'	ALLIANCE ZBCM:	JL
DATE:	05/29/01	BP REPW:	BW
DESIGNED BY:	G.H.R.	ALLIANCE PM:	RB
DRAWN BY:	M.J.G.	CAD #:	M07107SS0
CHECKED BY:	A.J.V.	JOB #:	M0007107

DRAWING TITLE:
SITE PLAN

SHEET NO:
2
OF 4
REV. No. 1



MISS UTILITY

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THE CONTRACTOR TO CALL MISS UTILITY TO MAKE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

COMPLIANCE CHART

III: REQUIREMENTS FOR PROJECT CONDITIONS

REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
A.3. 1 PLANTING UNIT (PU) PER 40' OF ADJACENT ROADWAY.	LIBERTY ROAD: 179.32 L.F. REQUIRED: 5 PU PROVIDED: 5 FPS (5 PU)	COMPLIES
B.2.A. RESERVE 7% OF THE PARKING LOT AREA FOR INTERIOR LANDSCAPING. PLANT AT 1 PU PER 12 PARKING SPACES.	PARKING AREA: 5,933.01 SQ. FT. REQUIRED 7%: 415 SQ. FT. PROVIDED: 0 SQ. FT. (0%)	WAIVER
	TOTAL PARKING SPACES: 16 REQUIRED: 1.3 PU PROVIDED: 1 CBF, 5 ICC, 3 JCOG (2.6 PU) *PLANT MATERIAL UTILIZED TO MEET REQUIREMENT.	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 PROVIDED: 6 TOE, 2 PIAB (2.2 PU)	COMPLIES
K.1&2.: EXCEPT FOR THE REQUIRED ACCESS DRIVES, A PLANTING AREA IS REQUIRED ALONG THE ENTIRE PERIMETER OF AN AUTOMOTIVE USE. THE LANDSCAPE AREA SHALL HAVE A 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. (SEE BELOW)	REQUIRED: 10' TO R.O.W. PROPOSED: 8.5' TO R.O.W.	WAIVER
MINIMUM HEIGHT OF SHRUBS AT INSTALLATION SHALL BE 18". SHRUBS MUST PROVIDE A MINIMUM 3' HIGH YEAR-ROUND SCREEN AT MATURITY. ONE PU PER 15 L.F. OF THE AREA TO BE SCREENED.	LENGTH OF ROW: 179.32 L.F. REQUIRED: 12 PU PROVIDED: 8 CPS, 18 ICC, 12 JCOG, 8 CA, 15 HPS (12.2 PU)	COMPLIES
K.3.: THE LANDSCAPE AREA SHALL HAVE A 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'.	REQUIRED: 6' TO ABUTTING PROPERTY LINE PROPOSED: 6' MINIMUM TO ABUTTING PROPERTY LINE.	COMPLIES
	PROPERTY LINE PERIMETER: 540.52 L.F. REQUIRED: 54 PU PROPOSED: 12 EXIST. EVERGREENS, 5 AR, 1 CBF, 3 CK, 1 PIAB, 36 PIAB, 36 CPS, 16 EKM, 38 ICC, 15 JCOG, 6 TOE, 5 EAC, 5 IV, 7 MP, 14 PFG, 22 SBAW, 22 SV, 14 VD. (54 PU)	COMPLIES

