

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
 AND VARIANCE - NE/Corner Eastern and * ZONING COMMISSIONER
 Taylor Avenues *
 (500-512 Eastern Avenue) *
 15th Election District * OF BALTIMORE COUNTY
 7th Councilmanic District *
 * Case No. 00-303-SPHA
 Jaz Nick Enterprises, LLC, Harris T.
 Zipkin, et ux, and the Baltimore County *
 Revenue Authority, Owners; *
 Blackford Development, Ltd. *
 Contract Purchasers

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the Owners/Contract Purchasers of the above-captioned properties, through their attorney Leslie M. Pittler, Esquire. The Petitioners request a special hearing to approve the utilization of a residential public alley for ingress/egress to the subject property and variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 238.2 to permit a rear building setback of 23 feet in lieu of the minimum required 30 feet from the adjacent residential use; from Section 301.1.A to permit a drive-thru structure to project 37% (11 feet) into the minimum side yard setback in lieu of the allowed 25% (7.5 feet); from Section 409.A.2 to permit 45 parking spaces in lieu of the required 51; from Section 409.4.A to permit an off-site driveway, with a proposed width of 9 feet in lieu of the required 12-foot width; from Section 450.4.F.5 to permit seven (7) signs on the building in lieu of the allowed three; from Section 450.4.F.5.A to permit three to four signs per façade in lieu of the maximum allowed two signs per face; and from Section 450.4.E.5.a to permit the front 75-foot facade/elevation to exceed the square footage for signs to 172.35 sq.ft. in lieu of the maximum allowed 150 sq.ft. The subject property and relief sought are more particularly described on the red-lined site plan submitted into evidence and marked as Petitioner's Exhibit 3.

ORDER RECEIVED FOR FILING
 Date 3/2/00
 By [Signature]

Appearing at the requisite public hearing held in support of this request were Donna Deerin and Rich Ozimek, representatives of LMS Commercial Real Estate, Blackford Development Ltd., Contract Purchasers of the subject property. Also appearing on behalf of the Petition were Debra Wittle and James Heller, representatives of STV, Inc., the engineering firm which prepared the site plan for this property, Richard W. Pepper, who developed the sign package for the project, and Kevin Hiden, Architect. There were no Protestants or other interested persons present. To the contrary, the Petitioners produced a letter from the Essex Revitalization Community Corporation in support of the project, and the proposal also enjoys the support of the County's Office of Planning and Department of Economic Development.

Testimony and evidence presented disclosed that the subject parcel is a compilation of seven individual lots shown as 500, 502, 504, 506, 508, 510 and 512 Eastern Avenue. As outlined in the Petitions filed, the properties are owned separately; however, Blackford Development Ltd. has contracted to purchase same for development as a single parcel. The combined parcels in their entirety contain approximately 1.16 acres in area, split zoned B.R.-C.C.C. (.80 acres) and B.L.-C.C.C. (.36 acres). The property is located at the intersection of Eastern Avenue and Taylor Avenue in Essex. Although the rear of the property abuts an alley which is bordered on its other side by residential development, the frontage of the property is part of a commercial strip which extends in both directions on Eastern Avenue.

As noted above, Blackford Development Ltd. is under contract to purchase the subject property. They propose redeveloping the site with a CVS Pharmacy building, one-story in height and approximately 10,125 sq.ft. in area. Elevation drawings of the proposed building are shown on Sheet 2 of the site plan marked as Petitioner's Exhibit 3. Other proposed improvements to the site include the construction of a parking area containing 45 spaces to serve the Pharmacy building. The Petitioners also propose a sign package as detailed on Sheet 3 of Petitioner's Exhibit 3.

A series of variances and special hearing relief are being requested in order to develop the property as proposed. A reduced rear yard setback of 23 feet in lieu of the required 30 feet is sought for that portion of the building that will be located in the B.R. zone. That is, an appropriate

3/12/00
[Signature]

setback is met under the B.L. zoning requirements. However, in view of the split zoning of the property, variance relief for the reduced setback in the B.R. zone is required. Relief is also requested to allow a canopy for drive-thru parking in the side yard and to permit 45 parking spaces in lieu of the required 51. Additionally, special hearing relief is requested to permit access to the site from an alley which runs along the entire rear property line. This alley is also undersized and variance relief is requested to permit the existing 9-foot width in lieu of the required 12 feet. Lastly, a series of variances are requested for the sign package. These were explained in detail through the testimony of Mr. Pepper. In sum, it appears that the proposed sign package is appropriate.

As noted above, the project enjoys the support of the Essex Revitalization Community Corporation, as evidenced by their letter dated February 25, 2000. That letter indicates that the proposed redevelopment of this site will contribute to the revitalization of the Essex business community. I agree with this conclusion. Additionally, a series of conditions/restrictions are set out within that letter, which have been agreed to by and between representatives of the Essex Revitalization Community Corporation and the CVS Pharmacy. These restrictions relate to the volume and routing of truck traffic, the sign package, the character of the building façade, landscaping and buffering, lighting, and the use of the parking area. Additionally, support of the project was received from the Office of Planning through their Zoning Advisory Committee comment, dated February 24, 2000. Their comment attached a letter from CVS's representatives to that County agency setting out a number of restrictions which have been agreed to by and between the parties.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing and Variance. This is a unique site, by virtue of its significant width and narrow depth. Additionally, the property is unique by virtue of its split zoning and the existence of the alley which borders the rear property line. Collectively, these factors drive the need for the special hearing and variance relief sought. Moreover, I am persuaded that a practical difficulty would result if relief were denied and that there will be no detrimental impact to the surrounding

ORDER RECEIVED FOR FILING
Date 3/7/00
By lep

locale. In this regard, I will require compliance with the terms and conditions agreed to by the Petitioners as set forth in the Essex Revitalization Community Corporation's letter and the Zoning Advisory Committee comment from the Office of Planning.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of March, 2000, that the Petition for Special Hearing to approve the utilization of a residential public alley for ingress/egress to the subject property, in accordance with Petitioner's Exhibit 3, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 238.2 to permit a rear building setback of 23 feet in lieu of the minimum required 30 feet from the adjacent residential use; from Section 301.1.A to permit a drive-thru structure to project 37% (11 feet) into the minimum side yard setback in lieu of the allowed 25% (7.5 feet); from Section 409.A.2 to permit 45 parking spaces in lieu of the required 51; from Section 409.4.A to permit an off-site driveway, with a proposed width of 9 feet in lieu of the required 12-foot width; from Section 450.4.F.5 to permit seven (7) signs on the building in lieu of the allowed three; from Section 450.4.F.5.A to permit three to four signs per façade in lieu of the maximum allowed two signs per face; and from Section 450.4.E.5.a to permit the front 75-foot facade/elevation to exceed the square footage for signs to 172.35 sq.ft. in lieu of the maximum allowed 150 sq.ft., in accordance with Petitioner's Exhibit 3, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, 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) The Petitioners shall comply with the terms and conditions set forth in the Essex Revitalization Community Corporation's letter, dated February 25, 2000, and the Zoning Advisory Committee comment submitted by the

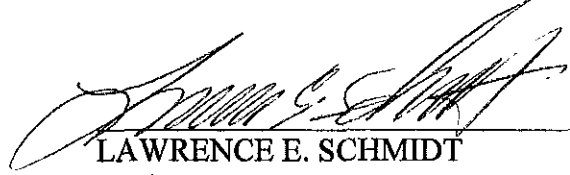
ORDER RECEIVED FOR FILING

Date

By

Office of Planning, with attachments thereto, dated February 24, 2000, copies of which are attached hereto and made a part hereof.

- 3) When applying for any permits, the site plan and/or 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 3/7/00
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 7, 2000

Leslie M. Pittler, Esquire
29 W. Susquehanna Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING and VARIANCE
NE/Corner Eastern Avenue & Taylor Avenue
(500 - 512 Eastern Avenue)
15th Election District - 7th Councilmanic District
Blackford Development, Ltd., Contract Purchasers - Petitioners
Case No. 00-303-SPHA

Dear Mr. Pittler:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing 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: Jaz Nick Enterprises, LLC, 510 Eastern Boulevard, Baltimore, Md. 21221
Mr. George F. Hale, Executive Director, Baltimore County Revenue Authority
115 Towsontown Boulevard, Towson, Md. 21286-5350
Mr. Richard Welkowitz, President, Blackford Development Ltd.
1891 Santa Barbara Drive, Suite 201, Lancaster, Pa. 17601
Essex Revitalization Community Corp., 424 1/2 Eastern Blvd., Baltimore, Md. 21221
Office of Planning; People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 500 through 512 Eastern Boulevard
which is presently zoned BL and BRCC

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

To determine that a special hearing is not necessary to allow vehicular traffic along the ten (10) foot alley (public), to the rear of the subject site as a means of ingress/egress from the subject site, the said public alley one-half (1/2) of which is zoned residential, or in the alternative, if a special hearing is required, permission to allow vehicles the right to use the aforesaid public alley for ingress/egress to the site which is the subject of this hearing

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, 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:

BLACKFORD DEVELOPMENT, LTD
Name - Type or Print
R. H. Kowalsky, PRESIDENT
Signature
1891 SANTA BARBARA DR. SUITE 201
Address
LANCASTER PA 17601
City State Zip Code

Attorney For Petitioner:

LESLIE M. PITTLER, ESQ.
Name - Type or Print
Leslie M. Pittler
Signature

Company
29 W. SUSQUEHANNA AVE 410-823-4455
Address
TOWSON MD 21204
City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City State Zip Code

Representative to be Contacted:

Leslie M. Pittler ESQ
Name
29 W. Susquehanna Ave 410-823-4455
Address
TOWSON MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 2-9-00

Case No. 00-303-A

220 9/15/98

REVISED 2/9/00

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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 500,502,504,506,508,510,512 Eastern Boulevard

which is presently zoned BR-CCC, BL-CCC

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) . . .

SEE ATTACHED EXHIBIT "A"

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

SHAPE OF SITE, NARROWNESS OF SITE
REASONS TO BE PRESENTED AT HEARING

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:

Richard Wellkowitz, Pres/Blackford Development, Ltd.

Name - Type or Print

Signature

1891 Santa Barbara Dr Ste. 201 717-569-9367

Address Telephone No.

Lancaster PA 17601
City State Zip Code

Attorney For Petitioner:

Leslie M. Pittler

Name - Type or Print

Signature

Company

29 W. Susquehanna Ave Ste. 610 410-823-4455

Address Telephone No.

Towson MD 21204
City State Zip Code

Legal Owner(s):

SEE ATTACHED EXHIBIT "B"

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Leslie M. Pittler

Name

29 W. Susquehanna Ave Ste. 610 410-823-4455

Address Telephone No.

Towson MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hr.

UNAVAILABLE FOR HEARING

Reviewed By mtk Date 1/21/00

ORDER PREPARED FOR HEARING

Case No. 00-303-A
Date 1/21/00
By [Signature]

EXHIBIT "A"

VARIANCES REQUESTED

A. Section 238.2: To allow for a rear building setback of 23' instead of the permitted minimum of 30' from the adjacent residential use.

