

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE – SE/Corner Eastern Avenue
and Graces Quarters Road * ZONING COMMISSIONER
(Royal Farms Store)
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District
* Case No. 00-221-XA
EIS & Sons Development Corp., Owners;
Cloverland Farms Dairy, Inc., Contr. Pur. *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owners of the subject property, EIS & Sons Development Corporation, by Edward I Song, President, and the Contract Purchasers, Cloverland Farms Dairy, Inc., through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a special exception, pursuant to Section 405.4.E.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a fuel service station on the subject property in combination with a convenience store, with a sales area larger than 1500 sq.ft. In addition, the Petitioners request a variance from Section 405.4.B of the B.C.Z.R. to permit a waiver of the requirement to provide public restroom facilities. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held for this case were Frank Schilling, a representative of Cloverland Farms Dairy, Inc.; Rick Chadsey, the engineer who prepared the site plan; Ken Schmid, a Traffic Engineer; and, Robert A. Hoffman, Esquire, attorney for the Petitioners. A number of individuals from the surrounding neighborhood appeared as interested citizens, including Patrick Pomeroy, Raymond Reiner, Tom Conroy, Jack Ewing, Dennis and Tina Bailey, and Fred Diehl.

The subject property under consideration is a corner lot, located adjacent to the intersection of Eastern Avenue and Graces Quarters Road in the Chase community of southeastern

ORDER RECEIVED FOR FILING

Date 3/11/11

By [Signature]

Baltimore County. The property contains approximately 2.905 acres in area, zoned B.L.-A.S., and is presently unimproved. Cloverland Farms Dairy, Inc. has contracted to purchase the property and proposes to develop same with a Royal Farms Store. In addition to the store, a 10-pump fuel service island and related parking/stacking area is proposed. Vehicular access to the site will be by way of three entrances; two from Eastern Avenue and one from Graces Quarters Road. Interestingly, Royal Farms presently maintains a store on Graces Quarters Road, immediately across from the subject site. Testimony indicated that this store is small and the expansion of same is not feasible. However, the store apparently does a healthy business, particularly during the summer. The property is located at the gateway of Oliver Beach, not far from the Gunpowder Falls State Park and tributaries to the Chesapeake Bay. Thus, the intersection is heavily traveled, particularly during the boating season.

Mr. Chadsey testified about the plan and described the proposed construction, means of access, etc. He particularly noted that there would be a storm water management facility along the rear property line which would be used to buffer the store, parking lots, and pump islands from the residential community (Heritage) which abuts the rear property line of this site. He also described the landscape plan and proposed building construction. Extensive landscaping is proposed to buffer the use from the neighborhood and the building will be constructed of materials that will be compatible with the residential community. Landscaping of the subject site includes the construction of a 6½-foot tall shadowbox fence along the rear property line, a hedgerow, and a series of larger trees. In Mr. Chadsey's judgment, the proposed special exception use meets the criteria set out in Section 502.1 of the B.C.Z.R. That is, he believes that this use will not be detrimental to the health, safety and general welfare of the locale and that the project should therefore be approved.

Mr. Schilling also testified on behalf of Royal Farms. He described the existing operation across the street from the subject site and the need for a larger store in this area. As noted above, the existing store is apparently quite busy and it is their belief that an upgrade to Royal Farms' operation in this vicinity is warranted. Mr. Schilling also offered and described

certain conditions which the management of the store was agreeable to for the benefit of the neighborhood. These included, for example, a restriction and limitation on lighting along the rear of the property, the installation of landscaping, the placement of "no loitering" signs on the property, and a limitation on the hours for accepting deliveries. He also noted that the requested waiver of the requirement to provide public restrooms was in an effort to prevent a loitering situation from developing about the property and surrounding neighborhood.

Testimony was also received from Ken Schmid, a traffic expert. Mr. Schmid described traffic patterns in the general vicinity and more particularly, at this intersection. The intersection of Eastern Avenue and Graces Quarters Road is not signalized; however, does bear a significant volume of traffic, particularly during peak hours and in the summer time. Mr. Schmid indicated that improvements could be made to the site to increase the angle of the intersection on the southeast corner of Eastern Avenue and Graces Quarters Road, thereby slowing the turning movement of traffic immediately in front of this property. Obviously, any changes to the road pattern need be approved by the State Highway Administration and Baltimore County's Bureau of Traffic Engineering.

The citizens who appeared expressed a number of concerns. They seemed generally supportive of the project, but are worried about traffic and its impact on this residential locale. They described current traffic patterns and the existing Royal Farms Store operation across the street from the subject site.

Based upon the testimony and evidence offered, I am persuaded to grant the Petitions for Special Exception and Variance. In my judgment, the proposed use will not be detrimental to the health, safety and general welfare of the locale. The existence of the Royal Farms Store immediately across the street from this site is a persuasive factor, as is the fact that the subject property, which is zoned B.L.-A.S., is located immediately adjacent to a major intersection. Moreover, I find that the requested waiver meets the legal standards for relief to be granted.

However, in granting the requested relief, I will impose certain restrictions. First, the Petitioners shall landscape the property in accordance with the site design and County standards.

OFFICE RECEIVED FOR FILING
Date 3/9/04
By [Signature]

Thus, I will require the submission of a landscape plan for review and approval by Avery Harden, Landscape Architect for Baltimore County. Said plan shall provide an effective buffer along the rear property line adjacent to those dwellings in the residential community of Heritage. Moreover, the landscaping shall include a mix of shrubs, trees, and fencing as described by Mr. Chadsey at the hearing. Additionally, the fence shall be installed to prohibit pedestrian traffic from crossing the rear property line. Second, lighting shall be limited to the extent possible. Obviously, there are concerns over security and lighting is necessary for the safety of patrons of the store. Nonetheless, lighting shall be directed to the store, and designed to not unreasonably spill over into the residential community. In this regard, any lighting along the rear wall of the building shall be shielded from the residential community as well. Third, there shall be no trash pick-up from 8:00 PM to 7:00 AM and no fuel deliveries later than 10:00 PM or earlier than 7:00 AM. These deliveries shall be restricted in this fashion so as to prevent excess noise from emanating from the site into the community. Also, the Petitioners shall install "No Loitering" signs to prevent the site from becoming a "hang-out" spot. Finally, the Petitioners shall comply with the terms and conditions of the Zoning Advisory Committee (ZAC) comment submitted by the Office of Planning. Many of those comments are repetitive to the restrictions set forth above, and were agreed to by the Petitioners at the hearing.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of March, 2000, that the Petition for Special Exception to permit a fuel service station on the subject property in combination with a convenience store, with a sales area larger than 1500 sq.ft., pursuant to Section 405.4.E.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 405.4.B of the B.C.Z.R. to permit a waiver of the requirement to provide public restroom facilities be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioners shall submit a landscape plan for review and approval by Avery Harden, the County's Landscape Architect. Said plan shall include a mix of shrubs, trees, and fencing and designed to provide an effective buffer along the rear property line adjacent to those dwellings in the residential community of Heritage
- 3) All lighting on the subject site shall be directed to the store, and designed so that it will not unreasonably spill over into the residential community. Any lighting along the rear wall of the building shall be shielded from the residential community as well.
- 4) There shall be no trash pick-up from 8:00 PM to 7:00 AM and no fuel deliveries later than 10:00 PM or earlier than 7:00 AM.
- 5) The Petitioners shall install "No Loitering" signs to prevent the site from becoming a "hang-out" spot.
- 6) Compliance with the terms and conditions of the Zoning Advisory Committee (ZAC) comment submitted by the Office of Planning, dated December 8, 1999, a copy of which is attached hereto and made a part hereof.
- 7) 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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 3/9/00
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 8, 2000

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
SE/Corner Eastern Avenue & Graces Quarters Road
(Royal Farms Store)
15th Election District – 5th Councilmanic District
EIS & Sons Dev. Corp., Owners; Cloverland Farms Dairy, Inc., Contr. Pur.- Petitioners
~~Case No. 00-221-XA~~

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Edward I. Song, Pres., EIS & Sons Dev. Corp., 10903 Tony Dr., Lutherville, Md. 21093
Mr. Frank Schilling, Cloverland Farms Dairy, Inc., 3611 Roland Ave., Baltimore, Md. 21211
Mr. Rick Chadsey, G. W. Stephens & Assoc. Inc., 1020 Cromwell Bridge Rd, Towson, 21286
Mr. Ken Schmid, 8258 Veterans Highway, Suite 19A, Millersville, Md. 21108
Mr. Patrick Pomeroy, 7164 Cuning Circle, Baltimore, Md. 21220
Mr. Raymond Reiner, 7410 Greenbank Road, Baltimore, Md. 21220
Mr. Tom Conroy, 7122 Cuning Circle, Baltimore, Md. 21220
Mr. Jack Ewing, 7 Cuning Court, Baltimore, Md. 21220
Mr. & Mrs. Dennis Bailey, 12546 Gracewood Drive, Baltimore, Md. 21220
Mr. Fred Diehl, 12548 Gracewood Drive, Baltimore, Md. 21220
OP; DEPRM; People's Counsel; Case File

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

southeast corner of the intersection of Eastern
for the property located at Avenue and Graces Quarters
Road

which is presently zoned BL-AS

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto as made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Special Exception pursuant to Section 405.4.E.1 of the Baltimore County Zoning Regulations to permit a fuel service station in combination with a convenience store with a sales area larger than 1500 square feet.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. 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/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Robert A/ Hoffman, Esquire

Name - Type or Print _____
Signature _____
Veanble, Baetjer and Howard, LLP
Company
210 Allegheny Avenue 410-494-6200
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

EIS & Sons Development Corporation

Name - Type or Print _____
Signature _____
Edward I. Song, President
Name - Type or Print _____

Signature _____
10903 Tony Drive (410) 337-0788
Address Telephone No.
Lutherville, Maryland 21093
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman, Esquire
Name
210 Allegheny Avenue 410-494-6200
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By UCA Date 11-22-99

DROP-OFF No REVIEW

ORDER RECEIVED FOR FILING

Date 11/15/98
By [Signature]

Case No. 00-221-XA



Petition for Variance

to the Zoning Commissioner of Baltimore County

southeast corner of the intersection of Eastern Avenue and
for the property located at Graces Quarters Road

which is presently zoned BL-AS

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Variance from Section 405.4.B of the Baltimore County Zoning Regulations
to allow a waiver of the requirement to provide public restroom facilities.

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

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman, Esquire

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue 410-494-6200

Address Telephone No.

Towson, Maryland 21204

City State Zip Code

Legal Owner(s):

EIS & Sons Development Corporation

Name - Type or Print

Signature

Edward I. Song, President

Name - Type or Print

Signature

10903 Tony Drive (410) 337-0788

Address Telephone No.

Lutherville, Maryland 21093

City State Zip Code

Representative to be Contacted:

Robert A. Hoffman, Esquire

Name

210 Allegheny Avenue 410-494-6200

Address Telephone No.