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES					
AR	5	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL.	B+B
CBF	1	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	2 1/2-3" CAL.	B+B
FPS	5	FRAXINUS PENSYLVANICA 'SUMMIT'	SUMMIT GREEN ASH	2 1/2-3" CAL.	B+B
	11				
ORNAMENTAL TREE					
CK	3	CORNUS KOUSA	KOUSA DOGWOOD	8'-10'	B+B
EVERGREEN TREE					
PIAB	3	PICEA ABIES	NORWAY SPRUCE	6-7'	B+B
EVERGREEN SHRUBS					
CPS	44	CHAMAECYPARIS PISIFERA 'SUNGOLD'	SUNGOLD THREADLEAF CYPRESS	15-18" SPRD.	#3 CAN
EKM	7	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	MANHATTAN SPREADING EUONYMUS	24-30"	#5 CAN
ICC	56	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	24-30"	#3 CAN
JCOG	27	JUNIPERUS CHINENSIS 'OLD GOLD'	OLD GOLD JUNIPER	15-18" SPRD.	#3 CAN
TOE	6	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5-6'	B+B
	140				
DECIDUOUS SHRUBS					
CA	8	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	#3 CAN
EAC	5	EUONYMUS ALATUS 'COMPACTUS'	DWARF WINGED EUONYMUS	30-36"	B+B
HPS	15	HYPERICUM PATULUM 'SUNBURST'	SUNBURST ST. JOHNSWORT	18-24"	#3 CAN
IV	5	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	24-30"	#5 CAN
MP	7	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	30-36"	B+B
PFG	14	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER BUSH CINQUEFOIL	18-24"	#3 CAN
SBAW	22	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18-24"	#3 CAN
SV	29	SYRINGA VULGARIS	COMMON PURPLE LILAC	3-4'	B+B
VD	14	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4'	B+B
	119				
GROUND COVER					
EFC	270	EUONYMUS FORTUNEI 'COLORATUS'	PURPLE WINTERCREEPER	2 1/4" PEAT POT	2 YR PLANTS
JHW	3	JUNIPERUS HORIZONTALIS 'WILTONI'	WILTON'S BLUE RUG JUNIPER	12-15" SPRD	#2 CAN
	273				
PERENNIAL					
LM	25	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 PT.	CONTAINER

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

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

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

A.J. LEVENTHAL
STATE OF MARYLAND
PROFESSIONAL ENGINEER
CIVIL LICENSE NO. 23143
STRUCTURAL LICENSE NO. 6
DISTRICT OF COLUMBIA LICENSE NO. 10726
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PROFESSIONAL ENGINEER

E.L. STEINFELDT
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VIRGINIA LICENSE No. 024044
NEW JERSEY LICENSE No. 34018
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NO.	DATE	REVISION DESCRIPTION
1	2/28/03	REV. PER ATTORNEY COMMENTS

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DEVELOPMENT INFORMATION:
SPECIAL EXCEPTION PLAN
2400 SERIES HARMONY WITH
5 MPD STARTING
GATE CANOPY

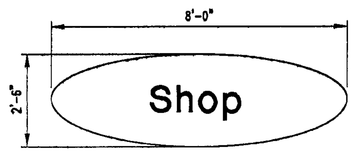
SITE ADDRESS:
8207 LIBERTY ROAD
ROCKDALE, MARYLAND
BALTIMORE COUNTY

SS# 84708

SCALE:	1"=20'	ALLIANCE DRAWN:	JL
DATE:	05/29/01	BP REPN:	BW
DESIGNED BY:	G.H.R.	ALLIANCE PM:	RB
DRAWN BY:	M.J.G.	CAD #:	M07107SS0
CHECKED BY:	A.J.V.	JOB #:	M0007107

