

IN RE: PETITION FOR SPECIAL EXCEPTION  
SEC Washington Boulevard  
and Lansdowne Road  
13th Election District  
1st Councilmanic District  
(3505-3507 Washington Boulevard)  
  
Lansdowne Building Limited Partnership  
Legal Owner and  
William Tate, General Partner  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 00-509-X  
\*  
\*  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owners of the subject property, the Lansdowne Building Limited Partnership, by and through William Tate, General Partner. The special exception request is for property located at 3505-3507 Washington Boulevard, located in the Lansdowne are of Baltimore County. The subject property is zoned ML-IM. The special exception request is to permit a fuel service station in combination with a food store with a sales area larger than 1500 sq. ft.

Appearing at the hearing on behalf of the special exception request were John Kemp, on behalf of Cloverland Farms, Nick Brader and Mickey Cornelius. Rob Hoffman and Patricia Malone, attorneys at law, represented the Petitioners. A Mr. Alan Blum appeared as an interested citizen at the hearing.

Testimony and evidence indicated that the property, which is the subject of this special exception request, consists of 1.14 acres of land, more or less, zoned ML-IM. The subject property is unimproved at this time. The Petitioners are desirous of developing the subject property with a Royal Farms Convenience Store and gas station. The particulars of the design of the property were shown on Petitioners' Exhibit No. 2, a modified site plan which was submitted at the hearing before me. The purpose for modifying the site plan was to accommodate some comments issued from the Planning Office and to provide additional parking on the entire property to be developed. Originally, the

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Date 7/27/00  
By J.P. [Signature]

Petitioners proposed to locate the convenience store and gasoline station on only a portion of the site. However, upon further review, they have decided to utilize the entire site for the purpose of their special exception request.

In order to proceed with the development of the site, the special exception request is necessary. Furthermore, testimony revealed that the proposed use will primarily serve the other uses located within the surrounding ML zone.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibit No. 2 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted.

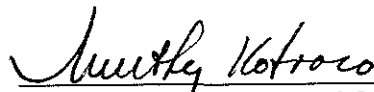
Pursuant to the advertising, posting of the property, and public hearing on this petition held, and for the reasons given above, the relief request in the special exception shall be granted.

NEVER RECEIVED FOR FILING  
Date 7/27/00  
By R. J. [Signature]

THEREFORE, IT IS ORDERED this 27<sup>th</sup> day of July, 2000, by this Deputy Zoning Commissioner, that the Petitioners' Special Exception Request to permit a fuel service station in combination with a food store with a sales area larger than 1500 sq. ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall submit a landscape plan to Mr. Avery Harden, Landscape Architect for Baltimore County, for his review and approval prior to the issuance of any building permits.

IT IS FURTHER ORDERED that any party has the right to file an appeal within thirty (30) days of the date of this Order.

  
\_\_\_\_\_  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

ORIGINAL RECEIVED FOR FILING  
DATE 7/27/00  
BY R. J. [Signature]



Baltimore County  
Zoning Commissioner

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

July <sup>27</sup> 26, 2000

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

RE: Petition for Special Exception  
Case No. 00-509-X  
Property: 3505-3507 Washington Boulevard

Dear Mr. Hoffman & Ms. Malone:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Special Exception has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Office of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

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](http://www.co.ba.md.us)

Copies to:

Mr. Mickey Cornelius  
9900 Franklin Square Drive, Suite H  
Baltimore, Maryland 21236

Mr. John K. Kemp  
3611 Roland Avenue  
Baltimore, Maryland 21211

Mr. Nick Brader  
10540 York Road  
Hunt Valley, Maryland 21030

Mr. Alan J. Blum  
1803 Reisterstown Road  
Baltimore, Maryland 21208



# Petition for Special Exception

## to the Zoning Commissioner of Baltimore County

for the property located at 3505-3507 Washington Blvd

which is presently zoned ML-IM

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

Special exception to permit a fuel service station in combination with a food store with a sales area larger than 1500 sf.

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 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:**

Patricia A. Malone  
 Name - Type or Print \_\_\_\_\_  
 Signature [Signature] \_\_\_\_\_  
 Venable, Baetjer and Howard, LLP  
 Company \_\_\_\_\_  
 210 Allegheny Avenue 410-494-6200  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 Towson, MD 21204  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Legal Owner(s):**

Lansdowne Building Limited Partnership  
 Name - Type or Print \_\_\_\_\_  
 By: William J. Tate  
 Signature \_\_\_\_\_  
 William Tate, General Partner  
 Name - Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 c/o Tate Andale, Inc.  
 1941 Lansdowne Road 410-247-8700  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 Baltimore, MD 21227-1707  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Representative to be Contacted:**

Patricia A. Malone  
 Name \_\_\_\_\_  
 210 Allegheny Avenue 410-494-6200  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 Towson, MD 21204  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

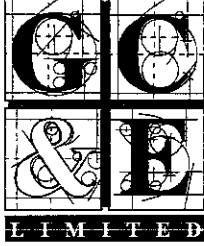
**OFFICE USE ONLY**

ESTIMATED LENGTH OF HEARING 1HR  
 UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By JL Date 5/31/00

ORDER RECEIVED FOR FILING

Date 5/27/00  
 By [Signature]  
 Case No. 00-509-X  
 0915198



**Gerhold, Cross & Etzel, Ltd.**  
*Registered Professional Land Surveyors • Established 1906*

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286  
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

509

April 19, 2000

**ZONING DESCRIPTION  
TO ACCOMPANY A PETITION FOR A SPECIAL EXCEPTION  
AND VARIANCE FOR ROYAL FARM STORE 3505-3507  
WASHINGTON BOULEVARD IN THE THIRTEENTH ELECTION  
DISTRICT OF BALTIMORE COUNTY, MARYLAND**

