

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

October 17, 2006

David H. Karceski
Venable, LLP
210 Allegheny Avenue
P.O. Box 5517
Towson, MD 21285-5517

Dear Mr. Karceski:

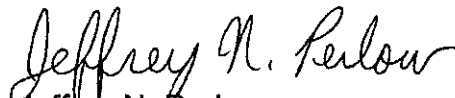
RE: Spirit and Intent Request, Case # 02-326-X, Peppermint Woods, Ltd., Northwest Corner of Eastern Avenue & Bengies Road (3300 Eastern Avenue), 15th Election District

Your recent letter to Timothy Kotroco, Director of Permits and Development Management, was forwarded to me for reply. Based on the information provided therein and my review of the available zoning records, the following has been determined:

1. The proposed modifications include the following:
 - Change the gross area of the building from 3,600 square feet to 3,936 square feet (vs. 4224 square feet approved in case).
 - Change the convenience store portion of the building from 3,264 square feet to 2,976 square feet.
 - Reconfiguration of and changes to the required and provided site area.
 - Reconfiguration of and changes to the required and provided off-street parking and stacking spaces.
 - Changes to drive aisles.
 - Reconfiguration of the car wash structure.
2. After consultation with Carl Richards, Zoning Review Supervisor, the above proposed modifications to the site plan in Case # 02-326-X, are approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR), subject to any restrictions contained in the Zoning Commissioner's order.
3. A copy of your request letter, this response and a signed red-lined plan will be recorded and made a permanent part of the zoning case file.
4. A verbatim copy of this response must be affixed to your building permit site plan prior to building permit application.
5. This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,


Jeffrey N. Perlow
Planner II
Zoning Review

JNP

c: Zoning Hearing File 02-326-X
File-Spirit & Intent Letters

VENABLE[®]
LLP

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517

Telephone 410-494-6200
Facsimile 410-821-0147

www.venable.com

Received 9/28/06
Due 10/17/06

TB: JNP
9/28/06

(410) 494-6285

10/4/06 - Came Redlined Plan
to Dave Karceski to correct,
10/11/06 - Nick Brader
will contact me per
Dave Karceski
dhkarceski@venable.com

September 26, 2006

10/13/06 - Nick will check
Special Exception plan
and call me back.
Met @ 11:30 or 3:00

HAND-DELIVERED

Timothy M. Kotroco, Director
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Spirit and Intent Letter, Case No. 02-326-X
Property: 3320 Eastern Avenue
15th Election District, 5th Councilmanic District

Dear Mr. Kotroco:

Our client Two Farms Inc., doing business as Royal Farms, is the contract purchaser of the above-referenced property (the "Property"). The Property is located adjacent to and on the north side of Eastern Avenue (Maryland Route 150), east of and adjacent to Bengies Road, in Baltimore County, Maryland. Royal Farms intends to construct a fuel service station and a convenience store, carry-out restaurant, and rollover car wash as uses in combination on the Property, as described below. On behalf of my client, I am writing to request confirmation that this Royal Farms fuel service station and these combination uses are within the spirit and intent of a prior approved special exception for the Property.

By way of brief history, in January of 2003, the legal owner of the Property BP Amoco Corporation obtained a special exception for a fuel service station in combination with a convenience store, carry-out restaurant, and rollover car wash. The approved site plan provided for a 4,224 square-foot combination convenience store/carry-out restaurant building of which 3,264 square feet was devoted to the convenience store and the remaining 960 square feet to the carry-out restaurant component. I have attached a copy of the Zoning Commissioner's Order (the "2003 Order") and the site plan approved by the then Zoning Commissioner Lawrence E. Schmidt in Case No. 02-326-X (the "2003 Case") for your review and convenience.

Timothy M. Kotroco, Director

September 26, 2006

Page 2

Following the 2003 Case, Two Farms Inc. as contract purchaser obtained a spirit and intent letter to use the BP Amoco special exception for a Royal Farms. In that letter dated March 22, 2004, John L. Lewis of the Zoning Review Office confirmed that certain changes to the site plan approved in the 2003 Case were within the spirit and intent of the 2003 Order. In his letter, Mr. Lewis verified that a reduction in the size of approved convenience store/carry-out restaurant building from 4,224 square feet to 3,600 $\pm$ square feet, recalculation of the required and provided off-street parking, changes to certain vehicular drive aisle widths, and conversion of the operation from a BP Amoco to a Royal Farms fuel service station, including the associated signage, were within the spirit and intent of the 2003 Order. I have also attached a copy of the Zoning Review Office's spirit and intent letter response and approved spirit and intent site plan approved by Zoning.

Royal Farms now requests to increase slightly the size of the building from 3,600 $\pm$ square feet to 3,936 $\pm$ square feet, as shown on the attached redlined signage plan dated September 8, 2006 and prepared by Matis Warfield, Inc. The convenience store component of the building will be 2,976 square feet and the carry-out restaurant will remain 960 square. This increase in size will not exceed the total building square-footage (4,224 square feet) originally approved in the 2003 Case. Additionally, related minor revisions to the plan are necessary to accommodate this change to the building size similar to those approved by way of the 2004 spirit and intent request. These minor revisions to the site plan include slight reconfiguration of and changes to the required and provided off-street parking, minor changes to drive aisles, and a reconfiguration of the car wash structure. All of the differences between the plan approved in the 2003 case and this proposed site plan are indicated in red. I recently met with W. Carl Richards, Jr., Supervisor of the Zoning Review Office, to discuss the above changes to the site plan. Mr. Richards was optimistic that these proposed changes would be within the spirit and intent of the relief granted in the 2003 Case.

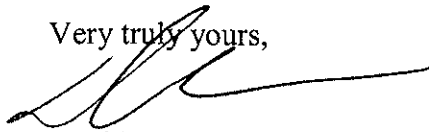
If you are in agreement that the changes to the fuel service station plan outlined above in this letter and as shown on the enclosed redlined site plan are within the spirit and intent of the relief granted in Case No. 02-326-X, please countersign this letter below.

Timothy M. Kotroco, Director
September 26, 2006
Page 3

With this letter, I have enclosed a check in the amount of \$50.00 made payable to "Baltimore County, Maryland" to cover the administrative costs associated with this review. If you need any further information regarding this request, please feel to give me a call.

I appreciate your assistance with this matter.

Very truly yours,



David H. Karceski

DHK
Enclosure

AGREED AND ACCEPTED:

Timothy M. Kotroco, Director
Department of Permits and
Development Management

TO:DOCS1/DHK01/#235040 v1

**Department of Permits and
Development Management**

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



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

March 22, 2004

Nick Brader
Matis Warfield, Inc.
10540 York Road, Ste. M
Hunt Valley, Maryland 21030

RE: 02-326-X
3300 Eastern Avenue
15th Election District

Dear Mr. Brader,

This office has received your letter of March 9, 2004 with accompanying redlined plans in which you propose changes for spirit and intent review. These changes are as follows:

- To change the name of the owner to Two Farms, Inc,
- Change the name of the operation to Royal Farms
- Change the gross area of the building to 3,600 s.f. (vs. 4,224-as approved),
- Change the required parking to 30 spaces and the provided parking to 33 spaces,
- Change the sign to a Royal Farms sign,
- Change the drive aisle widths per Royal Farms specifications.

Based on a review of the provided information, staff has determined that the proposed changes are within the spirit and intent of the order and plan in case #02-326-X. The order and restrictions remain applicable to the plan. Please document this response on all future plans or correspondence.

I hope that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John L. Lewis".

John L. Lewis
Planner II
Zoning Review

c: To 02-326-X file with plan

Visit the County's Website at www.baltimorecountyonline.info



IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 NW/Corner Eastern Avenue and *
 Bengies Road * ZONING COMMISSIONER
 (3300 Eastern Avenue) *
 15th Election District * OF BALTIMORE COUNTY
 5th Council District *
 * Case No. 02-326-X
 *
 Peppermint Woods, Ltd., Owners;
 BP Products North American, Inc., *
 Contract Purchasers
 * * * * *

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, Peppermint Woods, Ltd., by William T. Poole, Jr., President, and the Contract Purchasers, BP Amoco Corporation, by John R. Lombardo, Zoning and Development Manager, through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a special exception to permit a fuel service station on an individual site and a convenience store, carryout restaurant, and rollover car wash as uses in combination therewith, pursuant to Sections 405.2.B.1, 405.4.E.1, 405.4.E.2 and 405.4.E.10 of the Baltimore County Zoning Regulations (B.C.Z.R.). 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.

Appearing at the requisite public hearing in support of the request were William T. Poole, Jr., on behalf of Peppermint Woods, Ltd., property owners, John Lombardo on behalf of BP Amoco Corporation, Contract Purchasers, and Robert A. Hoffman and David Karceski, Esquires, attorneys for the Petitioners. Also appearing on behalf of the Petitioners were Mickey Cornelius, a representative of the Traffic Group, Inc., and William P. Monk, a land planner with Morris & Ritchie Associates, Inc., the consultants who prepared the site plan for this property. Also appearing in support of the request were Ira and Anna Hanks, Robert Phillips, and Roger Alex, nearby residents of the area. Several other residents from the surrounding community appeared as

ORDER RECEIVED FOR FILING

Date 11/27/03

By [Signature]

interested citizens, including Michael Vivirito, President of the Bowleys Quarters Improvement Association, and D. Edward Vogel, the proprietor of the Bengies Drive-In Movie Theater nearby. Also appearing were Waring Justis, Jr., Pam Justis, Chris Kirchenheifer, John Herback, Janet Walper and Chris Brigouleix.

On behalf of the Petitioners, Mr. Monk presented the plan and other exhibits depicting the subject property and proposed improvements and the surrounding locale. The subject property is an irregular shaped parcel, located on the northwest corner of the intersection of Eastern Avenue and Bengies Road in Bowleys Quarters. The property contains approximately 1.42 acres in area, zoned B.R.-I.M. The B.R. zoning classification (Business-Roadside) is a business zone that permits commercial/business and retail uses. The I.M. district (Industrial-Major) applies to large lots zoned for industrial or semi-industrial use. Under the applicable provisions of the B.C.Z.R., a fuel service station, with certain uses in combination (i.e., car wash, convenience store, carryout restaurant, etc.) are permitted by special exception.

Under Baltimore County's zoning scheme, certain land uses are identified within the B.C.Z.R. as permitted by right and without a public hearing. That is, these uses are allowed automatically. The zoning regulations also provide that other uses are prohibited in certain zones under any circumstances. In between these extremes, a number of middle ground uses are identified as special exception uses.

As stated by the Court of Special Appeals in Mossberg v. Montgomery Co., 107 Md. App. 1 (1995), a special exception or conditional use involves a use which is permitted, once certain statutory criteria have been satisfied. A special exception use is considered a desirable use, which is attended with detrimental effects, which require that certain conditions be met, and once met, it is a permitted use because the legislative body has made that policy decision. Further, the appellate courts of this state have held that special exception uses are part of the comprehensive zoning plan and thus, share a presumption that as such, they are in the interest of the general welfare and therefore valid. (See Shultz v. Pritts, 291 Md. 1 (1981)). In Baltimore County, the criteria which need be satisfied before special exception approval can be granted is contained within

ORDER PREPARED FOR FILING
Date 11/27/13
By [Signature]

Section 502.1 of the B.C.Z.R. Therein, a number of factors are listed which are applied to a proposed special exception use. Those factors generally relate to whether the proposed use will be detrimental to the health, safety and general welfare of the locale.

Mr. Monk testified and described the subject property as well as the immediate vicinity. As noted above, the lot is located at the intersection of Eastern Avenue (Md. Route 150) and Bengies Road in the Bowleys Quarters community of eastern Baltimore County. Much of the surrounding locale is zoned business or industrial. Presently, the property is largely unimproved; however, is located immediately adjacent to another parcel owned by the Petitioners, which contains the sales office building for the mobile home park known as Peppermint Woods. Other uses in the immediate vicinity include the well-known Bengies Drive-In Movie Theater in addition to other retail, commercial and business uses. As more particularly shown on the site plan, the Petitioners propose to develop the site with a fuel service station, and a convenience store, carryout restaurant and car wash as uses in combination. As is now common in the fuel service station industry, the store will be constructed so as to provide a one-stop service environment for customers. Convenience items such as food and household products will be sold. In addition, BP Amoco will operate a carryout restaurant within the store and sell largely pre-packaged food items.

As shown on the plan, the proposed convenience store will be 96' wide and 44 feet deep and feature a 46' x 8.5' roll-over car wash towards the rear of the site. The plan shows an area for traffic circulation to that car wash and nine stacking spaces. A canopy-covered fuel pump island featuring six multi-product dispensers will be located towards the front portion of the site and provide fueling stations for up to 24 vehicles. The details of the proposed improvements are more particularly shown on the site plan and were reflected in testimony offered at the hearing.

There was significant testimony regarding vehicular access to the site and traffic conditions in the area. Both Mr. Monk and Mr. Cornelius, a traffic engineer engaged by the Petitioners, presented expert testimony on this issue. There will be two means of access to the site from Eastern Avenue. As shown on the plan, there is a right-turn only entrance located closest to the intersection of Bengies Road and Eastern Avenue. That intersection is controlled by a traffic

signal. Further from that intersection on Eastern Avenue is a full in/out access point. In addition, two other points of access are shown within the interior of the site. One is to the rear of the property which leads to a driveway that accesses Bengies Road; the second connects to an adjacent lot owned by the same property owner towards the east.