B. Section 301.1. A: To allow for a drive-thru structure to project 37% (11'), into the minimum side yard setback instead of the permitted 25% (7.5').

C. Section 409 A.2: To allow for ~~40~~⁴⁵ parking spaces instead of the required 51 parking spaces.

D. Section 409.4 A: To allow for an off-site driveway, with a proposed width of 9' in lieu of the required 12' width.

E. Section 450.4. F.5. A [sign variance]: To allow for seven (7) signs on the building instead of the permitted three (3).

F. Section 450.4.F.5.A.[sign variance] To allow for three (3) to four (4) signs per facade instead of the permitted two (2) signs per facade.

G. Section 450.4.E.5.A.[sign variance] To allow for the front 75' facade/elevation to exceed the square footage for signs to 172.35 sf. instead of the permitted 150 sf.

ORDER RECEIVED FOR FILING
DATE 3/2/16
BY [Signature]

303



STV Incorporated

21 Governor's Court
Baltimore, Maryland 21244-2722
(410) 944-9112 fax:(410) 298-2794

00-303-A

ZONING DESCRIPTION FOR CVS PHARMACY NORTHEAST CORNER OF EASTERN AVENUE AND TAYLOR AVENUE, ESSEX BALTIMORE COUNTY, MARYLAND

BEGINNING at a point along the northerly side of Eastern Avenue, which has a variable width right of way, at the distance of 375.0 feet northeast of the centerline of Taylor Avenue, which is 50 feet wide, thence running on the said northerly side of Eastern Avenue, the ten following courses and distances,

1. South 62°36'28" West 64.47 feet to a point, thence
2. North 57°23'54" West 16.68 feet to a point, thence
3. South 62°36'28" West 69.29 feet to a point, thence
4. South 27°23'32" East 14.45 feet to a point, thence
5. South 62°36'28" West 103.16 feet to a point, thence
6. North 57°22'33" West 9.50 feet to a point, thence
7. North 57°25'12" West 7.14 feet to a point, thence
8. South 62°36'28" West 46.43 feet to a point, thence
9. South 27°23'32" East 14.40 feet to a point, thence
10. South 62°36'28" West 50.00 feet to a point, thence running on the easterly side of said Taylor Avenue,
11. North 27°23'32" West 145.00 feet to a point, thence leaving Taylor Avenue and running,
12. North 62°36'28" East 350.00 feet to a point, and
13. South 27°23'32" East 145.00 feet to the place of beginning, as recorded in the following deeds:

Liber 4851, Folio 465,
Liber 6381, Folio 716,
Liber 6815, Folio 035,
Liber 10549, Folio 254.



STV Incorporated

BEING Lots 1 through 7, Section A, in the subdivision of Essex, as recorded in Baltimore County Plat Book W.P.C. No. 3, Folio 15, containing 48,962 square feet or 1.124 acres of land, more or less. Also known as Nos. 500-512 Eastern Avenue and located in the 15th Election District.



STV INCORPORATED

Mark A. Riddle

MD Professional Land Surveyor No. 10899

December 21, 1999

MAR/jm

H:\general\data\02501\zondescr.doc



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: #00-303-A

500, 502, 504, 506, 508, 510, 512 Eastern Avenue
N/S Eastern Boulevard, 375' NE of centerline Taylor Avenue
Legal Owner(s): Judy Ann Zipkin & Harris Terrell Zipkin
(502, 508, 510, 512 Eastern Avenue), Jaz Nick
Enterprises LLC (500 Eastern Avenue); Baltimore
County Revenue Authority (504-506 Eastern Avenue)
Contract Purchaser: Blackford Development, Ltd.

Variance: to allow a rear building setback of 23 feet in lieu of the permitted minimum of 30 feet from the adjacent residential use; to allow a drive-thru structure to project 37% into the minimum side yard setback in lieu of the permitted 25%; to allow 46 parking spaces in lieu of the required 51 parking spaces; to allow an off-site driveway with a proposed width of 9 feet in lieu of the required 12 feet; to allow for 7 signs on the building in lieu of the permitted 3; to allow 3 to 4 signs per facade in lieu of the permitted 2 signs per facade; and to allow the front 75-foot facade/elevation of 172.35 square feet in lieu of the permitted 150 square feet.

Hearing: Friday, February 25, 2000 at 2:00 p.m. in Room 108, County Office Building, 111 West Chesapeake 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) 887-4386.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at: (410) 887-3391.

2/09/1 February 10 C368879

CERTIFICATE OF PUBLICATION

TOWSON, MD, 2/11, 2000

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 2/10, 2000.

THE JEFFERSONIAN,
S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 077959

DATE 1/21/00 ACCOUNT 01-6150

By 303 AMOUNT \$ 250.00

RECEIVED FROM: Letter to Public PA - 5121-1688 from Public

FOR: 020-6150 Variance - \$250.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 076720

DATE 2-9-00 ACCOUNT 01-6150

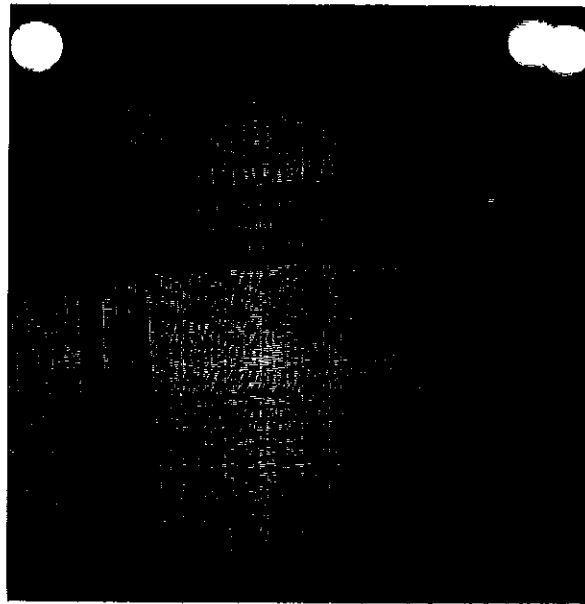
AMOUNT \$ 250.00

RECEIVED FROM: Letter to Public PA - 5121-1688 from Public

FOR: SPH. 1126.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION



CERTIFICATE OF POSTING

**RE: CASE # 00-303-SPHA
PETITIONER/DEVELOPER
(Blackford Develop. Ltd.)
DATE OF HEARING
(2-25-00)**

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

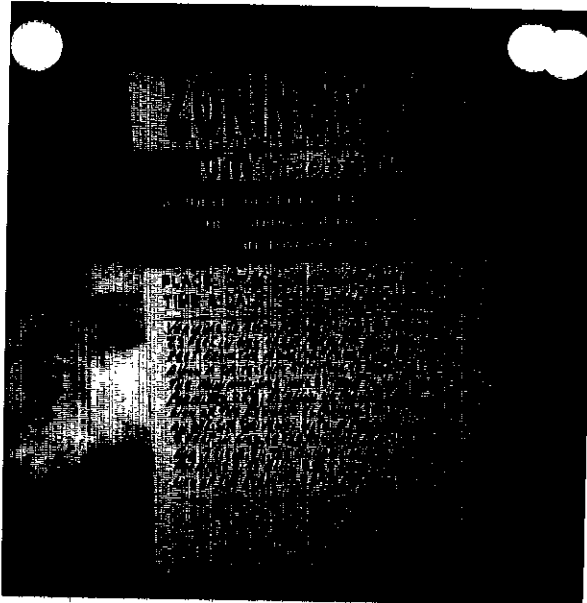
ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

500,502,504,506,508,510 &512 Eastern Ave. Baltimore, Maryland 21221_____

**THE SIGN(S) WERE POSTED ON_____ 2-10-00 _____
(MONTH, DAY, YEAR)**



SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

**_____
THOMAS P. OGLE SR.**

**_____
325 NICHOLSON ROAD**

**_____
BALTIMORE, MARYLAND 21221**

**_____
410-687-8405
(TELEPHONE NUMBER)**

2-16

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: 00-303-A
Petitioner: Blackford Development, Ltd.
Address or Location: 570-572 Eastern Blvd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Leslie M. Pittler
Address: 29 W. Susquehanna Ave, Ste 610
Towson, MD 21204
Telephone Number: 410-823-4455



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

January 31, 2000

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: 00-303-A

500, 502, 504, 506, 508, 510, 512 Eastern Avenue

N/S Eastern Boulevard, 375' NE of centerline Taylor Avenue

Legal Owners: Judy Ann Zipkin & Harris Terrell Zipkin (502, 508, 510, 512 Eastern Avenue); Jaz Nick Enterprises LLC (500 Eastern Avenue); Baltimore County Revenue Authority (504-506 Eastern Avenue)

Contract Purchaser: Blackford Development Ltd.

Variance to allow a rear building setback of 23 feet in lieu of the permitted minimum of 30 feet from the adjacent residential use; to allow a drive-thru structure to project 37% into the minimum side yard setback in lieu of the permitted 25%; to allow 46 parking spaces in lieu of the required 51 parking spaces; to allow an off-site driveway with a proposed width of 9 feet in lieu of the required 12 feet; to allow for 7 signs on the building in lieu of the permitted 3; to allow 3 to 4 signs per façade in lieu of the permitted 2 signs per façade; and to allow the front 75-foot façade/elevation of 172.35 square feet in lieu of the permitted 150 square feet.

HEARING: Friday, February 25, 2000 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon, Director

c: Leslie Pittler, Esquire, 29 W. Susquehanna Ave., Suite 610, Towson, MD 21204
Harris Zipkin, 510 Eastern Boulevard, Baltimore, MD 21221
Judy Zipkin, 8814 Philadelphia Road, Baltimore, MD 21237
Jaz Nick Enterprises, LLC, 510 Eastern Boulevard, Baltimore, MD 21221
Balto. County Revenue Authority, 115 Towsontown Blvd., Towson, MD 21286
Blackford Development, 1891 Santa Barbara Dr., Ste. 201, Lancaster, PA 17601

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 10, 2000.**
- (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
Thursday, February 10, 2000 Issue – Jeffersonian

Please forward billing to:

Leslie M. Pittler, Esquire
29 W. Susquehanna Avenue
Towson, MD 21204

410-823-4455

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: 00-303-A

500, 502, 504, 506, 508, 510, 512 Eastern Avenue

N/S Eastern Boulevard, 375' NE of centerline Taylor Avenue

Legal Owners: Judy Ann Zipkin & Harris Terrell Zipkin (502, 508, 510, 512 Eastern Avenue); Jaz Nick Enterprises LLC (500 Eastern Avenue); Baltimore County Revenue Authority (504-506 Eastern Avenue)

Contract Purchaser: Blackford Development Ltd.

