



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

June 27, 2013

To: Jan
7/1/13 STI
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PRESIDENT

WALTER H. NOYES, PROF. L.S.

VICE PRESIDENTS

CLARENCE W. CULLUM, JR., P.E.

ROWAN G. GLIDDEN, R.L.A.

JAMES H. HUNT, PROF. L.S.

PAUL W. TAYLOR, P.E.

DOUGLAS P. WILLIAMS, PROF. L.S.

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BERNT C. PETERSEN, R.L.A.

DAVID A. RUDISILL

EDWARD J. VAN ARSDALE, III, P.E.

ASSOCIATES

TODD G. HYER, R.L.A.

ADAM MOTCHENBAUGH, E.I.T.

MARK B. TRESS, SR.

Arnold E. Jablon, Esquire
Director,
Baltimore County Permits, Approvals & Inspections
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Royal Farms Store #009
6414 Winsor Mill Road
2nd Election District, 4th Councilmanic District
Request for Spirit & Intent Relief

Dear Mr. Jablon,

This office represents Cloverland Farms Dairy Inc. with regard to its property located at 6414 Windsor Mill Road, in the Woodlawn area of Baltimore County.

The improvements existing at the 1.212 acre site, currently zoned BL-AS, include a food store (less than 5,000 sq. ft.) in combination with a service station and associated parking and landscaping – a typical Royal Farms Store. At the time of the development in 1984, the property was zoned B.L.-C.N.S.

The use was permitted by a Special Exception granted pursuant to Section 502.1, with relief granted from Section 230.13 and 405.4.D of the BCZR in Case No. 84-181-XPSH.

Also, as part of the Case, a Special Hearing, per Section 500.7, allowed that a full service station could be converted to a gas and go operation with a food store use in combination.

The developed Royal Farms Store has been in continuous operation for 29 years. The owners would like to upgrade the site with building façade renovations and other improvements as shown on the attachments, including a new entrance canopy with a new wall mounted sign, new wall facing & soffit and a new entrance sidewalk and parking pad surface.

These improvements offer a new look for a well utilized facility. Royal Farms hopes that the renovations will please their customers and offer an enhanced curb appeal to the surrounding neighborhood.

We believe these renovations are in harmony with the previously granted Special Exception.

BELCAMP, MARYLAND:
4692 MILLENNIUM DRIVE, SUITE 100
BELCAMP MARYLAND 21017
(410) 297-2340
(410) 297-2345 (FAX)

GEORGETOWN, DELAWARE:
104 EAST PINE STREET
GEORGETOWN, DELAWARE 19947
1 (866) 902-4990
(302) 856-4990
(302) 856-4995 (FAX)

VISIT OUR WEBSITE AT
WWW.GWSTEPHENS.COM

Arnold E. Jablon, Esquire
Director,
Baltimore County Permits, Approvals & Inspections
Page (2)

We respectfully request your agreement that the installation of the renovations falls within the spirit and intent of the previous zoning approval.

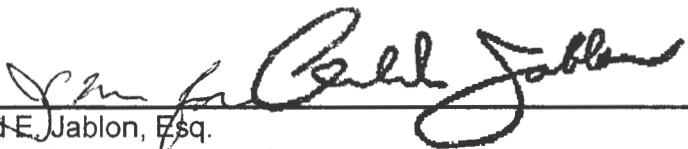
Please let me know if you have any questions or comments regarding this request, and thank you for your kind consideration of this matter.

Sincerely,

G. W. Stephens, Jr. and Associates, Inc.

Bernt C. Petersen, RLA

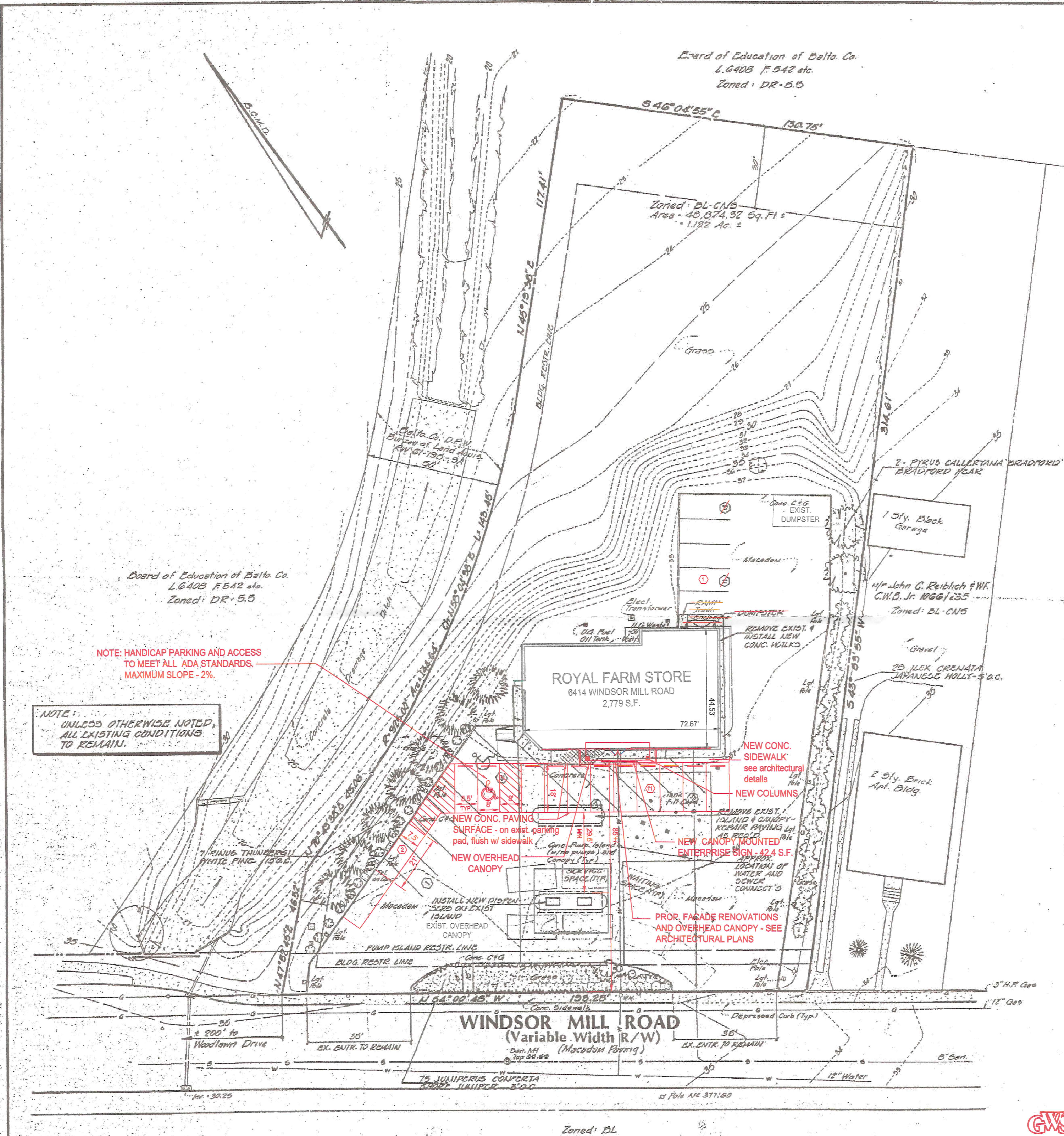
*
SPIRIT & INTENT REQUEST APPROVED:



