| | | | |
|---|---|---|---|
| RE: | PETITION FOR SPECIAL EXCEPTION AND VARIANCE | * | BEFORE THE |
| | 120 Reisterstown Rd; Swside Reisterstown Rd Corner Sside Old Millford Mill Rd | * | ZONING COMMISSIONER |
| | 3rd Election District | * | FOR |
| | 2nd Councilmanic District | | |
| | Legal Owner(s): Jack Sokoloff & Charles Winner, Personal Rep | * | BALTIMORE COUNTY |
| | Contract Purchaser(s): Thomas Castleberry, Safeway, Inc | * | 03-277-XA |

* * * * * * * * * * * * *

## ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio
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 23rd day of December, 2002, a copy of the foregoing Entry of Appearance was mailed to David Gildea, Gildea, LLC, 301 N Charles Street, Suite 900, Baltimore, MD 21201, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Baltimore County
Zoning Commissioner

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

February 13, 2003

Joseph R. Woolman, III, Esquire
Gildea, LLC
301 N. Charles Street, Suite 900
Baltimore, Maryland 21201

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
SW/Corner Reisterstown Road and Old Milford Mill Road
(120 Reisterstown Road)
3rd Election District – 2nd Council District
Estate of Jack Sokoloff, Legal Owners; Safeway, Inc., Contract Purchaser
Case No. 03-277-XA

Dear Mr. Woolman:

This letter is to confirm that the above-captioned matter, which was scheduled for a public hearing on February 11, 2003, was postponed in open hearing at your request. It is my understanding that you will contact me at such time as your client is ready to move forward and the matter can be rescheduled. Please be advised that at such time as a new hearing date and time is determined, the property must be re-posted; however, it will not be necessary to re-advertise.

Should you have any further questions on the subject, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Charles S. Winner, 315 N. Charles Street, Baltimore, Md. 21201
Mr. Thomas A. Castleberry, Safeway, Inc., 4551 Forbes Blvd., Lanham, Md. 20706
People's Counsel; Case File



Printed with Soybean Ink
on Recycled Paper

**JOSEPH R. WOOLMAN, III**
ATTORNEY AT LAW

**GILDEA, LLC**

301 NORTH CHARLES STREET
*SUITE 900*
BALTIMORE, MARYLAND 21201

TEL: 410-234-2874
FAX: 410-234-0072
JWOOLMAN@GILDEALLC.COM

# Petition for Variance

## to the Zoning Commissioner of Baltimore County

**for the property located at** 120 Reisterstown Road

**which is presently zoned** BL-AS

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

See attached

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

See attached

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

***Contract Purchaser/Lessee:***

Safeway, Inc.
Name - Type or Print

Thomas D. Castleberry
Signature Thomas D. Castleberry

4551 Forbes Boulevard
Address — Telephone No

Lanham, MD 20706 — (301)918-6661
City — State — Zip Code

***Attorney For Petitioner:***

David K. Gildea
Name - Type or Print

David K. Gildea
Signature

Gildea, LLC
Company

301 N. Charles St., Suite 900
Address — Telephone No.

Baltimore, MD 21201 (410)234-0070
City — State — Zip Code

***Legal Owner(s):***

Jack Sokoloff
Name - Type or Print

Charles S. Winner, P.R.
Signature

Charles S. Winner, Personal Rep.
Name - Type or Print

Estate of Jack Sokoloff
Signature

315 N. Charles St.
~~3609 Seven Mile Lane~~ 410-385-2000
Address — Telephone No

Baltimore, MD ~~21208-5515~~ 21201
City — State — Zip Code

***Representative to be Contacted:***

David K. Gildea
Name

301 N. Charles St., Suite 900
Address — Telephone No

Baltimore, MD 21201 (410)234-0070
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____
Reviewed By RJD Date 12-11-02

**Case No.** 03-277-~~SPHA~~ XA

REV 9/15/98

## Attachment to Petition for Variance

1. BCZR Section 405.4(A)(1) - To permit the area of a fuel service station site to be 19,130 square feet in lieu of the required 20,408 square feet.

2. BCZR Section 405.4(A)(2)(b) - To permit a landscape transition area along Old Millford Mill Rd. and Reisterstown Rd. to have a minimum width of 5 feet in lieu of the required 10 feet if the fuel service station abuts a public right-of-way.

3. BCZR Section 405.4(A)(2)(b) - To permit a landscape transition area along a portion of the rear of the fuel service station site to have a minimum width of 3 feet in lieu of the required 6 feet in all side and rear yards abutting non-residential zoned land.

4. BCZR Section 405.4(B) - To permit the fuel service station to provide water and compressed air for customers in lieu of the required rest room facility, water and compressed air.

ITEM # 277

# Petition for Special Exception

## to the Zoning Commissioner of Baltimore County

for the property located at 120 Reisterstown Road

which is presently zoned BL-AS

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

Fuel Service Station

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:**

Safeway, Inc.
Name - Type or Print

Thomas D. Castleberry
Signature Thomas D. Castleberry

4551 Forbes Boulevard
Address — Telephone No.

Lanham, MD 20706 — (301)918-6661
City — State — Zip Code

**Attorney For Petitioner:**

David K. Gildea
Name - Type or Print

Signature

Gildea, LLC
Company

301 N. Charles St., Suite 900
Address — Telephone No.

Baltimore, MD 21201 — (410)234-0070
City — State — Zip Code

**Legal Owner(s):**

Jack Sokoloff
Name - Type or Print

Signature

Charles S. Winner, Personal Rep.
Name - Type or Print

Estate of Jack Sokoloff
Signature

315 N. Charles Street
~~3609 Seven Mile Lane~~ — 410 385 2000
Address — Telephone No.

Baltimore, MD ~~21208-5515~~ 21201
City — State — Zip Code

**Representative to be Contacted:**

David K. Gildea
Name

301 N. Charles St., Suite 900
Address — Telephone No.

Baltimore, MD 21201 — (410)234-0070
City — State — Zip Code

Case No. 03-277-~~SPHA~~ XA

REV 09/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By KPD Date 12/11/02

BOHLER
ENGINEERING, P.C.

810 Gleneagles Court, Suite 300
Towson, MD 21286
410 821.7900
410.821.7987 fax
md@bohlereng com

December 11, 2002

**ZONING DESCRIPTION**
**OF PART OF THE LANDS KNOWN AS**
**PARCEL 697, TAX MAP 78**
**AS RECORDED IN LIBER 10876 FOLIO 122**
**BALTIMORE COUNTY, MARYLAND**
**2ND COUNCILMANIC DISTRICT**
3rd Election District

BEGINNING AT A POINT ON THE WEST SIDE OF REISTERSTOWN ROAD (MD SHA RT. 140). WHICH IS OF VARIABLE WIDTH AT THE DISTANCE OF 15 FEET SOUTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, MILFORD MILL ROAD WHICH IS OF VARIABLE WIDTH.

THENCE, BINDING ON THE NORTHERN MOST OUTLINE OF PARCEL 697, AND REFERRING SAID COURSES AND DISTANCES TO THE MARYLAND STATE GRID MERIDIAN NAD 83 NORTH VIZ;

1. SOUTH 37 DEGREES 20 MINUTES 18 SECONDS EAST; 160.00 FEET TO A POINT.
2. SOUTH 68 DEGREES 57 MINUTES 12 SECONDS WEST; 106.26 FEET TO A POINT.
3. CURVING TOWARDS THE NORTH WITH A RADIUS OF 25.00 FEET FOR A DISTANCE OF 32.16 FEET, THE CHORD OF SAID ARC BEING NORTH 74 DEGREES 11 MINUTES 38 SECONDS WEST; 29.99 FEET TO A POINT.
4. NORTH 37 DEGREES 20 MINUTES 18 SECONDS WEST; 141.26 FEET TO A POINT.
5. NORTH 68 DEGREES 57 MINUTES 12 SECONDS EAST; 125.00 FEET TO A POINT TO THE PLACE OF BEGINNING.

BEING ALSO KNOWN AS 120 REISTERSTOWN ROAD AS RECORDED IN BALTIMORE COUNTY LIBER 10876 FOLIO 122. CONTAINING IN ALL 19,130 SQUARE FEET OR 0.439 ACRES OF LAND MORE OR LESS.