Beginning for the same at a point on the southerly Right of Way line of Lansdowne Road formerly known as New Sulphur Spring Road as shown on Baltimore County Bureau of Land Acquisition Right of Way Plat 69-094-1A, said point of beginning being distant South 64 degrees 50 minutes 17 seconds East 117 feet more or less from the center of Washington Boulevard 60 feet wide, running thence and binding on the southerly side of Lansdowne Road and referring the courses of this description to the Maryland State Coordinate System (NAD 83-91), (1) South 64 degrees 50 minutes 17 seconds East 95.89 feet and (2) South 68 degrees 40 minutes 51 seconds East 25.34 feet, thence leaving Lansdowne Road and running for lines of this zoning description, the eight following lines viz: (3) South 18 degrees 13 minutes 36 seconds West 62.05 feet, (4) South 07 degrees 52 minutes 36 seconds West 169.91 feet, (5) North 72 degrees 06 minutes 31 seconds West 146.80 feet, (6) by a line curving to the left having a radius of 48.00 feet, an arc length of 24.20 feet, the chord of said arc bearing North 86 degrees 33 minutes 09 seconds West 23.95 feet, (7) South 79 degrees 00 minutes 13 seconds West 30.91 feet, (8) by a line curving to the left having a radius of 13.00 feet, an arc length of 8.19 feet, the chord of said arc bearing South 60 degrees 57 minutes 51 seconds West 8.05 feet, (9) North 66 degrees 20 minutes 20 seconds West 35.38 feet and (10) North 07 degrees 52 minutes 36 seconds East 13.27 feet, to east side of Washington Boulevard, thence running and binding on the said east side of Washington Boulevard, (11) North 17 degrees 53 minutes 18 seconds East 133.62 feet, thence leaving the east side Washington Boulevard and running, (12) South 72 degrees 06 minutes 42 seconds East 11.97 feet to the widening line of Lansdowne Road, thence running and binding on said road, the two following courses and distances viz: (13) North 30 degrees 15 minutes 54 seconds East 60.83 feet and (14) North 65 degrees 19 minutes 19 seconds East 88.89 feet to the place of beginning.

Containing 1.14 Acres of Land, more or less.

**Note:** This description only satisfies the requirements of the Office of Zoning and is not to be used for the purpose of conveyance.



00-509-X

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 078966

46539

DATE 5/11/00 ACCOUNT B0016150

AMOUNT \$ 300.00

RECEIVED FROM: VENABLE BARTHELEMY

FOR: SPX FUND

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

CASHIER'S SIGNATURE  
DATE  
CASHIER'S NAME  
TITLE  
OFFICE

CASHIER'S VALIDATION



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## CERTIFICATE OF PUBLICATION

TOWSON, MD, 6/22/, 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 6/22/, 2000.

**THE JEFFERSONIAN,**  
*J. Wilkinson*

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No. 00-509-X

Petitioner/Developer. ROYAL FARMS, ETAL  
% R. HOFFMAN, ESQ

Date of Hearing/Closing: 7/18/00

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

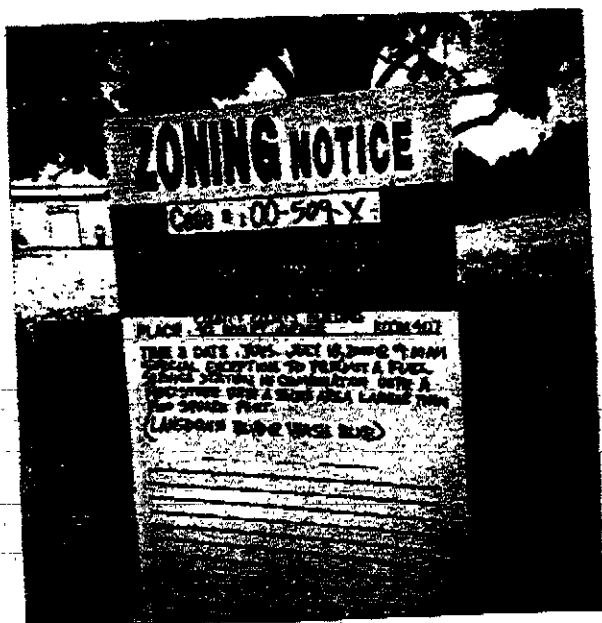
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

brand fax transmittal memo 7671		# of pages
o	<u>ROBIN/BETTY</u>	From <u>O'KEEFE</u>
Co.	<u>SON'S</u>	Co.
Dept.		Phone # <u>410-512-4621</u>
Fax #	<u>887-3468</u>	Fax #

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 2 SIGNS - SOUTHEAST CORNER WASHINGTON BLVD. @ LANSDOWNE BLVD. (ONSITE) ONE @ EAST STREET

The sign(s) were posted on 7/2/00  
(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 7/3/00  
(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)

00-509-X  
WASH. BLVD. - ROYAL FARMS  
H-7/18/00

RE: PETITION FOR SPECIAL EXCEPTION  
3505-07 Washington Boulevard, SE corner  
Washington Blvd and Lansdowne Rd  
13th Election District, 1st Councilmanic

Legal Owner: Lansdowne Building L.P.  
Petitioner(s)

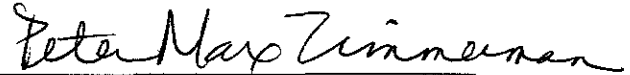
\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 00-509-X

\* \* \* \* \*

**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.

**All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**




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 23<sup>rd</sup> day of June, 2000 a copy of the foregoing Entry of Appearance was mailed to Patricia A. Malone, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

June 19, 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: 00-509-X  
3505-3507 Washington Blvd.  
SEC Washington Blvd. and Lansdowne Road  
13<sup>th</sup> Election District- 1<sup>st</sup> Councilmanic District

HEARING: TUESDAY, JULY 18, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 21204.

Special Exception to permit a fuel service station in combination with a food store with a sales area larger than 1500 square feet.

