



BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

500.5

B _____
A 184797

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials ZP

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 9835 Liberty Rd Randallstown MD ZIP CODE 21133

BUSINESS NAME Exxon ZONING BL CCC

OWNER'S NAME National Retail Properties PHONE NO. 301-876-4987 HISTORIC DISTRICT ☐ Yes ☒ No

MAILING ADDRESS 1900 Dalrock Rd Rowlett TX 75088

APPLICANT/OWNER'S AGENT Ken Padgett PHONE NO. 301-370-2126

SIGN COMPANY NAME Total Image Solutions PHONE NO. 434-447-3347

TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 020 / 880 / 0561

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No

☒ Permanent ☐ Changeable Copy ☐ Wall ☒ Face Change Only ☐ Non-Illuminated

☒ Freestanding ☒ Pylon ☐ Monument ☐ Illuminated (separate electrical permit required)

Size: 8.0 feet x 6.08 feet = 48.64 square feet Height: 24 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 10.0, sides 10.0 and 10.0, and rear 100'+.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Re-Face Price Sign for Exxon:

Per 94-485-SPHXA

Price Panel 6.08' x 8.00' = 48.64 sq

CORNER LOT ☒

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Ken Padgett
Signature

3/28/19
Date

Ken Padgett
Print/Type Name

☐ Require Planning Signature

Date 4/3/19

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 10/14

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

AG Signature JCM Initials 5/31/19 Date



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
4/3/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 0208800561

Election District: 2

Owner Name(s): NATIONAL RETAIL PROPERTIES LP

PDM #:

Address: % K E ANDREWS & CO 1900 DALROCK ROAD
ROWLETT, TX 75088

Zoning District(s): BM
BL CCC

Premise Address: 9835 LIBERTY RD

Elevation Range: 624ft - 636ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment Initial & Date
Contact Agency	Potential Overlay Issues Growth Tier 1: Served by public sewer and inside URDL													
Planning Jefferson Building Room 101 Phone: 410-887-3211	Commercial Revitalization Districts - Liberty Rd	X		X								X		WRS 4/3/19
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.													
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.													
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: R-1963-5925-X; R-1963-0042-X; 1988-0323-A; 1994-0485-SPHXA	X		X	X	X	X			X	X	X		

Upgrade to Exxon 3 product LED
with correct PID's to existing sign.

Existing sign:



SIGN: 89.20 SF

PRICE PANEL: 48.64 SF

Proposed sign:



Customer:			
Company:			
Address:	9835 Liberty Rd.		
City:	Randallstown	State/ZIP:	MD
Phone:			

This Design Is The Original And Unpublished Work Of Our Company And May Not Be Reproduced, Copied Or Exhibited In Any Fashion Without Written Consent From An Authorized Officer Of The Company

**TOTAL IMAGE
SOLUTIONS**
THE PETROLEUM IMAGE SPECIALISTS
434-447-3347

Job No.:	Design By: Raheem Roberson
Order Date:	Salesperson: JASON DAWSON
Client Approval Signature	
Comments:	FOR PERMITTING PURPOSES ONLY

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 26, 1994

G. Scott Barhight, Esquire
Christine McSherry, Esquire
210 W. Pennsylvania Avenue, 4th Floor
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING and PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION & VARIANCE
S/S Liberty Road, E/S of Marriottsville Road
(9835 Liberty Road)
2nd Election District - 2nd Councilmanic District
Exxon Corporation - Owner/Applicant
Case Nos. II-521 & 94-485-SPHXA

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Development Plan has been approved and the Petitions for Special Hearing, Special Exception and Variance 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Sandy Hill, c/o Southland Corporation
3300 N. Ridge Road, Ellicott City, Md. 21043

Mr. & Mrs. Harold R. Carter
9820 Clanford Road, Randallstown, Md. 21133

Ms. Paula Saltzman, LCDC, 9920 Liberty Road, Randallstown, Md. 21133

Donald Rascoe, Project Manager - ZADM; People's Counsel; Case File ✓

IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE
 PETITIONS FOR SPECIAL HEARING, * DEPUTY ZONING COMMISSIONER
 SPECIAL EXCEPTION & VARIANCE - * OF BALTIMORE COUNTY
 S/S Liberty Road, E/S of
 Marriottsville Road * Case No. II-521 & 94-485-SPHXA
 (9835 Liberty Road)
 2nd Election District
 2nd Councilmanic District
 *
 Exxon Corporation - Owner/Applicant
 * * * * *

