

83-157-XSPHA **PETITION FOR ZONING VARIANCE** 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 405.4 (A.1 and D.8) To allow a site area of 12,837.34 square feet in lieu of the required 23,772 square feet.

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

In order to meet the minimum area requirements, the food store sales area would have to be done away with altogether. This would result in a drastic reduction of services, an inconvenience to both customer and operator. We believe this site as designed can provide full service without causing a public hazard.

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 of 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:
Cloverland Farms Dairy
(Type or Print Name)
Robert W. Baker
Signature
2200 N. Monroe Street
Baltimore, MD 21217
City and State
Attorney for Petitioner:
(Type or Print Name)
Robert W. Baker
Signature
2200 N. Monroe St. 669-2222
Address Phone No.
Baltimore, MD 21217
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Mr. Robert W. Baker
Name
2200 N. Monroe, Balto., MD 669-2222
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of November, 1982, 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 13th day of January, 1983, at 10:00 o'clock A.M.

(over)

83-157-XSPHA **PETITION FOR SPECIAL HEARING** 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 Hearing under Section 800.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in case no. 3307-RS to convert a full service station to a gas and go operation in combination with a food store.

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

I, or we, agree to pay expenses of the above Special Hearing 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 of 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:
Cloverland Farms Dairy
(Type or Print Name)
Robert W. Baker
Signature
2200 N. Monroe Street
Baltimore, MD 21217
City and State
Attorney for Petitioner:
(Type or Print Name)
Robert W. Baker
Signature
2200 N. Monroe St. 669-2222
Address Phone No.
Baltimore, MD 21217
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Mr. Robert W. Baker
Name
2200 N. Monroe, Balto., MD 669-2222
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of November, 1982, 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 13th day of January, 1983, at 10:00 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County

ECO-No. 1

(over)

83-157-XSPHA **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 food store (less than 5,000 S.F.) in combination with service station.

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 of 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:
Cloverland Farms Dairy
(Type or Print Name)
Robert W. Baker, Jr. V.P.
Signature
2200 North Monroe Street
Baltimore, Maryland 21217
City and State
Attorney for Petitioner:
(Type or Print Name)
Robert W. Baker
Signature
2200 N. Monroe St. 669-2222
Address Phone No.
Baltimore, Maryland 21217
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Mr. Robert W. Baker
Name
2200 N. Monroe, Balto. 669-2222
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of November, 1982, 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 13th day of January, 1983, at 10:00 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County

ECO-No. 1

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY
PETITION FOR VARIANCE :
SW corner of York & Ridgely Rd., :
8th District :
HILLCREST PROPERTIES, INC., : Case No. 83-157-XSPHA
Petitioner :
DATE: 11/11/82

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 4th day of January, 1983, a copy of the foregoing Order was mailed to Robert W. Baker, Vice-President, Hillcrest Properties, Inc., and Cloverland Farms Dairy, 2200 N. Monroe Street, Baltimore, Maryland 21217, Petitioner and Contract Purchaser.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY **ZONING PLANS** **ADVISORY COMMITTEE**



PETITION AND SITE PLAN **EVALUATION COMMENTS**

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-157-XSPHA
Hillcrest Properties, Inc.
If granted, it is requested that the order be conditioned to require a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development.
Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning
NEG:JHslc
cc: Arlene January
Mr. Robert W. Baker
Hillcrest Properties, Inc.
2200 N. Monroe Street
Baltimore, Md. 21217
Lyon Assoc.
7131 Rutherford Road
Baltimore, Md. 21207

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 29th day of November, 1982.
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner
Petitioner: Hillcrest Properties, Inc.
Petitioner's Attorney: Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
December 30, 1982

Mr. Robert W. Baker
Hillcrest Properties, Inc.
2200 N. Monroe Street
Baltimore, Maryland 21217
RE: Item No. 69 - Case No. 83-157-XSPHA
Petitioner - Hillcrest Properties, Inc.
Special Hearing, Special Exception
and Variance Petitions

Dear Mr. Baker:

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.

Located on the southwest corner of York Road and Ridgely Road in the 8th Election District, the subject property is presently improved with an abandoned service station, while commercial uses exist to the south and west.

In view of your proposal to convert the existing building to a food store, continue the sale of gas and provide less parking than is required, this combination hearing is necessary.

For further explanation on the comments from the Department of Permits and Licenses, you may contact Mr. Charles Burnham at 494-2987.

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,
Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee
NRC:bac
Enclosures
cc: Lyon Assoc. 7131 Rutherford Rd 21207

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204
November 17, 1982
HARRY J. PISTEL, P.E.
DIRECTOR
Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Re: Item #69 (1982-1983)
Property Owner: Hillcrest Properties, Inc.
S/W Cor. York and Ridgely Roads
Acres: 1.2947 District 8th
Dear Mr. Hammond:
The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item:
GENERAL:
York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.
Baltimore County highway and utility improvements are not directly involved.
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 69 (1982-1983).
Very truly yours,
John A. Norton, P.E.
John A. Norton, P.E., Chief
Bureau of Public Services
RAM:EM:RWR
cc: Jack Wimbley
S-SL Roy Sheet
49 NW 2 Pos. Sheet
NW 13 A Topo
60 Yaa Map

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of March, 1983, that the Petition for Variance(s) to permit a site area of 12,837.34 square feet in lieu of the required 23,772 square feet, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

Jean M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts that to amend the site plan filed in Case No. 3307-RS to convert a full service station to a gas and go operation in conjunction with a food (convenience) store would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community, and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of March, 1983, that the amendment to the site plan filed in Case No. 3307-RS to convert a full service station to a gas and go operation in conjunction with a food (convenience) store, in accordance with Petitioner's Exhibit 1, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

Jean M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the requirements of Section 802.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of March, 1983, that the Petition for Special Exception for a food (convenience) store as a use in combination with a gas and go operation, in accordance with the site plan prepared by Lyon Associates, Inc., revised November 29, 1982, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Department of Health, dated November 22, 1982.
2. Approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including a detailed landscaping plan required for approval by the Current Planning and Development Division.

Jean M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

December 21, 1982

Mr. William E. Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 69, Zoning Advisory Committee Meeting, October 19, 1982, are as follows:

Property Owner: Hillcrest Properties, Inc.
Location: SW corner York and Ridgely Roads
Acres: 0.2947
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

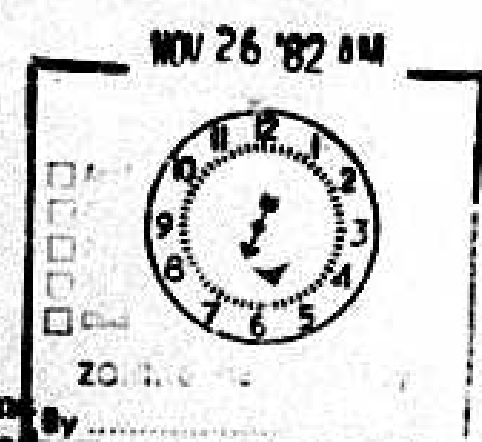
John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:rh

1/3
83-157

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Calhoun
Administrator



November 22, 1982

Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Md. 21207

Re: Proposed Royal Farm
Store, W/S York Road
Route 45, @ N/W Corner
of Ridgely Road

Att: Mr. Mark Riddle

Dear Mr. Riddle:

On review of the two (2) "red lined" site plans of the zoning plat of 8-31-82, the State Highway Administration finds the revision showing no change to the southern entrance acceptable.

With the proposed island construction, the State Highway Administration will require the new curb line to be carried to the rear of the concrete sidewalk parallel to York Road.

This will eliminate the need for striping of the void area and be less of a hazard to the walking patrons.

With this improvement within the S.H.A. Right of Way of such a small nature, the Bureau of Engineering Access Permits will not require a permit for this work.

However, the plan must be revised and all construction must be completed prior to the opening of the Royal Farm Store.

If you have any questions, please do not hesitate to call this office.

Very truly yours,

CL:GW:maw

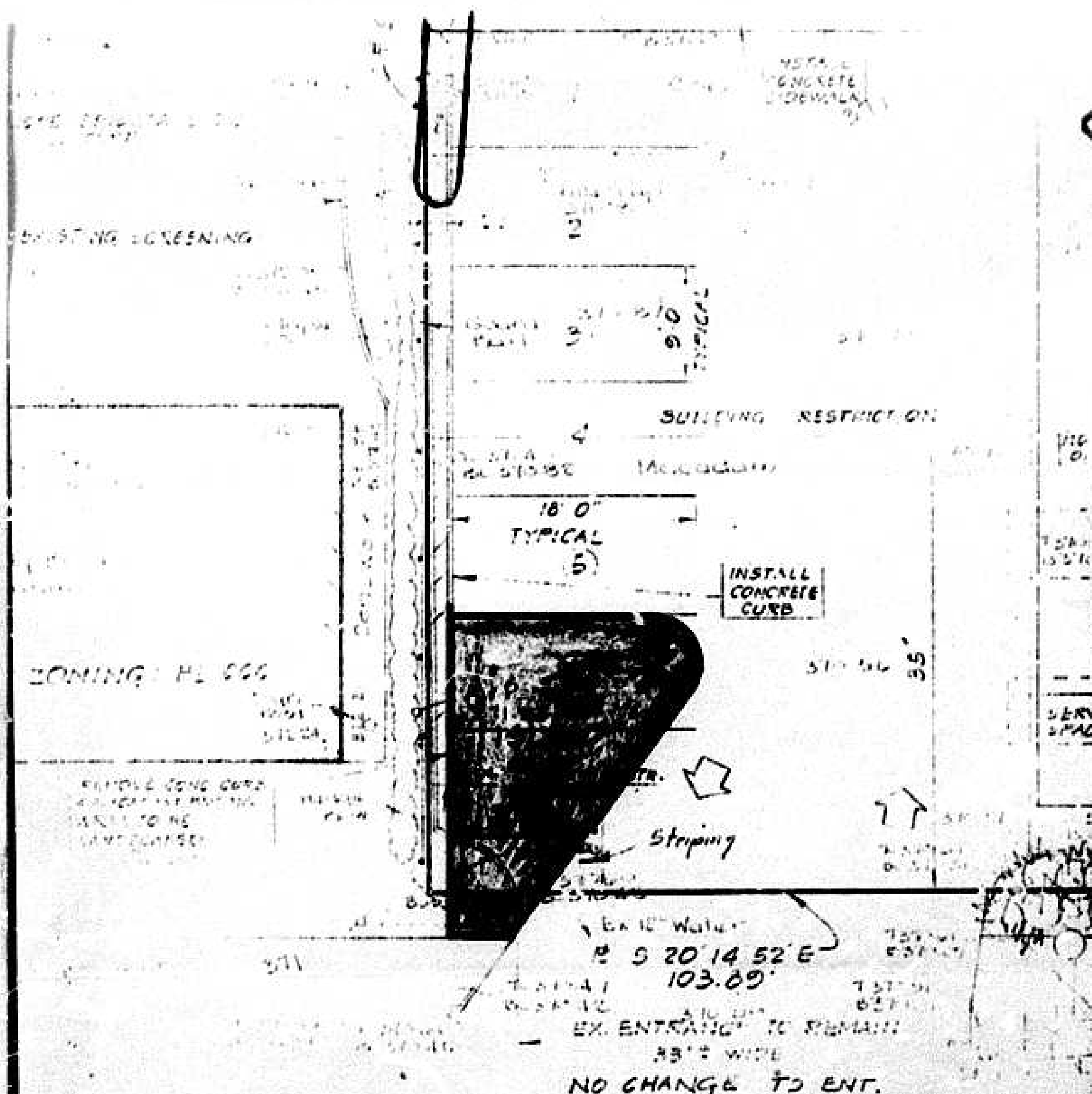
Charles Lee, Chief
Bureau of Engineering
Access Permits

cc: Mr. W. Hammond/
Mr. R. Morton
Mr. J. Wimbley
Mr. R. Moore

By: George Wittman

By telephone number (301) 659-1350

Toll-free number for Inland Hearing or Speech
800-7888 Baltimore Metro - 800-461 D.C. Metro - 1-800-468-0082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland - 21203 - 0717



Maryland Department of Transportation
S-116 Highway Administration

Lowell K. Bridwell
Secretary
M. S. Calhoun
Administrator

October 20, 1982

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 10-19-82
ITEM: #69.
Property Owner: Hillcrest
Properties, Inc.
Location: S/W Cor. York
(Route 45) & Ridgely Roads
Existing Zoning: D.L.-CCC
Proposed Zoning: Special
Hearing to convert full
service station to gas and
go in combination with a
food store. Special Excep-
tion to allow use of food
store (less than 5,000 sq.
ft.) in combination with
service station. Variance
to permit a lot area of
12,849.8 sq. ft. in lieu
of the required 23,828 sq.
ft. for a use in combination
Acres: 0.2947
District: 8th

Dear Mr. Hammond:

On review of the revised site plan of September 23, 1982 and field inspection, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By telephone number (301) 659-1350

cc: Mr. Wimbley, Transportation for Inland Hearing or Speech
800-7888 Baltimore Metro - 800-461 D.C. Metro - 1-800-468-0082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3

STEPHEN E. COLLINS
DIRECTOR

December 29, 1982

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: -ZAC- Meeting of October 19, 1982
Item Nos. 64, 65, 67, 68, 69, 70, 72, and 73.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 64, 65, 67, 68, 69, 70, 72, and 73.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

64-83-132-A 1/4
65-83-140-A 1/4
67-83-124-A 1/4
68-83-134-A 1/4
69-83-127-A 1/4

70-83-146-A 1/4
72-111-A 1/4
73-111-A 1/4

Nov. 22, 1982
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 69, Zoning Advisory Committee Meeting of Oct. 19, 1982

Property Owner: Hillcrest Properties, Inc.

Location: 5/4 Cor. York & Ridgely Roads District B

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

- (X) 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, 694-3775, 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.

SS 20 1082 (1)

Zoning Item # 69
Page 2

- (X) Any existing 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.
- () Soil percolation tests have been conducted.
() The results are valid until _____
() Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the possibility of the water supply must be verified by collection of bacteriological and chemical water samples.
- () 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 or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- () Others _____

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7310

PAUL H. RENOWE
Chief

December 20, 1982

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Hillcrest Properties, Inc.

Location: S/W Cor. York and Ridgely Roads

Item No.: 69

Zoning Agenda: Meeting of October 19, 1982

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 of _____ 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.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. (See Attached)
- (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", 1974 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *[Signature]* 12/1/82
Planning Group
Special Inspection Division

Noted and Approved: *[Signature]*
Fire Prevention Bureau

sv/fmb/cm

Owner: Hillcrest Properties, Inc.
Location: S/W Cor. York and Ridgely Roads
Item No.: 69
December 20, 1982
Page two

Comment #4: All self-service stations shall have at least one attendant on duty while the station is open to the public. The attendant's primary function shall be to supervise, observe and control the dispensing of Class I liquids while said liquids are actually dispensed, according to NFPA 30, Section 7-7.4.3.



