

UP-2019-0241-SI



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

B _____
A 184747
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials LP

1000.

SIGN USE PERMIT

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

PROPERTY ADDRESS 1300 Merritt Blvd. Baltimore MD ZIP CODE 21222
BUSINESS NAME Exxon ZONING BM AS
OWNER'S NAME Southside Oil LLC 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. 443-447-3347
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 180 / 000 / 4810

☐ 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: _____ feet x _____ feet = _____ square feet Height: 20'-25' feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 12, sides 53 and 100', and rear 100'.
SIGN # 2 7 100' + 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 (2) existing pylon signs for Exxon Variance Case 87-269-XA
Sign (1) 6.04' x 4.58' = 27.66 sq ft 20' OAH
Sign (2) 8.12' x 5.83' = 47.33 sq ft 25' OAH

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 4/1/19 Ken Padgett
Signature Date Print/Type Name

☐ Require Planning Signature N/A Date _____

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)
JCM 5/31/19
Signature Initials Date



Permits, Approvals & Inspections

111 W. 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: 1800004810

Plat Ref: 042:129

Election District: 12

Owner Name(s): SOUTHSIDE OIL LLC

PDM #: 12-0071

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

Zoning District(s): BM AS
BM CCC

Premise Address: 1300 MERRITT BLVD

Elevation Range: 54ft - 64ft

Affected Overlays

Instructions: Begin review process with Zoning Review, Room 111

Contact Agency

Potential Overlay Issues

Growth Tier 1: Served by public sewer and inside URDL

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-1978-0067; 1987-0269-XA; 1995-0496-SPHX

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
X		X	X	X	X			X	X	X		

IN RE: PETITIONS SPECIAL EXCEPTION
AND VARIANCES
SW/corner of Merritt Boule-
vard and German Hill Road
(1300 Merritt Boulevard) -
12th Election District

Exxon Company, U.S.A.,

Petitioner

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 87-269-XA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a food store with less than 5,000 square feet of retail sales area in combination with a service station and, additionally, variances to permit five other business signs totaling 609.82 square feet in lieu of the permitted three signs totaling 100 square feet.

The Petitioner, by Bill Griffin, Senior Engineer and Area Superintendent, appeared and was represented by Counsel. Tony Corteal of STV/Lyon also testified on behalf of the Petitioner. There were no Protestants.

Prior to the hearing, the Petitioner moved to reduce the area of proposed signage from 609.82 square feet to 535.28 square feet, as more particularly described on Petitioner's Exhibit 1. The motion was granted.

Testimony indicated that the subject property, located on the corner of Merritt Boulevard and German Hill Road and zoned B.M., is improved with an Exxon gas and go operation. The Petitioner proposes to add a 24' x 46' convenience store, to raze the existing kiosk, and to add a 48' x 104' canopy.

The area surrounding the site is extensively commercial.

The proposed convenience store is projected to serve primarily those using the gas and go operation. Both Mr. Griffin and Mr. Corteal testified

ORDER RECEIVED FOR FILING

FILED 13, 1987

BY [Signature]

that there would be no expected increase in traffic generated by the addition of the market. A market study indicated that the existing traffic in the area and the traffic utilizing the site make this location ideal for such a market.

The Petitioner is also requesting that the two existing signs be altered to permit an additional panel with the word "shop" on it. The existing signs total 390.06 square feet, counting both sides. The addition of the two "shop" panels would create a total of 456.24 square feet.

In fact, the two existing signs have been located on the site for many years, and they were constructed when the Zoning Office counted both sides as one. Notwithstanding the change to count both sides of all signs except shopping center identification signs, dictated by a ruling of the Zoning Commissioner which found the prior policy to be in contradiction of the law, pre-existing signs approved prior to this change are "grandfathered". The Petitioner also proposes to add two spreader bars with Exxon's name to either end of the canopy and one spreader bar identifying the diesel fuel pump to the canopy. The five signs total 535.28 square feet.

