

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 NE/S Campbell Boulevard, 305' SE of *
 Franklin Square Drive * ZONING COMMISSIONER
 (5250 Campbell Boulevard) *
 14th Election District * OF BALTIMORE COUNTY
 6th Council District *
 * Case No. 02-325-X
 Nottingham Village, Inc., Owners; *
 MT 6733 Mgt. Co., LLC, Sub-Lessee *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, Nottingham Village, Inc., by J. Joseph Credit, Executive Vice President/Chief Operating Officer, and the Contract Sub-Lessee, MT 633 Mgt. Co., LLC, by Min Seo Park, through their attorney, Dino C. LaFiandra, Esquire. The Petitioners request a special exception to permit a convenience store on the subject property, pursuant to Section 405.4.E.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), and a restaurant/carry-out, pursuant to Section 405.4.E.10 thereof, as uses in combination with a fuel service station, which is permitted by right in a planned shopping center, pursuant to Section 405.2.B.1 of the B.C.Z.R. It is to be noted that the Petition as filed originally requested approval for a roll-over car wash, pursuant to Section 405.4.E.2 of the B.C.Z.R.; however, a roll-over car wash is permitted by right in the subject locale; thus, that portion of the request was withdrawn. The subject property and requested relief, are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1, and a subdivision plan for the subject property, marked as Petitioner's Exhibit 2.

Appearing at the requisite public hearing in support of the request were Michael Ready, a representative of Nottingham Village, Inc., property owners; John H. Hollander, Jr., a representative of Eastern Petroleum Corporation, Contract Lessee; David Park (Min Seo Park) and Don Soo Kim (Sam), Proprietors of the proposed use. Also appearing in support of the Petitioners

ORDER RECEIVED FOR FILING

Date

By

were Dean Hoover, a representative of Morris & Ritchie Associates, Inc., the consultant who prepared the site plan, and Dino C. LaFiandra, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

As shown on Petitioner's Exhibit 2, the subdivision plan, the subject property is shown as Lot 30A of Section H of the White Marsh Community, and is located adjacent to the northeast corner of the intersection of Campbell Boulevard and Franklin Square Drive. The property contains approximately 1.377 acres in area, zoned B.M., and is presently unimproved. There are no residential uses in the proximity of the site as the property is located within the White Marsh commercial community. The adjacent lot known as Lot 30B is improved with a bank building. The Petitioners propose developing Lot 30A with a fuel service station operated by Eastern Petroleum Corporation as a BP/Amoco station. The fuel service station will have eight multi-product dispensers. As is the trend in this industry, the use will be developed with a convenience store, which will contain as an accessory component a carry-out restaurant. As shown on the site plan, the proposed convenience store/restaurant will be located on the southeast corner of the site within an area of approximately 4200 sq.ft. In addition, a roll-over car wash, 44' x 22' in dimension, is proposed to be located in the northeast corner of the site. Access to the site will generally be by way of a right-turn only off of a private drive that leads from Franklin Square Drive into the shopping center. There is a second entrance into the shopping center area as well as an exit from the car wash stacking lane into the shopping center property.

Special Exception relief is requested for the carry-out restaurant/convenience store use in combination with the proposed fuel service station, pursuant to Section 405 of the B.C.Z.R. It is to be particularly noted that no variance relief is being requested. In this regard, all setbacks will be observed as will all requirements related to parking, stacking, etc. Testimony was offered regarding the proposed use. It is planned to be a 24-hour operation, 7 days a week; the carry-out restaurant will be a Subway franchise, and the convenience store will feature typical convenience-type items as well offer the sale of gasoline.

