IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE - NE'cor. Reisterstown Road & Hooks Lane (1803 Reisterstown Road) 3rd Election District 2nd Councilmanic District

Exxon Corporation
Petitioner

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 88-144-XA

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

ORDER OF DISMISSAL

Pursuant to receipt of a Voluntary Dismissal request to the Deputy Zoning Commissioner for Baltimore County from Counsel for the Petitioner,

IT IS ORDERED this 21st day of March, 1988 that the above-referenced matter be and is hereby DISMISSED without prejudice.

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

AMN:bjs

cc: F. Vernon Boozer, Esquire
614 Bosley Avenue, Towson, Md. 21204

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
Hampton Plaza, Suite 1105
300 E. Joppa Road, Towson, Md. 21204

William L. Kirk, Esquire
28 Allegheny Avenue, Towson, Md. 21204

Stanley Alpert, Esquire
43 Farmhouse Court, Baltimore, Md. 21208

People's Counsel

File

ORDER RECEIVED FOR FILING
Date 3/21/88
By [signature]

PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE

3rd Election District - 2nd Councilmanic District

Case No. 88-144-XA

LOCATION: Northeast Corner of Reisterstown Road and Hooks Lane (1803 Reisterstown Road)

DATE AND TIME: Tuesday, October 27, 1987, at 2:00 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a food store with less than 5,000 square feet in conjunction with its present use as a service station (gas and go)

Petition for Zoning Variance to permit a total of five business signs with a total area of 372.16 square feet in lieu of three signs with a total area of 100 square feet

Being the property of Exxon Corporation, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Exxon Corporation
NE/cor. Reisterstown Rd. and Hooks La. (1803 Reisterstown Rd.)

88-144-XA
551

551

PETITION FOR ZONING VARIANCE

88-144-XA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413 2f to allow a total of five (5) business signs with a total area of 372.16 square feet in lieu of three (3) signs with a total area of 100 square feet as permitted.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

MAP	NW9F
E.D.	2C / 3rd
DATE	5-11-88
200	BF
1000	X
DP	

1) The variance is necessary for effective advertising of the business and products available.

2) The variance is necessary to ensure compliance with State and Federal laws governing pricing and advertising.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound 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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:
F. Vernon Boozer
(Type or Print Name)
[signature]
Signature
614 Bosley Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 828-9441

Legal Owner(s):
EXXON CORPORATION
(Type or Print Name)
[signature]
Signature By: Thomas DuPlessis
Project Engineer
(Type or Print Name)
Signature
11350 McCormick Road 785-6634
Address Phone No.
Hunt Valley, Maryland 21031
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
F. Vernon Boozer, Esquire
Name
614 Bosley Avenue
Towson, Maryland 21204 828-9441
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of September, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of October, 1987, at 2:00 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

DATE 4/24/87

ORDER RECEIVED FOR FILING
Date 3/21/88
By [signature]

RE: PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCE NE Corner Reisterstown Rd. and Hooks La. (1803 Reisterstown Rd.) 3rd Election District

EXXON CORPORATION, Petitioner

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 88-144-XA

: : : : : : :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of September, 1987, a copy of the foregoing Entry of Appearance was mailed to F. Vernon Boozer, Esquire, 614 Bosley Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

4-21-88

551
88-144-XA

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a food store with less than 5,000 square feet in conjunction with its present use as a service station (Gas-and-Go) as permitted under BCZR 405.4.D.8.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound 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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:
F. Vernon Boozer
(Type or Print Name)
[signature]
Signature
614 Bosley Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: (301)828-9441

Legal Owner(s):
EXXON CORPORATION
(Type or Print Name)
[signature]
Signature By: Thomas DuPlessis
Project Engineer
(Type or Print Name)
Signature
11350 McCormick Road, 785-6634
Address Phone No.
Hunt Valley, Maryland 21031
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
F. Vernon Boozer, Esquire
Name
614 Bosley Avenue (301)828-9441
Address Phone No.
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of September, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of October, 1987, at 2:00 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1

(over)

4/26/87

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

J. ROBERT HAINES
ZONING COMMISSIONER

October 21, 1987

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

Re: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
NE/cor. Reisterstown Rd. and Hooks La.
(1803 Reisterstown Rd.)
3rd Election District - 2nd Councilmanic District
Exxon Corporation - Petitioner
Case No. 88-144-XA

Dear Mr. Boozer:

This is to advise you that $94.93 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until [illegible] ...ng itself.