The Petitioner seeks relief from Section 405.4.D.8, pursuant to Section 502.1, and from Section 413.2.f, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

It is clear that the BCZR permits the use requested by the Petitioner in a B.M. 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 whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

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

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

The 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 BCZR.

An area variance may be granted where strict application of the zoning regulation 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).

James D. [unclear]
Shirley A. [unclear]

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement 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 variances requested will not be detrimental to the public health, safety, and general welfare.

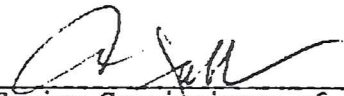
Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception and variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of January, 1987, that the Petition for Special Exception for a food store with less than 5,000 square feet of retail sales area in combination with a service station and, additionally, the Petition for Variances to permit five other business signs totaling 535.28 square feet in lieu of the permitted three signs totaling 100 square feet be and are hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be

DATA
By *[Signature]*
1/13/87

required to return, and be responsible for returning, said property to its original condition.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: F. Vernon Boozer, Esquire

People's Counsel

ORDER RECEIVED FOR FILING

Date

January 13, 1987

By



Sign System 1

Upgrade to Exxon 2 product LED with correct PID's to existing sign.

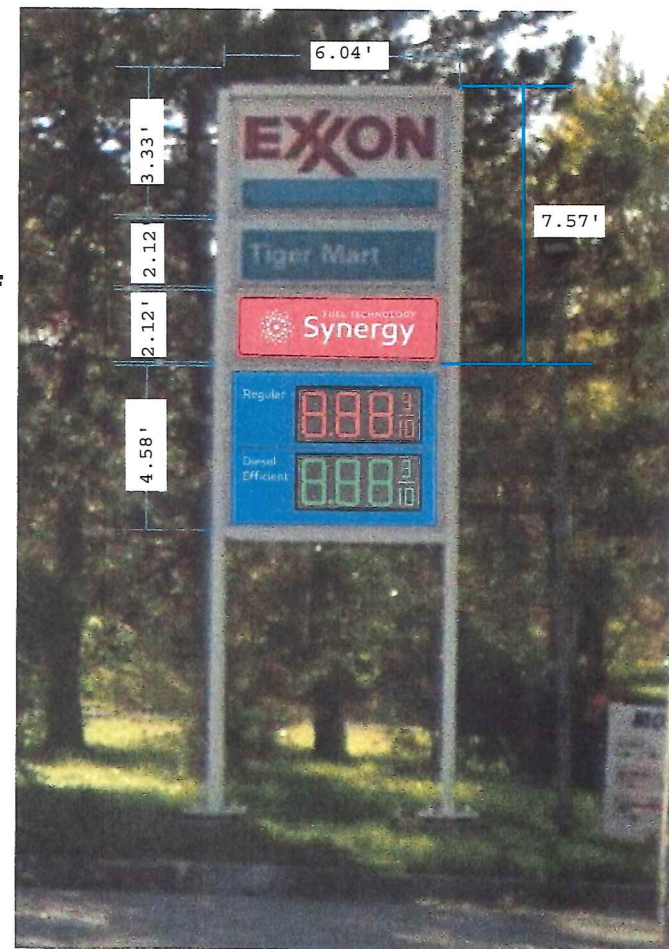
Existing sign:



SIGN: 45.72 SF

PRICE PANEL: 27.66 SF

Proposed sign:



Customer:	
Company:	
Address:	1300 Merritt Blvd.
City:	Baltimore 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	

Sign System 2

Upgrade to Exxon 2 product LED with correct PID's to existing sign.