Variance to allow a rear building setback of 23 feet in lieu of the permitted minimum of 30 feet from the adjacent residential use; to allow a drive-thru structure to project 37% into the minimum side yard setback in lieu of the permitted 25%; to allow 46 parking spaces in lieu of the required 51 parking spaces; to allow an off-site driveway with a proposed width of 9 feet in lieu of the required 12 feet; to allow for 7 signs on the building in lieu of the permitted 3; to allow 3 to 4 signs per façade in lieu of the permitted 2 signs per façade; and to allow the front 75-foot façade/elevation of 172.35 square feet in lieu of the permitted 150 square feet.

HEARING: Friday, February 25, 2000 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue


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.



Baltimore County
Fire Department

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

February 15, 2000

RECEIVED FEB 23 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: YORK AYLESBURY, LLC - 301
HARRIS TERRELL ZIPKIN AND JUDY ANN ZIPKIN, JAZ NICK
ENTERPRISES LLC, BALTIMORE COUNTY REV. AUTH. - 303

Location: DISTRIBUTION MEETING OF JANUARY 31, 2000

Item No.: 301 AND 303

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.

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

0000 25 887

cc: File



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

INTEROFFICE CORRESPONDENCE

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

DATE: February 4, 2000

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review
 Department of Permits & Development
 Management

SUBJECT: Zoning Advisory Committee Meeting
 for February 7, 2000
 Item No. 303

The Bureau of Development Plans Review has reviewed the subject zoning item. The entrance on Eastern Avenue should be built per the Department of Public Works' Standard Plate R-32 located a minimum of 15 feet from the property line with 10-foot minimum curb radius.

Also, the alley behind the proposed building will be used by truck traffic from this commercial site requiring a 20-foot-wide alley right-of-way per Public Facilities Policies, Section 9.4.3 of Development Procedures and Policy Manual.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: February 9, 2000
SUBJECT: Zoning Item #303
500 - 512 Eastern Blvd.
CVS Pharmacy

RECEIVED FEB 09 2000

Zoning Advisory Committee Meeting of January 31, 2000

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - ☐ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - ☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
 - ☒ Development of this property must comply with Article IX, Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains, if applicable (see general note #11 on variance plat).

Reviewer: Mike Kulis

Date: February 9, 2000

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *WBS*

DATE: March 8, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 22, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
323	9013 Liberty Road
324	9704 William Parks Road
325	609 Sunspot Road
327	314 Garrison Forest Road
328	122 Grist Shore Way
330	9901 York Road
331	4017 Black Rock Road
303	500-512 Eastern Boulevard
488	1823 York Road
321	408 Delaware Avenue
322	Melrose Avenue/Egges Lane

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 23, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for *February 28, 2000*
Case #00-303-A -
500 through 512 Eastern Boulevard

The Bureau of Development Plans Review has reviewed the subject zoning item. See our comments dated February 4, 2000.

RWB:HJO:jrb

cc: File

ZAC-2-28-2000-CASE00-303-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 24, 2000

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

RECEIVED MAR 03 2000

SUBJECT: 500 Block Eastern Avenue

INFORMATION:

Item Number: 303

Petitioner: Richard Welkowitz, President/Blackford Development, Ltd.

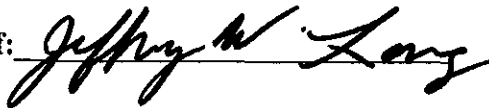
Zoning: BR-CCC and BL-CCC

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has met with representatives of CVS regarding the subject project proposal. The attached memo from Donna Deerin dated February 23, 2000 accurately reflects the agreed upon conditions with reference to this case. Based upon the above mentioned agreement and a review of the information provided, the Office of Planning recommends that the applicant's request be granted.

Section Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: February 2, 2000

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 303 (MJK)
500 – 512 Eastern Blvd.
MD 150
Mile Post 3.22

Dear Ms. Jackson:

RECEIVED FEB 04 2000

This office has reviewed the referenced item and we have no objection to approval of the variance request.

However we will require the owner to obtain an access permit and as a minimum the following will be conditioned to the permit:

- An operational traffic impact analysis will be required.
- A hydraulic analysis will be required.

Should any additional information be required please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**Baltimore County Government
Department of Economic Development**



400 Washington Avenue
Towson, MD 21204

(410) 887-8000
Fax (410) 887-8017

MEMORANDUM

To: Timothy M. Kotrocco
Deputy Zoning Commissioner

From: Andrea Van Arsdale *AVA*
Revitalization Director

Date: February 24, 2000

Re: 500-512 Eastern Boulevard- Case No. 00-303-A

The Department of Economic Development supports the requested variances for the above noted case. The site is located within the County designated Essex Commercial Revitalization District, which has been a target for business revitalization efforts. Over the past decade, the 500 block of Eastern Boulevard has been underutilized. The Department of Economic Development has been active throughout the redevelopment of this block and believes this redevelopment is necessary to continue the revitalization of the area.

Without the requested parking and setback variances, redevelopment of this block with modern uses can not occur. The proposed CVS will provide pharmaceutical and retail services that are currently unavailable in the commercial core of Essex. This store is another major reinvestment in the area and continues to rebuild the customer base in the heart of Essex. The overall project will enhance the appearance of Eastern Boulevard, generate new income and property tax revenue and strengthen the economic viability of Essex.

If you have any questions, please call Abigail Byers of my staff at ext. 3990.

RE: PETITION FOR VARIANCE
500, 502, 504, 506, 508, 510, 512 Eastern Boulevard,
N/S Eastern Blvd, 375' NE c/l Taylor Ave
15th Election District, 7th Councilmanic

Legal Owner: Harris T. & Judy A. Zipkin, Jaz Nick
Enterprises, Balto. Co. Revenue Authority
Contract Purchaser: Blackford Development, Inc.
Petitioner(s)

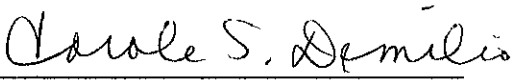
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-303-A

* * * * *

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 7th day of February, 2000 a copy of the foregoing Entry of Appearance was mailed to Leslie M. Pittler, Esq., 29 W. Susquehanna Avenue, Suite 610, Towson, MD 21204, attorney for Petitioners.


PETER MAX ZIMMERMAN

Baltimore County Revenue Authority

115 TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5350
TELEPHONE 410-887-3127
FAX 410-296-7459

Case # 00-303-SPNA

JAN 10

January 6, 2000

Mr. Lawrence E. Schmidt
Zoning Commissioner
Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

Re: 504-506 Eastern Avenue

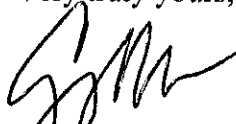
Dear Mr. Schmidt:

The Baltimore County Revenue Authority is the owner of the two parcels of land located at 504-506 Eastern Avenue in Essex, Baltimore County, Maryland.

The Authority has no objection to the contract purchaser filing for the variances required for redevelopment of these parcels.

Please feel free to call me at (410) 887-3127 if you have any questions regarding this matter.

Very truly yours,



George E. Hale
Executive Director

GEH/mls
G0001534



Baltimore County
Zoning Commissioner

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

March 14, 2000

Leslie M. Pittler, Esquire
29 W. Susquehanna Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING and VARIANCE
NE/Corner Eastern Avenue & Taylor Avenue
(500 – 512 Eastern Avenue)
15th Election District – 7th Councilmanic District
Blackford Development, Ltd., Contract Purchasers - Petitioners
Case No. 00-303-SPHA

Dear Mr. Pittler:

In response to your letter dated March 14, 2000 concerning Restriction No. 2 of the Order issued in the above-captioned matter, the following comment is offered. You noted that the letter dated February 25, 2000 from the Essex Revitalization Community Corporation, which was incorporated as a condition to the grant of the relief, referenced an attached fax from Gary Lorio of CVS, which was not attached to the Order.

Please be advised that the fax from Mr. Lorio of CVS is, in fact, a part of the Order issued in this case and was indeed inadvertently not attached to the Order. Therefore, by copy of this letter to all parties to the case, a copy of that fax is being forwarded herewith and is to be considered part and parcel of the Order.

Thank you for bringing this matter to my attention.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs
Attachment

cc: Jaz Nick Enterprises, LLC, 510 Eastern Boulevard, Baltimore, Md. 21221
Mr. George F. Hale, Executive Director, Baltimore County Revenue Authority
115 Towsontown Boulevard, Towson, Md. 21286-5350
Mr. Richard Welkowitz, President, Blackford Development Ltd.
1891 Santa Barbara Drive, Suite 201, Lancaster, Pa. 17601
Essex Revitalization Community Corp., 424 1/2 Eastern Blvd., Baltimore, Md. 21221
Office of Planning; People's Counsel; Case File



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LESLIE M. PITTLER

ATTORNEY-AT-LAW

SUITE 610

29 WEST SUSQUEHANNA AVENUE

TOWSON, MARYLAND 21204

(410) 823-4455

FACSIMILE
(410) 583-2437

March 14, 2000

MAR 13

Lawrence E. Schmidt, Esquire
Zoning Commissioner for Baltimore County
Suite 405, County Courts Building
Towson, Maryland 21204

Case Number 00-303-SPHA

Dear Larry:

As part of your Order in the above-captioned case, you incorporated by reference a letter from ERCCO to you, dated February 25, 2000. On page 2 of that letter there was a handwritten note affixed to the second full paragraph which stated as follows "as noted in the attached fax from Gary Lorio of CVS dated February 24, 2000." However the fax itself was not forwarded as part of the Order which obviously was inadvertent. I am enclosing a copy of that fax to you, although the original is in your file from the hearing and ask that we be sure that it is in fact part of the Order.

Many thanks!

Very truly yours,



Leslie M. Pittler

cc: Ms. Donna Deerin
Rich Ozimek

LMS Commercial Real Estate

1891 Santa Barbara Drive ♦ Suite 201 ♦ Lancaster PA 17601
 phone: (717) 569-9373 ♦ 1-800-864-2633
 fax: (717) 560-9909

February 23, 2000

Lynn Lanham, Coordinator DRP
 Office of Planning
 County Court Building
 Towson MD 21204

RE: DRP #430 / EASTERN & TAYLOR / PROPOSED CVS / ESSEX MD

Dear Lynn:

This letter is in response to your February 8, 2000 memo to Jeff Long, as it relates to the comments from the Design Review Panel on the above referenced project. In an effort to address each of the twelve (12) items, I will address the question, give my response, and if necessary, give my reasoning.

1. We are unable to move the building closer to Eastern Avenue for two reasons: (a) the site works from a convenience standpoint because of the ability to have traffic circulate around the building in order to get to the drive-thru window. If we push the building forward you eliminate the ability for customers entering from the main entrance, at the front of the store to utilize the drive-thru without exiting the site and circling around the block, (b) without full utilization of the drive-thru window, the sales cannot support the economics of the project. We will, however, create a brick edging with the landscape areas located on the sidewalks running parallel to Eastern Blvd in order to create the effect of having the desired street open, as shown on the attached plan.
2. The drive-thru window is on the side of the building.
3. We can work with the County on a design that is brick on the long side of the building up to the roof, while keeping the off-set in building heights, as long as we still have the sign band.
4. We prefer to keep the roof material on the front entrance, as shown in the prototypical plans and specifications, however, if we can change the materials without changing the structural design and without adding additional expenses to the overall project cost, we will comply with your request.
5. We will move the freestanding sign to the corner of Taylor and Eastern. We are working with Economic Development to design the sign to "fit-in" with the bus shelter which is also located at this corner in order to avoid cluttering the sidewalk area. We will co-operate to make the design of the bus shelter sign co-ordinate with the same brick as the building.
6. We have agreed to provide landscaping or a privacy fence for each of the neighboring properties directly across the alley from our rear property line.
7. All facades will be predominately brick.