Arnold Jablon  
Director

C: Patricia A. Malone, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204  
Lansdowne Building Limited Partnership, Tate Andale, Inc., 1941 Lansdowne Road, Baltimore, MD 21227-1707

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JULY 3, 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  
June 22, 2000 Issue – Jeffersonian

Please forward billing to:  
Barbara W. Ormord  
Venable, Baetjer & Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204  
410-494-6201

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## **NOTICE OF ZONING HEARING**

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CASE NUMBER: 00-509-X  
3505-3507 Washington Blvd.  
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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.

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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 00-509-X

Petitioner: LANSDOWNE BUILDING LIMITED PARTNERSHIP

Address or Location: 3505-3507 WASHINGTON BLVD.

**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



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

July 11, 2000

Ms. Patricia Malone  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson MD 21204

Dear Ms. Malone:

RE: Case Number 00-509-X , 3505-3507 Washington Blvd

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 5/31/00.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr. / rsj".

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:rsj

Enclosures

c: William Tate, General Partner



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits & Development Mgmt. **DATE:** July 14, 2000

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For June 19, 2000  
Item no. 509

The Bureau of Development Plans Review has reviewed the subject zoning item. Washington Boulevard, Maryland Route 1, is a state road. All improvements, intersections, entrances, drainage requirements and construction affecting a state road right-of-way are subject to the standards, specifications and approval of the *Maryland State Highway Administration* in addition to those of Baltimore County.

The entrance locations are subject to approval by the Bureau.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County standards as the developer's total responsibility.

Prior to removal of any existing curb for entrances, the developer shall obtain a permit from *Department of Public Works, Bureau of Highways*.

Sidewalks are required on both sides of the streets within this subdivision and/or along the frontage of all existing streets including state roads. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County standards.

RWB:HJO:jrb

cc: File



**BALTIMORE COUNTY, MARYLAND**  
**Inter-Office Memorandum**

DATE: May 31, 2000

TO: Hearing Officer

FROM: John L. Lewis *JLL*  
Planner II, Zoning Review

SUBJECT: Zoning Case 00-509-X  
3505-3507 Washington Boulevard

I am writing this comment to correct a previous incorrect interpretation by this office of Section 405.4.A.3.c.(2), which deals with certain requirements for service station stacking spaces.

Several times, since the adoption of Bill 172-1993, this office has accepted plans which showed stacking which, after recent reconsideration (i.e., during the filing review of this petition), I now believe had insufficient stacking. I am not asking that you revisit these prior approved plans, I am asking that since I have now taken considerable time to recollect and reconstruct the reasoning of the committee (of which I was a member) involved in the writing and adoption of the 1993 Fuel Service Station Regulations, that I can now clarify this point to you.

The site under this petition does have the room to adjust the stacking to what I believe is the necessary requirement and this was discussed with the attorney. The attorney preferred to continue with the plan as is, with the understanding that my written comments would be forthcoming.

405.4.A.3.c.(1), which begins this subsection, requires that "For each pump island side, at pump islands that contain multiproduct dispensers (MPD) and where a bypass lane serves each (MPD)..." at least one stacking space shall be provided.

This makes good sense in that MPDs, which usually provide all 3 grades of fuel, will not usually require more than one stacking space along a pump island where a bypass lane is located since it is possible for a waiting vehicle to pull past a fueling vehicle by using the bypass lane to access another MPD on that side of the island.

405.4.A.3.c.(2) however serves a more complicated set of conditions. The intent here was to make sure that if a bypass lane was not provided, or a convenience store was located on site, that additional stacking beyond what was required in 405.4.A.c.(1) be provided. The reasoning here was to recognize the facts that a lack of a bypass lane to allow vehicles to pull around a fueling vehicle would create a situation where additional stacking would occur. The convenience store was also thought to create a stacking problem when persons paying for fuel also took the time to convenience shop, thereby slowing down the fueling process and needing more stacking to alleviate the problem.

The confusion was originally on the issue that a MPD has 2 fueling sides, each able to have a fueling space. When counting by MPD unit only and not considering the fact that each MPD is actually capable of dual service, a lower and insufficient stacking requirement is indicated. However, it was the intent that each MPD side have a stacking space where a bypass lane is not provided or in any case where a convenience store is located on site. Therefore, we believe this plan should be adjusted to provide for adequate stacking; i.e., stacking space for each fuel service space (each MPD side).

Thank you for your consideration of this matter.

JLL:scj



Baltimore County  
Fire Department

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

June 16, 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: LANSDOWNE BUILDING LMTD. PTNP. -509

Location: DISTRIBUTION MEETING OF June 12, 2000

Item No.: 509

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

cc: File





Baltimore County  
Fire Department

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

THIS IS AN ADDITIONAL COMMENT FOR ITEM # 509

June 16, 2000

TO: GWEN STEPHENS, MAIL STOP #1105

FROM: LIEUTENANT HERB TAYLOR  
BALTIMORE COUNTY FIRE MARSHAL OFFICE  
MAIL STOP-1102F, PHONE (410) 887-4881

SUBJECT: SUBDIVISION REVIEW COMMENTS

ZONING ITEM NUMBER: 509

LOCATION: SE CORNER OF WASHINGTON BLVD. AND LANSDOWNE RD

COMMENTS:

4. ALL SELF-SERVICE STATIONS SHALL HAVE 1 ATTENDANT ON DUTY WHILE THE STATION IS OPEN TO THE PUBLIC. THE ATTENDANT'S PRIMARY FUNCTION SHALL BE TO SUPERVISE, OBSERVE, AND CONTROL THE DISPENSING OF CLASS I LIQUIDS WHILE ACTUALLY BEING DISPENSED. NFPA 30, 1987 EDITION, SEC. 7-8.4.3 AND SEC. 7-8.4.4.

cc. File



Date: June 22, 2000

To: Arnold L. Jablon, PDM  
From: Bruce Seeley, DEPRM *BMS*  
Subject: Zoning Item # 509  
3505 – 3507 Washington Blvd.