[illegible] ...ltimore County, Maryland, and remit [illegible] Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 3796

DATE ______ ACCOUNT ______

AMOUNT $ ______

RECEIVED FROM F. Vernon Boozer, [illegible] Towson, MD 21204

FOR ______

VALIDATION OR SIGNATURE OF CASHIER

PROPERTY DESCRIPTION
EXXON - REISTERSTOWN ROAD AND HOOKS LANE

ADDRESS: 1803 REISTERSTOWN ROAD

BEGINNING FOR THE SAME at a 5/8" diameter reinforcing rod (rebar) now set on the northeast right-of-way line of Reisterstown Road as shown on S.R.C. R/W Plat No. 23203, thence binding on said right-of-way line as now surveyed by STV/Lyon Associates with all bearings being referred to Grid Meridian as established by Baltimore County, viz:

1. North 68°32'23" West 46.92 feet to intersect the northeast right-of-way line of Reisterstown Road as now widened and shown on S.R.C. R/W Plat No. 46765, at a rebar now set, thence binding on said northeast R/W Line as widened, the two following courses and distances

2. North 42°10'05" West 209.32 feet to a rebar now set, thence

3. North 13°36'58" East 30.23 feet to intersect the southeast right-of-way line of Hooks Lane as now widened, 60 feet wide, at a rebar now set, thence binding on said southeast right-of-way line

4. North 47°55'05" East 110.81 feet to a rebar now set, thence leaving said Hooks Lane and binding on the southwesterly boundary line of that parcel leased to Southland Corporation

5. South 41°56'18" East 264.94 feet to intersect the sixth or South 45°54'38" West 152.59 foot line of conveyance from Albert L. McGuire to Exxon Corporation by deed dated May 22, 1973, and recorded among the Land Records of Baltimore County in Liber 5361, folio 63, etc., at a rebar now set 37.45 feet from the beginning thereof, thence binding on said sixth line

6. South 46°11'50" West 113.95 feet to the point of beginning . . . containing 35,456 square feet or 0.8140 acres of land, more or less.

BEING the aggregate of the two following conveyances: (1) from George J. Schweisinger to Exxon Corporation by deed dated May 22, 1973, and recorded among the Land Records of Baltimore County in Liber 5361, folio 66, and (2) from Albert L. McGuire to Exxon Corporation by deed dated May 22, 1973, and recorded among the Land Records of Baltimore County in Liber 5361, folio 63. SAVING from said two conveyances the three following parcels: (1) all that parcel taken by Baltimore County for the widening of Hooks Lane, (2) all that parcel taken by S.R.C. for the widening of Reisterstown Road and shown on S.R.C. R/W Plat No. 46765, and (3) all that parcel leased to Southland Corporation.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-144-XA

District 3rd — Date of Posting October 6-87

Posted for: Special Exception and Variance

Petitioner: Exxon Corp.

Location of property: N.E./Corn of Reisterstown Road and Hooks La. (1803 Reisterstown Road)

Location of Signs: East side of Reisterstown Road in front of subject property

Remarks:

Posted by S. J. Arata (Signature) — Date of return: October 9, 1987

Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct 8, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Oct 8, 1987.

THE JEFFERSONIAN,
Susan Snyder Obrecht
Publisher

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
3rd Election District
2nd Councilmanic District
Case No. 88-144-XA

LOCATION: Northeast Corner of Reisterstown Road and Hooks Lane (1803 Reisterstown Road)
DATE AND TIME: Tuesday, October 27, 1987 at 2:00 p.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a food store with less than 5,000 square feet in conjunction with its present use as a service station (gas and go)

Petition for Zoning Variance to permit a total of five business signs with a total area of 372.16 square feet in lieu of three signs with a total area of 100 square feet

Being the property of Exxon Corporation, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

10/113 Oct 8

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

September 22, 1987

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
NE/cor. Reisterstown Rd. and Hooks La.
(1803 Reisterstown Rd.)
3rd Election District - 2nd Councilmanic District
Exxon Corporation - Petitioner
Case No. 88-144-XA

TIME: 2:00 p.m.

DATE: Tuesday, October 27, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

J. Robert Haines
ZONING COMMISSIONER
e County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 37678

DATE 9/24/87 ACCOUNT R-01-615-000
AMOUNT $200.00
RECEIVED FROM: Exxon Oil
Anthony J. DiPaula
(Commercial) Item # 551
FOR Zoning Variance & S.E.X.
B 024 ****2000:a 221GF
VALIDATION OR SIGNATURE OF CASHIER

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 88-296-A
E/S Thornton Road, 125' N of Jamieson Road
(8403 Thornton Road)
8th Election District - 3rd Councilmanic District
Petitioners: Robert L. Terry, Jr., et ux
DATE/TIME: MONDAY, FEBRUARY 8, 1988 at 9:00 a.m.

Variane to permit a side yard setback of 9 feet in lieu of the required 10 feet and a rear yard setback of 17 feet in lieu of the required 30 feet.