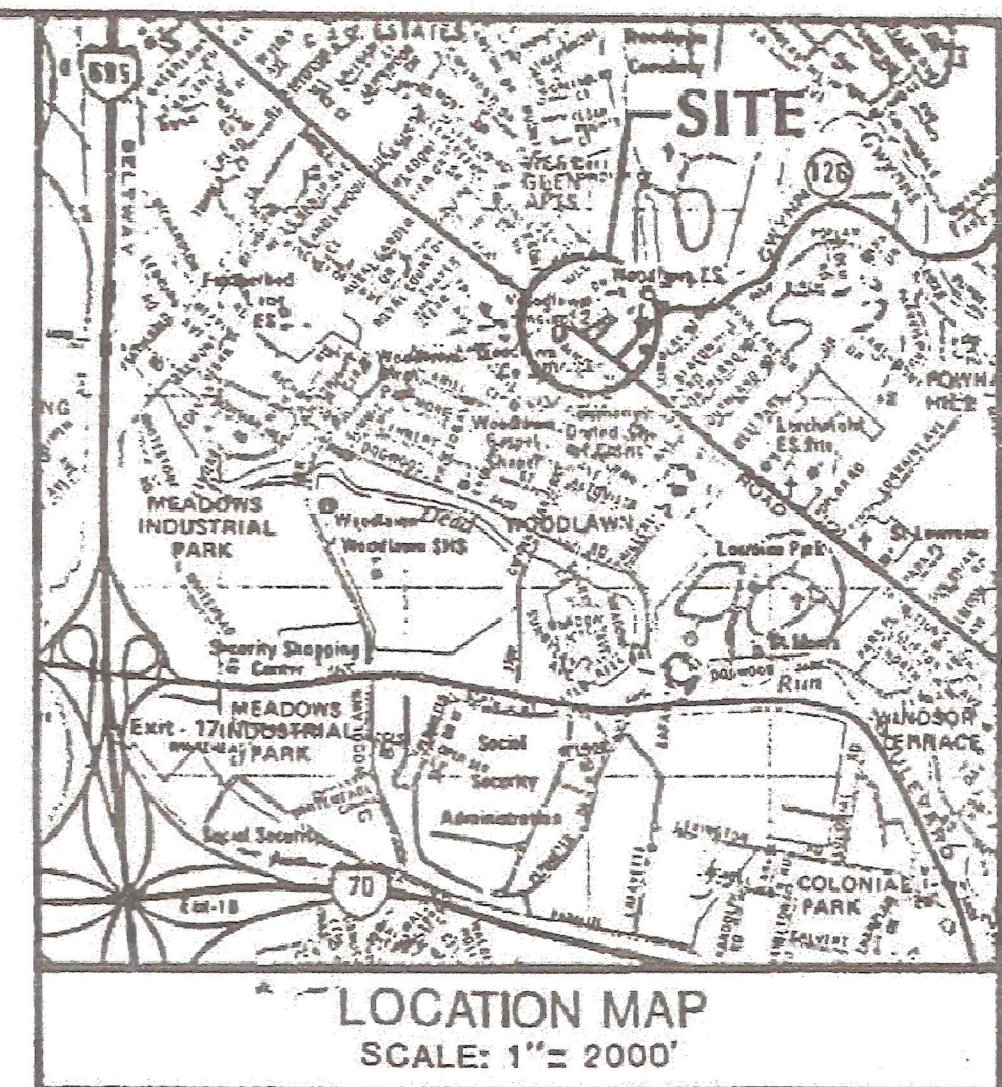
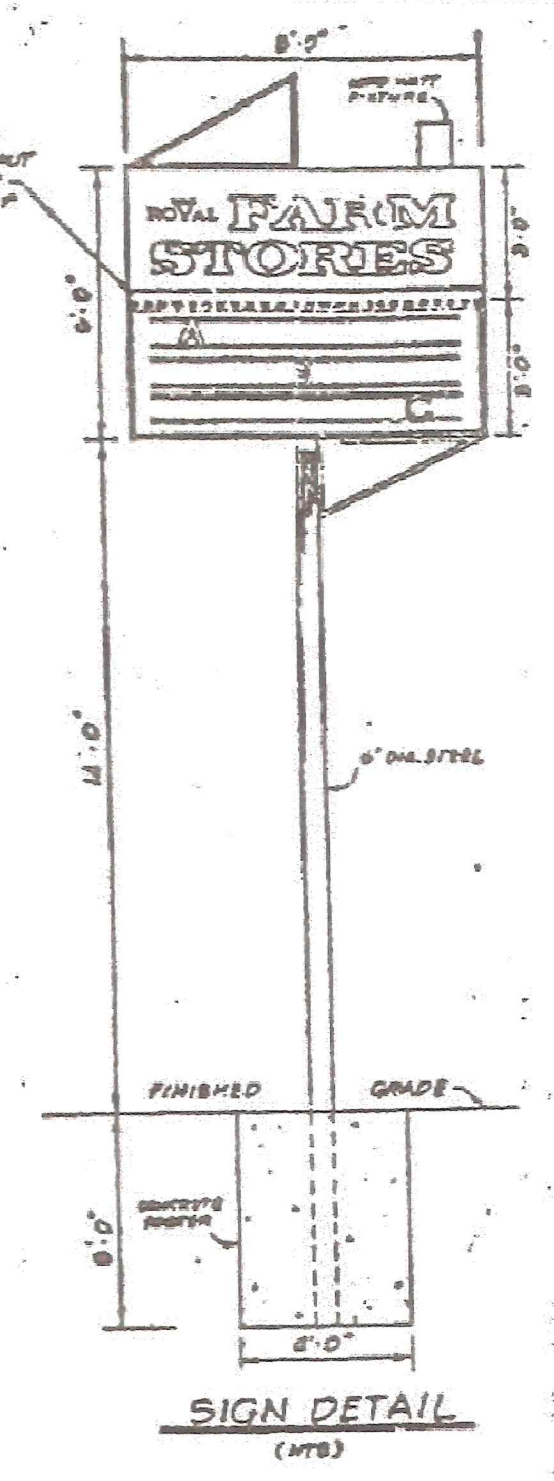
Arnold E. Jablon, Esq. 7/2/13
Director, Permits, Approvals and Inspections Date

* PROPOSED NEW SIGNAGE WILL BE REVIEWED WHEN
BUILDING PERMITS FOR SAME ARE SUBMITTED.

cc: Chris Bollino
Anthony Gill



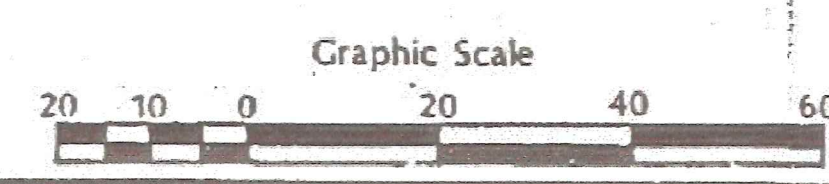
PETITIONER'S
EXHIBIT 1



- NOTES:
1. BEARINGS SHOWN ARE BASED ON DEEDS OF RECORD.
 2. ELEVATIONS SHOWN ARE BASED ON
 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 NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING ANY WORK.
 4. UTILITY COMPANIES:
CHESAPEAKE AND POTOMAC TELEPHONE COMPANY
320 ST. PAUL STREET
BALTIMORE, MARYLAND 21202
BALTIMORE GAS AND ELECTRIC COMPANY
LEXINGTON AND LIBERTY STREETS
BALTIMORE, MARYLAND 21202
- ZONING NOTES:
1. EXISTING ZONING: BL-CNS
PROPOSED ZONING: NO CHANGE
SPECIAL EXCEPTION:
SECTION 405.4 (D.8) TO ALLOW THE USE OF A FOOD STORE (LESS THAN 5,000 S.F.) IN COMBINATION WITH A SERVICE STATION.
 2. AREA REQUIREMENTS:
ONE DISPENSER ISLAND WITH TWO SINGLE DISPENSERS. EACH CAPABLE OF SERVING TWO VEHICLES 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. MINIMUM)
 3. ANCILLARY USES:
MINOR ACCESSORY USES - NO ADDITIONAL SQUARE FOOT REQUIRED.
 4. COMBINATION USES:
FOOD STORE WITH LESS THAN 5,000 S.F. OF RETAIL SALES AREA. ADDITIONAL SQUARE FOOTAGE FACTOR = 4
4 X 2,509 = 10,036 S.F.
TOTAL AREA REQUIRED = 15,000 + 10,036 = 25,036 S.F.
TOTAL AREA OF TRACT = 48,674 S.F. ±
 5. ACCESS POINTS:
NUMBER OF DRIVEWAYS: 2
REQUIRED SITE WIDTH: 2 X 65' = 130'
ACTUAL SITE WIDTH: 193.28'
 6. LANDSCAPING:
LANDSCAPING REQUIRED: (5% OF SITE) = 2,444 S.F.
LANDSCAPING PROVIDED: 5,000 S.F.
 7. PARKING:
SPACES REQUIRED: 1 FOR EACH 200 S.F. OF FLOOR AREA
= 2775 ÷ 200
= 13.9 (USE 14)
SPACES PROVIDED: 14
 8. AREA DISTURBED BY NEW CONSTRUCTION = ± 1,000 S.F.



FOR REDLINE REVISION
NO. 2 ONLY BY:
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
4102 MILLENNIUM DRIVE, SUITE 100
BELGAP, MARYLAND 21017
(410) 887-0540



APPROVED AS BEING WITHIN THE SPIRIT
AND INTENT OF THE PLAN AND ORDER IN
ZONING CASE NO. 84-181-XSPH.
NOV 7 1983
SIGNED BY: [Signature] DATE: [Signature]

REVISED
PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION
ZONING PLAT

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

REVISIONS		
NO.	DATE	DESCRIPTION
1	11-2	Bldg. size, island removed, Notes
		AKG

REDLINE REVISIONS	
NO.	DESCRIPTION
2	6/28/83 BUILDING FACADE RENOVATIONS WITH NEW CANOPY AND SIGN. NEW CONC. PAVING FOR PARKING SPACES & SIDEWALK. PARKING RESTRICTION.

PLAN PREPARATION	
DRAWN BY	MAR/AGK
DESIGNED BY	AGK
CHECKED BY	A. Cortez
DATE	9/19/1983
SCALE	1" = 20'

CLOVERLAND FARMS DAIRY, INC.		DRAWING NO. 7273-59-001
ROYAL FARM STORE 6414 WINDSOR MILL ROAD ELECT. DIST. 2 BALTIMORE CO., MD.		SHEET NO. 1 of 1

84-81-XSPH 84-81-XSPH

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 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a conversion from a full service station to a gas & go operation with a food store use in combination.