ORDER RECEIVED FOR FILING
Date 4/9/12
By [Signature]

It is to be noted, however, that there were several relevant Zoning Advisory Committee (ZAC) comments. First, the Office of Planning requested that building elevation drawings for the façade be submitted along with a lighting and landscape plan for review and approval. The Petitioner indicated that it would comply with this request. A second comment was received from the Department of Public Works through the Development Plans Review division of the Department of Permits and Development Management. It suggests the reconfiguration of the one access point from the 20-foot width shown on the plan to a minimum width of 24 feet. It appears that there may be some confusion by the Department of Public Works as to this access point. As noted above, this access will be a right-turn only access and is designed in that fashion due to the existence of a median in the private drive that would prohibit left turn access into the site. The proposed 20-foot width appears appropriate; however, I will defer to the judgment of the Department of Public Works as to this issue.

Based upon the testimony and evidence offered, I am easily persuaded to grant the Petition for Special Exception. There are no residential uses in the vicinity and the subject proposal fits well into this neighborhood. It is clear that there will be no detrimental impacts associated with the use, nor adverse impact upon the health, safety and general welfare of the locale. The Petitioner presented sufficient evidence that the proposal meets the requirements of Section 502.1 of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of April, 2002 that the Petition for Special Exception to permit a convenience store on the subject property, pursuant to Section 405.4.E.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), and a restaurant/carry-out, pursuant to Section 405.4.E.10 thereof, as uses in combination with a fuel service station, pursuant to Section 405.2.B.1 of the B.C.Z.R. and in accordance with Petitioner's Exhibits 1 and 2, 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) Prior to the issuance of any permits, the Petitioners shall resolve the width of access issue with the Department of Public Works.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT

Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 4/19/02
By [Signature]



Baltimore County
Zoning Commissioner

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

April 9, 2001

Dino C. LaFiandra, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
NE/Corner Campbell Boulevard and Franklin Square Drive
(5250 Campbell Boulevard)
14th Election District – 6th Council District
Nottingham Village, Inc., Owners;
MT 633 Mgt. Co., LLC/Eastern Petroleum, Lessees - Petitioners
Case No. 02-325-X

Dear Mr. LaFiandra:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Michael A. Ready, Nottingham Village, Inc.
100 W. Pennsylvania Avenue, Towson, Md. 21204
Mr. John H. Hollander, Jr., Eastern Petroleum Co., 1925 Lincoln Dr., Annapolis, Md. 21401
Mr. Min Seo Park, 708 Leister Drive, Lutherville, Md. 21093
Mr. Dong Soo Kim, 7124 Chardon Court, Clarksville, Md. 21029
Mr. Dean Hoover, Morris & Ritchie Associates, Inc.
110 West Road, Suite 245, Towson, Md. 21204
Office of Planning; Development Plans Review; People's Counsel; Case File

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





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 5250 Campbell Blvd.
which is presently zoned BM

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

a convenience store pursuant to BCZR 405.4.E.1, ~~a roll over car wash~~
~~pursuant to BCZR 405.4.E.2~~, and a restaurant carry-out pursuant to
405.4.E.10, as uses in combination with a fuel service station permitted
by right in a planned shopping center pursuant to BCZR 405.2.B.1.

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.

Sub Contract Purchaser/Lessee:

MT 633 MGT. Co., LLC

Name - Type or Print

Minseo Park / MIN SEO PARK
Signature

2801 W. Patapsco Ave.

Address

Telephone No.

Baltimore

MD

21230

City

State

Zip Code

Attorney For Petitioner:

Dino C. La Fiandra

Name - Type or Print

City

Dino C. La Fiandra
Signature

Whiteford, Taylor & Preston L.L.P.

Company

210 W. Penna. Ave.

410-832-2084

Address

Telephone No.

Towson

MD

21204-4515

City

State

Zip Code

Legal Owner(s):

Nottingham Village, Inc.

Name - Type or Print

Signature

J. Joseph Credit, EVP-COO

Name - Type or Print

Signature

100 W. Penna. Ave.

410-825-0545

Address

Telephone No.

Towson

MD

21204

State

Zip Code

Representative to be Contacted:

Dino C. La Fiandra

Name

210 W. Penna. Ave.

410-832-2084

Address

Telephone No.