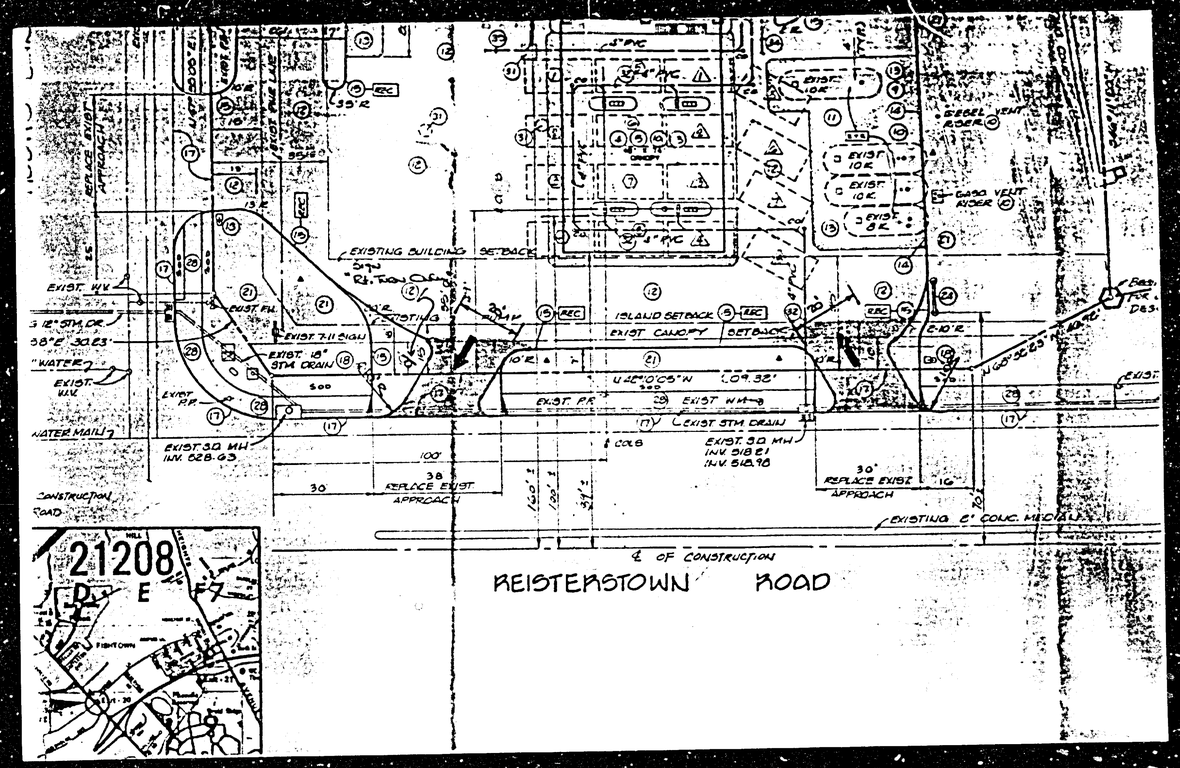
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Mr. & Mrs. Robert Terry, Jr.

File



88-144-XA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 21st day of September, 1987.

J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner Exxon Corporation
Petitioner's Attorney F. Vernon Boozer, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

July 14, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Dennis F. Rasmussen
County Executive

Re: Property Owner: Exxon Corporation

Location: NE/C Reisterstown Rd., and Hooks La.

Item No.: 551 Zoning Agenda: Meeting of 7/7/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. Jack Kelly 7-14-87 Noted and Approved: Fire Prevention Bureau
Planning Group
Special Inspection Division

/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO Zoning Commissioner Date October 19, 1987

Norman E. Gerber, AICP
FROM Director of Planning and Zoning

SUBJECT Zoning Petition No. 88-144-XA

This office is opposed to the granting of the requested variances for signs. It is this office's opinion that the standards set forth in the Baltimore County Zoning Regulations provide adequately for signage.

Norman E. Gerber, AICP
Director

NEG:JGH:dme

RECEIVED
OCT 26 1987
ZONING OFFICE

CPS-008

Maryland Department of Transportation
State Highway Administration

RICHARD H. TRAINOR
Secretary

HAL KASSOFF
Administrator

July 1, 1987

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

Re: Baltimore County
Item #551
Property Owner: Exxon Corporation
Location: NE/C Reisterstown Road (Maryland Route 140) and Hooks Lane
Existing Zoning: B.L. CNS
Proposed Zoning: Special Exception for a food store with less than 5,000 sq. ft. in conjunction with its present use as a service station (GAS and GO) and variance to allow a total of five business signs with a total area of 372.16 sq. ft. in lieu of three signs with a total of 100 sq. ft. as permitted.
Area: .8140 acres
District: 3rd

Dear Mr. Jablon:

On review of the submittal of May 10, 1987, for Special Exception, the State Highway Administration Bureau of Engineering Access Permits will require the site plan to be revised. The revised plan must show all access to Reisterstown Road, Maryland Route 140, to be by way of a 20' directional Right In and 20' Right Out access, due to the construction of a concrete median within Maryland Route 140.

The submittal for variance of a business signs, has been forwarded to the State Highway Administration Beautification Section, C/O Morris Stein (333-1642) for all comments relative to zoning.

Con't

RECEIVED
ZONING OFFICE

My telephone number is 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. A. Jablon
Page 2
July 9, 1987

It is requested the site plan be revised prior to a hearing date being set and all construction within the State Highway Administration right-of-way must be through S.H.A. permit with the posting of a bond or letter of credit.