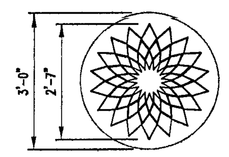
DRAWING TITLE:
GRADING & LANDSCAPE PLAN

SHEET NO:
3
OF 4
REV. No.1

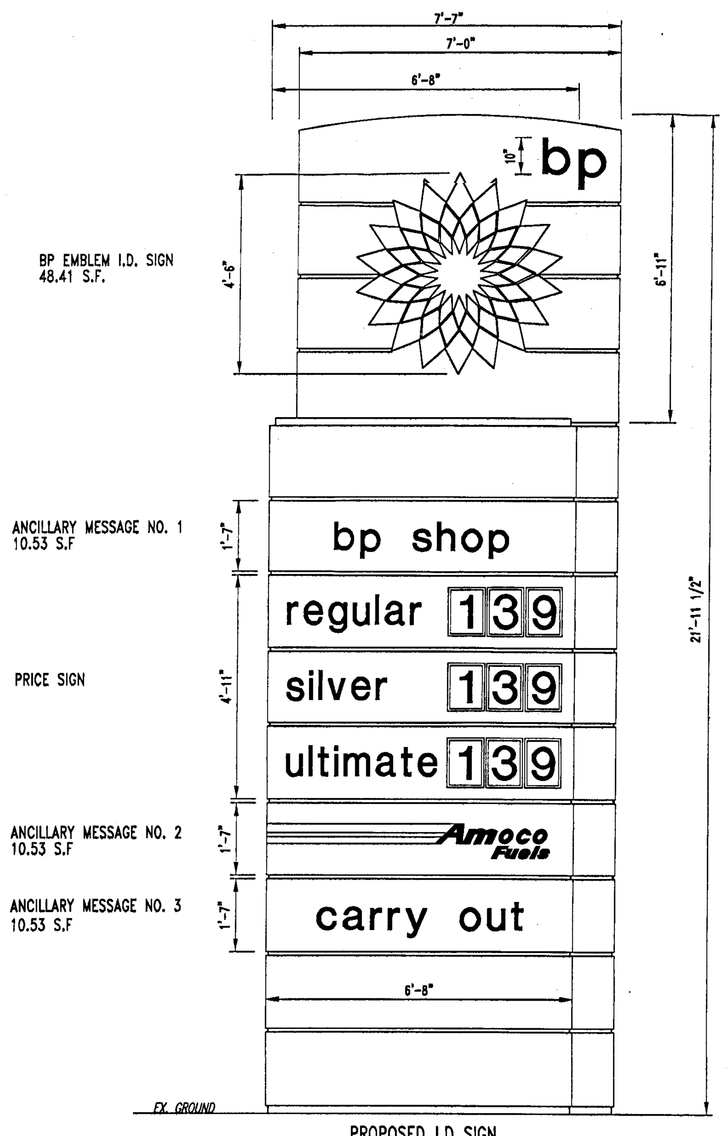


AREA = π x HALF LENGTH OF MAJOR AXIS x HALF LENGTH OF MAJOR AXIS
AREA = π x 4.0 x 1.25
AREA = 15.71 S.F.

(B) BUILDING "SHOP" SIGN 15.71 S.F.
SCALE: 1" = 2'



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



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

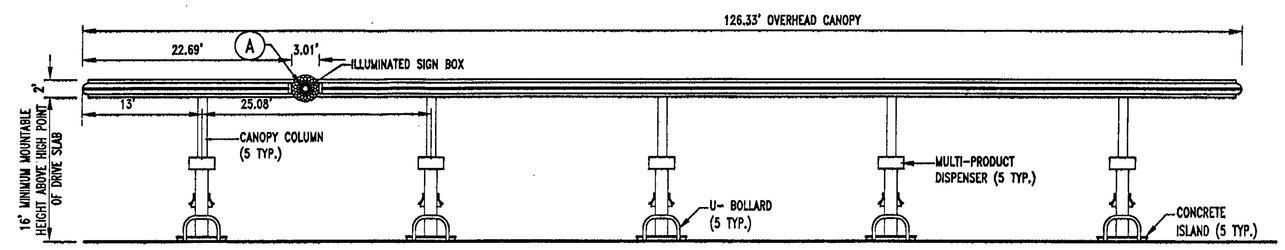
SIGNAGE CALCULATIONS

I. FREESTANDING ENTERPRISE SIGNAGE:
A. PERMITTED: 75 SQ. FT. (PURSUANT TO BCZR 450 ET SEQ.)
B. PROPOSED:
ONE FREESTANDING SIGN:

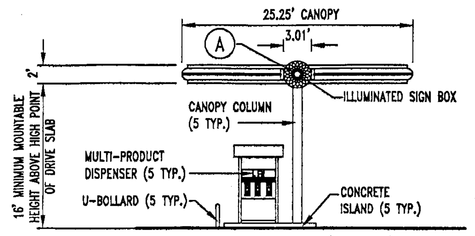
BP EMBLEM:	48.41 SQ. FT.
BP SHOP:	10.53 SQ. FT.
AMOCO FUELS:	10.53 SQ. FT.
CARRY OUT:	10.53 SQ. FT.
PRICE:	N/A
TOTAL	80.00 SQ. FT.

II. SERVICE STATION ENTERPRISE SIGNAGE:
A. CANOPY
PERMITTED: SIX (6) SIGNS @ 25 SQ. FT. EACH
(PURSUANT TO BCZR 450 ET SEQ.)
PROPOSED: FOUR 7.07 SQ. FT. CANOPY FAISCA SIGNS