This matter comes before this Deputy Zoning Commissioner/Hearing Officer for consideration of a Development Plan and Petitions for Special Hearing, Special Exception and Variance for the proposed development of the subject property by Exxon Company, U.S.A., Owners, as a combination convenience store, car wash, and gasoline service station, in accordance with the development plan prepared by Frederick Ward Associates, Inc. submitted into evidence as Developer's Exhibit 1, and the site plan submitted into evidence as Petitioner's Exhibit 1. Pursuant to the Petitions filed, the Owner/Developer seeks a special hearing to approve an amendment to the previously approved site plans in Case Nos. 63-42-RX and 88-323-A to convert the use on the subject property from a full-service gasoline service station to a gas-n-go facility, a special exception to approve a fuel service station use in combination with an ancillary convenience store and car wash, and a variance from Section 413.2(f) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit three (3) business signs of 201.1 sq.ft. total in lieu of the maximum permitted 100 sq.ft. At the onset of the hearing in this matter, the Owner/Developer amended its Petition for Variance to request relief to permit one (1) business sign of 176.86 sq.ft. in lieu of the maximum permitted 100 sq.ft.

Appearing at the public hearing required for this project were Mike Olafsson and David H. Hopwood on behalf of Exxon Company, U.S.A., Tim

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7/26/94
 [Signature]

Whittie with Frederick Ward Associates, Inc., Francis O. H. Der, current Franchisee of the existing Exxon Service Station on the subject site, and G. Scott Barhight, Esquire and Christine McSherry, Esquire, attorneys for the Owner/Developer. Numerous representatives of the various Baltimore County agencies who reviewed the development plan and site plan attended the hearing. Several individuals appeared in opposition to the relief requested, namely Ethel and Harold Carter, Sandy Hill, who appeared on behalf of the Southland Corporation, Sharon Friedman, who appeared on behalf of 2nd District Councilman Melvin G. Mintz, and Paula Saltzman, a representative of the Liberty Communities Development Council (L.C.D.C.).

As to the history of this project, a concept plan conference for this development was conducted on March 14, 1994. As required, a community input meeting was held on April 27, 1994. Subsequently, a development plan was submitted and a conference thereon was conducted on June 22, 1994. Following the submission of that plan, comments were submitted by the appropriate agencies of Baltimore County and a development plan incorporating these comments was submitted at the hearing held before me on July 12, 1994.

Testimony revealed that the subject property consists of a gross area of 1.355 acres, zoned B.L.-C.C.C. and is located at the southeast corner of the intersection of Marriottsville Road with Liberty Road in the Randallstown area of northwestern Baltimore County. The property is presently improved with a three-bay Exxon gasoline service station with accessory gasoline pump islands as more particularly described on the four-page site plan submitted into evidence as Developer's Exhibit 1. The Owner/Developer is desirous of razing the existing building and replacing same with a one-story Tiger-mart Convenience Store, new gasoline pump islands,

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and an ancillary car wash. In order to proceed with the proposed renovations, the relief requested pursuant to the Petitions for Special Hearing, Special Exception and Variance is necessary in addition to development plan approval.

At the public hearing before me, I am required to determine what, if any, agency comments remain unresolved. As attorney for the Developer, G. Scott Barhight, Esquire, stated that he was not aware of any open issues or unresolved comments that needed to be addressed. Furthermore, none of the representatives from the various Baltimore County agencies in attendance raised any issues and indicated that the development plan submitted into evidence as Developer's Exhibit 1 satisfied the requirements of each of their respective agencies. The citizens in attendance were then asked if there were any issues which they wished to raise concerning the design of the proposed development and specifically, the Development Plan marked as Developer's Exhibit 1.

On behalf of the Southland Corporation, Ms. Sandy Hill raised an issue concerning the visibility of the 7-Eleven identification sign for the store located immediately adjacent to the subject property on Marriottsville Road. Ms. Hill is concerned that the proposed development as set forth on the plan might impede visibility of her 7-Eleven sign. In reviewing the landscape plan proposed for the subject site, it was noted that there are two trees proposed to be located on the extreme southwest corner of the subject site. Ms. Hill is concerned that these two trees might impede the visibility of the 7-Eleven sign situated immediately adjacent to that corner. In consideration of this fact, I find that these two trees could impede the visibility of this sign and will order that those two particular trees be relocated elsewhere on the site or eliminat-

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ed altogether. In their place, the Developer shall be required to provide appropriate landscaping which shall be limited in growth to a height of 3 feet. This will insure that the visibility of the 7-Eleven sign adjacent to this site will not be compromised.