Very truly yours,

John Meyers/GW

John Meyers-Asst.
Bureau Chief

by: Geroge Wittman

JM-GW/es

cc: Morris Stein w/att.

attachment

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 6, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 551 - Case No. 88-144-XA
Petitioner: Exxon Corporation
Petitions for Zoning Variance and Special Exception

Dear Mr. Boozer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer/KKB

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: Thomas DuPlessis, Project Engineer
Exxon Corporation
11350 McCormick Road
Hunt Valley, Maryland 21031

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

Dennis F. Rasmussen
County Executive

July 29, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 551 -ZAC- Meeting of July 7, 1987
Property Owner: Exxon Corporation
Location: NE/C Reisterstown Road and Hooks Lane
Existing Zoning: B.L. - CNS
Proposed Zoning: Special Exception for a food store with less than 5,000 square feet in conjunction with its present use as a service station (Gas-and-Go) AND Variance to allow a total of five business signs with a total area of 372.16 square feet in lieu of three signs with a total area of 100 square feet as permitted
Area: .8140 acres
District: 3rd Election District

Dear Mr. Jablon:

All access to this site from Reisterstown Road must meet the State Highway Administration's standards.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

7/28/87
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 551, Zoning Advisory Committee Meeting of July 7, 1987
Property Owner: Exxon Corporation
Location: NE/C Reisterstown Rd and Hooks La. District 3
Water Supply metro Sewage Disposal metro

COMMENTS ARE AS FOLLOWS:

(✓) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

(✓) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

Zoning Item # 551 Zoning Advisory Committee Meeting of July 7, 1987
Page 2

( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

( ) Soil percolation tests (have been/must be) conducted.
( ) The results are valid until _____.
( ) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
( ) shall be valid until _____.
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

(✓) Others Pump out and properly abandon/remove existing sewage disposal system. Sanitary sewer must be made available and connected to facility prior to occupancy.

Kevin M. Fleming
~~Sam Wax Forrest, Director~~
~~Bureau of Environmental Services~~
Division of Water and Sewer
Department of Environmental Protection and Resource Management

WWQ 2 4/86

COVAHEY & BOOZER, P. A.
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
828 9441

EDWARD C. COVAHEY JR.
F. VERNON BOOZER
MARK S. DEAN
ANTHONY J. DIPAULA

REPLY TO
ANNEX OFFICE
SUITE 101
808 BALTIMORE AVE
TOWSON MD 21204
AREA CODE 301
828 5525

March 10, 1988

Ann M. Nastarowicz
Deputy Zoning Commissioner
County Office Building
110 West Chesapeake Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE, N/E COR. REISTERSTOWN ROAD AND HOOKS LANE
PETITIONER: EXXON CORPORATION
CASE NO.: 88-144-X

Dear Mrs. Nastarowicz:

In response to your letter of February 16, 1988 in connection with the above, I have received word from Exxon that it is their desire to dismiss the above Petitions at this time.

Thank you for your patience and cooperation.

Very truly yours,

F. Vernon Boozer

FVB/jab

cc: David Wang
Frederick Ward & Assoc.

Kyle Sharp
Exxon Company U.S.A.

Newton A. Williams, Esq.
William L. Kirk, Esq.
Stanley Alpert, Esq.

Carl P. Jacobs
Hooks Lane Improvement Assoc.

RECEIVED
MAR 16 1988
ZONING OFFICE

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

February 16, 1988

F. Vernon Boozer, Esq.
614 Bosley Avenue
Towson, Maryland 21204

Re:

Petitions for Special Exception and Zoning Variance
N/E Cor. Reisterstown Road and Hooks Lane
Petitioner(s): Exxon Corporation
Case number: 88-144-X

