

IN RE: DEVELOPMENT PLAN HEARING and
PETITION FOR VARIANCE - NE/S
Race Road at Yellow Brick Road
and Rossville Boulevard
(6333 Rossville Boulevard)
15th Election District
6th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case Nos. XV-586 & 94-136-A

Tri Kaze Partnership -
Owner/Developer

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner/Hearing Officer for consideration of a development plan prepared by William Monk, Inc., for the proposed development of the subject property by Tri-Kaze Partnership, Owners, and Taco Bell, Applicant, for a proposed 2100 sq.ft. Taco Bell Restaurant and 825 sq.ft. Hot 'N Now Restaurant, in accordance with the development plan submitted into evidence as Developer's Exhibit 1. In addition to development plan approval, the owners seek relief, pursuant to a Petition for Variance, from the Baltimore County Zoning Regulations (B.C.Z.R.) in accordance with the following: From Sections 301.1.A and 238.1 to permit an open projection (canopy) with a setback of 14 feet in lieu of the required 18.75 feet from the proposed building to the property line fronting on Yellow Brick Road; from Section 413.2.F to permit business signage of 325.25 sq.ft. total in lieu of the maximum permitted 100 sq.ft., to permit 15 signs (1 freestanding and 9 directional signs, 2 speaker posts and 3 menu boards) in lieu of the permitted 3 signs on any premises, and to permit a freestanding sign 35 feet in height in lieu of the maximum permitted 25 feet; from Section 413.1.E(3) to permit internally illuminated directional signage with advertising aspects (logo) in lieu of the permitted non-illuminated directional signage with no advertising aspects; and from Section 409.8.A(4) to permit parking 6 feet from the right-of-way

line in lieu of the required 10 feet. The relief sought pursuant to the Petition for Variance is more particularly described on Petitioner's Exhibit 1.

Appearing at the public hearing required for this project were Paul Madigan on behalf of Tri-Kaze Partnership, Owners, Anthony Byrd on behalf of Taco Bell, Inc., Applicant (Developer), William P. Monk, Planning and Landscape Design Consultant, Kenneth J. Colbert, Registered Professional Engineer who prepared the Development Plan for the subject site, and Ben Brockway on behalf of Biota, Environmental Consultants. The Owners/Developer were represented by J. Vernon Booser, Esquire. Numerous representatives of the various Baltimore County reviewing agencies appeared at the hearing. No residents from the surrounding community attended the hearing.

Testimony indicated that the subject property, known as 6333 Rossville Boulevard, consists of 3.8184 acres, more or less, zoned B.R. and is located in the Golden Ring area of Baltimore County. The subject property is the future site of a strip shopping center, known as Rossville Square, which will contain both retail and office space. However, at the present time, the Owners/Applicant propose to develop a portion of the site with a Taco Bell Restaurant and a Hot 'N Now Restaurant in accordance with the development plan, schematic landscape plan, and site plan submitted into evidence, respectively, as Developer's Exhibits 1 and 2 and Petitioner's Exhibit 1.

As to the history of this project, the concept plan conference for this development was conducted on June 22, 1992. As required, a community input meeting was held on July 28, 1992. A second concept plan conference was held on July 12, 1993 with the requisite community input meeting on

August 11, 1993. Subsequently, the developer submitted a development plan and a conference thereon was conducted on October 20, 1993. Following the submission of that plan, development plan comments were submitted by the appropriate agencies of Baltimore County. Thereafter a revised development plan incorporating these comments and bearing a date of June 1993 was submitted at the hearing held before me on November 5, 1993 and marked as Developer's Exhibit 1. In addition, a schematic landscape plan was submitted into evidence as Developer's Exhibit 2 and bears a revised date of October 1993.

At the public hearing before me, I am required to determine what, if any, agency comments remain unresolved as to the development plan. I first asked the Developer if there were any unresolved issues which needed to be addressed. On behalf of the Developer, Mr. Monk identified two issues concerning the proposed development, the first of which concerned the Forest Conservation Plan required by the Department of Environmental Protection and Resource Management (DEPRM). At the time of the hearing, the Developer and DEPRM had not been able to come to an agreement as to the required reforestation plan for this project. On behalf of DEPRM, Bruce Seeley indicated that his office wished to continue this hearing in order to further review the details of the forest conservation plan proposed by the Developer. However, the Developer objected to any continuance and wished the matter to be decided on the date of the Hearing Officer's hearing. The issue concerning the forest conservation plan was whether the reforestation area located on approximately 1.4 acres of property at Linover Park situated on Lillian Holt Drive a short distance from the proposed development, would be a suitable site for this Developer to implement the reforestation plan. DEPRM had only been provided with the refor-

estation plan the day of the hearing and had not had an opportunity to review same. However, shortly after the conclusion of the hearing, I was informed by DEPRM by letter dated November 10, 1993 that the Linover Park site would be acceptable and that the forest conservation plan prepared by the Developer was acceptable to DEPRM; however, prior to grading plan approval for this project, DEPRM required that a final forest conservation plan be submitted for their approval. In addition to the standard requirements, that plan shall include a written agreement between the Developer and the Department of Recreation and Parks which permits the Developer to conduct the above-referenced reforestation. Included in the agreement shall be approval from the Department of Recreation and Parks permitting the Developer to acquire the reforestation site as a Forest Conservation Easement and to dedicate in the land records the appropriate covenant restrictions.

The second issue identified by the Developer involved the sidewalks required for this development. The Department of Public Works required that sidewalks be installed on the subject property along the northern property line on Yellow Brick Road. The Developer took issue with this requirement and requested a waiver of same. That waiver was not recommended by the Director of Public Works nor was it recommended by the Director of Planning and Zoning. Those agencies strongly object to any waiver of the required sidewalks. The argument raised by Mr. McDaniel on behalf of the Planning Office and Les Schreiber on behalf of Public Works was that the proposed development will change this area from an industrial/warehouse use to a retail/restaurant use resulting in more pedestrian traffic. Because of this projected increase in pedestrian traffic, both the Department of Public Works and the Office of Planning and Zoning

strongly believe that sidewalks are a necessary item and that a waiver of same should not be approved.

On behalf of the Developer, Mr. Monk argued that there are currently no sidewalks along the entire stretch of Yellow Brick Road. He argued that the County did not require any of the existing uses in the area to install sidewalks on Yellow Brick Road and that this Developer should not be singled out to provide sidewalks when no one else has been required to do so.

I agree with the arguments presented by the Office of Planning and Zoning and the Department of Public Works. It is clear that the proposed uses at this site, including the future shopping center, will result in additional pedestrian traffic in this area. Therefore, no waiver will be granted and the Developer shall provide sidewalks along Yellow Brick Road. In addition, the Developer shall submit a revised development plan showing the required sidewalks along Yellow Brick Road.

No other outstanding issues were identified by the Developer or any agency representatives who were in attendance. Inasmuch as the issue concerning the forest conservation plan has resolved itself, and the issue concerning sidewalks has been resolved in favor of the County agencies, the development plan as submitted shall be approved, subject to the terms and conditions set forth herein.

As to the Petition for Variance, the Developer's first request concerns a canopy for the Hot 'N Now Restaurant, which has a double drive-thru facility. The canopy on the south side of the proposed restaurant is located 14 feet from the side property line which requires a minimum setback of 18.75 feet. The relief requested is necessary due to the layout of the property, associated parking, and the design of the proposed build-

ing. The Developer has also requested variances as to the total square footage of the proposed signage and the illumination of same. Since much of the traffic on this site will be after dark, it is necessary to have the signs illuminated. It should be noted that there are many directional signs associated with these types of drive-thru restaurants, as well as menu boards, all of which contain the restaurant logo and constitute signage under the B.C.Z.R. Mr. Monk submitted into evidence as Petitioner's Exhibits 2, 3 and 4, schematics of the various signs utilized by the Taco Bell and Hot 'N Now restaurants. All of the signs are attractive and necessary to promote the efficient flow of pedestrian and automotive traffic through this site. In addition, the Developer seeks a variance to permit the freestanding sign for the Taco Bell/Hot 'N Now Restaurants to be 35 feet in height in lieu of the permitted 25 feet. Testimony indicated that this variance is necessary due to the topography of the land and existing improvements in the area. Testimony revealed that the proposed sign serves both restaurants and will be most effective in directing traffic to the site. The remaining variance seeks relief to permit parking 6 feet from the street right-of-way line in lieu of the required 10 feet. Because of the design and layout of the property and the requirements of the B.C.Z.R. concerning the amount of parking which must be supplied, some of the parking spaces on the north side of the property along Yellow Brick Road are located within 6 feet of the right-of-way for this road.

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

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a

permitted purpose or render conformance unnecessarily burdensome;

- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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

It is clear from the testimony that if the variances are granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

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

Therefore, pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan and variances shall be approved consistent with the comments contained herein and the restrictions set forth hereinafter.