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 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: _____
(Type or Print Name)

Signature _____

Address _____
City and State _____

Attorney's Telephone No.: _____
Address _____
City and State _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1983, 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 _____ day of _____, 1984, at _____ o'clock _____ A.M.

Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

84-131-XSPH

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 (less than 5,000 S.F.) in combination with a service station (gas and go)

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: _____
(Type or Print Name)

Signature _____

Address _____
City and State _____

Attorney's Telephone No.: _____
Address _____
City and State _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1983, 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 _____ day of _____, 1984, at _____ o'clock _____ A.M.

Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY
N/E/S Windsor Mill Rd., 197' SE of :
Woodlawn Dr., 2nd District

CLOVERLAND FARMS DAIRY, INC., : Case No. 84-131-XSPH
Petitioner :

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
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, MD 21204
494-2183

I HEREBY CERTIFY that on this 30th day of December, 1983, a copy of the foregoing Order was mailed to Mr. A. Kenneth Green, STV/Lyon Associates, Inc., 7131 Rutherford Rd., Baltimore, MD 21207, representative of Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 6, 1984

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

Chairman
Nicholas B. Commodari

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

Mr. Robert W. Baker
2200 N. Monroe Street
Baltimore, Maryland 21217

RE: Case No. 84-131-XSPH (Item No. 95)
Petitioner - Cloverland Farms Dairy, Inc.
Special Exception and Special Hearing
Petition

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.

In view of your proposal to convert the existing full service station building to a combination food store and gas and go operation, these hearings are required.

Particular attention should be afforded to the comments from the Department of Permits and Licenses and the Fire Department. For additional information concerning these comments, you may contact Mr. Ted Burnham at 494-3987 and Captain Joe Kelley at 494-3985, respectively.

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
Chairman
Zoning Plans Advisory Committee

Enclosures

cc: Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Maryland 21207



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

November 22, 1983

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

Re: Item #95 (1983-1984)
Property Owner: Cloverland Farms Dairy, Inc.
N/E/S Windsor Mill Rd. 197.04' S/E from center-
line Woodlawn Drive
Acres: 1.122 District: 2nd

Dear Mr. Jablon:

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.

Highways:

Windsor Mill Road, an existing public road, is proposed to be further improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be reconstructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through striping, 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 striping of top soil.

Storm Drains:

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.

Item #95 (1983-1984)
Property Owner: Cloverland Farms Dairy, Inc.
Page 2
November 22, 1983

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property. The Petitioner will be responsible for the entire cost of capping and plugging any existing service connections not used to serve the proposed improvements.

Very truly yours,

ROBERT A. MERTON, P.E., Chief
Bureau of Public Services

RM:EM:FWR:iss

L-SE Key Sheet
9 x 10 NW 21 & 22 Pos. Sheets
NW 3 F Topo
88 Tax Map

Zoning Item # 95
Page 2

- (✓) 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 potability 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 re-tested. 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 IF submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. Prior to zoning of existing structure, applicant should contact the Bureau of Environmental Services, Solid Hazardous Waste Hygiene Section at 494-3768, regarding removal and disposal of potentially hazardous materials. This site lies within the Guyane Falls sewer shed and is subject to restrictions as imposed by the Maryland State Department of Health regarding this Matter. Owner has been notified of the above information.

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

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:

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Special Exception

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item # 95, Zoning Advisory Committee Meeting of Oct. 18, 1983
Property Owner: Cloverland Farms Dairy, Inc.
Location: NE/S Windsor Mill Road District 2
Water Supply public Sewage Disposal public

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.

SS 20 1082 (1)



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2566
494-4500

PAUL H. RENCKE
CHIEF

November 22, 1983

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Cloverland Farms Dairy, Inc.

Location: NE/S Windsor Mill Road 197.04' S/E from centerline Woodlawn Dr.

Item No.: 95 Zoning Agenda: Meeting of October 18, 1983

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.

- () 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: Paul Kelly 11-20-83 Noted and George M. Haganoff Approved: _____
Planning Group Special Inspection Division Fire Prevention Bureau

* 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 according to NFPA 30, Sec. 7.7.4.3.

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: October 13, 1983

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: October 18, 1983

RE: Item No: 92, 93, 94, 95
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

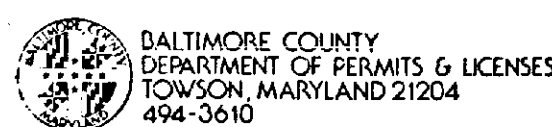
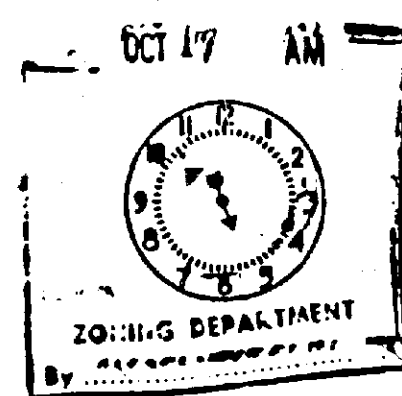
Dear Mr. Jablon:

The above items will not have an adverse effect on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/1h



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED ZALESKI JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 95 Zoning Advisory Committee Meeting are as follows:

Property Owner: Cloverland Farms Dairy, Inc.
Location: NE/S Windsor Mill Road 197.04' S/E from centerline Woodlawn Drive
Existing Zoning: IL - CDS
Proposed Zoning: _____

Special hearing to approve a conversion from a full service station to a gas and go operation with a food store use in combination. Special Exception for a food store (less than 5,000 S.F.) in combination with a service station.

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- X B. A building/structure shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. An exterior wall erected within 6'0" for commercial uses on 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 403, Line 2, Section 1407 and Table 1402, also Section 503.2.
- X F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____
- X G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- X H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland 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 295 and the required construction classification of Table 1401.
- X I. Comments - Change use from special business to mixed uses. Business and Mercantile Section 615.1, Section 312.1 (1) See tables 307.2 and 303.2.

NOTE: These comments reflect 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 full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burbanck
Charles E. Burbanck, Chief
Plans Review

CEB:es



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

November 10, 1983

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

Item No. 92, 93, 94, 95 ZAC - Meeting of October 18, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 92, 93, 94, and 95.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

IN RE: PETITIONS SPECIAL EXCEPTION
AND SPECIAL HEARING
NE/S of Windsor Mill Rd., 197'
SE of Woodlawn Dr. (6414 Windsor
Mill Road) - 2nd Election District
Cloverland Farms Dairy, Inc.
Petitioner
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a food store in combination with a service station (gas and go), and a special hearing to convert the property from a full service station to a gas and go operation with a food store use in combination.

Michael Kavin and Kenneth Green, designers for Lyon Associates, Robert Baker, Executive Vice-President of Cloverland Farms Dairy, Inc., and J. Eric Dorsch, Director of Construction for B.F. Obrecht and Son appeared and testified for the Petitioner. Ms. Shelly Yeatman, a neighbor appeared, not in opposition, but for clarification.

Testimony indicated that the property is zoned B.L.-C.M.S. The site presently has an abandoned, boarded up service station. The Petitioner seeks to relocate a farm convenience store to the site after extensive interior renovation and some expansion. The proposed store would increase the present size from approximately 1,000 square feet to 2,779 square feet. In addition, the Petitioner would provide a small island with two dispensers, which could service four cars with four stacked service bays. The store would have at least two attendants, one to serve customers in and one to serve the gas and go customers. The area where the site is located is extensively commercial, although Ms. Yeatman resides across the street (apparently an anomaly in this otherwise commercial district). Within a one-half mile radius there can be found numerous auto service garages. See Petitioner's Exhibit 10.

It is obvious that the proposed use of this site will be a welcome addition to the area and will remove an existing blight. The Petitioner shall maintain the site in an attractive manner and will provide sufficient lighting to deter unauthorized use. In fact, there will be no adverse impact on the community with the addition of the proposed use, and will meet the spirit and intent of the Regulations.

The Petitioner seeks relief from Section 230.13 and 405.4.D, pursuant to Section 502.1 of the Baltimore County Zoning Regulations. In addition, the Petitioner prays relief pursuant to Section 500.7, BCZR.

It is clear that the BCZR permit the use requested by the Petitioner in a B.L. Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity of the proposed office building. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

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

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioner does not show that the proposed use at the particular location described in the Petitioner's Exhibit 1 would have any adverse impact above and beyond those inherent in the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981). The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys

therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the zoning regulations.

In view of the testimony and evidence presented pursuant to Section 500.7, it is determined that the conversion of the full service station to a gas and go operation with a food store use in combination thereto will not adversely affect the health, safety, and general welfare of the neighborhood nor violate the spirit and intent of the Regulations.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of January, 1984, that the Petition for Special Exception for a food store (less than 5,000 square feet) in combination with a service station (gas and go), in accordance with the site plan introduced and accepted into evidence as Petitioner's Exhibit 1, and that the relief prayed for by the Petition for Special Hearing to convert a full service station to a gas and go operation with a food store in combination, be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petition shall restrict the hours of operation to 6:00 a.m. to 1:00 a.m.
3. A detailed landscaping plan shall be submitted and approved by the Current Planning and Development Division.