There were no other issues or comments raised concerning the design of the proposed development. It then became necessary to take testimony concerning the relief requested within the Petitions for Special Hearing, Special Exception and Variance. Many of the concerns raised by the citizens in attendance related directly to those requests and not necessarily the design or layout of the proposed development.

On behalf of the Owner/Developer, Mr. Barhight called as his first witness, Mr. Michael Olafsson, a representative of Exxon Company, U.S.A. Mr. Olafsson is a market investment specialist employed by Exxon with the responsibility for overseeing the permit process for their various developments in this area. He testified concerning the desire of Exxon to upgrade the existing service station with a more modern facility including a convenience store and car wash. Mr. Olafsson testified that he is aware that a 7-Eleven convenience store is located immediately adjacent to this site and that this situation has occurred in other locations in his territory. He testified that the type of convenience items offered at the proposed store will not necessarily compete with and detract from that offered by the 7-Eleven store next door. Mr. Olafsson testified that when individuals purchase gasoline at their stations similar to the one proposed, they typically will pick up small items at the convenience store while paying for their gasoline. He stated that, as has been the proven track record at other locations, the two businesses can operate effectively even in this close proximity to one another.

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Mr. Olafsson further testified as to the proposed sign for the new development at the subject site. He testified that Exxon reduced the variance requested, as noted earlier, at the request of the Office of Planning and Zoning. However, the Office of Planning and Zoning stated that they would prefer a sign with a maximum face of 150 sq.ft. and asked that the Developer further reduce the size of the sign proposed for this site. Mr. Olafsson testified that although the freestanding sign proposed for this site, which will be placed in the same location as the existing sign, is somewhat larger than what is permitted by the zoning regulations, the size of all the other wall-mounted signs on the subject property are well below that permitted by the B.C.Z.R.

On cross-examination, Mr. Olafsson was questioned by Mrs. Carter concerning the Exxon station which is closed at Liberty Road and Old Court Road. Mr. Olafsson was not aware of the status of that particular station, but other testimony offered at the hearing revealed that the Old Court Exxon is proposed for development as a Checkers Restaurant.

On behalf of the Southland Corporation, Ms. Hill also questioned Mr. Olafsson concerning competition with the 7-Eleven store located on the adjacent property. She also questioned Mr. Olafsson as to the canopy over the gasoline pump and the visibility of her 7-Eleven Store. Mr. Olafsson testified that the new development proposed for this site will not detract from the visibility of the 7-Eleven store any more than the existing service station.

Mr. Tim Whittie with Frederick Ward Associates, Inc. appeared and testified on behalf of the Owner/Developer. At the onset of this hearing, Mr. Whittie familiarized everyone as to the proposed design and layout of this site in accordance with the development plan prepared by his firm.

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He also informed the citizens that Exxon proposes to widen Marriottsville Road for the purpose of providing a right turn lane onto Liberty Road at this location. He testified that this should improve the flow of traffic in and around this site. Furthermore, Mr. Whittie testified that the Petitioner is reducing the number of entrances in and out of this site from two each along Marriottsville Road and Liberty Road down to one on each side. He testified that this will improve traffic safety and provide for a better flow of traffic to and from this site. In his opinion, the proposed highway improvements at this location will be an improvement to the traffic situation in this area and not a detriment.

Mr. Whittie further testified that the relief requested satisfies the requirements of Section 502.1 and Section 307 of the B.C.Z.R. He testified that the proposed renovations to the site will be a traffic interceptor and not a traffic generator. That is, the proposed improvements will accommodate and service the traffic that already exists along Marriottsville and Liberty Roads and will not generate more traffic in this area. It was the conclusion of Mr. Whittie and Mr. Olafsson that the proposed renovations will not result in any increase in traffic. As stated by Mr. Whittie, the improvements made to this site, both the widening of Marriottsville Road and the decrease in number of entrances to the property, will in effect, improve the traffic flow in this area.

As stated previously, several citizens appeared in opposition to the Petitioner's request. Ms. Paula Saltzman, on behalf of the L.C.D.C. testified that her organization is opposed to the car wash which is proposed to be located on the property. She testified that a new car wash has been approved for Liberty Road, just down the street from this site. In addition, her organization is opposed to any variances being granted

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Date 2/26/84

By [Signature]

for the proposed freestanding sign at the northern corner of the subject site.