Existing sign:



SIGN: 79.98 SF

PRICE PANEL: 47.33 SF

Proposed sign:



Customer:			
Company:			
Address:	1300 Merritt Blvd.		
City:	Baltimore	State/ZIP:	MD
Phone:			

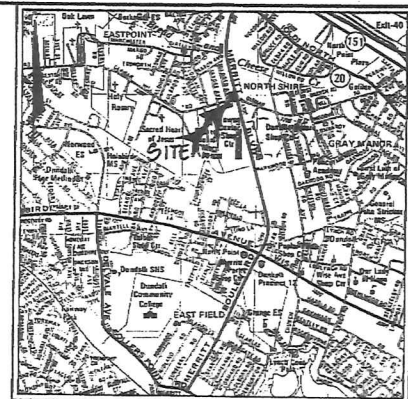
This Design Is The Original And Unpublished Work Of Our Company And May Not Be Reproduced, Copied Or Exhibited In Any Fashion Without Written Consent From An Authorized Officer Of The Company

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

95-496-SPHX



VICINITY MAP
SCALE: 1" = 2000'

NOTE:
VARD LIGHTS ARE LESS THAN 16' IN
HEIGHT. LIGHTS ARE DIRECTED TOWARD
SITE TO MINIMIZE ANY GLARE.

- VARIANCE AND CDE NOTES**
- OWNER: EXXON CORPORATION
6301 IVY LANE, SUITE 700
GREENBELT, MD 20770
 - DEED: 6124/276
 - TAX ACCOUNT: 18-00-004810
 - DEVELOPMENT NAME: EXXON CORP., USA
S.W. COR. MERRITT BLVD. & GERMAN HILL RD.
N. 1300 MERRITT BOULEVARD
 - APPLICANT: EXXON CORPORATION
6301 IVY LANE, SUITE 700
GREENBELT, MD 20770
MIKE SPECHT
(301) 513-7511
 - ENGINEER: FREDERICK WARD ASSOCIATES, INC.
5 SOUTH MAIN STREET
P.O. BOX 727
BEE AIR, MD 21014
 - ELECTION DISTRICT: 12
 - COUNCILMANIC DISTRICT: 7
 - CENSUS TRACT: 4207
 - WATERSHED: 35 SUB WATERSHED: 42
 - SITE ACREAGE: GROSS 1.6167 AC. NET 1.6167 AC. OR 70,422.53 SF
 - OFFSTREET PARKING:
 - RETAIL AREA (1104 X 3/1000) = 3.3
 - AIR/WATER: 1.0
 - VACUUM: 1 SPACE/UNIT: 1.0
 - EMPLOYEE: 1/EMPLOYEE X 2 = 2.0
 - CHURNING:
 - DRIVING: 2.0 SPACE
 - WAITING SPACE: 2.0 SPACEREQUIRED: 13 SPACE
PROVIDED: 13 SPACE
 - FLOOR AREA RATIO: PERMITTED RATIO = 2.0 SITE RATIO 0.0263
 - ESTIMATED A.D.T. = 748
 - THERE ARE NO WETLANDS, CRITICAL AREA, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR DANGEROUS WASTE MATERIAL SITES WITHIN THE SITE.
 - EXISTING USE: CONVENIENCE STORE AND GAS & GO
PROPOSED USE: CONVENIENCE STORE AND GAS & GO W/CAR WASH
 - THERE ARE NO EXISTING OR PROPOSED SEPTIC AND/OR WELL AREAS.
 - THERE ARE NO HISTORIC BUILDINGS ON SITE.
 - STORMWATER MANAGEMENT WAIVER HAS BEEN GRANTED, DEC. 20, 1985
 - ANCILLARY USES: CONVENIENCE STORE AND CAR WASH
 - AREA DISTURBED BY NEW CONSTRUCTION: 15,940 SF
 - ACCESS POINT: 2 ENTRANCES FROM MERRITT BLVD: 35' WIDE EACH
1 ENTRANCE FROM GERMAN HILL ROAD: 35' WIDE
1 ENTRANCE FROM SERVICE ROAD: 24' WIDE
- ZONING**
- EXISTING ZONING: BM-CCS AND BM-CCS
PROPOSED ZONING: NO CHANGE
- AREA REQUIREMENTS:
405-4.1.13
- FUEL SPACE X 1500 = 12,000
100 SF PER 12,000 SF THEREFORE USE 15,000 SF
SIGNATURE USE (405-4.0.9) 4 X 1104 (STORE 13 24' X 46')
15,000 SF
4,412 - 288 SF
15,412 - 105 SF NEEDED
- AREA OF PROPERTY: 70,422.53 SF
- SPECIAL EXCEPTION
NEEDED FOR COMBINATION USE, CAR WASH (SOLAR) USE
- MICROFILMED**