ORDER RECEIVED FOR FILING

DATE January 29, 1984
BY Mary Compagno (Clerk)
BALTIMORE COUNTY

4. The Petitioner shall place floodlights across the front of the building as well as a quartz/mercury vapor lighting where necessary.

[Signature]
Zoning Commissioner of
Baltimore County

UNCLER RECEIVED FOR FILING

DATE January 29, 1984
BY Mary Compagno (Clerk)
BALTIMORE COUNTY

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BY Mary Compagno (Clerk)
BALTIMORE COUNTY



STV/LYON ASSOCIATES.
ENGINEERS, ARCHITECTS & PLANNERS.
7131 RUTHERFORD ROAD
BALTIMORE, MD 21207
301/944-9112

Case No. 84-181-XSPH
Data to accompany petitions for
Special Exception & Special Hearing
NE/S Windsor Mill Rd., 197' SE of
Woodlawn Dr. (6414 Windsor Mill Rd.)
Cloverland Farms Dairy, Inc. - Petitioner

Alternate locations for automobile service work within a 1/2 mile radius of the site in question are available at the following locations:

- 1) Tune Up City
2110 Gwynn Oak Avenue
2 bays, no gasoline
- 2) Windsor Mill Amoco
6712 Windsor Mill Road
3 bays (rear entry), and gasoline
- 3) Security Park Service Center
1801 Gwynn Oak Avenue
4 bays, no gasoline
- 4) Budget Tire
1725 Gwynn Oak Avenue
3 bays, no gasoline

Locations within a 1 mile radius are as follows:

- 5) Woodlawn Texaco
Woodlawn Drive & Whitehead Road
3 bays, and gasoline
- 6) Congress Auto Service (Sunoco)
6725 Dogwood Road
4 bays, and gasoline
- 7) Security Amoco
6688 Security Boulevard
3 bays, and gasoline
- 8) Hillen Tire & Auto Center
6611 Security Boulevard
4 bays, no gasoline
- 9) Imperia Pontiac-Datsun
Security Boulevard & Woodlawn Drive
Complete auto servicer

STV ENGINEERS, Architects, Planners, Construction Managers, Professional Member Firm
STV/Baltimore Transportation Association, STV/Lyon Associates, STV/Management Consultants Group, STV/
H. D. Nottingham & Associates, STV/Design & Thomas STV/Sentinel STV/Seattle Stevenson Value & Knecht

Case No. 84-181-XSPH
Data to accompany petitions for
Special Exception & Special Hearing
NE/S Windsor Mill Rd., 197' SE of
Woodlawn Dr. (6414 Windsor Mill Rd.)
Cloverland Farms Dairy, Inc. - Petitioner

and, locations within a 1-1/2 mile radius are as follows:

- 10) County Line Exxon Servicenter
5905 Liberty Road
4 bays, and gasoline
- 11) Liberty Amoco
6006 Liberty Road
3 bays, and gasoline
- 12) Forest Park Exxon
Windsor Mill Road & N. Forest Park Drive
2 bays, and gasoline
- 13) Fox Chevrolet
6633 Security Boulevard
Complete auto servicer
- 14) Champion Ford
6970 Security Boulevard
Complete auto servicer
- 15) Firestone Tires, Inc.
Security Square Mall
7 bays, no gasoline
- 16) Sears, Roebuck & Company
Security Square Mall
Complete auto servicer

LYON ASSOCIATES, INC.

Architects - Engineers - Surveyors

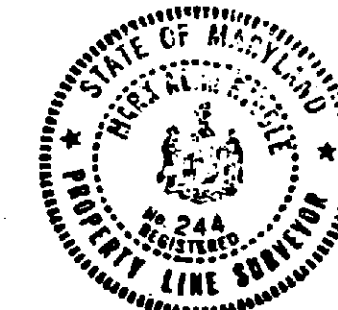
7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

ZONING DESCRIPTION

NO. 6414 WINDSOR MILL ROAD

BEGINNING FOR THE SAME, at a pipe set on the Northeastern right of way line of Windsor Mill Road, said point being distant South 54°00' 49" East 197.04 feet from the intersection of the extended right of way line of Woodlawn Drive, 65 feet wide, and the Northeastern right of way line of Windsor Mill Road, thence leaving the aforesaid mentioned Northeastern right of way line of Windsor Mill Road and running the following courses and distances:

- 1) North 47°52' 45" East 46.52 feet to an iron pipe heretofore set, thence
 - 2) North 70°49' 38" East 43.06 feet to a pipe set, thence
 - 3) By a curve to the left having a radius of 325.00 feet and an arc length of 144.64 feet, said curve being subtended by a chord bearing of North 58°04' 38" East, 143.45 feet to a pipe set, thence
 - 4) North 45°19' 38" East 117.41 feet to a pipe set, thence
 - 5) South 46°04' 55" East 130.75 feet to a pipe set, thence
 - 6) South 43°53' 55" West 314.61 feet to a cross-cut on the northeastern side of Windsor Mill Road, thence
 - 7) North 54°00' 48" West 193.28 feet to the point of beginning.
- Containing in all 48,874.32 square feet or 1.122 acres of land, more or less.



Signed This 29 day September 1983

Mark G. Riddle is 244

File No. 723-59-001

PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING

2nd Election District

ZONING: Petitions for Special Exception and Special Hearing
LOCATION: Northeast side Windsor Mill Road, 197 ft. Southeast of Woodlawn Drive (6414 Windsor Mill Road)

DATE & TIME: Tuesday, January 17, 1984 at 11:15 A.M.

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

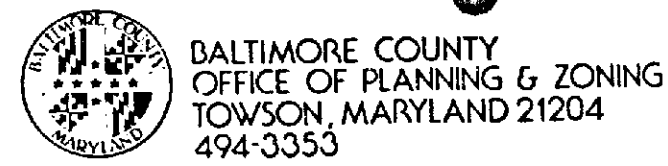
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a food store (less than 5,000 sq. ft.) in combination with a service station (gas and go) and Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a conversion from a full service station to a gas and go operation with a food store use in combination

Being the property of Cloverland Farms Dairy, Inc., as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are 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
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



ARNOLD JABLON
ZONING COMMISSIONER

January 10, 1984

Cloverland Farms Dairy, Inc.
c/o Robert W. Baker
2200 N. Monroe Street
Baltimore, Maryland 21217

Re: Petitions for Special Exception & Special Hearing
NW/corner North Wind Rd. & Boyce Avenue
(320 North Wind Road)
Cloverland Farms Dairy, Inc. - Petitioner
Case No. 84-181-XSPH

Dear Sir:

This is to advise you that \$55.25 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

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

No. 124090

DATE 1/17/84 ACCOUNT R-01-618-000
AMOUNT \$55.25

RECEIVED BY: Lyon Associates, Inc.
FROM: Advertising and Posting Case No. 84-181-XSPH
(Cloverland Dairy)

6 042*****552510 4176A
VALIDATION OR SIGNATURE OF CASHIER

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION
AND SPECIAL HEARING

Re: Petition for Special Exception and Special Hearing
for the proposed construction of a 100,000 sq. ft. building
for the use of a food processing plant, located at the NW corner
of North Wind Road and Boyce Avenue, in the 2nd Election District
of Baltimore County, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning and Subdivision Regulations of Baltimore County, will hold a public hearing on the above-captioned petition at the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland, on Tuesday, January 17, 1984, at 11:15 A.M.

The purpose of the hearing is to receive testimony from the petitioner and from the public regarding the proposed petition and to determine whether or not the petition should be granted.

The Zoning Commissioner will also receive testimony from the public regarding the proposed petition and to determine whether or not the petition should be granted.

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CERTIFICATE OF PUBLICATION

51163

Pikesville, Md., Jan. 4, 1984

that the annexed advertisement

in NORTHWEST STAR, a weekly

in Pikesville, Baltimore

more the 17th day of

84

n appearing on the

of Jan., 1984

on appearing on the

f 19

the third publication appearing on the

day of 19

THE NORTHWEST STAR

Cost of Advertisement \$26.00

Michael Kovin
Manager

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ARNOLD JABLON
ZONING COMMISSIONER

January 20, 1984

Mr. Michael Kovin
Lyon Associates, Inc.
7131 Rutherford Road
Baltimore, Maryland 21207

RE: Petitions for Special Exception
and Special Hearing
NE/S of Windsor Mill Rd., 197' SE of
Woodlawn Dr. (6414 Windsor Mill Rd.)
2nd Election District
Cloverland Farms Dairy, Inc. - Petitioner
Case No. 84-181-XSPH (Item No. 95)

Dear Mr. Kovin:

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

Very truly yours,
Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ/mc

Attachments

cc: Ms. Shelly Yeatman
6417 Windsor Mill Road
Baltimore, Maryland 21207

People's Counsel

Cloverland Farms Dairy, Inc.
c/o Robert W. Baker
2200 N. Monroe Street
Baltimore, Maryland 21217

NOTICE OF HEARING
Re: Petitions for Special Exception & Special Hearing
NE/S of Windsor Mill Rd., 197' SE of Woodlawn
Drive (6414 Windsor Mill Rd.)
Cloverland Farms Dairy, Inc. - Petitioner
Case No. 84-181-XSPH

TIME: 11:15 A.M.