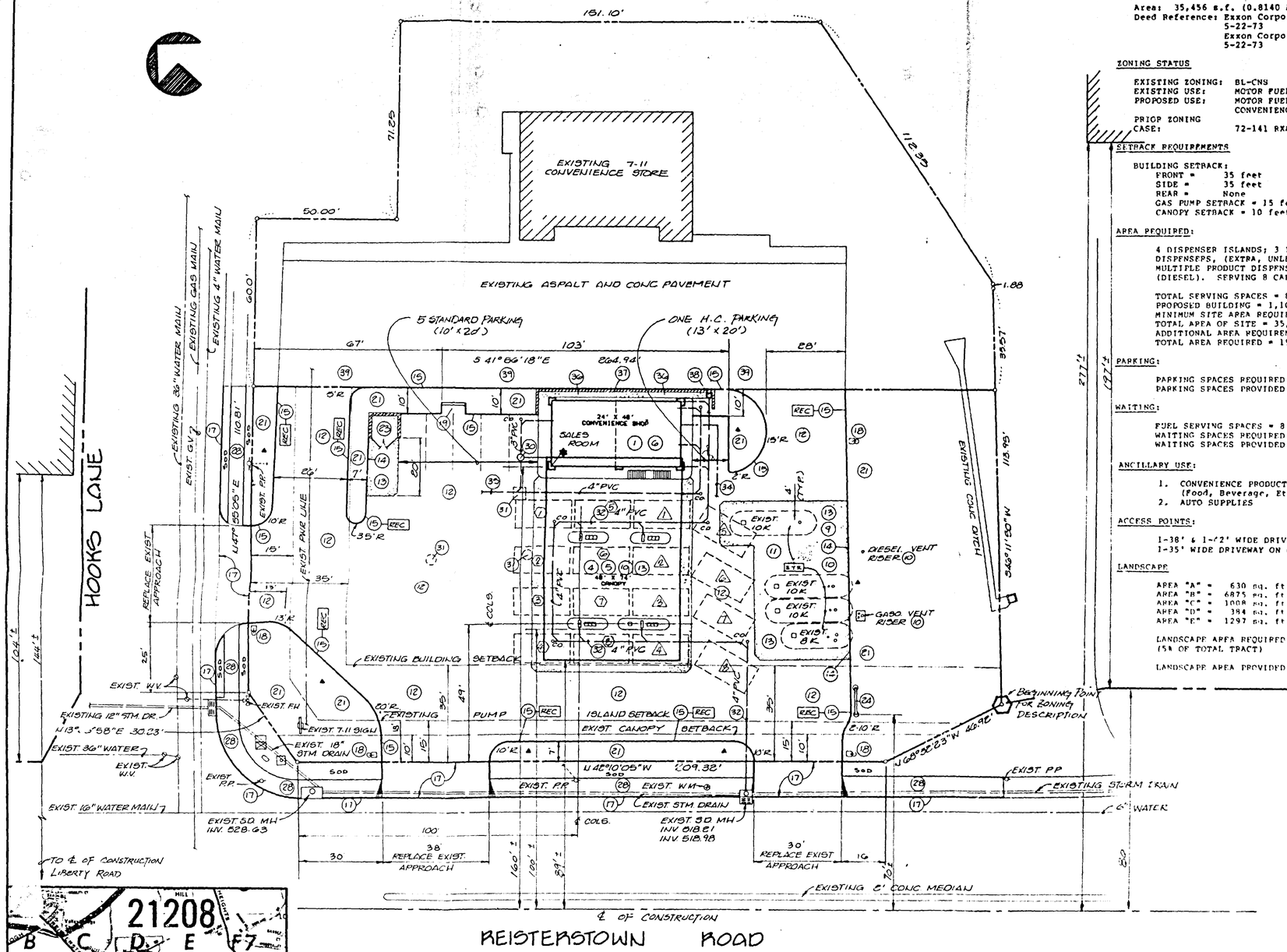
Dear Mr. Boozer:

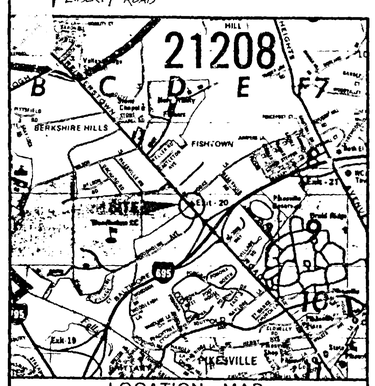
As you may remember, on October 27, 1987, the above case was continued per your request, and it was agreed that the matter would be dismissed on or about March 27, 1988, should this office not receive your notification to reset same for hearing.

Please advise.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner of
Baltimore County





LOCATION MAP
SCALE: 1" = 2,000'

ZONING NOTES

SITE INFORMATION

Area: 35,456 s.f. (0.8140 Acres)
Deed Reference: Exxon Corporation, Liber 5361, Folio 66, 5-22-73
Exxon Corporation, Liber 5361, Folio 63, 5-22-73

ZONING STATUS

EXISTING ZONING: BL-CNS
EXISTING USE: MOTOR FUEL STORE
PROPOSED USE: MOTOR FUEL STORE WITH CONVENIENCE SHOP
PRIOR ZONING CASE: 72-141 RXA

SETBACK REQUIREMENTS

BUILDING SETBACK:
FRONT = 35 feet
SIDE = 35 feet
REAR = None
GAS PUMP SETBACK = 15 feet
CANOPY SETBACK = 10 feet

AREA REQUIRED:

4 DISPENSER ISLANDS; 3 ISLANDS WITH MULTIPLE PRODUCT DISPENSERS, (EXTRA, UNLEADED, EXXON). 1 ISLAND WITH A MULTIPLE PRODUCT DISPENSER AND 1 SINGLE PRODUCT DISPENSER (DIESEL). SERVING 8 CARS AT ONE TIME.

TOTAL SERVING SPACES = 8
PROPOSED BUILDING = 1,104 sq. ft.
MINIMUM SITE AREA REQUIRED = 19,416 sq. ft.
TOTAL AREA OF SITE = 35,456 sq. ft. = 0.8140 acres
ADDITIONAL AREA REQUIREMENTS = None
TOTAL AREA REQUIRED = 19,416 sq. ft.

PARKING:

PARKING SPACES REQUIRED = 6
PARKING SPACES PROVIDED = 6

WAITING:

FUEL SERVING SPACES = 8
WAITING SPACES REQUIRED = 8
WAITING SPACES PROVIDED = 8

ANCILLARY USE:

1. CONVENIENCE PRODUCTS (Food, Beverage, Etc.)
2. AUTO SUPPLIES

ACCESS POINTS:

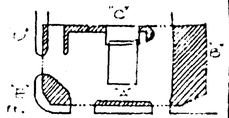
1-38' & 1-22' WIDE DRIVEWAYS ON REISTERSTOWN ROAD.
1-35' WIDE DRIVEWAY ON HOOKS LN.