Prepared by MG
Reviewed by. GHR

STATE OF MARYLAND
No. 21342
REGISTERED
PROFESSIONAL ENGINEER



ITEM #277

**BALTIMORE COUNTY, MARYLAND**
**OFFICE OF BUDGET & FINANCE**
**MISCELLANEOUS RECEIPT**

**No.** 20154

DATE 12/11/02 ACCOUNT 001 006 6150

AMOUNT $ 550 00

RECEIVED FROM: Dohler Eng

FOR: Zoning hearing case #03-277-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

| BUSINESS | ACTUAL | TIME |
|---|---|---|
| 12/11/2002 | 12/11/2002 | 11:19:09 |

REG W506 MAIL KMCN KAW DRAWER 4
>>RECEIPT # 119529 12/11/2002 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 020154
Recpt Tot $550.00
550.00 CK .00 CA
Baltimore County, Maryland

**CASHIER'S VALIDATION**

**NOTICE OF ZONING HEARING**

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

Case: #03-277-XA
120 Reisterstown Road
SW/side Reisterstown Road corner south side Old Milford Mill Road
3rd Election District - 2nd Councilmanic District
Legal Owner(s): Charles S. Winner, Personal Rep. for the Estate of Jack Sokoloff
Contract Purchaser: Safeway, Inc., Thomas Castleberry

**Special Exception:** to permit a fuel service station. **Variance:** to permit a fuel service station site to be 19,130 square feet in lieu of the required 20,408 square feet. To permit a landscape transition area along Old Milford Mill Road and Reisterstown Road, to have a minimum width of 5 feet in lieu of the required 10 feet if the fuel service station abuts a public right-of-way. To Permit a landscape transition area along a portion of the rear of the fuel service station site to have a minimum width of 3 feet in lieu of the required 6 feet in all side and rear yards abutting non-residential zoned land To permit the fuel service station to provide water and compressed air for customers in lieu of the required rest room facility, water and compressed air.

**Hearing: Tuesday, February 11, 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/1/785 Jan 28 C585062

# CERTIFICATE OF PUBLICATION

1/30/, 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 1/28/, 2003.

- [x] 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.: 03 - 277-XA

Petitioner/Developer: SAFEWAY, INC.

THOMAS CASTLEBERRY

Date of Hearing/Closing: 2/11/03

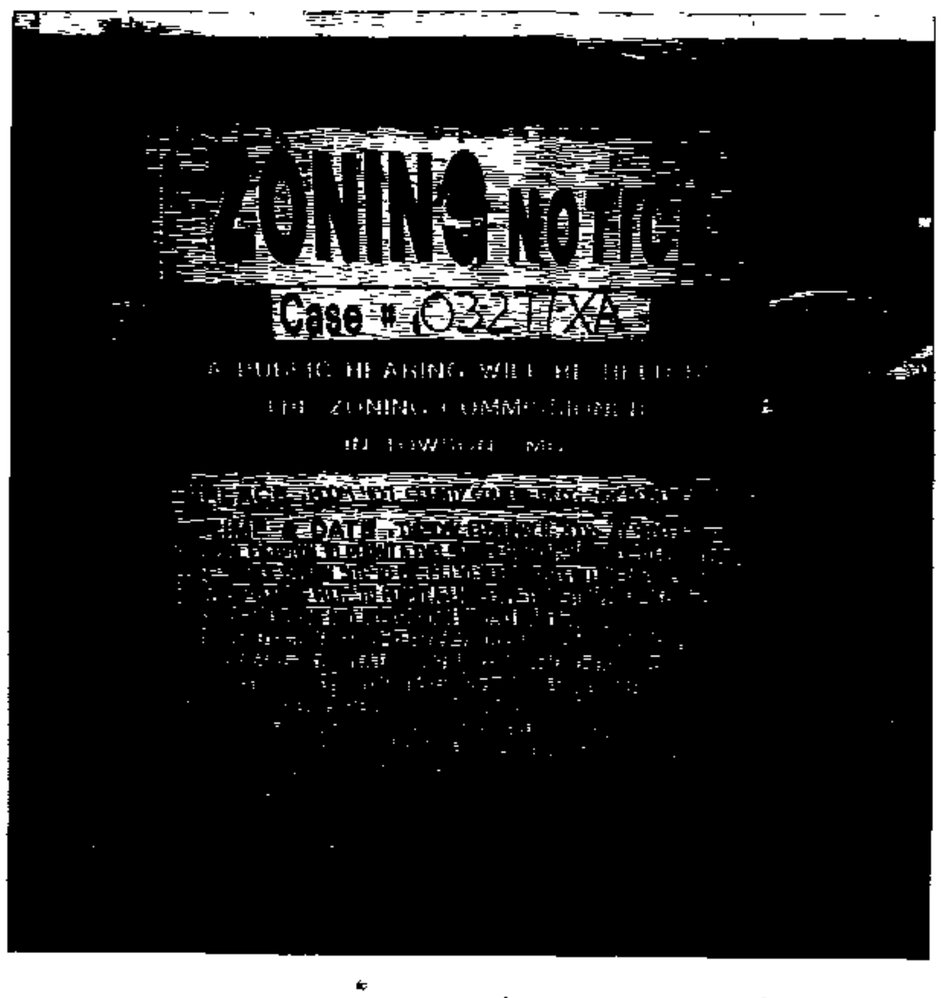
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 120 REISTERSTOWN RD

The sign(s) were posted on 1/26/03
(Month, Day, Year)




Sincerely,

1/26/03
(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)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 28, 2003 Issue - Jeffersonian

Please forward billing to:
David Gildea, LLC 410-234-0070
301 N. Charles St., #900
Baltimore, MD 21201

---

## 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: 03-277-XA**
120 Reisterstown Road
SW/side Reisterstown Road corner south side Old Milford Mill Road
3rd Election District – 2nd Councilmanic District
Legal Owner: Charles S. Winner, Personal Rep. for the Estate of Jack Sokoloff
Contract Purchaser: Safeway, Inc., Thomas Castleberry

Special Exception to permit a fuel service station. Variance to permit a fuel service station site to be 19,130 square feet in lieu of the required 20.408 square feet. To permit a landscape transition area along Old Milford Mill Road and Reisterstown Road, to have a minimum width of 5 feet in lieu of the required 10 feet if the fuel service station abuts a public right-of-way. To Permit a landscape transition area along a portion of the rear of the fuel service station site to have a minimum width of 3 feet in lieu of the required 6 feet in all side and rear yards abutting non-residential zoned land. To permit the fuel service station to provide water and compressed air for customers in lieu of the required rest room facility, water and compressed air,

Hearings: Tuesday, February 11, 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

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

January 2, 2003

## 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: 03-277-XA**
120 Reisterstown Road
SW/side Reisterstown Road corner south side Old Milford Mill Road
3rd Election District – 2nd Councilmanic District
Legal Owner: Charles S. Winner, Personal Rep. for the Estate of Jack Sokoloff
Contract Purchaser: Safeway, Inc., Thomas Castleberry

Special Exception to permit a fuel service station. Variance to permit a fuel service station site to be 19,130 square feet in lieu of the required 20.408 square feet. To permit a landscape transition area along Old Milford Mill Road and Reisterstown Road, to have a minimum width of 5 feet in lieu of the required 10 feet if the fuel service station abuts a public right-of-way. To Permit a landscape transition area along a portion of the rear of the fuel service station site to have a minimum width of 3 feet in lieu of the required 6 feet in all side and rear yards abutting non-residential zoned land. To permit the fuel service station to provide water and compressed air for customers in lieu of the required rest room facility, water and compressed air,

Hearings: Tuesday, February 11, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

AJ:rlh

C: David Gildea, Gildea, LLC, 301 N. Charles Street, Suite 900, Baltimore 21201
Charles S. Winner, Personal Representative, Estate of Jack Sokoloff, 315 N. Charles Street, Baltimore 21201
Safeway, Inc., Thomas Castleberry, 4551 Forbes Blvd., Lanham 20706

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 27, 2003.**
(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.