Mrs. Ethel Carter also appeared and testified in opposition to the relief requested. Mrs. Carter testified that this area does not need an additional convenience store inasmuch as the 7-Eleven Store is located immediately adjacent to this site. She also testified that there is no need for an additional car wash in this area. She testified that Liberty Road contains a multitude of gasoline service stations and fast food restaurants and that the use proposed at this site is not a necessity. Furthermore, she does not believe the proposed renovations to the site will be an upgrade to this area.

While the concerns raised by Mrs. Carter are legitimate, they are not necessarily applicable to the subject site. There already exists a gasoline service station on the property and Exxon merely wishes to upgrade the existing facility to a more modern establishment and provide additional services to their customers at this location. In addition to paying for gasoline purchases, a customer will now be able to purchase convenience items at the same time. The one-story convenience store proposed will replace the three-bay service garage which currently exists on the site. Furthermore, there will no longer be any type of service garage repair work being performed on the property, and as such, there will be no disabled vehicles stored on the property, which can be unsightly and detract from the appearance of an area. In addition, the noise generated by service garage activity will no longer exist. And finally, there will be no disposal of oil or grease, automobile tires and parts typically associated with service garage activity at this site. Therefore, the new Exxon

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facility will be cleaner and neater and will not detract or annoy the residents in the area.

As to the car wash proposed for this site, it is to be noted that this car wash will only handle one car at a time with a quick wash cycle. The stacking provided for this type of car wash satisfies the requirements imposed by the B.C.Z.R. and should not pose a problem for the community. Furthermore, it will provide an additional convenience to the customers who utilize this service station.

Finally, an issue was raised concerning the need for a convenience store at this location when a 7-Eleven exists immediately adjacent to this site. While it is possible that the Exxon convenience store will offer many of the same items offered at the 7-Eleven store, an increase in competition is not a valid reason for denying a special hearing/special exception request. I find that the relief requested in the Petitions for Special Hearing and Special Exception should be granted.

It is clear that the B.C.Z.R. permits the use proposed in a B.L.-C.C.C. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any ad-

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verse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special hearing and special exception relief should be granted with certain restrictions as more fully described below.

As to the Petition for Variance, the Petitioners seek a variance to permit one (1) business sign of 176.86 sq.ft. in lieu of the maximum permitted 100 sq.ft. This sign is a freestanding sign which is proposed to be placed in the same location as the existing sign. The Petitioners propose to add to the existing sign, two additional space bar signs that will advertise the convenience store and car wash facilities. By virtue of adding the two additional bar signs to the existing sign, the total square footage of that sign will exceed that permitted by the B.C.Z.R., and thus a variance of 76.86 sq.ft. is necessary. I believe the Petitioners have made every effort to meet the requirements of the zoning regulations and still provide adequate signage whereby passing motorists will be able to identify the services offered at this site. Furthermore, the Petitioner has reduced the number of wall-mounted signs on this site to an amount far below that permitted by the zoning regulations. I believe the variance requested by the Petitioners is appropriate in this instance and should therefore be granted.

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

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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

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

Therefore, pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan and Petitions for Special Hear-

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By

ing, Special Exception and Variance shall be approved consistent with the comments contained herein and the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 26th day of July, 1994 that the development plan for Exxon Company, U.S.A., identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve an amendment to the previously approved site plans in Case Nos. 63-42-RX and 88-323-A to convert the use on the subject property from a full-service gasoline service station to a gas-n-go facility, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to approve a fuel service station use in combination with an ancillary convenience store and car wash, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the restrictions set forth below; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 413.2(f) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit one (1) business sign of 176.86 sq.ft. in lieu of the maximum permitted 100 sq.ft., 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 such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

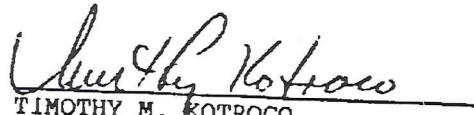
2) The Petitioners shall provide the landscaping as set forth on Page 4 of Developer's Exhibit 1; however, the two trees which are located on the extreme southwest corner of the subject site along Marriottsville Road, immediately adjacent to the 7-Eleven Store, shall be removed or placed elsewhere on the property. In

their place, the Petitioners shall plant appropriate shrubs which shall be limited in growth to a height of 3 feet so as to buffer this area from the adjoining property.