Towson, Maryland 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By UCA Date 11-22-99

ORDER RECEIVED FOR FILING
Date 3/19/00
By REU/9115198

DROP OFF

NO REVIEW

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

Description to Accompany
Special Exception & Variance Application

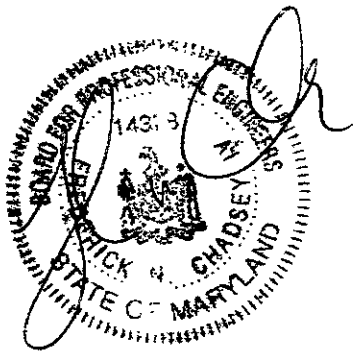
DATE November 5, 1999
Page -1-

Beginning at a point on the southeasterly right-of-way of Eastern Avenue, said point being South 22 degrees 37 minutes 14 seconds West 66.28 feet more or less, from a point formed by the intersection of the centerlines of Eastern Avenue and Grace Quarters Road running thence leaving said point of beginning, along the following 10 courses.

1. Continuing along said right-of-way of Eastern Avenue, North 62 degrees 48 minutes 32 seconds East 42.48 feet, to a point on the southerly right-of way of Grace Quarters Road,
2. Continuing along said right-of-way of Grace Quarters Road, North 73 degrees 18 minutes 13 seconds East 12.13 feet,
3. North 82 degrees 03 minutes 47 seconds East 19.73 feet,
4. South 88 degrees 59 minutes 38 seconds East 54.46 feet,
5. South 07 degrees 38 minutes 58 seconds West 3.60 feet,
6. South 78 degrees 27 minutes 59 seconds East 224.25 feet,
7. South 78 degrees 44 minutes 56 seconds East 2.57 feet,
8. Leaving said right-of-way of Grace Quarters Road, South 33 degrees 29 minutes 26 seconds West 445.04 feet,
9. North 51 degrees 52 minutes 38 seconds West 365.37 feet, to a point on the southeasterly right-of way of Eastern Avenue,
10. Continuing along said right-of-way of Eastern Avenue, North 43 degrees 41 minutes 40 seconds East 254.93 feet, to the point of beginning.

Containing 2.905 Acres of land more or less.

Note: The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.



11/15/99

ZONING DESCRIPTIONS FOR 532 EASTERN BOULEVARD

Beginning at a point on the North side of Eastern Boulevard which is 80 feet wide, at the distance of 40 feet West of the centerline of Woodward Drive which is 50 feet wide. As recorded in the Land Records of Baltimore County, Maryland in Deed 13007 Folio 264, containing 13,002 square feet. Also known as 532 Eastern Boulevard and located in the 15th Election District, 7th Councilmanic District. Said property leaving the north side of Eastern Boulevard the following 5 courses and distances:

1. Curve: R = 15.00 feet, Arc = 23.56 feet, Tangent = 15.00 feet
Chord = North 17 degrees 51 minutes 47 seconds East
Then binding on the West side of Woodward Dr.
2. North 27 degrees 08 minutes 30 seconds West 130.00 feet
Then binding on the South side of a public alley R/W
3. South 62 degrees 51 minutes 30 seconds West 90.00 feet
Then leaving the South side of the Alley
4. South 27 degrees 08 minutes 30 seconds East 145.00 feet
Then binding on the North side of Eastern Blvd.
5. North 62 degrees 51 minutes 30 seconds East 75.00 feet
To point of beginning

ZONING DESCRIPTIONS FOR 531 DORSEY AVENUE

Beginning at a point on the South side of Dorsey Avenue which is 50 feet wide, at the distance of 40 feet West of the centerline of Woodward Drive which is 50 feet wide. As recorded in the Land Records of Baltimore County, Maryland in Deed 13764 Folio 634, containing 7,202 square feet. Also known as 531 Dorsey Avenue and located in the 15th Election District, 7th Councilmanic District. Said property binding on the South side of Dorsey Avenue following 5 courses and distances:

1. South 62 degrees 51 minutes 30 seconds West 35.00 feet
Then leaving the South side of Dorsey Avenue
2. South 27 degrees 08 minutes 30 seconds East 145.00 feet
Then binding on the North side of a public alley R/W
3. North 62 degrees 51 minutes 30 seconds East 50.00 feet
Then binding on the West side of Woodward Dr.
4. North 27 degrees 08 minutes 30 seconds West 130.00 feet
5. Curve: R = 15.00 feet, Arc = 23.56 feet, Tangent = 15.00 feet
Chord = North 72 degrees 07 minutes 44 seconds West
To point of beginning

This description is for zoning purposes only and is not for the conveyance of title.

22e



NOTICE OF PUBLIC HEARING

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

Case: #00-221-XA
SES Eastern Avenue, corner
S/S Graces Quarter Road
15th Election District
5th Councilmanic District
Legal Owner(s): EIS & Sons
Development Corporation
Special Exception: To
permit a fuel service station
in combination with a con-
venience store (area larger
than 1,500 square feet).

Variance: to allow a
waiver of the requirement to
provide public restroom fa-
cilities.

Hearing: Thursday, Janu-
ary 6, 2000 at 10:00 a.m.
in Room 407, County
Courts Building, 401 Han-
ley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County.

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 867-4386.

(2) For information con-
cerning the file and/or
Hearing, Contact the Zoning
Review Office at (410) 867-
3391.

JT/12/673 Dec 21 C360514

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12-28, 20 1999

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 1 successive weeks, the first publication appearing on 12-21, 20 1999

THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

NEW DATE

RE Case No 00-221-XA

Petitioner Developer ROYAL FARM, ETAL
C/O R. HOFFMAN, ESQ

Date of Hearing/Closing 2/22/00

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at SE. CORNER GRACES

QUARTERS RD. @ EASTERN AVE.

2 - SIGNS

The sign(s) were posted on

2/2/00

(Month, Day, Year)

Sincerely,

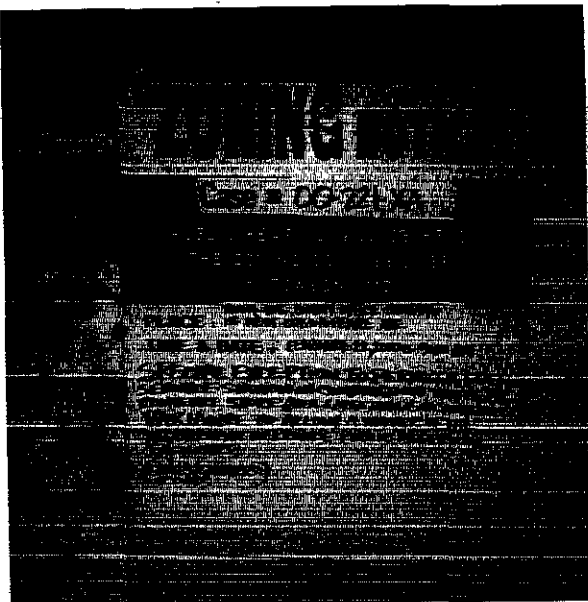
Patrick M. O'Keefe 2/3/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



00-221-XA
NEW DATE
EASTERN AVE.
GRACES QUARTERS 2/22/00

Rec 2/4/00

CERTIFICATE OF POSTING

RE Case No 00-221-XA
Petitioner/Developer VBH, ETAL
R. HOFFMAN
Date of Hearing Closing 1/25/00

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention Ms Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at GRACES QUARTERS
ROAD @ EASTERN AVE.
EX. ROYAL FARM ST.

The sign(s) were posted on

1/6/00
(Month, Day, Year)

Sincerely,

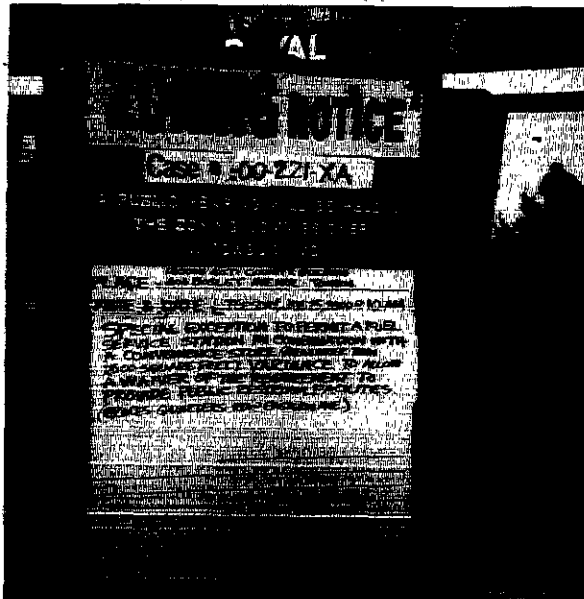
Patrick M. O'Keefe 1/8/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



2 Certificates
indicating postings
on 1/6 + 1/7

CERTIFICATE OF POSTING

RE. Case No. 00-221-XA
Petitioner/Developer: Royal Farms
Co R. Hoffman
Date of Hearing/Closing: 1/25/00

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at EASTERN AVE.
& GRACES QUARTERS
ROADS

The sign(s) were posted on 1/7/00
(Month, Day, Year)

Sincerely,

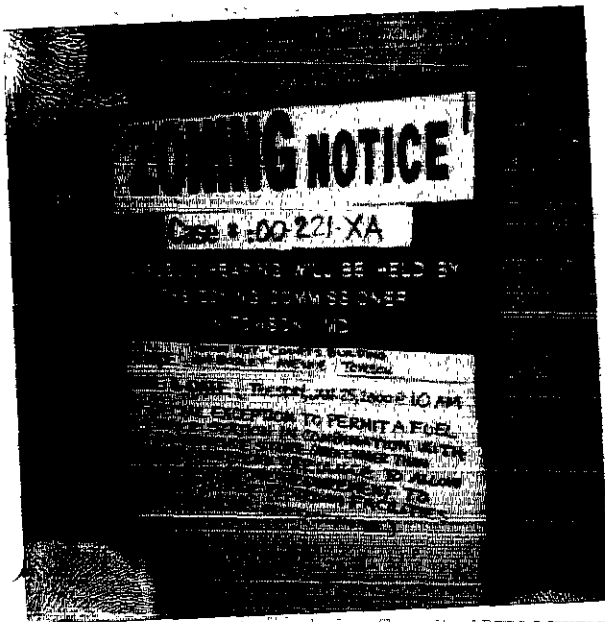
Patrick M. O'Keefe 1/7/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



00-221-XA YBH
ROYAL FARM C EASTERN &
GRACES QUARTERS
1/5/00 1/25/00

RECEIVED JAN 10 2000

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
Eastern Avenue & Graces Quarter Road, SE/S Eastern
Ave at cor S/S Graces Quarter Rd
15th Election District, 5th Councilmanic

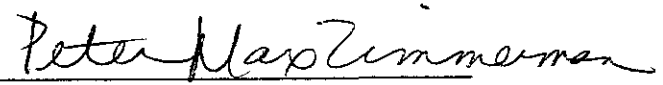
Legal Owner: EIS & Sons Development Corp.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-221-XA

* * * * *

ENTRY OF APPEARANCE

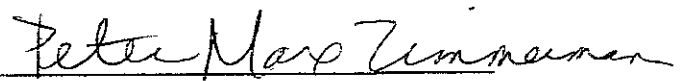
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of December, 1999 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.


PETER MAX ZIMMERMAN

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring 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 (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 221

Petitioner: _____

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: BARBARA W. ORMORD, LEGAL ASSISTANT

Address: VENABLE, BAETJER & HOWARD, LLP
210 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

Telephone Number: 410-494-6201

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 9, 1999

NOTICE OF ZONING HEARING

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

CASE NUMBER: 00-221-XA

SE/S Eastern Avenue, corner S/S Graces Quarter Road
15th Election District – 5th Councilmanic District
Legal Owner: EIS & Sons Development Corporation

Special Exception to permit a fuel service station in combination with a convenience store (area larger than 1,500 square feet). Variance to allow a waiver of the requirement to provide public restroom facilities.