Printed with Soybean Ink
on Recycled Paper

# 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: 03-277XA

Petitioner: Jack Sokoloff

Address or Location: 120 Revelstown Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lawrence K. Gildea

Address: ~~300~~ 301 N. Charles St #900

Baltimore MD 21201

Telephone Number: 410-234-0070

Revised 2/20/98 - SCJ

# 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: 03-277 ~~SPHA~~ XA

Petitioner: JACK SOKOLOFF

Address or Location: 120 REISTERSTOWN Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: David K GILDEA

Address: 801 N. CHARLES ST STE 900
BALTIMORE Md 21201

Telephone Number: 410 234 0070

Revised 2/20/98 - SCJ

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

February 7, 2003

David K. Gildea
Gildea, LLC
301 N. Charles Street, Suite 900
Baltimore, MD 21201

Dear Mr.Gildea:

RE: Case Number03-277-XA, 120 Reisterstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 11, 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
Thomas Castleberry, Safeway Inc.
Charles S. Winner, P.R. of Jack Sokoloff



Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

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

December 31, 2002

ATTENTION: George Zahner

Distribution Meeting of December 23, 2002

Dear Mr. Zahner:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

257-290
277

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

cc: File

Printed on Recycled Paper

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** January 27, 2003

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

**SUBJECT:** Zoning Advisory Committee Meeting
For December 30, 2002
Item Nos. 257, 258, 259, 260, 261, 262,
263, 264, 265, 266, 267, 268, 270, 271,
272, 273, 274, 275, 276, 277, 278, 279,
280, 281, 282, 283, 284, 285, 286, 287,
288, 289, and 290

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** January 6, 2003

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

**SUBJECT:** 120 Reisterstown Road

**INFORMATION:**

**Item Number:** 03-277

**Petitioner:** Jack Sokoloff

**Zoning:** BL-AS

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning supports the petitioner's request provided that the proposed improvements are in keeping with the site and landscape plans, architectural drawings and sign package dated December 6, 2002.

**Prepared by:** Mark A. Crumpton

**Section Chief:** Lynn Lanham

AFK/LL:MAC:

**Maryland Department of Transportation**
*State Highway Administration*

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1·2·03

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

RE: Baltimore County
Item No. 277 RDP

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/~~US~~ 140.
are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for 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**

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

# Maryland Department of Planning

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

December 27, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Room 111, Mail Stop # 1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda, 12/30/02 re: case numbers 03-257-A, 03-258-SPHA, 03-259-SPHA, 03-260-A, 03-261-A, 03-262-A, 03-263-A, 03-264-SPH, 03-265-A, 03-266-XA, 03-267-A, 03-268-A, 03-270-A, 03-271-A, 03-272-A, 03-273-A, 03-274-A, 03-275-A, 03-276-A, 03-277-XA, 03-278-SPH, 03-279-A, 03-280-A, 03-281-SPHA, 03-282-A, 03-283-SPHA, 03-284-A, 03-285-A, 03-286-A, 03-287-A, 03-288-A, 03-289-A, 03-290-A**

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 12/26/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

Sara for Jim Gatto

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

RECEIVED
JAN - 2 2003
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

SAFEWAY INC.
4551 FORBES BLVD
LANHAM, MD 20706-4344

Writer's Direct Dial Number: (301) 918-6661

2/12/03
cf File
WCR

February 10, 2003

Mr. H. Jeffrey Ziegler, President
Colonial Village Neighborhood
Improvement Association
7104 Plymouth Road
Baltimore, MD 21208

Re: Case No. 03-277-XA
~~120 Reisterstown Road~~
Pikesville, MD 21208
(PNL 1994)

Dear Mr. Ziegler:

Please accept our sincere appreciation for your support of our proposed fuel station on Reisterstown Road opposite our new store. While I believe we can comply with each of the stipulations contained in your February 5, 2003 letter to Mr. Arnold Jablon; I have taken the precaution of asking our architect to review the list and let me know if there are any problems.

I will contact you as soon as I receive his response.

Again, your support and assistance are appreciated. Please contact me if you have any questions regarding the proposed fuel station or our new store.

Sincerely,

Renee Montgomery

Renee Montgomery
Area Real Estate Manager

cc: Mr. Joseph Woolman, III – Gildea, LLC
Councilman Kevin Kamenetz
Tom Castleberry
Scott Jacobs
Bob Messer
Mr. Arnold Jablon – Office of Zoning, Baltimore County

RECEIVED
03-0364
FEB 11 2003
Recycled Paper

**GILDEA, LLC**
301 NORTH CHARLES STREET
SUITE 900
BALTIMORE, MARYLAND 21201
TELEPHONE 410-234-0070
FACSIMILE 410-234-0072
*www.gildeallc.com*

DAVID K. GILDEA
DAVIDGILDEA@GILDEALLC.COM

SEBASTIAN A. CROSS
SCROSS@GILDEALLC.COM

JOSEPH R. WOOLMAN, III
JWOOLMAN@GILDEALLC.COM

D. DUSKY HOLMAN
DHOLMAN@GILDEALLC.COM

February 6, 2003

***Sent Via Facsimile Only***
Lawrence E. Schmidt
Baltimore County Zoning Commissioner
401 Bosley Avenue, 4th Floor
Towson, MD 21204

**Re: Safeway Fuel Program/Reisterstown Road & Old Milford**
**Postponement of February 11, 2003 Hearing**

Dear Larry:

I spoke with our sign poster today, Sergeant Black. He advised that the additional sign indicating the postponement of the February 11, 2003, hearing in the above referenced matter has been posted, pursuant to your instructions.

If you have any questions regarding this matter, please do not hesitate to contact me. With kind regards, I am

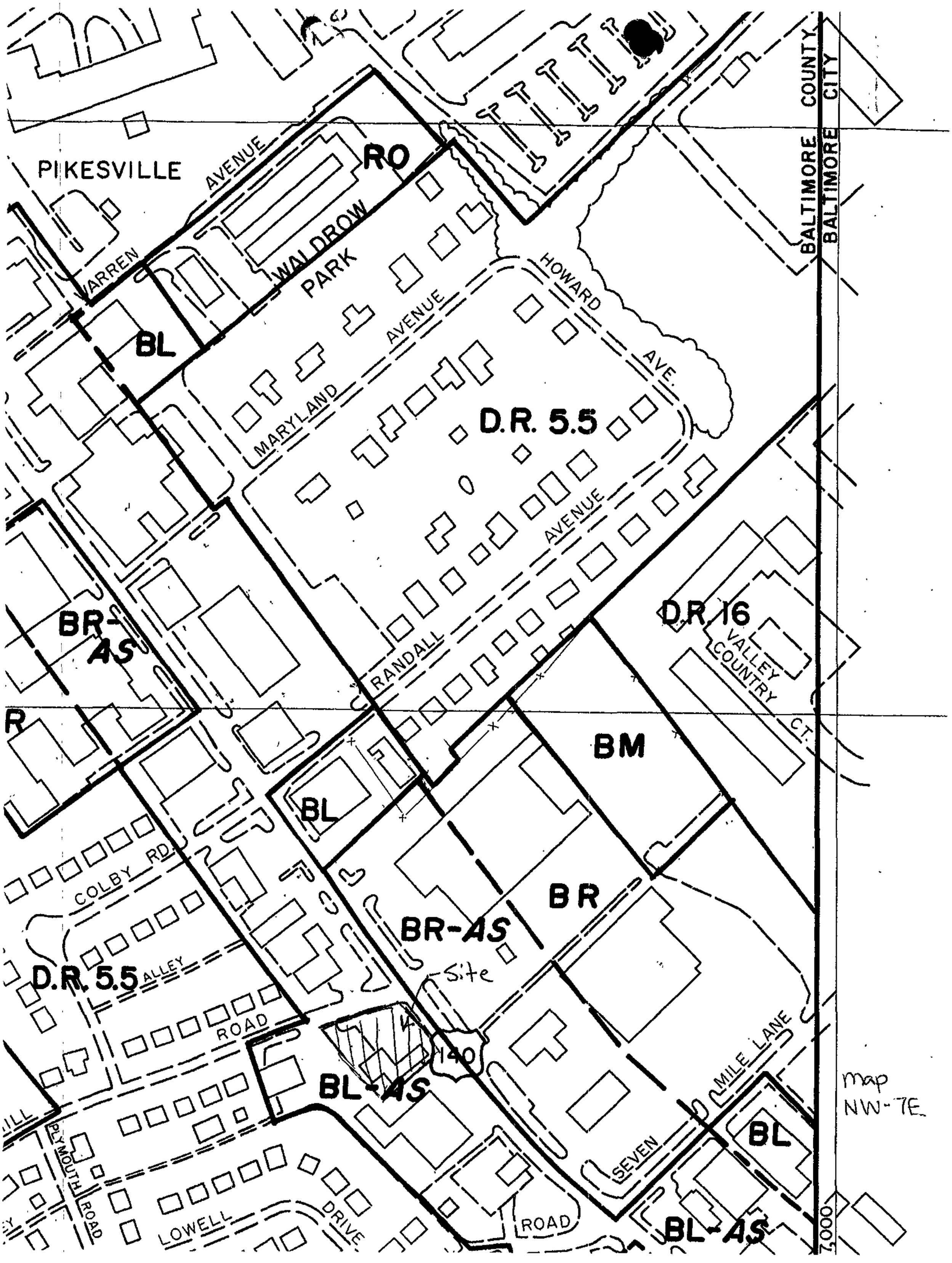
Very truly yours,

Joseph R. Woolman, III

JRWIII: dls
cc: Renee Montgomery, Safeway
Gregory H. Reed, Bohler Engineering
David K. Gildea, Esquire