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

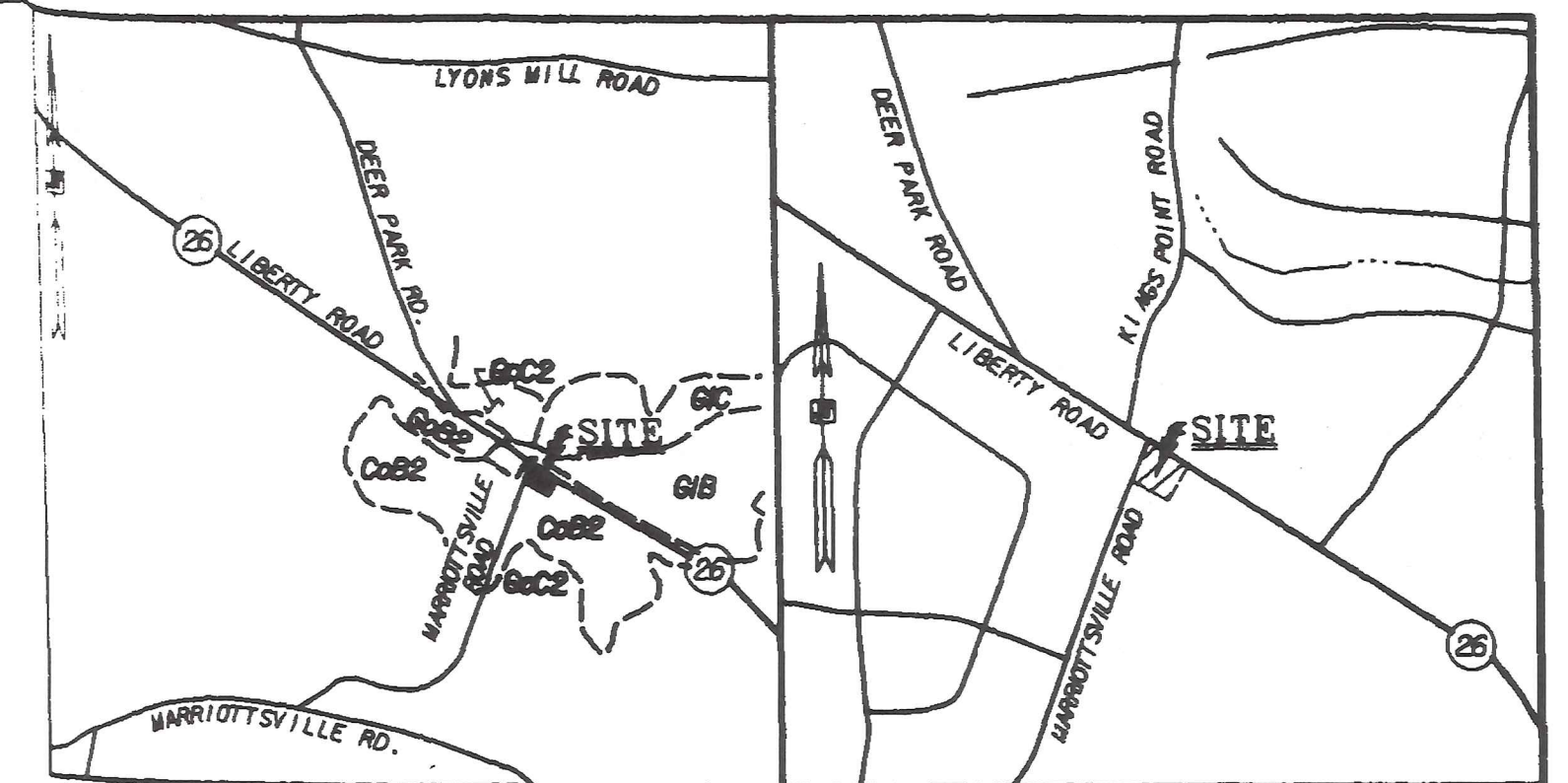
TMK:bjs


TIMOTHY M. KOTROCO
Hearing Officer
for Baltimore County

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Date 7/26/94

By [Signature]



SOILS MAP

SCALE: 1" = 1666.7'
C02 - CHESTER SILT LOAM - "B" SOIL

VICINITY MAP

SCALE: 1" = 1000'