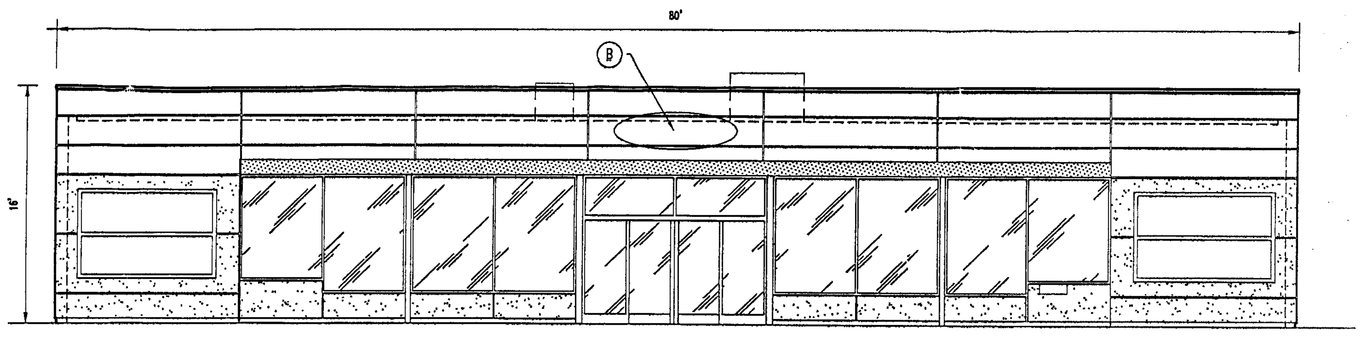
III. WALL MOUNTED ENTERPRISE SIGNAGE:
A. FRONT
PERMITTED: 2 SQ. FT. PER LINEAR FOOT OF BUILDING FRONTAGE (PURSUANT TO BCZR 450 ET SEQ.)
2 SQ. FT. x 80 LF. =160 SQ. FT.
PROPOSED: BUILDING "SHOP" SIGN =15.71 SQ. FT.



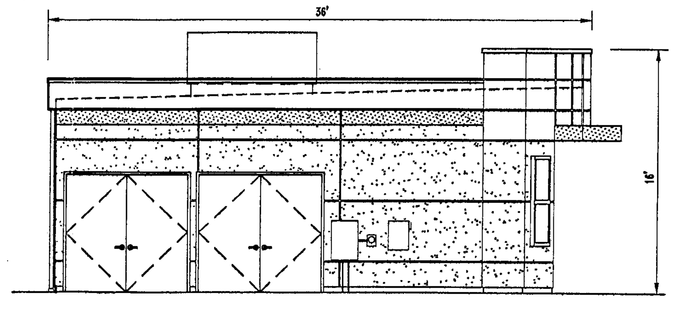
FRONT ELEVATION (CANOPY)
NOT TO SCALE



SIDE ELEVATION (CANOPY)
NOT TO SCALE



FRONT ELEVATION (BUILDING)
NOT TO SCALE



SIDE ELEVATION (BUILDING)
NOT TO SCALE

NOTABLE CHANGES TO PROPOSED ELEVATIONS

1. THE TOWER LOCATED ON THE RIGHT SIDE OF THE BUILDING HAS BEEN ELIMINATED.
2. THE EXTERIOR WILL BE E.F.I.S. IN LIEU OF AP (ALUMINUM PANELS).
3. THE SOLAR PANELS LOCATED ON TOP OF THE PROPOSED CANOPY HAVE BEEN ELIMINATED.
4. THE APOLLO DISPENSERS WHICH WRAPPED AROUND THE CANOPY COLUMNS HAVE BEEN REPLACED WITH STANDARD GASOLINE MULTI-PRODUCTS DISPENSERS.
5. THE "BP CONNECT" SIGN HAS BEEN REPLACED WITH A "SHOP" SIGN PANEL.
6. THE "WILD BEAN CAFE" SIGN PANEL HAS BEEN ELIMINATED.

CLIENT:
bp
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A.J. VOLANTH
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 021436
MARYLAND LICENSE No. 21342
DISTRICT OF COLUMBIA LICENSE No. 10726
PENNSYLVANIA LICENSE No. 046314-E
DELAWARE LICENSE No. 10734

E.L. STEINFELDT
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 024044
NEW JERSEY LICENSE No. 34812
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NO.	DATE	DESCRIPTION
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DRAWN BY:	M.J.G.	CAD #:	M07107SEQ
CHECKED BY:	A.J.V.	JOB #:	MD007107

DRAWING TITLE:
REVISED SIGN AND ELEVATION PLAN

SHEET NO:
4
OF 4
REV. No. 1