The citizens who appeared testified significantly about traffic in the area. They are concerned about on-going development in the vicinity and anticipated volumes of traffic that might be generated by the proposed use. Mr. Cornelius' testimony was instructive on this latter point. In this regard, he indicated that the proposed use is not a traffic generator in that there would be few individuals who would visit the site as their final destination. Rather, the use would be a convenience stop that will draw customers from existing traffic in the area. That is, it is anticipated that motorists who are already on those roads will stop for fuel or other convenience items. Thus, in Mr. Cornelius' opinion, the proposed use will not generate additional traffic.

The Petitioners' witnesses also offered testimony about proposed road improvements. In this regard, the Petitioners propose to construct an additional lane for westbound traffic on Eastern Avenue. This additional lane will serve as an accel/decel lane for traffic entering/exiting the subject site. As shown on Petitioner's Exhibit 4, the lane will be added for the entire length of the property adjacent to Eastern Avenue. Depending upon the ultimate decision regarding these improvements, mandated by the Maryland State Highway Administration (SHA), the additional lane will either taper into the existing road or end as a right-turn only lane into the residential street that serves the Peppermint Woods subdivision to the north and west.

Based upon the testimony and evidence presented, I am persuaded that the Petitioners have met all of the standards set out in Section 502.1 of the B.C.Z.R. and that special exception relief should be granted. The character of the area and the business and industrial zoning nearby are persuasive factors. Indeed, most of the properties that front Eastern Avenue in the vicinity are used for business, commercial and industrial uses. The proposed use is not out of character with those uses and will not detrimentally impact adjacent properties.

ORDER APPROVED FOR FILING
Date 1/27/13
By [Signature]

The citizens who appeared expressed a number of valid concerns. Some of the citizens desire a moratorium of all commercial development in the area. These citizens are particularly concerned about traffic at large in the entire Bowleys Quarters community. Although appreciative of that position, any moratorium must be by legislative act of the Baltimore County Council. In applying the existing law and regulations to this case, I am persuaded that special exception approval should be granted. However, in granting the relief, I will impose certain conditions, restrictions and limitations, pursuant to Section 502.2 of the B.C.Z.R. These restrictions and conditions are imposed to mitigate the impacts of the proposed use on the surrounding locale.

First, the existence of the Bengies outdoor movie theater nearby is a unique factor for this application. It is essential that improvements on the subject property be constructed and the use operated so as to not unduly impact the outdoor movie theater. In this regard, the Petitioners indicated that a substantial landscape buffer would be constructed along the front of the property to visually shield the uses thereon from adjacent properties. This is a significant issue, particularly regarding the potential spill of lighting from the subject site onto adjacent properties. Any lighting that inappropriately spills into adjacent properties could cause detrimental impact to those properties, particularly the Bengies Drive-In movie theater. In order to mitigate this factor, I will require that the Petitioners submit a landscape and lighting plan for review and approval by the Office of Planning and the County's Landscape Architect. The plan shall not only comply with the County's Landscape Manual, but shall incorporate certain design elements as necessary to buffer adjacent uses. That is, compliance with the County's standards is not only mandated, but also given the peculiar adjacent use and nature of the subject property and neighborhood, additional buffering over and above that required by the Landscape Manual may well be necessary. The details of the plan shall be subject to the review and approval by the County's Landscape Architect and the Office of Planning. In imposing this condition, it is the intent of the undersigned that the approved plan provide an appropriate screen so that security lights, permanent lighting and vehicle headlights do not inappropriately spill onto adjacent properties, particularly the existing movie theater.

ORDER RELAYED FOR PLANNING
Date 1/27/03
By [Signature]

Secondly, I shall require that the Petitioners complete the road improvements described at the hearing, subject to approval and final design by the SHA. Eastern Avenue at this location is a state highway and that agency will no doubt dictate the necessary engineering details regarding those road improvements; however, the additional access lane as described above and shown on Petitioner's Exhibit 4 shall be required. Additionally, only the points of access shown on the site plan and no others shall be permitted.

Finally, concern was raised relating to storm water management in the area. Testimony and evidence was offered on this issue by adjacent property owners, and in particular, Mr. Vogel. Apparently, there is a private agreement in place between the Petitioner and adjacent property owners which provides an easement for storm water runoff. Without interfering with that private agreement, the Petitioners shall be required to have its storm water management plan reviewed and approved by the Department of Environmental Protection and Resource Management (DEPRM). A letter from that agency was received (Petitioner's Exhibit 5) indicating that a waiver of storm water management quantity control might be permitted. Nevertheless, compliance with any requirement of that agency shall be mandated.

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 27th day of January 2003 that the Petition for Special Exception to permit a fuel service station on an individual site and a convenience store, carryout restaurant, and rollover car wash as uses in combination therewith, pursuant to Sections 405.2.B.1, 405.4.E.1, 405.4.E.2 and 405.4.E.10 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibits 1 and 4, 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.

ORDERED
1/27/03
[Signature]

- 2) Prior to the issuance of any permits, the Petitioners shall submit a landscape and lighting plan for review and approval by the Office of Planning and Avery Harden, Landscape Architect for Baltimore County. The screening and lighting plan shall provide sufficient screening so that security lights, permanent lighting and vehicle headlights do not inappropriately spill onto adjacent properties, particularly the Bengies Drive-In Movie Theater as more particularly described above.
- 3) The proposed road improvements to Eastern Avenue shall be completed in accordance with the SHA requirements.
- 4) A storm water management plan shall be submitted to DEPRM for review and approval, prior to the issuance of any permits, or a waiver of same obtained. Compliance with all other environmental codes and regulations.
- 5) When applying for a building permit, the site plan and landscape/lighting plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioners shall have five (5) years from the date hereof to utilize the special exception relief granted herein.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECORDED FOR FILING
DATE 11/27/13
BY [Signature]



**Baltimore County
Zoning Commissioner**

January 24, 2003

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

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

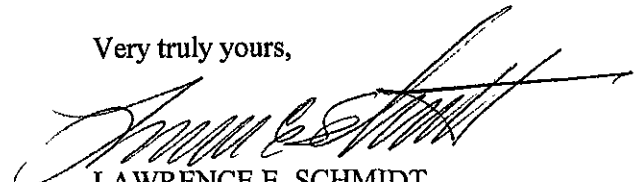
RE: PETITION FOR SPECIAL EXCEPTION
NW/Corner Eastern Avenue & Bengies Road
(3300 Eastern Avenue)
15th Election District - 5th Council District
Peppermint Woods, Ltd., Owners; BP Amoco Corporation, Contract Purchasers - Petitioners
Case No. 02-326-X

Dear Messrs. Hoffman & Karceski:

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. William Poole, Jr., Peppermint Woods, Ltd., 3300 Eastern Blvd., Baltimore, Md. 21220
Mr. John Lombardo, BP Amoco Corp., 1 W. Pennsylvania Ave., #400, Towson, Md. 21204
Mr. William P. Monk, Morris & Ritchie Assoc., 110 West Road, #245, Towson, Md. 21204
Mr. Mickey Cornelius, The Traffic Group, 9900 Franklin Sq.Dr., #H, Baltimore, Md. 21236
Mr. & Mrs. Ira Hanks, 104 Rodeo Circle, Baltimore, Md. 21220
Mr. Robert Alex, 46 Lerner Court, Baltimore, Md. 21236
Mr. Robert Phillips, 215 Larkspur Lane, Baltimore, Md. 21220
Mr. Michael Vivirito, 3619 Bay Drive, Middle River, Md. 21220
Mr. D. Edward Vogel, 3417 Eastern Boulevard, Baltimore, Md. 21220
Mr. & Mrs. Waring Justis, Jr., 1007 Cold Spring Road, Middle River, Md. 21220
Mr. Chris Kirchenheiter, 2929 Eastern Boulevard, Middle River, Md. 21220
Mr. John Hartsell, 128 Trailway Road, Middle River, Md. 21220
Ms. Janet Walper, 1123 Chester Road, Baltimore, Md. 21220
Mr. Chris Brigouleix, 3921 New Section Road, Baltimore, Md. 21220
Mr. Avery Harden, DPDM; Office of Planning; 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

3300 Eastern Avenue, Northwest Corner of
Eastern Avenue and Bengies Road
for the property located at

which is presently zoned BR-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, leg 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 on an individual site and a convenience store, carry-out restaurant, and roll-over car wash as uses in combination with the proposed fuel service station pursuant to Sections 405.2.B.1, 405.4.E.1, 405.4.E.2, and 405.4.E.10 of the Baltimore County Zoning Regulations.

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:

BP Amoco Corporation

Name - Type or Print John R. Lombardo
Signature JOHN R. LOMBARDO
Development Manager
Address 1 West Pennsylvania Ave. #900 (410) 494-37
Telephone No.

Towson, Maryland 21204
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print Robert A. Hoffman
Signature Robert A. Hoffman
Venable, Baetjer and Howard, LLP

Company
210 Allegheny Avenue (410) 494-6200
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

Peppermint Woods Ltd.

Name - Type or Print William T. Poole, Jr.
Signature William T. Poole, Jr.
President
Name - Type or Print

Signature
3300 Eastern Boulevard (410) 574-8666
Address Telephone No.
Baltimore, Maryland 21220
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name
210 Allegheny Avenue (410) 494-6200
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hrs
UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 2-5-02

Case No. 02-326-X

REV 09/15/98

ORDER RECEIVED FOR FILING
Date 1/27/03
By

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

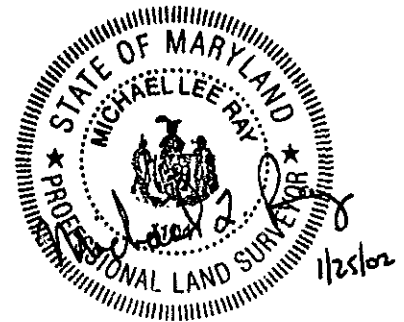


Zoning Description

Beginning at a point located on the northerly side of Eastern Avenue which is a proposed 80 foot wide road at the distance of 355 feet southwest of the centerline of the nearest improved intersecting street, Bengies Road which is a proposed 65 foot wide road. **Thence** the following courses and distances:

North 15 degrees 43 minutes 56 seconds West, 226.66 feet; North 74 degrees 42 minutes 44 seconds East, 232.59 feet; South 30 degrees 20 minutes 45 seconds East, 40.14 feet; Southeasterly by a tangential curve to the left having a radius of 420.00 feet, an arc length of 106.67 feet, the chord of said arc bearing South 37 degrees 37 minutes 20 seconds East, 106.38 feet; South 44 degrees 53 minutes 56 seconds East, 80.16 feet; South 15 degrees 28 minutes 36 seconds East, 18.74 feet; South 74 degrees 31 minutes 24 seconds West, 321.36 feet to the place of beginning, and being a portion of the lands recorded in Deed Liber E.H.K. Jr. 6151, folio 817.

Being a portion of Parcel A in the subdivision of "Oakdale" as recorded in Baltimore County Plat Book E.H.K. Jr. 46, folio 5, containing 1.424 acres of land, more or less, and being located in the Fifteenth Election District.



326

#11743

MLR:sdm\s\11743\Bengies_zoning_descrip.doc\012502

- ☐ 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

Check No. **07845**
07-326-X

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

RECEIVED FROM: Variable Fract, on Howard

FOR: Government Support Exemption Tiling Fee
at 3200 Littleton Ave.
V. Little

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
2/05/2002	2/05/2002	10:15:13
REC MS05	CASHIER RDCS LRB	DRAMER 5
>>> RECEIPT # 248689		
Def: 5	528 ZONING VERIFICATION	
CR NO. 007845		
Receipt Tot		300.00
300.00	CK	.00 CA
Baltimore County, Maryland		

CASHIER'S VALIDATION

CMIC53371

4103353371

ADVERTISING

4/8

INVOICE NO. C580413

10750 Little Patuxent Parkway
Columbia, MD 21044

Advertising 410-337-2425 (Ext. 3418) or (Ext. 3425)
Billing 410-730-3990 (Ext. 1217)
TIN/EIN 52-2084223

**PATUXENT
PUBLISHING
COMPANY**

**MICHAEL VIVIRITO PRESIDE
BOWLEYS QUARTERS IMPROVEM
3619 BAY DRIVE
BALTIMORE MD 21220**

- Columbia Flier
- Howard County Times
- Laurel Leader
- Anne Arundel
- Gazette
- Arbutus Times
- Catonsville Times
- Owings Mills Times
- Towson Times
- Northeast Booster
- Northeast Reporter
- Baltimore Messenger
- Jeffersonian
- North County News

*DBA will
not pay
will fax exp*

3rd Lane corner Bengies Road

PAYMENT DUE UPON RECEIPT OF INVOICE

INVOICE DATE 4/2/2003

DATE	STOP	DESCRIPTION	LINES	TIMES	TOTAL LINES	RATE	AMOUNT
2/21/2002	12/31/2002	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	88	1	88		83.60
12/31/2002	12/31/2002						
ADJUSTMENTS							
PROOF CHANGES							
PREPAID AMOUNT							0.00
TOTAL AMOUNT DUE							83.60

3rd Lane Notice

This invoice has been printed with environmentally safe ink.