PETITIONER'S EXHIBIT

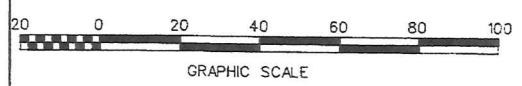
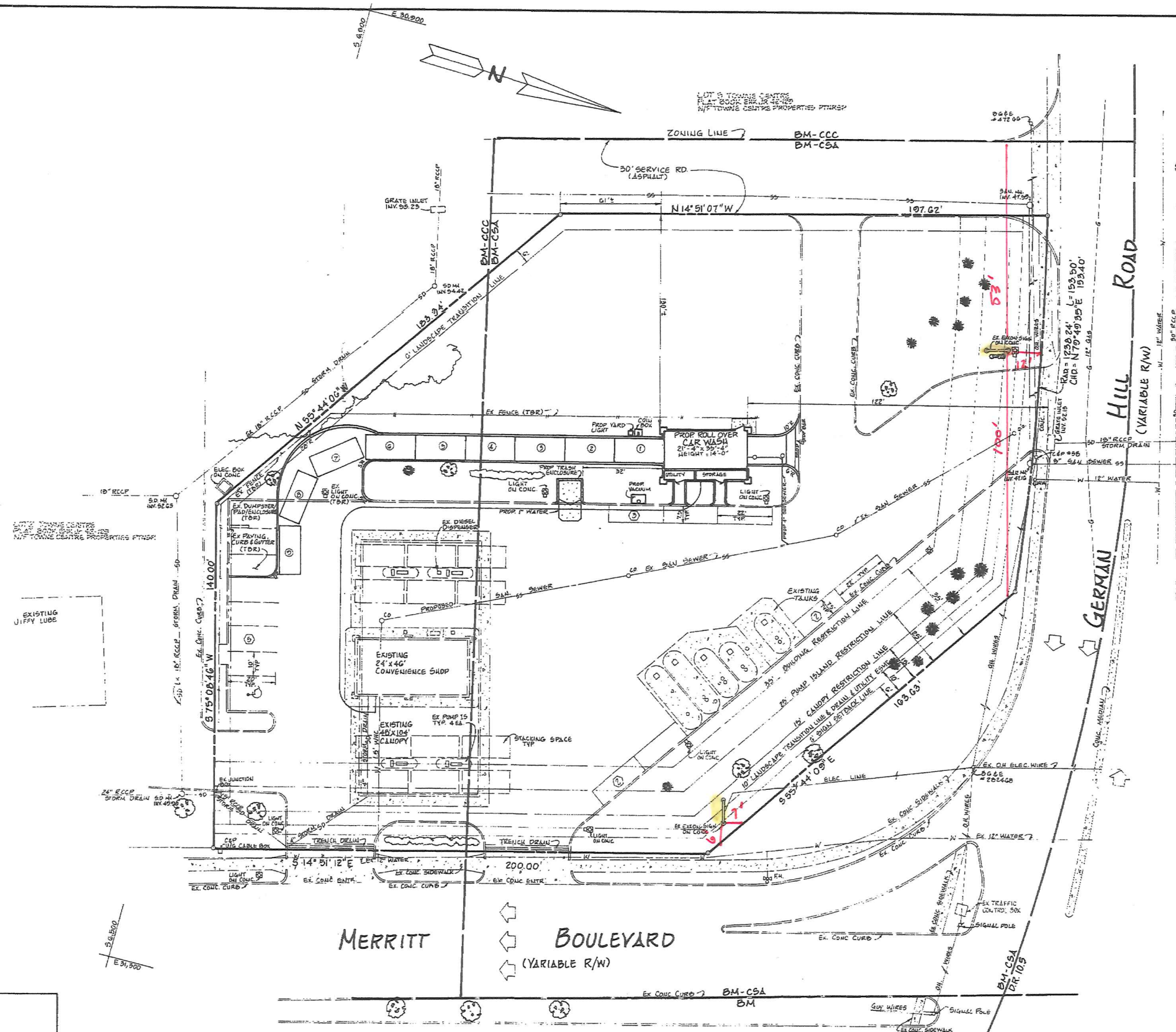