SITE INFORMATION

1. GROSS SITE AREA: 1.355 ACRES
 2. NET LOT SIZE: 1.055 ACRES
 3. FLOOR AREA: 2300 SQUARE FEET
 4. FLOOR AREA RATIO: 0.039
 5. 1/4 ACROSS ROAD: 66.00 FEET
 6. ELECTION DISTRICT: SECOND
 7. COUNCILMANIC DISTRICT: 2
 8. EXISTING USE: 3 DAY SERVICE STATION AND GASOLINE DISPENSERS.
 9. PROPOSED USE: CONVENIENCE STORE WITH CAR WASH AND GASOLINE DISPENSERS.
 10. CENSUS TRACT: 4022.02
 11. EXISTING IMPERVIOUS AREA: 20,198 SQUARE FEET.
 12. PROPOSED IMPERVIOUS AREA: 59,375 SQUARE FEET = 62%
SITE IS NOT WITHIN THE 100 YEAR FLOODPLAIN
 13. THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARIES.
 14. ESTIMATED AVERAGE DAILY TRIPS = 730
 15. WATERSEED: 31
 16. SUB-SEWERED: 64
 17. THE PUBLIC HEARING REQUIRED BY SECTION 26-127 AND BY THE HEADING OFFICER ON THE DEVELOPMENT PLAN.
 18. THE SITE IS EXEMPT FROM OPEN SPACE REQUIREMENTS.
 19. THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN A MILE OF THE SITE.
 20. TOTAL DISTURBED AREA = 1.04 ACRES.
 21. MASS TRANSIT SERVICE TERMINATES 1 MILE EAST OF THE SITE.
 22. SERVICE LINES TO THAT POINT ARE THE HIGHWAY 8 AND THE SITE IS NOT IN A DESIGNATED AREA OF CRITICAL STATE CONCERN
- ZONING NOTES**
1. EXISTING ZONING: BL-CCC
 2. PROPOSED ZONING: BL-CCC
- AREA REQUIREMENTS**
1. 6 DISPENSER ISLANDS WITH 6 MULTI-PRODUCT DISPENSERS SERVING A TOTAL OF 12 CARS AT ONE TIME
 - SERVING SPACES REQUIRED: 12
 - STACKING SPACES PROVIDED: 12
 - SITE AREA REQUIRED: 1241,500 SF = 18,000 SF
 - ANCILLARY USES
 - CONVENIENCE STORE: 4x1,431 SF = 5,724 SF
 - CARWASH: 4x871 SF = 3,484 SF
 - TOTAL SITE AREA REQUIRED: 18,000 SF + 5,724 SF + 3,484 SF = 27,208 SF
 - PROVIDED: 45,956 SF
- ACCESS POINTS**
- ONE (1) PROPOSED 30' ENTRANCE ONTO MARIOTTSVILLE ROAD AND
 - ONE (1) PROPOSED 35' ENTRANCE ENTRANCE ONTO LIBERTY ROAD.
- PARKING**
- REQUIRED: 3 SPACES PER 1000 SF FLOOR AREA OF C-STORY.
 - PROVIDED: 13 SPACES (INCLUDING 1 HANDICAP SPACE)
- E. SITE ADDRESS**
- 8335 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
- F. REQUIRED SETBACKS**
1. BUILDINGS
 - FRONT: 35'
 - REAR: 35'
 - EAST SIDE: 35'
 - WEST SIDE: 35'
 3. CANOPIES
 4. SIGN
- G. ZONING HISTORY: ACCORDING TO BALTO. CO. ZONING OFFICE 1971 ZONING MAP**
1. HEARING # 63-42-RX GRANTED ZONING RECLASSIFICATION FROM RA TO BL AND A SPECIAL EXCEPTION FOR A FILLING STATION.
 2. HEARING # 63-42-RX ALLOWING REPLACEMENT OF EXISTING NONCONFORMING I.D. SIGN WITH NEW 156.16 I.D. SIGN IN LIEU OF THE ALLOWED 100 SQ. FT. FOR BOTH SIDES.
- H. ZONING REQUESTS ANTICIPATED:**
1. SPECIAL EXCEPTION FOR USE IN COMBINATION CAR WASH PURSUANT TO SECTION 405.4 E.2 BC2R.
 2. SPECIAL HEARING TO AMEND PREVIOUSLY APPROVED ZONING PLAN IN CASES # 63-42-RX AND # 63-42-RX AND TO CONVERT FROM FULL SERVICE TO GAS AND GO.
 3. VARIANCE TO ALLOW REPLACEMENT OF EXISTING 156.16 SQ. FT. I.D. SIGN WITH A NEW 176.86 SQ. FT. I.D. SIGN IN LIEU OF THE ALLOWED 100 SQ. FT. FOR BOTH SIDES.
- I. PREVIOUS COMMERCIAL PERMITS:**
- 80412491 TA C-2396-89 (CONTROL #)
EDWARDS
TANK PERMIT AND ASSOC. ELECTRICAL
- J. CAR WASH:**
1. MANUFACTURERS HOURLY RATE = 14 CARS/HOUR.
 2. STACKING SPACES REQUIRED
 - 9 PER ROLL OVER CAR WASH TUNNEL = 9 x 1 TUNNEL = 9
 3. STACKING SPACES PROVIDED = 9
- K. SITE LIGHTING**
1. LIGHTING SHALL NOT REFLECT ONTO ADJACENT PROPERTIES, ROADWAYS, OR OUTSIDE OF LOT LINES.
 2. MAXIMUM LIGHT POLE HEIGHT IS 15'-0".
 3. LIGHT POLES ARE LOCATED APPROXIMATELY 100 FEET FROM A RESIDENTIAL LOT LINE.
- L. LANDSCAPING:**
1. LANDSCAPING IS TO BE COMPLETED AS PER THE BALTIMORE COUNTY LANDSCAPE MANUAL ADOPTED BY RESOLUTION 56-90, OCTOBER 1, 1990 AND BILL NO. 178-93.
 2. TOTAL IMPERVIOUS AREA: 28,375 SQ. FT. = 62%
 3. TOTAL LANDSCAPED AREA: 17,581 SQ. FT. = 38%
- M. MONITORING SYSTEM:**
- AN ELECTRONIC MONITORING SYSTEM WILL BE INSTALLED TO MONITOR THE FUEL LINES FOR LEAKS.
- N. ALL PARKING, MANEUVERING, AND STACKING AREAS WILL BE MARKED PERMANENTLY AND DISTINCTLY ON SITE.**