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: #02-326-X

3300 Eastern Avenue

N/S Eastern Avenue, 355' SW centerline of Benigles Road.

15th Election District - 5th Councilmanic District

Legal Owner(s): Peppermint Woods Ltd,

William T. Poole, Jr.

Contract Purchaser: BP Amoco Corp,

John R. Lombardo

Special Exception: to permit a fuel service station on an individual site and convenience store, carry-out restaurant, and roll-over car wash as uses in combination with the proposed fuel service station.

Hearing: Tuesday, April 2, 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.

JT 3/7/06 March 19

0526672

CERTIFICATE OF PUBLICATION

3/21, 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 3/19, 2002.

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

S. Wilkinson

LEGAL ADVERTISING

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: #02-326-X

3300 Eastern Avenue

N/S Eastern Avenue, 356' SW centerline of Bengles Road
15th Election District - 5th Councilmanic District

Legal Owner(s): Peppermint Woods Ltd., William T. Poole, Jr.

Contract Purchaser: BP Amoco Corp., John R. Lombardo

Special Exception: to permit a fuel service station on an individual site and convenience store, carry-out restaurant, and roll-over car wash as uses in combination with the proposed fuel service station.

Hearing: **Wednesday, November 6, 2002 at 9:00 a.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.

JT/10/776 Oct. 22

CS70266

CERTIFICATE OF PUBLICATION

10/24/, 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 10/22/, 2002.

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

J. Wilkinson

LEGAL ADVERTISING

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: #02-326-X

Northwest Corner of Bengies Road
N/side Eastern Avenue 355 feet southwest of centerline of Bengies Road

15th Election District - 5th Councilmanic District

Legal Owner(s): Peppermint Woods, Ltd., William T. Poole, Jr., President

Contract Purchaser: BP Amoco Corporation, John R. Lombardo, Development Manager

Special Exception: to permit a fuel service station on an individual site and convenience store, carry-out restaurant, and roll-over car wash as uses in combination with the proposed fuel service station.

Hearing: Tuesday, December 10, 2002 at 9:00 a.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.

JT 11/7/63 November 26 C576142

CERTIFICATE OF PUBLICATION

11/27/2002

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 11/26/2002.

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

S. Wilkinson

LEGAL ADVERTISING

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: #02-326-X

Northwest Corner of Bengles Road

N/side Eastern Avenue 355 feet southwest of centerline of Bengles Road

15th Election District - 5th Councilmanic District

Legal Owner(s): Peppermint Woods, Ltd., William T. Poole, Jr., President

Contract Purchaser: BP Amoco Corporation, John R. Lombardo, Development Manager

Special Exception: to permit a fuel service station on an individual site and convenience store, carry-out restaurant, and roll-over car wash as uses in combination with the proposed fuel service station.

Hearing: Tuesday, January 14, 2003 at 9:00 a.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.

JT/12/830 Dec. 31 C580613

CERTIFICATE OF PUBLICATION

1/2/, 2003

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 12/31/, 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.: 02-326-X

Petitioner/Developer: B.P. CORP

JOHN R. LOMBARDO

Date of Hearing/Closing: 11/6/02

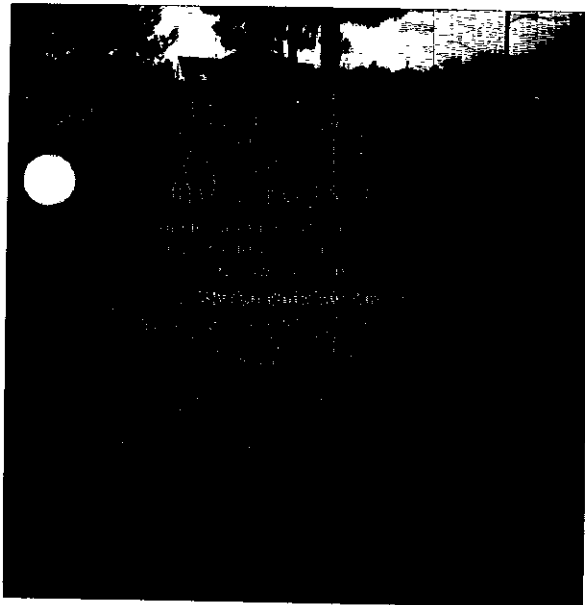
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 3300 EASTERN AVE

The sign(s) were posted on 10/21/02
(Month, Day, Year)



Sincerely,

[Signature] 10/21/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 02-326-X

Petitioner/Developer: JOHN R.

LOMBARDO

Date of Hearing/Closing: 1/14/03

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 NORTHWEST CORNER
OF BENIGES RD

The sign(s) were posted on

12/27/02
(Month, Day, Year)

Sincerely,

[Signature] 12/27/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

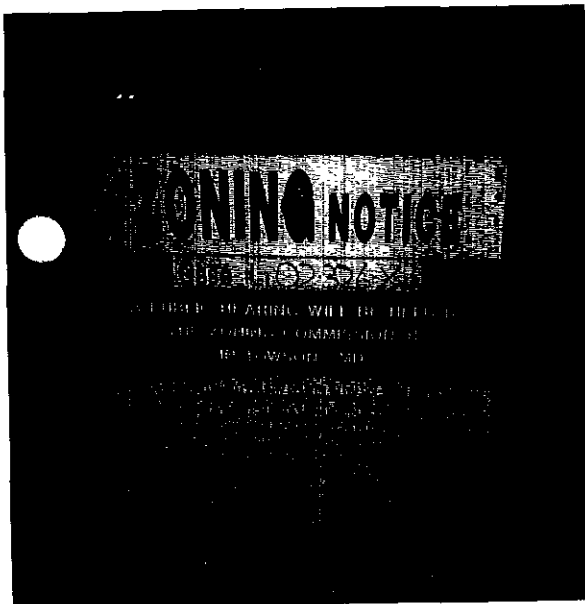
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



RECEIVED

JAN - 2 2003

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

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: 02-326-X
Petitioner: PEPPERMINT WOODS LTD.
Address or Location: 3300 EASTERN AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: AMY DONTZEL
Address: 210 ALLEGHENY AVE
TOWSON MD 21204
Telephone Number: 410-494-6244

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 19, 2002 Issue -- Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6244

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: 02-326-X
3300 Eastern Avenue
N/S Eastern Avenue, 355' SW centerline of Bengies Road
15th Election District – 5th Councilmanic District
Legal Owner: Peppermint Woods Ltd, William T Poole Jr
Contract Purchaser: BP Amoco Corp, John R Lombardo

Special Exception to permit a fuel service station on an individual site and convenience store, carry-out restaurant, and roll-over car wash as uses in combination with the proposed fuel service station.

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



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
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: 02-326-X
3300 Eastern Avenue
N/S Eastern Avenue, 355' SW centerline of Bengies Road
15th Election District – 5th Councilmanic District
Legal Owner: Peppermint Woods Ltd, William T Poole Jr
Contract Purchaser: BP Amoco Corp, John R Lombardo

Special Exception to permit a fuel service station on an individual site and convenience store, carry-out restaurant, and roll-over car wash as uses in combination with the proposed fuel service station.

HEARING: Tuesday, April 2, 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 G D Z
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue,
Towson 21204
Peppermint Woods Ltd, William T Poole Jr, 3300 Eastern Blvd,
Baltimore 21220
BP Amoco Corp, John R Lombardo, 1 W Pennsylvania Avenue, #900,
Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 18, 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.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 22, 2002 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6244

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: 02-326-X
3300 Eastern Avenue
N/S Eastern Avenue, 355' SW centerline of Bengies Road
15th Election District – 5th Councilmanic District
Legal Owner: Peppermint Woods Ltd, William T Poole Jr
Contract Purchaser: BP Amoco Corp, John R Lombardo

Special Exception to permit a fuel service station on an individual site and convenience store, carry-out restaurant, and roll-over car wash as uses in combination with the proposed fuel service station.

HEARING: Wednesday, November 06, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.
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

August 27, 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: 02-326-X
3300 Eastern Avenue
N/S Eastern Avenue, 355' SW centerline of Bengies Road
15th Election District – 5th Councilmanic District
Legal Owner: Peppermint Woods Ltd, William T Poole Jr
Contract Purchaser: BP Amoco Corp, John R Lombardo

Special Exception to permit a fuel service station on an individual site and convenience store, carry-out restaurant, and roll-over car wash as uses in combination with the proposed fuel service station.

HEARING: Wednesday, November 06, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon G.D.Z.
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue, Towson 21204
Peppermint Woods Ltd, William T Poole Jr, 3300 Eastern Blvd, Baltimore 21220
BP Amoco Corp, John R Lombardo, 1 W Pennsylvania Avenue, #900, Towson 21204
Stevens Road Improvement Assoc., Dave Cahlander, 218 Stevens Road, Baltimore 21220
Bowley's Quarters Improvement Assoc, Michael Vivirito, 3619 Bay Drive, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY OCTOBER 22, 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.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 31, 2002 Issue – Jeffersonian

Please forward billing to:
Michael Vivirito, President
Bowleys Quarters Improvement Assn.
3619 Bay Drive
Middle River, MD 21220

410-335-3371

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: 02-326-X

Northwest Corner of Bengies Road

N/side Eastern Avenue 355 feet southwest of centerline of Bengies Road

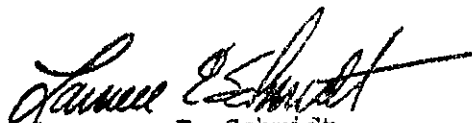
15th Election District – 5th Councilmanic District

Legal Owner: Peppermint Woods, Ltd., William T. Poole, Jr., President

Contract Purchaser: BP Amoco Corporation, John R. Lombardo, Development Manager

Special Exception to permit a fuel service station on a individual site an convenience store, carry-out restaurant, and roll-over car wash as uses in combination with the proposed fuel service station.

HEARING: Tuesday, January 14, 2003 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



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

November 4, 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: 02-326-X

Northwest Corner of Bengies Road

N/side Eastern Avenue 355 feet southwest of centerline of Bengies Road

15th Election District – 5th Councilmanic District

Legal Owner: Peppermint Woods, Ltd., William T. Poole, Jr., President

Contract Purchaser: BP Amoco Corporation, John R. Lombardo, Development Manager

Special Exception to permit a fuel service station on a individual site an convenience store, carry-out restaurant, and roll-over car wash as uses in combination with the proposed fuel service station.

HEARING: Tuesday, January 14, 2003 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

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

Arnold Jablon
Director

AJ:rlh

C: Michael Vivirito, President, Bowleys Quarters Community Assn., 3619 Bay Drive,
Middle River 21220
Robert A. Hoffman, Venable, Baetjer and Howard, LLP, 210 Allegheny Avenue,
Towson 21204
Peppermint Woods, Ltd., William T. Poole, Jr., President, 3300 Eastern Boulevard,
Baltimore 21220
BP Amoco Corporation, John R. Lombardo, Zoning & Development Manager,
1 West Pennsylvania Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 30, 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.**

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





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

November 4, 2002

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

*Rec'd all letters
on Fri. 11-1-02 & the
mailed for 11-4-02.*

Dear Mr. Hoffman:

RE: Case Number: 02-326-X, Location: 330 Eastern Avenue,
Northwest Corner of Bengies Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 5, 2002.

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.
Supervisor, Zoning Review

WCR:
Enclosures

c: People's Counsel
John R. Lombardo Zoning & Development Manager 1 West Pennsylvania Ave. Ste 900
Towson, MD21204
Peppermint Woods Ltd. William T. Poole, Jr. President, 330 Eastn Blvd. Baltimore,
MD 21220



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

January 10, 2003

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

Dear Mr. Hoffman:

RE: Case Number: 02-326-X, 3300 Eastern Avenue,
Northwest Corner of Bengies Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 5, 2002.

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.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel
B & P Amoco Corp., John R. Lombardo Zoning & Development Manager,
1 W. Pennsylvania Ave. Ste 900 Towson, 21204
Peppermint Woods Ltd., William Poole, Jr. Pres., 3300 Eastern Blvd. Baltimore, 21220

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



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. 326

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

See State Highway for permission on a 20-foot commercial entrance request.

RWB:HJO:cab

cc: File

ZAC-3-4-2002-ITEM NO 326-03212002.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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS/TLS*

DATE: March 25, 2002

SUBJECT: Zoning Item 326
Address 3300 Eastern Avenue (BP/Amoco)

Zoning Advisory Committee Meeting of February 25, 2002

_____ 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.

X 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 (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X 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).

_____ Additional Comments:

Reviewer: Keith Kelley

Date: March 25, 2002

Ho
4/2
P.P.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 4, 2002

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

MAR 4

SUBJECT: 3300 Eastern Avenue

INFORMATION:

Item Number: 02-326

Petitioner: Peppermint Woods Ltd.

Zoning: BR-IM

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit a fuel service station on an individual site in combination with a convenience store, a carry-out restaurant, and roll-over car wash contingent upon the following:

1. Eastern Avenue should be widened along the entire frontage of the subject property in order to provide an accel/decel lane into the service station. Traffic along this particular stretch of Eastern Avenue is fairly heavy throughout the day. An accel/decel lane will allow traffic to enter and exit the site in a safe manner.
2. A landscape plan should be submitted to this office for review and approval prior to the issuance of any building permits.
3. Place the following note on the plan: A plan will be submitted, with the locations and details of the proposed lighting and a computerized lighting design with point-by-point calculations that conforms with the *Illuminating Engineering Society of North America* (IESNA) standards, for review and approval by The Office of Planning in conjunction with the Final Landscape Plan. The IESNA recommends (IESNA RP-33-99, Section 18.2) average illuminance levels for fuel service stations and recommends flat lenses be used for the canopy lights and low glare luminaires that do not cause light pollution or deliver nuisance glare to adjacent properties.