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of Shopping Centers

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Post-it Fax Note	7671	Date	2-23-00	Page	3 of 3
To	Lynn Lanham	From	Denise Deerin		
Subject	DRP #430 Long	Co.			
Phone #		Phone #			
Fax #	410-867-5864	Fax #			

Lynn Lanham, Coordinator DRP

Page 2 of 2
February 23, 2000

8. We will place two (2) new light standards along the Taylor Avenue sidewalk in keeping with the Eastern Avenue streetscape, however, we will be designing our lighting package within the parking lot on 15 foot poles using the prototypical light specifications.
9. Cooper lighting is designing the site lighting package. We are aware and sensitive to the issue of "spillover" onto the neighboring properties. The site lighting will be designed to avoid this issue.
10. We are working with Economic Development to design the corner of Easter & Taylor as well as the landscape buffer along Eastern Avenue.
11. The site has been redesigned so that the truck traffic exits and enters the site via Eastern Avenue.
12. We will incorporate the use of ornamental grasses, as an accent, into our landscaping plan which is currently being prepared by STV.

Thank you for your support on this project. We look forward to providing the community with a first class pharmacy and joining the Essex Community. Please call me or Les Pittler with any questions or concerns.

Sincerely,

LMS COMMERCIAL REAL ESTATE



Donna M. Deerin

\bdc

xc: Les Pittler
Abigail Byers/Economic Development
Jeff Long
Pete Pecoraio
Kevin Hyden
Rick Pepper
Richard Ozimek

Feb-24-00 02:39P

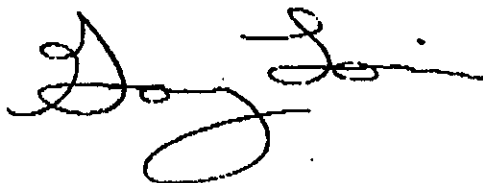
P.02

CVS Realty Co.

GARY M. LORIO
Real Estate Deal Manager
Mkt-Atlantic Region

To: Donna Deerin,

Donna, in response to your fax. CVS does not make it a policy to tow cars. If parking does become an issue CVS will sufficiently notify its customers and properly sign our parking spots. We do not expect this to become an issue.



Essex Revitalization Community Corporation

424 1/2 Eastern Blvd

Baltimore, Maryland 21221

(410) 687-9080

Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

February 25, 2000

Dear Sir:

The Essex Revitalization Community Corporation (ERCCO) is a Federally tax exempt community charitable organization, chartered under the laws of Maryland. One of ERCCO's main objectives is to promote and assist the economic development of the Eastern Blvd. corridor of Essex, and its environs. With this objective in mind the I and the ERCCO Board of Directors take this opportunity to express our support for the zoning variance requests submitted on behalf of CVS/Pharmacy for their proposed location on the northern portion of the 500 block of Eastern Blvd., in Essex.

Representatives of the ERCCO Board and agents for CVS/Pharmacy have discussed many issues relative to this project and have agreed on the following:

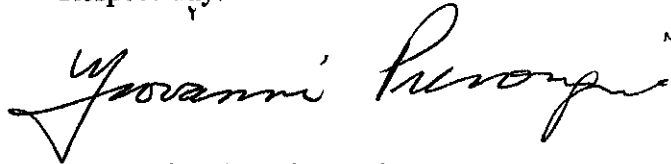
- Truck traffic to and from this location will be routed to enter and exit through the site rather than onto Taylor Ave. from the alley.
- Locate the free standing sign to the corner of Taylor and Eastern Avenues. The sign will have a brick base and provide a "building edge" at this critical corner.
- All facades will be predominantly brick.
- A landscape screen and fencing along the rear yards of the residential properties that border the site will be provided by CVS/Pharmacy
- Light standards used in the streetscape should be carried along Taylor Ave. and possibly the parking area.

- The lighting used on the proposed building and the adjacent parking area will ensure that the residential properties along the alley and bordering the site will not be effected by spill over light.
- CVS/Pharmacy will allow "cross-over" parking on its parking area unless this become a problem (e.g., cars parked for extended periods of time), in which case CVS/Pharmacy will notify ERCCO prior to having cars removed.

*As noted
on the attached fax from Gary Lorio
of CVS dated February 4, 2000.*

The ERCCO and its Board of Directors welcome CVS/Pharmacy to our community and look forward to working with CVS/Pharmacy for the mutual benefit of the area businesses and residents.

Respectfully:



Giovanni (John) Pierorazio
President,
ERCCO Board of Directors

SECTION
102.6

ACCESS

A. For Heavier Uses Through Lighter Zones:

1. Access for a heavier commercial or industrial use or a heavier commercial or industrial zone through a lighter or more restrictive commercial or industrial zone is permitted. It does not have to be the only possible access that the property has.
2. Access through O-1 and O-2 for commercial and industrial uses is only permitted if it is demonstrated that it is the only possible access. If it is not the only possible access, a special hearing would be required by the Zoning Commissioner. A hearing may also be required if it is the only access.
3. Access through a residential zone (RC, DR, RAE) for a commercial or industrial use may be permitted if it is the sole access to the site. A public hearing may be required based on a determination that:
 - a. it is the only possible access from a public street;
 - b. and/or the residential land in issue is too small;
 - c. and/or the land in issue is subject to other restrictions which prevents a residential use.
4. Access through an RO zone, a public hearing would only be necessary pursuant to Section 1.C above if it is determined that the use of the land in issue at the time the subdivision and/or development plan was submitted was residential - if commercial, no hearing would be required (See M84-6 and 85-302 SPH).
5. Interior driveways that serve commercial or industrial uses through residential zones which are for circulation only with no access to the property from a public street would not require a public hearing.

B. If property is wholly or partially zoned ML-IM, and the proposed use is located wholly or partially in the ML-IM zone with access to the site through a zone other than ML-IM, the requirements of Section 253.1.C with regard to access is not applicable.

C. See County Attorney Opinions, dated 9/20/79; 9/19/79; 1/17/80.

DEBRA K. WITTLE, ASLA

ASSOCIATE
LANDSCAPE ARCHITECT

DATE 02/25/00

EXPERIENCE Employed by STV in 1986, 2 years with others
RECORD 16 years professional experience

EDUCATION B.S./1984/Landscape Architecture, Pennsylvania State University
Wetlands Delineation and Related Issues conducted by Frostburg State
University, 1991, and Environmental Concern, 1989.

REGISTRATION 1989, Landscape Architect, Maryland Registered #855

GENERAL EXPERIENCE

Ms. Wittle's experience lies in the various phases of project design ranging from preparation of master plans and preliminary site analysis, including identification of environmental issues, to the preparation of complete construction documents and plan approval. Project involvement covers a wide range of land development types including residential subdivision, commercial and industrial site development, master planning, and image enhancements. She has completed formal training for Wetlands Delineation and Related Issues conducted by Frostburg State University, 1991.

Ms. Wittle's background in the preparation of site development documents, for both private and government sectors, includes the preparation of supporting documents such as specifications and detailed cost estimates. She has prepared general specifications, and preliminary cost estimates in the earlier phases of project development, and then followed up with complete specifications and detailed cost estimates to be utilized in obtaining final bids and ultimately for construction.

Ms. Wittle's government work includes the preparation of specifications and cost estimates utilizing SPECSINTACT and MCACES for the Child Development Center located at the Army Installation in Edgewood, Maryland. She also oversaw the preparation of similar documents for the feasibility study and master plan study at the planned Air Force Installation in Izmir, Turkey. In addition, she prepared working specifications for the Department of the Navy, Chesapeake Division, for the Bellevue housing project in the District of Columbia and is currently working with the Social Security Administration on finalizing drawings and specifications for a children's playground at the facility in Baltimore County, Maryland.

PROJECT EXPERIENCE

Housing

- Extended Stay America Hotels, Northeast United States, ESA Management, Inc. – Project Manager - 2 to 6 acres each, 1997-99. Involved in the preparation of construction documents

Ref No 1

associated with planning, site engineering, landscape design, architectural, structural and MEP documents for numerous sites throughout the northeast, with the majority of the projects being located within Virginia, Maryland, Pennsylvania and New Jersey. Additionally, each team member followed through with post award services.

- Pleasant View Gardens, Baltimore City, MD, 1998 - 198 Rental Rowhomes, 30 For-Sale Rowhomes, 125 Elderly Apartments, Day Care Facility, Recreation Center and Community Building on 16 Acres. New public and private roads with utility systems. Client: A&R Harkins Joint Venture.
- The New Lexington Terrace, Baltimore City, MD, 1997 - 203 Rental Rowhomes, 113 For-Sale Rowhomes, 84 Independent Living Units, Child Day Care Facility, Recreation/Community Center and 68,000 SF Business Center with free-standing pharmacy on 17 acres. New public roads and utility systems. Client: The New Lexington Terrace Joint Venture, c/o Struever Brothers, Eccles & Rouse, Inc.
- Murphy Homes, West Baltimore City, MD, 1997 - 75 Rental Rowhomes, 180 For-Sale Homes, Elderly Facility and Community Park. Major infrastructure design services including public roads and utility systems on 35 acres. Client: Enterprise/A&R/Build Joint Venture.
- Nehemiah I Penn North, Sandtown Winchester, Baltimore City, MD - 300 For-Sale Townhomes. Complete site development design including new roads and utility systems on 6.5 city blocks of redevelopment. Client: Enterprise Construction.
- Nehemiah II, Cherry Hill, Round Road, Baltimore City, MD - 29 For-Sale New Townhomes, new utility services and landscaping on 2.2 acres. Client: Enterprise Construction.
- Bellevue Housing, Washington, D.C., U.S. Navy, for Harkins Builders Design/Build Team - Project Manager for construction of 188 two- and three-bedroom residential townhouse units on 56 acre tract. Site improvements included new roadways, utility distribution systems, recreational amenities, drainage and stormwater management facilities.
- Johnston Square Townhomes, Baltimore City, MD - Prepared construction documents including landscape plans for 55 new townhouse units for low- to moderate-income residents.
- Washington Square, Baltimore City, MD - Prepared landscape plans and other construction documents for this 64-unit residential project which included rehabilitating existing structures as well as new construction.