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

TED EALESH, JR.
DIRECTOR

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 69 Zoning Advisory Committee Meeting are as follows:

Property Owner: Hillcrest Properties, Inc.
Location: S/W Cor. York & Ridgely Roads
Planning Group: B.L.-000
Presented By: See attached page

Access: 0.2947
District: 8th

The items checked below are applicable:

- X 1. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-81 State of Maryland Code for the Building and Code and other applicable Code.
- X 2. A building and other miscellaneous permits shall be required before beginning construction.
a. Residential: These acts of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
b. Commercial: These acts of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- 2. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'-6" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1407 and Table 1002.
- 3. Proposed variance conflicts with the Baltimore County Building Code, Section/s _____
- 4. A change of occupancy shall be applied for, along with an alteration permit application, and these required acts of drawings and drawings shall be submitted to the Planning and Zoning Department for the proposed change. Building any require a professional seal.
- 5. Before this office can comment on the above structure, please have the owner, then the architect or a Registered Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 101.
- X 2. Comments: Building shall be classified as mixed uses "B" for Service Station and "M" for retail store Section 615.1 and 307.1 or: See section 312.2. The South and West walls shall be fire walls and shall have parapets see Section 1407 and Table 1002; no openings will be permitted in these walls. Section 503.2
NOTE: These acts of drawings only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the final record of any permit.
If desired, additional information may be obtained by visiting Post #122 (Plans Review) at 111 West Chesapeake Ave., 21204

Very truly yours,

[Signature]
Charles E. Burman, Chief
Plans Review

(b)(2)

FORM 01-82

Page 2

Proposed Zoning: Special Hearing to convert full service station to gas and go in combination with a food store, Special Exception to allow use of food store (less than 5,000 sq. ft.) in combination with service station. Variance to permit a lot area of 12,849.8 sq. ft. in lieu of the required 23,828 sq. ft. for a use in combination.

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dube, Superintendent

Towson, Maryland - 21204

Date: October 20, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.P.C. Meeting of: October 19, 1982

RE: Item No: 64, 65, 66, 67, 68, 69, 70, 71, 72, 73
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

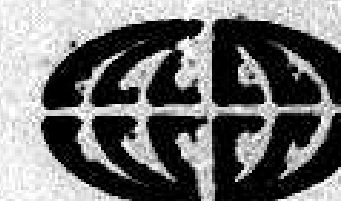
Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
Mr. Nick Petrovich, Assistant
Department of Planning

WHP/bp



LYON ASSOCIATES, INC.
Architects - Engineers - Surveyors

7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

ZONING DESCRIPTION

BEGINNING FOR THE SAME at a point located along the Western right of way line of York Road (Maryland Route No 43), 80 feet wide, said point being distant South 20° 14' 32" East 36.11 feet from the intersection of the Southern right of way line of Ridgely Road, 70 feet wide, and the Western right of way line of York Road, thence running with and binding on said Western right of way line,

- 1) South 20° 14' 52" East 103.89 feet to a point, thence leaving York Road,
- 2) South 69° 45' 03" West 100.00 feet to an iron pipe heretofore set, thence,
- 3) North 20° 14' 57" West 130.75 feet to an iron pipe heretofore set on the Southern right of way line of Ridgely Road, thence running with and binding on same,
- 4) North 64° 28' 03" East 61.47 feet to a point, thence,
- 5) South 70° 16' 33" East 50.62 feet to the point of beginning.

Containing in all 12,837.34 square feet or 0.2947 acre of land, more or less.



Signed this 12th day of November, 1982

[Signature]

SCALE _____ ft. - 1 inch

File No. _____

PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE

8th Election District

ZONING: Petition for Special Exception, Special Hearing and Variance
LOCATION: Southwest corner of York and Ridgely Roads
DATE & TIME: Thursday, January 13, 1983 at 10:00 A.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 food store (less than 5,000 sq. ft.) in combination with service station; Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 3307-RS to convert a full service station to a gas and go operation in combination with a food store; and Variance to allow a site area of 12,837.34 sq. ft. in lieu of the required 23,772 sq. ft.

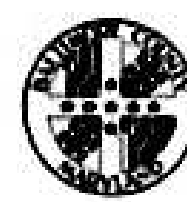
The Zoning Regulation to be excepted as follows:
Section 405.4 (A.1 and D.8) - minimum site area for a use in combination with a gas station

All that parcel of land in the Eighth District of Baltimore County

Being the property of Hillcrest Properties, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, January 13, 1983 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 2, 1983

Mr. Robert W. Baker
Hillcrest Properties, Inc.
2200 North Monroe Street
Baltimore, Maryland 21217

RE: Petitions for Special Exception, Special Hearing, and Variance
SW/corner of York and Ridgely Roads -
8th Election District
Hillcrest Properties, Inc. - Petitioner
NO. 83-157-XSPHA (Item No. 69)

Dear Mr. Baker:

I have this date passed my Orders in the above referenced matter in accordance with the attached.

Very truly yours,

JEAN M.H. JUNG
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMH3/srl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

Ms. Joie Duffy
39 Darrow Drive
Baltimore, Maryland 21228

Mr. Tim Brennan
1800 York Road
Timonium, Maryland 21093

December 14, 1982

Hillcrest Properties, Inc.
c/o Robert W. Baker
2200 N. Monroe Street
Baltimore, Maryland 21217

NOTICE OF HEARING

Re: Petitions for Special Exception, Special Hearing & Variance
SW/corner of York and Ridgely Roads
Hillcrest Properties, Inc. - Petitioner
Case #83-157-XSPHA

TIME: 10:00 a.m.

DATE: Thursday, January 13, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

W. E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 30, 1982

Hillcrest Properties, Inc.
c/o Robert W. Baker
2200 N. Monroe Street
Baltimore, Maryland 21217

Re: Petition for Special Exception, Special Hearing & Variance
SW/corner York and Ridgely Roads
Hillcrest Properties, Inc. - Petitioner
Case #83-157-XSPHA

Dear Sir:

This is to advise you that \$64.20 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

W. E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 113053
DATE: 1/11/83
ACCOUNT: R-91-412-280
AMOUNT: \$64.20
RECEIVED FROM: Cleveland Farms Dairy, Inc.
FOR: Advertising & Posting Case #83-157-XSPHA
0 010*****042010 0123A
VALIDATION OR SIGNATURE OF CASHIER

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 83-157-XSPHA
Building Permit Application No.
Election District N^o 8

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the permit application prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland, and you from any liability or responsibility for any consequences which might arise during the appeal period.

Very truly yours,

Robert W. Baker, Esq. V.P.
Cleveland Farms Dairy, Inc.
Hillcrest Properties, Inc.
Robert W. Baker, V.P.



ARCHITECTURE
ENGINEERING
CONSULTING

RE: ITEM NO. 69-CASE NO. 83-157-XPHA
PETITIONER-HILLCREST PROPERTIES, INC.
SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCE PETITIONS
LYON ASSOCIATES, INC.

T. Cortesi
1-10-83
1 of 5

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

SITE: Proposed Royal Farm Store

- A) Conversion of an existing closed service station to a Royal Farms Store (convenience store) with gas facilities.
- B) Situated at the southwest corner of York Road and Ridgely Road in Election District No. 8.
- C) Parking spaces required - 11 spaces.
Parking spaces provided - 11 spaces / including 1-handicapped.

NOTE: Cover letter of evaluation comments make reference to providing less parking than required. This is not so; required parking can be achieved. Possible discrepancy could have occurred due to error in square footage of building when plan was filed.

EXHIBIT #1 New zoning plat.

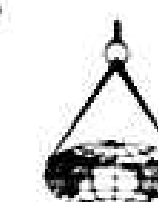
- D) Two pump islands with one dual dispenser on each island, which is a decrease from the previous operation.
- E) Existing canopy over pump islands will remain.
- F) Property is served by three driveways, which will remain as is.

EXHIBIT #2 Driveways A & B and situated on York Road with an average width of 34 feet. Driveway C is located on Ridgely Road with a width of 24 feet. Traffic moves freely through site.

- G) Landscaping required 5% = 642.5 S.F.
Landscaping provided 15% = 2200 S.F.

EXHIBIT #3 Rendered landscape plan.

PETITIONER'S
EXHIBIT 7



ARCHITECTURE
ENGINEERING
CONSULTING

LYON ASSOCIATES, INC.

T. Cortesi
1-10-83
2 of 5

- H) EXHIBIT #4 Surrounding land uses, zoning and road network, accompanied with photos of these facilities. Highlight exist. automotive service facilities.
 - I) All recommendations from the State Highway Administration have been complied with.
- EXHIBIT #5 The entire building will be utilized as food store. To include a 164 square foot addition which will be added on the north side of the building.
- J) Tentative hours of operation will be 6:00 a.m. to 1:00 a.m. the following morning. The minimum number of employees will be two at any given time. One employee's main duty will be to operate the gasoline facilities.

EXHIBIT #6 Typical building elevations after renovation, along with a photo of the existing building, will enable everyone concerned to see the extent of improvements that will be made.

- K) Regarding the traffic safety conditions of this intersection and the area surrounding the subject property, it is my understanding that the intersection of York Road/Ridgely Road is defined from an operational or traffic capacity standpoint as adequate, in that traffic flow moves through this intersection without prohibitive delays. This information was obtained from what the county calls deficient district facilities maps. These maps deal with sewer, water capacity and traffic. The traffic maps classifies this



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T. Cortesi
1-10-83
3 of 5

Intersection as a "C" intersection which is more than adequate.

- L) Traffic accidents for this intersection for the past three years are as follows:

1980	8 Accidents	2 Weather Related
1981	15 Accidents	7 Weather Related
1982	11 Accidents	3 Weather Related

Baltimore County Police Department does not consider this a high accident rated intersection.

- M) Based on the above data, with regard to the existing entrances, on site traffic flow and the available accident reports, this site and the automobiles entering and exiting the site impose no traffic safety problem.

- N) Variance: The petition states that 15,000 S.F. is required for the service station, plus an additional 8,772 S.F. for the food store. This second figure is based upon multiplying the total square footage of the building (which is 2,193 S.F.) by a factor of 4 (BCZR Sec. 405.4DR). This gives us a total lot size requirement of 23,772 S.F. We are able to provide 12,837.3 S.F. as indicated on the site plan.

In order to meet the lot size requirements, it would be necessary to acquire additional property. This is not feasible since the surrounding properties are already developed. Based on the above mentioned constraints, this site is not developable as a Royal



**PETITION FOR
SPECIAL EXCEPTION
SPECIAL HEARING
AND
VARIANCE**

By Election Officer

ZONING Petition for Special Exception
Special Hearing and Variance

LOCATION Southwest corner of York and
Ruggery Roads

DATE & TIME Thursday, January 14, 1964
at 10:00 A.M.

PUBLIC HEARING Room 114 of County
Office Building, 1000 W. Chesapeake Ave.
Baltimore, Maryland

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

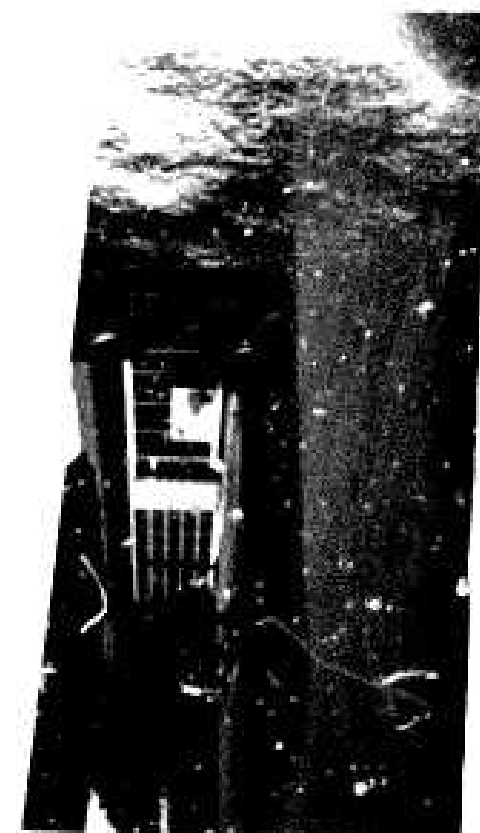
Petition for Special Exception for food
store (less than 5,000 sq. ft.) in combina-
tion with service station. Special Hearing
under Section 500.7 of the Zoning Regula-
tions of Baltimore County to determine
whether or not the Zoning Commissioner
and/or Deputy Zoning Commissioner
should approve an amendment to the site
plan in Case No. 1567-65 to convert a full
service station to a gas and grocery station in
combination with a food store, and
variance to show a site area of 12,817.34
sq. ft. in lieu of the required 23,772 sq. ft.

The Zoning Regulations to be amended are
Article, Section 405.4 (A), (B) and (C), which
shall also apply to gas and grocery station with
a gas station.

A. Map showing site in the 8-gallon gallon
of Baltimore County.

BE GIVE US FOR THE SAME at a point
located along the Western right of way line
of York Road (Maryland Route No. 43), 80
feet wide, said point being distant South
20' 14' 52" East 38' 11" feet from the in-
tersection of the Southern right of way line
of Ruggery Road, 70 feet wide, and the West-
ern right of way line of York Road, thence
running with and turning on said Western
right of way line.

1. South 20' 14' 52" East 103.89 feet to a
point thence leaving York Road
2. South 89' 55' 52" West 100.00 feet to an
iron pipe hereafter set, thence
3. North 20' 14' 52" West 130.75 feet to an



**PETITION FOR SPECIAL
EXCEPTION, SPECIAL HEARING
AND VARIANCE
AND VARIANCE**

HEARING: Petition for Special Exception, Special Hearing and Variance

LOCATION: Southwest corner of York and Ridgely, No. 3

DATE & TIME: Thursday, January 12, 1990 at 10:00 A.M.

PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Exception for food store (less than 1,000 sq. ft.) in combination with service station; Special Hearing under Section 207 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 287-89 to convert a full service station to a gas and an operation in combination with a food store; and Variance to allow a site area of 11,877.34 sq. ft. in lieu of the required 24,775 sq. ft. The Zoning Regulation to be accepted as follows:

Section 68.1 (A.1 and D.3) - minimum site area for a use in combination with a gas station.

All that parcel of land in the Eighth District of Baltimore County beginning for the corner at a point located along the Western right of way line of York Road (Maryland Route No. 43), 90 feet wide, said point being distant South 87° 14' 37" East 81.11 feet from the intersection of the Southern right of way line of Ridgely Road, 70 feet wide, and the Western right of way line of York Road, thence running with and binding on said western right of way line,

1. South 87° 14' 37" East 111.11 feet to a point, thence bearing York Road,

2. South 87° 14' 37" West 111.11 feet to an iron pipe boundary line, thence,

3. North 87° 14' 37" West 111.11 feet to an iron pipe boundary line on the Southern right of way line of Ridgely Road, thence running with and binding on same,

4. North 87° 14' 37" East 81.11 feet to a point, thence,

5. South 87° 14' 37" East 111.11 feet to the point of beginning.

Containing in all 11,877.34 square feet, or 0.2697 acre, of land, more or less.

Being the property of Baltimore Properties, Inc., as shown on 1988 plan filed with the County Department.

Hearing Date: Thursday, January 12, 1990 at 10:00 A.M.