DATE: Tuesday, January 17, 1984

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

cc: STV/Lyon Associates, Inc.
c/o A. Kenneth Gross
7131 Rutherford Road
Baltimore, Maryland 21207

No. 121543

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

DATE 1/17/84 ACCOUNT H-01-105-000
AMOUNT 2.00

RECEIVED BY: Lyon Associates, Inc.
FROM: Advertising and Posting Case No. 84-181-XSPH
(Cloverland Dairy)

6 023*****2000010 8062A
VALIDATION OR SIGNATURE OF CASHIER

Mr. Robert W. Baker
2200 N. Monroe Street
Baltimore, Maryland 21217

cc: Lyon Assoc., Inc.
7131 Rutherford Rd.
Baltimore, Maryland 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
7th day of November, 1983.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Cloverland Farms Dairy, Inc.
Petitioner's Attorney: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

84-181-XSPH

District 2nd Date of Posting 12-22-83

Posted for: Special Exception and Special Hearing

Petitioner: Cloverland Farms Dairy, Inc.

Location of property: NE/S of Windsor Mill Rd., 197' SE of Woodlawn Drive

Location of Signs: 1st front of 6414 Windsor Mill Rd.

Remarks: 1st front of 6414 Windsor Mill Rd.

Posted by: *N. B. Commodari*

Number of Signs: 2

Date of return: Jan. 6 - 84

PETITION FOR SPECIAL
EXCEPTION AND SPECIAL
HEARING
Re: Petition for Special Exception and Special Hearing
for the proposed construction of a 100,000 sq. ft. building
for the use of a food processing plant, located at the NW corner
of North Wind Road and Boyce Avenue, in the 2nd Election District
of Baltimore County, Maryland.

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 25, 1983

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., on the 17th

day of January, 1984, the 17th publication

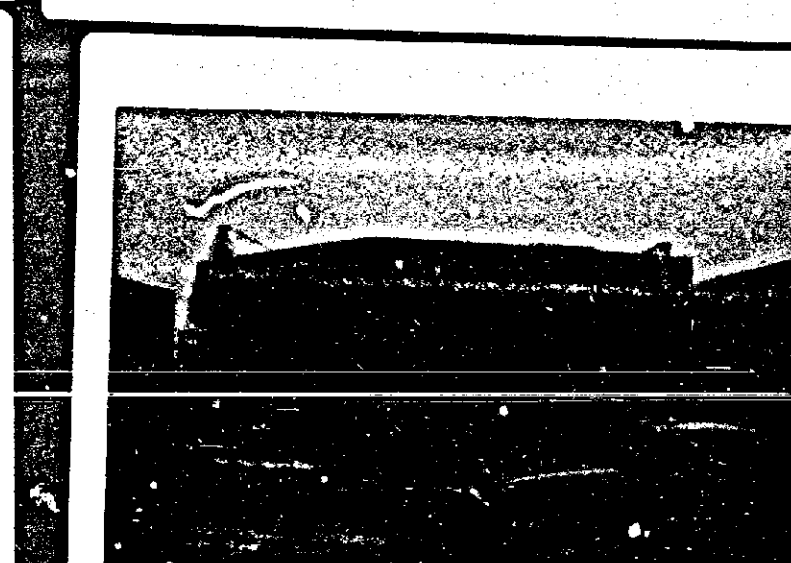
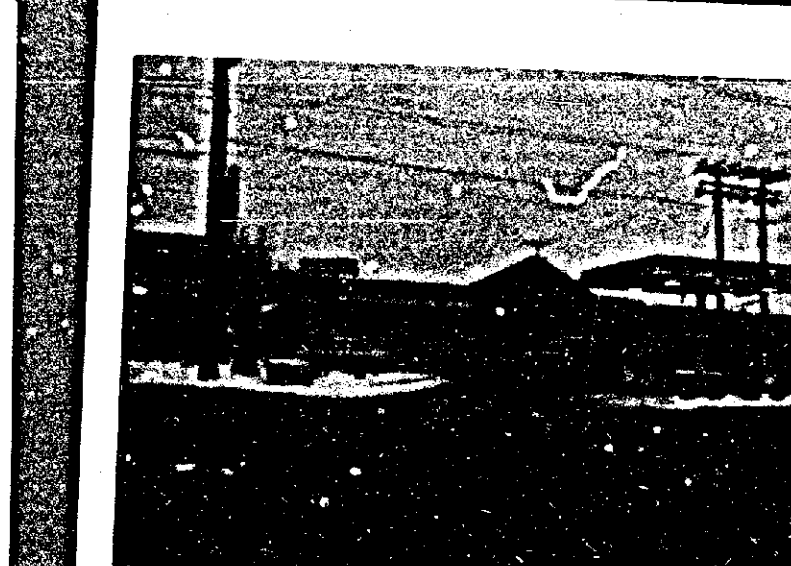
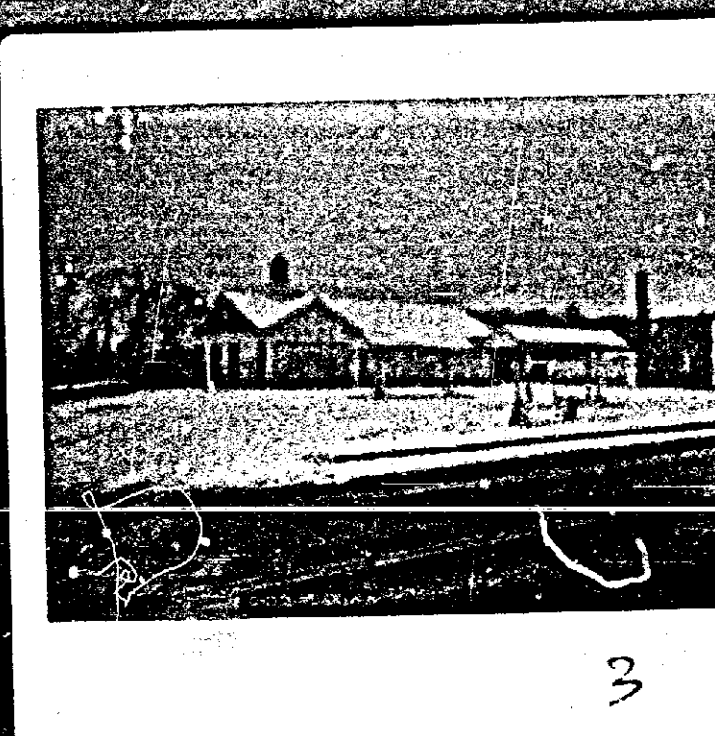
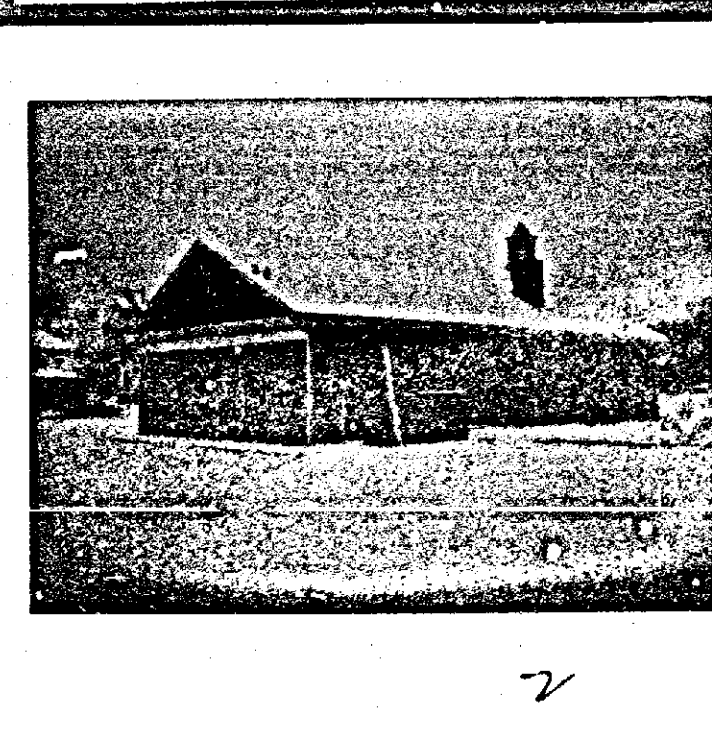
appearing on the 29th day of December