HEARING: Thursday, January 6, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon" with a stylized flourish at the end.

Arnold Jablon
Director

c: Robert Hoffman, Esquire, 210 Allegheny Avenue, Towson 21204
EIS & Sons Development Corp., 10903 Tony Drive, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY DECEMBER 22, 1999**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 21, 1999 Issue – Jeffersonian

Please forward billing to:

Barbara W. Ormord, Legal Assistant
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

410-494-6201

NOTICE OF ZONING HEARING

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

CASE NUMBER: 00-221-XA

SE/S Eastern Avenue, corner S/S Graces Quarter Road
15th Election District – 5th Councilmanic District
Legal Owner: EIS & Sons Development Corporation

Special Exception to permit a fuel service station in combination with a convenience store (area larger than 1,500 square feet). Variance to allow a waiver of the requirement to provide public restroom facilities.

HEARING: Thursday, January 6, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

PP 1125 Jim H6
=8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: December 8, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Royal Farm Store

INFORMATION:

Item Number: 221

Petitioner: EIS & Sons Development Corp.

Zoning: BL-AS

Requested Action: Special Exception and Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the special exception request to permit a convenience store with a sales area larger than 1500 square feet in combination with a fuel service station, provided the visual appearance of the service station is improved. The existing service station is not very attractive. The site constitutes a gateway to the Oliver Beach community and achievement of high quality design is important at this particular location.

Section 405 of the Baltimore County Zoning Regulations facilitates the development of uses in combination with a service station in exchange for quality design. The requirements of Section 405 that are relevant to this project are as follows:

405.4.A. 2b. Except at the required access driveways, a landscape transition area shall be provided along the entire perimeter of fuel service stations. Such area shall have a minimum width of 10 feet if the fuel service station abuts a public right-of-way, and six feet in all side and rear yards abutting non-residentially zoned land, except that service stations located within 50 feet of any residentially zoned property (other than a residential zone line in a public right-of-way) shall provide a buffer measuring no less than 15 feet from the property line.

c. The landscape transition area shall be vegetated and screened in accordance with the Landscape Manual requirements for automotive uses.

d.

405.C.1.a Any structure on the site that is converted to an ancillary use or to a use in combination with a fuel service station must be upgraded to create a unifying architectural theme with other structures on the site.

b. The rear and sides of buildings on lots abutting residentially zoned properties shall be finished with materials that in texture and color resemble the front of the building. The type of façade treatment shall be indicated on the site plan or an accompanying elevation drawing and is subject to the review by the Director of Planning.

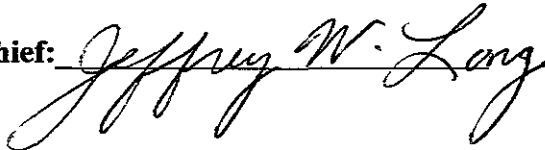
d. If the fuel service station is located within 50 feet of a residentially zoned property, lighting standards on site may not exceed a height of 18 feet and shall be directed away from any residentially zoned properties.

3. Maintenance. At all times, the premises shall be maintained in a clean and orderly condition. All landscaped areas shall be irrigated as needed and dead plants replaced. The responsibility for compliance with these provisions lies with all parties that individually or collectively have a lease or ownership interest in the fuel service station.

To assure that the proposed project complies with the above referenced requirements to the extent possible, elevation drawings, indicating materials and colors of the materials that will be used, as well as a landscape plan should be submitted to the Office of Planning. If changes are planned to the existing signage, such changes should be indicated on the plan.

The Office of Planning does not support the request to waive the restroom requirement.

Section Chief:



AFK/JL

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: December 13, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

RECEIVED JAN 06 2000

SUBJECT: Zoning Advisory Committee Meeting
 for December 13, 1999
 Item No. 221

The Bureau of Development Plans Review has reviewed the subject zoning item. The proposed access off Graces Quarter Road should be relocated farther away from the intersection.

RWB:HJO:jrb

cc: File

ZAC12139.221



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

December 28, 1999

RECEIVED JAN 13 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: EIS & SONS DEV. CORP. - 221

Location: DISTRIBUTION MEETING OF DECEMBER 13, 1999

Item No.: 221

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below 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 proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
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", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 23, 1999

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Case Number 00-221-XA, EIS & Sons Development Corporation

The above matter, previously scheduled for January 6, 2000, has been postponed at your request. The hearing has been **rescheduled for Tuesday, January 25, 2000 at 10:00 a.m. in room 407, County Courts Building, 401 Bosley Avenue.**

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,


Arnold Jablon
Director

AJ:scj

C: EIS & Sons Development Corporation, 10903 Tony Drive, Lutherville 21093





Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 28, 2000

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
SE/Corner Eastern Avenue & Graces Quarters Road
(Royal Farms Store)
15th Election District – 5th Councilmanic District
EIS & Sons Development Corporation - Petitioners
Case No. 00-221-XA

Dear Mr. Hoffman:

This letter is to confirm that the above-captioned matter has been rescheduled (from Wednesday, February 16, 2000) to Tuesday, February 22, 2000, at 9:00 AM in Room 106 of the County Office Building. Please arrange to have the property reposted with the new hearing date, time and location by no later than February 4, 2000 so as to meet the required 15-day posting period. It will not be necessary to readvertise the property.

In the meantime, should you have any questions concerning this matter, please do not hesitate to call me.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Edward I. Song, President
EIS & Sons Development Corp., 10903 Tony Drive, Lutherville, Md. 21093

Ms. Sophia Jennings, DPDM; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 28, 2000

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
SE/Corner Eastern Avenue & Graces Quarters Road
(Royal Farms Store)
15th Election District - 5th Councilmanic District
EIS & Sons Development Corporation - Petitioners
Case No. 00-221-XA

Dear Mr. Hoffman:

changed

This letter is to confirm that the above-captioned matter, which was postponed due to inclement weather on January 25, 2000, has been rescheduled for Wednesday, February 16, 2000, at 9:00 AM in Room 106 of the County Office Building. Please arrange to have the property reposted with the new hearing date, time and location by no later than February 1, 2000 so as to meet the required 15-day posting period. It will not be necessary to readvertise the property.

In the meantime, should you have any questions concerning this matter, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Edward I. Song, President
EIS & Sons Development Corp., 10903 Tony Drive, Lutherville, Md. 21093

Ms. Sophia Jennings, DPDM; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Writer's Direct Number:
410-494-6201

November 22, 1999

HAND DELIVERED

Mr. W. Carl Richards
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Petition for Special Exception and Variance
Petitioner: EIS Sons Development Corporation
Location: Southeast corner of Eastern Avenue and
Grace Quarters Road

Dear Mr. Richards:

I am drop filing the enclosed Petitions for Special Exception and Variance for the above-referenced property. This request has been previously reviewed by John Alexander of your office. This property is not in violation of any zoning laws. With this letter, I have enclosed the following documents:

1. Petition for Variance (3)
2. Petition for Special Exception (3)
2. Zoning Description (3)
3. Site Plan (12) with 200' Scale Zoning Map
4. Newspaper advertising form (1)
5. Check in the amount of \$550.00

If you have any questions or concerns regarding this filing, please give me a call.

Sincerely,


Barbara W. Ormord
Legal Assistant

Enclosures

cc: Robert A. Hoffman, Esquire
Patricia A. Malone, Esquire

00. 221-119

VENABLE
ATTORNEYS AT LAW

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations
210 Allegheny Avenue, P.O. Box 5517
Towson, Maryland 21204
(410) 494-6200 FAX (410) 821-0147
MARYLAND • WASHINGTON, DC • VIRGINIA

To: Sarah?
Continuation?
12/17/99 12/21/99
S

FAX COVER SHEET**DATE:** December 16, 1999**CLIENT/MATTER NUMBER:** 25107.152122**TO:**

	Name	Company	Fax No.	Telephone No.
1.	Arnold Jackson		410-887-5708	
2.				
3.				
4.				
5.				
6.				

FROM:**Name:** Barbara W. Ormord, Legal Assistant**Telephone No.:** 410-494-6201**TOTAL NUMBER OF PAGES (EXCLUDING COVER PAGE):** 1**CONFIDENTIALITY NOTICE****WARNING:****Unauthorized interception of this telephonic communication could be a violation of Federal and State Law**

The documents accompanying this telecopy transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for return of the original documents to us.

Message:

FYI

IF YOU HAVE A PROBLEM WITH THE RECEIPT OF THIS FAX, PLEASE TELEPHONE THE SENDER

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Robert A. Hoffman
(410) 494-6262

VENABLE
ATTORNEYS AT LAW

December 15, 1999

via facsimile 410-887-5708

Mr. Arnold Jablon, Director
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Re: Petitioner EIS & Sons Development Corporation
Proposed Royal Farm Store
Case No. 00-221-XA

Dear Mr. Jablon:

I understand that a hearing date has been chosen for the referenced case of January 6th at 10:00 a.m.. I have a hearing before the Board of Appeals scheduled for 10:00 a.m. on that same date. I would appreciate consideration of a continuance to the following week, either January 10th, 11th or 14th.

Thank you for your consideration.

Yours truly,



Robert A. Hoffman

RAH/bw

TO|DOCS1/ERL01/#93044 v1

7333 Chesapeake Rd.
Baltimore, MD 21220
February 17, 2000

Re: Zoning Variance

To Whom it may Concern:

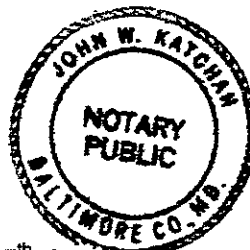
As a resident of Oliver Beach 1987, I am opposed to the proposal to construct a fuel dispensing station on the corner of Eastern Avenue and Graces Quarters Road.

Presently, there are at least three (3) unoccupied commercial establishments in this area. If the Royal Farms store relocates, there will be yet another, this time with abandoned underground fuel tanks. When Chase Auto Service closed its doors in the 1980's, Chase was host to a true eyesore and potential environmental hazard. Chase does not need another, considering the facts that:

- There is already enough food and fuel available in the community and
- Commercial properties are readily available without removing more wooded areas and creating abandoned structures.

The impact of this Royal Farm project in this Chesapeake Bay Critical Area can not be measured and should.

Please do not allow the construction of another Royal Farm store in chase.



Robert J. Buraczynski
Robert J. Buraczynski

Sworn and subscribed before me on this the 17th day of February 2000, Notary Public for the State of Maryland Baltimore County

John W. Katchan

John W. Katchan
Notary Public
My commission expires 2/2002

12548 Gracewood Drive
Baltimore, MD 21220-1238
February 17, 2000

Re: Zoning Variance

To Whom it may Concern:

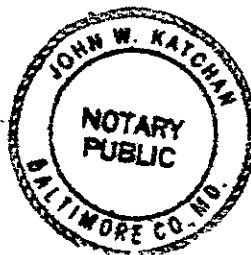
As a resident of Chase since 1981, I am opposed to the proposal to construct a fuel dispensing station on the corner of Eastern Avenue and Graces Quarters Road.