Public Hearing Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order of:

WILLIAM H. HARRISON, Zoning Commissioner of Baltimore County

Page 2

CERTIFICATE OF PUBLICATION

TOWSON, MD

December 23 19 89

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~one time each~~ ~~one time~~ ~~one time~~ before the 13th day of January 19 89. The first publication appearing on the 23rd day of December 19 89.

THE JEFFERSONIAN

L. J. Harrison

111 W. Chesapeake Avenue, Towson, Md. 21204

MICROFILMED

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

No. 109000

DATE 12/23/89 ACCOUNT 101-070

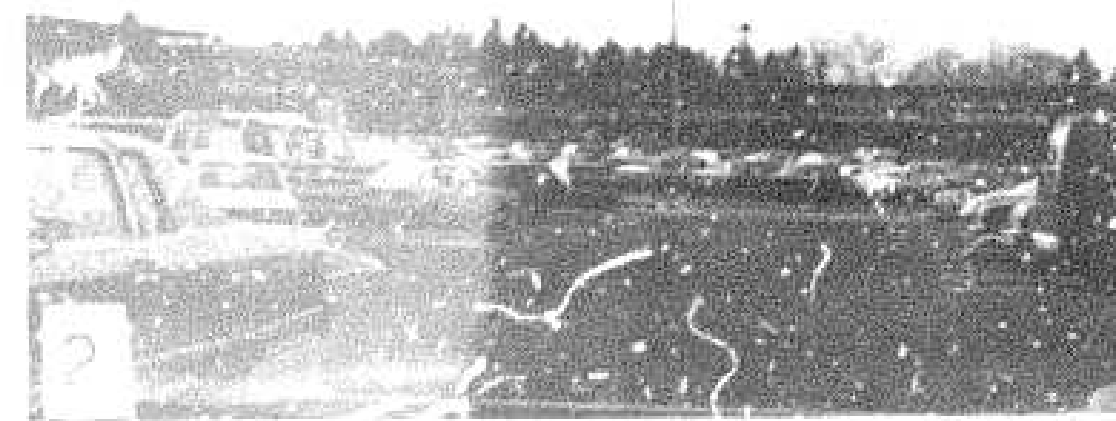
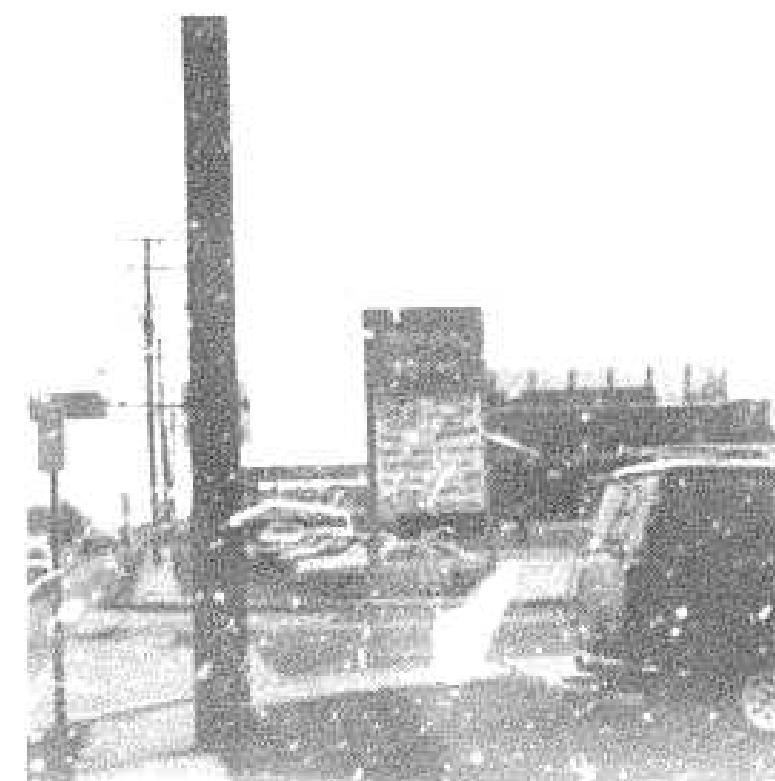
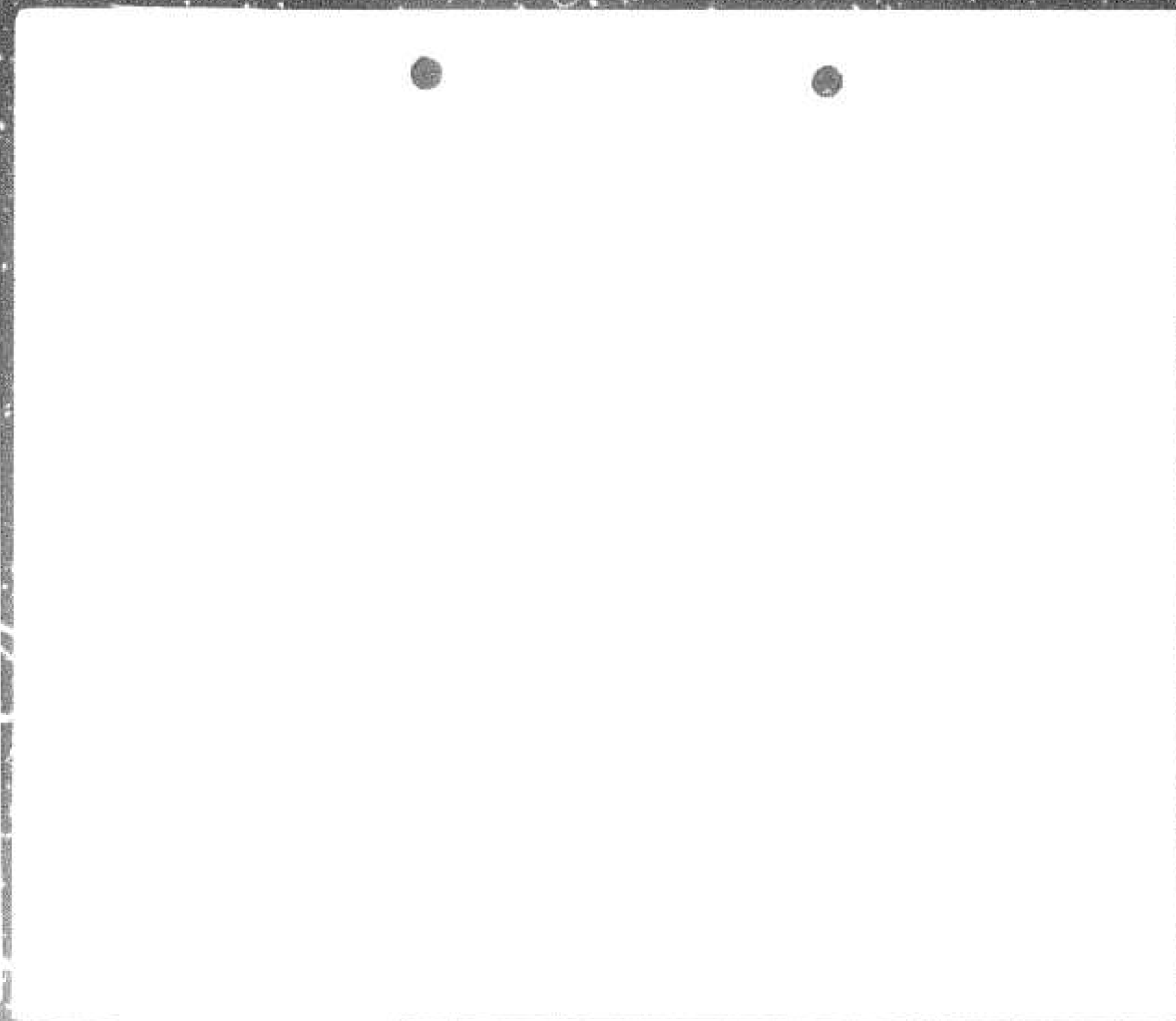
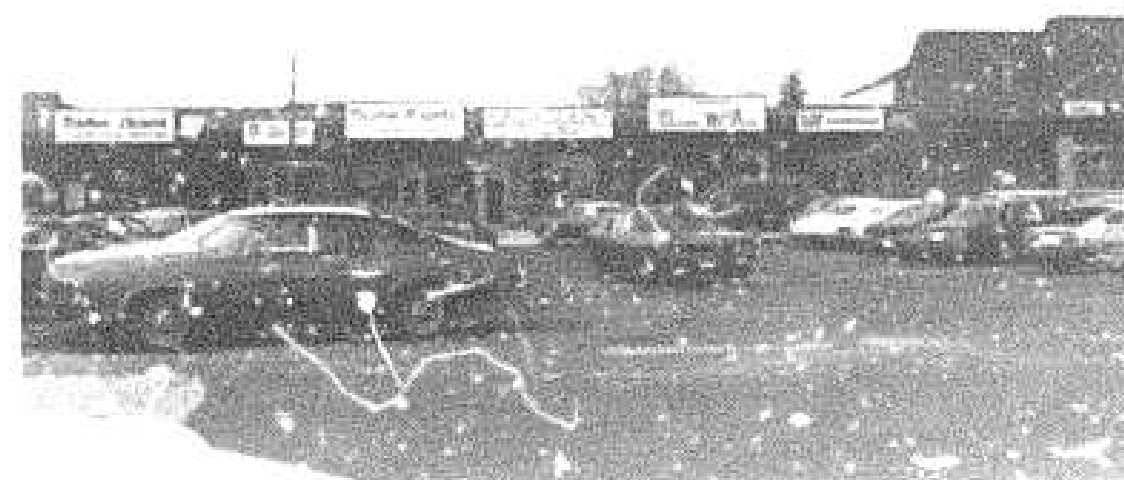
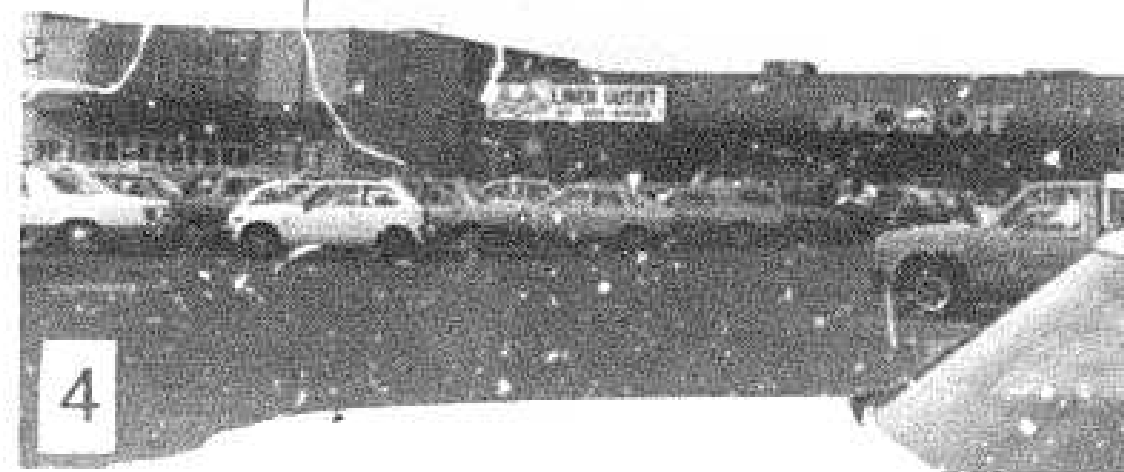
AMOUNT 25.00

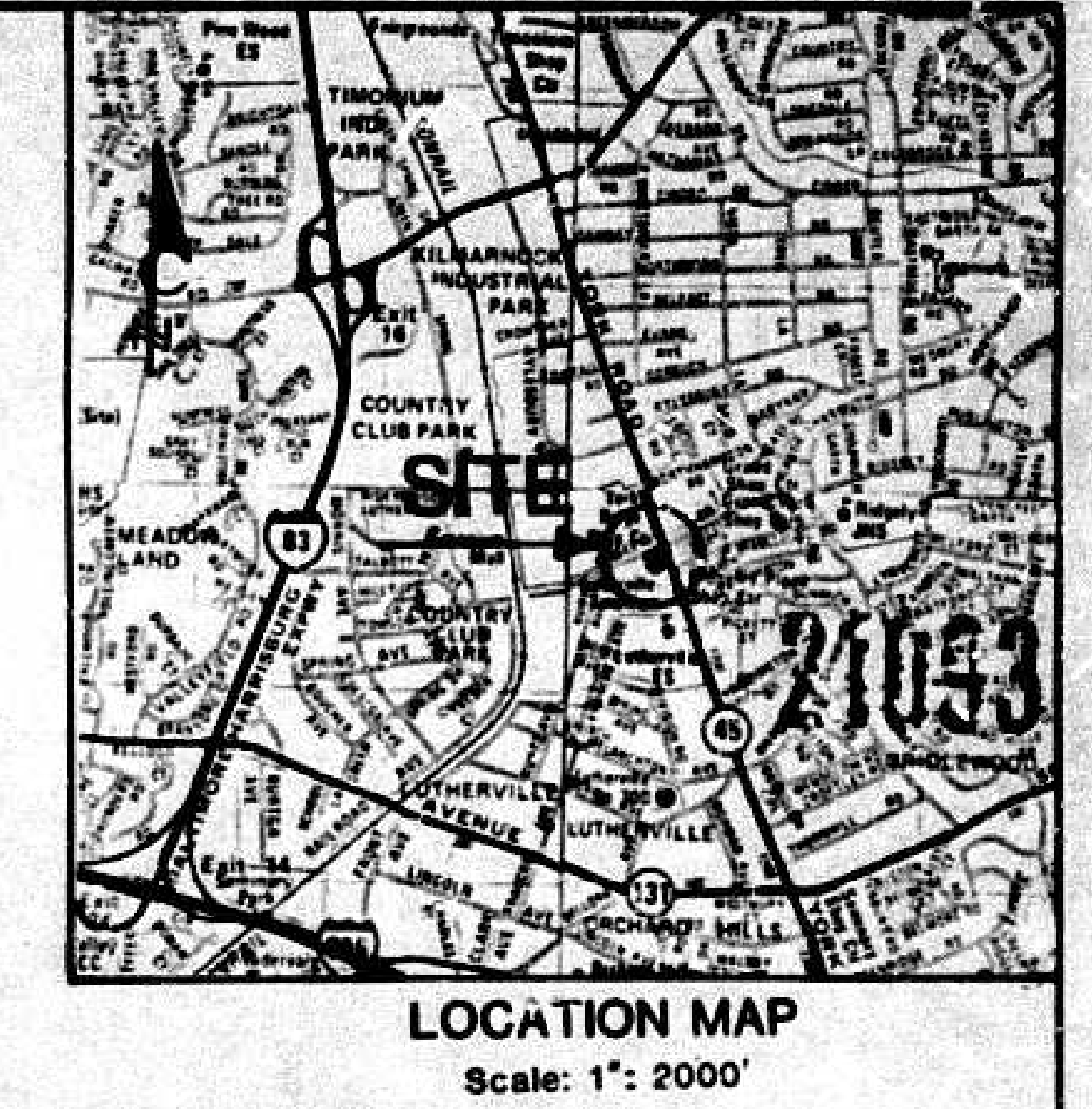
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FOR *L. J. Harrison*