Towson

MD

21204-4515

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hrs

UNAVAILABLE FOR HEARING

Reviewed By

Date 2-5-02

ORDER RECEIVED FOR FILING

Date 2/19/02
By [Signature]
Case No. 02-325-X
FEB 20 1998

Application of MT 633 Mgt. Co., LLC (Ground Sub-Lessee)
For Special Exception

5250 Campbell Boulevard

Addendum:

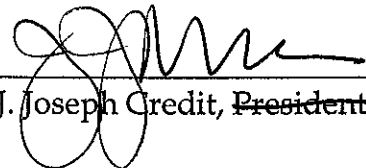
The following parties in interest in title join in the application:

1)

Nottingham Equities II, LLC (Ground Sub-Lessor)
100 W. Pennsylvania Ave
Towson, MD 21204
410-825-0545

By: Nottingham Properties, Inc., Managing Member

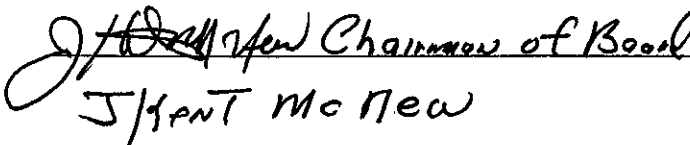
By:


J. Joseph Credit, ~~President~~ EYP-COO

2)

Eastern Petroleum Co. (Ground Lessee)
1915 Lincoln Drive
Annapolis, MD 21401
410-295-1245

By:


J/Kent McNew

PLEASE
SIGN HERE

325

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Zoning Description

Beginning at a point on the northeasterly side of Campbell Boulevard which is 117 feet wide at the distance of 305 feet southeasterly of the centerline of the nearest improved intersecting street, Franklin Square Drive, which is 100 feet wide. Thence the following courses and distances:

Northwesterly by a non-tangential curve to the right having a radius of 3224.13 feet, an arc length of 217.60 feet, the chord of said arc bearing North 48 degrees 27 minutes 23 seconds West, 217.56 feet to a point; North 00 degrees 37 minutes 12 seconds West, 51.84 feet to a point; North 44 degrees 48 minutes 07 seconds East, 178.31 feet to a point; South 84 degrees 29 minutes 44 seconds East, 45.00 feet to a point; South 50 degrees 56 minutes 20 seconds East, 204.80 feet to a point; South 41 degrees 15 minutes 57 seconds West, 251.80 feet to the point and place of beginning and being a portion of the lands as recorded in Deed Liber E.H.K. Jr. 4862, folio 594.

Being Lot #30-A in the subdivision of "White Marsh Community" as recorded in Baltimore County Plat Book S.M. 73, folio 62, containing 1.3777 acres. Also known as #5250-#5258 Campbell Boulevard and located in the 14th Election District.



#11777.01

325

MLR:maw\s\11777.01\Campbell_zoning_description\020502

- ☐ 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MD 21009
- ☒ 110 WEST ROAD, SUITE 245, TOWSON, MD 21204
- ☐ 9090 JUNCTION DRIVE, SUITE 9, ANNAPOLIS JUNCTION, MD 20701

- 410-515-9000 ■ FAX 410-515-9002
- 410-821-1690 ■ FAX 410-821-1748
- 410-792-9792 ■ FAX 410-792-7395

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Call No. **07844**
02-325X

DATE 02-05-02 ACCOUNT R-001-06-6150
AMOUNT \$ 300.00

RECEIVED
FROM:

Eastern Petroleum

FOR:

Commercial Special Except. Filing Fee
at 5250 Campbell Blvd.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT

PAYMENT ACTUAL TIME
2/05/2002 2/05/2002 09:38:53

REL 4304 CASHIER DEPT DND DRAWER 2
RECEIPT # 174495 OFLN
DEPT 5 528 ZONING VERIFICATION
CP NO. 007844

Receipt Tot 300.00
300.00 US .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #02-325-X

5250 Campbell Boulevard

NE/S Campbell Blvd., 305' SE centerline Franklin Square Drive

14th Election District - 6th Councilmanic District

Legal Owner(s): Nottingham Village Inc., J. Joseph Credit

Contract Purchaser: Mt 633 Mgt Co, LLC

Special Exception: to use described property for a convenience store, a roll over car wash, and a restaurant carry-out, as uses in combination with a fuel service station permitted by right in a planned shopping center.