MAR 4 2002

4. Sidewalks should be provided along Bengies road and accessible walkways should be added to connect to the building entrances.

Prepared by: Mark A. Coughlin

Section Chief: Myra J. Hoban

AFK/LL:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: February 25, 2002

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

RE: Baltimore County
Item No. 326 (JJS)
MD 150
Mile Post 7.85

Dear Mr. Zahner:

This office has reviewed the referenced Item and has no objection to approval to the "Special Exception to permit a fuel service station on an individual site and convenience store, carry-out restaurant, and roll-over car wash in combination with the proposed fuel service station."

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

- Traffic impact analysis/signal modification.
- Hydraulic analysis.
- Highway widening dedication
- Auxiliary lane widening including curb, gutter and sidewalk improvements from property corner to property corner.

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).

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

RE: PETITION FOR SPECIAL EXCEPTION
3300 Eastern Avenue, N/S Eastern Ave,
355' SW of c/l Bengies Rd
15th Election District, 5th Councilmanic

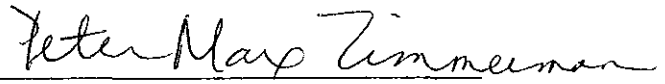
Legal Owner: Peppermint Woods Ltd.
Contract Purchaser: BP Amoco Corp.
Petitioner(s)

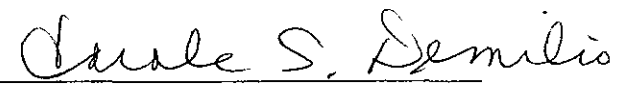
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-326-X

* * * * *

ENTRY OF APPEARANCE

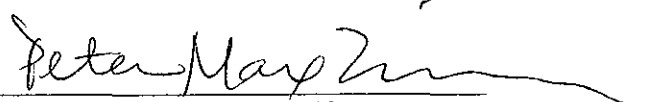
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation 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 Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

NOTES TO FILE

TO: File

FROM: Becky Hart

DATE: March 10, 2003

This file was re-advertised when it had been had postponed by Michael Vivirato, President of Bowleys Quarters Improvement Assn. It should not have been. We have now submitted the bill to the attorney, Robert Hoffman, Venable, Baetjer and Howard in an attempt to get it paid.

I have spoken to the Jeffersonian about the problem and asked them to re-bill. They say they cannot, but will manually type in the law firm's office. I have not yet heard back from the Jeffersonian or Mr. Hoffman concerning the payment or not of this bill.



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

November 4, 2002

Michael Vivirito, President
Bowleys Quarters Improvement Assn.
3619 Bay Drive
Middle River, MD 21220

Dear Mr. Vivirito:

RE: Case Number 02-326-X

The above matter, previously scheduled for November 6, 2002, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

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

Very truly yours,

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

Arnold Jablon
Director

AJ:rlh

C: Robert A. Hoffman, Venable, Baetjer and Howard, 210 Allegheny Avenue,
Towson 21204
Peppermint Woods, Ltd., William T. Poole, Jr., 3300 Eastern Boulevard,
Baltimore 21220
BP Amoco Corporation, John R. Lombardo, Zoning and Development Manager,
1 W. Pennsylvania Avenue, Towson 21204



VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

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

VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

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

dhkarceski@venable.com

March 26, 2002

HAND-DELIVERED

George D. Zahner
Department of Permits and
Development Management
Zoning Review Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: BP Amoco Corporation
3300 Eastern Avenue
Case No. 02-326-X

Dear George:

By way of this letter, I am writing to request a withdrawal of the Petition for Special Exception filed in the above-referenced case, without prejudice, as we intend to refile for the requested relief on a later date.

Thank you for your consideration of this request.

Very truly yours,



David H. Karceski

DHK/bl
cc: John R. Lombardo
Jeffrey S. Bainbridge

TO1DOCS1/DHK01/#134212 v1

November 1, 2002

Bowler's Quarters Improvement Assoc. Inc.

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

CASE NUMBER: 02-326-X
33 Eastern Avenue.

N/S Eastern Avenue, 355'SW Centerline of Bengies Road, 15th Election District - 5th
Councilmanic District Legal owner: Peppermint Woods LTD. William T. Poole, Jr.
Contract purchaser: BP Amoco Corp., John R. Lombardo.

RE: HEARING; WEDNESDAY, NOVEMBER 6, 2002 AT 9:00A.M. ROOM 407

Dear Sir,

I respectfully request a postponement of this hearing since I must be out of town. Our community wishes me to attend this hearing on their behalf. This is a very important matter for our community to express our input. There was a postponement from an earlier date on behalf of BP Amoco and William Poole, Jr. I hope you will be so kind as to allow us the same.

Thank-you for your attention in this matter.

Respectfully,

Michael Vivirito
Michael Vivirito, President
Bowleys Quarters Improvement Association, Inc.

Inf. 410-882-5414
Phone 410-335-3371
3619 Bay Dr.
Made Rm. 2/220

BOWLEYS QUARTERS IMPROVEMENT ASSOCIATION

P.O. Box 18051

Baltimore, Md 21220

April 2, 2002

Mr. Lawrence Schmidt
Zoning Commissioner of Baltimore County
County Courts Building
401 Bosley Avenue
Towson, MD 21204

APR 2

Case # 02-326-X

Dear Commissioner Schmidt,

Recently, members of this association met with Mr. William Poole, Jr., manager of the Williams Estates Community. Mr. Poole stated that he has a contract-of-sale with the BP Amoco Corporation for a parcel of land on the corner of Eastern Blvd. and Bengies Rd. He displayed a development plan for that site consisting of an ultra-modern gas station, mini-market, and car wash. Mr. Poole also stated that he intended to commercially develop his remaining property along Eastern Blvd.

It was quite apparent from the BP Amoco site plan that the existing size and configuration of Eastern Blvd. is not sufficient to safely and efficiently handle the amount of traffic this business would attract. This site plan, along with the known pending development in the area, made it abundantly clear to those in attendance that roadway improvements must precede any new commercial development.

The opening of Route 43 (White Marsh Blvd.), along with the revitalization of the Carroll Island Shopping Center, will absolutely impact both the traffic volume and traffic flow patterns along Eastern Blvd. Moreover, the commercial/retail development restriction that will be in place along Route 43 (which this organization agrees with and supports) makes this stretch of Eastern Blvd. a prime development target for retail/office/fast food businesses to support the Route 43 industrial workforce.

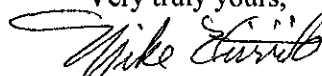
This organization is not anti-business/anti-growth. However, we do firmly believe that no commercial development should be considered or approved without sufficient roadway infrastructure. To that end we respectfully propose the following:

For approximately 5000' of Eastern Blvd., extending from Stevens Rd. east to Earls Rd.

1. Baltimore County should impose an immediate commercial development moratorium.
2. The State of Maryland should engineer, design and obtain right-of-way for the necessary roadway infrastructure improvement in this corridor.
3. Baltimore County must apply and impose the state roadway design to any site plan submitted for approval.
4. The prescribed roadway improvements must be constructed prior to or concurrent with the opening of Route 43.

We believe that this reasoned, smart-growth approach is needed to assure the continued improved quality-of-life and safety of our community. We have requested county and state elected and administrative officials to adopt and implement this plan.

Very truly yours,



Mike Vivirito
President



C.A. Dutch Ruppertsberger
Baltimore County Executive

Executive Office
400 Washington Avenue
Towson, Maryland 21204
410-887-2450
Fax: 410-887-4049

March 25, 2002

The Honorable Robert L. Ehrlich
1407 York Road
Suite 304
Lutherville, Maryland 21093

Dear Bob:

This letter acknowledges receipt of your correspondence dated February 25, 2002, regarding our constituent, Mr. Mike Vivirito.

In order to serve you more efficiently, I have dedicated a small group of my Executive staff members to handle constituent concerns. A copy of Mr. Vivirito's letter has been forwarded to Mr. Robert Barrett, Special Assistant to the County Executive. Once he has had the opportunity to research the issue with the appropriate departments, a response will be given to Mr. Vivirito. If you have any questions regarding this process or would like to speak with Mr. Barrett, he can be reached at 410-887-2450.

I am confident that Mr. Barrett will be able to assist Mr. Vivirito in an efficient manner. I look forward to working with you in the near future.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dutch", written in dark ink.

C.A. Dutch Ruppertsberger
County Executive

CADR/kjb
c: Mr. Mike Vivirito



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

BOWLEYS QUARTERS IMPROVEMENT ASSOCIATION

P.O. Box 18051

Baltimore, Md 21220

April 2, 2002

Mr. Lawrence Schmidt
Zoning Commissioner of Baltimore County
County Courts Building
401 Bosley Avenue
Towson, MD 21204

Dear Commissioner Schmidt,

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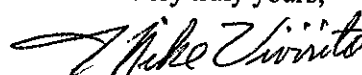
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Very truly yours,



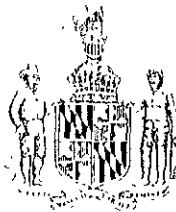
Mike Vivirito
President

MICHAEL H. WEIR
6th Legislative District
Baltimore and Harford Counties

Vice Chairman
Environmental Matters Committee

House Chairman
Critical Areas Legislative
Oversight Committee

Chesapeake Bay Commission
Waterfowl Advisory Committee



The Maryland House of Delegates

ANNAPOLIS, MARYLAND 21401-1991

March 15, 2002

Annapolis Office
303 Lowe House Office Building
410 841-3384
1-800-497-7122 Ext 3384

Legislative District Office
418 Eastern Boulevard
Baltimore, Maryland 21221
410-391-7800
Fax 410-391-7803

Home Address
611 Weir Lane
Essex, Maryland 21221

Michael Vivirito, President
Bowley's Quarters Improvement Assn., Inc.
3619 Bay Drive
Middle River, MD 21220

Dear Mike:

Both State Highways and the County Board of Public Works
have been made aware of the communities' concerns.

We have assurance that when Route 43 is completed, 800
feet of Eastern Avenue in both directions will be appropriately
widened.

Baltimore County has to initiate any action in excess of
that and should be encouraged to do so next year.

It is up to the County to identify any further changes
in that section of the State road and make it a priority for
future construction.

The sooner the County does so and it begins as a priority
in the process, the sooner it can possibly become a reality.

Sincerely,

A handwritten signature in cursive script that reads "Mike Weir".

Michael H. Weir

MHW:dd

MICHAEL J. COLLINS
6th Legislative District
Baltimore and Harford Counties

Chairman
Baltimore County Delegation

Member
Education, Health, and
Environmental Affairs Committee

The Senate of Maryland

ANNAPOLIS, MARYLAND 21401-1991

District Office
418 Eastern Boulevard
Baltimore, Maryland 21221-6786
410-391-7800
Fax 410-391-7803

Annapolis Office
216 James Senate Office Building
Annapolis, Maryland 21401-1991
410-841-3642
Fax 410-841-3850

E-Mail michael_collins@senate.state.md.us

March 11, 2002

Mr. Mike Vivirito, President
Bowleys Quarters Improvement Association
P.O. Box 18051
Baltimore MD 21220

Dear Mr. Vivirito:

Thank you for writing to me regarding the Association's concerns over development in the area and how it will impact roadway usage. I am happy to inform you that I have joined Delegate Hubers in requesting a study of the area by the State Highway Administration (SHA).

Mr. David J. Malkowski, the SHA's District Engineer for Baltimore County, will be conducting a study of the impact of such development. I have provided him with a copy of your letter as well as your phone number so he may contact you if he needs additional information.

I understand that the Association would also like to have Baltimore County impose a development moratorium for the area. Since I deal with State-related issues as a State Senator, I have forwarded a copy of your letter to Baltimore County Executive Dutch Ruppersberger and asked him to reply to you directly.

If I hear from the SHA on the roadway study, I will be sure to share that information with you. In the meantime, please feel free to call or write if my office may be of any further assistance.

Thank you.

Sincerely,



Michael J. Collins
State Senator

MJC:mlc

POST MARKED
3-22-02

Case #
62-326-X
11/14/03

Bette Schuhmann - Building at Bengies and Eastern Ave.

From: Lillian Rippetoe <lripp1@comcast.net>
To: <PDMZoning@co.ba.md.us>, <Planning@co.ba.md.us>
Date: 11/5/2002 6:46 PM
Subject: Building at Bengies and Eastern Ave.

Regarding the zoning variance hearing tomorrow @ 9 am - to build a gas station, deli and Burger King at Eastern and Bengies Road:

Although I am unable to attend the hearing, I want to state emphatically that I am AGAINST more commercial building in this area. There are many vacant properties available for renovation that could be utilized. There is no need for yet another gas station — there are already at least four within a one mile radius of this location. We don't need yet another fast food restaurant either — there are numerous eating establishments within the same one mile radius — 2-3 bars, KFC, McDonald's, numerous sub/pizza shops, a Chinese carry-out, etc.