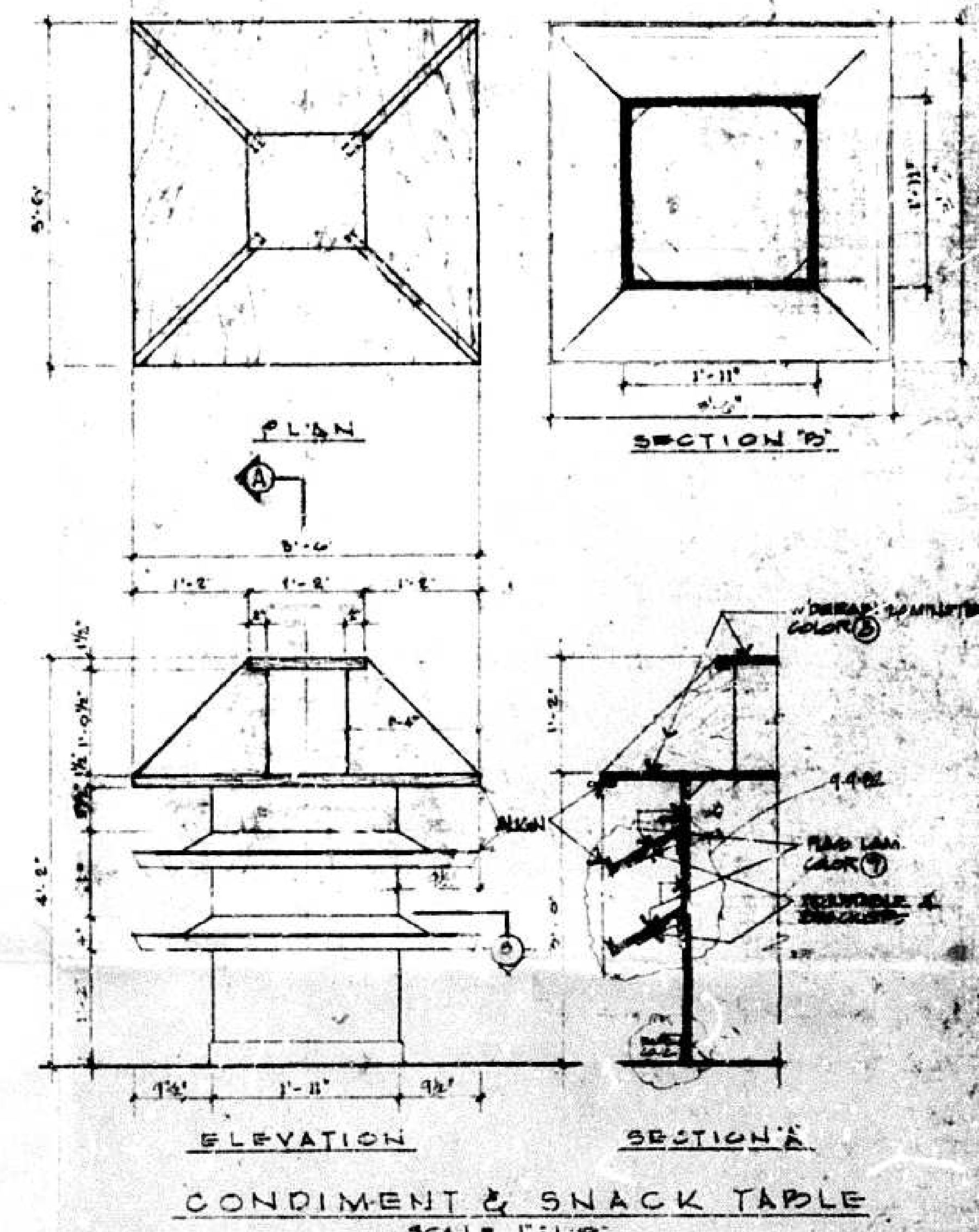
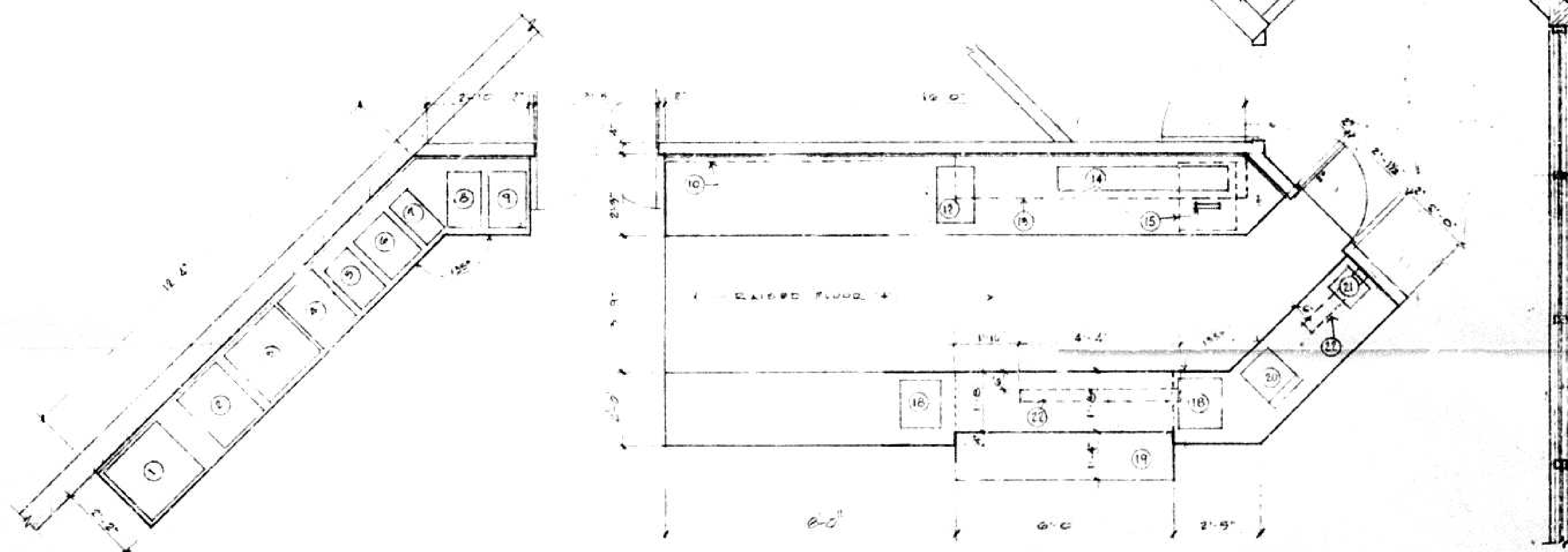
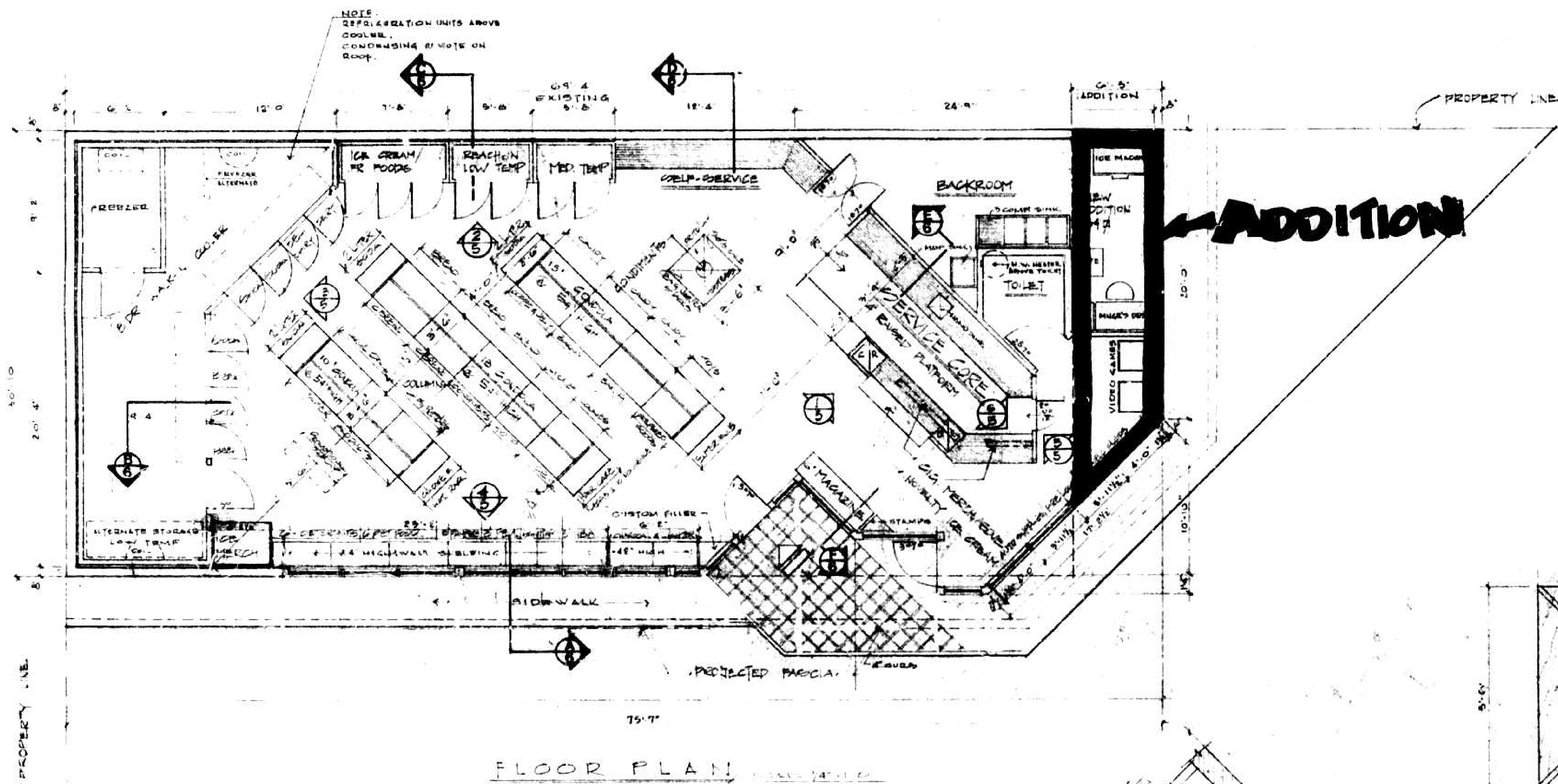
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VALIDATION OR SIGNATURE OF CASHIER





HILLCREST PROPERTIES, INC. SW CORNER YORK RD. & RIDGELY RD. ELECT. DIST. 8 TIMONIUM, MARYLAND	DRAWING NO. 3-11-26
	SHEET NO. 1 of 1



SERVICE CORE PLAN, SCALE 1/2" = 1'-0"

EQUIPMENT

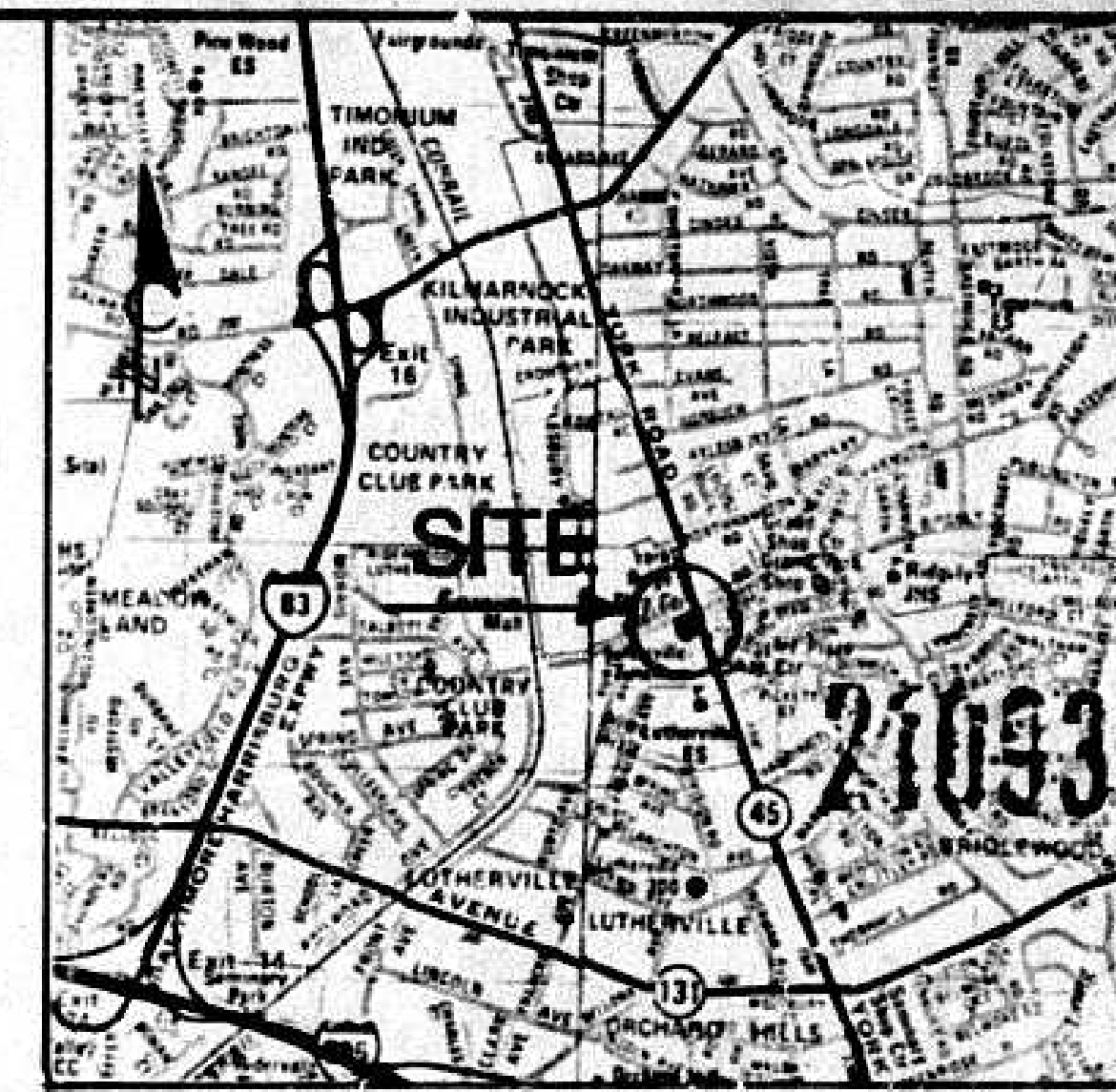
ITEM#	DESCRIPTION	MANUFACTURER	SIZE	REQ'D	ITEM#	DESCRIPTION	MANUFACTURER	SIZE	REQ'D	ITEM#	DESCRIPTION	MANUFACTURER	SIZE	REQ'D
1	MICROWAVE OVEN	LITTON-80/41	24" x 24" x 15 1/2"	ELECT.	7	COFFEE GRINDER	BOUN	18 1/2" x 12 1/2" x 11 1/2"	ELECT.	16	CASH REGISTERS			ELECT.
2	FROZEN CARBONATED	TAYLOR-CTR TOP		ELECT.	8	MENU BOARD	STAK-PAK	6'		17	ICE CREAM CASE	UNIVERSAL NOLIN	56 1/2" x 72" x 39"	ELECT. DRUM
3	"JET SPRAY"	JET SPRAY JT30	24" x 19" x 21 1/2"	ELECT.	9					18	GASOLINE CONSUME			ELECT.
4	ICE DISPENSOR	REMOOR 400CAP	22" x 16" x 25 1/2"	ELECT.	10	HAND SINK	ADVANCE D-11-B	12 1/2" (pre-rinced)	H&CW	19	LOTTERY VALIDATOR			
5	CUP HOLDER (COP)	STAK-PAK (3500 cups)			11	SHELVES (4000 cups)	KASON			20	O.H. CIGARETTE MACH.	STAK-PAK	22" x 11" (4000)	
6	FOUNTAIN DRINKS	INT. CARBONIC TS	18" x 18 1/2" x 27 1/2"	ELECT.	12	GLASS & SHUFF BACK	STAK-PAK			21				
7	HOT SNACKS	JET SPRAY, CHOCO-JET	15" x 3 1/2"	ELECT. CW	13	DROP SAFE (1000 lbs.)			ALARM	22				
8	CUP HOLDER (HOT)	STAK-PAK (3500 cups)												