LANDSCAPE

AREA "A" = 630 sq. ft.
AREA "B" = 6875 sq. ft.
AREA "C" = 1008 sq. ft.
AREA "D" = 384 sq. ft.
AREA "E" = 1297 sq. ft.

LANDSCAPE AREA REQUIRED = 1772.8 sq. ft. (5% OF TOTAL TRACT)

LANDSCAPE AREA PROVIDED = 10,194 sq. ft.



GENERAL NOTES

B.S. = BUILDING SUPPLIER
G.C. = GENERAL CONTRACTOR
E = EXXON
O = OTHER
★ = BUILDING ORIENTATION POINT
---30--- = EXISTING CONTOUR
—31— = PROPOSED CONTOUR
(29.0) = NEW GRADE
x = EXIST. GRADE
■ = OBSERVATION WELL BY G.C. (E)
▼ = HC2E BIB BY G.C. (G)
ETR = EXISTING TO REMAIN
MEG = MEET EXISTING GRADE
REC = REPLACE EXISTING CURB

1. EXISTING EXXON OWNED IMPROVEMENTS WHICH ARE NOT REUSED ON THIS PROJECT ARE TO BE REMOVED BY AND BECOME THE PROPERTY OF THE GENERAL CONTRACTOR EXCEPT AS FOLLOWS:
   A. PROPERTY/EQUIPMENT TO BE TRANSFERRED TO EXXON STORAGE LOCATION BY G.C. (VERIFY WITH EXXON PROJECT ENGINEER)
      • ALL GASOLINE DISPENSING EQUIPMENT
      • TRANSOC SYSTEM
   B. PROPERTY/EQUIPMENT TO BE REMOVED BY OTHERS. (VERIFY WITH EXXON PROJECT ENGINEER)
      • NONE
2. ALL UTILITY CONNECTIONS ARE TO BE AS PER LOCAL CODE BY G.C.
3. G.C. TO PROVIDE CONDUIT & WIRING TO ALL EXXON I.D. SIGNS & CONDUIT ONLY TO PUBLIC TELEPHONE BOOTH.
4. SITE PLAN SUPERSEDES ALL WORKING DRAWINGS.
5. UNLESS OTHERWISE NOTED, ALL PAINT TO BE PURCHASED BY G.C.

ITEM NO.	FURNISHED BY	INSTALLED BY		DRAWING NUMBER
			BUILDING	
1	BS	BS	BUILDING TYPE 24'x 48' C-STORE	12990, 1-7
			CANOPY / ISLANDS	
4	BS	BS	CANOPY TYPE 48' x 74'	12990, 1-7
5	E	GC	DISPENSING EQUIPMENT (4) MPD-2 (7) ELECTRONIC DIESEL DISPENSERS	12990, 1-7
8	E	GC	TRANSOC SYSTEM TOP-8	12990, 1-7
				818-1
			YARD AREA - TANKS	
9	E	GC	FIBERGLASS TANKS FOR MOTOR FUEL (10) EA. GAL. UNLEADED (ETR) (10) EA. GAL. UNLEADED EXXON (ETR) (8) EA. GAL. EXXON (ETR) (10) EA. GAL. DIESEL (ETR) STP W/LEAK DETECTORS (4) 1 1/2 HP (7) 1 1/2 HP	1170-1.2
10	GC	GC	FIBERGLASS PRODUCT PIPING AND VENTING LINES	1170-1.2
11	GC	GC	VAPOR RECOVERY SYSTEM TYPE (STAGE II) (S.T.R.)	1170-1.2
			YARD AREA - OTHER	
12	GC	GC	ASPHALT PAVING PER EXXON SPECIFICATION DEPTH (7" DEPTH)	80322-1.2
13	GC	GC	8" CONCRETE W/6x6-6/6 WWF	80322-1.2
14	GC	GC	8" INTEGRAL CURB	80322-1.2
15	GC	GC	8" CURB WITH 18" GUTTER	80322-1.2
16	GC	GC	6"x18" VERTICAL CURB	80322-1.2
17	GC	GC	DRIVE APPROACH TWO CURBING OUTSIDE PROPERTY LINE PER LOCAL CODE	
18	E	GC	(4) NEW YARD LIGHT FIXTURES AND POLES (PROVIDED)	1949-1.2
19	BS/E	GC	GAS / WATER / LIGHT W/ TELEPHONE CONDUIT CONNECTIONS	1949-1.2
21	E	BS/E	LANDSCAPING	1100
22	GC	GC	TRASH ENCLOSURE (CONC. BLOCK)	1949-1.2
24	E	GC	EXISTING 10 SQU TO REMAIN. ADD 22 sq.ft. SHOP AUXILLIARY BETWEEN DIESEL AUXILLIARY AND EXXON I.D., MATCH EXXON STANDARDS.	1100
28	GC	GC	CONCRETE SIDEWALK PER LOCAL SPECIFICATIONS	
30	GC	GC	GREASE TRAP	2-6986-1
31	GC	GC	EXISTING SEPTIC TANK AND SEEPAGE PITS TO BE PUMPED OUT AND WASTE DISPOSED OF IN THE APPROPRIATE-APPROVED HAULER. THE REMAINING STRUCTURES TO BE REMOVED, OR FILLED W/MATERIAL APPROVED BY EXXON'S FIELD ENGINEER.	
32	GC	GC	STORM DRAIN PIPING SYSTEM	
33	GC	GC	HANDICAP PARKING SIGN	
34	GC	GC	TIE NEW 1½" WATER SERVICE LINE TO EXISTING SERVICE CONNECTION.	
35	GC	GC	TIE NEW 4" SANITARY SEWER SERVICE INTO EXISTING SANITARY SEWER MAIN	
36	GC	GC	4" NON REINFORCED CONCRETE	
37	GC	GC	RETAINING WALL	2-6986, DWG. 2
38	GC	GC	YARD DRAIN	" "
39	GC	GC	MATCH ASPHALT PAVEMENT AB CURB CONSTRUCTION IS COMPLETED	