LEGEND

- ① SIGN KEY
- ② VARIANCE KEY
- ③ PARKING SPACES
- FLOW OF TRAFFIC (NOT STRIPING)
- ④ CAR WASH STACKING
- ⑤ GAS PUMP STACKING
- ⑥ GAS PUMP WAITING

PETITIONER'S EXHIBIT

485



JUN 06 1994

PLAN TO ACCOMPANY SPECIAL EXCEPTION SPECIAL HEARING AND VARIANCE HEARING

EXXON COMPANY, U.S.A.				A DIVISION OF EXXON CORPORATION		PROJECT NO.
Marketing Department				Real Estate & Engineering		92235.01
DATE: 05/26/1994				SITE PLAN		DISC. NO.
DRAWN BY: JCB				FOR AN EXXON STATION AT		RAS. NO.
CHK. BY: TAG				9835 LIBERTY ROAD		2-5582
SCALE: 1" = 40'				RANDALLSTOWN, MARYLAND 21133		DWG. NO.
						01 OF 04

OWNER/DEVELOPER/APPLICANT

EXXON COMPANY, U.S.A.

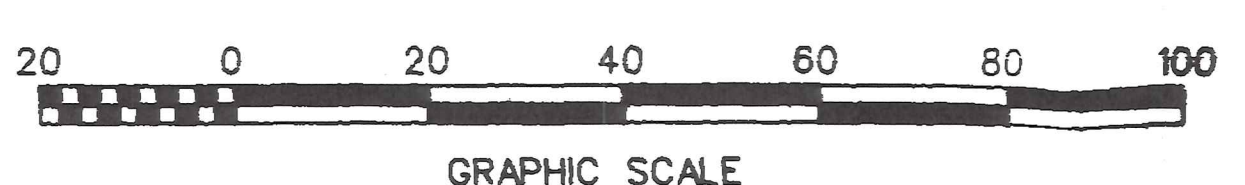
6301 IVY LANE
SUITE 700
GREENBELT, MARYLAND 20770
PHONE: (1301) 513-7511
ATTN: MR. MIKE OLAFSSON

FREDERICK WARD ASSOCIATES INC.

ENGINEERS ARCHITECTS SURVEYORS

5 SOUTH MAIN STREET
(410) 638-7900

BEL AIR, MARYLAND
(410) 879-2080



PLAN FILE NO. 100000000