PETITIONER'S
EXHIBIT 5

ROYAL FARM STORE
PROTOTYPE - YORK PA & ENGLAND

FUTURE FLOOR PLAN

DESIGNS
CREATIVE DESIGNS INTERNATIONAL
ONE EIGHTONE NINE NEW YORK ST. NEW YORK
TELEPHONE 40



LOCATION MAP
Scale: 1" = 2000'

- NOTES:
1. READINGS SHOWN ARE BASED ON BALTIMORE COUNTY COORDINATE SYSTEM AND STATE ROADS COMMISSION R/W PLAT NO. 1985 TRAVEL STATIONS:
X 9821 N 48,000.28 W 2,260.69
X 9822 N 48,237.37 W 1,807.67
 2. ELEVATIONS SHOWN ARE BASED ON BALTIMORE COUNTY Bench Mark # 19822 Elev. 216.177
 3. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
 4. THE LINES AND GRADES OF THE PROPOSED ROADS SHOWN HAVE BEEN OBTAINED FROM PLANS OF THE LOCAL HIGHWAY AGENCIES. THEY ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.
 5. UTILITY COMPANIES:
CHESAPEAKE & POTOMAC TELEPHONE COMPANY
330 ST. PAUL STREET, BALTIMORE, MD 21202
BALTIMORE GAS & ELECTRIC COMPANY
LEANINGTON & LIBERTY STREETS, BALTIMORE, MD 21202
- ZONING NOTES:
- EXISTING ZONING: BL-CGC
- PROPOSED ZONING: BL-CGC
- SECTION 405.4 (A.1) TO ALLOW USE OF FOOD STORE (LESS THAN 5,000 S.F.) IN COMMERCIAL WITH SERVICE STATION
- SECTION 405.4 (A.1) AND 2.8 TO ALLOW A SITE AREA OF 12,837.34 S.F. BEING THE TOTAL OF THE SPECIFIED 28,772 S.F. 11.
- AREA REQUIREMENTS:
- TWO DISPENSING ISLANDS WITH TWO SERVICE PIPES EACH. EACH ISLAND SHALL BE CONCRETE. TWO CARDS SHALL BE PROVIDED.
- TOTAL SERVICING SPACES = 4
- TOTAL SPACES AND BAYS = 4
- TOTAL AREA REQUIRED = 4 x 1,500 S.F. = 6,000 S.F. (USE 15,000 S.F. MIN.)
- TOTAL WAITING SPACES = 4
- ACCESSORY USES:
- NEW ACCESSORY USES:
- IF ADDITIONAL SQUARE FOOTAGE REQUIRED:
- TOTAL WAITING SPACES:
- FOOD STORE WITH LESS THAN 5,000 S.F. OF RETAIL SALES AREA. ADDITIONAL SQUARE FOOTAGE FACTOR = 4
- 4 x 2,193 = 8,772 S.F. 2
- TOTAL AREA REQUIRED = 15,000 S.F. + 8,772 S.F. = 23,772 S.F.
- TOTAL AREA OF TRACT = 12,837.34 S.F. OR 0.2947 ACRE 2
- ACCESS 1.1 (11):
- NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
- REQUIRED SITE WIDTH = 2 x 65' = 130'
- ACTUAL SITE WIDTH = 134.5' 2
- LANDSCAPING:
- LANDSCAPING REQUIRED (5% OF SITE) = 617 S.F. 2
- LANDSCAPING PROVIDED = 1,100 S.F. 2
- PARKING:
- PARKING SPACES REQUIRED = 1 FOR EVERY 200 S.F. OF FLOOR SPACE
- 2,193 S.F. = 10.965 SPACES
- 10.965 x 11 = 120.615 SPACES
- PARKING SPACES PROVIDED = 11 (INCLUDING 1 - UNCAPPED)
- AREA PROVIDED BY NEW CONSTRUCTION = 1,000 S.F. 2
- TAX MAP GO BLOCK 18 PARCEL 514

PETITIONER'S
EXHIBIT 2

PLAT TO ACCOMPANY PETITION FOR ZONING

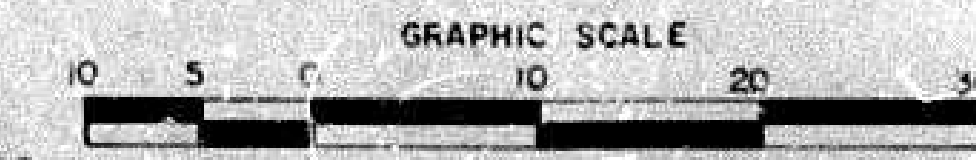
VARIANCE & SPECIAL EXCEPTION
ENTRANCE & TRAFFIC FLOW PLAN

HILLCREST PROPERTIES, INC.
SW CORNER YORK RD. & RIDGELY RD.
ELECT. DIST. 8 TIMONIUM, MARYLAND

DRAWING NO.
3-31-26
SHEET NO.
1 of 1



Philip A. Pappalardo 8/31/82



PLAN PREPARATION	
DRAWN BY: A.H. PORTS	DATE: AUG. 31, 1982
DESIGNED BY: M. RIDDLE	SCALE: 1" = 10'
CHECKED BY: A.J. CORTEAL	

OWNER:
HILLCREST PROPERTIES, INC.
2200 N. MONROE STREET
BALTIMORE, MD 21217
PH. 660-2222

CONTRACT PURCHASER:
CLOVERLAND FARMS DAIRY
2200 N. MONROE STREET
BALTIMORE, MD 21217
PH. 660-2222

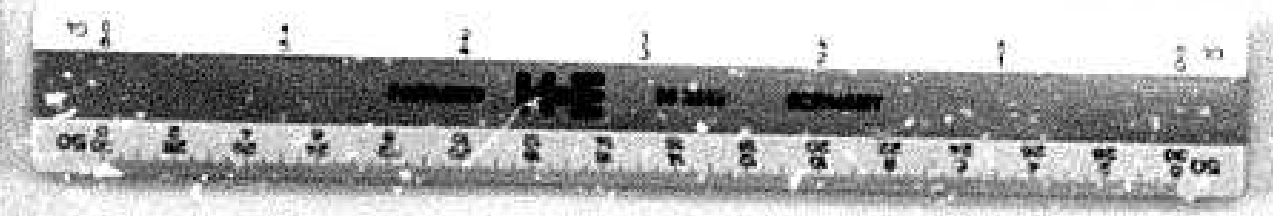
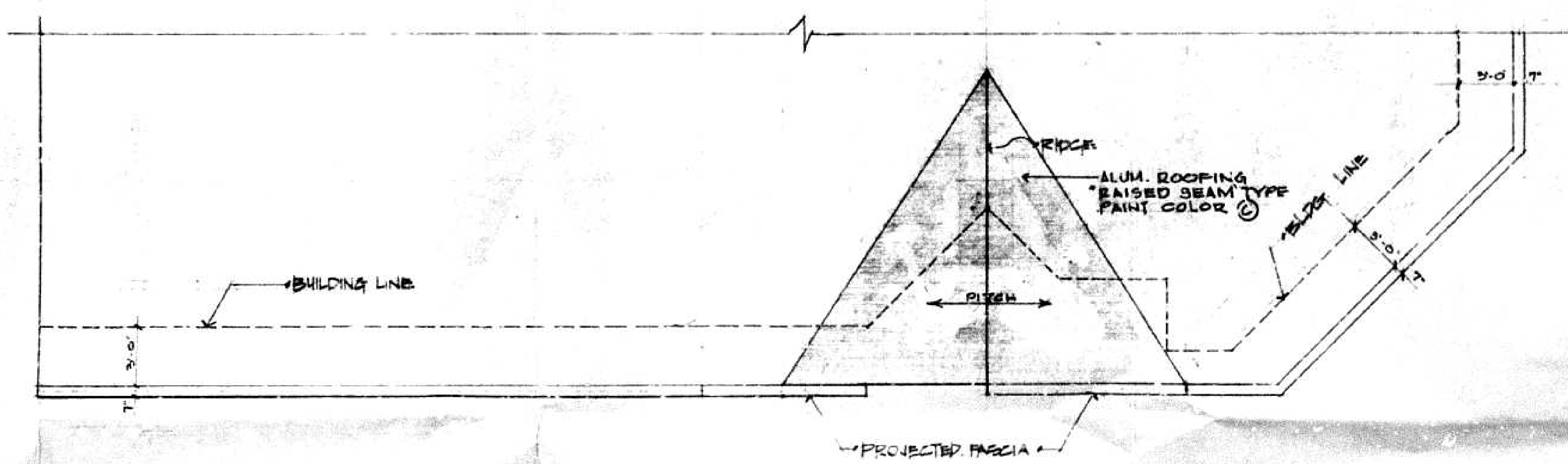
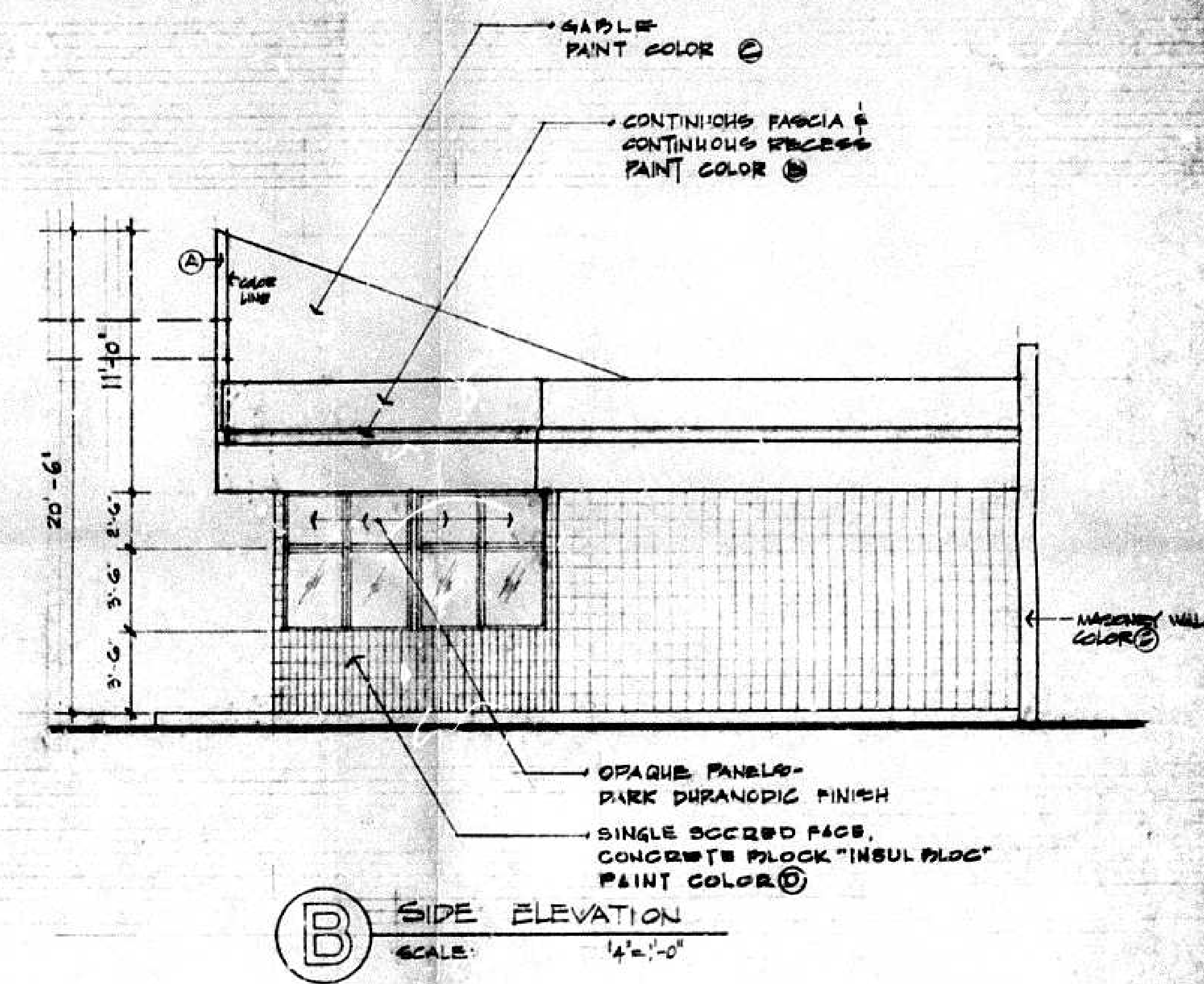
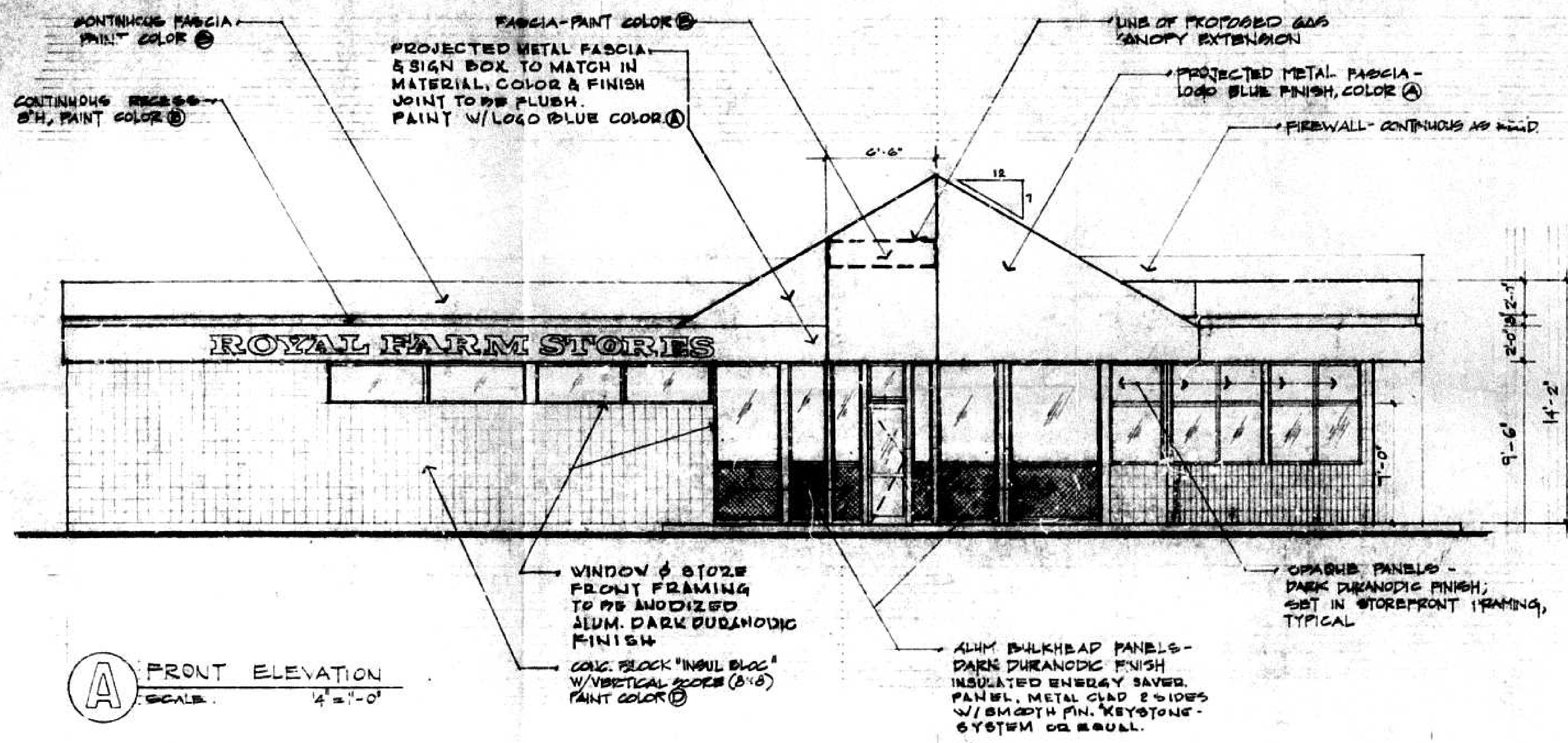
SITE INFORMATION:
ELECTION DISTRICT NO. 8
EXISTING ZONING: BL-CGC
TOTAL AREA OF TRACT = 12,837.34 S.F. OR 0.2947 ACRE 2
OWNER: HILLCREST PROPERTIES, INC.
DEED REFERENCE: G.L.S. 3214/211 PARCEL 1
EXISTING USE: SERVICE STATION
PROPOSED USE: NEW 1 FARM STORE
FOOD STORE WITH GAS FACILITY