Hearing: Monday, April 1, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley 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.

3/098 March 14

C525441

CERTIFICATE OF PUBLICATION

3/14/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/14/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-325-X

Petitioner/Developer: Nottingham

Village, Inc., J. Joseph Credit

Date of Hearing/Closing: 4-1-02

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 5250 Campbell Blvd.
Nottingham, MD 21236

The sign(s) were posted on March 15, 2002
(Month, Day, Year)

Sincerely,

Stacy Gardner 3/15/02
(Signature of Sign Poster and Date)

Stacy Gardner

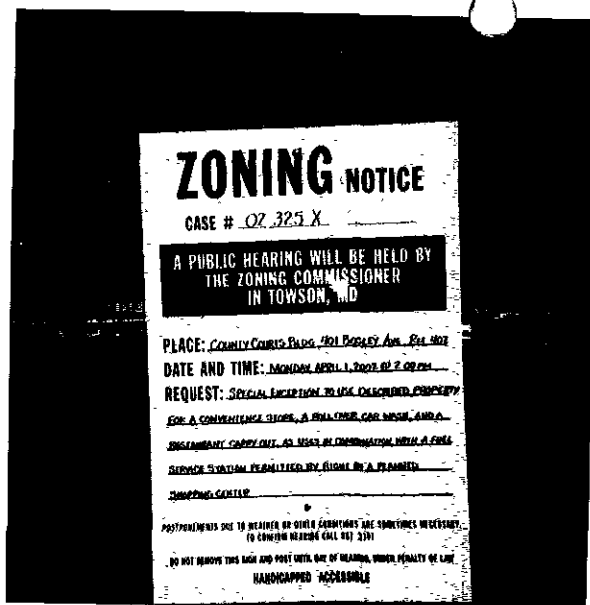
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

(City, State, Zip Code)

410-781-4000

(Telephone Number)



**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: 02-325-X
Petitioner: MT 633 M&T Co, LLC
Address or Location: 2801 W. Patapsco Ave, Baltimore MD 21230

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Park
Address: MT633 M&T Co., LLC
2801

Telephone Number: 410-832-2084

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 14, 2002 Issue – Jeffersonian

Please forward billing to:
Mt 633 Mgt Co LLC
David Park
2801 Patapsco Avenue
Baltimore MD 21230

410 832-2084

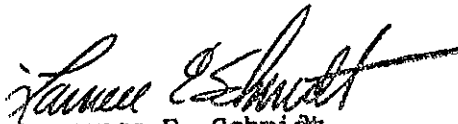
NOTICE OF ZONING HEARING

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: 02-325-X
5250 Campbell Boulevard
NE/S Campbell Blvd, 305' SE centerline Franklin Square Drive
14th Election District – 6th Councilmanic District
Legal Owner: Nottingham Village Inc, J. Joseph Credit
Contract Purchaser: Mt 633 Mgt Co LLC

Special Exception to use described property for a convenience store, a roll over car wash, and a restaurant carry-out, as uses in combination with a fuel service station permitted by right in a planned shopping center.

HEARING: Monday, April 1, 2002 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDD
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
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

February 26, 2002

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: 02-325-X
5250 Campbell Boulevard
NE/S Campbell Blvd, 305' SE centerline Franklin Square Drive
14th Election District – 6th Councilmanic District
Legal Owner: Nottingham Village Inc, J. Joseph Credit
Contract Purchaser: Mt 633 Mgt Co LLC

Special Exception to use described property for a convenience store, a roll over car wash, and a restaurant carry-out, as uses in combination with a fuel service station permitted by right in a planned shopping center.