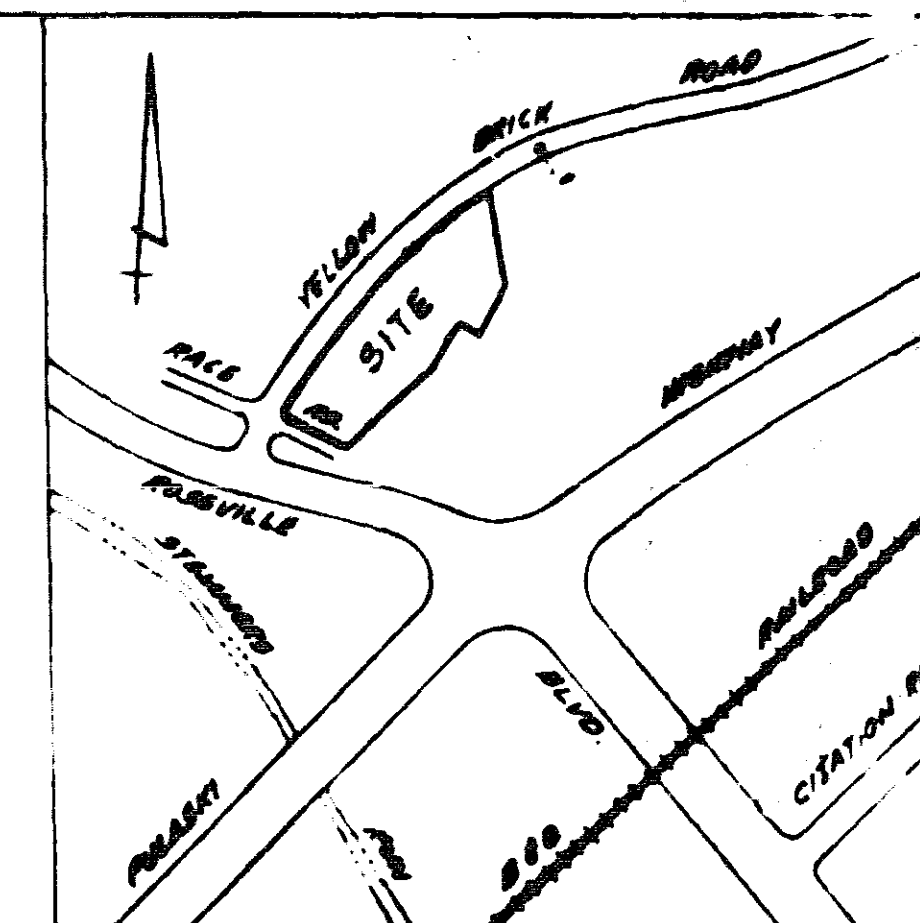
THEREFORE, IT IS ORDERED by this Hearing Officer/Deputy Zoning Commissioner for Baltimore County this 17th day of November, 1993 that the development plan for Rossville Square, identified herein as Developer's Exhibits 1 and 2, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) in accordance with the following: From Sections 301.1.A and 238.1 to permit an open projection (canopy) with a setback of 14 feet in lieu of the required 18.75 feet from the proposed building to the property line fronting on Yellow Brick Road; from Section 413.2.F to permit business signage totaling 325.25 sq.ft. in lieu of the maximum permitted 100 sq.ft. and to permit 15 signs (1 freestanding and 9 directional signs, 2 speaker posts and 3 menu boards) in lieu of the maximum permitted 3 signs on any premises, and to permit a freestanding sign 35 feet in height in lieu of the maximum permitted 25 feet; from Section 413.1.E(3) to permit internally illuminated directional signage with advertising aspects (logo) in lieu of the permitted non-illuminated directional signage with no advertising aspects; and from Section 409.8.A(4) to permit parking 6 feet from the right-of-way line in lieu of the required 10 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Developer may apply for its building permit and be granted same upon receipt of this Order; however, the Developer is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, or grading plan approval, the Developer shall submit a final Forest Conservation Plan for review and approval by DEPRM. In addition to the standard requirements, said

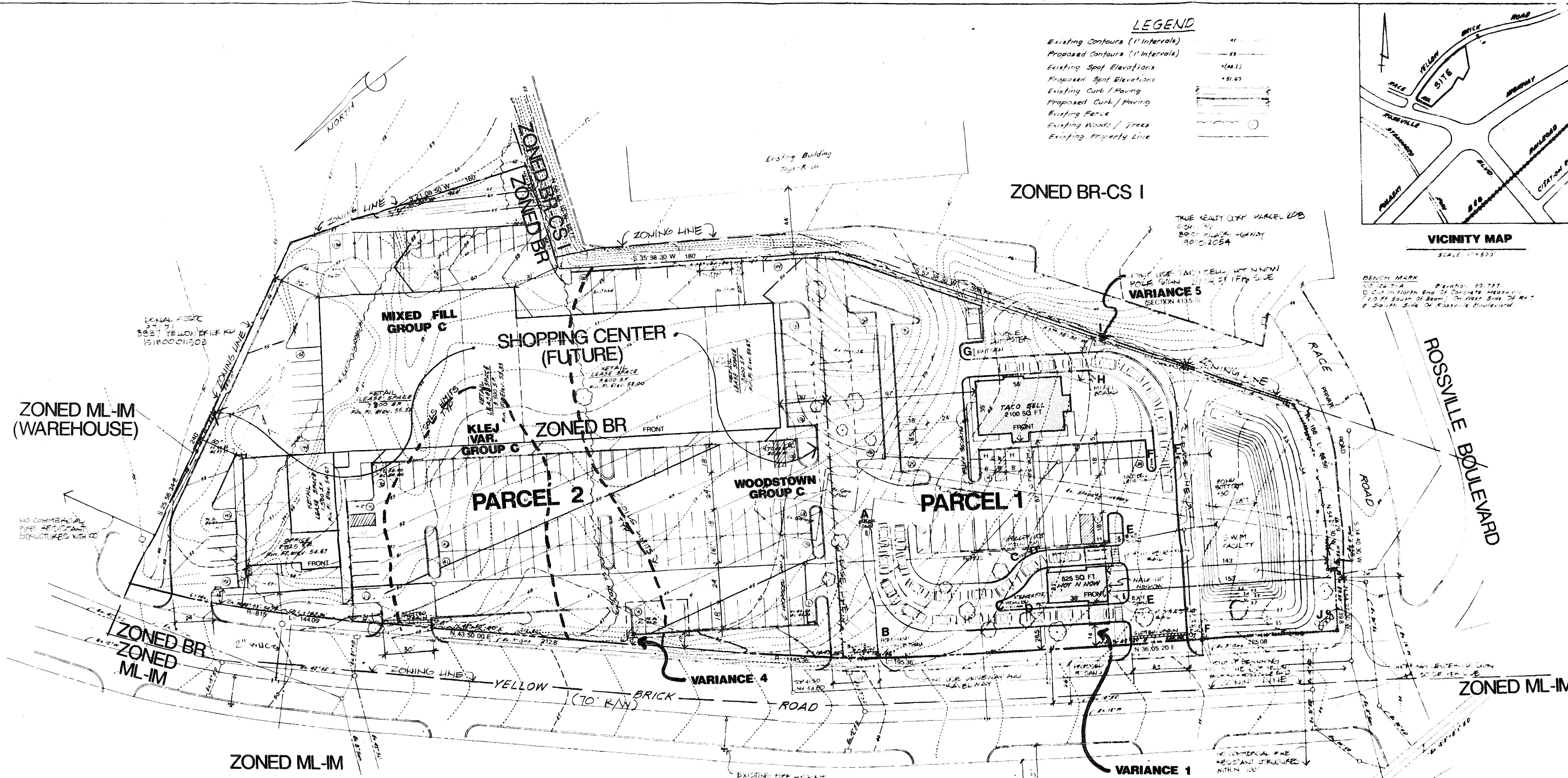
LEGEND

Existing Contours (1' Intervals)	41
Proposed Contours (1' Intervals)	42
Existing Spot Elevations	43.2
Proposed Spot Elevations	43.67
Existing Curb/Paving	
Proposed Curb/Paving	
Existing Fence	
Existing Woods / Trees	
Existing Property Line	



VICINITY MAP
SCALE 1" = 500'

BENCH MARK
10.75 T.A.
E. 1/4 of 34th and 35th Streets - West of
1.0 mi. South of 34th St. on West Side of Rd.
E. 1/4 of 34th and 35th Streets - West of
E. 1/4 of 34th and 35th Streets - West of



- NOTES:
- EXISTING - BR (BUSINESS ROUTINE)
PROPOSED - NO CHANGE
 - LOT AREA:
NET AREA - 146,329.50 SQ. FT. (3.334 ACRES +/-)
GROSS AREA - 146,329.50 SQ. FT. (3.334 ACRES +/-)
 - EXISTING USE: CONTRACTOR'S OFFICE (CONVERTED DWELLING)
 - PROPOSED USE: TACO BELL/HOT 'N NOW RESTAURANTS AND RETAIL SHOPPING CENTER
 - BUILDING SETBACKS: REQUIRED PROVIDED (MINIMUM)
FRONT - (YELLOW BRICK RD) 25' 25'
INTERIOR SIDE - 30' 30'
REAR - 30' 30'
STREET CORNER SIDE - 30' 15'
 - BUILDING AREA: TACO BELL - 2,100 SQ. FT.
HOT 'N NOW - 825 SQ. FT.
DETAILS - 27,000 SQ. FT.
OFFICE - 3,825 SQ. FT.
TOTAL 32,725 SQ. FT.
 - PARKING REQUIRED:
PARCEL 1:
TACO BELL (2,100 SQ. FT. @ 141/1,000) = 15 SPACES
HOT 'N NOW (825 SQ. FT. @ 141/1,000) = 6 SPACES
TOTAL REQUIRED = 21 SPACES
TOTAL PROVIDED = 44 SPACES
* PER COUNCIL BILL # 110-93 APPROVED 8/2/93
 - UTILITIES:
SEWER - PUBLIC
WATER - PUBLIC