There is an entire shopping center (next to the Wal-mart in progress) that will soon be vacated because of the quadrupling of current rents. This is a small neighborhood — that cannot and should not be expected to support this major commercialization.

WE DON'T WANT IT — DON'T NEED IT — AND DON'T SUPPORT IT!

We should not be building new enterprises as long as there are vacant buildings and properties available for revitalization, rather than sending good environments to developers, so they too can blight our neighborhood. Stop spreading neighborhood decay and clean up previously-approved white elephants before the entire area becomes another Village of Tall Trees, Riverdale, and Mars Estates to eventually be razed and rebuilt again and again.

Lillian Rippetoe
3504 Wagon Train Road
Baltimore, MD 21220
410-335-5604

Bette Schuhmann - Email From Website

Case #
02-326-X
11/14/03

From: Bobbie Hollingsworth <bhollin@jhmi.edu>
To: <pdmzoning@co.ba.md.us>, <planning@co.ba.md.us>
Date: 11/5/2002 9:55 AM
Subject: Email From Website

Regarding the zoning variance hearing tomorrow @ 9 am - to build a gas station, deli and Burger King at Eastern and Bengies Road:

Although I am unable to attend the hearing, I want to state emphatically that I am AGAINST more commercial building in this area. There are many vacant properties available for renovation that could be utilized. There is no need for yet another gas station — there are already at least four within a one mile radius of this location. We don't need yet another fast food restaurant either — there are numerous eating establishments within the same one mile radius — 2-3 bars, KFC, McDonald's, numerous sub/pizza shops, a Chinese carry-out, etc.

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Bobbie Hollingsworth
4079 Rustico Road
Baltimore, MD 21220
(410) 550-1572

CASE NAME 02-326-X
CASE NUMBER _____
DATE 1/14/63

CASE NAME 02-326-X
CASE NUMBER _____
DATE 1/14/63

[illegible]

CASE NAME _____
CASE NUMBER 02-326
DATE 1/14/03
ET _____

[illegible]

PATUXENT PUBLISHING COMPANY
10750 LITTLE PATUXENT PKWY
COLUMBIA, MD, 21044

FACSIMILE TRANSMITTAL SHEET

TO: W. CARL Richards FROM: TINA RUSSELL
COMPANY: _____ DATE: 4/8/03
FAX NUMBER: 410-887-5708 TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER: (410) 730-3990 ext. 1339
RE: Michael Vivirito Preside

☒ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Attn: Becky

IN Ref to CASE # 02-326-X

W. CARL Richards
111 West Chesapeake Ave
Rm 111
TOWSON MD. 21204

PATUXENT PUBLISHING COMPANY
10750 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044



Baltimore County
Department of Environmental Protection
and Resource Management

Storm Water Engineering

401 Bosley Avenue, Suite 416
Towson, Maryland 21204

410 887-3768

FAX 410 887-4804

FILE 8475

May 31, 2000

Mr. John Povalac
GW Stephens, Jr. & Associates, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21286-3396

RE: PEPPERMINT WOODS COMMERCIAL
Storm Water Management Waiver, Middle River
Watershed
Project I.D. A009450

Dear Mr. Povalac:

This office has reviewed the information submitted on March 23, 2000 and the revisions on May 9, 2000 and finds that a waiver of storm water management quantity control can be granted for this project under Section 14-155 (c) (1) of Article V of the Baltimore County Code. Section 14-155 (C) (1) allows a waiver to be granted if the proposed development will result in less than a 10% increase in the 2-year pre-development peak discharge rate. The current plans reduce the impervious area from the prior submittal and the 2-year peak discharge will increase by less than 10%. It is the intent of this Department to grant this waiver subject to the requirements that all subsequent site plans conform to the hydrologic conditions represented in your request dated March 23rd and May 9, 2000. Changes in site layout may require submittal of revised plans and computations for approval.

This project is located within and Chesapeake Bay Critical Area and water quality will need to be provided in accordance with the Chesapeake Bay Critical Area requirements. Building and grading permits will not be issued until water quality plans are approved. If there are any questions, please contact Ed Schmaus at 410 887-3768.

Very truly yours,

Thomas L. Vidmar, PE, Deputy Director
Department of Environmental Protection and Resource
Management

RECEIVED

JUN 02 2000

GEORGE WILLIAM STEPHENS JR
& ASSOCIATES, INC.

TLV:pms

c: Storm Drain Design, Dept. of Public Works

Environmental Impact Review, Dept. of Environmental Protection & Resource Management

peppermint

Census 2000

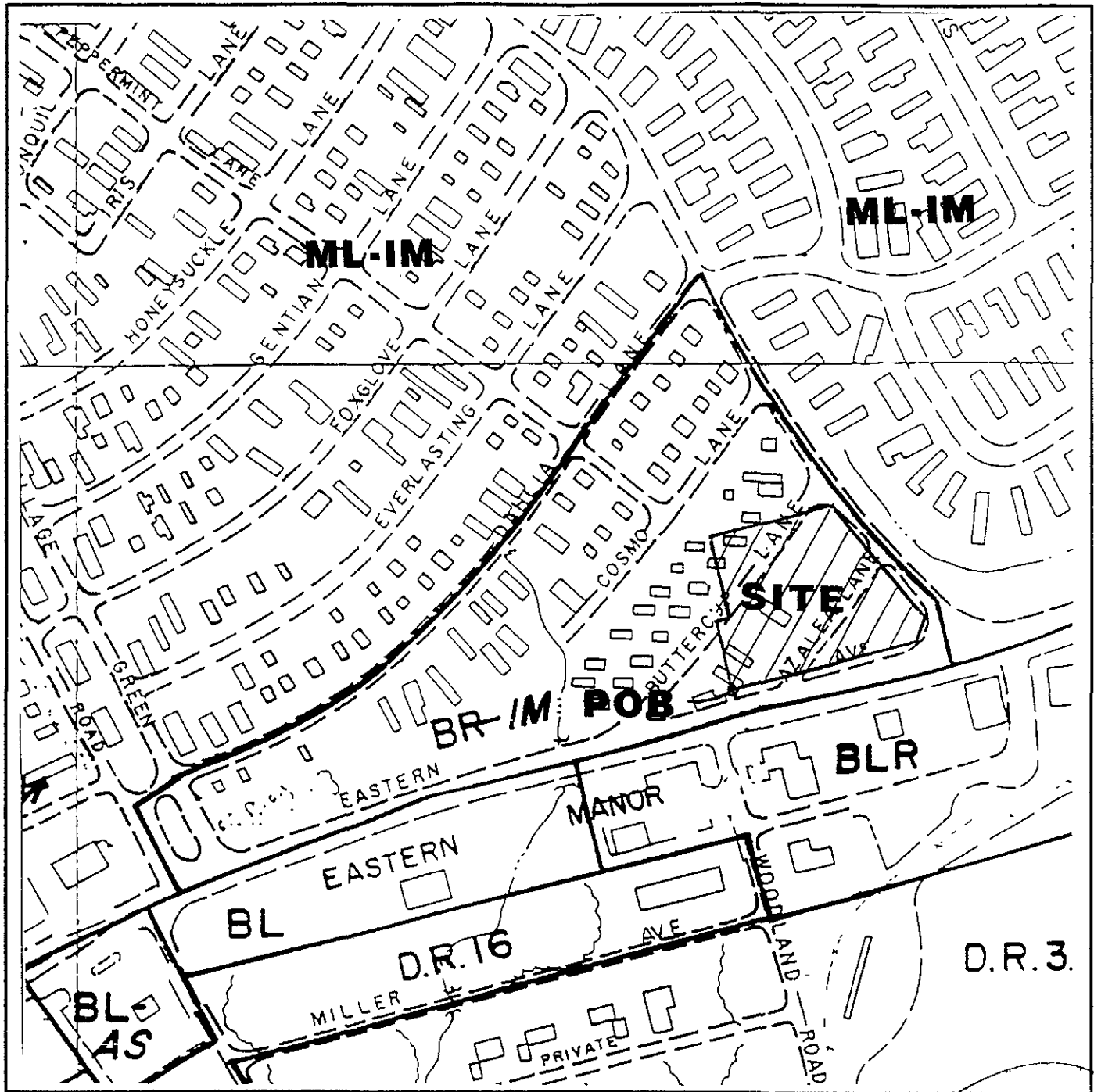
For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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



ZONING MAP

EXHIBIT II

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

BP-AMOCO

3300 EASTERN AVE.

AT BENGIES ROAD

BALTIMORE COUNTY, MARYLAND

SCALE: 1"=200'

DATE: 01/20/2002

ZONING MAP N.E. 4-J

DESIGN BY:

REVIEW BY: WM

JOB NO. 11743



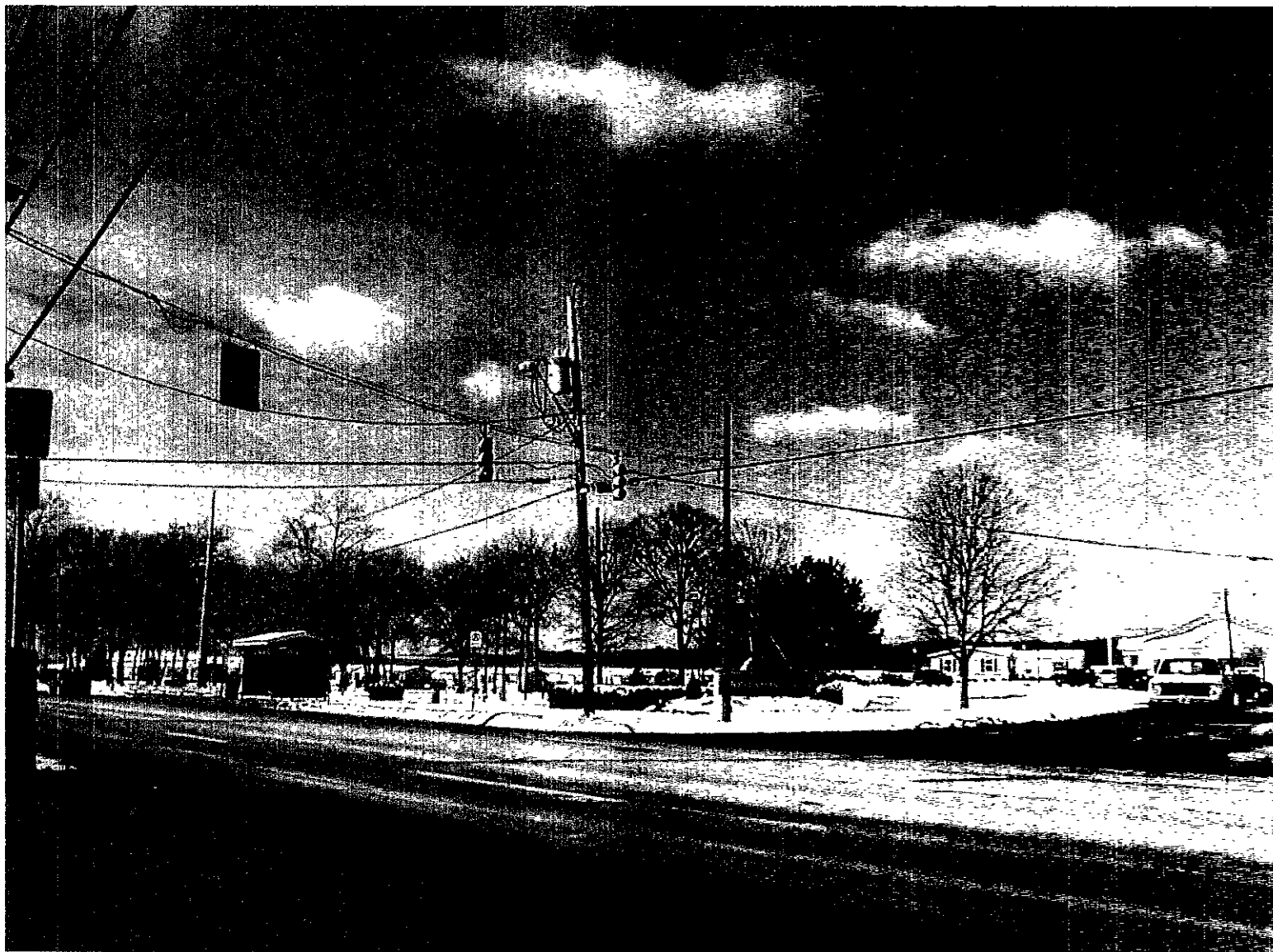
VIEW LOOKING NORTHWEST TOWARDS SITE
ACROSS EASTERN AVE. AT INTERSECTION
WITH BENGLIES ROAD

126
3.9



VIEW LOOKING NORTHEAST TOWARDS SITE
ACROSS EASTERN AVENUE.