PP indefinitely -

Betty -
Send a letter
to Joe Woodman in
Gilles's office
confirming the PP
in gen hearing &
~~the~~ will be issued
on his request
Indefinite postponement

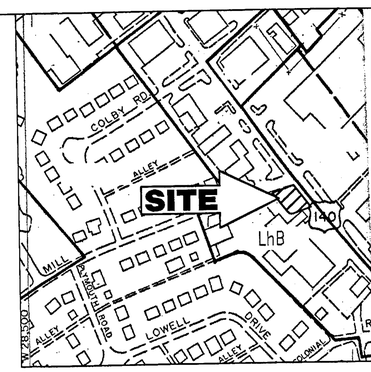

PIKESVILLE
AVENUE
RO
WALDROW
PARK
WARREN
BL
MARYLAND
AVENUE
HOWARD
AVE.
D.R. 5.5
AVENUE
BALTIMORE COUNTY
BALTIMORE CITY
BR-AS
RANDALL
D.R. 16
VALLEY COUNTRY
CT.
BM
BL
COLBY RD.
BR
BR-AS
Site
D.R. 5.5
ALLEY
ROAD
140
BL-AS
MILE LANE
SEVEN
BL
PLYMOUTH ROAD
LOWELL
DRIVE
ROAD
BL-AS
7000
map NW-7E

## NOTES:

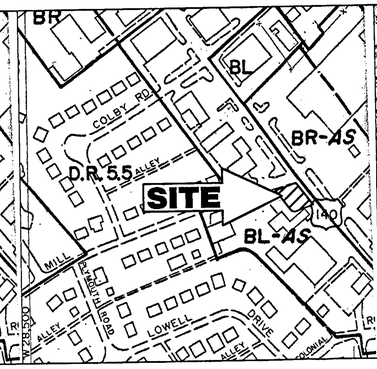
1. THIS PLAN IS BASED ON INFORMATIONA OBTAINED FROM A SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 9-10-02.
2. PROPERTY KNOWN AS MAP #78, GRID 15, P/O PARCEL 697 OF THE OFFICIAL TAX MAPS OF BALTIMORE COUNTY, STATE OF MARYLAND.
3. AREA = 19,130 S.F. OR 0.439 ACRE (LIBER 10876, FOLIO 122)
   AREA = 19,549 S.F. OR 0.449 ACRE (LIBER 4961, FOLIO 346)
4. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRICTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES
5. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT
6. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS ARE BASED UPON NAVD 1988, BALTIMORE COUNTY MONUMENT #517, ELEV.=489.55 AND MONUMENT #518, ELEV.=467.71.
9. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING) PER REF. # 2.
10. ALL EXISTING FEATURE TO BE REMOVED ARE DEPICTED WITH BOLD AND DASHED LINE TYPES.

## REFERENCES:


1. THE OFFICIAL TAX MAPS OF BALTIMORE COUNTY, MARYLAND, MAP #78.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND" PANEL 380 OF 575, COMMUNITY-PANEL NUMBER 240010 0380 B, EFFECTIVE DATE: MARCH 2, 1981
3. MAP ENTITLED "PLAT OF COLONIAL VILLAGE, A DEVELOPMENT OF THE TALBOTT BUILDING COMPANY, REISTERSTOWN ROAD AND MILFORD MILL ROAD", DATED MAY 15, 1940.
4. MAP ENTITLED "ROADWAY PLAN, STATE OF MARYLAND, DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION, HIGHWAY DESIGN DIVISION, MD 140, PIKESVILLE STREETSCAPE FROM SOUTH OF I-695 TO GLENGYLE AVENUE. CONTRACT NO. BA3035183; HWY 17-21, SHEET 24 OF 81, LAST REVISED 3-16-2000.
5. MAP ENTITLED "REISTERSTOWN ROAD, BELVIDERE AVE. TO NAYLORS LANE, 36 IN. FEEDER MAIN WESTERN HIGH SERVICE ZONE", E&C DIVISION, WATER DEPARTMENT, DEPARTMENT OF PUBLIC IMPROVEMENTS, CITY OF BALTIMORE. 23-0981(3) OSW; SHT. 2, 25NW19.
6. MAP ENTITLED "SEWERS, PIKEVILLE RALSTON SECTION", BALTIMORE COUNTY METROPOLITAN DISTRICT, DRAWING NO. 11 OF 27, O-SW 25NW19, DIST.3.
7. MAP ENTITLED "PROPOSED WATER IN REISTERSTOWN ROAD, FROM OLD COURT ROAD TO CITY BOUNDARY LINE", BALTIMORE COUNTY METROPOLITAN DISTRICT; DRAWING NO. 1 OF 7, O-SW 25NW19, APPROVED OCT. 29, 1925.
8. MAP ENTITLED " STATE ROADS COMMISSION OF MARYLAND, PROPOSED STORM SEWER, REISTERSTOWN ROAD-ADJACENT TO BALTIMORE CITY LINE", CONTRACT NO. 8541-411, PLAT NO. 6107, MSA S1624-6107.
9. MAP ENTITLED " STATE ROADS COMMISSION OF MARYLAND, REISTERSTOWN ROAD (CITY LINE TO SLADE AVE.)", CONTRACT NO. B412X-411, PLAT NO. 3818; MSA S1625-3818.


SOILS MAP
SCALE: 1"=200'




ZONING MAP
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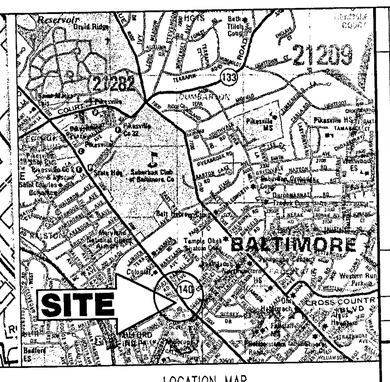
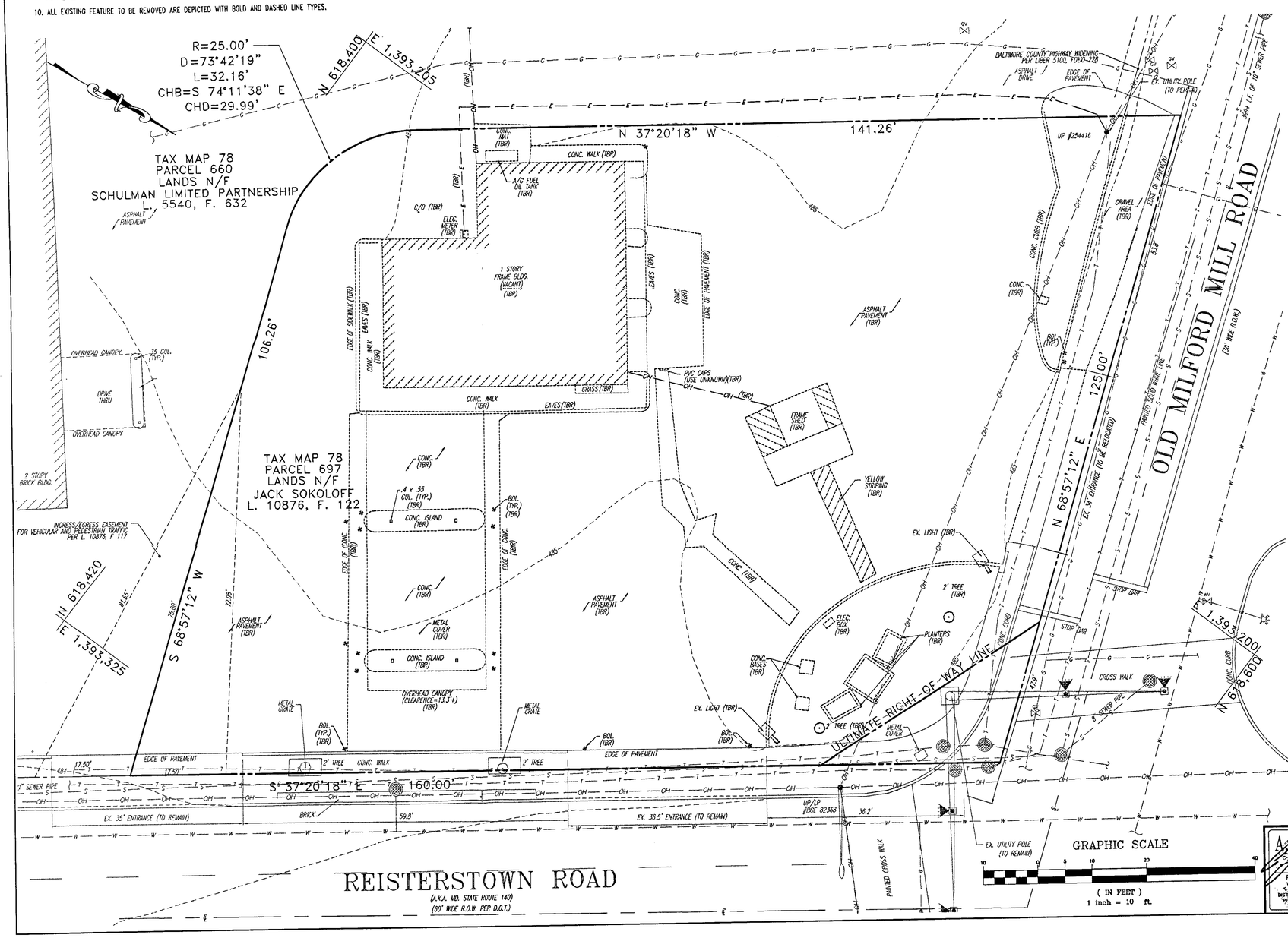