ZONING HISTORY

CASE # 07-209-XA: SPECIAL EXCEPTION AND VARIANCE TO PERMIT A FOOD STORE WITH LESS THAN 5,000 SF OF RETAIL SALES AREA IN COMBINATION WITH A SERVICE STATION (SPECIAL EXCEPTION), AND TO PERMIT FIVE OTHER BUSINESS SIGNS (TWO EXISTING FREESTANDING SIGNS WHICH ARE GRANDFATHERED AND PROPOSED TO BE ALTERED TO ADD THE SHOP NAME, TWO PROPOSED SPREADER BAR SIGNS WITH "EXXON" NAME, AND ONE PROPOSED SPREADER BAR SIGN WITH "DIESEL" PUMP IDENTIFICATION) TOTALING 539.28 SF (VARIANCE) SPECIAL EXCEPTION AND VARIANCE WAS GRANTED ON JANUARY 13, 1997.

Plan to Accompany Special Hearing & SPECIAL EXCEPTION HEARING

DATE: 04/00/1995	MARKETING DEPARTMENT	PROJECT NO. 95148.00
DRAWN BY: PAE	SCALE: 1" = 20'	DISC. NO.
CHK. BY: TFW		RAS. NO. 2-7813
		DWG. NO. 01 OF 03



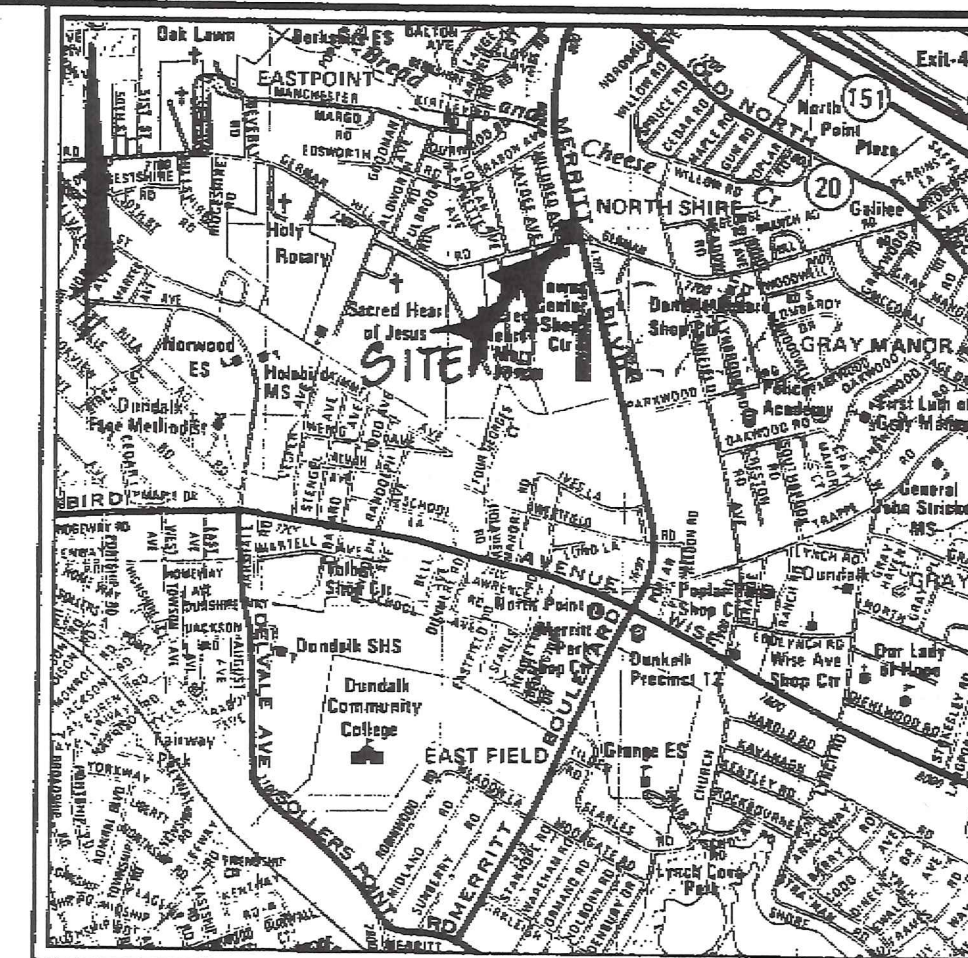
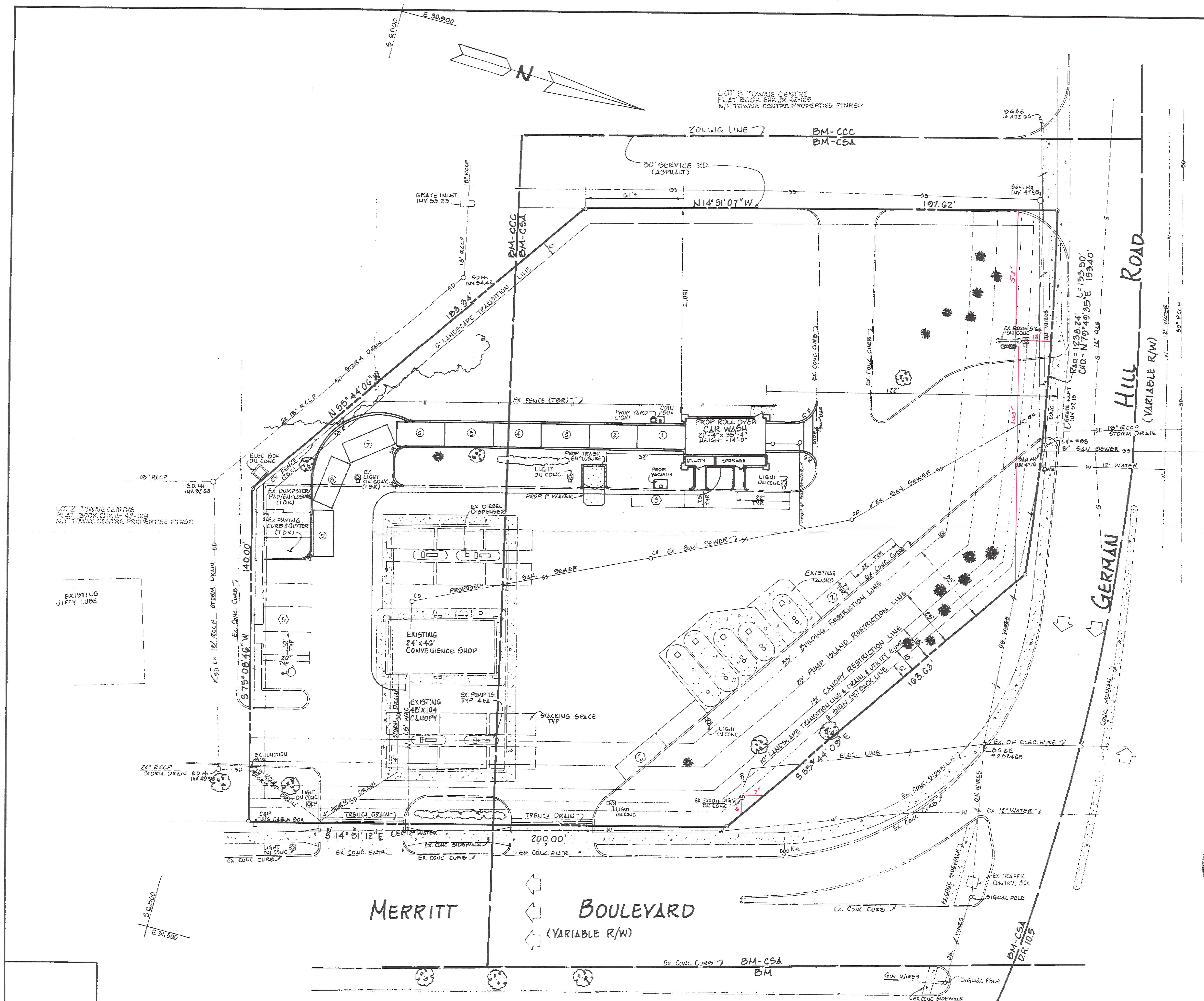
*THIS PLAN IS SEALED AND
CERTIFIED AS BEING IN
ACCORDANCE WITH THE
APPROVED DEVELOPMENT PLAN