Til
3B



VLEN LOOKING NORTHWEST TOWARDS SITE
ACROSS EASTERN AVE. BENIGRES ROAD (RIGHT
FOR GROUND)

Del.
34

Mike Viviano

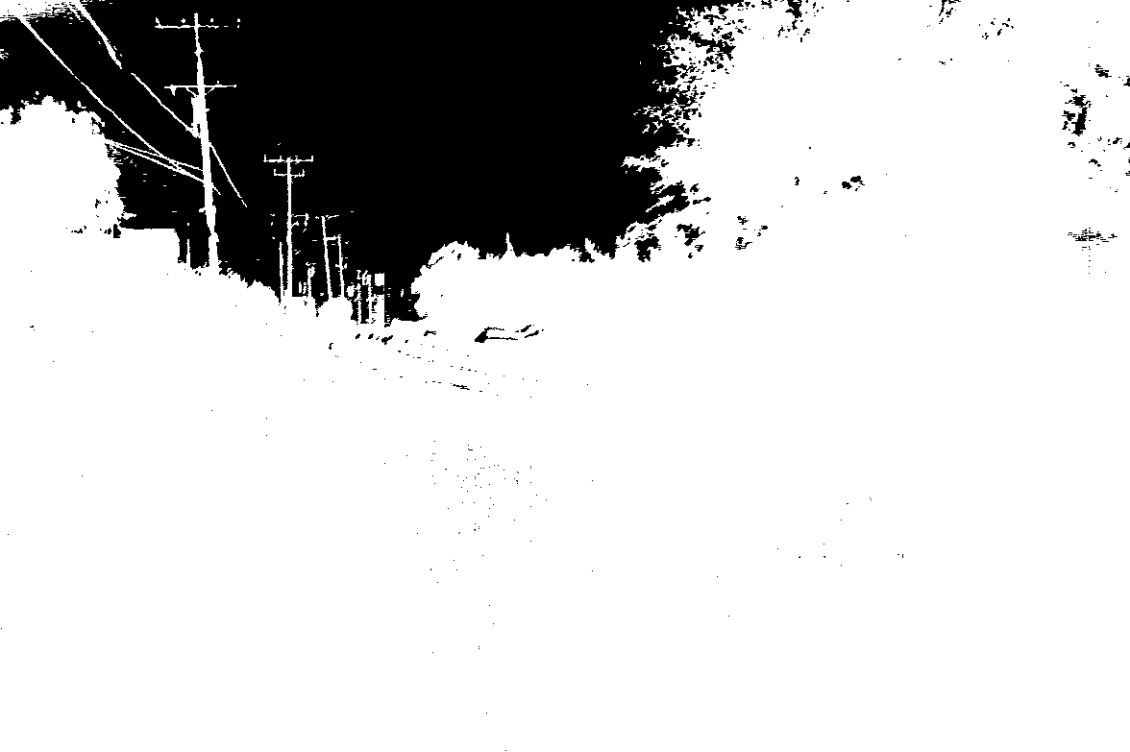
H 335-3371

W/C 882-8800











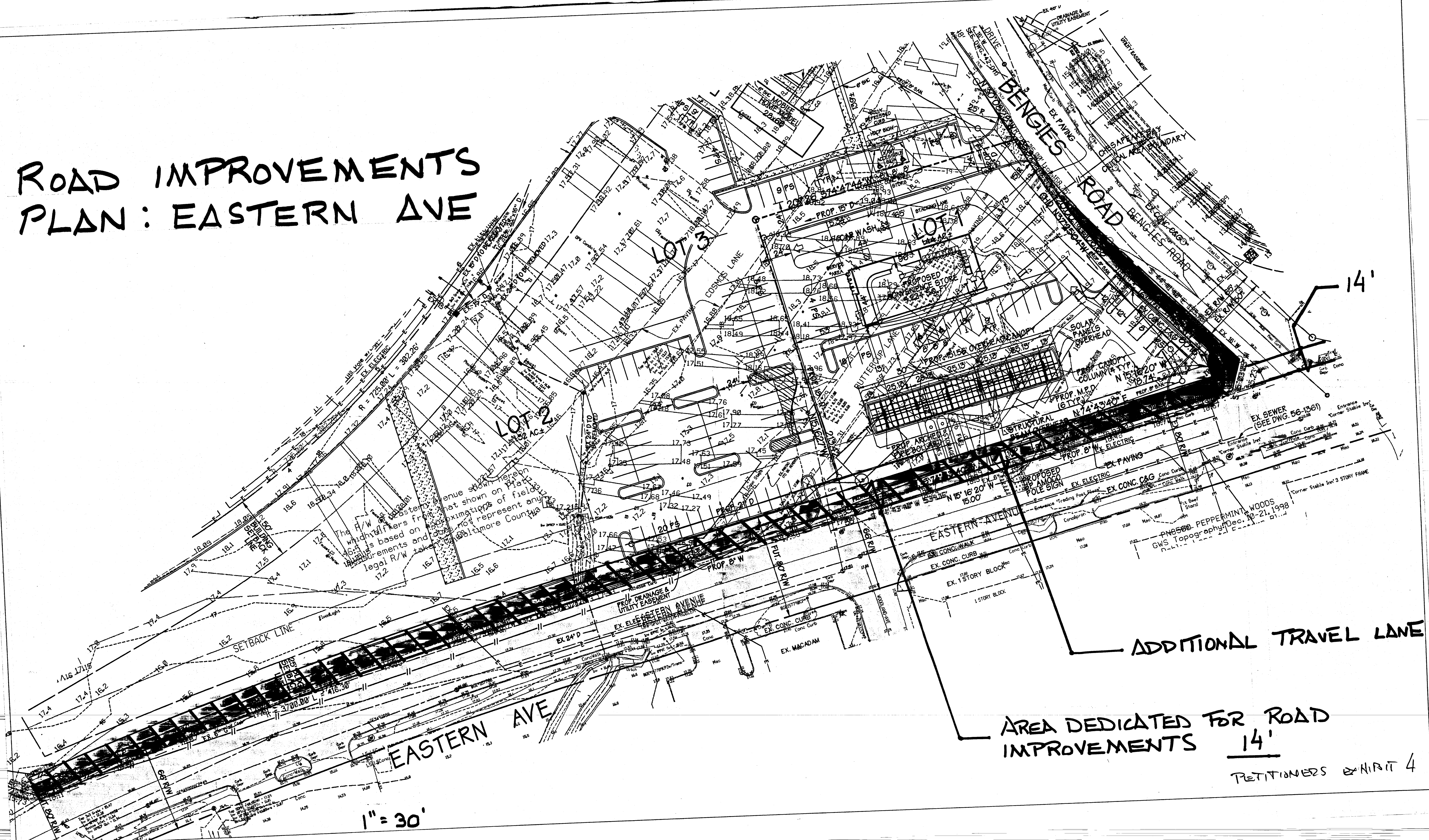


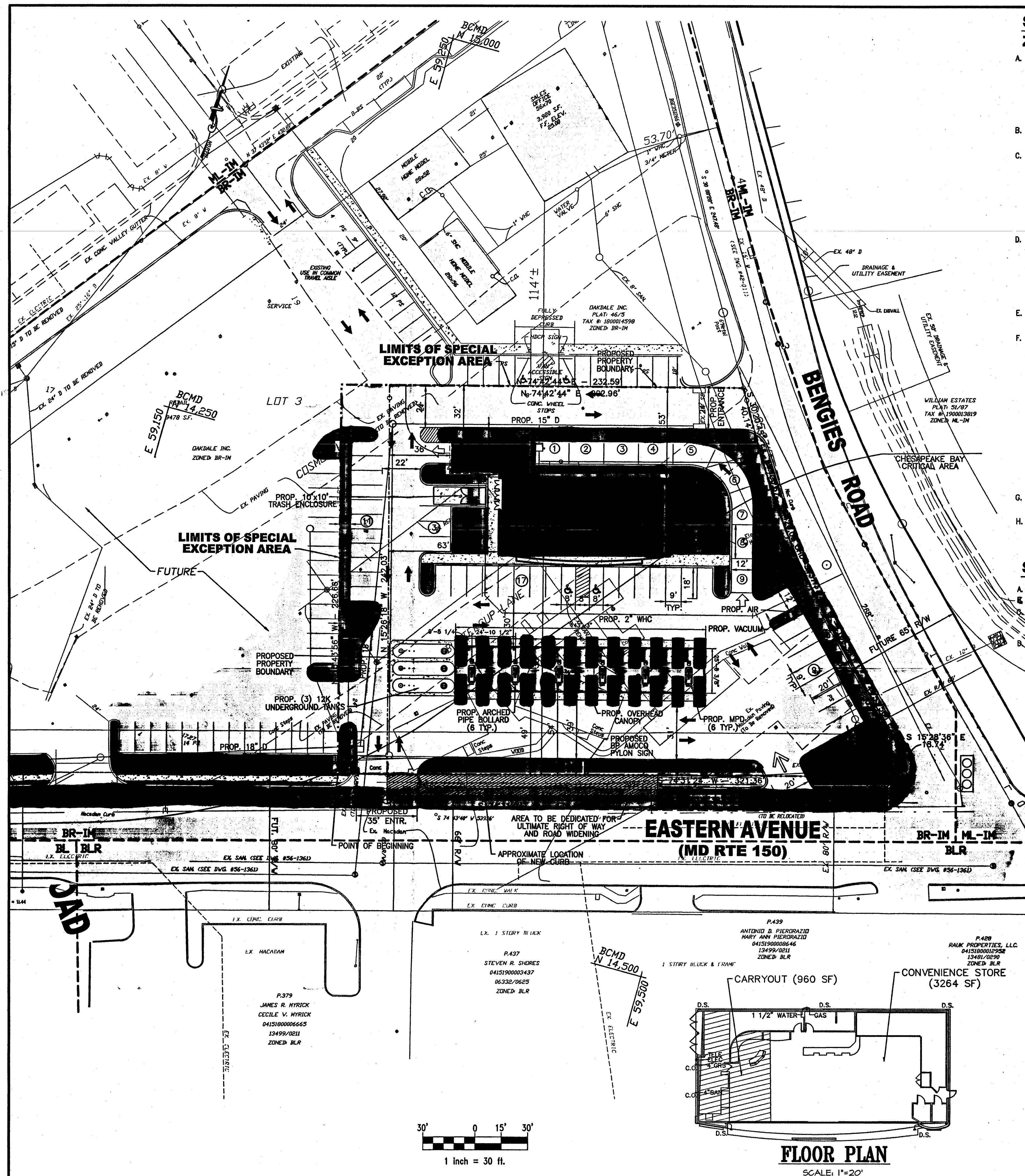






ROAD IMPROVEMENTS PLAN: EASTERN AVE



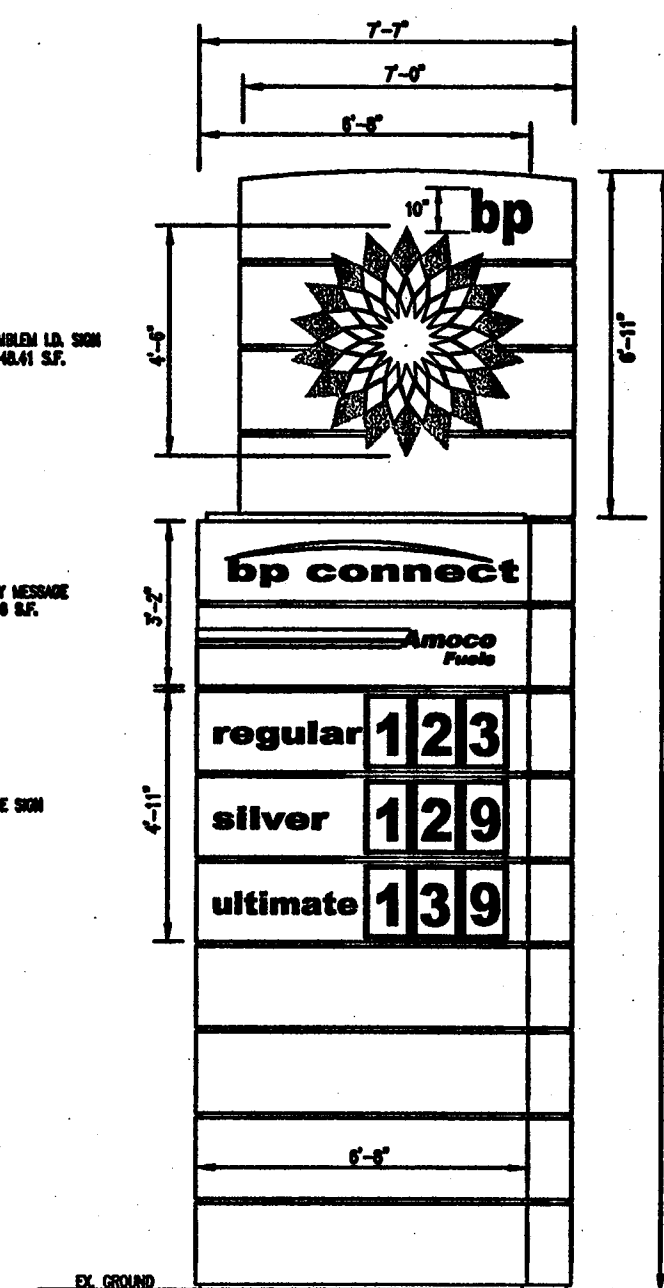


SECTION 405 (FUEL SERVICE STATIONS) ZONING NOTES

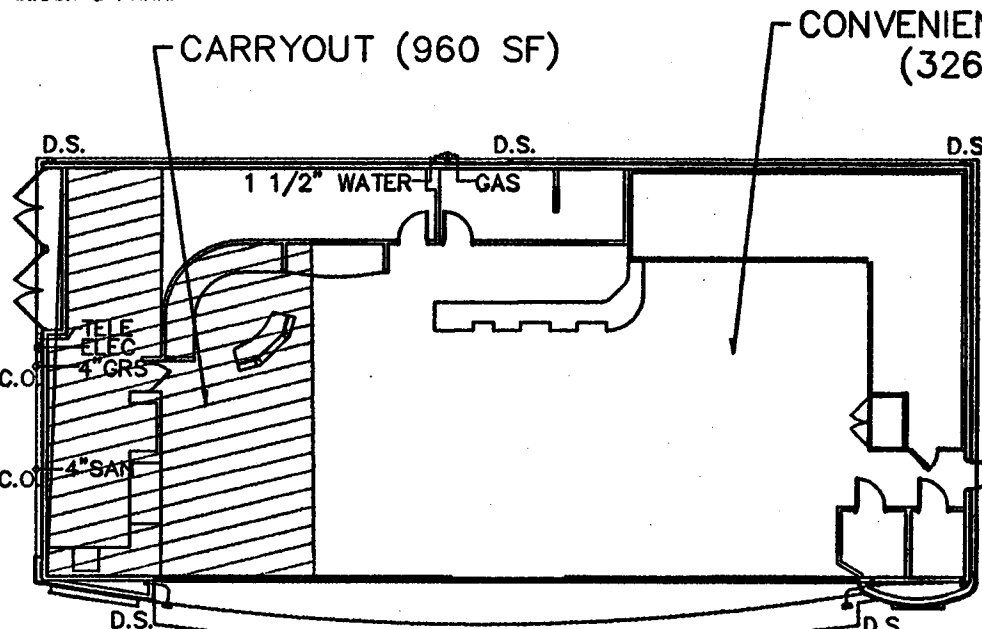
- A. SPECIAL EXCEPTION TO PERMIT A FUEL SERVICE STATION ON AN INDIVIDUAL SITE WITH A CONVENIENCE STORE, ROLLOVER CARWASH AND CARRYOUT RESTAURANT AS USE(S) IN COMBINATION WITH THE FUEL SERVICE STATION PURSUANT TO SECTIONS 405.2.B.1, 405.4.E.1, 405.4.E.2 AND 405.4.E.10 RESPECTIVELY OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- B. THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN 1 MILE OF THE SITE (SECTION 405.3)
- C. REQUIRED SITE AREA:
FUEL SERVICE STATION (12 FUELING POSITIONS x 1,500 SF) = 18,000 SF
CONVENIENCE STORE (4 x 3,264 SF) = 13,056 SF
CARRYOUT RESTAURANT (6 x 960 SF) = 5,760 SF
TOTAL AREA REQUIRED = 36,816 SF
TOTAL AREA PROVIDED = 54,047 SF +/-
- D. SETBACKS (TO PROPERTY LIMITS):
- | | REQUIRED | PROVIDED | CANOPY | REQUIRED | PROVIDED | FUEL PUMPS | REQUIRED | PROVIDED | CAR WASH | REQUIRED | PROVIDED |
|---------------|----------|----------|--------|----------|----------|------------|----------|----------|----------|----------|----------|
| FRONT | 35' | 130' +/- | 15' | 48' +/- | 25' | 54' +/- | 30' | 32' +/- | | | |
| SIDE (STREET) | 35' | 96' +/- | | | | | | | | | |
| REAR | 30' | 53' +/- | | | | | | | | | |
- E. STACKING FOR FUEL PUMPS SHALL COMPLY WITH SECTION 405.4A.3C, BCZR.
- F. PARKING CALCULATIONS:
- A. PARKING REQUIRED:
- | | |
|--|---------|
| CONVENIENCE STORE (3,264 SF @ 5/1000) | = 16.32 |
| CARRYOUT RESTAURANT (960 SF @ 5/1000) (NO SEATING) | = 4.8 |
| 1/EMPLOYEE ON LARGEST SHIFT | = 5 |
| 1 SPACE FOR ATM | = 1 |
| 1 SPACE/AIR UNIT | = 1 |
| CAR WASH DRYING SPACES | = 2 |
| CAR WASH VACUUM CLEANER | = 1 |
| ADDITIONAL SPACES | = 2 |
| TOTAL PARKING REQUIRED | = 34 |
- B. PARKING PROVIDED:
INCLUDING 2 HANDICAP SPACES = 41
- G. A REST ROOM FACILITY, WATER AND COMPRESSED AIR SHALL BE PROVIDED FOR CUSTOMERS
- H. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450. (SEE SIGN DETAIL)

SECTION 419 (CAR WASH)

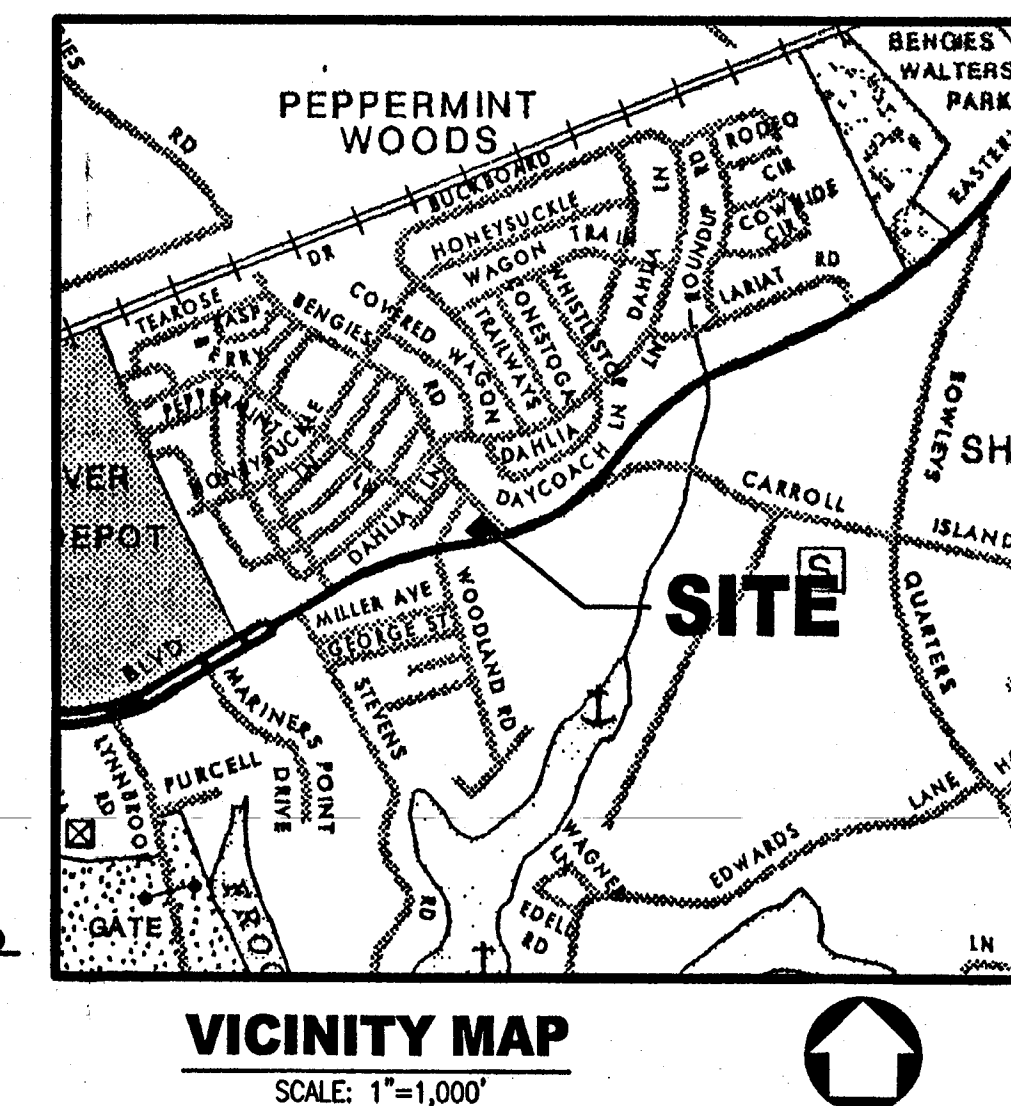
- A. STACKING REQUIRED (9'x20') = 9 SPACES
STACKING PROVIDED = 9 SPACES
- B. THE CAR WASH IS IN CONFORMANCE WITH SECTION 419.4A AND B OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- C. HOURLY RATED CAPACITY = 45-50 VEHICLES



SIGN DETAIL
SCALE: 1"=4'



FLOOR PLAN
SCALE: 1"=20'



GENERAL NOTES: Zoning Map NE 4J

- ZONING: (BR-IM) BUSINESS ROADSIDE
- AREA OF SPECIAL EXCEPTION: = 1.42 AC. - 62,042 S.F. (NET)
- EXISTING USE: VACANT
- PROPOSED USE: AUTOMOBILE FUEL SERVICE STATION WITH CONVENIENCE STORE, CARRYOUT RESTAURANT AND ROLL OVER CAR WASH.