- Seton Court, Baltimore City, MD - Prepared conceptual drawings, construction plans and presentation drawings for the site development of his historic multi-level school converted into an office complex.
- Swann Court Townhouses, Baltimore City, MD, Baltimore Corporation Housing Partnership – Project Manager. Prepared wetlands delineation and outlined environmental issues related to the development of this townhouse project. Involved in the adjustment of the project design to minimize environmental impact.
- Roundhouse Square, Baltimore City, MD - Site development plans for 45-unit townhomes.
- Falls North Townhomes, Baltimore City, MD - Prepared landscape plan and other construction documents for this 45-unit development.
- Harris Hill - Performed wetlands delineation alternatives analysis and mitigation plan for housing adjacent to stream bed. Submitted Joint Permit Application and processed through local, State and Corps of Engineers approval.
- Levindale Hebrew Geriatric Home and Hospital, Baltimore City, Maryland - Worked on preparation of construction documents for new building addition and ground improvements.
- The New Lafayette Courts, 228 Townhouses, Recreation Center, Daycare Center, Community Center, and Housing for the Elderly, Baltimore City, Maryland for HABC. STV provided planning, surveying and engineering services for the redevelopment of this 23-acre public housing project. The site was imploded and debris removed to make way for 228 new townhomes, day care, community center, recreational facility and 125-unit elderly housing project. STV provided design service related to site, grading, sediment control, PUD, utilities, schedules, and roadway design.
- Justin Place, 11 Townhouses, Baltimore City, MD
- Paca House, 86 Units, Baltimore City, MD
- Arlington Housing, 75 Townhouses, Baltimore City, MD
- Caton Avenue Housing, 70 Townhouses, Baltimore City, MD
- Farring Heights, 68 Townhouses, Baltimore City, MD
- McKean Street, 10 Townhouses, Baltimore City, MD

Other Projects

- Lutheran Center Corporate Offices, Baltimore City, MD, 1999 - STV prepared topographic and property outline surveys, and detailed engineering documents to include site, geometric, grading, landscape and sediment control plans. Client: Cristian Lutheran Church of Baltimore.

- Bon Secours Community Support Center, Baltimore City, MD, 1996 - STV prepared construction documents to include site, geometric, grading, landscape and sediment control plans, and water meter plan. Client: Bon Secours, Baltimore Health Systems.
- Westgate Reforestation, Baltimore County, MD, Sterling Properties – Project Manager - Supervised the preparation of plans and specifications for reforesting a meadow along the edge of a proposed county roadway.
- Meadows Business Park, Master Planning and Engineering, Baltimore County, Emmes Realty Services, Inc., 1996 - Landscape Architect. Site, land use, and concept plans, and a master landscape plan were prepared for a 21 building, one million square feet, 250-acre business park.
- Hoffmann-LaRoche, Vitamin and Fine Chemicals Division, Belvidere, New Jersey, 1995 - Landscape Design. Vitamin Processing and Pharmaceutical Land Use and Site Master Development Plan for 500 acre site along the Delaware River in western New Jersey.
- Ann Street Waterfront Streetscaping, Baltimore, MD - Project involved streetscaping for commercial rehabilitation of waterfront property. A graphic conceptual plan and perspective renderings were prepared for marketing and promotional purposes in a successful effort to revitalize and unify this area with its surroundings.
- Baltimore Harbor Endowment, Inner Harbor Promenade, Baltimore, MD - Prepared master plan and construction documents for eight areas within the Inner Harbor Promenade. The completion of this project will provide a continuous promenade from the Caton Waterfront Park to the Public Works Museum located on Key Highway approximately seven miles.
- Adaptive Re-Use at 209 East Baltimore Street - Renovation of an historic building which included complete exterior renovation and an interior fit-out for the retail franchise Dunkin Donuts.
- Bell Atlantic, Hunt Valley, Baltimore County, MD - 38 Acre Mixed-Use Complex - STV prepared master development plan. Worked with client and potential buyers to develop a mixed use plan which included new office and business uses, as well as service oriented retail users fronting along York Road. Connecting pedestrian links between the users as well as unifying covenants for architecture and landscaping were developed.
- Delaware Turnpike's Newark Toll Plaza - Performed highway landscape enhancement design, monitored noise studies, and participated in public presentations for the Delaware Turnpike Commission.
- Gunston Road, Fort Belvoir, Virginia, Baltimore District Corps of Engineers – Landscape Architect. Landscape enhancement plan for Gunston Road from Abbot Road to Beulah Road

with one major and two minor stream crossings plus improvements at two intersections; included identification of wetlands.

- Heat Center, Harford County, MD - Prepare site engineering documents for a 15,000 square foot building and infrastructure within the Higher Education and Applied Technology Center being established by the State of Maryland at Harford Community College.
- Fields of Four Corners, Baltimore County, MD - Preparation of preliminary plans for this 50 acre, single family housing subdivision.
- Sweet Air Village, Baltimore County, MD - Performed an analysis and preliminary layout for use in public hearings and feasibility studies for retail development of this six acre parcel.
- Falls Lake Commons, Baltimore County, MD - Prepared preliminary and construction drawings for this 6,400 SF retail complex.
- Morgan State College Dining Hall and Dormitory Facility - Planning and site engineering documents to include grading, utilities, sediment control, storm water management and landscape design services, processed plans through Department of General Services and Maryland Department of the Environment.
- University of Maryland, College Park, Student and Facility Services Building and Parking Garage, Harkins Associates, Inc. – Project Manager. Planning and site engineering documents included design of roads, grading, utilities, sediment control, storm water management and landscape design services, processed plans through Department of General Services and Maryland Department of the Environment.
- St. Luke's School and Church, Baltimore County, MD, Associated Catholic Charities – Project Manager. Worked with environmental consultant, Corps of Engineers and County agencies in the delineation of wetlands. Prepared alternative analysis for the SWM pond and access road as related to wetlands buffer.
- NSA Complex at Fort Meade - Site suitability studies for future land use development programming. Prepared site layout and cost estimates. Prepared presentation documents for the Baltimore District, Corps of Engineers.
- US Air Force Station, Izmir, Turkey - Field investigations and master plan site documents for a new installation consolidating existing facilities. Land use relationships, security and quality-of-life issues were critical for this foreign environment.
- Child Development Center, Aberdeen Proving Ground, MD - Project Manager for site development and civil engineering documents for the development of a Child Day Care

Center in accordance with the Army Corps of Engineers and installation design criteria and requirements. Services include conceptual and final design, specifications and MCACES cost estimate.

- Baltimore County General Hospital, Ellerbe Becket – Project Manager. Developed site master plan, prepared detailed construction documents for storm water management facility, landscape design, roads, utilities, parking lots, zoning and participated in hospital and community meetings.
- Social Security Administration Day Care Facility, Baltimore County, MD - Project Manager. Included planning, surveys and engineering services for outside play area for a child development center. Prepared detailed construction documents for pavilion, grading, utilities, sediment control, storm water management waiver and landscape plans, along with permitting and construction stakeout services.
- John Owings Park, Carroll County, Maryland - Ms. Wittle worked as a member of the design team preparing conceptual and final planning alternatives, environmental analysis and cost estimates.
- Sudlersville Park, Queen Anne's County, Maryland - Preparation of master plan, and site engineering services. Included design charrettes with Sudlersville Middle and Elementary School students, to obtain early input from prime users of the new park, and community and Park Board presentations.
- MD 124, Mid-County Highway, Montgomery County, MD, Maryland State Highway Administration, District 3 – Landscape Architect. Landscape enhancement design for three miles of expanded roadway corridor which included mitigation of disturbed wetlands.
- AT&T Terminal, Baltimore, MD - Developed a major landscape plan to create a total visual rehabilitation of this 20 acre, waterfront site.
- Boston Street Retail Development, Baltimore, MD - Prepared construction documents for this 5,600 SF mixed retail site
- Good Year Tire Center, Baltimore, MD - Preparation of construction documents for this small service-oriented business along a retail corridor.
- Crown Shade, Baltimore County, MD - Coordinated with Baltimore County in resolving issues related to Critical area Legislation. Involved in developing methods to reduce pollutants to bring the proposed development into compliance with current regulations.

Harris Terrell Zipkin
510 Eastern Boulevard
Baltimore, Maryland 21221

Judy Ann Zipkin
8814 Philadelphia Road
Baltimore, Maryland 21237

Date: January 11, 2000

Lawrence E. Schmidt, Esquire
Zoning Commissioner
Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

- | | | | |
|-----|----|---|--|
| Re: | 1. | Property Address:
Location:
Record Owners:
Tax I.D. No.: | 502 Eastern Avenue, Baltimore, MD
Pt. of Lot 2 (.1501 Ac.) (Essex)
Zipkin, Harris Terrell and Judy Ann
District 15, Acct. No.: 1506570090 |
| | 2. | Property Address:
Location:
Record Owners:
Tax I.D. No.: | 508 Eastern Avenue, Baltimore, MD
Pt. of Lot 5 (.1498 Ac.) (Essex)
Zipkin, Harris Terrell and Judy Ann
District 15, Acct. No.: 1502851382 |
| | 3. | Property Address:
Location:
Record Owners:
Tax I.D. No.: | 510 Eastern Avenue, Baltimore, MD
Pt. of Lot 6 (.1586 Ac.) (Essex)
Zipkin, Harris Terrell and Judy Ann
District 15, Acct. No.: 1502850820 |
| | 4. | Property Address:
Location:
Record Owners:
Tax I.D. No.: | 512 Eastern Avenue, Baltimore, MD
Essex
Zipkin, Harris Terrell and Judy Ann
District 15, Acct. No.: 1502851381 |

Dear Commissioner Schmidt:

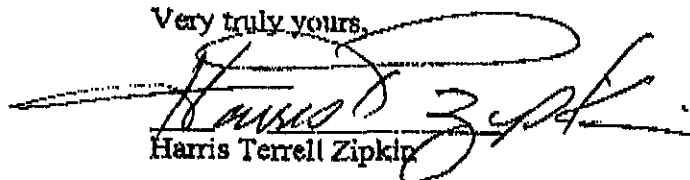
We, Harris Terrell Zipkin and Judy Ann Zipkin are the owners, as tenants in common, of the above-referenced parcels of land located on Eastern Avenue in Essex, Baltimore County.

The undersigned owners have no objection to the contract purchaser of these parcels, Blackford Development, Ltd., filing for variances and other appropriate relief which is required for the redevelopment of the above-referenced sites.

Lawrence E. Schmidt, Esquire
Zoning Commissioner
January 11, 2000
Page 2

Please feel free to call Mark T. Jensen, Esquire at (410) 583-2400 should you have any questions regarding this matter.