Zoning Advisory Committee Meeting of June 12, 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 the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Section 14-331 through 14-422 of the Baltimore County Code.)
  - Development of this property must comply with the Forest Conservation Regulations (Sections 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.)
  - A variance of the Forest Buffer Regulations will be required.

**Reviewers:** John Russo

**Date:** June 22, 2000

June  
7/18

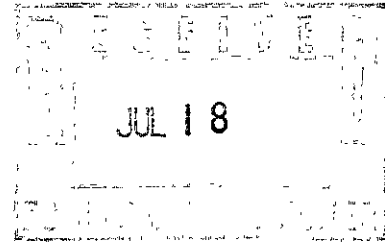
# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** July 17, 2000

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



**SUBJECT:** 3505-3507 Washington Blvd.

**INFORMATION:**

**Item Number:** 509

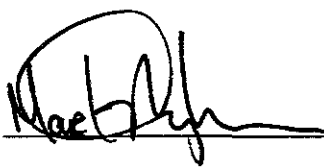
**Petitioner:** Landsdowne Limited Partnership

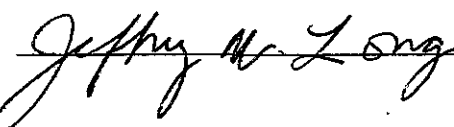
**Zoning:** ML-IM

**Requested Action:** Special Exception

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning supports the revised site plan prepared by Matis Warfield dated 7/13/00. The purpose of the revision is to relocate the building in order to accommodate an adequate aisle width and maneuvering area between the parking spaces along the store's front and the fuel pumps.

**Prepared by:**  \_\_\_\_\_

**Section Chief:**  \_\_\_\_\_

AFK:MAC:



**Maryland Department of Transportation  
State Highway Administration**

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

Date: June 21, 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. 509 (JL)  
Royal Farms Store  
3505-3507 Washington Blvd.  
US 1 ALT  
Mile Post 2.34

Dear Ms. Jackson:

This office has reviewed the referenced Item and has no objection to approval of the Special Exception.

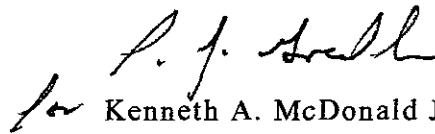
However we will require the owner to obtain an access permit through our office and as a minimum the following roadway improvements will be required:

- Auxiliary lane widening from property corner to property corner, including curb, gutter and sidewalk.
- Highway Right-of-Way dedication for the proposed lane widening.
- An operational traffic analysis.

Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

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

Very truly yours,

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

CC: Robert W. Bowling, P.E.

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**

# ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-509-X

Date Completed/Initials

CGS

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)

MSJ 7-11-00

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)

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

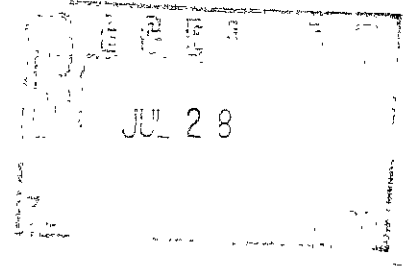
**VENABLE**  
ATTORNEYS AT LAW

Writer's Direct Number:  
(410) 494-6285

July 28, 2000

**HAND-DELIVERED**

Timothy M. Kotroco  
Deputy Zoning Commissioner  
County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204



Re: Case No. 00-509-X  
Royal Farms, 3505-3507 Washington Boulevard

Dear Mr. Kotroco:

At Rob Hoffman's request, please accept the enclosed site plan as a substitute for the plan introduced as Exhibit #2 during the Zoning Commissioner's Hearing for the above-referenced case.

Very truly yours,

A handwritten signature in black ink, appearing to read "David H. Karceski". The signature is fluid and cursive.

David H. Karceski

DHK  
Enclosure

TO1DOCS1/DHK01/#103142 v1

*File*  
*Hearing*  
*7/18/00*



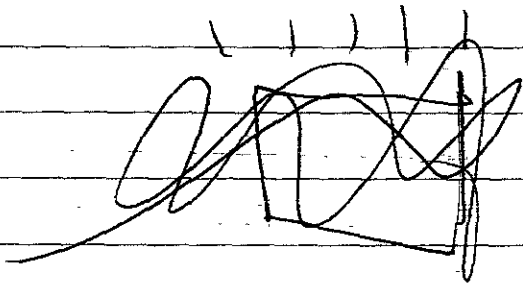
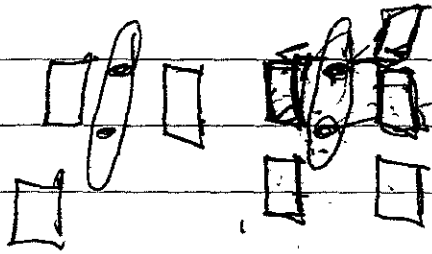
Rob

undegrad  
Phone Cables on site?

Snowball Stacks - temporary uses

ML-100 - predominantly serve the industrial  
uses in the area

British Open.