REVISIONS	
NO.	DATE DESCRIPTION
1	9-23 Per S.H.A. Comments
2	11-89 Rev. Parking, Bldg. Area, South Entry York Rd.

YORK ROAD
(80' R/W)
ZONED: DK 5.5
USE: RESIDENTIAL



LYON ASSOCIATES, INC.
7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-914-9112



PETITIONER'S
EXHIBIT 6

COLOR SCHEDULE			
A	PITTSBURGH PAINTS LO-LUSTRE (SATIN)	DACCS, BLUE BRIC	E
B	DO.	V7632, JAVA	F
C	DO.	M3782, AGATE GRAY	
D	DO.	PR541, STONE MOUNTAIN	

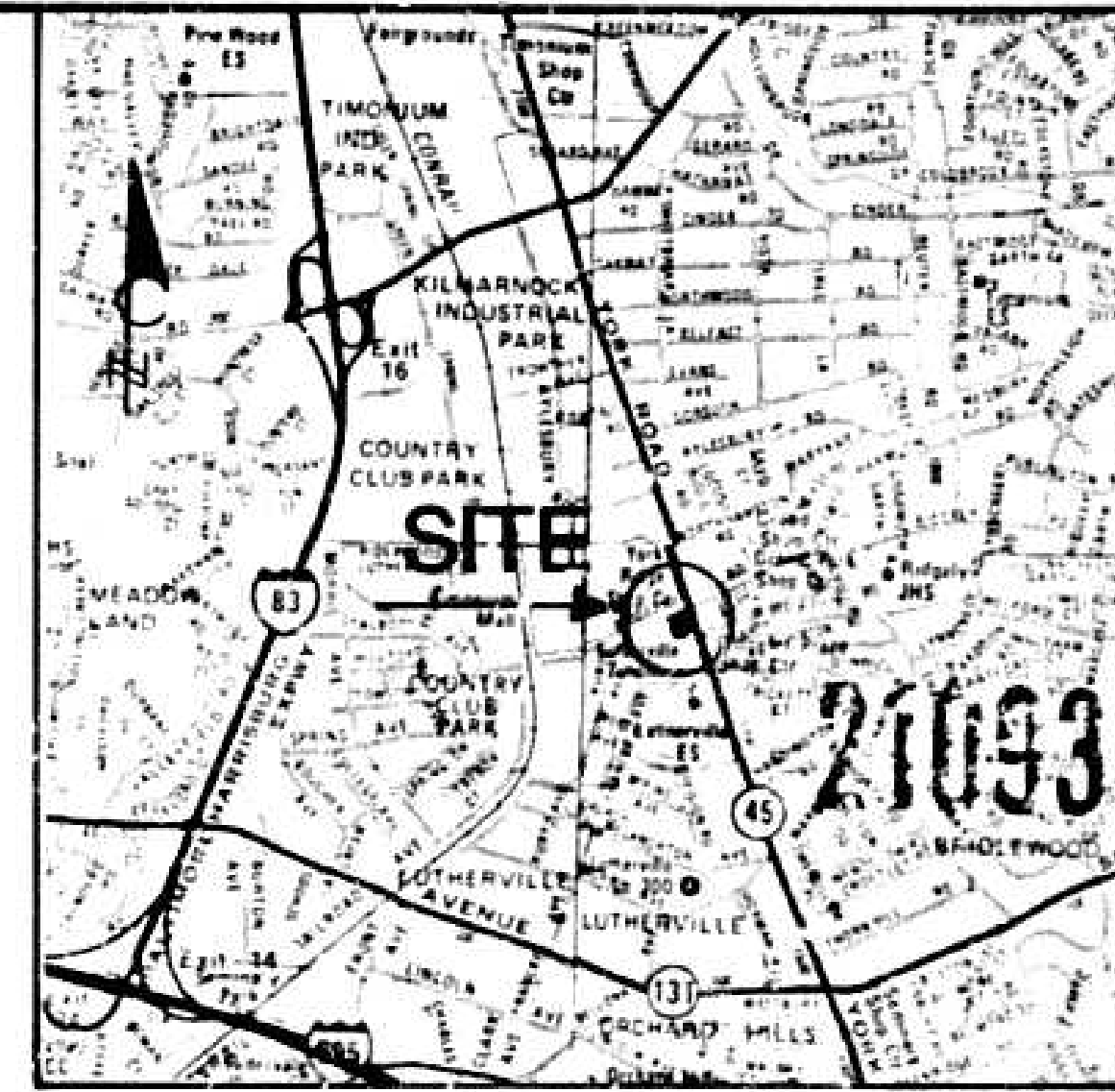
ROYAL FARM STORES
PROTOTYPE - YORK RD & RIDGEWAY RD

EXTERIOR ELEVATIONS

CDI DESIGNS
CREATIVE DESIGN INTERNATIONAL
ONE RIVERDALE BLVD., NEW YORK, N.Y. 10003
TELEPHONE NO. (212) 543-6400

2

6



LOCATION MAP
Scale: 1" = 2000'

- NOTES
1. BEARINGS SHOWN ARE BASED ON BALTIMORE COUNTY COORDINATE SYSTEM AND STATE ROADS COMMISSION R/W PLAT NO. 41985.
 2. ELEVATIONS SHOWN ARE BASED ON BALTIMORE COUNTY BENCHMARK # 49022. ELEV. 266.177.
 3. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
 4. THE LINES AND GRADES OF THE PROPOSED ROADS SHOWN HAVE BEEN OBTAINED FROM PLANS OF THE LOCAL HIGHWAY AGENCIES. THEY ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.
 5. UTILITY COMPANIES:
CHESAPEAKE & POTOMAC TELEPHONE COMPANY
320 ST. PAUL STREET, BALTIMORE, MD. 21202
BALTIMORE GAS & ELECTRIC COMPANY
1 KINGSTON & LIBERTY STREETS, BALTIMORE, MD. 21202

ZONING: BL-CCG
USE: SERVICE STATION

EXISTING ZONING: BL-CCG
PROPOSED ZONING: BL-CCG
SPECIAL EXCEPTION:
SECTION 405.4 (D.8) TO ALLOW USE OF FOOD STORE (LESS THAN 5,000 S.F.) IN COMBINATION WITH SERVICE STATION
VARIANCE: SECTION 405.4 (A.1 AND D.8) TO ALLOW A SITE AREA OF 12,337.34 S.F. IN LIEU OF THE REQUIRED 25,772 S.F.
AREA REQUIREMENTS:
TWO DISPENSER ISLANDS WITH TWO SINGLE DISPENSERS EACH
EACH CAPABLE OF SERVING TWO CARS SIMULTANEOUSLY
TOTAL SERVING SPACES = 4
TOTAL SERVING BAYS = 0
TOTAL SPACES AND BAYS = 4
TOTAL AREA REQUIRED = 4 x 1,500 S.F. = 6,000 S.F. (OR 15,000 S.F. MIN.)
TOTAL WAITING SPACES = 4
ACCESSORY USES:
MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED
COMBINATIONS:
FOOD STORE WITH LESS THAN 5,000 S.F. OF RETAIL SALES AREA
ADDITIONAL SQUARE FOOTAGE FACTOR = 4
4 x 2,935 = 8,772 S.F.
TOTAL AREA REQUIRED = 15,000 S.F. + 8,772 S.F. = 23,772 S.F.
TOTAL AREA OF TRACT = 12,337.34 S.F. OR 0.2947 ACRE ±
ACCESS POINTS:
NUMBER OF DRIVEWAYS ON MONROE STREET = 1
REQUIRED SITE WIDTH = 2 x 55' = 110'
ACTUAL SITE WIDTH = 136.5' ±
LANDSCAPING:
LANDSCAPING REQUIRED (3% OF SITE) = 642.5 S.F.
LANDSCAPING PROVIDED = 2,200 S.F. ±
PARKING:
PARKING SPACES REQUIRED = 1 PER EVERY 200 S.F. OF FLOOR SPACE
= 2/935 S.F. ± 200 S.F.
= 10/935 S.F. ± 200 S.F.
PARKING SPACES PROVIDED = 11 (INCLUDED 11 HANDICAPPED)
AREA DISTURBED BY NEW CONSTRUCTION = 1,000 ± S.F.
TAX MAP GO BLOCK 18 PARCEL 514

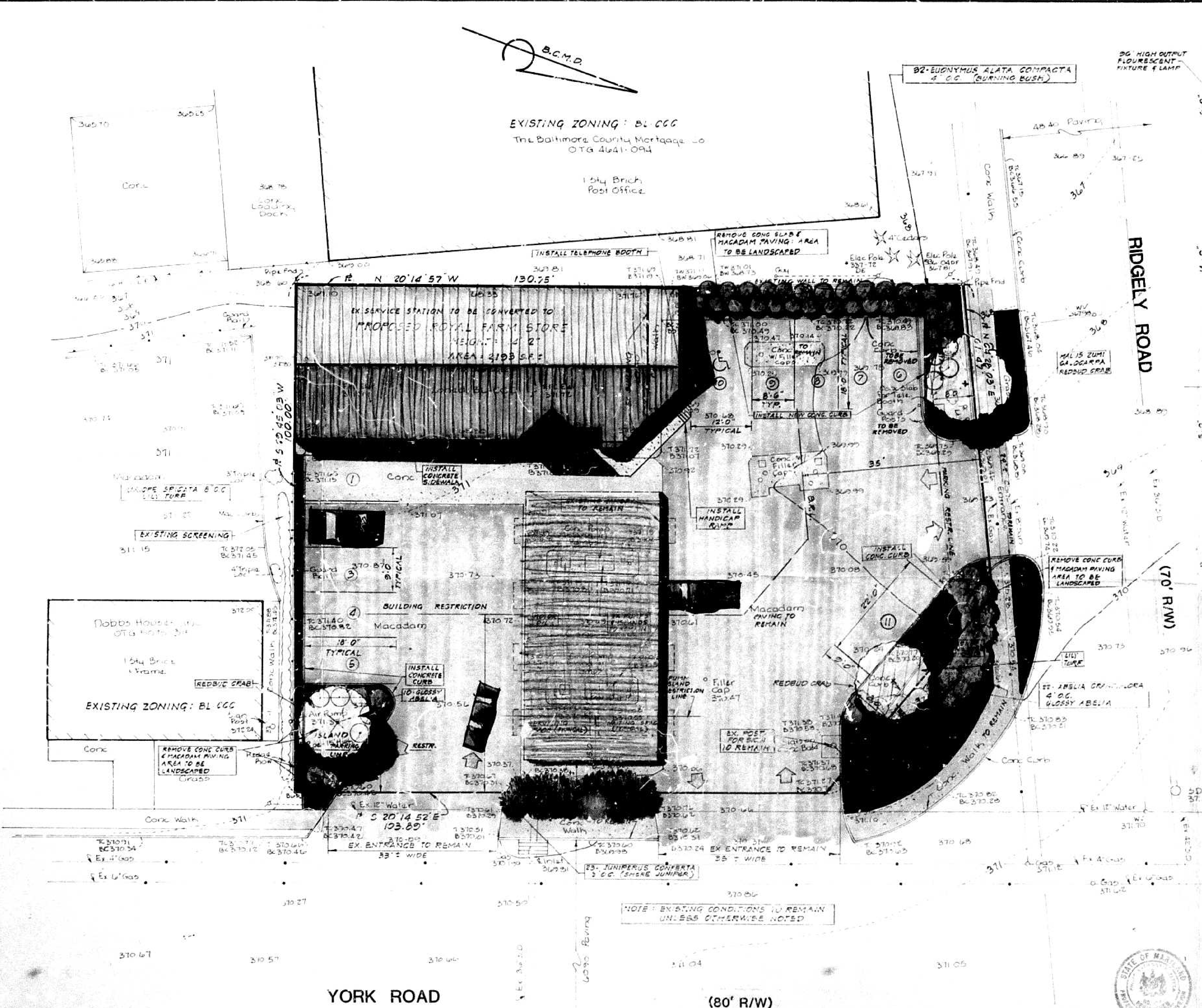
PETITIONER'S
EXHIBIT 3

PLAT TO ACCOMPANY PETITION FOR ZONING
VARIANCE & SPECIAL EXCEPTION
LANDSCAPE PLAN

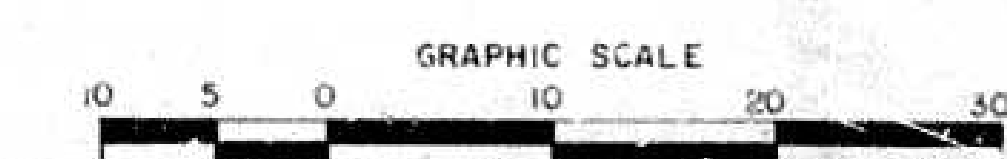
HILLCREST PROPERTIES, INC.
SW CORNER YORK RD. & RIDGELY RD.
ELECT. DIST. 8 TIMONIUM, MARYLAND

DRAWING NO.
3-31-26
SHEET NO.
1 of 1

EXHIBIT 3



Philip A. Pappalardo 8/31/82



PLAN PREPARATION

DRAWN BY: M.H. PORTS DATE: AUG. 31, 1982
DESIGNED BY: M. RIDGLE SCALE: 1" = 10'
CHECKED BY: A. CORTEAL

REVISIONS

NO.	DATE	DESCRIPTION
1	8-28	Rev. S.H.A. Grading & S
2	11-29	Rev. Parking, Bldg. Area, South Entr. York Rd.