Very truly yours,



Harris Terrell Zipkin

and



Judy Ann Zipkin

cc: Mark T. Jensen, Esquire
Elliott Cowan, Esquire

\\FNDATA\1707\12\Letter to zoning comm (Zipkin).wpd

FROM J 410-683-2437

410-583-2437

11:12 AM

11:12 AM

#053 11:05/00

Jaz Nick Enterprises, LLC
510 Eastern Boulevard
Baltimore, Maryland 21221

Date: January 11, 2000

Lawrence E. Schmidt, Esquire
Zoning Commissioner
Baltimore County
401 Bosley Avenue
Towson, Maryland 21204

Re: Property Address: 500 Eastern Avenue, Baltimore, MD
Location: NE Corner of Taylor Avenue (Essex)
Record Owner: Jaz Nick Enterprises LLC
Tax I.D. No.: District 15, Acct. No.: 1504351280

Dear Commissioner Schmidt:

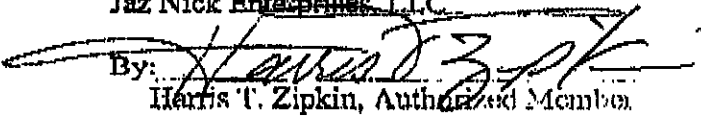
Jaz Nick Enterprises LLC is the record owner of the above-referenced parcel of land located on Eastern Avenue in Essex, Baltimore County.

The undersigned, being all the members of the owner, have no objection to the contract purchaser of this parcel, Blackford Development, Ltd., filing for variances and other appropriate relief which is required for the redevelopment of the above-referenced site.

Please feel free to call Mark T. Jensen, Esquire at (410)583-2400 should you have any questions regarding this matter.

Very truly yours,

Jaz Nick Enterprises, LLC

By: 

Harris T. Zipkin, Authorized Member

By: 

Judy A. Zipkin, Authorized Member

cc: Mark T. Jensen, Esquire
Elliott Cowan, Esquire

F:\DATA\11707\112\Letter to zoning comm (JazNick).wpd

P. 2 No 4

2 1478

CODE: 05--RW-87-195
 J.O. 1-17-27
 District No. 15
 Item 1 (M)

THIS DEED, Made this 18th day of November, in the year 1987, by and between ANNE P. TAYLOR, of Naples, Collier County, State of Florida; KATHERINE T. MARSHALL, by KATHARINE RODGERS ELLICOTT, Attorney in Fact, under Power of Attorney hereinafter referred to; MARGARET T. HOGE; FRANK D. MEAD and DORIS E. LINDER, Personal Representatives of the Estate of Carol Taylor Mead, Deceased, late of Baltimore City, State of Maryland, all of Baltimore City, State of Maryland, parties of the first part; and BALTIMORE COUNTY, MARYLAND, a body corporate and politic, party of the second part.

NOW, THEREFORE WITNESSETH, that in consideration of the sum of TWELVE THOUSAND (\$12,000.00) DOLLARS, the said parties of the first part do grant and convey unto Baltimore County, Maryland, a body corporate and politic, its successors and assigns, in fee simple, all their right, title and interest, in and to all those parcels of land situate, lying and being in Essex in the Fifteenth Election District of Baltimore County and being more particularly described as follows, that is to say:

FIRST: BEING all those avenues, streets, roads, lanes, sidewalks, alleys or paths reserved and not heretofore conveyed, by The Taylor Land Co., and as laid out, shown and indicated on the "REVISED PLAT OF THE PROPERTY OF THE TAYLOR LAND CO.", which Plat is recorded among the Plat Records of Baltimore County in Plat Book L.M.L.M. No. 9, folios 74 and 75.

SECOND: BEING all those avenues, streets, roads, lanes, sidewalks, alleys, or paths reserved and not heretofore conveyed by The Taylor Land Co., and as laid out, shown and indicated on the "PLAT SHOWING RELATIVE LOCATION OF SEWAGE DISPOSAL PLANT TO PROPERTY OF THE TAYLOR LAND CO." which Plat is recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 5, folios 72 and 73.

RECEIVED FOR TRANSFER
 State Department of
 Assessments & Taxation
 for Baltimore County

AGRICULTURAL TRANSFER TAX
 NOT APPLICABLE

TRANSFER TAX NOT REQUIRED
 Director of Finance
 BALTIMORE COUNTY, MARYLAND
 Per Robert H. Heston

By

SAVING AND EXCEPTING THEREFROM, however, the following:

(1) All and every the rights, alleys, ways, waters, privileges, appurtenances and advantages appurtenant to those lots of ground conveyed by Deed dated June 22, 1977 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5778, folio 307 from Margaret T. Hoge, Widow, et al to John A. Slowik.

(2) All that lot of ground being an alley or strip of land 10 feet by 300 feet, more or less, lying between Blocks K & M leading into Virginia Avenue as laid out and shown on the aforesaid plat of the Revised Plat of the Property of The Taylor Land Co., which Plat is recorded as aforesaid among the Plat Records of Baltimore County.

BEING portions of the property which by a Deed dated September 5, 1959 and recorded among the Land Records of Baltimore in Liber W.J.R. No. 3591, folio 376 was granted and conveyed by The Taylor Land Company, et al, to Frank J. Taylor, Jr. and Anne P. Taylor, his Wife, as tenants by the entirety, Katherine T. Marshall, Margaret T. Hoge and Carol T. Mead. The said Frank J. Taylor, Jr. departed this life on or about September 23, 1976, thereby vesting title in the said Anne P. Taylor of the undivided interest conveyed to them as aforesaid. The said Carol T. Mead, also known as Carol Taylor Mead, departed this life on or about October 15, 1984, a resident of Baltimore City, Maryland. See Estate No. A-23547 Estate Docket 127, folio 374 in the Office of the Register of Wills for Baltimore City, wherein the said Frank D. Mead and Doris E. Linder were appointed Personal Representatives of the Estate of the said Carol Taylor Mead. See also Power of Attorney dated August 21, 1982 and recorded among the aforesaid Land Records in Liber E.H.K., Jr. No. 7277, folio 268 in which the said Katherine T. Marshall appointed the said Katharine Rodgers Ellicott as her attorney-in-fact.

It being the intention of the parties to this Deed of Conveyance to grant unto Baltimore County, Maryland, all the right, title, interest and estate of the parties of the first part, not heretofore conveyed, in and to all streets, roads, alleys, and ways as shown on the plats hereinbefore referred to and described.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

Ref No 6

Mr. Richard Pepper
8005 Oak Street
Dunn Loring, VA 22027
703-354-3000 (w)

Mr. Pepper is a native of the Del-Mar-Va peninsula. He served four years with the United States Coast Guard. He pursued a formal education in Business Administration at George Mason University, relocating to the Northern Virginia area in 1971. He entered the sign industry in 1976.

Consulting services include:

1989 City of Falls Church, VA - Signage Advisory Committee - sign code amendment.
1992 Fairfax County, VA - Signage Advisory Committee - sign code amendment.

Professional memberships include:

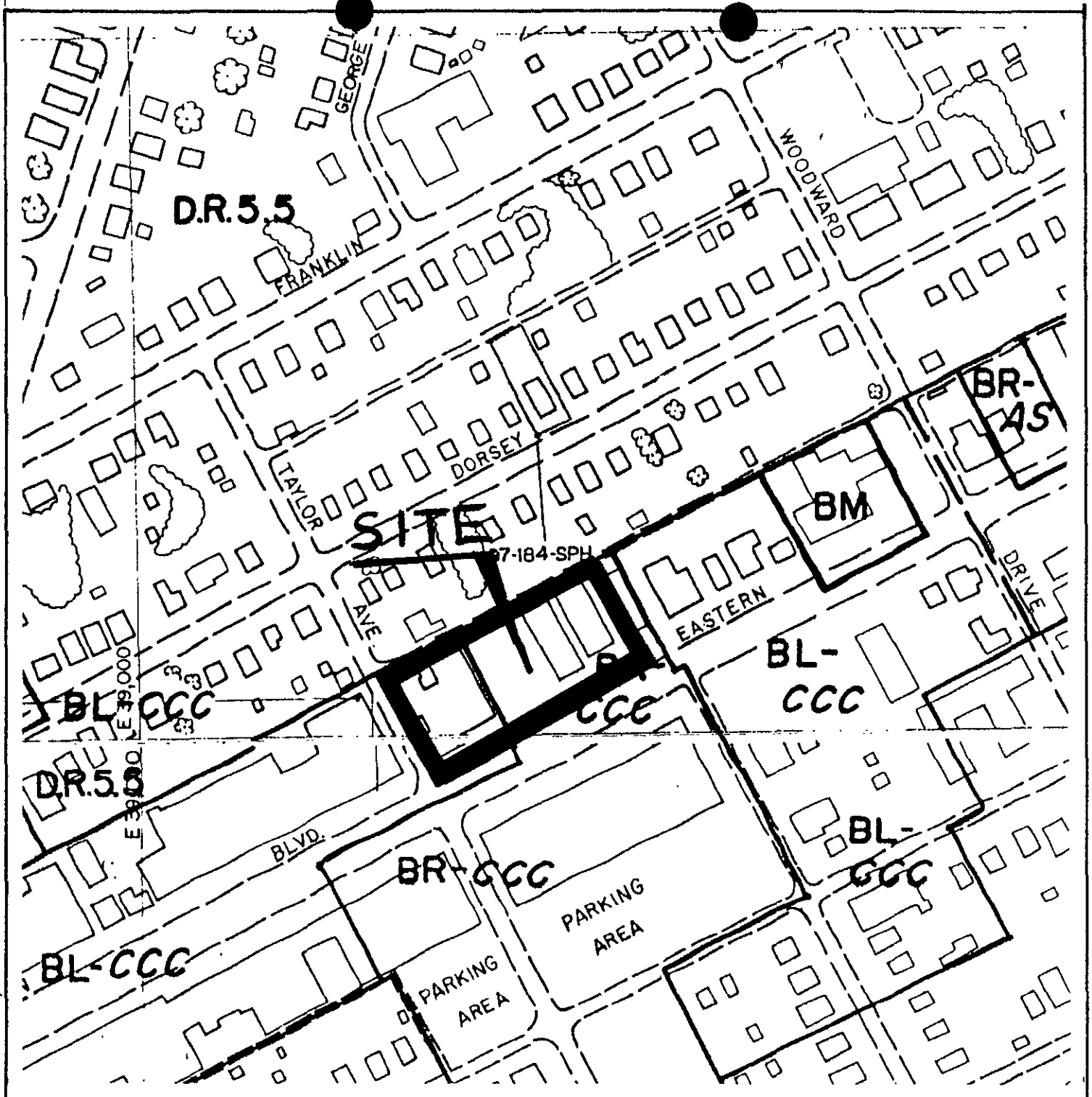
International Sign Association
Fairfax County Chamber of Commerce

Service Organizations include:

Washington Host Lions Club, Past President
Potomac Masonic Lodge # 5, Past Master

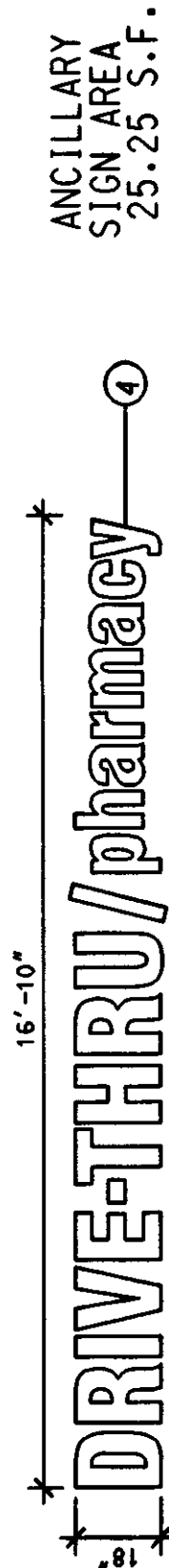
He has been employed with Service Neon Signs, Springfield, VA since 1983. He is currently Senior Project Executive, Outsource Vendor, CVS Corporation, Mid-Atlantic Region.