551

DATE	REVISIONS	BY	CHK
5/10/87	SPECIAL EXCEPT ON REQUIREMENTS	DJW	

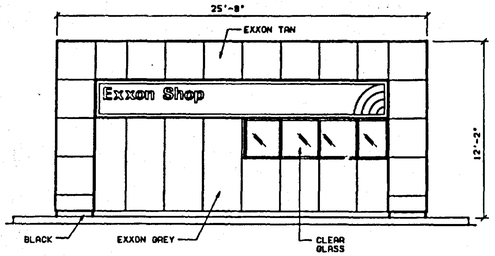
EXXON COMPANY, U.S.A.
A DIVISION OF EXXON CORPORATION
Marketing Department — Real Estate & Engineering

DATE 6-15-86
DRAWN BY DC
CHK BY MLM
SCALE 1" = 20'

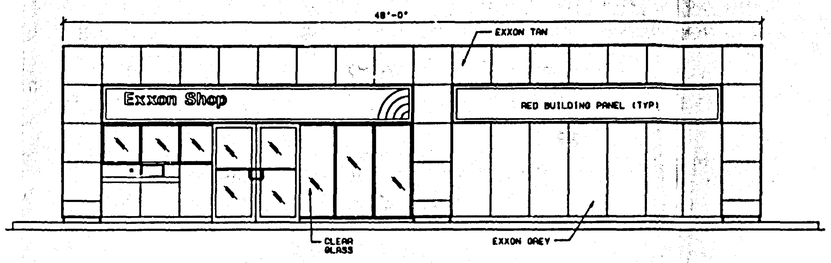
SITE PLAN
REISTERSTOWN RD. / HOOKS LANE
BALTIMORE CO., MARYLAND

PROJECT NO.
DISC NO.
RAS NO. 2-6986
DWG. NO. 1 OF 6

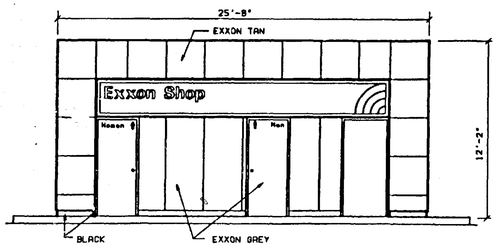
ADDRESS: 1803 REISTERSTOWN ROAD (KLM OK)
ELECTION DISTRICT: 3RD



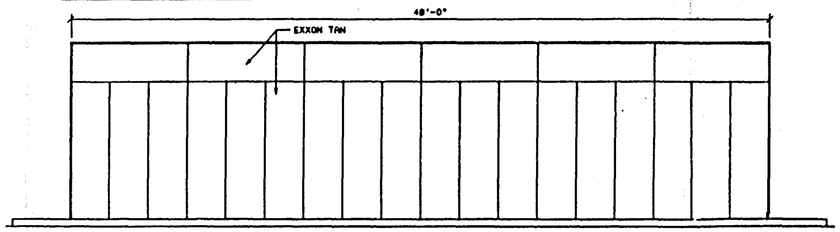
FRONT ELEVATION



RIGHT SIDE ELEVATION

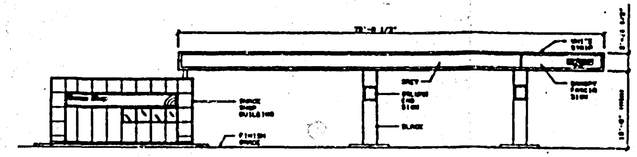


REAR ELEVATION

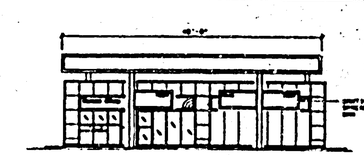


LEFT SIDE ELEVATION

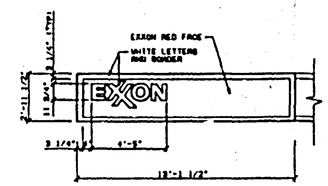
BUILDING ELEVATIONS



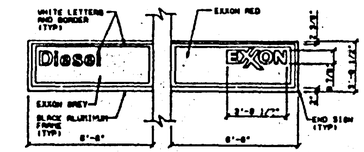
FRONT ELEVATION
NTS



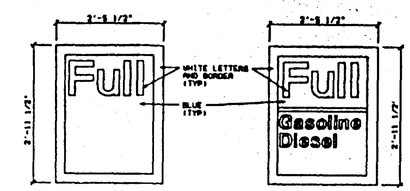
RIGHT SIDE ELEVATION (W/DIESEL SPREADER BAR)
NTS