00-509-X

No Posting  
Certificate  
Fund

~~Key~~

7/14/80



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ALAN J. BLUM

ADDRESS

{ 1803 REISTERSTOWN RD.  
Baltimore, MD 21208



FROM : D

PHONE NO. 4103777657

Mar. 06 2000 03:24PM P2

SCALE  
1" = 60'

EX. SAN. SEWER  
EX. MANHOLE

APPROX. LOCATION  
20' SETBACK TO CONSTRUCT  
SEWER TO EX. MANHOLE W/ PERMANENT  
RIGHT TO DISCHARGE INTO MANHOLE

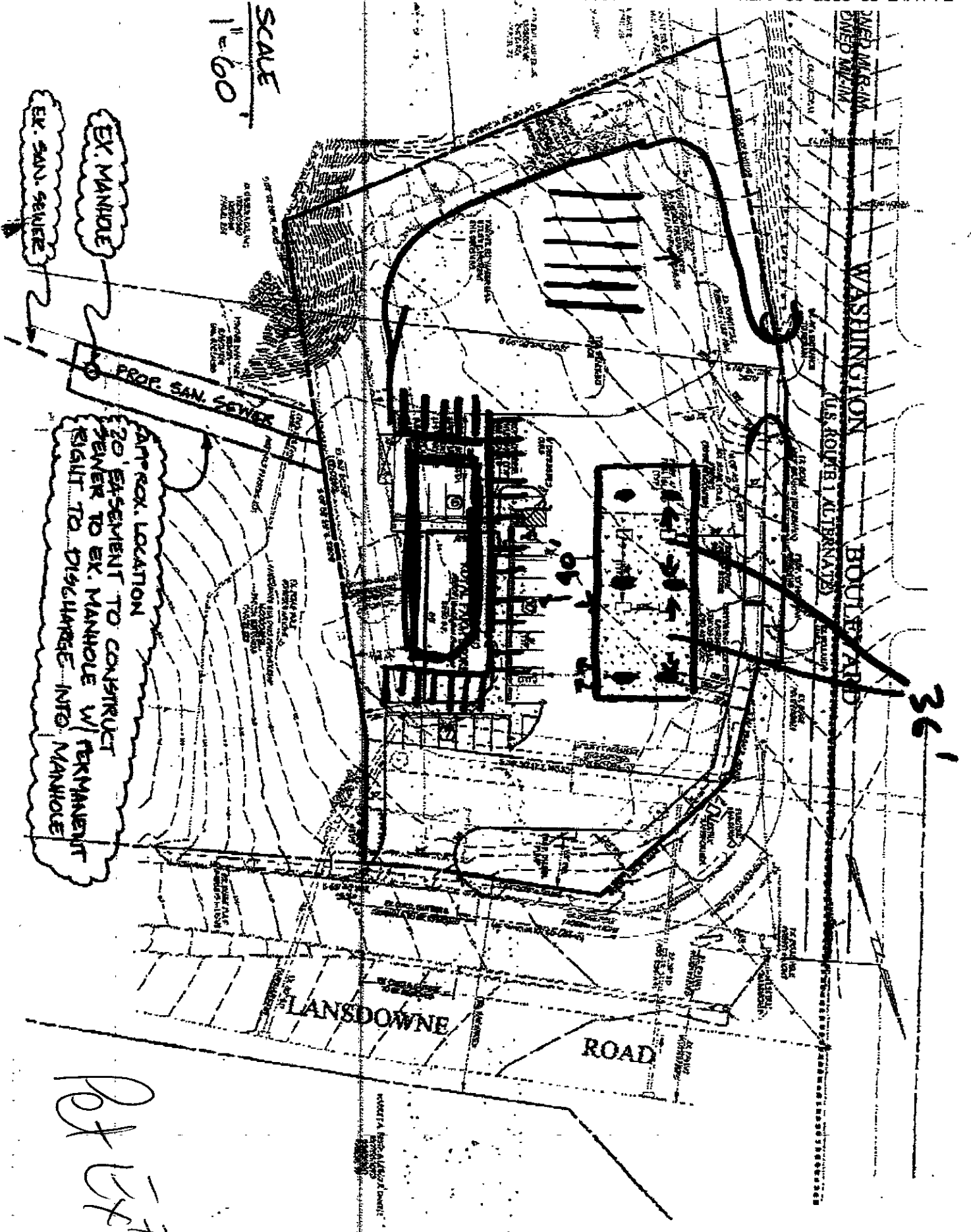
PROP. SAN. SEWER

WASHINGTON BOULEVARD  
U.S. ROUTE 1 ALTERNATE

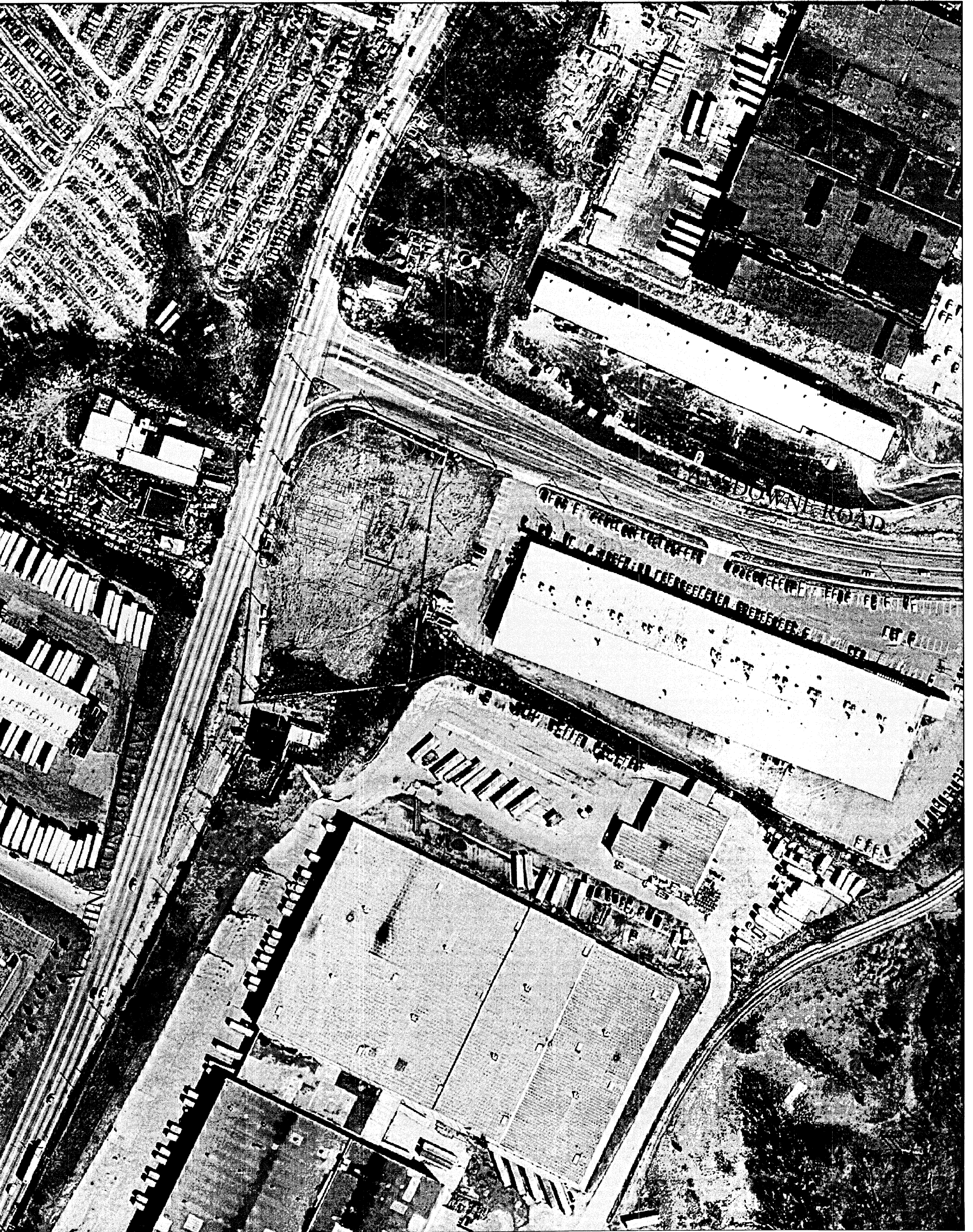
LANSLOWNE ROAD

361

BT  
#2



Refittment  
#2



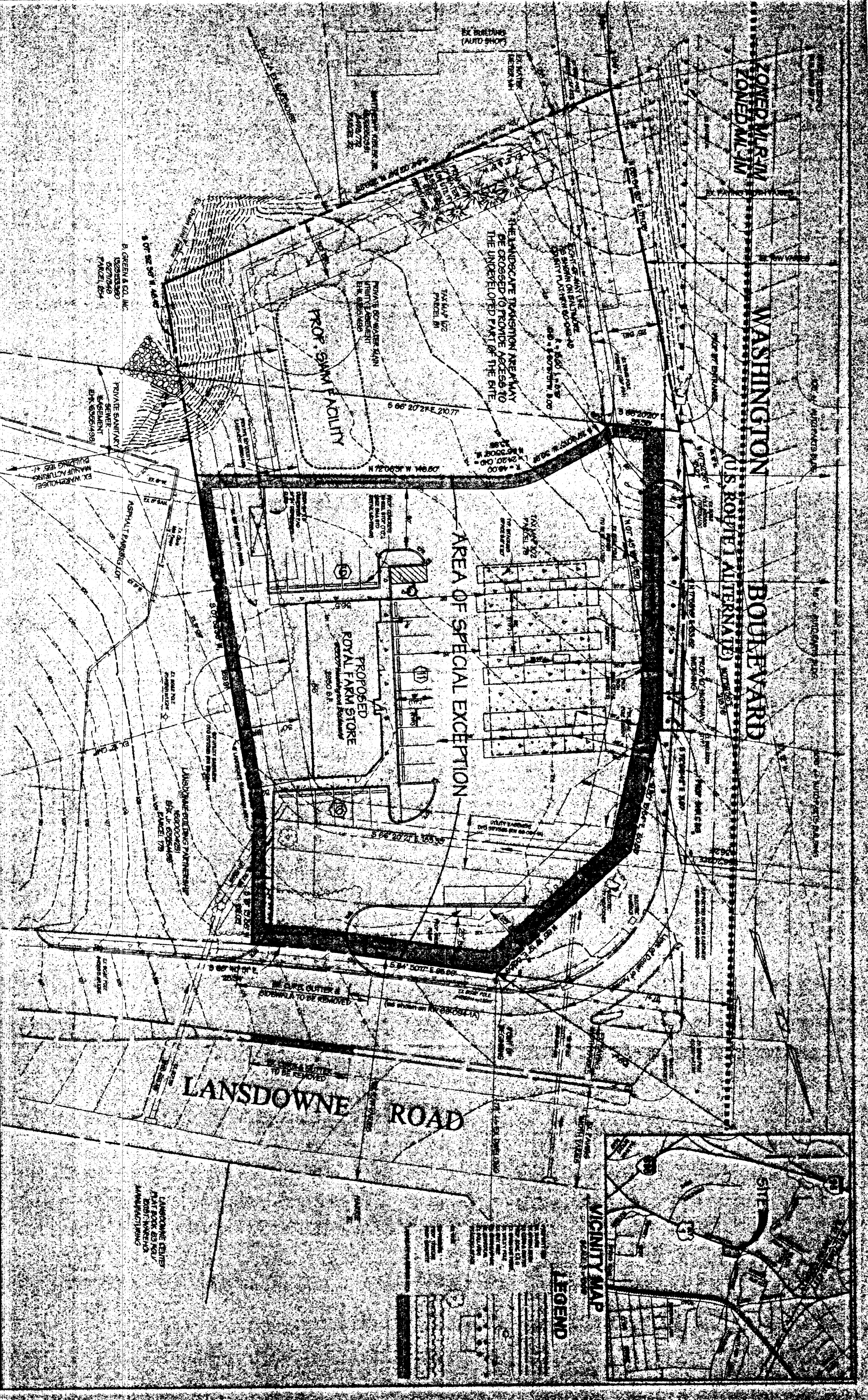


ZONED M.U. 51M  
ZONED M.U. 51M

WASHINGTON

BOULEVARD

(U.S. ROYAL ALTERNATE)