OWNER:

HILLCREST PROPERTIES, INC.
2200 N. MONROE STREET
BALTIMORE, MD. 21217
PH. 662-2222

CONTRACT PURCHASER:

CLOVERLAND FARMS DAIRY
2200 N. MONROE STREET
BALTIMORE, MD. 21217
PH. 662-2222

SITE INFORMATION:

ELECTION DISTRICT NO. 8
EXISTING ZONING: PL-CCG
TOTAL AREA OF TRACT = 12,337.34 S.F. ± OR 0.2947 ACRE ±
OWNER: HILLCREST PROPERTIES, INC.
DEED REFERENCE: G.L.B. 3214/211 PARCEL 1
EXISTING USE: SERVICE STATION
PROPOSED USE: FOOD STORE WITH GAS FACILITY

LYON ASSOCIATES, INC.

7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

ML-1/M

PROPOSED ROYAL FARM STORES

RIDGELEY PLAZA

GIANT

OLYMPIA CARRY OUT
ARRON RENTS FURNITURE
KATZONSTEIN
SEABREEZE AQUARIUM
OLIVER HAIR DESIGN
SUBURBAN LAUNDRY
RIDGELEY 11000'S
HES' SHOES
THE DARK ROOM
PLAZA PETS
HALLMARK CARDS
U.S. LIFE CREDIT
SEASONS FOUR

TIMONZUM MALL

STEWART'S
VALLEY MONOGRAM
GRADING UP SHOES
MARTIN'S SHOES
MARTIN S. FLORESHEIN SHOES
AIMEE'S SWEET CRAFTS
CHEESE SHOP
FOR ALL OCCASIONS
WALDEN BOOKS
O'NEYS II
PARKLANE HOSTERY
GRAPHIC HAIR DESIGN
MUSIC HOUSE
MUSIC HOUSE SERVICE
O'NEYS
BELTWAY OPTICAL CENTER
C & P TELEPHONE
EMERSON APPLS
JOHNSON BROTHERS
HAMBERGERS
THE CLOTHES RACK

YORKRIDGE CINEMA
LINEN OUTLET
SHOW-OFF
RADIO SHACK
CHINA WOOD
DURON PAINTS
PROVIDENT BANK
THOM MALL
1ST NATIONAL BANK
A & P
HOCKEY STUFF BARBERS
JEWELRY
LIQUOR'S
RITE AID
BILL PELLINGTON'S
FAMILY INN
HARDWARE FAIR
GAUBER'S

SUBURBAN 32ND

FLOREST
OPTICIAN
COMMERCIAL CREDIT
BLACK & DECKER
ENTRE COMPUTERS
TOTALY TENNIS
KIDWEAR
ALLSTATE
WALL COVERINGS
HAIR DESIGN
MARS FOOD STORE

- 7 FORD DEALER
- 8 SHELL OIL SERVICE STATION
- 9 1ST NATIONAL BANK
- 10 U.S. POST OFFICE
- 11 H & R BLOCK
- 12 LORD BALTIMORE

- 13 WYMAN PARK FEDERAL BANK
- 14 ARCO SERVICE STATION
- 15 STEAK & EGG
- 16 EQUITABLE BANK
- 17 UNION SERVICE STATION
- 18 LUTHERVILLE ELEMENTARY SCHOOL
- 19 PONTIAC DEALER
- 20 RPS AUTO PARTS
- 21 FLOREST
- 22 EXXON SERVICE STATION
- 23 MOTEL
- 24 APARTMENTS
- 25 FIRESTONE

LEGEND

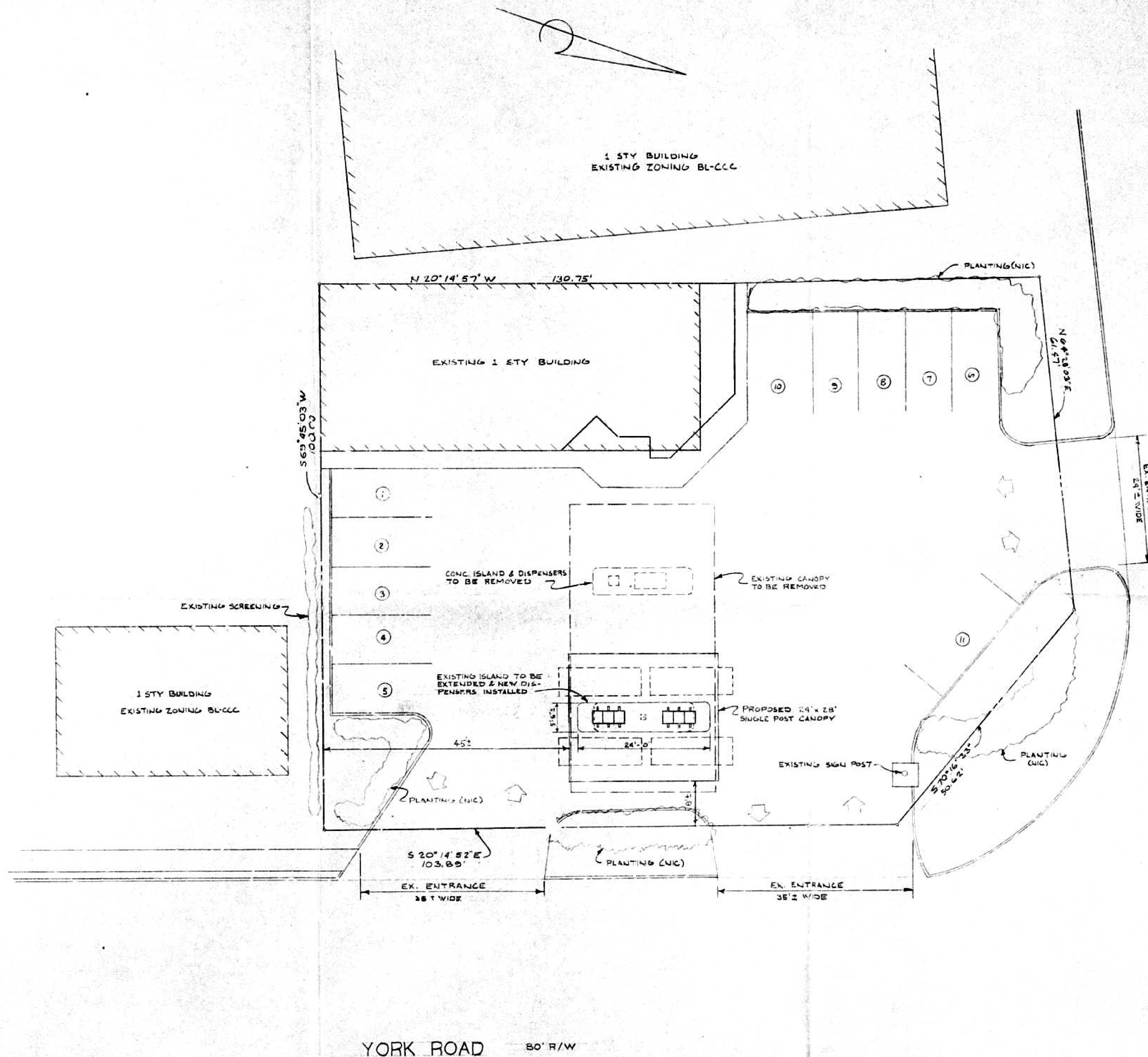
- PROPOSED ROYAL FARM STORES
- EXISTING BUSINESSES
- EXISTING HIGH'S STORE
- AUTOMOTIVE REPAIR BUSINESSES
- RESIDENTIAL ZONING LINE

GRAPHIC SCALE
200 400 600
LUTHERVILLE

D.R. 3.5

D.R. 5.5

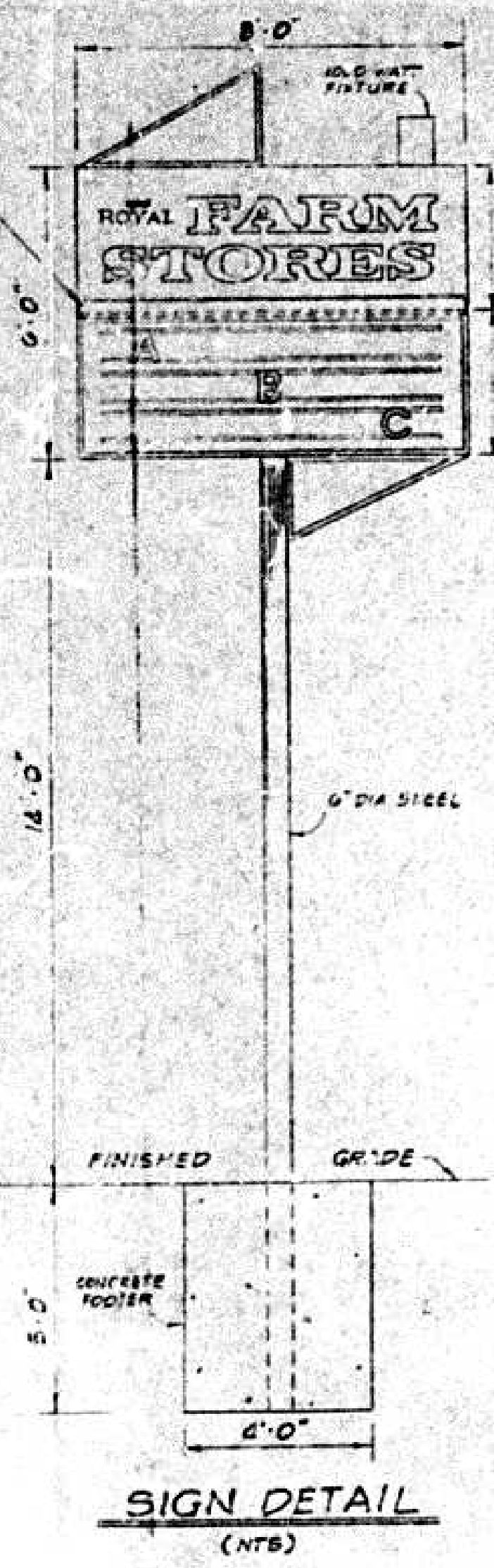
PETITIONER'S
EXHIBIT 4



RIDGELY ROAD
70' R/W

YORK ROAD 80' R/W

PG HIGH OUTPUT
FLUORESCENT
FIXTURE & LAMP



SIGN DETAIL
(NTS)

ZONING NOTES:

EXISTING ZONING: BL-CC

PROPOSED ZONING:

SPECIAL EXCEPTION:
SECTION 405.41.1 (b) TO ALLOW USE OF FOOD STORE (LESS THAN 5,000 S.F.) IN COMBINATION WITH SERVICE STATION.
VARIANCE:
SECTION 405.41.1 AND D.8) TO ALLOW A SITE AREA OF 12,837.34 S.F. IN LIEU OF THE REQUIRED 23,772 S.F.

AREA REQUIREMENTS:

ONE DISPENSER ISLAND WITH TWO SINGLE DISPENSERS EACH. EACH CAPABLE OF SERVING TWO CARS SIMULTANEOUSLY.
TOTAL SERVING SPACES = 4
TOTAL SERVING BAYS = 4
TOTAL SPACES AND BAYS = 4
TOTAL AREA REQUIRED = 4 x 1,500 S.F. = 6,000 S.F. (USE 15,000 S.F. MINIMUM)
TOTAL WAITING SPACES = 4

ANCILLARY USES:

MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED

COMBINATION USES:

FOOD STORE WITH LESS THAN 5,000 S.F. OF RETAIL SALES AREA.
ADDITIONAL SQUARE FOOTAGE FACTOR = 4
4 x 2,193 = 8,772 S.F.
TOTAL AREA REQUIRED = 15,000 S.F. + 8,772 S.F. = 23,772 S.F.
TOTAL AREA OF TRACT = 12,837.34 S.F. OR 0.2947 ACRE ±

ACCESS POINTS:

NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
REQUIRED SITE WIDTH = 2 x 65 FT. = 130 FT.
ACTUAL SITE WIDTH = 136.5 FT. ±

LANDSCAPING:

LANDSCAPING REQUIRED (% OF SITE) = 642.5 S.F.
LANDSCAPING PROVIDED = 2,200 S.F. ±

PARKING:

PARKING SPACES REQUIRED = 1 FOR EVERY 200 S.F. OF FLOOR SPACE
= 2,193 S.F. ÷ 200 S.F. = 10.96 = USE 11
PARKING SPACES PROVIDED = 11 (INCLUDING 1 HANDICAPPED)

AREA DISTURBED BY NEW CONSTRUCTION = 1,900 S.F. ±



LOCATION MAP

Scale: 1" = 2000'

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY: *[Signature]*
DATE: *[Date]*
BY: *[Signature]*
DATE: *[Date]*
83-157
C-1044-83