- VARIANCE 1: A VARIANCE TO SECTION 101.1 (A) AND 101.1 (B) TO PERMIT AN OPEN PROJECTION (CANOPY) WITH A RETRACTABLE ROOF IN THE REAR OF THE PROPOSED TACO BELL/HOT 'N NOW RESTAURANT. THE PROPOSED CANOPY SHALL BE 10' HIGH AND 10' WIDE. THE CANOPY SHALL BE 10' FROM THE REAR PROPERTY LINE. THE CANOPY SHALL BE 10' FROM THE REAR PROPERTY LINE. THE CANOPY SHALL BE 10' FROM THE REAR PROPERTY LINE.
- VARIANCE 4: A VARIANCE TO SECTION 101.1 (A) AND 101.1 (B) TO PERMIT AN OPEN PROJECTION (CANOPY) WITH A RETRACTABLE ROOF IN THE REAR OF THE PROPOSED TACO BELL/HOT 'N NOW RESTAURANT. THE PROPOSED CANOPY SHALL BE 10' HIGH AND 10' WIDE. THE CANOPY SHALL BE 10' FROM THE REAR PROPERTY LINE. THE CANOPY SHALL BE 10' FROM THE REAR PROPERTY LINE. THE CANOPY SHALL BE 10' FROM THE REAR PROPERTY LINE.
- VARIANCE 5: A VARIANCE TO SECTION 101.1 (A) AND 101.1 (B) TO PERMIT AN OPEN PROJECTION (CANOPY) WITH A RETRACTABLE ROOF IN THE REAR OF THE PROPOSED TACO BELL/HOT 'N NOW RESTAURANT. THE PROPOSED CANOPY SHALL BE 10' HIGH AND 10' WIDE. THE CANOPY SHALL BE 10' FROM THE REAR PROPERTY LINE. THE CANOPY SHALL BE 10' FROM THE REAR PROPERTY LINE. THE CANOPY SHALL BE 10' FROM THE REAR PROPERTY LINE.

- 21) AVERAGE DAILY TRAFFIC (ADT) TOTAL 13,777
A) SHOPPING CENTER @ 92/1000 OF 2530 ADT
B) OFFICE @ 11/1000 = 45 ADT
C) TACO BELL @ 186/1000 OF 1651 ADT
D) HOT 'N NOW @ 786/1000 OF 646 ADT
- 22) THERE ARE NO HISTORICAL BUILDINGS OR ARCHAEOLOGICAL SITES ON THIS PROPERTY.
- 23) THERE ARE NO HAZARDOUS MATERIALS ON THIS PROPERTY.
- 24) THERE ARE NO WELLS OR SEPTIC TANKS ON THIS PROPERTY.
- 25) THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.
- 26) A PRELIMINARY FOREST CONSERVATION PLAN AND FOREST CONSERVATION MONITORING PLAN HAS BEEN SUBMITTED UNDER SEPARATE COVER TO THE COMMISSION. MADE ON 9/8/93.

ROSSVILLE SQUARE SHOPPING CENTER 6333 ROSSVILLE BOULEVARD AT YELLOW BRICK ROAD DEVELOPMENT PLAN

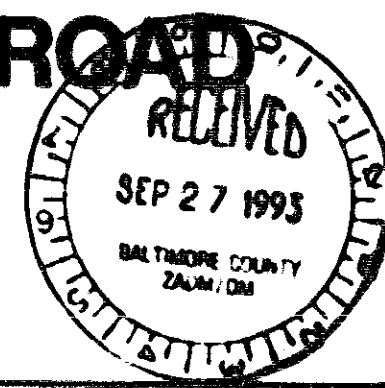
94-136-A

ZADM # XV 586

APPLICANT: TACO BELL, INC.
620 HERNDON PARKWAY
HERNDON, VA 22070

OWNER: TRI KAZE PARTNERSHIP
6333 ROSSVILLE BLVD
BALTIMORE, MD 21237

WILLIAM MONK, INC
PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
COURTHOUSE COMMONS
333 BOLF V. AVENUE, SUITE B-7
TOWSON, MARYLAND 21204
(410) 494-5931



SHEET 1 OF 2
PROJECT NO. 94-65
SCALE 1" = 30'
DATE JUNE 1993

plan shall include a written agreement between the Developer and the Department of Recreation and Parks which permits the Developer to conduct the above-referenced reforestation. Said agreement shall include approval from the Department of Recreation and Parks for the Developer to acquire the required reforestation site as a Forest Conservation Easement and to dedicate the appropriate covenant restrictions in the Land Records of Baltimore County.

3) The Developer shall install sidewalks on the subject site along Yellow Brick Road pursuant to that required by the Department of Public Works. Accordingly, a revised development plan depicting the location of the required sidewalks shall be submitted as a condition of this Plan approval.

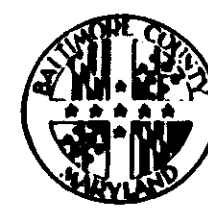
4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the landscape plan submitted into evidence as Developer's Exhibit 2 be and is hereby APPROVED as a conceptual plan. However, a final landscape plan must be submitted for review and approval by the Landscape Architect for Baltimore County.

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

TMK:bjs

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Hearing Officer
for Baltimore County



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6333 Rossville Blvd @ Yellow Brick Rd

94-136-A

which is presently zoned BR

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated 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(s)

(1) A VARIANCE TO SECTION 301.1(A) AND 238.1 TO PERMIT AN OPEN PROJECTION (CANOPY) WITH A SETBACK OF 14 FEET IN LIEU OF THE REQUIRED 18.75 FEET FROM THE PROPOSED BUILDING TO THE PROPERTY LINE FRONTRON ON YELLOW BRICK ROAD; (2) SECTION 413.2 (A) TO PERMIT 325.25 SQ. FT. OF BUSINESS SIGNS IN LIEU OF THE MAXIMUM PERMITTED 100 SQ. FT. AND TO PERMIT 3 SIGNS (1 FREE STANDING, 2 DIRECTIONAL SIGNS, 2 SPEAKER POSTS AND 3 MENU BOARDS) IN LIEU OF THE MAXIMUM PERMITTED 3 SIGNS ON ANY PREMISES; (3) A VARIANCE IS REQUESTED TO SECTION 413.1 B(3) TO PERMIT INTERNALLY ILLUMINATED DIRECTIONAL SIGNS WITH ADVERTISING ASPECTS (LOGO) IN LIEU OF PERMITTED NON-ILLUMINATED DIRECTIONAL SIGNS WITH NO ADVERTISING ASPECT; (4) A VARIANCE FROM SECTION 409.8 A(4) TO PERMIT PARKING 6' FROM THE RIGHT OF WAY LINE IN LIEU OF THE REQUIRED 10' AND TO PERMIT A FREE STANDING SIGN 35' HIGH IN LIEU OF THE MAXIMUM 25'.

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to any expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Applicant

Taco Bell/Anthony Byrd

Anthony Byrd

Signature

620 Herndon Pkwy, Suite 200

Herndon VA 22070

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

With so solemnly declare and affirm, under the penalties of perjury, that true are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Tri-Kaze Partnership

(Type or Print Name)

Signature

6333 Rossville Blvd

Baltimore, MD 21237

City State Zipcode

Name, Address and phone number of legal owner, contact purchaser or representative to be contacted

William Monk, Inc.

222 Bosley Ave. B-7 410-494-8931

Address Phone No.

Towson, MD 21204

City State Zipcode

ESTIMATED LENGTH OF HEARING

1 HR

the following date

Next Two Months

ALL REVIEWED BY: *John* DATE: 9/1/93

ORDER RECEIVED FOR FILING
Date 9/1/93
By *John*

94-136-A

ZONING DESCRIPTION
ROSSVILLE SQUARE
YELLOW BRICK ROAD AND RACE ROAD
15TH DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST SIDE OF YELLOW BRICK ROAD, 30 FEET WIDE, AND THE NORTH SIDE OF RACE ROAD, VARIABLE WIDTH; THENCE BINDING ON YELLOW BRICK ROAD NORTH 36 DEGREES 05 MINUTES 20 SECONDS EAST 225.08 FEET; THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 1445.36 FEET AND A LENGTH OF 195.36 FEET; THENCE NORTH 43 DEGREES 50 MINUTES 00 SECONDS EAST 212.80 FEET; THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 815.00 FEET AND A LENGTH OF 144.09 FEET; THENCE LEAVING SAID YELLOW BRICK ROAD AND RUNNING SOUTH 25 DEGREES 56 MINUTES 34 SECONDS EAST 240.00 FEET; THENCE SOUTH 21 DEGREES 05 MINUTES 50 SECONDS WEST 160.00 FEET; THENCE NORTH 58 DEGREES 54 MINUTES 10 SECONDS WEST 68.77 FEET; THENCE SOUTH 35 DEGREES 38 MINUTES 30 SECONDS WEST 180.00 FEET; THENCE SOUTH 57 DEGREES 38 MINUTES 30 SECONDS WEST 308.71 FEET TO A POINT ON THE AFOREMENTIONED RIGHT-OF-WAY LINE OF RACE ROAD; THENCE BINDING ON SAID RIGHT-OF-WAY LINE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 168.00 FEET AND A LENGTH OF 66.56 FEET; THENCE NORTH 54 DEGREES 27 MINUTES 30 SECONDS WEST 44.29 FEET; THENCE SOUTH 34 DEGREES 40 MINUTES 30 SECONDS WEST 4.58 FEET; THENCE NORTH 54 DEGREES 27 MINUTES 30 SECONDS WEST 39.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.8184 ACRES OF LAND, MORE OR LESS.

DESCR\ROSSVILL.ZON



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 94-136-A

Towson, Maryland

District: 15th Date of Posting: 9/1/93

Posted for: *William Monk, Inc.*

Petitioner: *Taco Bell & Anthony Byrd*

Location of property: *6333 Rossville Blvd. @ Yellow Brick Rd.*

Location of signs: *Along Yellow Brick Rd. @ Race Rd.*

Remarks:

Posted by: *William Monk, Inc.* Date of return: 9/1/93

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 9/1/93.