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20694276
SCALE: 1"=2000'




## LEGEND

- ON-SITE PROPERTY LINE / R.O.W. LINE
- NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE
- EASEMENT LINE
- BUILDING/PARKING SETBACK LINE
- R.O.W. CENTERLINE
- SANITARY SEWER MAIN
- STORM SEWER
- WATER LINE
- GAS LINE
- UG ELECTRIC LINE
- UG TELEPHONE LINE
- OH WIRE
- EDGE OF PAVEMENT
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- BUILDING LINE
- DRAINAGE DIVIDE
- 600 — INDEX CONTOUR LINE
- 602 — INTERMEDIATE CONTOUR LINE
- TC 603.2 BC 603.2 OR 603.2 — SPOT ELEVATION
- RIP RAP
- HEADWALL OR ENDWALL
- MANHOLE
- YARD INLET
- CURB INLET
- STORM STRUCTURE NO. LABEL
- DECORATIVE AREA LIGHT
- AREA / YARD LIGHT
- HYDRANT
- WATER METER
- WATER VALVE
- GAS VALVE
- MONITORING WELL
- UTILITY POLE
- SIGN
- ABCDEFG — TYPICAL NOTE TEXT
- N 27°54'32" E — TYPICAL METES & BOUNDS DESCRIPTION TEXT

ITEM #277

## UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 561166

| UTILITY COMPANY | PHONE NUMBER |
|---|---|
| ADELPHIA | (571) 220-6217 |
| AT&T | (800) 241-3624 |
| BG&E-UTILIQUEST | (410) 787-7088 |
| VERIZON-UTILIQUEST | (410) 787-7088 |
| BCDPW-OCC | (410) 712-0202 |
| COMCAST | (410) 931-4600 |
| WILLIAMS COMMUNICATION | |

MISS UTILITY
BEFORE YOU DIG CALL 1-800-257-7777
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREUNDER APPURTENANT.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 72 HOURS PRIOR TO ANY CONSTRUCTION.

**THESE PLANS ARE FOR SPECIAL EXCEPTION AND NOT TO BE UTILIZED FOR CONSTRUCTION**


A.J. VOLKMITH
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 034104
MARYLAND LICENSE No. 20742
DISTRICT OF COLUMBIA LICENSE No. 10728
PENNSYLVANIA LICENSE No. 076314-E
DELAWARE LICENSE No. 10734

D.M. DUKE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 034104
MARYLAND LICENSE No. 20720
DISTRICT OF COLUMBIA LICENSE No. 900302

BOHLER ENGINEERING
PROFESSIONAL ENGINEERING SERVICES
810 GLENEAGLES COURT, SUITE 300, TOWSON, MD 21286
(410) 821-7900 FAX: (410) 821-7987 | MD@bohlerteng.com


| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 2 | 12/06/02 | REVISED PER SURVEY | R.S. |
| 1 | 10/22/02 | REVISED PER CLIENT COMMENTS | R.L.B. |

REVISIONS

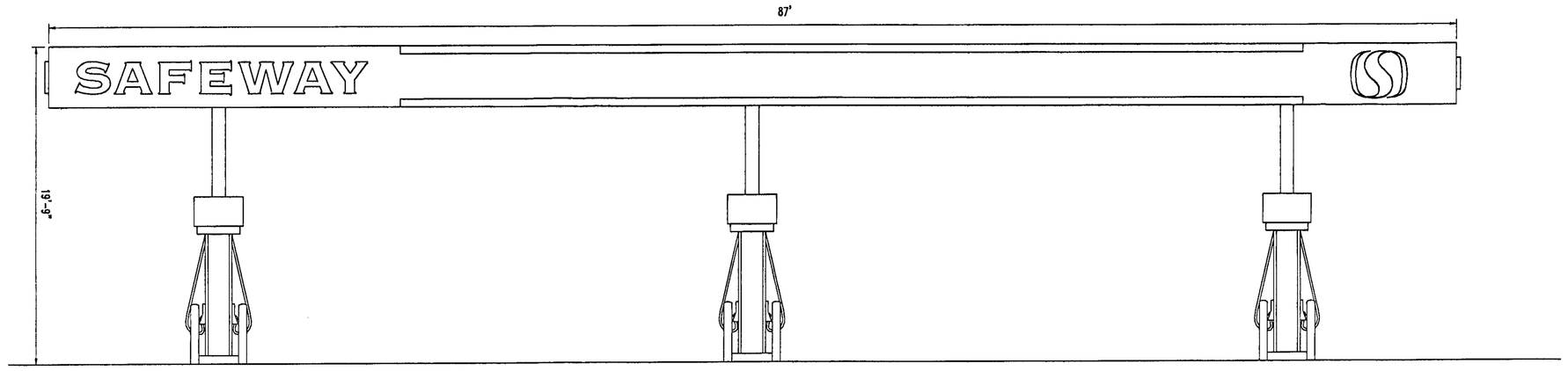
**SAFEWAY INC.**
4551 FORBES BOULEVARD
LANHAM, MD 20706

PROJECT TITLE: PROPOSED SAFEWAY GASOLINE FACILITY
120 REISTERSTOWN ROAD
BALTIMORE COUNTY, MARYLAND STORE #1994

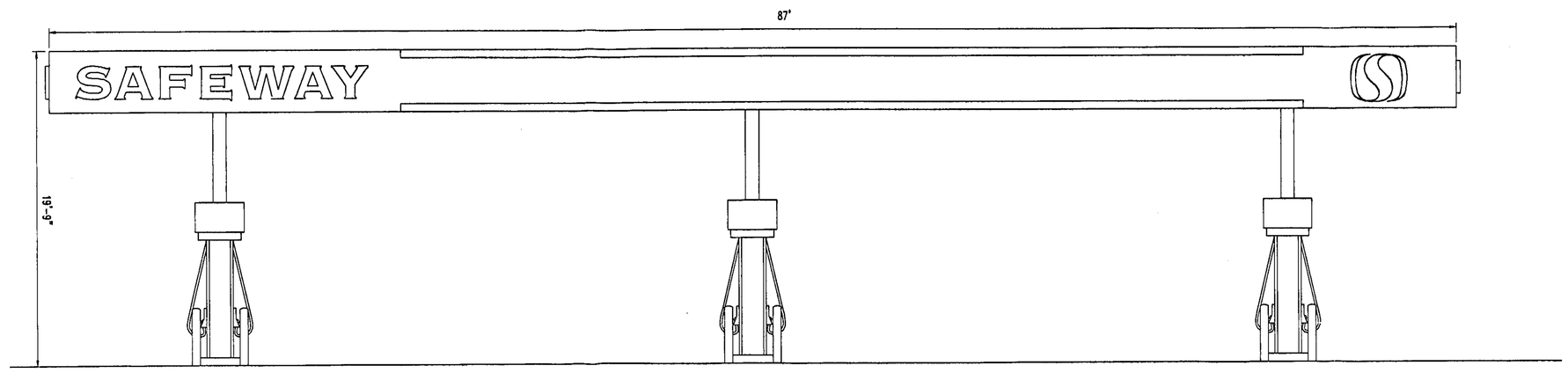
SHEET TITLE: EXISTING CONDITIONS PLAN

| | |
|---|---|
| DESIGNED BY: | M.J.G. |
| CHECKED BY: | A.J.V. |
| DRAWN BY: | R.L.B. |
| SCALE: | AS SHOWN |
| DATE: | 9/18/02 |
| PROJECT NO.: | MD023001 |