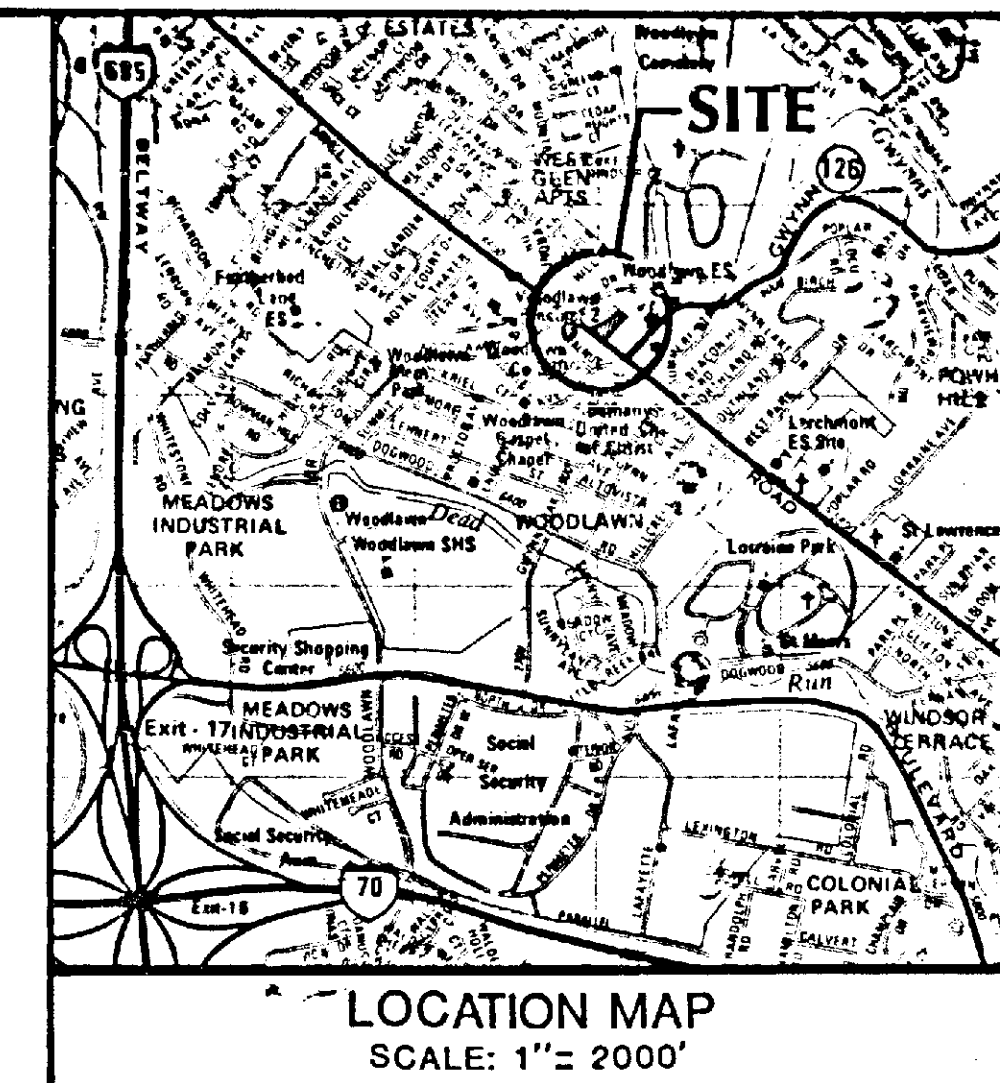
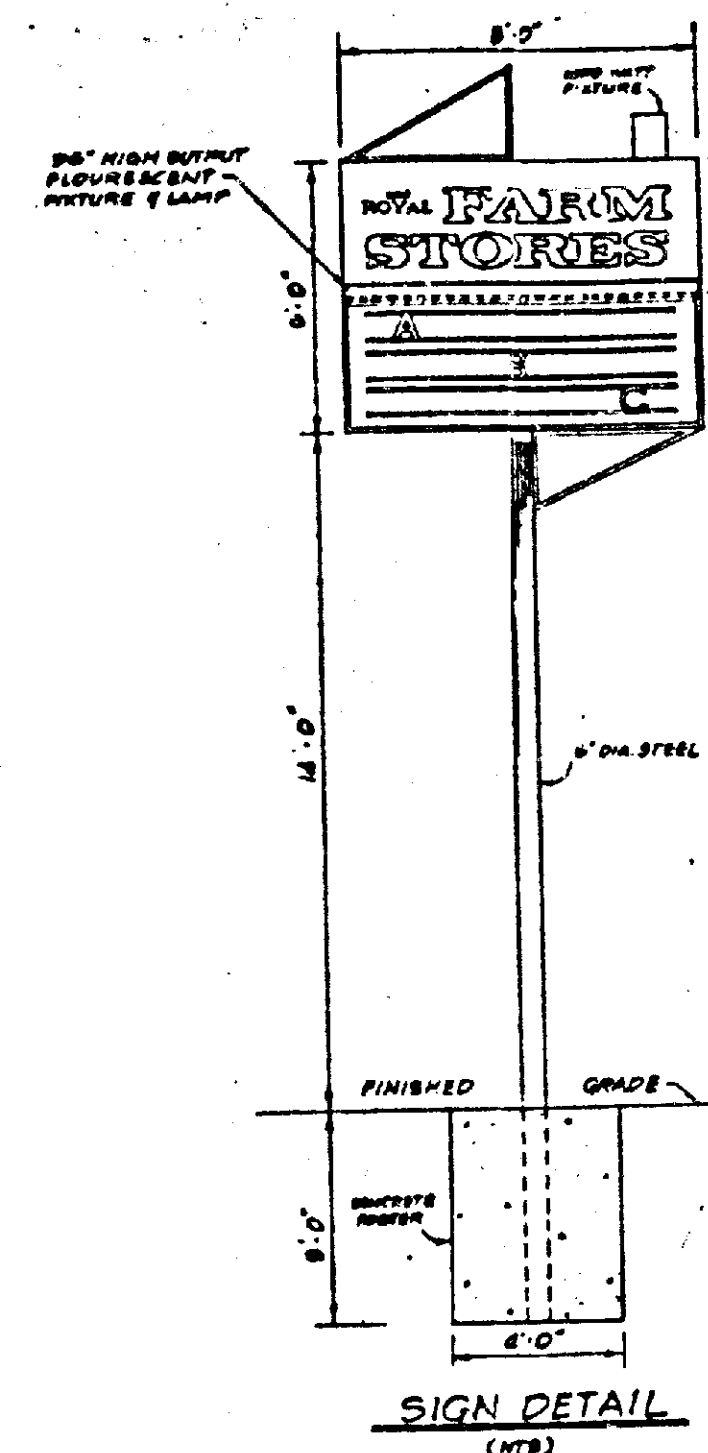
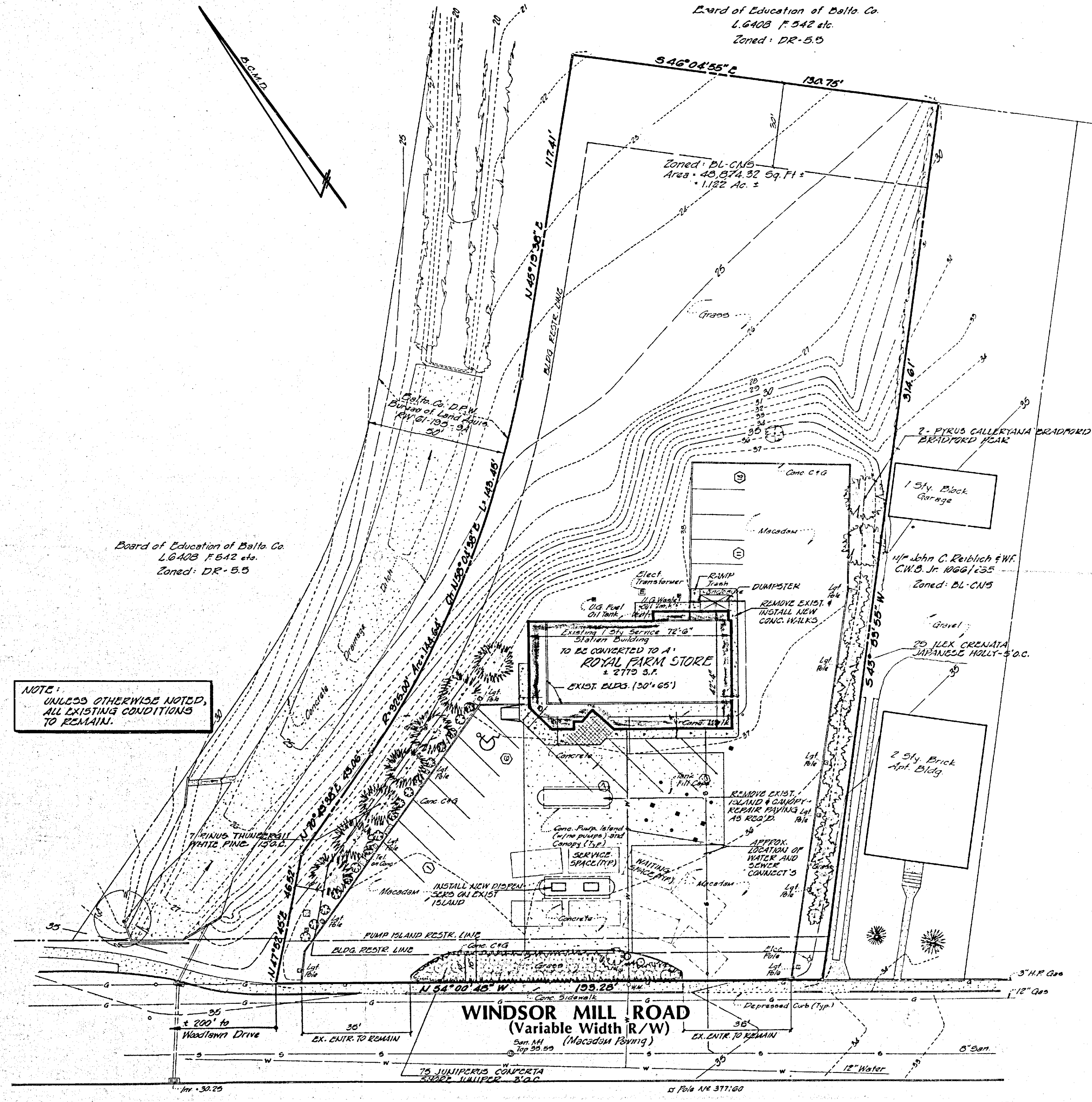
1983.