HEARING: Monday, April 1, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon GDT
Director

C: Dino C. La Fiandra, Whiteford Taylor & Preston, 210 W Pennsylvania Avenue, Towson 21204
Nottingham Village Inc, J Joseph Credit, 100 W Pennsylvania Avenue, Towson 21204
Mt 633 Mgt Co LLC David Park, 2801 W Patapsco Avenue, Baltimore 21230

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 16, 2002.**
(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.





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

March 29, 2002

Mr. Dino C. LaFiandra
Whiteford, Taylor & Preston
210 W Pennsylvania Avenue
Towson MD 21204-4515

Dear Mr. LaFiandra:

RE: Case Number: 02-325-X, 5250 Campbell Boulevard

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 5, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. 602
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Nottingham Village, Inc, J. Joseph Credit, 100 W Pennsylvania Ave, Towson 21204
Mt 633 Mgt Co LLC, David Park, 2801 W Patapsco Avenue, Baltimore 21230
People's Counsel

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BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 21, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
for March 4, 2002
Item No. 325

The Bureau of Development Plans Review has reviewed the subject zoning items.

Minimum requirement for commercial entrance shall be 24 feet. See Standard for Details
for Construction Baltimore County Public Works.

RWB:HJO:cab

cc: File

ZAC-3-4-2002-ITEM NO 325-03212002.doc



Baltimore County
Fire Department

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

February 28, 2002

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

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 25, 2002

Item No.:

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.

The Fire Marshal's Office has no comments at this time regarding the following items.

314, 315, 316, 319, 321, 323, 325, 326, 328

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

cc: File

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *qbs/jbt*

DATE: March 25, 2002

Zoning Advisory Committee Meeting of February 25, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

285, 314-325, 327-329

4/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 7, 2002

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

MAR 11 2002

SUBJECT: 5250 Campbell Boulevard

INFORMATION:

Item Number: 02-325

Petitioner: Nottingham Village, Inc.

Zoning: BM

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The subject site is part of a planned shopping center known as Nottingham Square within the Perry Hall-White Marsh Growth Area as designated in Baltimore County Master Plan 2010. The request is for a special exception for a 3,200 square foot convenience store, 1,000 square foot carryout restaurant, and a roll-over car wash as uses in combination with a fuel service station.

This Office of Planning supports the proposed uses as part of an integral planned shopping center provided the following conditions are met prior to issuance of any building permits.

1. Architectural drawings showing the building façade for all 4 sides of the buildings should be submitted to the Office of Planning for review and approval;
2. A landscape and lighting plan should be submitted to Avery Harden, County Landscape Architect. Details must be provided on the canopy lighting as well as free-standing lighting; and,

3. A sign detail for the proposed ground mounted sign and canopy signs should be provided to this office for review and approval.

Prepared by: Marta A. Cunningham

Section Chief: Garry L. Kern

AFK/LL:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.22.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 325

JJS

Dear Mr. Zahner:

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

Should you have any questions regarding this matter, 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

BM

SITE

BM

ML

ZONING MAP

EXHIBIT II

NE 7 H

325

MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

110 WEST ROAD, SUITE 245

TOWSON, MARYLAND 21204

(410) 821-1690

FAX: (410) 821-1748

PRELIMINARY SITE PLAN

5250 CAMPBELL BLVD

BALTIMORE COUNTY, MARYLAND

SCALE: 1"=200'