CANOPY FASCIA SIGN



CANTILEVER SPREADER BAR (DIESEL OPTIONAL)



GASOLINE ONLY

GASOLINE W/DIESEL

CANOPY ELEVATIONS

ZONING STATUS:

EXISTING ZONING : BL (BUSINESS LOCAL)

EXISTING USE : MOTOR FUEL STORE

PROPOSED USE : MOTOR FUEL STORE WITH CONVENIENCE SHOP

AREA REQUIRED:

4 DISPENSER ISLANDS ; 3 ISLANDS WITH MULTIPLE PRODUCT DISPENSERS, (EXTRA, UNLEADED, EXXON). 1 ISLAND WITH AMULTIPLE PRODUCT DISPENSER AND 1 SINGLE PRODUCT DISPENSER (DIESEL). SERVING 8 CARS AT ONE TIME.

TOTAL SERVING SPACES = 8

MINIMUM SITE AREA REQUIRED = 19,416 sq.ft.

TOTAL AREA OF SITE = 35,456 sq.ft. = 0.8140 acres

ADDITIONAL AREA REQUIRMENTS = NONE

TOTAL AREA REQUIRED = 19,416 sq.ft.

PARKING:

PARKING SPACES REQUIRED = 6

PARKING SPACES PROVIDED = 6

ANCILLARY USE :

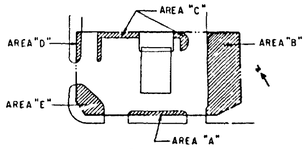
1. CONVENIENCE PRODUCTS (FOOD, BEVERAGE, ETC.)
2. AUTO SUPPLIES

ACCESS POINTS:

1-38' & 1-42' WIDE DRIVEWAYS ON REISTERSTOWN RD.

1-35' WIDE DRIVEWAY ON HOOKS LN.

LANDSCAPE :



KEY MAP

AREA "A" = 630 sq.ft.
AREA "B" = 6875 sq.ft.
AREA "C" = 1008 sq.ft.
AREA "D" = 384 sq.ft.
AREA "E" = 1297 sq.ft.

LANDSCAPE AREA REQUIRED = 1772.8 sq ft.
(5% OF TOTAL TRACT)

LANDSCAPE AREA PROVIDED = 10,194 sq.ft.

SIGN INFORMATION

1. MAJOR I.D. SIGN *

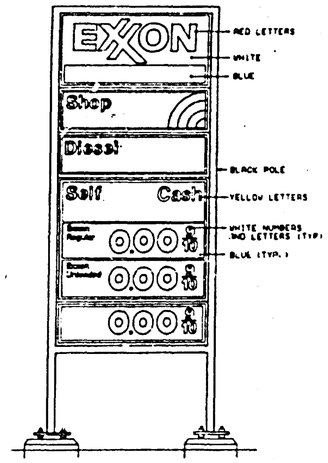
EXXON I.D. - 33.14 S.F./EA. SIDE (66.28 TWO SIDES)
ANCILLARY - "SHOP" - 19.20 S.F./EA SIDE (38.40 TWO SIDES)
ANCILLARY - "DIESEL" - 19.20 S.F./EA. SIDE (38.40 TWO SIDES)
PRICE - 45.94 S.F./EA. SIDE (91.88 TWO SIDES)

2. CANOPY SPREADER BAR

EACH BAR - 17.15 S.F./EA. SIDE (34.30 TWO SIDES)
FOUR (4) BARS - 68.60 S.F./EA. SIDE (137.20 TWO SIDES)

3. TOTAL: 186.08 S.F. (ONE SIDE); 372.16 S.F. (TWO SIDES)

(* EXISTING MAJOR I.D. SIGN TO REMAIN WITH ADDITION OF A NEW "SHOP" ANCILLARY.)



EXISTING
40 sq.ft. SIGN ELEVATION
WITH NEW SHOP ANCILLARY

DATE	REVISIONS	BY	CHK
5/19/87	SIGN INFORMATION	KSW	

EXXON COMPANY, U.S.A.
A DIVISION OF EXXON CORPORATION
Marketing Department
Real Estate & Engineering

DATE 6-13-86
DRAWN BY DC
CHK BY MLM
SCALE NONE

ELEVATIONS / DETAILS
REISTERSTOWN RD. / HOOKS LN.
BALTIMORE CO., MARYLAND

PROJECT NO.
DISC NO.
RAS NO. 8-0980
DWG. NO. 5070