- PROPOSED BUILDING AREA: 4,224 SF. (44'x96')
- THIS SITE SHALL BE SERVICED BY PUBLIC WATER AND SEWER.
- F.A.R.:
MAXIMUM PERMITTED: 2.0
PROPOSED: 0.09
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE PROPERTY IS WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- THE SITE IS NOT WITHIN A MORATORIUM AREA OR IN AN AREA WHERE FAILURE OF BASIC SERVICES MAPS CURRENTLY EXISTS PER SECTION 4402 (BCZR).
- THE SITE IS NOT IN A 100 YEAR FLOODPLAIN.
- THERE ARE NO NON-TIDAL WETLANDS ON THIS SITE.
- THERE ARE NO FOREST BUFFERS ON THIS SITE.
- THERE ARE NO KNOWN REGULATED PLANT OR WILDLIFE COMMUNITIES ASSOCIATED WITH THIS SITE.
- THERE ARE NO KNOWN HISTORICAL STRUCTURE OR ARCHEOLOGICAL AREAS ASSOCIATED WITH THIS SITE.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS WITHIN 100' OF THIS PROPERTY
- BUILDING CONSTRUCTION SHALL COMPLY WITH BUILDING AND FIRE CODE REQUIREMENTS.
- ALL LIGHTING SHALL CONFORM TO IES STANDARDS (ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA)
- ALL PAVING SHALL BE BITUMINOUS DUST-FREE SURFACE AND PERMANENTLY STRIPED.
- ZONING CASE HISTORY: NO PREVIOUS SPECIAL EXCEPTION, VARIANCES OR SPECIAL HEARINGS FOR THIS SITE.
- A STORM WATER MANAGEMENT WAIVER FOR THIS SITE WAS GRANTED ON MAY 31, 2000.
- NO PREVIOUS COMMERCIAL PERMITS.
- THERE ARE NO PREVIOUS ZONING HEARINGS FOR THIS SITE.
- HOURS / DAYS PER WEEK: 24/7
- OWNER:
PEPPERMINT WOODS LTD.
3300 EASTERN BLVD.
BALTIMORE, MD 21220
PLAT: 46/5
TAX ACCT. # 15-02-204220
- APPLICANT/CONTRACT PURCHASER:
BP PRODUCTS NORTH AMERICA INC.
1 W. PENNSYLVANIA AVENUE, SUITE 95
BALTIMORE, MD 21204
ATTN: MR. JEFFREY BAINBRIDGE
- ENGINEER:
MORRIS & RITCHIE ASSOCIATES, INC.
110 WEST ROAD, SUITE 245
TOWSON, MD 21204
410-821-1690
- ELECTION DISTRICT: 15TH
COUNCILMANIC DISTRICT: 5
CENSUS TRACT: 451802
WATERSHED: 20, SUB-SERWERSHED: 9

1 W. PENNSYLVANIA AVE., SUITE 95
TOWSON, MD 21204

ALLIANCE MANAGER AGENT FOR BP

1 W. PENNSYLVANIA AVE., SUITE 95
TOWSON, MD 21204

ALLIANCE DESIGN CONSULTING

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS
AND LANDSCAPE ARCHITECTS

MRA 110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

NO.	DATE	REVISION DESCRIPTION
1	9/24/01	LAYOUT REVISION
2	5/01/01	LAYOUT/ROAD REVISION
3	5/01/01	RELOCATION OF TANKS, SL
4	10/01/01	BP REVISION BLOCK
5	11/01/01	SHA ENTRANCE
6	11/01/01	REVISE SIGNAGE
7	11/01/01	CAR WASH, STRIPING, NOTES
8	11/19/01	CANOPY ELEV. DETAILS

DESIGNER NAME (STATE LIC NO)
FOR AND ON BEHALF OF "FIRM NAME"

CONFIDENTIALITY STATEMENT:
The recipient of these materials understands that copyright in the materials is owned by BP, and that the materials contain privileged and confidential business information of BP. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which BP has made the materials available, and recipient agrees to return of materials to BP either upon completion of the intended purpose or upon the request of BP, whichever comes first.