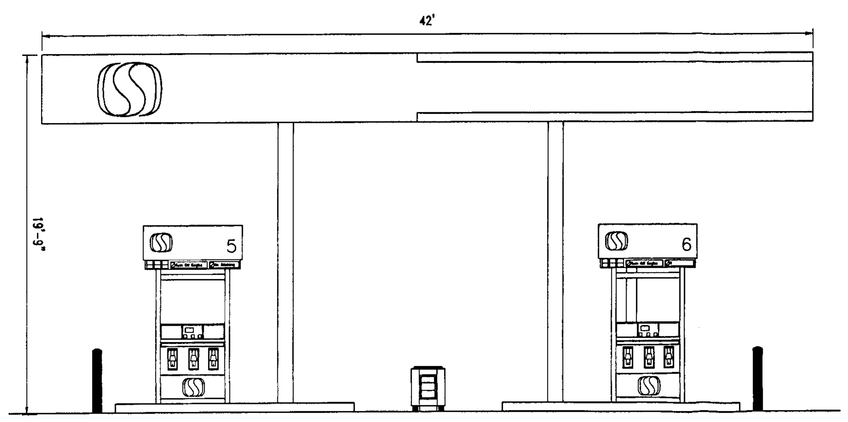
SHEET NO. 1 OF SHEET 4



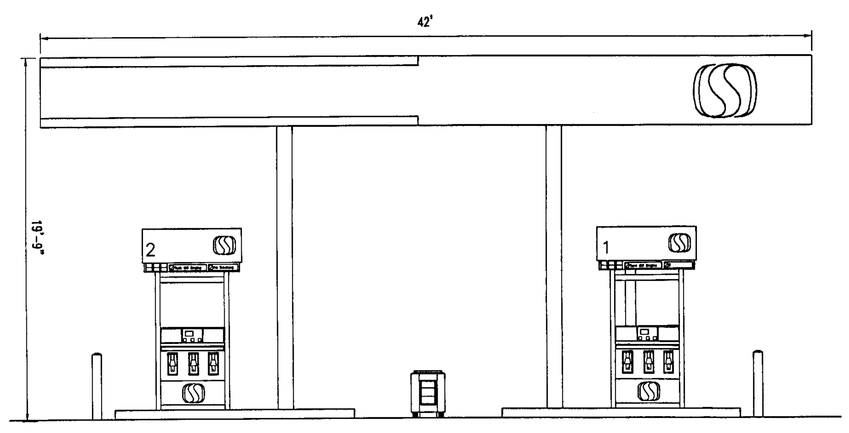

FRONT ELEVATION
N.T.S.



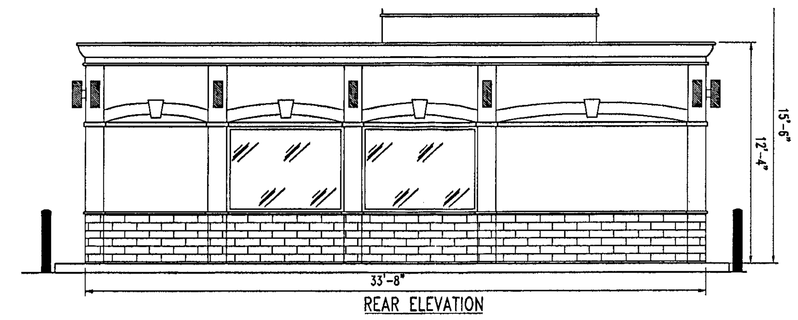

REAR ELEVATION
N.T.S.



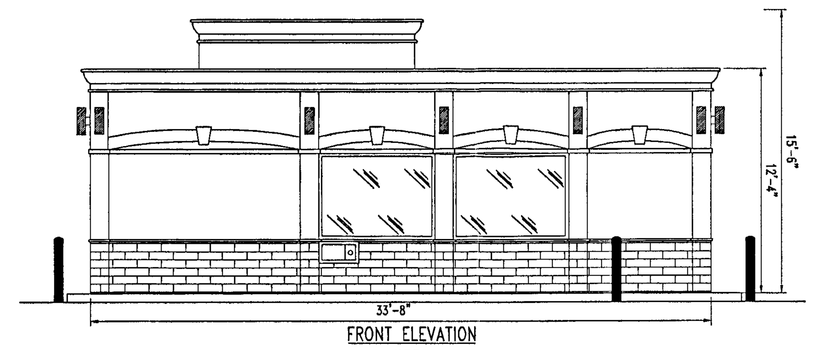

RIGHT ELEVATION
N.T.S.



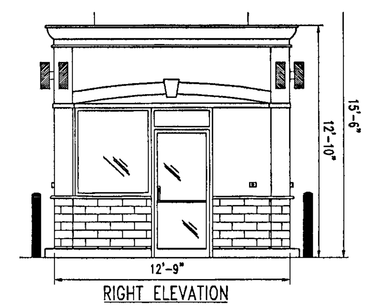

LEFT ELEVATION
N.T.S.



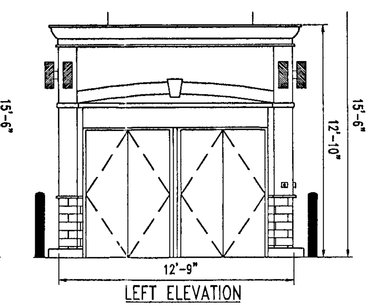

REAR ELEVATION
N.T.S.



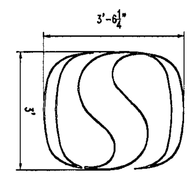

FRONT ELEVATION
N.T.S.



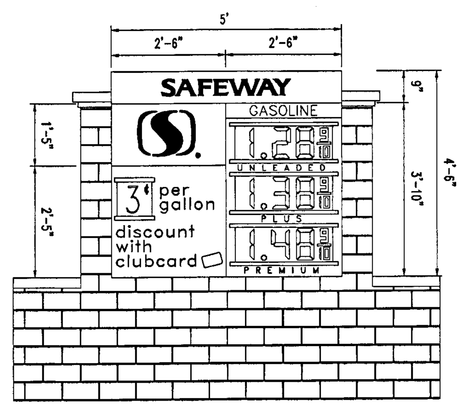

RIGHT ELEVATION
N.T.S.



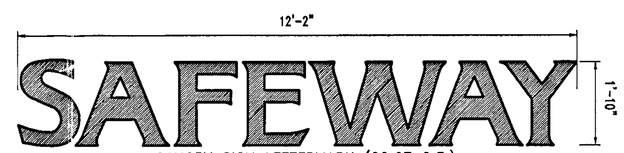

LEFT ELEVATION
N.T.S.




CANOPY SIGN
LOGO (10.56 S.F.)
SCALE: 1"=2'




MONUMENT I.D. SIGN (22.50 S.F.)
SCALE: 1"=2'




CANOPY SIGN LETTERMARK (22.27 S.F.)
SCALE: 1"=2'

## SIGNAGE CALCULATIONS

1. FREESTANDING I.D. SIGN: (PURSUANT TO BCZR 450 ET SEQ.)
   PERMITTED
   A. QUANTITY: 1 PER ROAD FRONTAGE = 2 TOTAL
   B. SIZE: 75 S.F. EACH
   C. HEIGHT: 25 FT. EACH

   PROPOSED
   A. QUANTITY: 1
   B. SIZE:
      SAFEWAY LOGO: 2.13 S.F.
      SAFEWAY SIGN: 3.75 S.F.
      DISCOUNT SIGN: 6.04 S.F.
      PRICE SIGNAGE: N/A
      TOTAL 11.92 S.F.
   C. HEIGHT: 5'-6"

2. SERVICE STATION CANOPY
   PERMITTED
   A. QUANTITY: 6
   B. SIZE 25 S.F. EACH

   PROPOSED
   A. QUANTITY: TWO (2) LETTER SIGNS,
      FOUR (4) LOGO SIGNS
   B. SIZE: TWO (2) LETTER SIGNS @ 22.27 S.F. EACH
      FOUR (4) LOGO SIGNS @ 10.56 S.F. EACH

GRAPHIC SCALE
10 0 5 10 20 40
( IN FEET )
1 inch = 10 ft.