THE JEFFERSONIAN,

A. Henricson

LEGAL AD. - TOWSON

Publisher

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 103 94-136-A

Petitioner: *TACO BELL*

Location: *6333 ROSSVILLE BLVD*

PLEASE FORWARD ADVERTISING BILL TO:

NAME: *WILLIAM MONK INC*

ADDRESS: *222 BOSLEY AVENUE SUITE B-7*

TOWSON, MARYLAND 21204

PHONE NUMBER: *410-494-8931*

AJ:ggg

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCT. 4 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein, as follows:

DEVELOPMENT PLAN HEARING

Project Name: Rossville Square

Project Number: ZV-586

Applicant/Developer: Tri-Kaze Partnership

Location: 6333 Rossville Boulevard - BR of Yellow Brick Road and Race Road

15th Election District - 6th Councilmanic

Acres: 3.82

Proposal: A shopping center with restaurants, retail space and office space.

and

CASE NUMBER: 94-136-A (Item 103)

6333 Rossville Boulevard at Yellow Brick Road and Race Road

15th Election District - 6th Councilmanic

Legal Owner(s): Tri-Kaze Partnership

Applicant: Taco Bell

Variance to permit an open projection (canopy) with a setback of 14 feet in lieu of the required 18.75 ft. from the proposed building to the property line fronting on Yellow Brick Road; to permit 325.25 sq. ft. of business signs in lieu of the maximum permitted 100 sq. ft. and to permit 15 signs (1 free standing, 9 directional signs, 2 speaker posts and 3 menu boards) in lieu of the maximum permitted 3 signs on any premises; to permit internally illuminated directional signage with advertising aspects (logo) in lieu of the permitted non-illuminated directional signage with no advertising aspect; to permit parking 6 ft. from the right of way line in lieu of the required 10 ft.; and to permit a free standing sign 35 ft. in height in lieu of the maximum 25 ft.

HEARING: FRIDAY, NOVEMBER 5, 1993 at 11:00 a.m. in Rm. 106, County Office Building.

Arnold Jablon
Arnold Jablon
Director

cc: Tri-Kaze Partnership
Anthony Byrd/Taco Bell
William Monk, Inc.

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE OF THE HEARING DATE.
(2) HEARING SIGN HANDCARRIED ACCORDINGLY; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, CONTACT THIS OFFICE BY 887-3353.

Printed with Recycled Ink
on Recycled Paper

TO: PUBLISHER PUBLISHING COMPANY
October 7, 1993 Issue - Jeffersonian

Please forward billing to:

William Monk, Inc.
222 Bosley Avenue, 80-7
Towson, Maryland 21204
410-494-8931

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204.

Room 106, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-136-A (Item 103)

6333 Rossville Boulevard at Yellow Brick Road and Race Road

15th Election District - 6th Councilmanic

Legal Owner(s): Tri-Kaze Partnership

Applicant: Taco Bell

HEARING: FRIDAY, NOVEMBER 5, 1993 at 11:00 a.m. in Rm. 106, County Office Building.

Variance to permit an open projection (canopy) with a setback of 14 feet in lieu of the required 18.75 ft. from the proposed building to the property line fronting on Yellow Brick Road; to permit 325.25 sq. ft. of business signs in lieu of the maximum permitted 100 sq. ft. and to permit 15 signs (1 free standing, 9 directional signs, 2 speaker posts and 3 menu boards) in lieu of the maximum permitted 3 signs on any premises; to permit internally illuminated directional signage with advertising aspects (logo) in lieu of the permitted non-illuminated directional signage with no advertising aspect; to permit parking 6 ft. from the right of way line in lieu of the required 10 ft.; and to permit a free standing sign 35 ft. in height in lieu of the maximum 25 ft.

LAMARCA E. SCHWARTZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE OF THE HEARING DATE.
(2) HEARING SIGN HANDCARRIED ACCORDINGLY; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

October 22, 1993

Mr. Paul W. Madigan
Tri-Kaze Partnership
6333 Rossville Boulevard
Baltimore, Maryland 21237

RE: Case No. 94-136-A, Item No. 103
Petitioner: Tri-Kaze Partnership
Petition for Variance

Dear Mr. Madigan:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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 September 1, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Maryland Department of Transportation
State Highway Administration

G. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-14-93

Re: Baltimore County
Item No. 94-136 (JLL)

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

John Contestable, Chief
Engineering Access Permits
Division

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 10, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 96, 100, 102, 209, 104 and 108.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long
Division Chief: Emily L. Kerna

PK/JL:lw

ZAC.96/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: Robert W. Bowling, Deputy Director
Development Plan Review Division

RE: Zoning Advisory Committee Meeting
for September 20, 1993
Item No. 103

The Development Plan Review Division has reviewed the subject 94-136-A. This is in accordance with the previous Landmarks Manual comments.

RWB:l

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

September 23, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson, Jr.
Development Coordinator, DEPRM

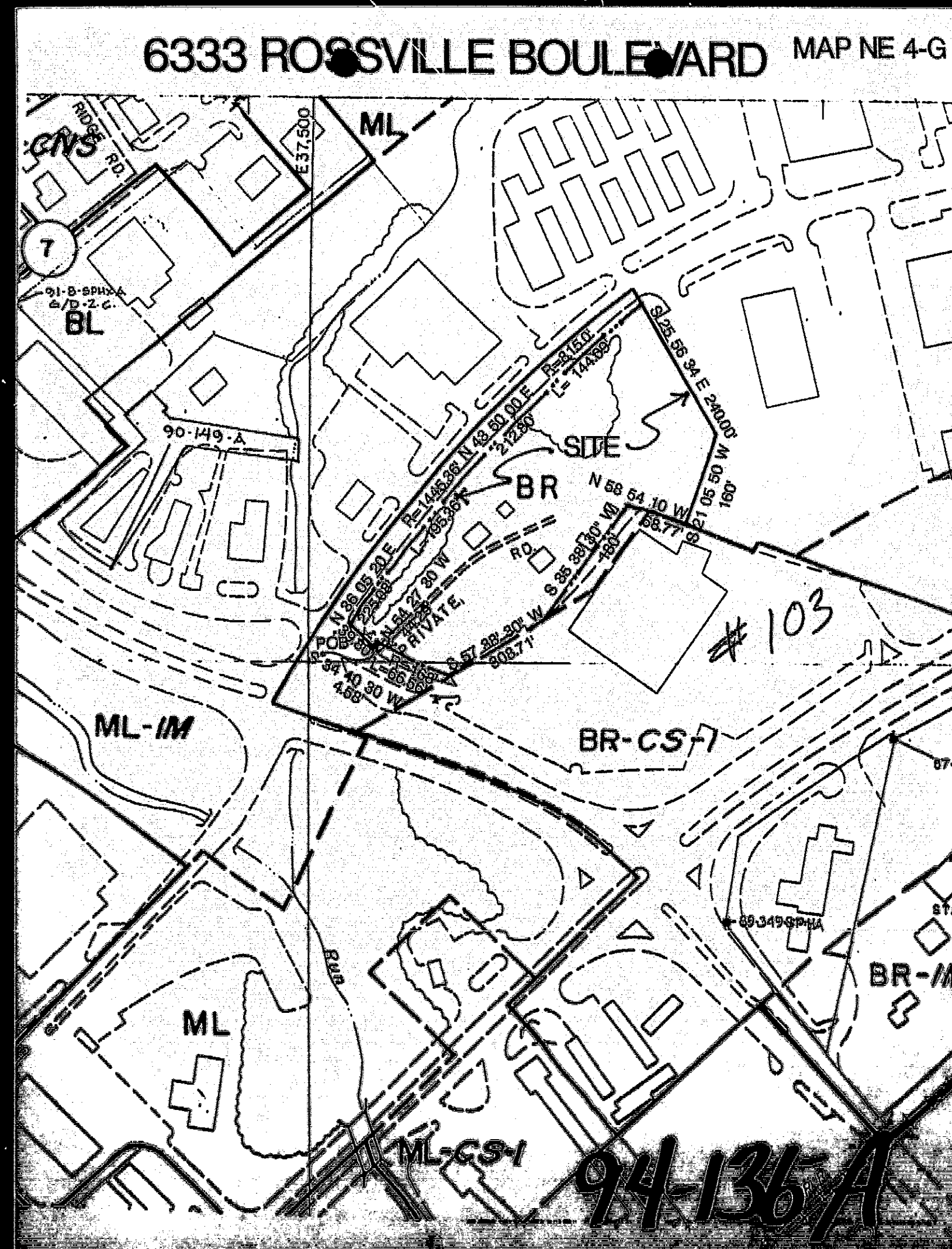
SUBJECT: Zoning Item #103 - Taco Bell
6333 Rossville Boulevard
Zoning Advisory Committee Meeting of September 13, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

This project must comply with Forest Conservation Regulations.

JLP:sp

TACOBELL/DEPRM/TXTSBP



MEMO

TO: ROSSVILLE SQUARE DEVELOPMENT FILE AND CASE #94-136-A

In preparing the above files for hearing, differences were noted between the variances requested per the development plan and the Petition for Variance and that comments mentioned the need for a special exception.

I spoke with Bill Monk and he indicated that legislation was recently passed, eliminating the need for the special exception and, further, that the variances as requested on the development plan were correct.

He is to come make the necessary changes on the petition forms and pay the revision fee.