Presently, there are at least three (3) unoccupied commercial establishments in this area. If the Royal Farms store relocates, there will be yet another, this time with abandoned underground fuel tanks. Owning a piece of property very close to the existing Royal Farm store, I remember when Chase Auto Service closed its doors in the 1980's. For at least four (4) years, Chase was host to a true eyesore and potential environmental hazard. Chase does not need another, considering the facts that:

- There is already enough food and fuel available in the community and
- Commercial properties are readily available without removing more wooded areas and creating abandoned structures.

When I enclosed the patio of my home, I was personally required to obtain my own zoning variance. The impact of this Royal Farm project in this Chesapeake Bay Critical Area can not be measured and should.

Please do not allow the construction of another Royal Farm store in Chase.



A handwritten signature in cursive script, appearing to read "Fred Diehl".

Fred Diehl

Sworn and subscribed before me on this the 17th day of February 2000, Notary Public for the State of Maryland Baltimore County

A handwritten signature in cursive script, appearing to read "John W. Katchan".

John W. Katchan
Notary Public
My commission expires 2/2002

January 24, 2000

TO WHOM IT MAY CONCERN:

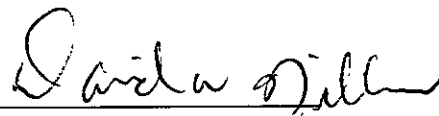
RE: ZONING

I am in opposition to a special exception to permit a fuel service station with a convenience store (Royal Farms, Eastern Avenue and Graces Quarters Road) a variance to expand to allow them to provide restrooms.

This community already has empty stores on the corners of this location. We had a High's store that closed. We had Hart's Market that closed. We had a sub shop that closed.

Within a 3 mile radius, we have enough fuel service stations with food shops to supply the community. Carroll Island shopping center is 2.8 miles and a 7-11 is 2.9 miles.

Please refuse Royal Farms the variance to expand.

Signed: 
David Miller
12547 Gracewood Drive
Baltimore, Maryland 21220

Signed this 24th day of January, 2000 before me, a Notary Public
for the State of Maryland, Baltimore County.


Carole Cross
Notary Public

My commission expires 4/1/00

January 24, 2000

TO WHOM IT MAY CONCERN:

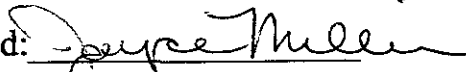
RE: ZONING

I am in opposition to a special exception to permit a fuel service station with a convenience store (Royal Farms, Eastern Avenue and Graces Quarters Road) a variance to expand to allow them to provide restrooms.

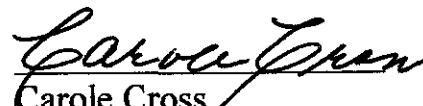
This community already has empty stores on the corners of this location. We had a High's store that closed. We had Hart's Market that closed. We had a sub shop that closed.

Within a 3 mile radius, we have enough fuel service stations with food shops to supply the community. Carroll Island shopping center is 2.8 miles and a 7-11 is 2.9 miles.

Please refuse Royal Farms the variance to expand.

Signed: 
Joyce Miller
12547 Gracewood Drive
Baltimore, Maryland 21220

Signed this 24th day of January, 2000 before me, a Notary Public
for the State of Maryland, Baltimore County.


Carole Cross
Notary Public

My commission expires 4/1/02

January 24, 2000

TO WHOM IT MAY CONCERN:

RE: ZONING

I am in opposition to a special exception to permit a fuel service station with a convenience store (Royal Farms, Eastern Avenue and Graces Quarters Road) a variance to expand to allow them to provide restrooms.

When I moved to this neighborhood in 1981, the only business located on the corner of Eastern Avenue and Graces Quarters Road was an auto repair shop that moved because they could not generate enough business to be profitable. Royal Farms is now located on that property. Presently, there are empty stores on the corners of this location.

Within 3 miles, we have enough fuel service stations with food shops to supply the community. Along with the Royal Farm store, there is a Mobil Gas station, an Amoco Gas station, and a Citgo Gas station. The Carroll Island Auto Care at the corner of Carroll Island Road and Bowley's Quarters Road also supplies gasoline. Since all of these stations are either on or right off Eastern Avenue, I can't see how permitting Royal Farms to expand their operations would be beneficial to the community.

Please refuse Royal Farms the variance to expand.

Signed: 
Carole Cross
12547 Gracewood Drive
Baltimore, Maryland 21220

Signed this 24th day of January, 2000 before me, a Notary Public
for the State of Maryland, Baltimore County.


Mary Montague
Notary Publics

My commission expires 2-1-00

January 24, 2000

TO WHOM IT MAY CONCERN:

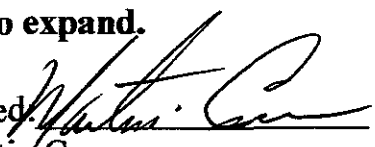
RE: ZONING

I am in opposition to a special exception to permit a fuel service station with a convenience store (Royal Farms, Eastern Avenue and Graces Quarters Road) a variance to expand to allow them to provide restrooms.

When I moved to this neighborhood in 1981, the only business located on the corner of Eastern Avenue and Graces Quarters Road was an auto repair shop that moved because they could not generate enough business to be profitable. Royal Farms is now located on that property. Presently, there are empty stores on the corners of this location.

Within 3 miles, we have enough fuel service stations with food shops to supply the community. Along with the Royal Farm store, there is a Mobil Gas station, an Amoco Gas station, and a Citgo Gas station. The Carroll Island Auto Care at the corner of Carroll Island Road and Bowley's Quarters Road also supplies gasoline. Since all of these stations are either on or right off Eastern Avenue, I can't see how permitting Royal Farms to expand their operations would be beneficial to the community.

Please refuse Royal Farms the variance to expand.

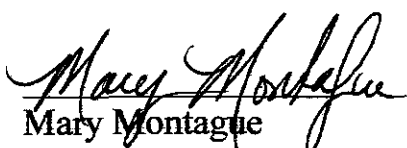
Signed 

Martin Cross

12547 Gracewood Drive

Baltimore, Maryland 21220

Signed this 24th day of January, 2000 before me, a Notary Public
for the State of Maryland, Baltimore County.


Mary Montague
Notary Publics

My commission expires 2-1-00

January 24, 2000

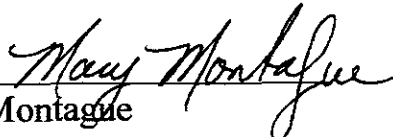
TO WHOM IT MAY CONCERN:

RE: ZONING

I am in opposition to a special exception to permit a fuel service station with a convenience store (Royal Farms, Eastern Avenue and Graces Quarters Road) a variance to expand to allow them to provide restrooms.

There are enough service stations within a 3 mile radius either on or directly off Eastern Avenue that supply gasoline, food shops and restrooms for residents and non residents. Most of Royal Farms customers are from the surrounding communities, Bay Country, Oliver Beach and my neighborhood of Heritage. I am sure we would all rather use our on facilities than a public restroom.

Please do not permit Royal Farms to expand.

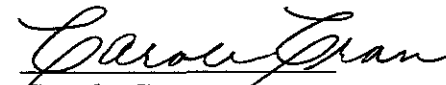
Signed: 

Mary Montague

12544 Gracewood Drive

Baltimore, Maryland 21220

Signed this 24th day of January, 2000 before me, a Notary Public
for the State of Maryland, Baltimore County.


Carole Cross

Notary Publics

My commission expires

4/1/00

January 24, 2000

TO WHOM IT MAY CONCERN:

RE: ZONING

I am in opposition to a special exception to permit a fuel service station with a convenience store (Royal Farms, Eastern Avenue and Graces Quarters Road) a variance to expand to allow them to provide restrooms.

There are enough service stations within a 3 mile radius either on or directly off Eastern Avenue that supply gasoline, food shops and restrooms for residents and non residents. Most of Royal Farms customers are from the surrounding communities, Bay Country, Oliver Beach and my neighborhood of Heritage. I am sure we would all rather use our on facilities than a public restroom.

Please do not permit Royal Farms to expand.

Signed: William C. Montague
William Montague
12544 Gracewood Drive
Baltimore, Maryland 21220

Signed this 24th day of January, 2000 before me, a Notary Public
for the State of Maryland, Baltimore County.

Carole Cross
Carole Cross
Notary Publics

My commission expires 4/1/00

January 23, 2000

Zoning Commissioner

Re: Case 00-221XA

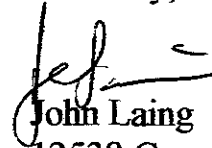
As a resident of the Heritage community I strongly object to the move of the Royal Farm Store. The move will place large capacity gasoline storage tanks immediately behind our homes, which causes me great concern. The lot will have lights on 24 hours a day and not matter what efforts are undertaken, the glare will certainly find it's way into our homes when we will want it dark to sleep.

At present vehicles traveling east on Eastern Ave move into a deceleration lane to turn onto Graces Quarters Road while others continue. Customers exiting from the proposed location will come into conflict with traffic on Eastern Ave and our relatively safe intersection will become a nightmare.

Within 3 miles of the proposed location there are several convenience stores with gas pumps that serve the needs of the community, a larger one at this location is not needed.

I strongly object to the proposed move because it will not improve service to the community. It will lower the value of our homes, create a dangerous intersection, damage our environment and ruin the tranquility of our homes.

Sincerely,



John Laing
12538 Gracewood Drive
Baltimore, Md. 21220

GERALDINE PETTUS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 18, 2003



January 23, 2000

Zoning Commissioner

Re: Case 00-221XA

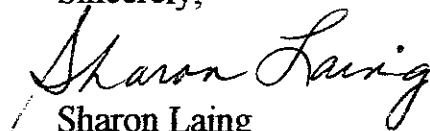
As a resident of the Heritage community I strongly object to the move of the Royal Farm Store. The move will place large capacity gasoline storage tanks immediately behind our homes, which causes me great concern. The lot will have lights on 24 hours a day and not matter what efforts are undertaken, the glare will certainly find it's way into our homes when we will want it dark to sleep.

At present vehicles traveling east on Eastern Ave move into a deceleration lane to turn onto Graces Quarters Road while others continue. Customers exiting from the proposed location will come into conflict with traffic on Eastern Ave and our relatively safe intersection will become a nightmare.

Within 3 miles of the proposed location there are several convenience stores with gas pumps that serve the needs of the community, a larger one at this location is not needed.

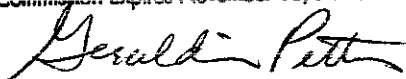
I strongly object to the proposed move because it will not improve service to the community. It will lower the value of our homes, create a dangerous intersection, damage our environment and ruin the tranquility of our homes.

Sincerely,



Sharon Laing
12538 Gracewood Drive
Baltimore, Md. 21220

GERALDINE PETTUS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 18, 2003



January 23, 2000

Zoning, to whom it may concern,

I am in opposition to a special exception to permit a fuel service station with a convenience store (Royal Farms, Eastern Ave. & Gracesquarters Rd.) a variance to expand.

I do not feel that there is a need in my community for such an expansion. There is a Mobil gas station with a food mart 2.6 miles on Eastern Ave. & Carroll Island Rd. to the west. Eastern Ave. provides no outlet east of the Royal Farm. An Amoco station with a food shop is 2.7 miles, Safeway Supermarket is 2.8 miles, 7-11 is 2.9 miles, and Carroll Island auto care with gas, all on Carroll Island Road below the above mentioned Mobil Station.