**MATIS WARFIELD, INC.**  
 1000 North ...  
 Phone (410) 782-2800



**Parcels 79 & 81**  
 Lansdowne Building Limited Partnership  
 c/o Tate Ansdale Inc.  
 1941 Lansdowne Road  
 Baltimore, Maryland 21227-4707

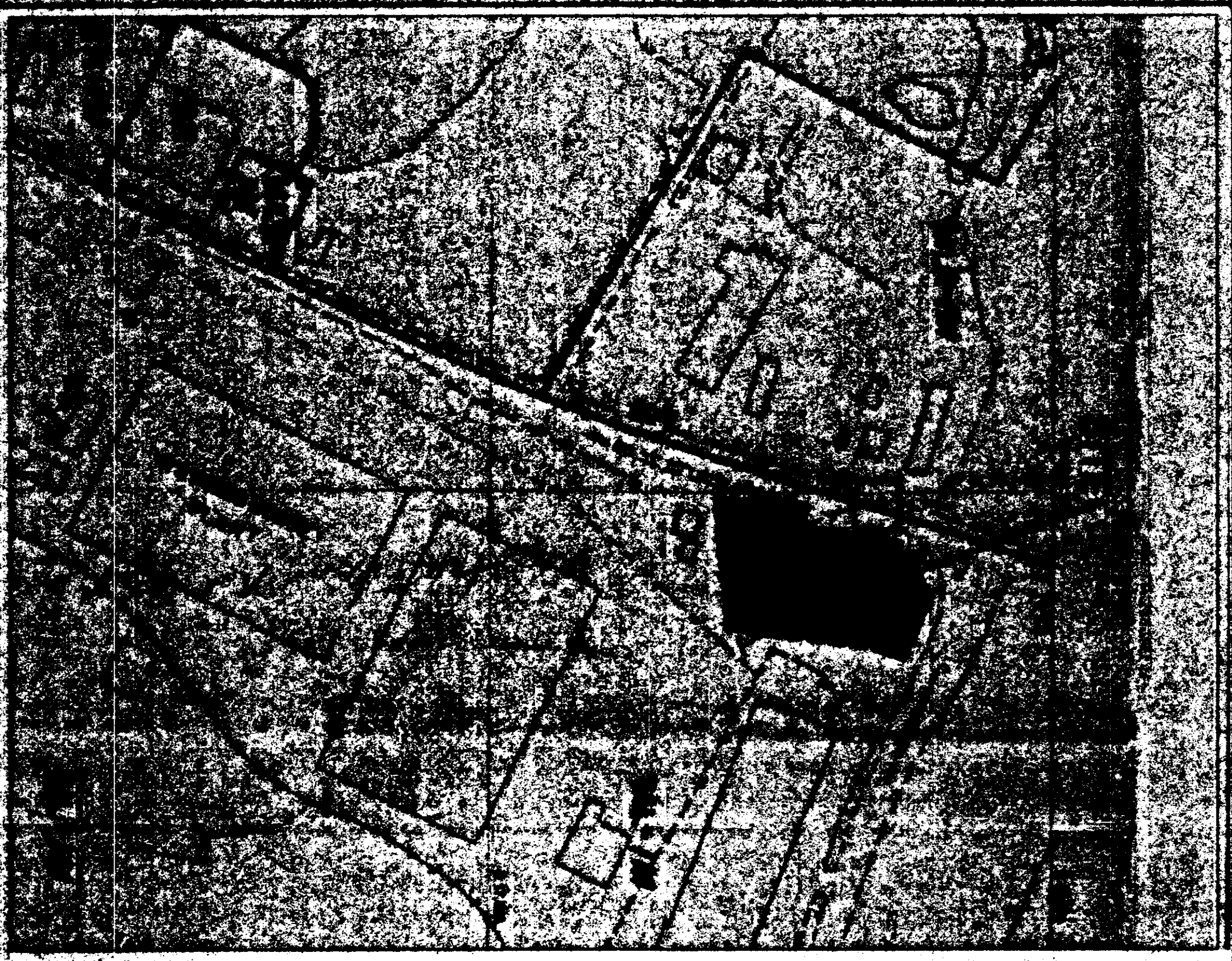
**Cloverland Farms Dairy, Inc.**  
 3611 Roland Avenue  
 Baltimore, Maryland 21211-2408  
 (410) 889-0200

**SPECIAL EXCEPTION**  
 Special Exception to Permit an alternative pattern of development (a) ...  
 (b) ...  
 (c) ...  
 (d) ...  
 (e) ...  
 (f) ...  
 (g) ...  
 (h) ...  
 (i) ...  
 (j) ...  
 (k) ...  
 (l) ...  
 (m) ...  
 (n) ...  
 (o) ...  
 (p) ...  
 (q) ...  
 (r) ...  
 (s) ...  
 (t) ...  
 (u) ...  
 (v) ...  
 (w) ...  
 (x) ...  
 (y) ...  
 (z) ...