Nothing was put on hold; the Notice of Hearing, newspaper ad, and signs for the Petition for Variance were prepared as follows:

CASE NUMBER: 94-136-A (Item 103)
6333 Rossville Boulevard at Yellow Brick Road and Race Road
15th Election District - 6th Councilmanic
Legal Owner(s): Tri-Kaze Partnership
Applicant: Taco Bell

Variance to permit an open projection (canopy) with a setback of 14 feet in lieu of the required 18.75 ft. from the proposed building to the property line fronting on Yellow Brick Road; to permit 100 sq. ft. of business signs in lieu of the maximum permitted 100 sq. ft. and to permit 100 sq. ft. of business signs (1 free standing, 100 directional signs, 2 speaker posts and 3 menu boards) in lieu of the maximum permitted 3 signs on any premises; to permit internally illuminated directional signage with advertising aspects (logo) in lieu of the permitted non-illuminated directional signage with no advertising aspects; to permit parking 6 ft. from the right of way line in lieu of the required 10 ft.;

- 1) The petition read 317 sq. ft.
- 2) The petition read 12 signs, the development plan 14, the total number of signs requested per the development plan equals 18.
- 3) The petition read 7 directional signs.
- 4) The petition did not list the 36 ft. free standing sign.

Baltimore County, Maryland
Inter-Office Correspondence

DATE: 7/1/93

TO: Kurt Lunderback, Supervisor
Revenue Division
Office of Finance - M.S. 2115

FROM: Donald T. Rascoe, Manager
Development Management Bureau
Zoning Administration & Development Management

TO: RESPOND:
Att: Gloria
Laperint

SUBJECT: Tax Clearance

PROJECT:

Name: ROSSVILLE SQUARE

Location: NE cor Race and Yellow Brick Rds

PROPERTY:

Owners Name: Tri-Kaze Partnership

Address: 6333 Rossville Blvd, Bal MD 21237

Tax Account #s: 15 13 550260 and 15 13 551190

☐ DELINQUENT

☐ NOT DELINQUENT

COMMENTS:



Community Input Meeting

Minutes of the Meeting

Date: August 25, 1993

NAME OF DEVELOPMENT: ROSSVILLE SQUARE
ED# 15 - CD# 6 - ZADM# XV-586
LOCATION: NE corner of Race and Yellow Brick Roads

DATE OF MEETING: 9/11/93
Start Time: 7:00 P.M.
End Time: 7:30 P.M.
Attendance: One (1)

The Development Manager, Joseph V. Maranto, called the Community Input Meeting to order and brief introductory comments were given about Baltimore County's development approval process and the purpose of the meeting. County staff was introduced, followed by an introduction of Mr. William Monk, Land Planner, who presented the development plan. The meeting was then opened for general discussion and questions from the public.

The following questions and issues were raised for response from the developer and the County:

Q. How was this site chosen?

- Mr. Nadigan, the developer, owns the site and currently has his office located here.

Q. Why are you developing retail uses with all of the vacancies in Golden Ring Mall?

- This will not be a typical shopping center like Golden Ring Mall. We anticipate specialty service type of retail uses. Mr. Madigan occupies the site with his office currently; expects to construct the center and will maintain his office at this location.

Q. Will this use increase flooding?

- We are required by Baltimore County to control our storm water on site so that it will not adversely affect downstream flooding. We are designing for the 100 year storm. We are required to maintain the existing rate of runoff. The discharge pipe will regulate the amount of runoff not to exceed pre-development conditions.

CIM Minutes/ROSSVILLE SQUARE - 8/11/93

p. 2

Q. Will this cause a traffic problem?

- The County traffic engineers and the State Highway Administration have reviewed the project and have identified no major problems or concerns. Both agencies have recommended approval. The intersection currently operates at "D" level of service, which is an acceptable service level.

At approximately 7:30 p.m., all questions had been answered and the meeting was adjourned. No unresolved issues were identified at this meeting.

Respectfully submitted,

Joseph V. Maranto
Project Manager
Development Management

JVM:ggl

c: Hon. William A. Howard, IV - DC - M.S. 2201
Tri-Kaze Partnership, Rossville Professional Center
6333 Rossville Blvd., Bal., MD 21237
William Monk, Inc., Courthouse Commons, Suite B7
222 Bosley Ave., Towson, MD 21204
Silbermann & Assoc., 3527 E. Joppa Rd, Bal., MD 21234
Mary Bruggman, 907 Essex Sq., Bal., MD 21221
Reviewing Agencies: OPZ, ZADM, Fire, R & P, DPW,
DEPRM, EDC, CDC, Bd of Ed, SHA
Please distribute as necessary within your Agency.

ROSSVILL/TXKXGL

SENDER: Complete items 1 and 2 for additional services. Print your name and address on the reverse of this form so that we can return this card to you. Attach this form to the front of the mailpiece, or on the back if space does not permit. Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery. 3. Article Addressed to: 4a. Article Number: P 358 580 638 4b. Service Type: ☒ Registered ☐ Insured ☐ Certified ☐ COD ☐ Express Mail ☐ Return Receipt for Merchandise 7. Date of Delivery: 9/11/93 8. Addressee's Address (Only if requested and fee is paid): 9. Signature (Agent): PS Form 3811, November 1990 • U.S. GPO 1991-287-008 DOMESTIC RETURN RECEIPT	SENDER: Complete items 1 and 2 for additional services. Print your name and address on the reverse of this form so that we can return this card to you. Attach this form to the front of the mailpiece, or on the back if space does not permit. Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery. 3. Article Addressed to: 4a. Article Number: P 358 580 636 4b. Service Type: ☒ Registered ☐ Insured ☐ Certified ☐ COD ☐ Express Mail ☐ Return Receipt for Merchandise 7. Date of Delivery: 9/11/93 8. Addressee's Address (Only if requested and fee is paid): 9. Signature (Agent): PS Form 3811, November 1990 • U.S. GPO 1991-287-008 DOMESTIC RETURN RECEIPT
SENDER: Complete items 1 and 2 for additional services. Print your name and address on the reverse of this form so that we can return this card to you. Attach this form to the front of the mailpiece, or on the back if space does not permit. Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery. 3. Article Addressed to: 4a. Article Number: P 358 580 637 4b. Service Type: ☒ Registered ☐ Insured ☐ Certified ☐ COD ☐ Express Mail ☐ Return Receipt for Merchandise 7. Date of Delivery: 9/11/93 8. Addressee's Address (Only if requested and fee is paid): 9. Signature (Agent): PS Form 3811, November 1990 • U.S. GPO 1991-287-008 DOMESTIC RETURN RECEIPT	SENDER: Complete items 1 and 2 for additional services. Print your name and address on the reverse of this form so that we can return this card to you. Attach this form to the front of the mailpiece, or on the back if space does not permit. Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery. 3. Article Addressed to: 4a. Article Number: P 358 580 635 4b. Service Type: ☒ Registered ☐ Insured ☐ Certified ☐ COD ☐ Express Mail ☐ Return Receipt for Merchandise 7. Date of Delivery: 9/11/93 8. Addressee's Address (Only if requested and fee is paid): 9. Signature (Agent): PS Form 3811, November 1990 • U.S. GPO 1991-287-008 DOMESTIC RETURN RECEIPT

94-136-A

PETITIONER'S EXHIBIT NO. 3

DIRECTIONAL SIGNS

16" x 36 1/2" DF C/P Anchor Bolt Mounted Directional Sign

Double sided sign with two-way directional arrowheads. Signposts have pre-drilled holes for mounting on concrete or steel. Signposts can be ordered in any combination.

Signposts are fabricated from aluminum and are anodized for long life. Signposts are available in 16" x 36 1/2" and 24" x 48" sizes. Signposts are available in 16" x 36 1/2" and 24" x 48" sizes. Signposts are available in 16" x 36 1/2" and 24" x 48" sizes.

Signposts are available in 16" x 36 1/2" and 24" x 48" sizes. Signposts are available in 16" x 36 1/2" and 24" x 48" sizes. Signposts are available in 16" x 36 1/2" and 24" x 48" sizes.

Technical Specifications:

Signposts: 16" x 36 1/2" C/P

Signposts: 24" x 48" C/P

Signposts: 16" x 36 1/2" C/P

Signposts: 24" x 48" C/P

Signposts: 16" x 36 1/2" C/P

Signposts: 24" x 48" C/P

Signposts: 16" x 36 1/2" C/P

Signposts: 24" x 48" C/P

Signposts: 16" x 36 1/2" C/P

Signposts: 24" x 48" C/P

Signposts: 16" x 36 1/2" C/P

Signposts: 24" x 48" C/P

Signposts: 16" x 36 1/2" C/P

Signposts: 24" x 48" C/P

Signposts: 16" x 36 1/2" C/P

Signposts: 24" x 48" C/P

Signposts: 16" x 36 1/2" C/P

Signposts: 24" x 48" C/P

Signposts: 16" x 36 1/2" C/P

Signposts: 24" x 48" C/P

Signposts: 16" x 36 1/2" C/P

Signposts: 24" x 48" C/P

Signposts: 16" x 36 1/2" C/P

Signposts: 24" x 48" C/P

Signposts: 16" x 36 1/2" C/P

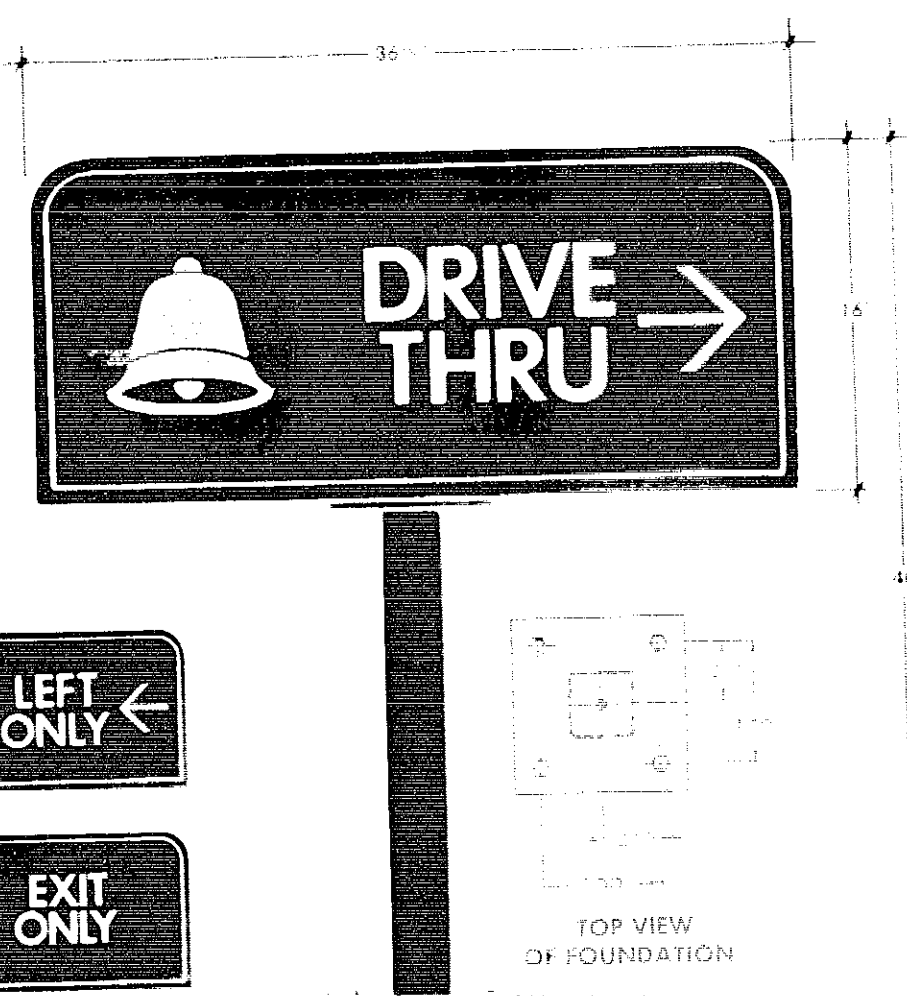
Signposts: 24" x 48" C/P

Signposts: 16" x 36 1/2" C/P

Signposts: 24" x 48" C/P

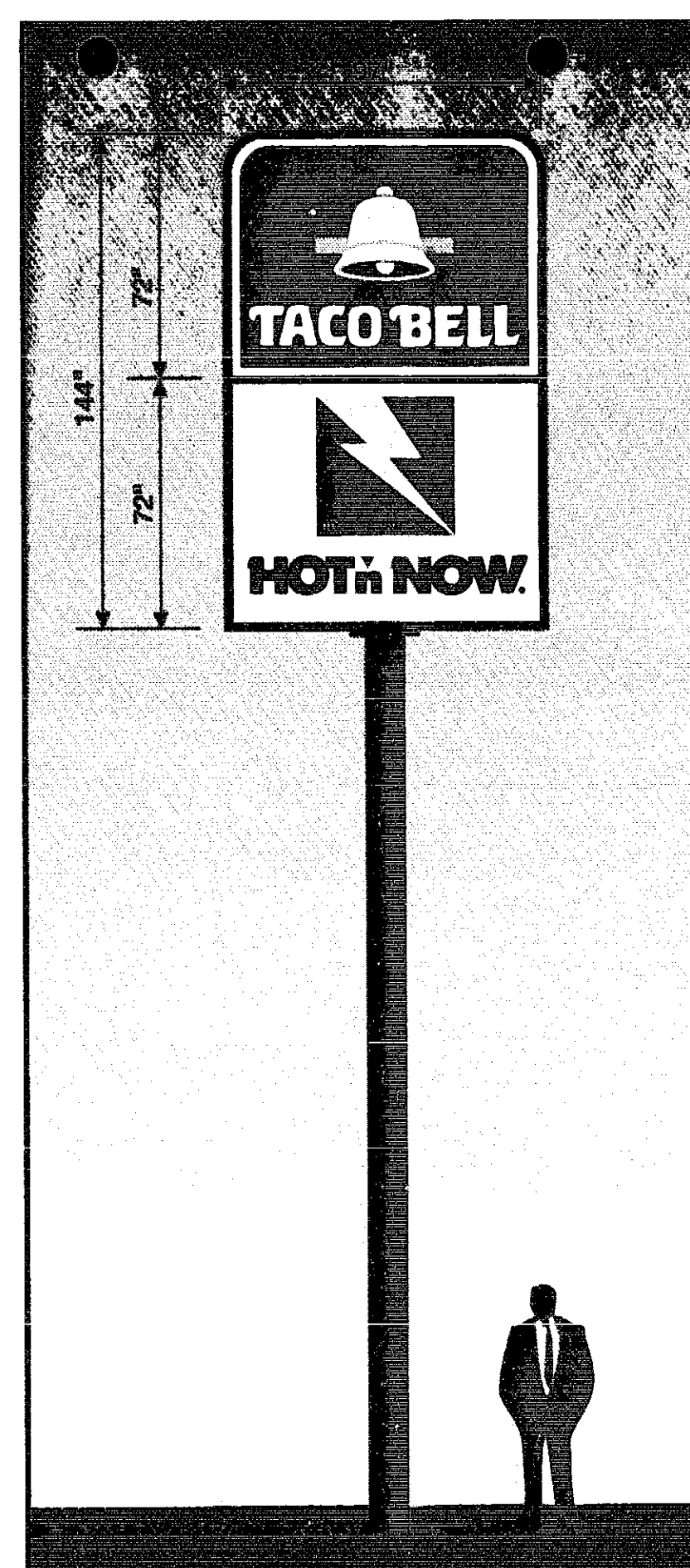
Signposts: 16" x 36 1/2" C/P

Signposts: 24" x 48" C/P



TOP VIEW OF FOUNDATION

Plasti-Lite, Inc.



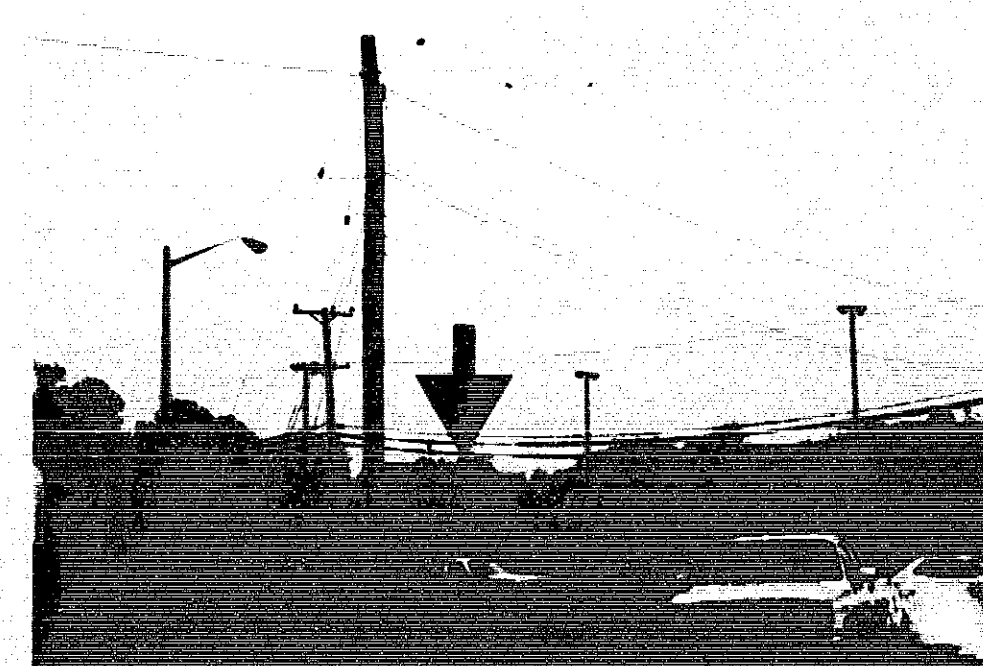
PETITIONER'S EXHIBIT NO. 4

Everbrite
Identity Systems Division

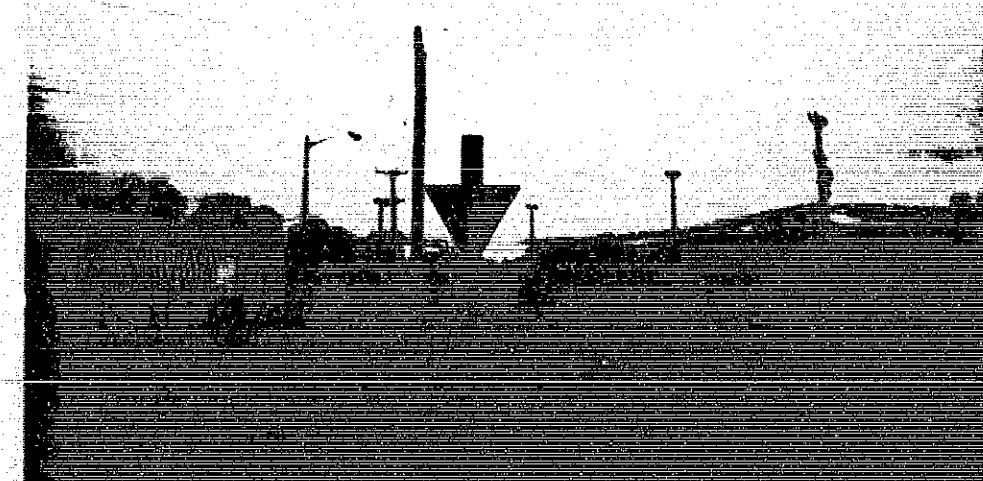
TACO BELL/HOT 'N NOW
97 SQ. FT. PYLON

WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN • ENVIRONMENTAL RESOURCE MANAGEMENT