DEVELOPMENT INFORMATION:

NEW BUILD (STICK-BUILD)

4200 SERIES HARMONY
6 MPD
STARTING GATE
ROLL OVER CAR WASH

SITE ADDRESS:
3300 EASTERN AVENUE @ BENGIES ROAD
@ I-695
BALTIMORE COUNTY, MD
SS #17677

SCALE:	1"=30'	ALLIANCE ZONE:	JL
DATE:	11/05/01	BP REPR:	JB
DESIGNED BY:	WM/SL	ALLIANCE PR:	-
DRAWN BY:	SL	FILE NAME:	
CHECKED BY:	WM	MRA #11743	

DRIVING TITLE:

PLAN TO ACCOMPANY SPECIAL EXCEPTION APPLICATION

SHEET NO: 1 OF 1

Department of Permits and
Development Management
Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Baltimore County

James T. Smith, Jr., County Executive
Theresa M. Kozlowski, Director

March 22, 2004

Nick Brader
Matis Warfield, Inc.
10540 York Road, Ste. M
Hunt Valley, Maryland 21030
RE: 02-326-X
3300 Eastern Avenue
15th Election District

Dear Mr. Brader,

This office has received your letter of March 9, 2004, regarding your proposed plans in which you propose changes for spirit and intent review. These changes are as follows:

- To change the name of the owner to Two Farms, Inc.
- Change the name of the operation to Royal Farms
- Change the gross area of the building to 3,600 s.f. (vs. 4,224-s.f. as approved)
- Change the required parking to 38 spaces and the provided parking to 33 spaces
- Change the sign to a Royal Farms sign
- Change the drive aisle widths per Royal Farms specifications.

Based on a review of the provided information, staff has determined that the proposed changes are within the spirit and intent of the order and plan in case #02-326-X. The order and restrictions remain applicable to the plan. Please document this response on all future plans or correspondence.

I hope that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please, do not hesitate to contact me at 410-887-3391.

Very truly yours,

John L. Lewis
Planner II
Zoning Review

Visit the County's Website at www.baltimorecountyonline.info

LIMITS OF SPECIAL
EXCEPTION AREA

LIMITS OF SPECIAL
EXCEPTION AREA

EASTERN AVENUE
(MD RTE 150)

FLOOR PLAN
SCALE: 1"=20'

SECTION 405 (FUEL SERVICE STATIONS) ZONING NOTES

SPECIAL EXCEPTION TO PERMIT A FUEL SERVICE STATION ON AN INDIVIDUAL SITE WITH A CONVENIENCE STORE, ROLLOVER CARWASH AND CARRYOUT RESTAURANT AS USE(S) IN COMBINATION WITH THE FUEL SERVICE STATION PURSUANT TO SECTIONS 405.2.B.1, 405.4.E.1, 405.4.E.2 AND 405.4.E.10 RESPECTIVELY OF THE BALTIMORE COUNTY ZONING REGULATIONS.

THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN 1 MILE OF THE SITE (SECTION 405.3)

REQUIRED SITE AREA:
FUEL SERVICE STATION (12 FUELING POSITIONS x 1,500 SF) = 18,000 SF
CONVENIENCE STORE (4 x 3,264 SF) 4 x 2976 = 11,904 SF
CARRYOUT RESTAURANT (6 x 960 SF) = 5,760 SF

TOTAL AREA REQUIRED 35,664 = 36,846 SF
TOTAL AREA PROVIDED = 54,047 SF +/-
58,366.6

SETBACKS (TO PROPERTY LIMITS):

	BUILDING REQUIRED	CANOPY PROVIDED	FUEL PUMPS REQUIRED	CAR WASH REQUIRED
FRONT	35'	130'+/-	15'	25'
SIDE (STREET)	35'	56'+/-	25'	30'
REAR	30'	53'+/-	25'	32'+/-

STACKING FOR FUEL PUMPS SHALL COMPLY WITH SECTION 405.4A.3C, BCZR.

PARKING CALCULATIONS:

A. PARKING REQUIRED: 2976
CONVENIENCE STORE (3,264 SF @ 5/1000) = 16.32 15
CARRYOUT RESTAURANT (960 SF @ 5/1000) = 4.8
(NO SEATING)
1/EMPLOYEE ON LARGEST SHIFT = 4
1 SPACE FOR ATM = 1
1 SPACE/AIR UNIT = 1
CAR WASH DRYING SPACES = 2
CAR WASH VACUUM CLEANER = 1
ADDITIONAL SPACES = 2
TOTAL PARKING REQUIRED = 34 31

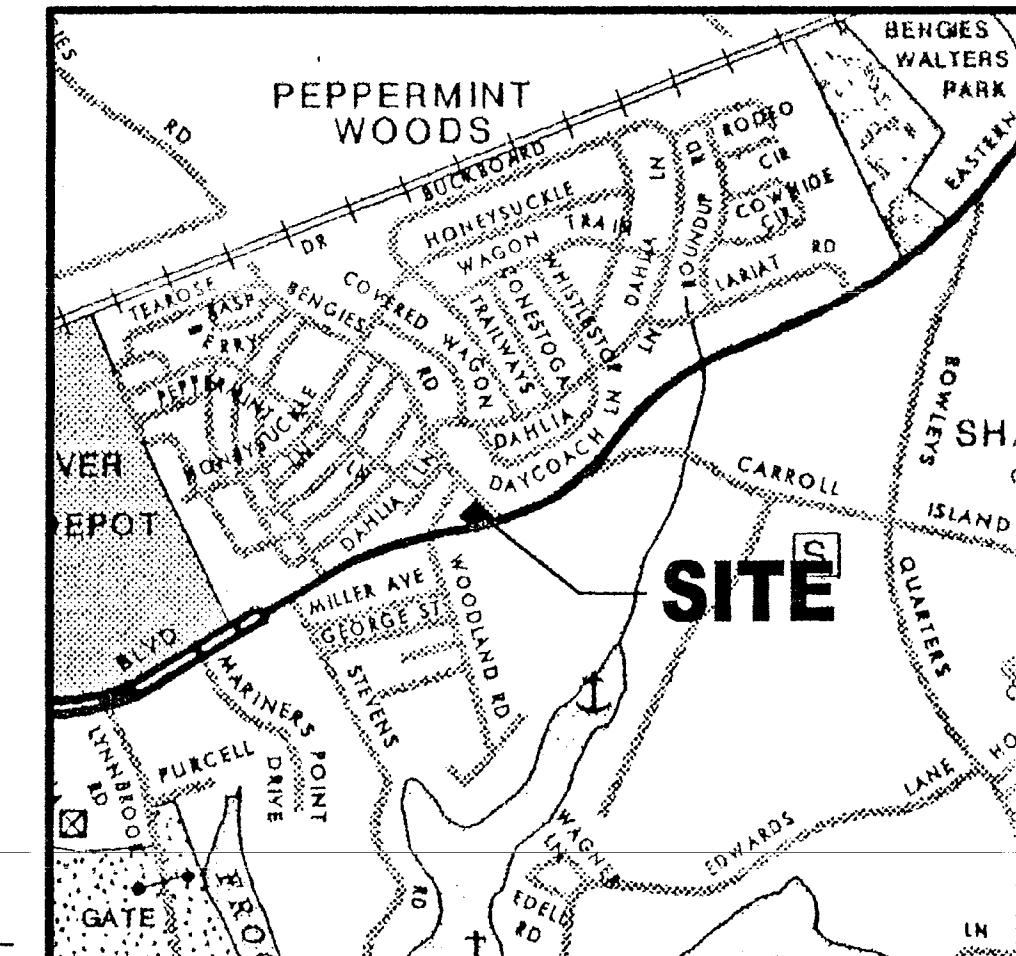
B. PARKING PROVIDED:
INCLUDING 2 HANDICAP SPACES = 41 34
LOADING PROVIDED = 2

G. A REST ROOM FACILITY, WATER AND COMPRESSED AIR SHALL BE PROVIDED FOR CUSTOMERS

H. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450. (SEE SIGN DETAIL)

SECTION 419 (CAR WASH)

STACKING REQUIRED (9'x20') = 9 SPACES
STACKING PROVIDED = 9 SPACES
THE CAR WASH IS IN CONFORMANCE WITH SECTION 419.4A AND B OF THE BALTIMORE COUNTY ZONING REGULATIONS.
HOURLY RATED CAPACITY = 45-50 VEHICLES



VICINITY MAP

SCALE: 1"=1,000'

GENERAL NOTES:

- ZONING: (BR-IM) BUSINESS ROADSIDE
- AREA OF SPECIAL EXCEPTION: = 1.42 AC. - 62,042 S.F. (NET)
- EXISTING USE: VACANT
- PROPOSED USE: AUTOMOBILE FUEL SERVICE STATION WITH CONVENIENCE STORE, CARRYOUT RESTAURANT AND ROLL OVER CAR WASH.
- PROPOSED BUILDING AREA: 4,224 SF. (44'x96')
- THIS SITE SHALL BE SERVICED BY PUBLIC WATER AND SEWER.
- F.A.R.: MAXIMUM PERMITTED: 2.0
PROPOSED: 0.09
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE PROPERTY IS WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- THE SITE IS NOT WITHIN A MORATORIUM AREA OR IN AN AREA WHERE FAILURE OF BASIC SERVICES MAPS CURRENTLY EXISTS PER SECTION 4A02 (BCZR).
- THE SITE IS NOT IN A 100 YEAR FLOODPLAIN.
- THERE ARE NO NON-TIDAL WETLANDS ON THIS SITE.
- THERE ARE NO FOREST BUFFERS ON THIS SITE.
- THERE ARE NO KNOWN REGULATED PLANT OR WILDLIFE COMMUNITIES ASSOCIATED WITH THIS SITE.
- THERE ARE NO KNOWN HISTORICAL STRUCTURE OR ARCHEOLOGICAL AREAS ASSOCIATED WITH THIS SITE.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS WITHIN 100' OF THIS PROPERTY
- BUILDING CONSTRUCTION SHALL COMPLY WITH BUILDING AND FIRE CODE REQUIREMENTS.
- ALL LIGHTING SHALL CONFORM TO IES STANDARDS (ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA)
- ALL PAVING SHALL BE BITUMINOUS DUST-FREE SURFACE AND PERMANENTLY STRIPED.
- ZONING CASE HISTORY: NO PREVIOUS SPECIAL EXCEPTION, VARIANCES OR SPECIAL HEARINGS FOR THIS SITE.
- A STORM WATER MANAGEMENT WAIVER FOR THIS SITE WAS GRANTED ON MAY 31, 2000.
- NO PREVIOUS COMMERCIAL PERMITS.
- THERE ARE NO PREVIOUS ZONING HEARINGS FOR THIS SITE.
- HOURS / DAYS PER WEEK: 24/7
- OWNER: PEPPERMINT WOODS LTD.
3300 EASTERN BLVD.
BALTIMORE, MD 21220
PLAT: 46/5
TAX ACCT. # 15-02-204220
- APPLICANT/CONTRACT PURCHASER: TWO FARMS INC.
3611 ROLAND AVE.
BALTIMORE, MD 21211
410-889-0200
MR. JOHN KEMP
- ENGINEER: MATIS WARFIELD, INC.
10540 YORK ROAD, SUITE M
HUNT VALLEY, MD 21030
410-889-7004
- ELECTION DISTRICT: 15TH
COUNCILMANIC DISTRICT: 5
CENSUS TRACT: 451802
WATERSHED: 20, SUB-SEWERED: 9

bp
1 W. PENNSYLVANIA AVE., SUITE 95
TOWSON, MD 21204

Bovis
Land, Inc.

1 W. PENNSYLVANIA AVE., SUITE 95
TOWSON, MD 21204

MORRIS & RITCHIE
ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS
AND LANDSCAPE ARCHITECTS

MRA
110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

NO.	DATE	REVISION DESCRIPTION
1	3/24/01	LAYOUT REVISION
2	5/10/01	LAYOUT/ROAD REVISION
3	5/03/01	RELOCATION OF TANKS, SL
4	10/30/01	BP REVISION BLOCK
5	11/01/01	SHA ENTRANCE
6	11/04/01	REVISE SS#17671
7	11/05/01	CAR WASH, STRIPINGS, NOTES
8	11/19/01	CANOPY ELEV. DETAILS

PREPARED UNDER THE DIRECT
SUPERVISION OF:

"DESIGNER NAME" (STATE LIC NO)
FOR AND ON BEHALF OF "FIRM NAME"

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4200 SERIES HARMONY
6 MPD
STARTING GATE
ROLL OVER CAR WASH

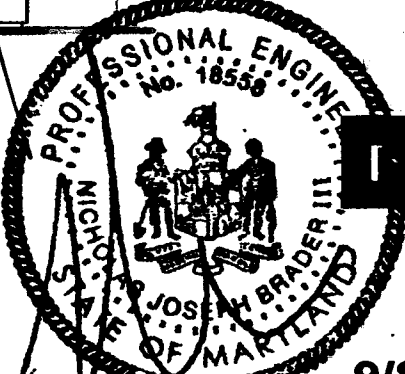
SITE ADDRESS:
3300 EASTERN AVENUE
@ BENGIES ROAD
@ 1-895
BALTIMORE COUNTY, MD
SS #17677

SCALE: 1"=30'
DATE: 11/05/01
DESIGNED BY: WM/SL
DRAWN BY: SL
CHECKED BY: WM
FILE NAME: MRA #11743
SHEET NO:

PLAN TO ACCOMPANY
SPECIAL EXCEPTION
APPLICATION

1 OF 1

SIGN DETAIL
SCALE: 1"=4'



Matis Warfield
consulting engineers

10540 York Road, Suite M
Hunt Valley, Maryland 21030
Phone 410-889-7004
Fax 410-889-7004
www.matiswarfield.com

9/8/06