Please do not supply the Royal Farm with the variance to expand!

Sincerely,



Phillip R. Simmons Sr.
12534 Gracewood Dr.
Baltimore, Md. 21220

Signed this 23rd day of January, 2000 before me, a Notary Public for the State of Maryland, Baltimore County



Carole Cross
Notary Public

My commission expires April 1, 2000

January 23, 2000

Zoning, to whom it may concern,

I am in opposition to a special exception to permit a fuel service station with a convenience store (Royal Farms, Eastern Ave. & Gracesquarters Rd.) a variance to expand.

I do not feel that there is a need in my community for such an expansion. There is a Mobil gas station with a food mart 2.6 miles on Eastern Ave. & Carroll Island Rd. to the west. Eastern Ave. provides no outlet east of the Royal Farm. An Amoco station with a food shop is 2.7 miles, Safeway Supermarket is 2.8 miles, 7-11 is 2.9 miles, and Carroll Island auto care with gas, all on Carroll Island Road below the above mentioned Mobil Station.

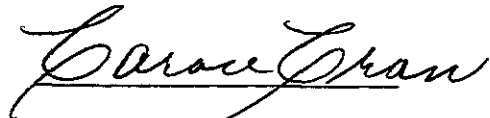
Please do not supply the Royal Farm with the variance to expand!

Sincerely,



Frances V. Simmons
12534 Gracewood Dr.
Baltimore, Md. 21220

Signed this 23rd day of January, 2000 before me, a Notary Public for the State of Maryland, Baltimore, County



Carole Cross
Notary Public

My commission expires April 1, 2000

January 28, 2000

TO WHOM IT MAY CONCERN

RE: Zoning

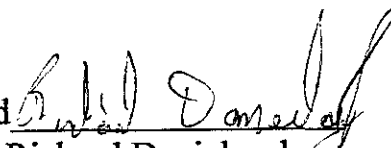
I am in opposition to a special exception to permit a fuel service station with a convenience store (Royal Farms, Eastern avenue and Graces Quarters Road) a variance to expand and allow public restrooms.

Within a 3 mile radius of this location, there are two service stations providing fuel, food and public restrooms directly on Eastern Avenue and one station directly off Eastern Avenue on Carroll Island Road. There is an auto care station on the corner of Carroll Island Road and Bowley's Quarters road that supplies fuel. Any one using Eastern Avenue to get to Graces Quarters Road could use any of these stations which are surrounded by other businesses and the Carroll Island shopping center.

We already have vacant stores on the corner of Eastern Avenue and Graces Quarters Road. The surrounding communities did not provide enough business to make Hart's Market, a video store and sub shop profitable. Since most of Royal Farm's business comes from these communities, I am sure they would rather use the bathroom in their own homes rather than a public restroom.

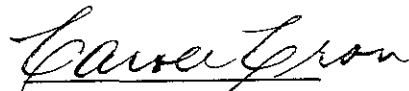
Therefore, I am requesting that you do not supply Royal Farm with the variance to expand.

Signed


Richard Danielczyk

12540 Gracewood Drive
Baltimore, Maryland 21220

Signed this 28th day of January, 2000 before me, a Notary Public for the State of Maryland, Baltimore County.


Carole Cross

My commission expires

4/1/00

January 26, 2000

TO WHOM IT MAY CONCERN

RE: Zoning

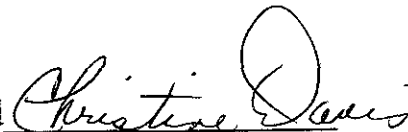
I am in opposition to a special exception to permit a fuel service station with a convenience store (Royal Farms, Eastern avenue and Graces Quarters Road) a variance to expand and allow public restrooms.

Within a 3 mile radius of this location, there are two service stations providing fuel, food and public restrooms directly on Eastern Avenue and one station directly off Eastern Avenue on Carroll Island Road. There is an auto care station on the corner of Carroll Island Road and Bowley's Quarters road that supplies fuel. Any one using Eastern Avenue to get to Graces Quarters Road could use any of these stations which are surrounded by other businesses and the Carroll Island shopping center.

We already have vacant stores on the corner of Eastern Avenue and Graces Quarters Road. The surrounding communities did not provide enough business to make Hart's Market, a video store and sub shop profitable. Since most of Royal Farm's business comes from these communities, I am sure they would rather use the bathroom in their own homes rather than a public restroom.

Therefore, I am requesting that you do not supply Royal Farm with the variance to expand.

Signed



Christine Davis

12541 Gracewood Drive

Baltimore, Maryland 21220

Signed this 26th day of January, 2000 before me, a Notary Public for the State of Maryland, Baltimore County.



Carole Cross

My commission expires

4/1/00

January 26, 2000

TO WHOM IT MAY CONCERN

RE: Zoning

I am in opposition to a special exception to permit a fuel service station with a convenience store (Royal Farms, Eastern avenue and Graces Quarters Road) a variance to expand and allow public restrooms.

Within a 3 mile radius of this location, there are two service stations providing fuel, food and public restrooms directly on Eastern Avenue and one station directly off Eastern Avenue on Carroll Island Road. There is an auto care station on the corner of Carroll Island Road and Bowley's Quarters road that supplies fuel. Any one using Eastern Avenue to get to Graces Quarters Road could use any of these stations which are surrounded by other businesses and the Carroll Island shopping center.

We already have vacant stores on the corner of Eastern Avenue and Graces Quarters Road. The surrounding communities did not provide enough business to make Hart's Market, a video store and sub shop profitable. Since most of Royal Farm's business comes from these communities, I am sure they would rather use the bathroom in their own homes rather than a public restroom.

Therefore, I am requesting that you do not supply Royal Farm with the variance to expand.

Signed Kevin Davis
Kevin Davis
12541 Gracewood Drive
Baltimore, Maryland 21220

Signed this 26th day of January, 2000 before me, a Notary Public for the State of Maryland, Baltimore County.

Carole Cross
Carole Cross

My commission expires 4/1/00

Oliver Beach Community Association

Ray Reiner, President

(410) 335-5834

Bay Country Community Association

Patrick Pomeroy 3

(H) (410) 355-8755

(W) (410) 335-4020

Winkless Run
Lefth Naley

Harewood Park
Paul Erice

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Rob Hoffmann

Frank Schilling

Ken Schmitt

Rick CHADSEY

ADDRESS

210 Allegheny Ave 21204

3611 Roland Ave. 21211

8258 Veterans Hwy Suite 19A

Milbesville, Md 21108
1020 Cromwell Bridge Rd 21226 Towson



PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

PATRICK POMEROY

Raymond Reina

Tom CONROY

JACK EWING

Tina Bailey

Dennis Bailey

FRED DIEHL

7164 CUNNING CIRCLE 21220

7410 Greenbank Rd. 21220

7122 CUNNING Circle 21220

7 CUNNING CT 21220

12546 Gracewood Dr. 21220

12546 Gracewood Dr. 21220

12548 GRAEWOOD DR 21220

May Werner
Baltimore County

GROUP	FIRST	LAST	TITLE	ADDRESS	CITY	STATE	ZIP
Greenwood Inc	Harold	Burns Jr	President	210 E Lexington St, Ste 201	Baltimore	MD	21202
Greenspring Valley Assoc	William	Stewart	Co-President	PO Box 304	Stevenson	MD	21153
Greene Tree HOA	Mark	Holz		45 River Oak Circle	Baltimore	MD	21208
Gun Road Historical & Protective Assoc.	Kaye	White	President	409 Gun Road	Relay	MD	21227
Gunpowder Valley Conservancy	Karen	Stuebing	Secretary	12124 Jericho Road	Kingsville	MD	21087
Gwynn Lake Park Comm Assoc	Pat	Jeffers	President	9 Beaconhill Road	Baltimore	MD	21207
Gwynn Oak Improv Assoc	William	Obricht	Chairman	2415 Poplar Drive	Baltimore	MD	21207
Greenbrier Improv Assoc	Lane	Bolyard	President	4116 Hillen Road	Towson	MD	21286
Green Glade Comm Assoc	Donna	Elrick	President	4203 Green Glade Road	Phoenix	MD	21131
Halethorpe Civic League	Donald	Hawkins	President	1919 Woodside Avenue	Baltimore	MD	21227
Halethorpe Improv Assoc Inc	Joe	Kinsey	President	PO Box 7306	Halethorpe	MD	21227
Hamlet Farms Comm Assoc	Jan	Staples	President	900 Old Ham Road	Parkton	MD	21120
Hampshire Fields Assoc	T. Wray	McCurdy	Exec Director	3607 Jackson Cabin Road	Phoenix	MD	21131
Hampton Gardens Comm Assoc	Joseph	Kelly	President	1115 Valewood Road	Baltimore	MD	21286
Freeland Comm Assoc	Michael	Labula	President	19901 Gore Mill Road	Freeland	MD	21053
Harewood Park Comm League	Paul	Eurice	President	PO Box 181	Chase	MD	21027
Harford Park Comm Assoc	Albert	Willis	President	2608 Linwood Avenue	Baltimore	MD	21234
Hazelwood Park East Civic Assoc	Sal	Butta	President	5212 McFall Road	Baltimore	MD	21206
Hazelwood Village HOA	Hugh	Gracey Jr	President	PO Box 70044	Baltimore	MD	21237
Helmley Court HOA	Samuel	Friedel	President	8 Hambleton Court	Baltimore	MD	21208
Hemwood Heights Comm Assoc Inc	Bernetha	George, MD/PA	President	25 Cedarhill Road	Randallstown	MD	21133
Hillbrook Camelot Improv Assoc Inc	Gary	Adams	President	8035 Neighbors Avenue	Baltimore	MD	21237
Hillendale Improv Assoc Inc	Mary	Pochman	President	PO Box 9716	Baltimore	MD	21284
Hillendale Park Comm Assoc	Louis	Hladky	President	8300 Oakleigh Road	Baltimore	MD	21234
Historic Glyndon Inc	Christian	Profaci	President	PO Box 3641	Glyndon	MD	21071
Historic Towson Inc	Carol	Allen	Exec. Director	PO Box 10072	Towson	MD	21212

0257 (M)
1667 (M)
1667 (M)
1667 (M)

(Oliver Beach)