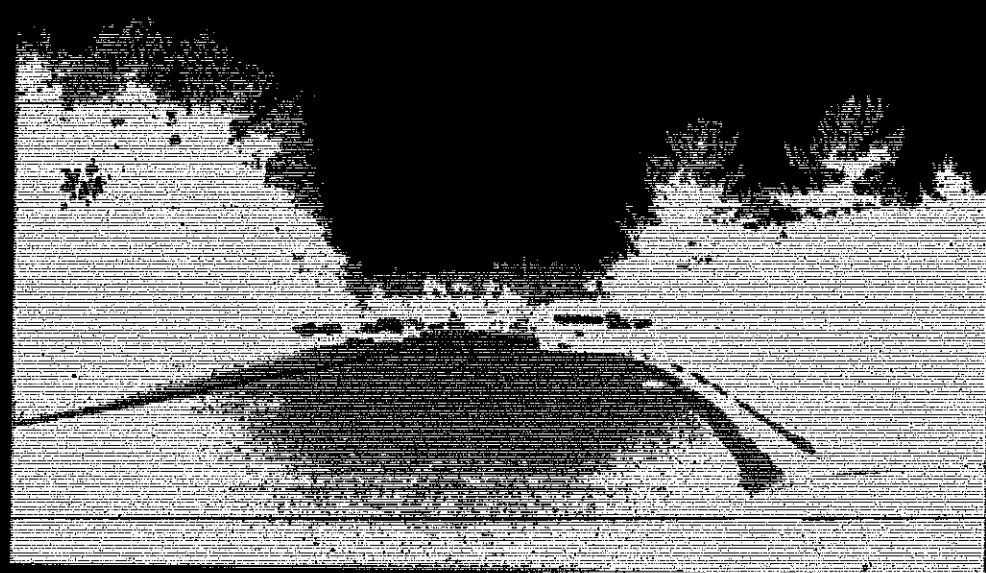
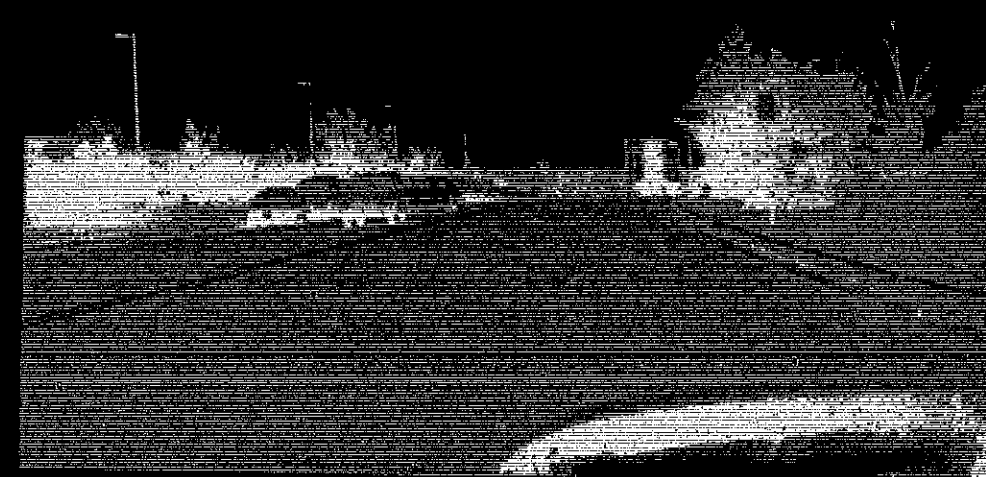
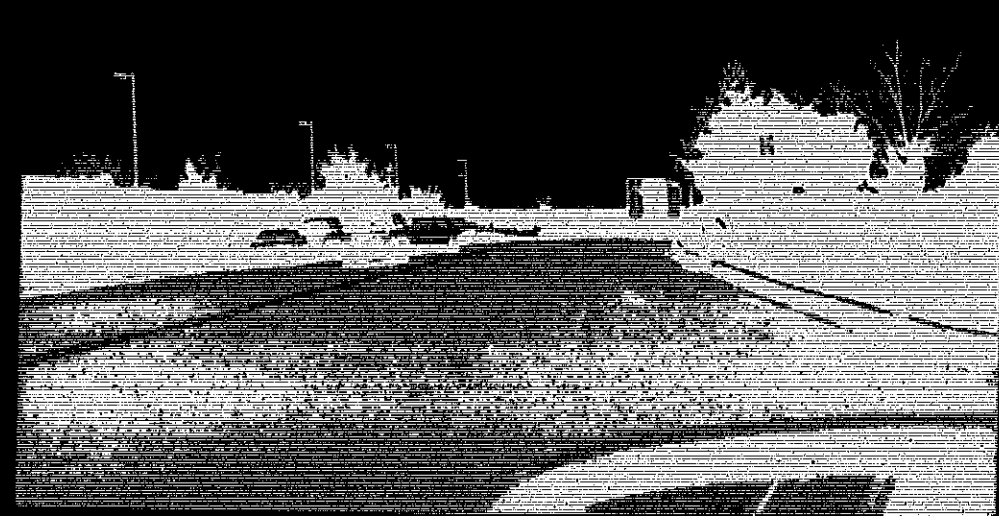
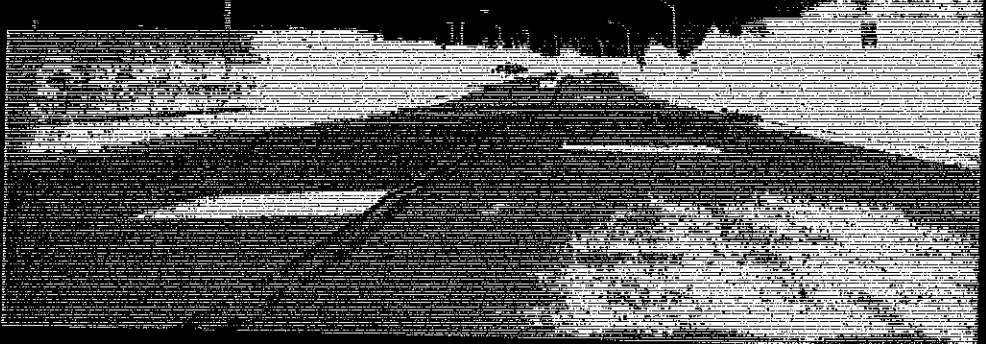
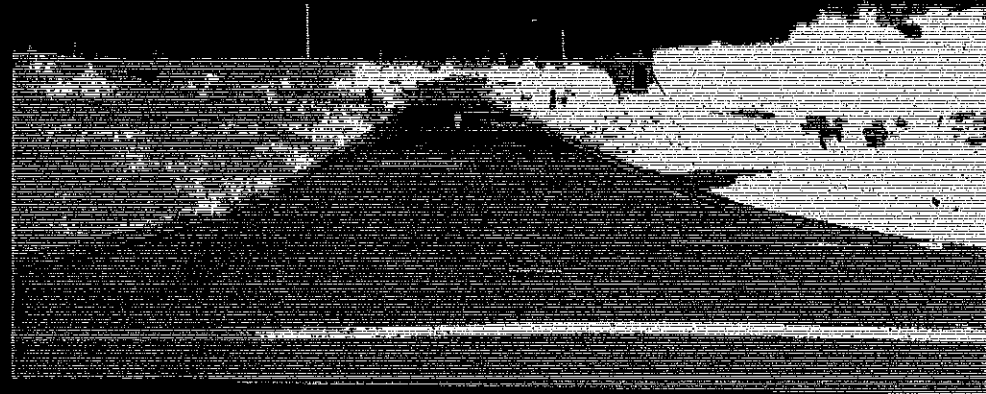


PROPOSED FREE STANDING SIGN LOCATION
VIEW FROM RT. 40 / ROSSVILLE INTERSECTION



PETITIONER'S EXHIBIT NO. 5





YELLOW BRICK ROAD
VIEWING SEQUENCE FROM NORTHERN
TERMINUS TO ROSSVILLE BLVD.