**ROYAL FARM STORE**  
 Plan to accompany A Petition for a Special Exception  
 1941 Lansdowne Road  
 Baltimore, Maryland 21227  
 (410) 782-2800







*Perkins #1*

**PREVIOUS COMMERCIAL PERMITS**

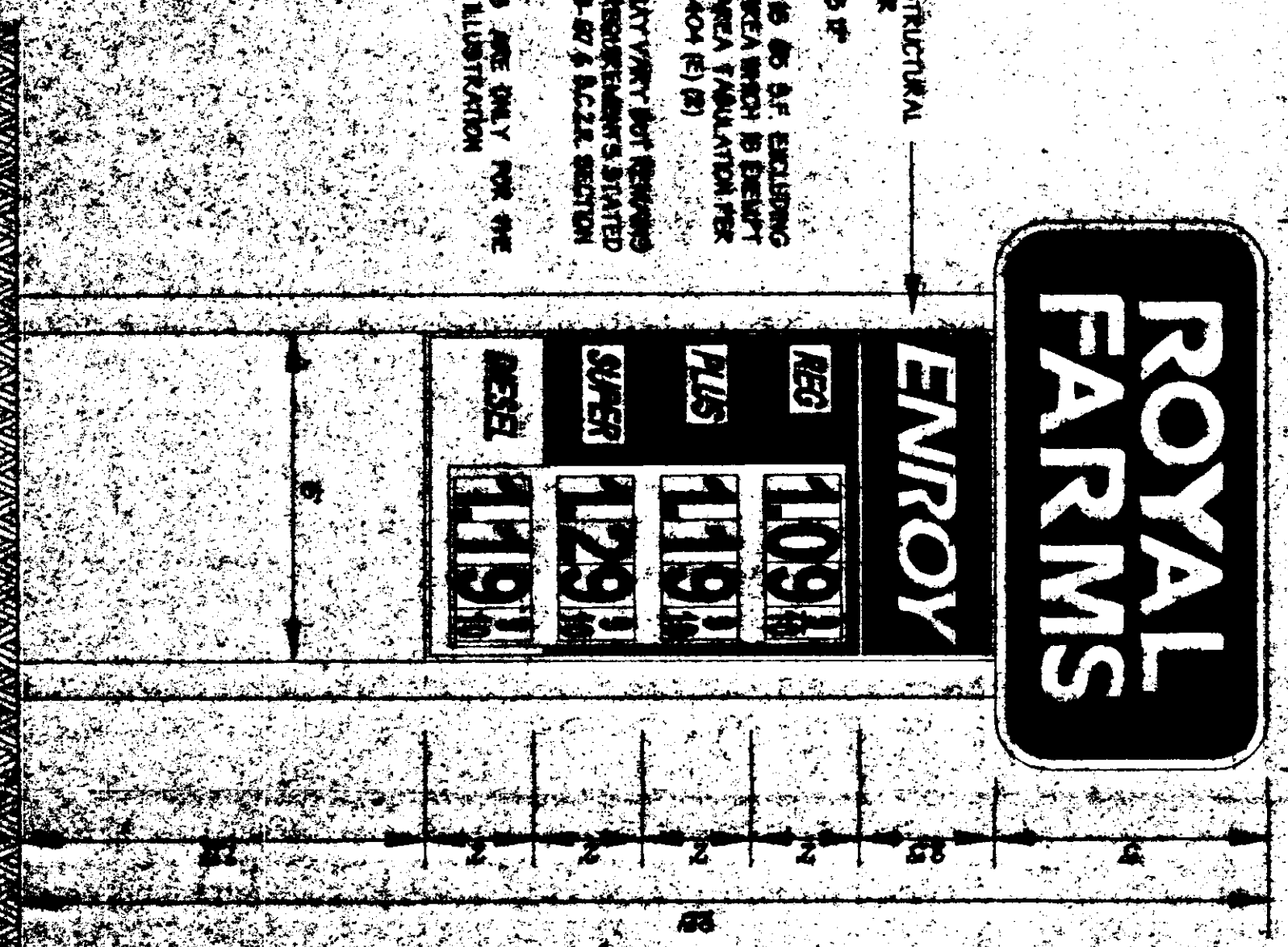
277-26 LOCAL 800 WASHINGTON BOULEVARD  
 USE: OFFICE, WAREHOUSE AND SHED  
 FETTERER, W.D. STELWANI  
**ZONING HISTORY**  
 NONE FOUND

**SITE DATA**

Site Area: 1.60 AC  
 Submittal District: 1  
 Building Use: Warehouse  
 Proposed Use: Warehouse  
 Proposed Building Height: 15'  
 Proposed Building Area: 2800 SF  
 Total Floor Area: 2800 SF  
 Total Site Area: 2800 SF + 6000 SF + 6000 SF = 14800 SF  
 Total Site Area Proposed: 2800 SF  
 Total Site Area Proposed: 2800 SF  
 Area of Special Landmark: 18,829 SF



ROYAL FARMS  
 ENROY  
 1099  
 1199  
 1299  
 1199  
 1199



**STORE SIGN DETAIL**  
 NO SCALE



**CANOPY SIGN DETAIL**  
 NO SCALE



**BUILDING FACE SIGN DETAIL**  
 NO SCALE

**GENERAL NOTES**

- All work shall conform to the applicable codes and regulations.
- The applicant shall provide all necessary permits and approvals.
- The applicant shall provide all necessary materials and labor.
- The applicant shall provide all necessary drawings and specifications.
- The applicant shall provide all necessary site work and preparation.
- The applicant shall provide all necessary safety measures.
- The applicant shall provide all necessary insurance coverage.
- The applicant shall provide all necessary bonding.
- The applicant shall provide all necessary records and documentation.
- The applicant shall provide all necessary communication and coordination.
- The applicant shall provide all necessary monitoring and reporting.
- The applicant shall provide all necessary maintenance and repair.
- The applicant shall provide all necessary decommissioning and removal.
- The applicant shall provide all necessary site restoration.
- The applicant shall provide all necessary final inspection and approval.

*Perkins #1*

**MATTIS WARFIELD, INC.**



Professional Services, Limited Partnership  
 1541 Woodrow Wilson Road  
 Baltimore, Maryland 21271-1707

Overland Farms Dairy, Inc.  
 2611 Redwood Avenue  
 Baltimore, Maryland 21111-2408  
 (410) 859-8700

SPECIAL EXCEPTION REQUESTED  
 Special Exception to Permit an Addition of Signs to Existing Signs  
 A Sign Erected in a Sign Zone Under Sign Code B, Exceeds 40% Area

Plan to Accompany A Petition for Special Exception  
**ROYAL FARMS STORE**  
 2800 SF  
 15' High