DATE: 01/20/2002

ZONING MAP NE 7H

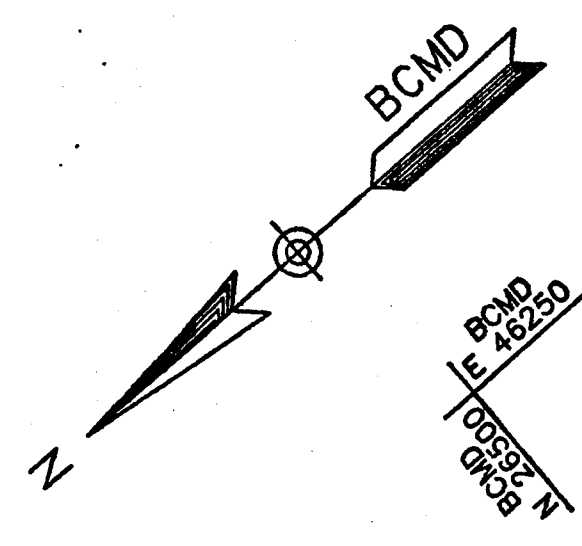
DESIGN BY:

REVIEW BY: VM

JOB NO. 11777

FROM TO	DELTA	RADIUS	ARC	TAN
$\frac{1}{113}$ - $\frac{1}{79}$	00° 28' 26.2"	7049.00'	58.31'	29.15'
$\frac{1}{79}$ - $\frac{1}{69}$	01° 08' 06.2"	3235.13'	64.09'	32.05'
$\frac{1}{69}$ - $\frac{1}{51\frac{1}{2}}$	04° 26' 33.9"	3224.13'	250.00'	22.06'
$\frac{1}{51\frac{1}{2}}$ - $\frac{1}{72}$	00° 47' 56.2"	3235.13'	45.11'	125.00'
$\frac{1}{72}$ - $\frac{1}{69}$	00° 20' 10.0"	3235.13'	18.98'	9.41'
$\frac{1}{69}$ - $\frac{1}{73}$	00° 34' 33.0"	3224.13'	32.40'	16.20'
$\frac{1}{73}$ - $\frac{1}{51\frac{1}{2}}$	03° 52' 00.8"	3224.13'	217.60'	108.8.8'

CHD BEARING, DIST		
N 53° 59' 22" W	58.31'	
N 53° 39' 32.5" W	64.09'	
N 48° 44' 39.9" W	249.94'	
N 53° 49' 37.3" W	45.11'	
N 53° 15' 34.6" W	18.98'	
N 50° 40' 40.4" W	32.40'	
N 48° 27' 23.3" W	217.56'	



VICINITY MAP
SCALE 1" = 1,000'

LEGEND

LOT LINE
EASEMENT
EX. R/W
COORDINATES
HOUSE NUMBER

No. 5

- 1) THIS PLAY MAY EXPIRE IN ACCORDANCE WITH THE BALTIMORE COUNTY CODE, SECTION 24-216.
- 2) THE RECORDING OF THIS PLAY DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- 3) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR REVISED PLAY.
- 4) PERMITS AND DEVELOPMENT MANAGEMENT FOR THE BALTIMORE COUNTY DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
- 5) THE RECORDING OF THIS PLAY DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC LANDS OR MANAGING PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- 6) EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE COUNTY DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY BE APPLIED BY THE BALTIMORE COUNTY DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT.
- 7) THE APPROVAL OF THIS PLAY IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE LINES SHOWN HEREON WILL BE MAINTAINED AND NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
- 8) THE SITE IS LOCATED IN THE WHITE MARSH SUBDIVISION. QUALITATIVE MANAGEMENT IS PROVIDED IN A REGIONAL FACILITY LOCATED ON FRANKLIN SQUARE DRIVE.
- 9) THE PLANNED DEVELOPMENT SHOWN ON THE PLAY MAY BE LOCATED ON THIS SUBDIVISION. THE PLANNED DEVELOPMENT SHOWN ON THE PLAY MAY BE LOCATED ON THIS SUBDIVISION. THE PLANNED DEVELOPMENT SHOWN ON THE PLAY MAY BE LOCATED ON THIS SUBDIVISION.
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PLAN
1" = 50'

FRANKLIN
SQUARE
DRIVE

EXPANSION PARCELS NO. 1 THRU NO.12, AS SHOWN ON A PLAT ENTITLED "NOTTINGHAM SQUARE CONDOMINIUM" DATED MARCH 30, 1995 AND RECORDED AMONG THE CONDOMINIUM PLAT RECORDS OF BALTIMORE COUNTY IN PLAT BOOK S.M. 18 FOLIO 97.