James W. ...
PETITIONER'S
EXHIBIT NO. 6

PETITION FOR VARIANCE

Petitioner, Tri-Kase Partnership, is the owner of the property known as Rossville Square Shopping Center in Baltimore County, Maryland, and Petitioner is requesting a variance from the Baltimore County Zoning Regulations for the following variances from the Baltimore County Zoning Regulations:

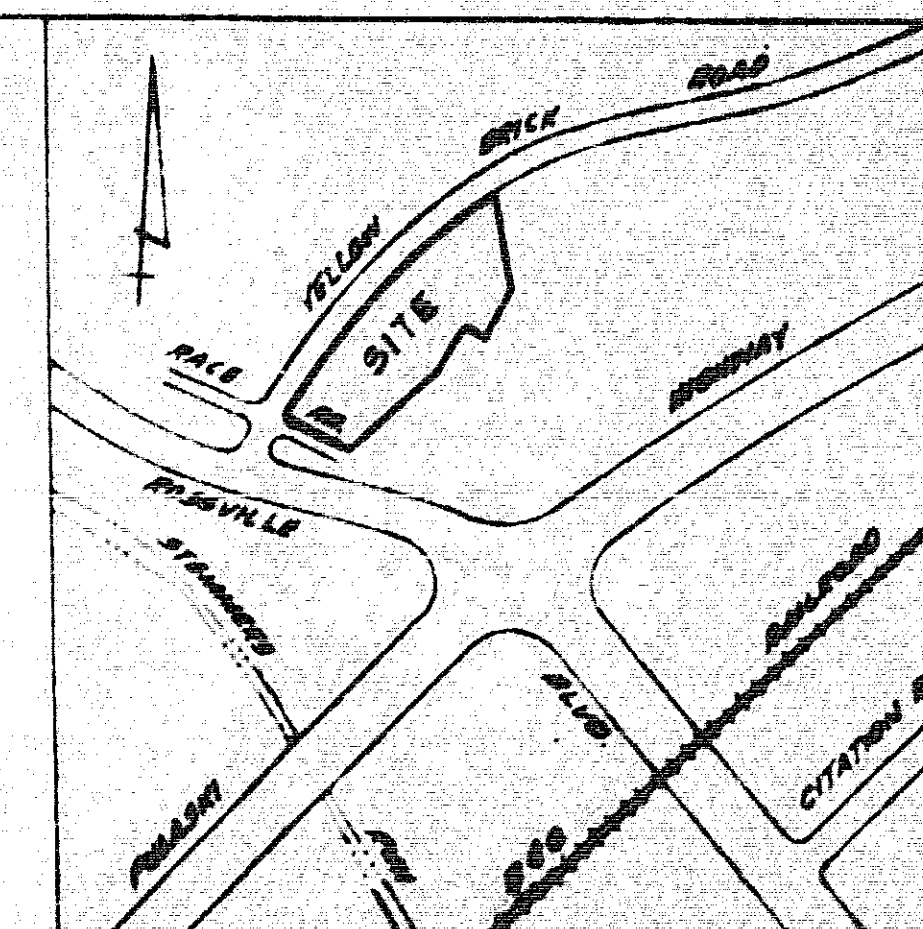
- Variance from Section 400.6(A)(1) To Permit 196 Parking Spaces in Lieu of the Required 208 Spaces for Retail, Office and Restaurant Use in A Shopping Center With Less Than 100,000 Square Feet of Leasable Space.
- Variance from Section 400.8(A)(1) To Allow Parking Spaces in the Planned Shopping Center 5 Feet From the Street Right of Way Along Yellow Brick Road in Lieu of the Required 10 Feet.
- Variance from Section 400.8(A)(2) To Allow 4 Entrances in A Shopping Center in Lieu of the Required 3 Entrances.

PETITION FOR SPECIAL EXCEPTION

- Petition for Special Exception to Permit A Double Drive-Tension (Wilson) Restaurant Without Indoor Seating in A B-2 Zoning District.

LEGEND

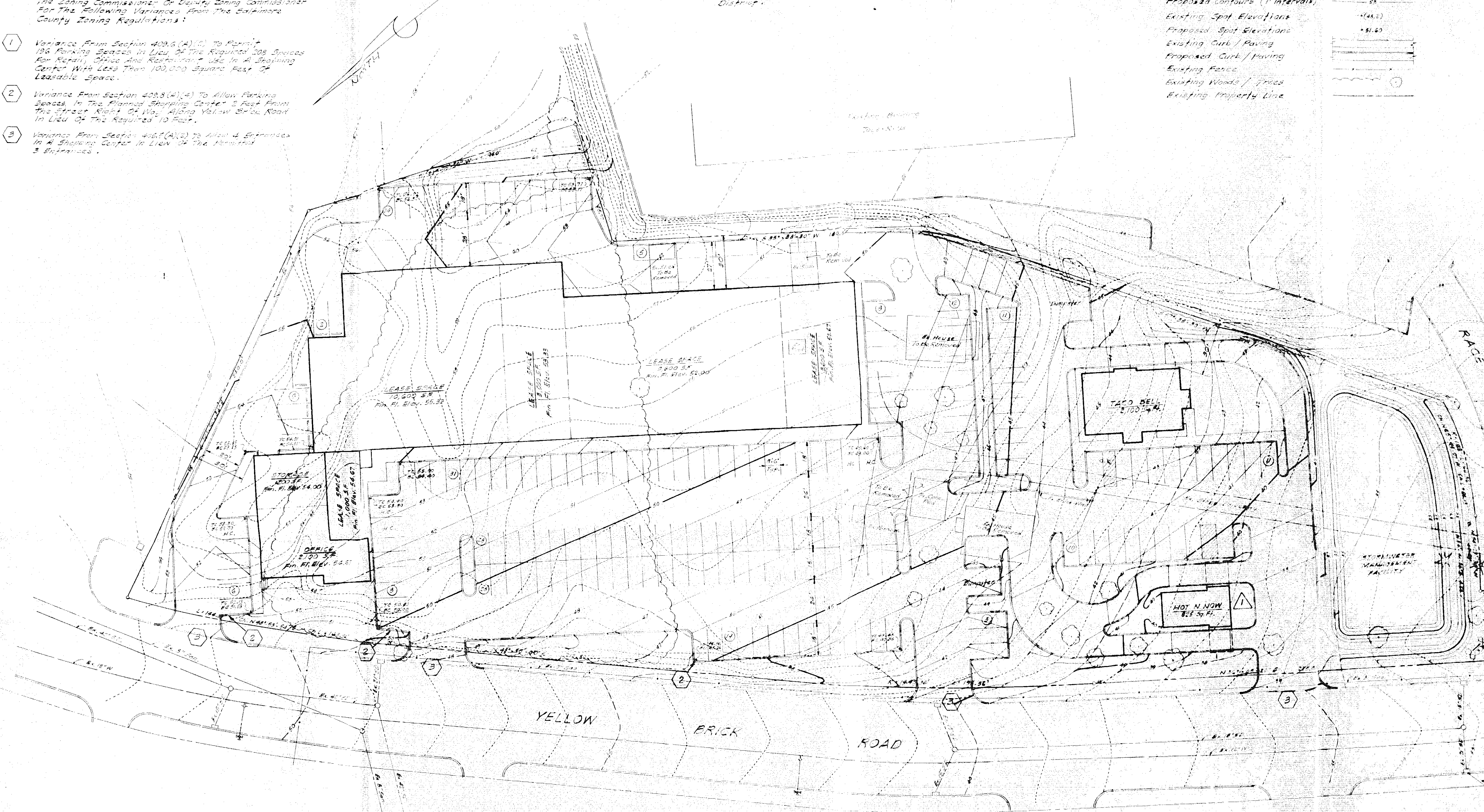
Existing Contours (1' Intervals)
Proposed Contours (1' Intervals)
Existing Spot Elevations
Proposed Spot Elevations
Existing Curb / Paving
Proposed Curb / Paving
Existing Fence
Existing Woods / Trees
Existing Property Line



LOCATION PLAN
SCALE: 1" = 500'

BENCHMARK
10.1577 A
1.0' in North End of Concrete Intersection
1.0' in South End of Same
1.0' in South End of Same
1.0' in South End of Same

94-136-A



SITE PLAN

SCALE: 1" = 30'

PROPOSED PLANNED SHOPPING CENTER

PROPOSED DEVELOPMENT

Retail 28,300 Sq. Ft.
Office 2,100 Sq. Ft.
Taco Bell 2,100 Sq. Ft.
Hot N Now 575 Sq. Ft.

PARKING

Required: Retail 28,300 / 200 = 48
Office 2,100 / 500 = 7
Taco Bell 2,100 / 50 = 42
Hot N Now 575 / 20 = 29
TOTAL = 96
Provided: 197 Plus 9 NC = 96

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Density Units	Units Proposed
B-2	3.82	NA	NA	NA
Total	3.82	NA	NA	NA

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Permitted Required	Parking Provided	Open Space Required (acres)	Open Space Proposed (acres)	Average Daily Trips	Phase	Development Schedule
NA	SEE PROPOSED DEVELOPMENT	SEE PROPOSED DEVELOPMENT	SEE PROPOSED DEVELOPMENT	SEE PROPOSED DEVELOPMENT	SEE PROPOSED DEVELOPMENT	SEE PROPOSED DEVELOPMENT	SEE PROPOSED DEVELOPMENT	SEE PROPOSED DEVELOPMENT
Total								

OPEN SPACE PROPOSAL

Local Open Space Type	Acres
Active Open Space	NA
100 Year Flood Plain	NA
Forest Buffer	NA
Amenity Area	NA
Trail and Connectors	NA
Other	NA
Total Provided	0.29
Proposed Ownership	NA
NA To Be Determined	

Undeveloped Areas	Acres
Storm Water Management	0.29
Habitat Area	NA
Other	NA
Total Provided	0.29

ADDITIONAL INFORMATION

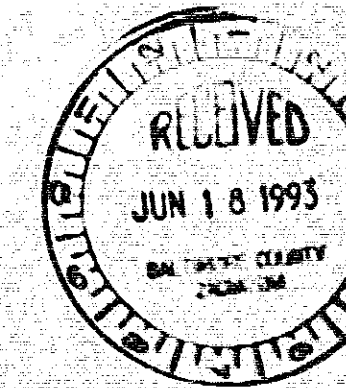
Anticipated Actions:
Variances See Petition for Variance Notes This Sheet
Waivers See Petition for Variance Notes This Sheet
Special Exceptions See Petition for Special Exception Notes This Sheet
Other
Consistency with design manuals.

Post
Purposes

SITE PROPOSAL PLAN

XV-586

NARRATIVE



	SILBERMANN & ASSOCIATES ENGINEERS/SURVEYORS 3527 EAST JOPPA ROAD BALTIMORE, MARYLAND 21234 (410) 681-6888	CONCEPT PLAN PROPOSED ROSSVILLE SQUARE YELLOW BRICK ROAD BALTIMORE COUNTY MARYLAND	1506 2 JUN 18 1995
	1506		