THE JEFFERSONIAN

B. Leank Swick
Manager

Cost of Advertisement, \$19.25





- NOTES:
- BEARINGS SHOWN ARE BASED ON DEEDS OF RECORD.
 - ELEVATIONS SHOWN ARE BASED ON
 - 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 NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING ANY WORK.
 - UTILITY COMPANIES:
CHESAPEAKE AND POTOMAC TELEPHONE COMPANY
320 ST. PAUL STREET
BALTIMORE, MARYLAND 21202
BALTIMORE GAS AND ELECTRIC COMPANY
LEXINGTON AND LIBERTY STREETS
BALTIMORE, MARYLAND 21202
- ZONING NOTES:
- EXISTING ZONING: BL-CNS
PROPOSED ZONING: NO CHANGE
SPECIAL EXCEPTION:
SECTION 405.4 (D.8) TO ALLOW THE USE OF A FOOD STORE (LESS THAN 5,000 S.F.) IN COMBINATION WITH A SERVICE STATION.
 - AREA REQUIREMENTS:
ONE DISPENSER ISLAND WITH TWO SINGLE DISPENSERS. EACH CAPABLE OF SERVING TWO VEHICLES SIMULTANEOUSLY.
TOTAL SERVICING SPACES = 4
TOTAL SERVICING 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. MINIMUM)
 - ANCILLARY USES:
MINOR ACCESSORY USES - NO ADDITIONAL SQUARE FOOT REQUIRED.
 - COMBINATION USES:
FOOD STORE WITH LESS THAN 5,000 S.F. OF RETAIL SALES AREA. ADDITIONAL SQUARE FOOTAGE FACTOR = 4
4 X 2,509 = 10,036 S.F.
TOTAL AREA REQUIRED = 15,000 + 10,036 = 25,036 S.F.
TOTAL AREA OF TRACT = 48,874 S.F. ±
 - ACCESS POINTS:
NUMBER OF DRIVEWAYS: 2
REQUIRED SITE WIDTH: 2 X 65' = 130'
ACTUAL SITE WIDTH: 193.28'
 - LANDSCAPING:
LANDSCAPING REQUIRED: (5% OF SITE) = 2,444 S.F.
LANDSCAPING PROVIDED: 5,000 S.F.
 - PARKING:
SPACES REQUIRED: 1 FOR EACH 200 S.F. OF FLOOR AREA
= 2775 ÷ 200
= 13.9 (USE 14)
SPACES PROVIDED: 14
 - AREA DISTURBED BY NEW CONSTRUCTION = ± 1,000 S.F.

PETITIONER'S
EXHIBIT 1

REVISED PLANS
NOV 7 REC'D
J. P. H. 1195

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION
ZONING PLAT

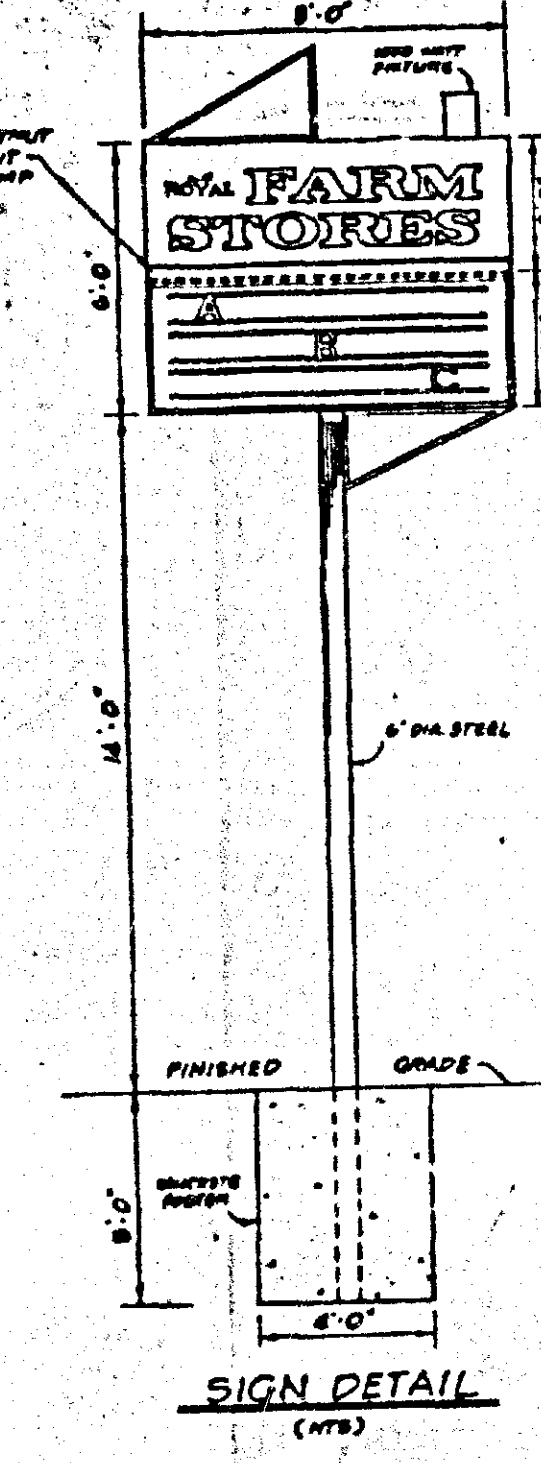
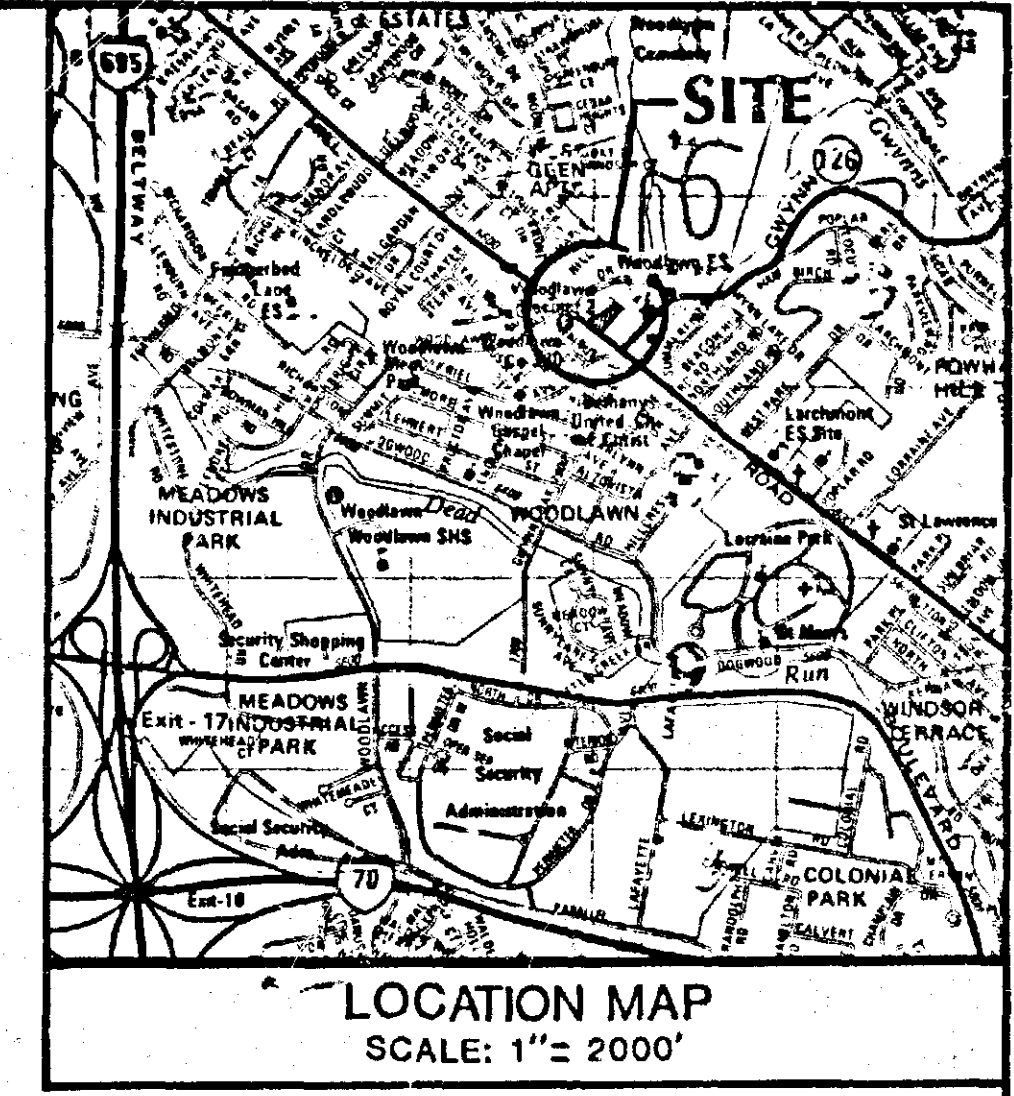
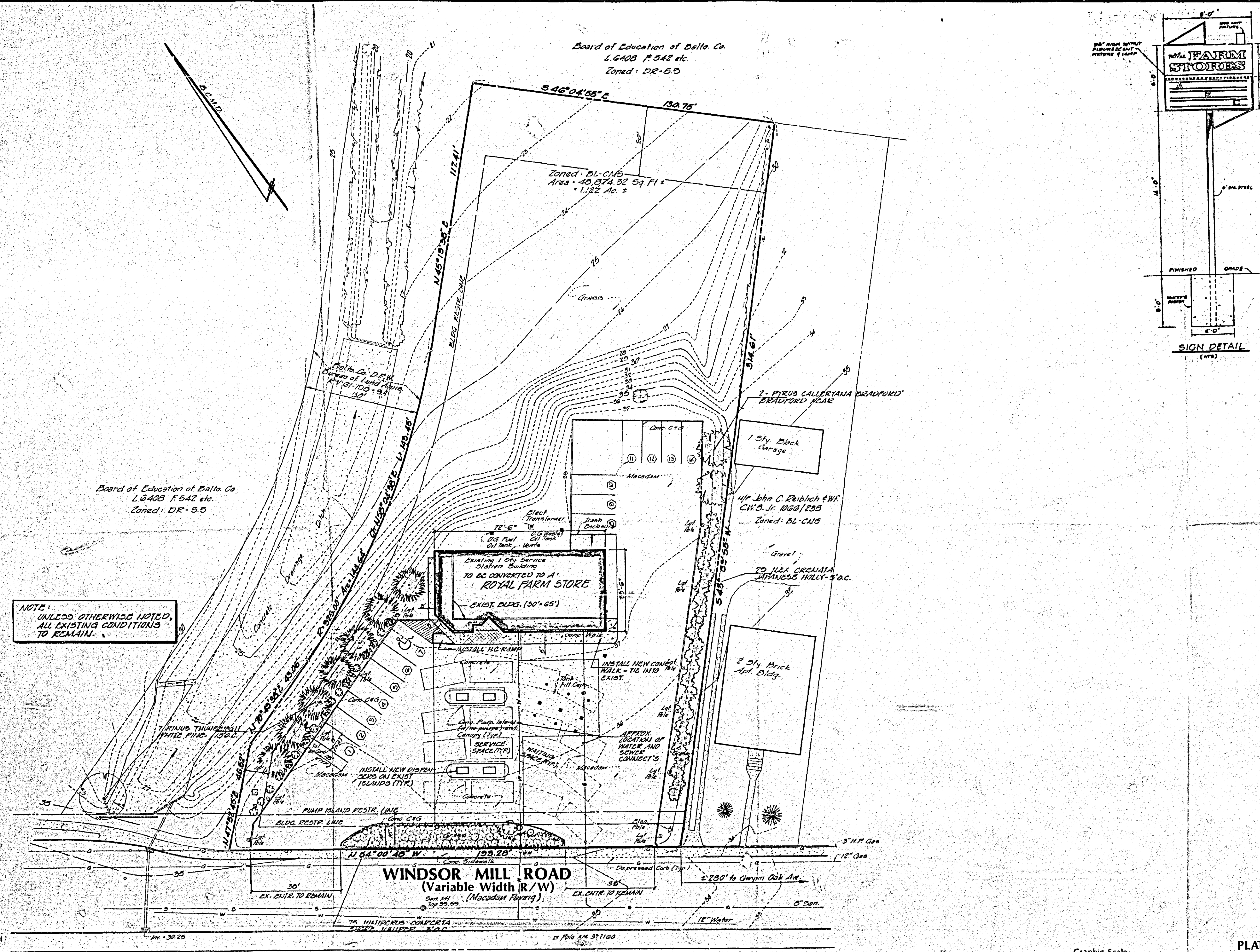