MISS UTILITY
BEFORE YOU DIG CALL
1-800-257-7777
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 72 HOURS PRIOR TO ANY CONSTRUCTION.


A.J. VOLANTH
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MARYLAND LICENSE No. 21242
DISTRICT OF COLUMBIA LICENSE No. 10726
PENNSYLVANIA LICENSE No. 075345
DELAWARE LICENSE No. 10734

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PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 034104
MARYLAND LICENSE No. 26720
DISTRICT OF COLUMBIA LICENSE No. 900362

BOHLER ENGINEERING
PROFESSIONAL ENGINEERING SERVICES
810 GLENEAGLES COURT, SUITE 300, TOWSON, MD 21286
(410) 821-7900 FAX: (410) 821-7987 | MD@bohlereng.com


REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 2 | 12-06-02 | REVISED PER SURVEY | R.S. |
| 1 | 10-22-02 | REVISED PER CLIENT COMMENTS | R.L.B. |

SAFEWAY INC.
4551 FORBES BOULEVARD
LANHAM, MD 20706

PROJECT TITLE
PROPOSED SAFEWAY GASOLINE FACILITY
120 REISTERSTOWN ROAD
BALTIMORE COUNTY, MARYLAND STORE #1994

SHEET TITLE
ELEVATIONS

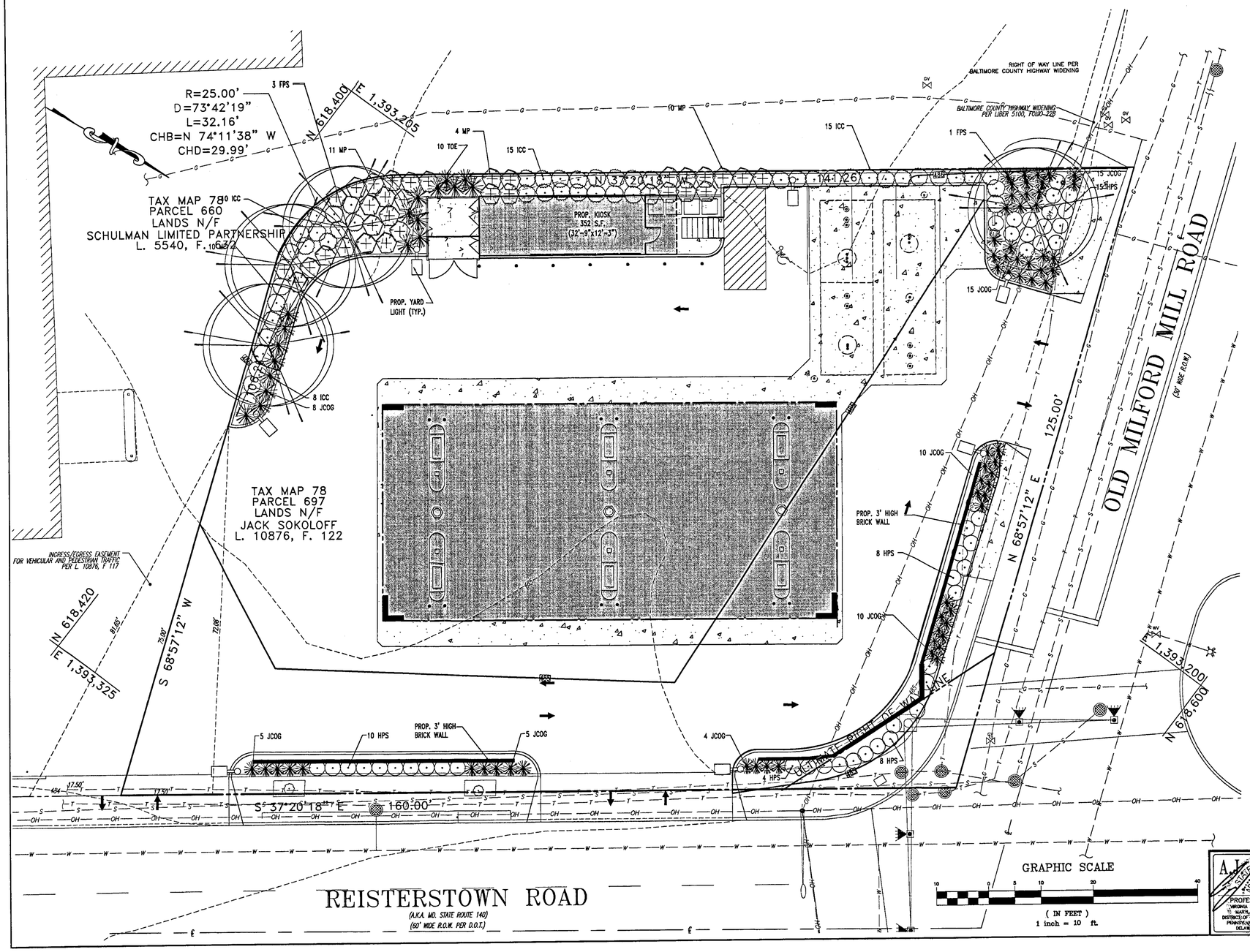
| | |
|---|---|
| DESIGNED BY: | M.J.G. |
| CHECKED BY: | A.J.V. |
| DRAWN BY: | R.L.B. |
| SCALE: | AS SHOWN |
| DATE: | 9/18/02 |
| PROJECT NO.: | MD023001 |

SHEET NO.
4
OF SHEET 4

## LANDSCAPE SCHEDULE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|
| SHADE TREES | | | | | |
| FPS | 4 | FRAXINUS PENSYLVANICA 'SUMMIT' | SUMMIT GREEN ASH | 2 1/2-3" CAL. | B+B |
| EVERGREEN SHRUBS | | | | | |
| ICC | 48 | ILEX CRENATA 'COMPACTA' | COMPACT JAPANESE HOLLY | 24-30" | #3 CAN |
| JCOG | 63 | JUNIPERUS CHINENSIS 'OLD GOLD' | OLD GOLD JUNIPER | 15-18" SPRD. | #3 CAN |
| TOE | 18 | THUJA OCCIDENTALIS 'EMERALD' | EMERALD GREEN ARBORVITAE | 5-6' | B+B |
| | 129 | | | | |
| DECIDUOUS SHRUBS | | | | | |
| HPS | 45 | HYPERICUM PATULUM 'SUNBURST' | SUNBURST ST. JOHNSWORT | 18-24" | #3 CAN |
| MP | 33 | MYRICA PENSYLVANICA | NORTHERN BAYBERRY | 30"-36" | B+B |
| | 78 | | | | |

NOTE: IF ANY DISCREPENCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.