OWNER/DEVELOPER
EXXON COMPANY, U.S.A.
6301 IVY LANE
SUITE 700
GREENBELT, MARYLAND 20770
PHONE: 1(301)513-7511
ATTN: MR. MIKE SPECHT

FREDERICK WARD ASSOCIATES INC.
ENGINEERS ARCHITECTS SURVEYORS
5 SOUTH MAIN STREET
(410) 838-7900
BEL AIR, MARYLAND
(410) 879-2090

DATE	REVISIONS	BY	CHK.

DATE: 04/00/1995	MARKETING DEPARTMENT	PROJECT NO. 95148.00
DRAWN BY: PAE	SCALE: 1" = 20'	DISC. NO.
CHK. BY: TFW		RAS. NO. 2-7813
		DWG. NO. 01 OF 03



VICINITY MAP
SCALE: 1" = 2000'

NOTE
YARD LIGHTS ARE LESS THAN 10' IN
HEIGHT. LIGHTS ARE DIRECTED TOWARD
SITE TO MINIMIZE ANY GLARE.

VARIANCE AND CRG NOTES

- OWNER: EXXON CORPORATION
6301 IVY LANE, SUITE 700
GREENBELT, MD 20770
- DEED: 6124/276
- TAX ACCOUNT: 18-00-004810
- DEVELOPMENT NAME: EXXON COMPANY, USA
S.W. COR. MERRITT BLVD. & GERMAN HILL RD.
N. 1300 MERRITT BOULEVARD
- APPLICANT: EXXON CORPORATION
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GREENBELT, MD 20770
MIKE SPECHT
(301)513-7511
- ENGINEER: FREDERICK WARD ASSOCIATES, INC.
5 SOUTH MAIN STREET
P.O. BOX 727
BEL AIR, MD 21014
- ELECTION DISTRICT: 12
- COUNCILMANIC DISTRICT: 7
- CENSUS TRACT: 4207
- WATERSHED: 35 SUB WATERSHED: 42
- SITE ACREAGE: GROSS 1.6167 AC. NET 1.6167 AC. OR 70,422.53 SF
- OFFSTREET PARKING:
 - RETAIL AREA (1104 X 3/1000 = 3.3
 - AIR/WATER: 1.0
 - VACUUM: 1 SPACE/UNIT: 1.0
 - EMPLOYEE: 1/EMPLOYEE X 2 = 2.0
 - CARWASH:
 - DRIVING: 2.0 SPACE
 - WAITING SPACE: 2
- FLOOR AREA RATIO: PERMITTED RATIO = 2.0 SITE PATIO 0.0263
- ESTIMATED A.D.T. = 748
- THERE ARE NO WETLANDS, CRITICAL AREA, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS WASTE MATERIAL SITES WITHIN THE SITE.
- EXISTING USE: CONVENIENCE STORE AND GAS & GO
PROPOSED USE: CONVENIENCE STORE AND GAS & GO W/CAR WASH
- THERE ARE NO EXISTING OR PROPOSED SEPTIC AND/OR WELL AREAS.
- THERE ARE NO HISTORIC BUILDINGS ON SITE.
- STORMWATER MANAGEMENT WAIVER HAS BEEN GRANTED. DEC. 20, 1985
- ANCILLARY USES: CONVENIENCE STORE AND CAR WASH
- AREA DISTURBED BY NEW CONSTRUCTION: 19,540 SF
- ACCESS POINT: 2 ENTRANCES FROM MERRITT BLVD: 35' WIDE EACH
1 ENTRANCE FROM GERMAN HILL ROAD: 35' WIDE
1 ENTRANCE FROM SERVICE ROAD: 24' WIDE