LYON ASSOCIATES, INC.
7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	11-2	Bldg. size, island removed, Notes
		AKG

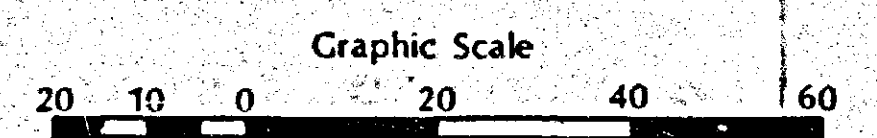
PLAN PREPARATION	
DRAWN BY MAR/AGK	DATE 9/19/1983
DESIGNED BY AGK	SCALE 1" = 20'
CHECKED BY A. Cortes	

CLOVERLAND FARMS DAIRY, INC.	DRAWING NO. 7273-59-001
ROYAL FARM STORE 6414 WINDSOR MILL ROAD ELECT. DIST. 2 BALTIMORE CO., MD.	SHEET NO. 1 of 1



- NOTES:
- BEARINGS SHOWN ARE BASED ON DEEDS OF RECORD.
 - ELEVATIONS SHOWN ARE BASED ON
 - 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 NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING ANY WORK.
 - UTILITY COMPANIES:
CHESAPEAKE AND POTOMAC TELEPHONE COMPANY
320 ST. PAUL STREET
BALTIMORE, MARYLAND 21202
BALTIMORE GAS AND ELECTRIC COMPANY
LEXINGTON AND LIBERTY STREETS
BALTIMORE, MARYLAND 21202
- ZONING NOTES:
- EXISTING ZONING: BL-CNS
PROPOSED ZONING: NO CHANGE
SPECIAL EXCEPTION:
SECTION 405.4 (D.8) TO ALLOW THE USE OF A FOOD STORE (LESS THAN 5,000 S.F.) IN COMBINATION WITH A SERVICE STATION.
 - AREA REQUIREMENTS:
TWO DISPENSER ISLANDS WITH TWO SINGLE DISPENSERS EACH. EACH CAPABLE OF SERVING TWO VEHICLES SIMULTANEOUSLY.
TOTAL SERVING SPACES = 0
TOTAL SERVING BAYS = 0
TOTAL SPACES AND BAYS = 0
TOTAL AREA REQUIRED = 0 x 1,500 S.F. = 12,000 S.F. (USE 15,000 S.F. MINIMUM)
 - ANCILLARY USES:
MINOR ACCESSORY USES - NO ADDITIONAL SQUARE FOOT REQUIRED.
 - COMBINATION USES:
FOOD STORE WITH LESS THAN 5,000 S.F. OF RETAIL SALES AREA. ADDITIONAL SQUARE FOOTAGE FACTOR = 4
4 x 2,509 = 10,036 S.F.
TOTAL AREA REQUIRED = 15,000 + 10,036 = 25,036 S.F.
TOTAL AREA OF TRACT = 48,874 S.F. ±
 - ACCESS POINTS:
NUMBER OF DRIVEWAYS: 2
REQUIRED SITE WIDTH: 2 x 65' = 130'
ACTUAL SITE WIDTH: 193.28'
 - LANDSCAPING:
LANDSCAPING REQUIRED: (5% OF SITE) = 2,444 S.F.
LANDSCAPING PROVIDED: 5,000 S.F.
 - PARKING:
SPACES REQUIRED: 1 FOR EACH 200 S.F. OF FLOOR AREA
2,509 ÷ 200 = 12.54 (USE 13)
SPACES PROVIDED: 14
 - AREA DISTURBED BY NEW CONSTRUCTION = ± 1,000 S.F.

NOTE:
UNLESS OTHERWISE NOTED,
ALL EXISTING CONDITIONS
TO REMAIN.



PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION
ZONING PLAT

LYON ASSOCIATES, INC.
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CLOVERLAND FARMS DAIRY, INC.	DRAWING NO. 7273-59-001
ROYAL FARM STORE 6414 WINDSOR MILL ROAD ELECT. DIST. 2 BALTIMORE CO., MD.	SHEET NO. 1 of 1