Comm Assoc #	GROUP	FIRST	LAST	TITLE	ADDRESS	CITY	STATE	ZIP
353	Rossville Gumspring Comm Assoc	Amos	Harvey	President	7522 Rossville Blvd	Baltimore	MD	21237
354	Windless Run Improv Assoc Inc	Leigh	Raley	President	1102 Gladway Rd	Baltimore	MD	21220
355	Craddock Estates HOA	Mindy	Per	President	14 Dandelion Court	Owings Mills	MD	21117
356	West Edmondale Comm Assoc	John	Larwood	Contact	5407 Whitlock Road	Baltimore	MD	21229
357	Greater Arbutus Comm Alliance	Paula	Wolf	President	PO Box 18223	Halethorpe	MD	21227
358	Baynesville Comm Assoc	Mary Ann	Nugent	Co-President	1626 Yakona Road	Towson	MD	21286
359	Woodlawn Woodmoor Comm Assoc	Gloria	Shelton	President	PO Box 31612	Baltimore	MD	21207
360	Quail Creek Condominium Assoc	Karen	Miller	President	14206 Quail Creek Way #202	Sparks	MD	21152
361	Baltimore County Delta Comm Ctr	Gloria	Wilson-Shelton	President	PO Box 240	Randallstown	MD	21133
362	Deerfield Manor Comm Assoc	Barbara	Bundy	President	PO Box 31677	Baltimore	MD	21207
363	Stillwood HOA	Lisa	Ranocchia	President	26 Stillwood Circle	Baltimore	MD	21236
364	Hanover Road Assoc Inc	George	Harnan	President	PO Box 70	Boring	MD	21020
365	Hawthorne Civic Assoc Inc	Charles	Munzert	President	2210 Graythorn Road	Baltimore	MD	21220
366	Robin Ridge Comm Assoc	Don	Kyne	President	28 Robin Ridge Court	Baltimore	MD	21234
367	Joppa Loch Raven Business Assoc	Bud	Williams	Exec Director	PO Box 42083	Towson	MD	21284
368	Annen Woods Maintenance Corp	Gerald	Rosenthal	President	42 Stirrup Court	Pikesville	MD	21208
369	Citizens Of The Pines	Stanley	Nickens	President	5916 Old Frederick Road	Baltimore	MD	21228
370	Clearings Comm Assoc Inc	Al	Wordsworth	President	1102 Somerset Place	Lutherville	MD	21093
371	Hamiltowne Improv Assoc	Walt	Huber	President	2202 Crossett Road	Baltimore	MD	21237
372	Oakwood Comm Assoc	Hannah	Woodward	Acting President	8806 Harkate Way	Randallstown	MD	21133
373	Black Rock Neighborhood Assoc	Josephine	Hughes	President	4331 Black Rock Road	Upperco	MD	21155
374	Knollbrook Comm Assembly Inc	Mary	Birkel	President	PO Box 1212	Cockeysville	MD	21030
375	Goucher Woods HOA	Thomas	Yager	President	47 Goucher Woods Court	Towson	MD	21286
376	Queen Anne Village Assoc Inc	David	Beller	President	31 Baroness Court	Owings Mills	MD	21117
377	Charlesbrook Comm Assoc Inc	Dorothy	Shaffer	President	6603 Weymouth Court	Baltimore	MD	21212
378	Manor Oaks Comm Assoc	Elizabeth	Koury	President	7 Hidden Brook Court	Phoenix	MD	21131

Zoning Case No. 00-221-XA

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder, complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

ZONING HEARING

January 25, 2000

Room 407

Courts Building

401 Bosley Ave

Towson, Md

Special exception to permit a fuel service station with a convenience store (area larger than 1,500 square feet). Variance to allow a waiver of the requirement to provide public restroom facilities. Eastern Ave at Graces Quarters Road. **Opposite the Farm Store.**

Do you want another convenience store and gas station in your neighborhood? Do you want it behind your house? If the answer is no, we must have a large turnout at the zoning hearing. Notify all of your neighbors and friends. Those who cannot attend provide a notarized letter of your objection.

John Laing
12538 Gracewood Drive
Baltimore, Md 21220

convenience store (area larger
the requirement to provide public
restroom facilities. Eastern Ave at Graces Quarters Road. **Opposite the Farm Store.**

convenience store and

Do you

01/21/2000 15:27 14102595683
01/21/2000 14:15 14102968931

BALTOO LEGIS
BALT CO LAW OFFICE

PAGE 02
PAGE 02

§ 502

ADMINISTRATION AND ENFORCEMENT

§ 502

business and industrial, and therefore must be located with discrimination in relation to their surroundings. All the items listed are proper uses of land, but have certain aspects which call for special consideration of each proposal. Because under certain conditions they could be detrimental to the health, safety or general welfare of the public, the uses listed as special exceptions are permitted only if granted by the Zoning Commissioner, and subject to an appeal to the County Board of Appeals.

In granting any special exception, the Zoning Commissioner and the County Board of Appeals, upon appeal, shall be governed by the following principles and conditions.

502.1 Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air: [Bill No. 45-1982]
- G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations: nor [Bill No. 45-1982]
- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations. [Bill No. 45-1982]

502.2 In granting any special exception, the Zoning Commissioner or the Board of Appeals, upon appeal, shall impose such conditions, restrictions or regulations as may be deemed necessary or advisable for the protection of surrounding and neighboring properties. The owners, lessees or tenants of the property for which a special exception is granted, if required by the Zoning Commissioner, or Board of Appeals, upon appeal, shall enter into an agreement in writing with said Zoning Commissioner and/or the County Commissioners of Baltimore County,¹⁵ stipulating the conditions, restrictions or regulations governing such special exception, the same to be recorded among the land records of Baltimore County. The cost of such agreement and the cost of recording thereof shall be borne by the party requesting such special exception. When so recorded, said agreement shall govern the exercise of the special exception as granted, as to such property, by any person, firm or corporation, regardless of subsequent sale, lease, assignment or other transfer.

502.3 A special exception which has not been utilized within a period of two years from the date of the final order granting same, or such longer period not exceeding five years, as may have been specified therein, shall thereafter be void. The Zoning

¹⁵ Editor's Note: Under Section 1107 of the Baltimore County Charter, the County Council and County Executive have succeeded "to all powers heretofore vested in the county commissioners by the constitution and laws of this state."

INTERPRETATION
AND VALIDITY

APPENDIX

DISPOSITION LIST

Standard
for special
* exception A

01/21/2000 15:27 14102695683

BALTO LEGIS

PAGE 03

01/21/2000 14:15 14102960931

BALT CO LAW OFFICE

PAGE 03

§ 304

EXCEPTIONS: _____ EMENTS

§ 307

C. If the Department of Permits and Development Management has not notified the applicant of a determination pursuant to the provisions of this section, or has not notified the applicant pursuant to Section 304.4 above of the intention to require a public hearing, the dwelling shall be considered appropriate for purposes of this section.

304.6 The decision of the Zoning Commissioner or the Director of the Department of Permits and Development Management may be appealed, in which case the hearing shall be scheduled by the Board of Appeals within 45 days from receipt of the request.

304.7 The Director of the Department of Permits and Development Management shall establish appropriate fee schedules.

Section 305

Replacement of Destroyed or Damaged Dwellings

[BCZR 1955; repealed by Bill No. 124-1991; re-enacted by Bill No. 214-1991]

In case of complete or partial casualty loss by fire, windstorm, flood or otherwise of an existing dwelling that does not comply with height or area requirements of the zone in which it is located, such dwelling may be restored, provided area or height deficiencies of the dwelling before the casualty are not increased in any respect, and such restoration is subject to the limitations imposed by Section 104.2 of the Baltimore County Zoning Regulations.

Section 306

Minor Public Utility Structures

[BCZR 1955; Resolution, November 21, 1956]

Minimum lot area regulations in any zone shall not apply to repeater, booster or transformer stations, or small community dial offices.

Section 307

Variances

[BCZR 1955; Bill No. 107-1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3544, 3545, 3546, 3547, 3548, 3549, 3550, 3551, 3552, 3553, 3554, 3555, 3556, 3557, 3558, 3559, 3560, 3561, 3562, 3563, 3564, 3565, 3566, 3567, 3568, 3569, 3570, 3571, 3572, 3573, 3574, 3575, 3576, 3577, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3609, 3610, 3611, 3612, 3613, 3614, 3615, 3616, 3617, 3618, 3619, 3620, 3621, 3622, 3623, 3624, 3625, 3626, 3627, 3628, 3629, 3630, 3631, 3632, 3633, 3634, 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3665, 3666, 3667, 3668, 3669, 3670, 3671, 3672, 3673, 3674, 3675, 3676, 3677, 3678, 3679, 3680, 3681, 3682, 3683, 3684, 3685, 3686, 3687, 3688, 3689, 3690, 3691, 3692, 3693, 3694, 3695, 3696, 3697, 3698, 3699, 3700, 3701, 3702, 3703, 3704, 3705, 3706, 3707, 3708, 3709, 3710, 3711, 3712, 3713, 3714, 3715, 3716, 3717, 3718, 3719, 3720, 3721, 3722, 3723, 3724, 3725, 3726, 3727, 3728, 3729, 3730, 3731, 3732, 3733, 3734, 3735, 3736, 3737, 3738, 3739, 3740, 3741, 3742, 3743, 3744, 3745, 3746, 3747, 3748, 3749, 3750, 3751, 3752, 3753, 3754, 3755, 3756, 3757, 3758, 3759, 3760, 3761, 3762, 3763, 3764, 3765, 3766, 3767, 3768, 3769, 3770, 3771, 3772, 3773, 3774, 3775, 3776, 3777, 3778, 3779, 3780, 3781, 3782, 3783, 3784, 3785, 3786, 3787, 3788, 3789, 3790, 3791, 3792, 3793, 3794, 3795, 3796, 3797, 3798, 3799, 3800, 3801, 3802, 3803, 3804, 3805, 3806, 3807, 3808, 3809, 3810, 3811, 3812, 3813, 3814, 3815, 3816, 3817, 3818, 3819, 3820, 3821, 3822, 3823, 3824, 3825, 3826, 3827, 3828, 3829, 3830, 3831, 3832, 3833, 3834,

DIANE DeCARLO
STATE DELEGATE
6th Legislative District
Baltimore and Harford Counties

Deputy Majority Whip

Commerce and Government
Matters Committee

Subcommittees
Ethics and Election Laws
Transportation

Vice Chairman
Ethics and Election Laws



THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401-1991

Annapolis Office
303 Lowe House Office Building
410-841-3384
STATSWIDE 1-800-492-7122 Ext 3384
Fax 410-841-1112

District Office
10509 Vincent Farm Lane
White Marsh, MD 21162
410-344-0902
Fax 410-344-0904