Paid for record
 73 FOLIO 62
 JAN 18 2001
 Tuck
Augusta County
 Clerk

EXISTING ZONING	TOTAL AREA OF LOT	ACRES
30	AREA OF LOT 30-A	1.3777
30-B	AREA OF LOT 30-B	0.9781
30-C	AREA OF LOT 30-C	2.5156

A RESUBDIVISION OF LOT 30
PREVIOUSLY RECORDED AT SM 68 FOLIO 140

COMMUNITY



SECTION: 'H'

SECTION: 'H'

BALTIMORE CO., MARYLAND
ELECTION DISTRICT #14
DATE: FEBRUARY 22, 2000
SCALE: 1" = 50'

73-62 MWI 99059

NOTE: COORDINATES AND BEARINGS SHOWN ON THIS MAP ARE APPROXIMATE. THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND BALTIMORE COUNTY METROPOLITAN DISTRICT STATION ARE BASED ON THE FOLLOWING TANGSSE STATIONS:

X-13170 N 25655.98 E 47892.48
X-13171 N 27620.95 E 48746.40

6900 York Road, Suite 209
Baltimore, Maryland 21212
Phone: 410-377-7658 Fax: 410-377-7657

OWNERS CERTIFICATE:

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAN, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED IN SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAN AND THE SEVERAL OF THE MARKERS.

BY James J. McGrath James J. McGrath DATE _____
J. McGrath Credit.

SURVEYORS CERTIFICATE:

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR IN THIS PLAT HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION TWO OF ARTICLE XXXVII, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

Sheld 3-9-2020

FINAL PLAT CHECKED FOR: 1/18/66 1/18/66
 DRAWN BY: RLN CHECKED BY: RLN/JEM
 ENGINEERING URS 12/13/60
 HOUSE NOS. DDM 1/18/66

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
 DIVISION OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
 DATE 12/02/00
 APPROVED BY THE DIRECTOR OF PERMITS AND
 DEVELOPMENT MANAGEMENT PURSUANT TO
 SECTION 26-215(C), BALTIMORE COUNTY CODE
 Daniel T. Rouse 1-12-01
 DATE

MWJ 99059

RE: PETITION FOR SPECIAL EXCEPTION
5250 Campbell Boulevard, NE/S Campbell Blvd,
305' SE of c/I Franklin Square Dr
14th Election District, 6th Councilmanic

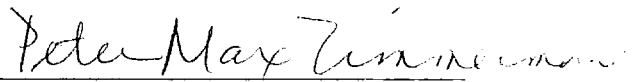
Legal Owner: Nottingham Village, Inc.
Contract Purchaser: MT 633 Mgt. Co., LLC
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-325-X

* * * * *

ENTRY OF APPEARANCE

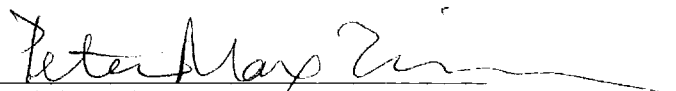
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed 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 25th day of February, 2002 a copy of the foregoing Entry of Appearance was mailed to Dino C. LaFiandra, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 515, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

02-325X

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

DAVID PARK (MIN SEO PARK)

708 Leister Dr. Lutherville, MD 21093

JOHN H. HALPERN JR

EASTERN PETROLEUM CO. 2144
1915 LINCOLN DR, ARWATTSBURG, MD

MICHAEL A. READY

100 W. PENNSYLVANIA AVE. TOWSON, MD
21204

Dong soo, Kim (Sam)

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TOWSON MD 21204