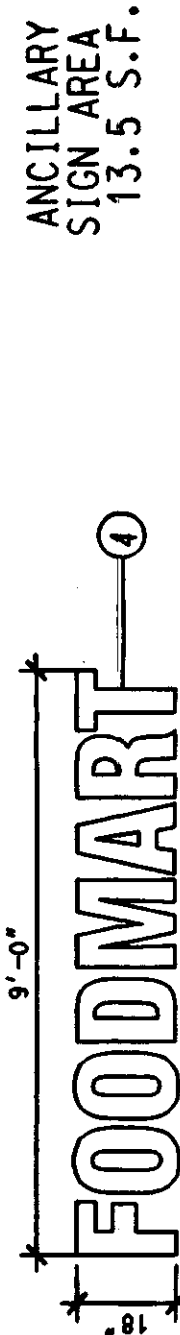


BALTIMORE COUNTY ZONING MAP 00-303-A	SCALE: 1" = 200' DATE OF PHOTOGRAPHY JANUARY 1986	LOCATION: ESSEX # 303	SHEET NE 1-G NE 2-G
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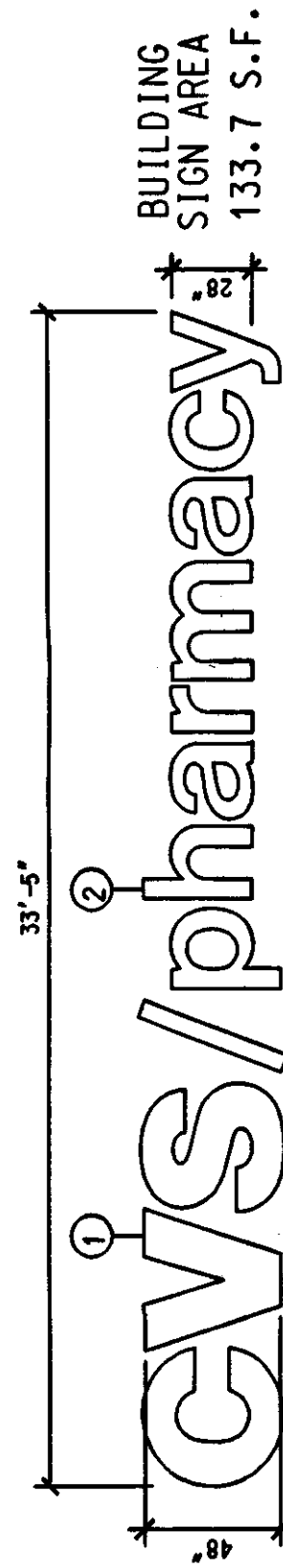
SIGNS * 1 AND * 7



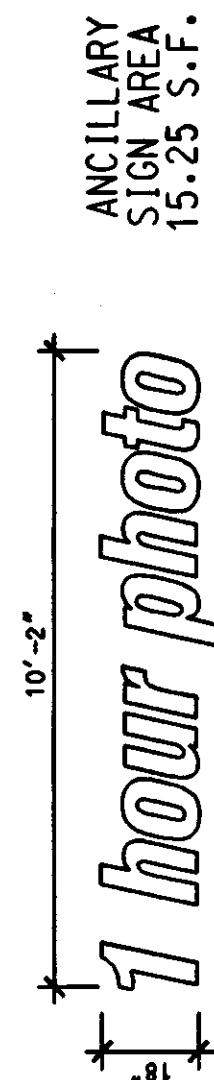
SIGNS * 2 AND * 5



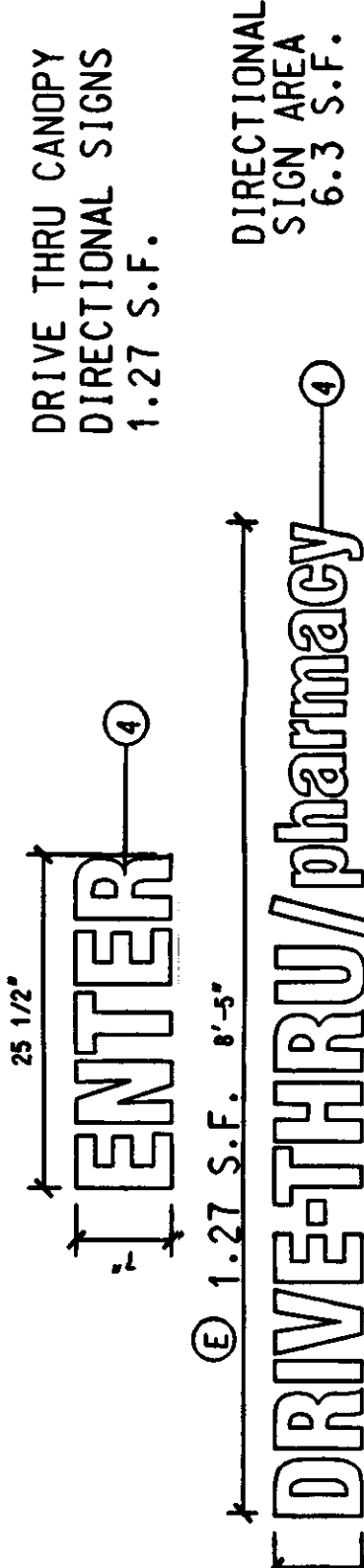
SIGNS * 3 AND * 4



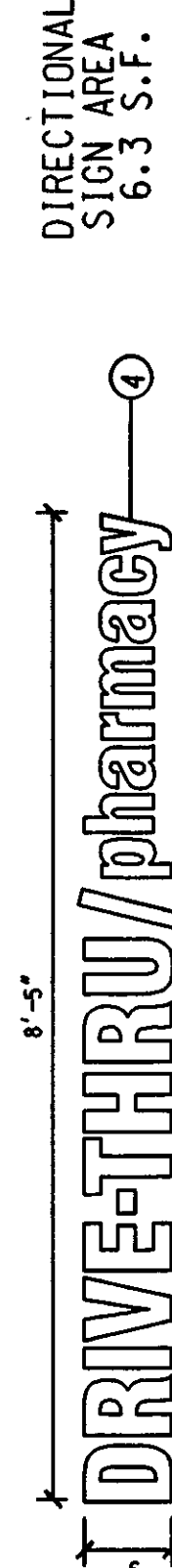
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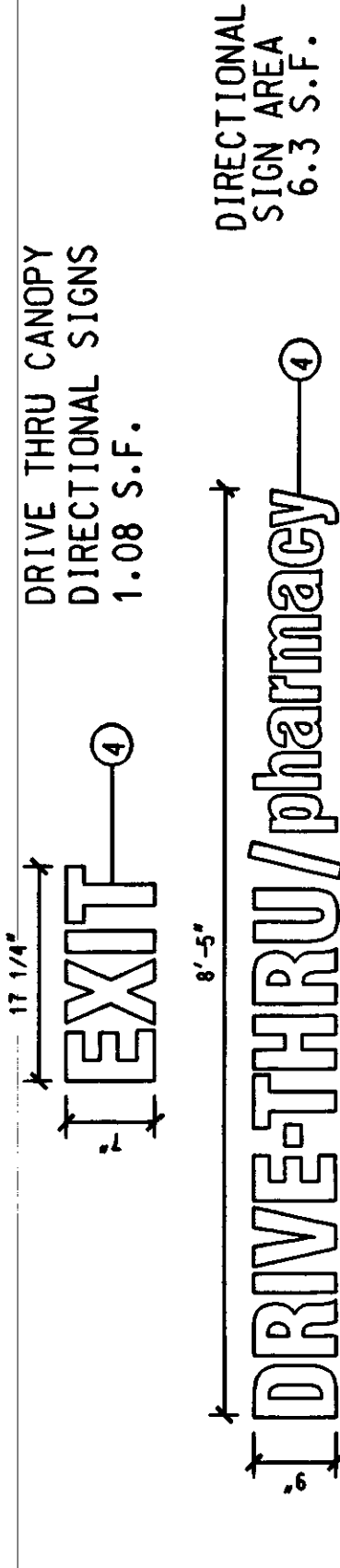
SIGN * 8