Home Address
11121 Pulaski Hwy.
White Marsh, MD 21162
410-335-0003

FAX Cover Sheet

To: John Lang

Pages 3 including cover
sheet

FAX # 410-239-0894

From: Delegate Diane De Carlo

John

Here is the stuff on
Special exceptions and variances. I
hope it is helpful

Diane

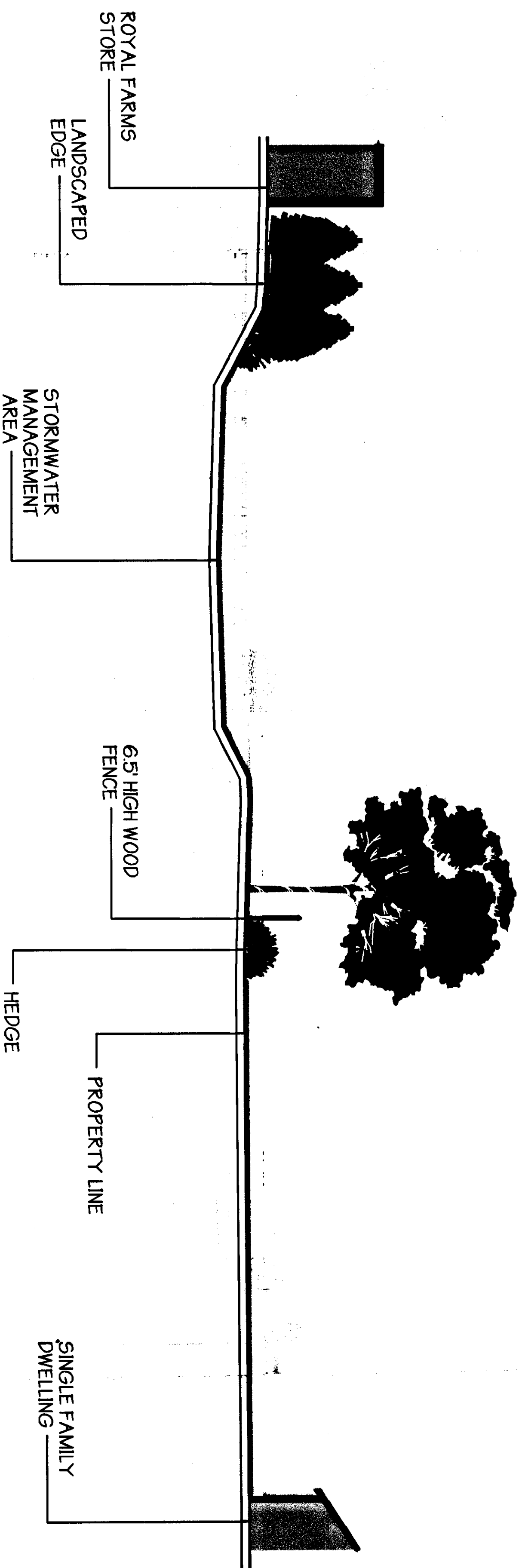
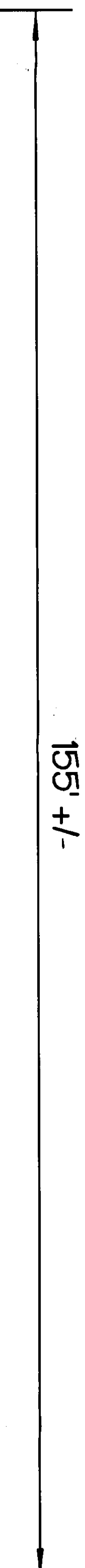
SE/S EASTERN AVENUE,
CORNER S/S GRACES QUARTER ROAD

B.L.-A.S.

2.905 ACRES

15c5

221
11/22



SITE SECTION

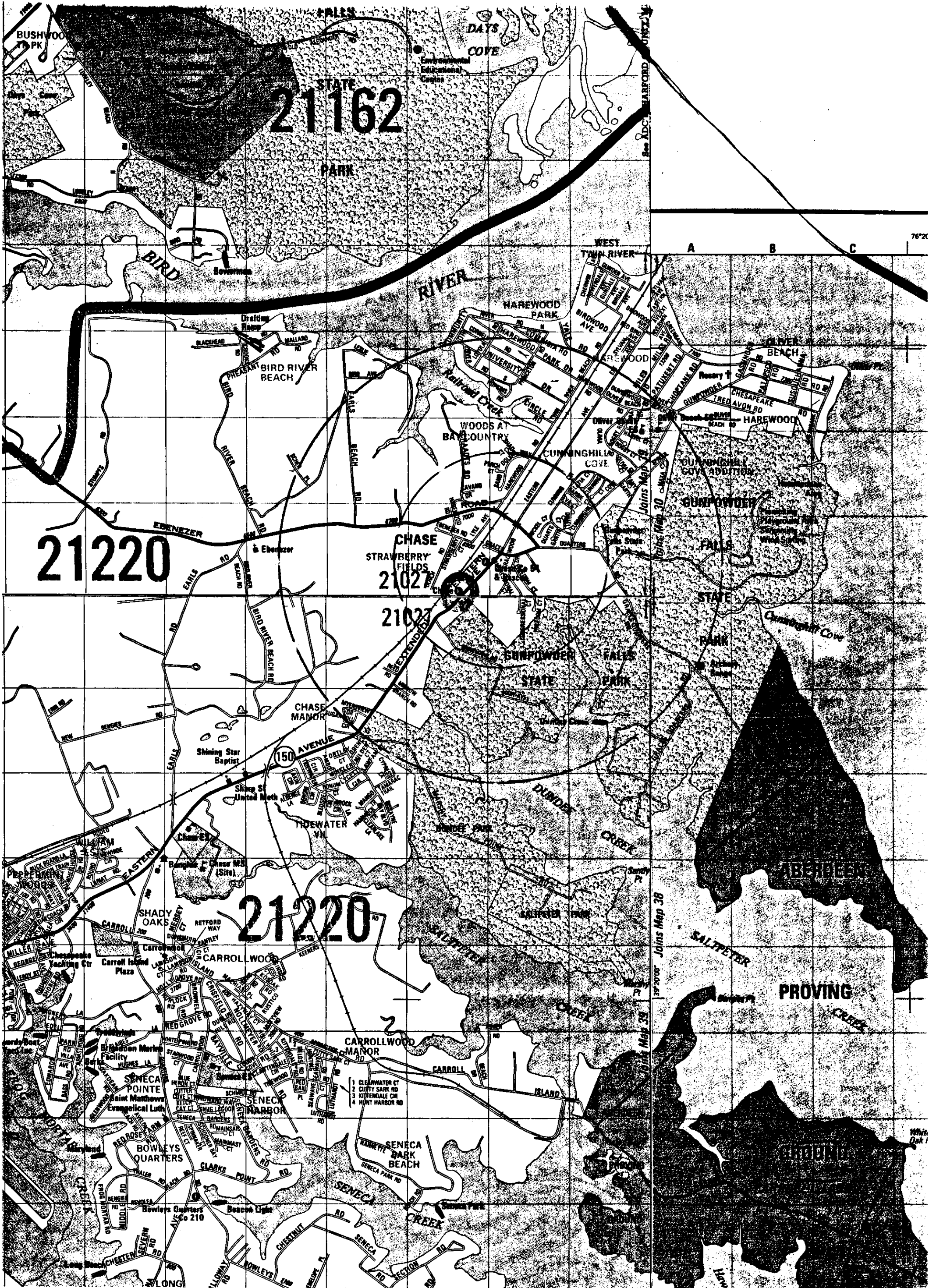
SCALE: 1" = 10'