1034-83

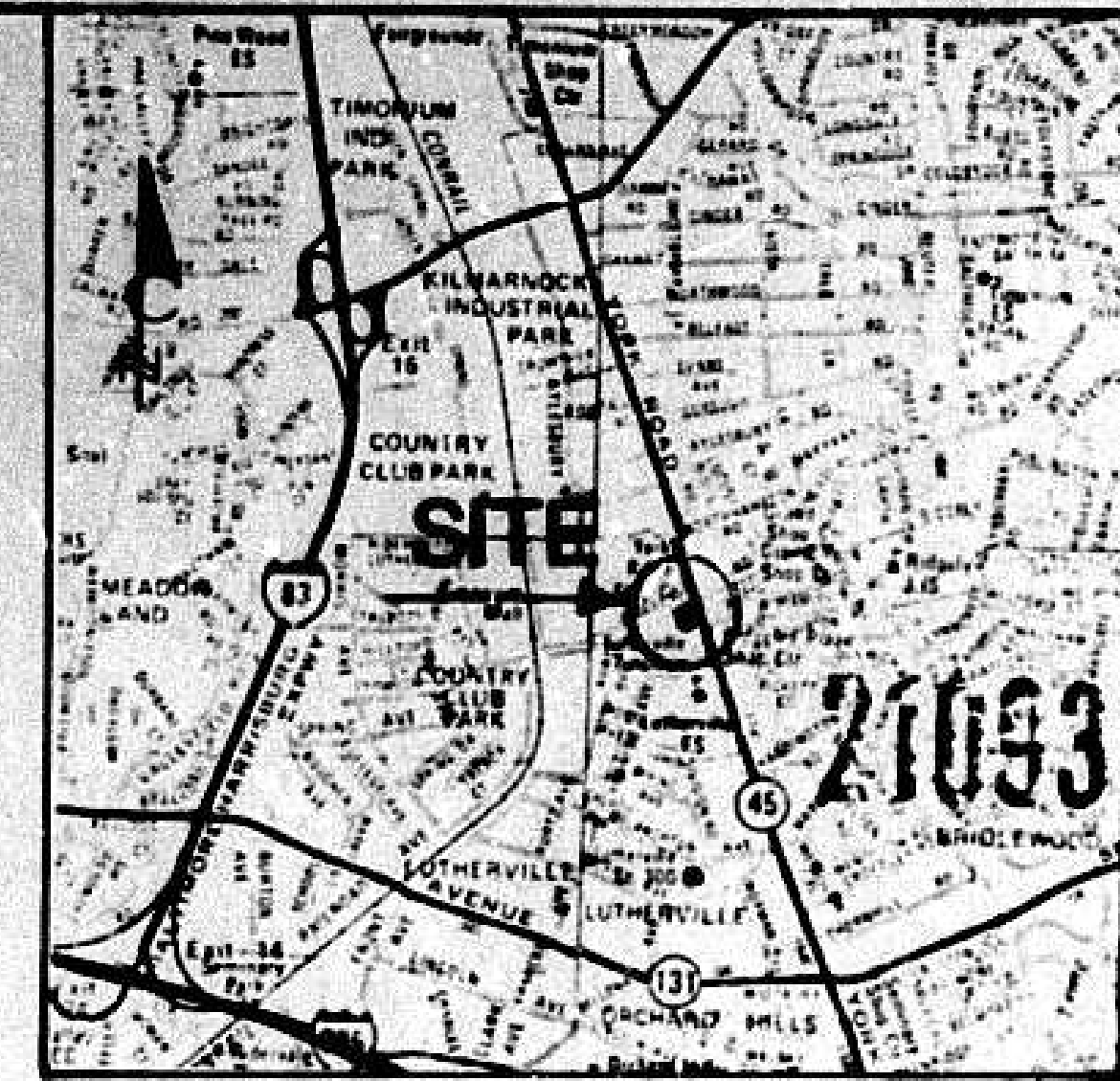
PRINTED

AUG 12 1983
PGI ENGINEERING
TOWSON, MD.

ELECTION DISTRICT 8
TAX MAP 60 BLOCK 18 PARCEL 54

NO.	DATE	DESCRIPTION
REVISIONS		
ROYAL FARM STORE YORK AND RIDGELY RDS TIMONIUM MD 21093		
MARYLAND PUMP TANK & ELECTRIC CO. 2512 ERICK ST. BALTIMORE MD 21230		
PGI ENGINEERING, INC. Mechanical and Electrical Consultants 1025 Crownell Bridge Rd. Balto, MD. 21204		
TITLE SITE DRAWING		
DESIGN: JVL	DATE: 7-21-83	DWG No:
DRAFT: JVL	SCALE: 1"=10'	1
ENGR:	JOB No: 2697	





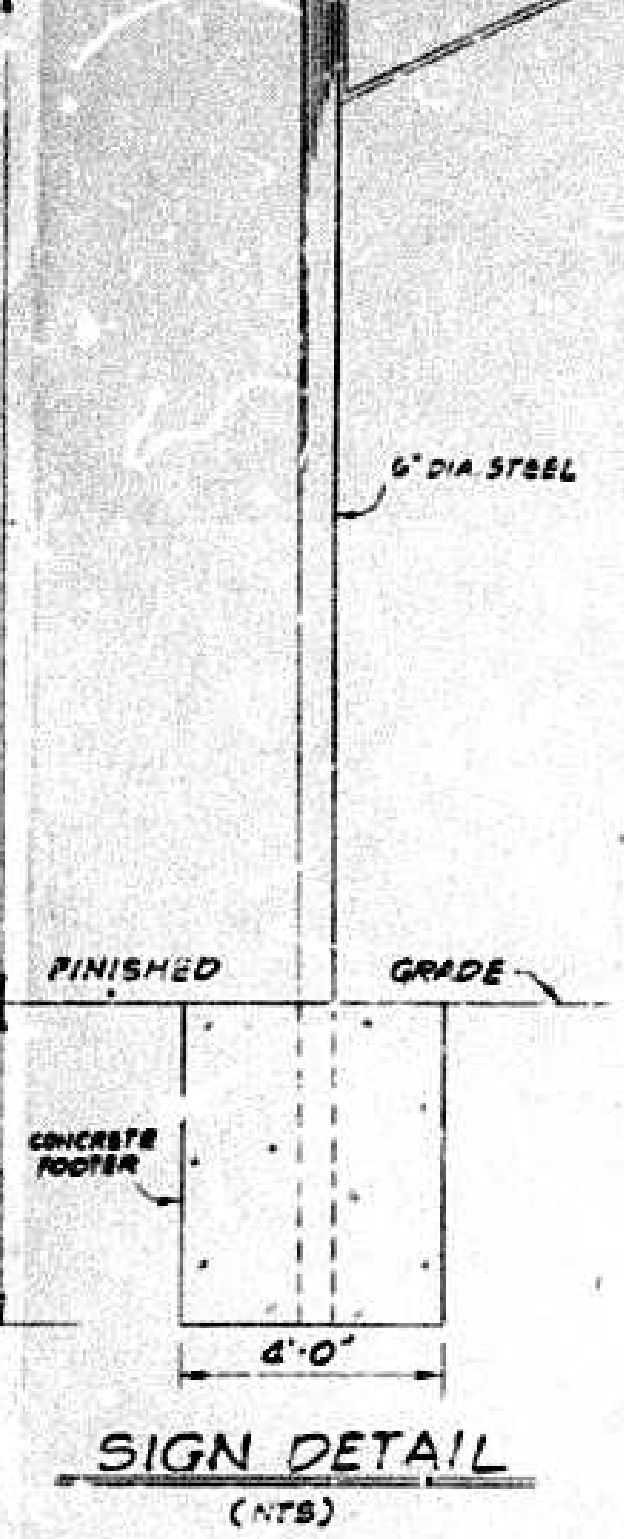
LOCATION MAP
Scale: 1" = 2000'

381-83

- NOTES
1. BEARINGS SHOWN ARE BASED ON BALTIMORE COUNTY COORDINATE SYSTEM AND STATE ROADS COMMISSION R/W PLAT NO. 61985 TRVERSE STATIONS:
X 9821 N 48,000.28 W 2,260.69
X 9822 N 48,237.37 W 1,807.67
 2. ELEVATIONS SHOWN ARE BASED ON BALTIMORE COUNTY Bench Mark # X9822 Elev. 216.177
 3. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
 4. THE LINES AND GRADES OF THE PROPOSED ROAD SHOWN HAVE BEEN OBTAINED FROM PLANS OF THE LOCAL HIGHWAY AGENCIES. THEY ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.
 5. UTILITY COMPANIES:
CHESAPEAKE & POTOMAC TELEPHONE COMPANY
320 ST. PAUL STREET, BALTIMORE, MD 21202
BALTIMORE GAS & ELECTRIC COMPANY
LEXINGTON & LIBERTY STREETS, BALTIMORE, MD 21202

- ZONING NOTES:
- EXISTING ZONING: BL-CGG
- PROPOSED ZONING: BL-CGG
- SPECIAL EXCEPTION:
- SECTION 405.4 (D.8) TO ALLOW USE OF FOOD STORE (LESS THAN 5,000 S.F.) IN COMBINATION WITH SERVICE STATION
- VARIANCE: SECTION 405.4 (A.1 AND D.8) TO ALLOW A SITE AREA OF 12,837.34 S.F. IN LIEU OF THE EQUIPPED 29,772 S.F.
- AREA REQUIREMENTS:
- TWO DISPENSER ISLANDS WITH TWO SINGLE DISPENSERS EACH
"FOR CAPABLE OF SERVING TWO CARS SIMULTANEOUSLY."
- TOTAL SERVING SPACES = 4
TOTAL SERVING BAYS = 0
TOTAL SPACES AND BAYS = 4
TOTAL AREA REQUIRED = 4 X 1,500 S.F. = 6,000 S.F.
(USE 15,000 S.F. MIN.)
- TOTAL WAITING SPACES = 4
- ANCILLARY USES:
- HIGH ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED
- COMBINATION USES:
- FOOD STORE WITH LESS THAN 5,000 S.F. OF RETAIL SALE AREA.
ADDITIONAL SQUARE FOOTAGE FACTOR = 4
4 X 2,193 = 8,772 S.F.
- TOTAL AREA REQUIRED = 15,000 S.F. + 8,772 S.F. = 23,772 S.F.
TOTAL AREA "W" TRACT = 11,837.34 S.F. ON 0.2947 ACRE ±
- ACCESS LIMITS:
- NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
REQUIRED SIDE WIDTH = 2 X 55' = 110'
ACTUAL SIDE WIDTH = 136.5' ±
- LANDSCAPING:
- LANDSCAPING REQUIRED (5% OF SITE) = 642.5 S.F.
LANDSCAPING PROVIDED: = 2,200 S.F. ±
- PARKING:
- PARKING SPACES REQUIRED = 1 FOR EVERY 200 S.F. OF FLOOR SPACE
= 2,193 S.F. ± 200 S.F.
= 10.96 ± 11
PARKING SPACES PROVIDED: 11 (INCLUDING 1 HANDICAPPED)
- AREA DISTURBED BY CONSTRUCTION = 1,000 ± S.F.
- TAX MAP 60 BLOCK 18 PARCEL 514

* ZONING PETITIONS FOR VARIANCE, SPECIAL EXCEPTION & SPECIAL HEARING WERE GRANTED ON MARCH 2, 1983

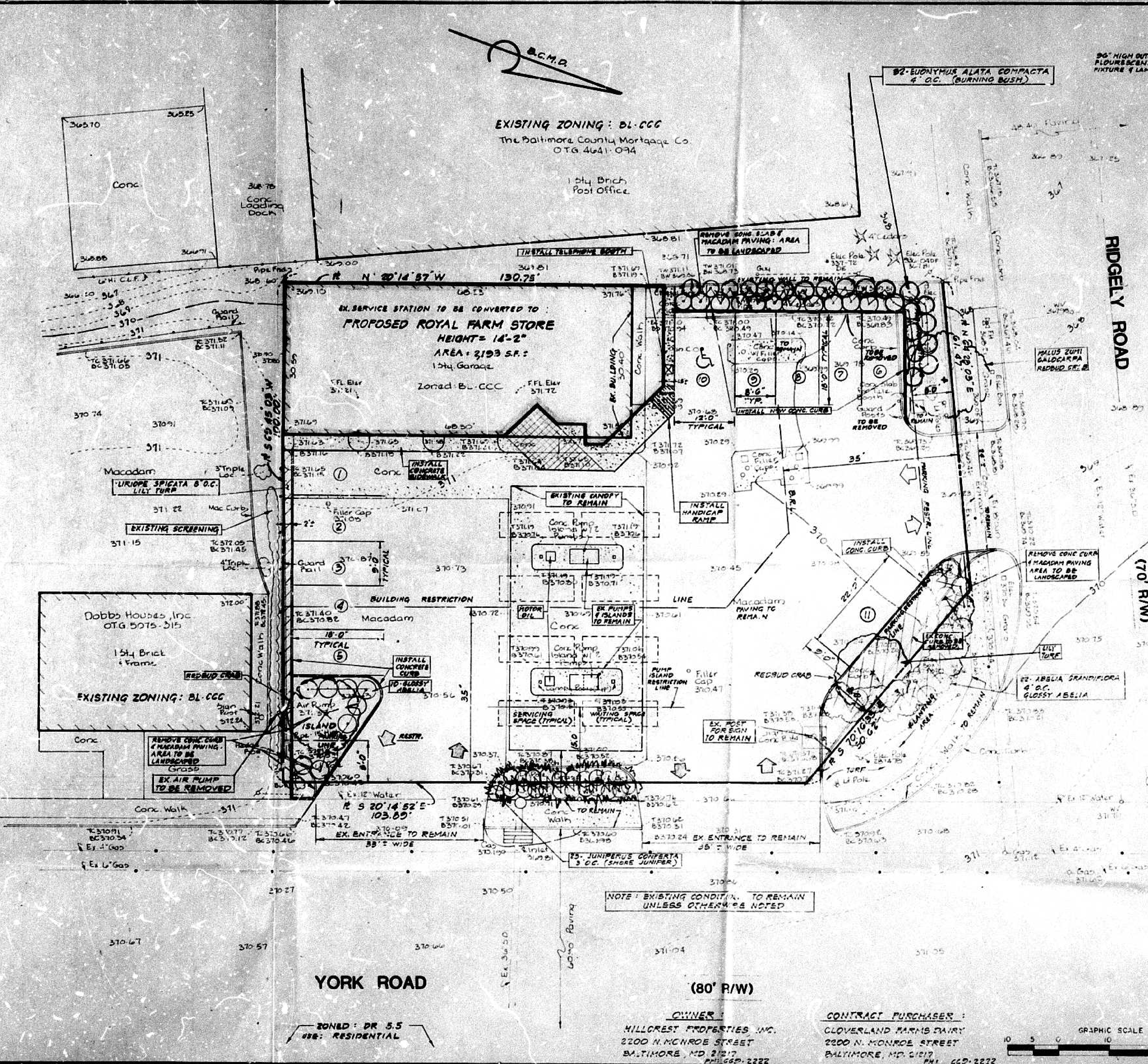


SIGN DETAIL
(N.T.S.)

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE 5/1/83
BY [Signature]
DATE 5/1/83
83-157
C-381-83



SITE PLAN



LYON ASSOCIATES, INC.
7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	5/2/83	Per S.H.A. Comments
2	5/1/83	Rev. Parking, Bldg. Area, South Entr. York Rd.

OWNER:
HILLCREST PROPERTIES, INC.
2200 N. MONROE STREET
BALTIMORE, MD 21217
PH: 662-2222

CONTRACT PURCHASER:
CLOVERLAND FARMS DAIRY
2200 N. MONROE STREET
BALTIMORE, MD 21217
PH: 662-2222

PLAN PREPARATION	
DRAWN BY: M.H. PORTS	DATE: MARCH 23, 1983
DESIGNED BY: M. RIDDLE	SCALE: 1" = 50'
CHECKED BY: A.I. CORTEAL	

HILLCREST PROPERTIES, INC.
SW CORNER YORK RD. & RIDGELY RD.
ELECT. DIST. 8 TIMONIUM, MARYLAND

DRAWING NO.
3-31-28
SHEET NO.
1 of 1