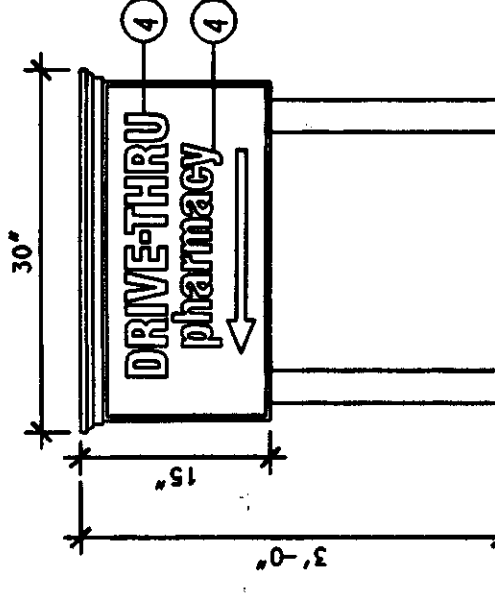
SIGN * 9



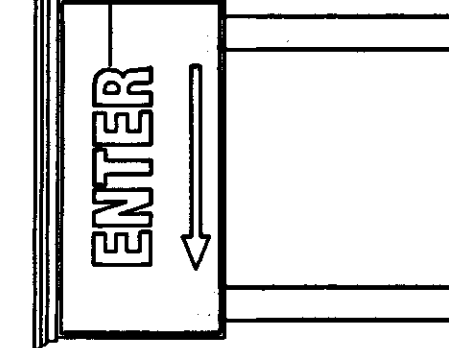
SIGNS * 1 AND * 7



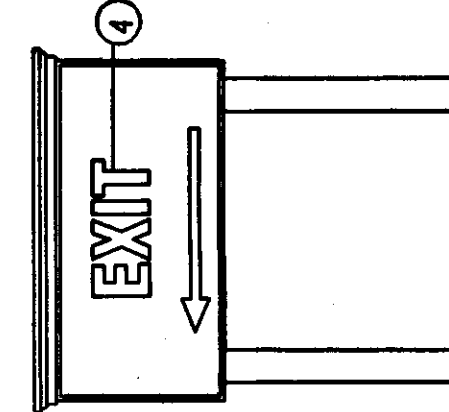
SIGNS * 14 AND * 15



SIGN * 12

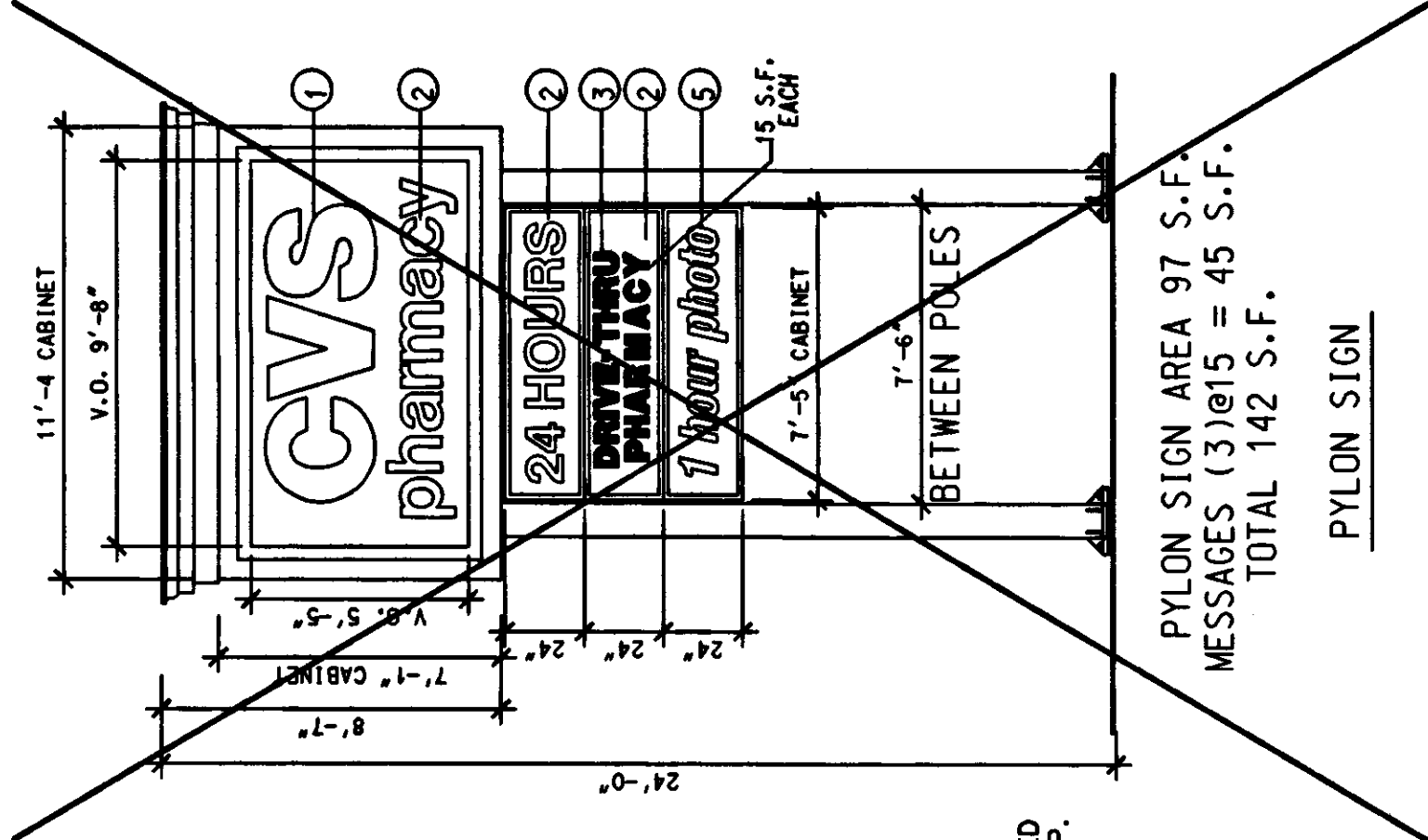


SIGN * 11



DIRECTIONAL SIGNS

SIGN * 13



NOTE:
PROPOSED SIGN LOCATION MOVED TO THE CORNER OF TAYLOR AND EASTERN BOULEVARDS. THE SIGN WILL COMPLY WITH THE COUNTY ZONING REGULATIONS (SECTION 450.4 AND 450.5.B.4) AND WILL BE INCORPORATED INTO THE LAYOUT OF THE NEW BUS STOP.

TYPE STYLE REFERENCE	
①	HELVETICA EXTRA BOLD
②	HELVETICA MEDIUM
③	SWISS T21 BLACK
④	SWISS T21 BLACK COND.
⑤	SWISS T21 BLACK COND. ITALIC
⑥	SWISS T21 BOLD
⑦	BRUSH SCRIPT

FOOTING DETAILS TO BE SUPPLIED BY SIGN MANUFACTURER

FONT SCHEDULE

STV Incorporated

21 Gov. Court
Baltimore, MD 21244-2722
(410) 944-9000 (298-2794)

Architects/Engineers/Planners
Construction Managers

SIGN DETAILS TO ACCOMPANY VARIANCE

500-512 EASTERN BOULEVARD STORE NUMBER: 5708
LOCATION: E66EX, MARYLAND 21221
STV JOB NUMBER: 2262-061
DATE: JANUARY 24, 2000
LAYOUT BY: KTL/JMH
SCALE: 1" = 30'

CVS/pharmacy

DEVELOPER:
LMS COMMERCIAL REAL ESTATE
BLACKFORD DEVELOPMENT UNIT LIMITED
1891 Santa Barbara Drive, Suite 201
Lancaster, PA 17601
TEL (717) 569-9373
FAX (717) 560-9909

LITTLE &
ASSOCIATES
ARCHITECTS

5815 Westpark Drive
Charlotte, NC 28217
TEL: (704) 525-6350
FAX: (704) 561-8700

STV Incorporated
2160 South Blvd.
Charlotte, NC 28217
TEL: (704) 525-6350
FAX: (704) 561-8700
Architects/Engineers/Planners
Construction Managers

SEAL:

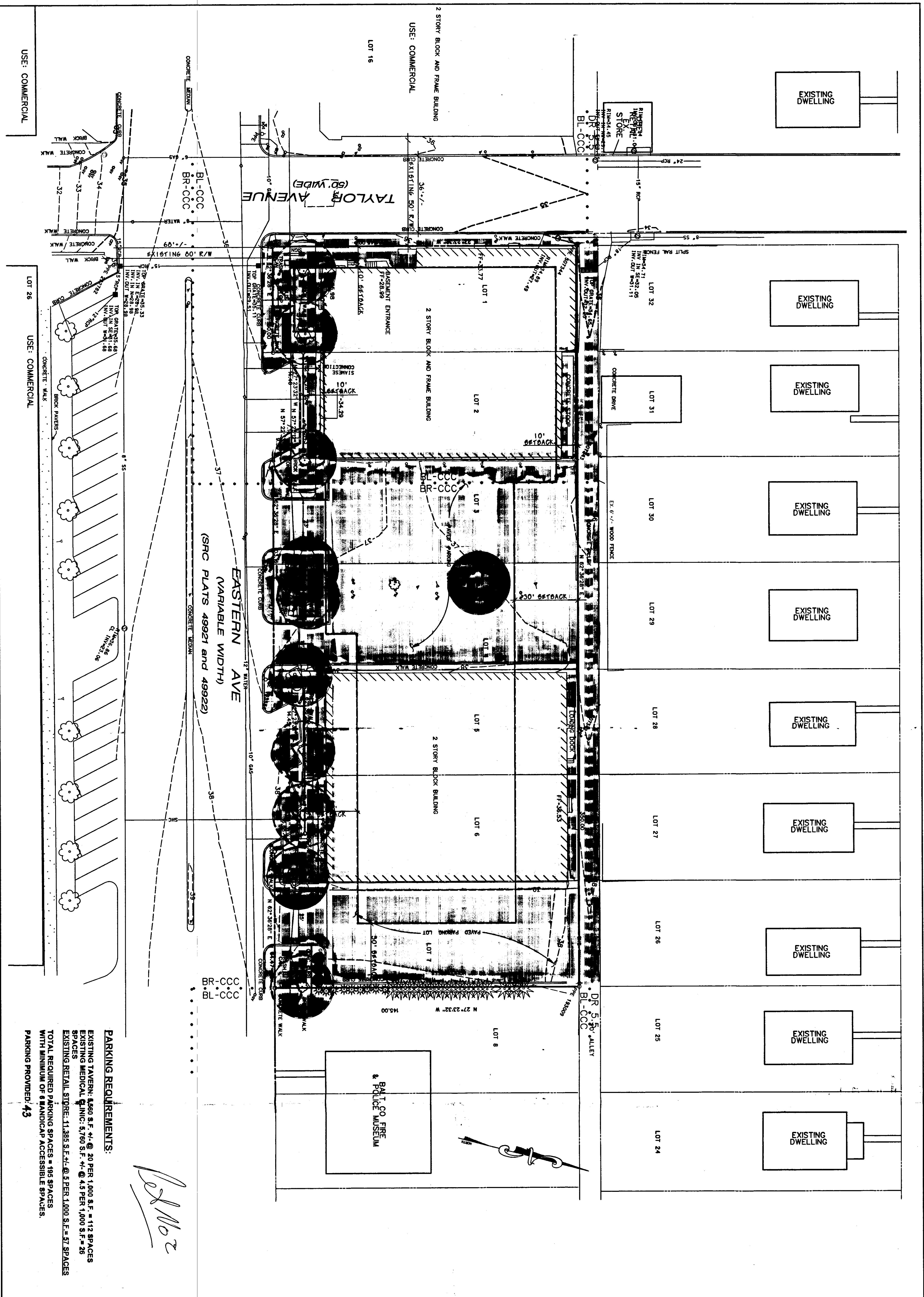
CVS/
pharmacy
STORE NUMBER: 5708
500-510 EASTERN BLVD.
ESSEX, MD 21221

DEVELOPER:
LMS COMMERCIAL REAL ESTATE
BLACKFORD DEVELOPMENT
UNLIMITED
SUITE 201
LANCASTER, PA 17601
TEL: (717) 563-9373
FAX: (717) 560-9909

REVISIONS:

SCALE: 1"=20'
LAYOUT COORD: JMH
PLANNING MGR: DKW
DRAWING BY: JLW
DATE: MARCH 7, 2000
JOB NUMBER: 030-02501-061
TITLE: EXISTING
CONDITIONS
SHEET NUMBER:

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



PARKING REQUIREMENTS:
EXISTING TAVERN: 6,560 S.F. @ 20 PER 1,000 S.F. = 112 SPACES
EXISTING MEDICAL CLINIC: 5,760 S.F. @ 4.5 PER 1,000 S.F. = 26 SPACES
EXISTING RETAIL STORE: 11,385 S.F. @ 5 PER 1,000 S.F. = 57 SPACES
TOTAL REQUIRED PARKING SPACES = 195 SPACES
WITH MINIMUM OF 6 HANDICAP ACCESSIBLE SPACES.
PARKING PROVIDED: 43