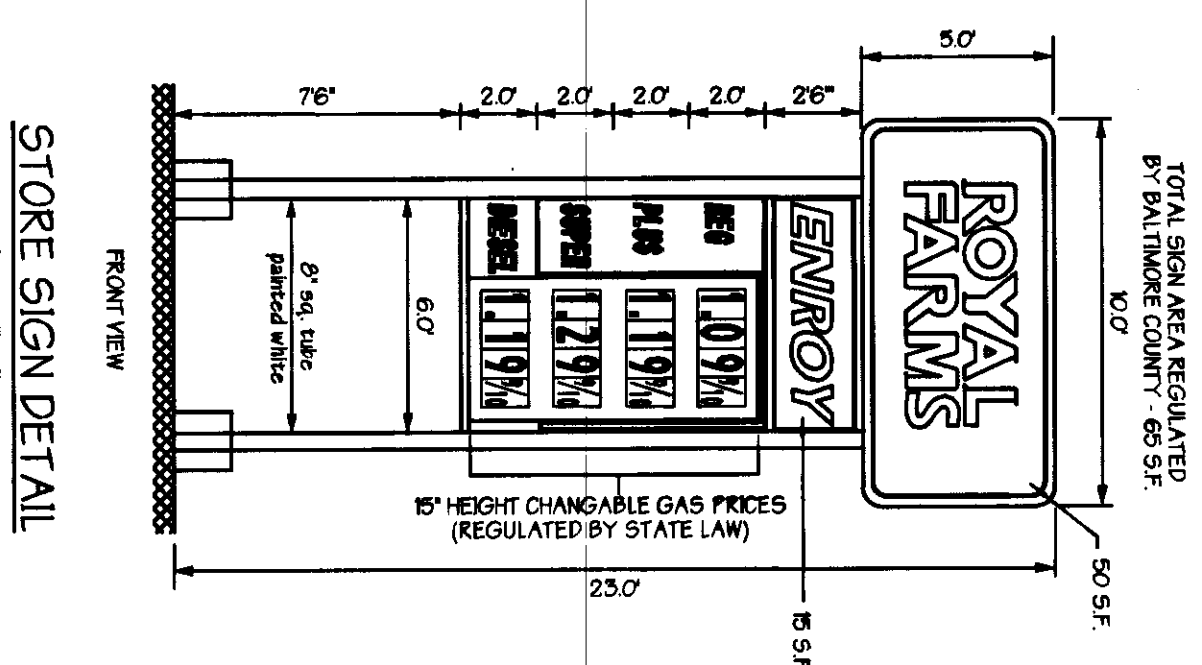
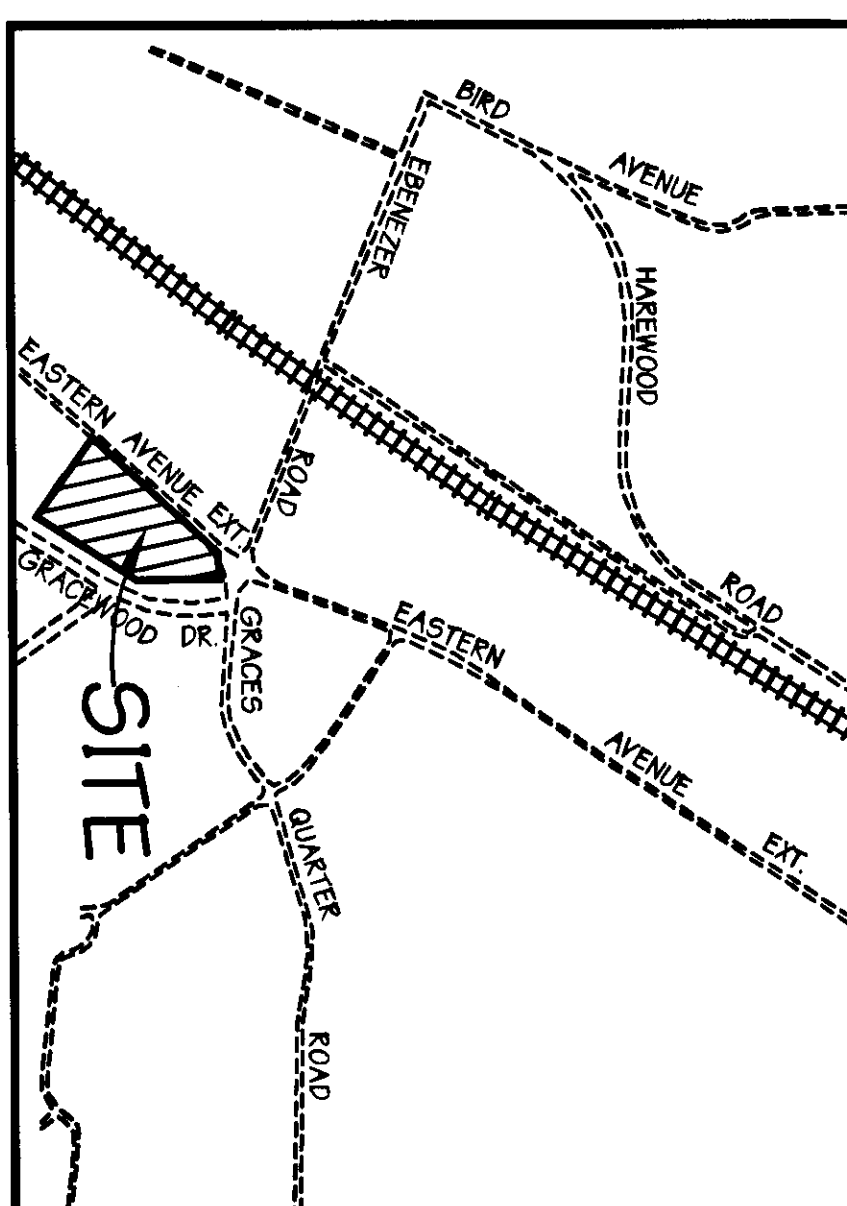
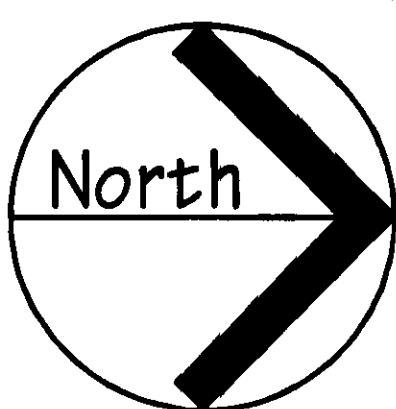
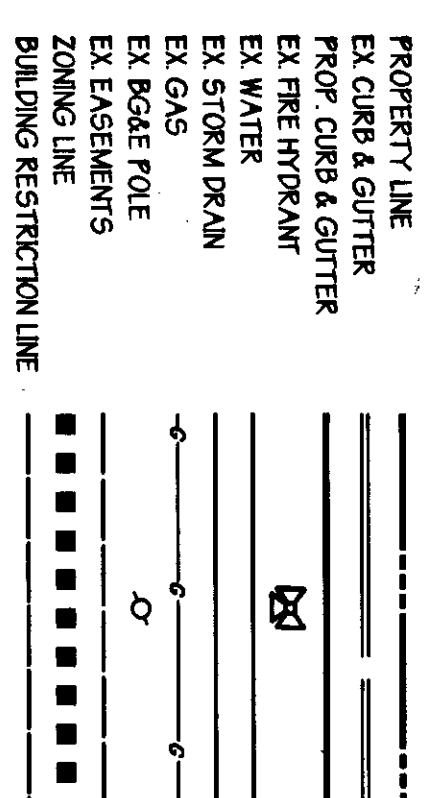
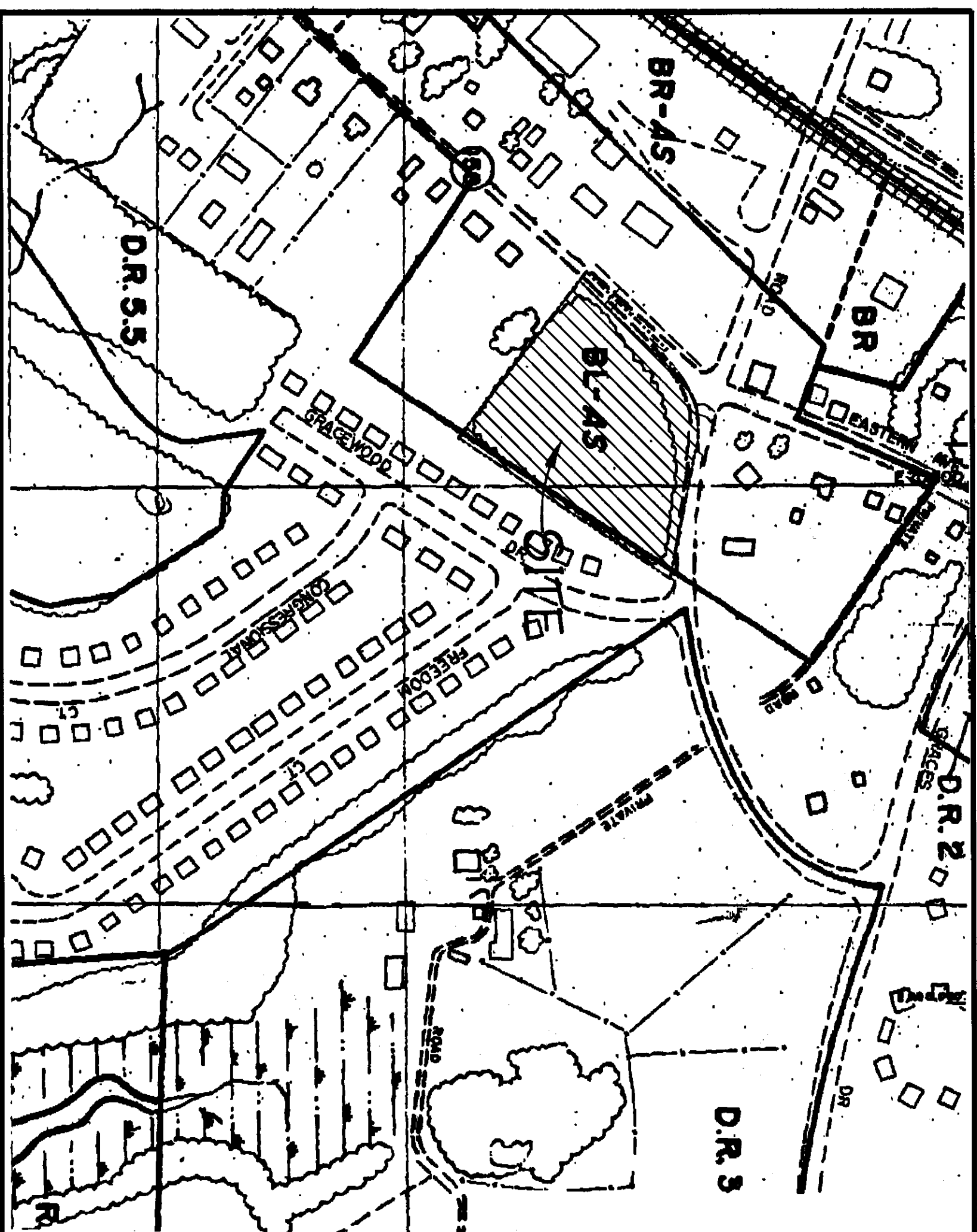


GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

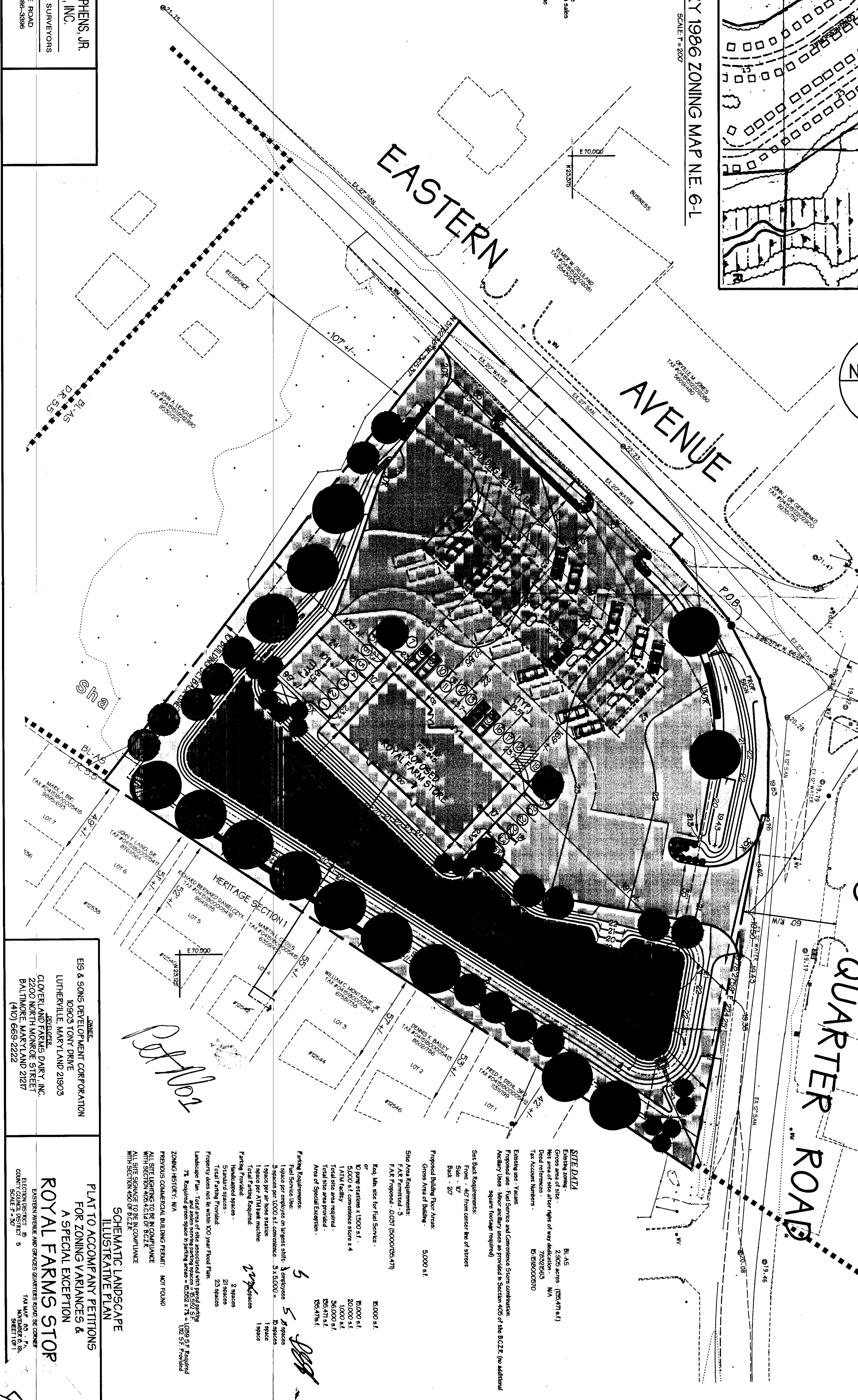
ROYAL FARMS STORE
EASTERN AVENUE AND GRACES QUARTERS ROAD, SE CORNER

JANUARY 31, 2000
SHEET 2 OF 2





ZONING RELIEF REQUESTS



GWS

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

CIVIL ENGINEERS & LAND SURVEYORS

1020 CROMWELL BRIDGE ROAD

ELIS & SONS DEVELOPMENT CORPORATION
OWNER
10903 TONY DRIVE
LUTHERVILLE, MARYLAND 21903
DEVELOPER
CLOVERLAND FARMS DAIRY, INC.
2200 NORTH MONROE STREET
BALTIMORE, MARYLAND 21217
(410) 669-2222

PLAT TO ACCOMPLISH THE PURPOSES
 FOR ZONING VARIANCES &
 A SPECIAL EXCEPTION
ROYAL FARMS STOP
 EASTERN AVENUE AND GRACES QUARTERS ROAD, SE CORNER
 T4N 14P 07, R5 - P1
 ELECTION DISTRICT 15
 COUNTY COUNCIL DISTRICT 5
 NOVEMBER 6, 1995
 SHEET 1 OF 1

SCHEMATIC LANDSCAPE
ILLUSTRATIVE PLAN