ZONING
EXISTING ZONING: BM-CSA AND BM-CCC
PROPOSED ZONING: NO CHANGE

AREA REQUIREMENTS:
(405.4.A.1)
FUEL SPACE X 1500 = 12,000
15,000 SF
4,412.00 SF
15,412.00 SF NEEDED

AREA OF PROPERTY: 70,422.53 SF

SPECIAL EXCEPTION
NEEDED FOR COMBINATION USE, CAR WASH (ROLL OVER TYPE).

MICROFILMED

PETITIONER'S
EXHIBIT

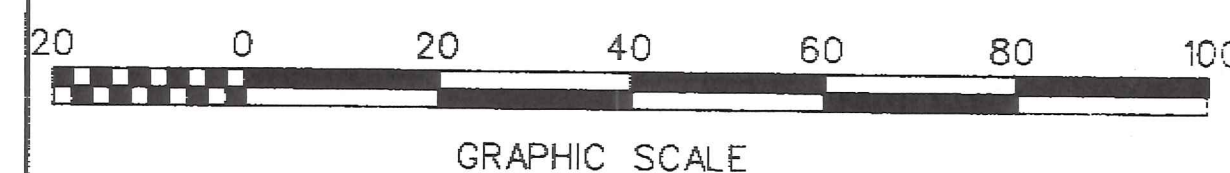


ZONING HISTORY

CASE # 87-269-XA: SPECIAL EXCEPTION AND VARIANCE TO PERMIT A FOOD STORE WITH LESS THAN 5,000 SF OF RETAIL SALES AREA IN COMBINATION WITH A SERVICE STATION (SPECIAL EXCEPTION), AND TO PERMIT FIVE OTHER BUSINESS SIGNS (TWO EXISTING FREESTANDING SIGNS WHICH ARE GRANDFATHERED AND PROPOSED TO BE ALTERED TO ADD THE "EXXON" NAME, AND ONE PROPOSED SPREADER BAR SIGN WITH "DIESEL" PUMP IDENTIFICATION) TOTALING 539.28 SF. (VARIANCE) SPECIAL EXCEPTION AND VARIANCE WAS GRANTED ON JANUARY 13, 1987.

Plans to Accompany Special Hearing &
SPECIAL EXCEPTION PLAN

"THIS PLAN IS SEALED AND
CERTIFIED AS BEING IN
ACCORDANCE WITH THE
APPROVED DEVELOPMENT PLAN."



OWNER/DEVELOPER
EXXON COMPANY, U.S.A.
6301 IVY LANE
SUITE 700
GREENBELT, MARYLAND 20770
PHONE: 1 (301) 513-7511
ATTN: MR. MIKE SPECHT

FREDERICK WARD ASSOCIATES INC.
ENGINEERS ARCHITECTS SURVEYORS
5 SOUTH MAIN STREET
(410) 838-7900
BEL AIR, MARYLAND
(410) 879-2090

DATE	REVISIONS	BY	CHK.

EXXON COMPANY, U.S.A. A DIVISION OF EXXON CORPORATION Marketing Department DATE: 04/00/1995 DRAWN BY: PAE CHK. BY: TFW SCALE: 1" = 20'	SITE LAYOUT PLAN FOR AN EXXON STATION AT 1300 MERRITT BOULEVARD BALTIMORE COUNTY, MARYLAND 12th. ELECTION DISTRICT 7th COUNCIL DISTRICT	PROJECT NO. 95148.00 DISC. NO. RAS. NO. 2-7813 DWG. NO. 01 OF 03
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