## REQUIREMENTS FOR PROJECT CONDITIONS

| REQUIREMENTS | CALCULATIONS (REQUIRED/PROPOSED) | COMPLIANCE |
|---|---|---|
| A.3. 1 PLANTING UNIT (PU) PER 40' OF ADJACENT ROADWAY. | TOTAL LENGTH ALONG: RIESTERSTOWN ROAD 160 L.F.<br>OLD MILFORD MILL ROAD 125 L.F.<br>REQUIRED: 8 PU<br>PROPOSED: 20 JCOG, 20 HPS | COMPLIES |
| B.2.A. RESERVE 7% OF THE PARKING LOT AREA FOR INTERIOR LANDSCAPING. PLANT AT 1 PU PER 12 PARKING SPACES. | TOTAL PARKING LOT AREA: 2,897 SQ. FT.<br>REQUIRED 7%: 202 SQ. FT.<br>PROPOSED: 203 SQ. FT. | COMPLIES |
| | TOTAL PARKING SPACES: 5<br>REQUIRED: 1 PU<br>PROPOSED: 1 FPS (1 PU) | COMPLIES |
| H. A CLASS "A" SCREEN IS REQUIRED FOR DUMPSTERS.<br>THE FUNCTION OF "CLASS A" IS TO PROVIDE A VISUAL SCREEN WHICH WILL GIVE THE NEEDED LEVEL OF HEIGHT, DENSITY, AND OPACITY DEPENDING ON SITE CONDITION. 1 PU PER 15 L.F. OF THE AREA TO BE SCREENED. | LENGTH OF TRASH ENCLOSURE TO BE SCREENED: 20 L.F.<br>REQUIRED: 2 PU<br>PROPOSED: 10 TOE (4 PU) | COMPLIES |
| K.2.: MINIMUM WIDTH OF 10' IF THE FUEL SERVICE STATION OR CAR WASH ABUTS A PUBLIC R.O.W. LANDSCAPING ALONG THE PUBLIC R.O.W. SHALL COMPLY WITH "CLASS B" REQUIREMENTS. 1 PU PER 15 LF | TOTAL LENGTH ALONG RIESTERSTOWN ROAD:<br>89 L.F. (160'-35'-36')<br>OLD MILFORD MILL ROAD:<br>95 L.F. (125'-30')<br>REQUIRED: 10' WIDE BUFFER WITH 13 PLANTING UNITS.<br>PROPOSED: 5' WIDE BUFFER WITH; 22 HPS, 43 JCOG (13 PU) | VARIANCE |
| K.3.: MINIMUM WIDTH OF 6' IN ALL SIDE AND REAR YARDS ABUTTING COMMERCIALLY OR INDUSTRIALLY ZONED LAND, AND SHALL BE VEGETATED AT THE RATE OF 1 PU PER 10'. | TOTAL LENGTH OF PERIMETER: 207 L.F.<br>REQUIRED: 21 PU, 6' WIDE<br>PROPOSED: 3' WIDE; 3 FPS, 48 ICC, 33 MP, 8 JCOG (21 PU) | VARIANCE |

PLANTING UNIT

(1) 2 1/2-3" MAJOR DECIDUOUS TREE
(2) 1-1 1/2" MINOR DECIDUOUS TREES
(2) EVERGREEN TREES 6' TALL
(5) SHRUBS 18-30"
(500) SQUARE FEET OF GROUNDCOVER

MISS UTILITY

BEFORE YOU DIG CALL 1-800-257-7777
PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE.

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

THE CONTRACTOR TO CALL MISS UTILITY TO MARK ALL EXISTING UTILITIES MARKED 72 HOURS PRIOR TO ANY CONSTRUCTION.

**THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY**

A.J. VOLANTE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 031438
MARYLAND LICENSE No. 21342
DISTRICT OF COLUMBIA LICENSE No. 910728
PENNSYLVANIA LICENSE No. 044511-E
DELAWARE LICENSE No. 10734

D.M. DUKE
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 034104
MARYLAND LICENSE No. 26720
DISTRICT OF COLUMBIA LICENSE No. 900362

BOHLER ENGINEERING
PROFESSIONAL ENGINEERING SERVICES
810 GLENEAGLES COURT, SUITE 300, TOWSON, MD 21286
(410) 821-7900 FAX: (410) 821-7987 | MD@bohlereng.com

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 2 | 12-06-02 | REVISED PER SURVEY | R.S. |
| 1 | 10-22-02 | REVISED PER CLIENT COMMENTS | R.L.B. |

REVISIONS

SAFEWAY INC.
4551 FORBES BOULEVARD
LANHAM, MD 20706

PROPOSED SAFEWAY GASOLINE FACILITY
120 REISTERSTOWN ROAD
BALTIMORE COUNTY, MARYLAND STORE #1994

PROJECT TITLE

GRADING AND LANDSCAPE PLAN

SHEET TITLE

| | |
|---|---|
| DESIGNED BY: | M.J.G. |
| CHECKED BY: | A.J.V. |
| DRAWN BY: | R.L.B. |
| SCALE: | AS SHOWN |
| DATE: | 9/18/02 |
| PROJECT NO.: | MD023001 |

SHEET NO.
3
OF SHEET 4

## SITE INFORMATION

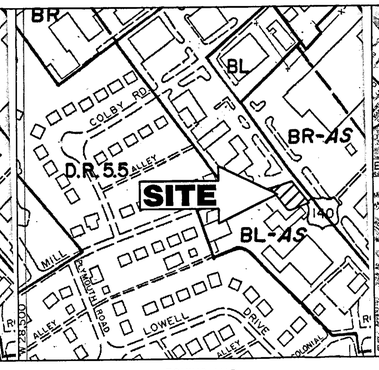
1. THIS PLAN IS BASED ON INFORMATION OBTAINED FROM CONTROL POINT ASSOCIATES INC. DATED 9-10-02
2. ZONE: BL-AS (BUSINESS LOCAL - AUTOMOTIVE SERVICES)
3. NET SITE AREA: 19,130 SQ. FT. OR 0.44 AC.
4. EXISTING FLOOR AREA: 1,650 SQ. FT.
5. PROPOSED FLOOR AREA CONVENIENCE STORE: 352 SQ. FT.
6. MAXIMUM FLOOR AREA RATIO: 3.0
7. EXISTING FLOOR AREA RATIO: 0.086
8. PROPOSED FLOOR AREA RATIO: 0.0186
9. DEED REFERENCE: LIBER 10876, FOLIO 122
10. OWNER: JEFF SOKOLOFF
11. TAX ACCOUNT NUMBER: 03-03200 20360
12. ELECTION DISTRICT: 03
13. COUNCILMANIC DISTRICT: 2
14. EXISTING USE: 1,650 S.F. SERVICE BAY FACILITY WITH A TWO (2) PUMP ISLAND CANOPY AND PARKING AREAS.
15. PROPOSED USE: FUEL SERVICE STATION WITH AN ANCILLARY USE CONVENIENCE STORE AND ATM.
16. CENSUS TRACT: 4034
17. IMPERVIOUS AREA:
    EXISTING: 17,659 S.F. OR 0.41 AC.
    PROPOSED: 16,606 SF. OR 0.38 AC.
18. LANDSCAPE AREA:
    EXISTING: 1,471 S.F. OR 0.03 AC.
    PROPOSED: 2,524 SF. OR 0.06 AC.
19. THE SITE IS LOCATED IN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING) PER PANEL 380 OF 575, COMMUNITY PANEL NUMBER 240010 0380 B.
20. THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARY.
21. COMPRESSED AIR, WATER WILL BE AVAILABLE ON-SITE AND RESTROOM FACILITIES WILL BE AVAILABLE FOR CUSTOMER USE AT THE PROPOSED SAFEWAY STORE ACROSS REISTERSTOWN ROAD
22. STORAGE OF RENTAL TRUCKS IS NOT PROPOSED AS PART OF THIS APPLICATION.
23. THE SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
24. SUBSEWERSHED: 52
25. WATERSHED: JONES FALLS
26. THE HOURS OF OPPERATION SHALL COINCIDE WITH THE PROPOSED SAFEWAY STORE LOCATED ACROSS REISTERSTOWN ROAD,

## ZONING HISTORY

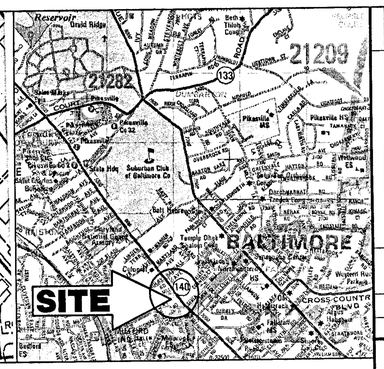
1. CASE NO. 67-40 RX (ORDER DATED NOV. 23, 1966)
   SPECIAL EXCEPTION GRANTED TO ALLOW LIVING QUARTERS IN A COMMERCIAL BUILDING (RECLASSIFICATION FROM BL TO BM).
2. CASE NO. 68-199 RXA (ORDER DATED MARCH. 7, 1968)
   PROPERTY REDISTRICTED FROM "UNDISTRICTED" TO CS-1. PETITION FOR SPECIAL EXEMPTION GRANTED FOR AUTOMOTIVE SERVICE STATION VARIANCES GRANTED AS FOLLOWS:
   - SEC. 259-2-F TO PERMIT A CS-1 DISTRICT TO BE LOCATED ON A MOTORWAY DESIGNATED A CLASS I MOTORWAY.
   - SEC. 405 (2)8-5 TO PERMIT A CS-1 DISTRICT TO HAVE ACCESS TO ROADS OTHER THAN A CLASS I COMMERCIAL ROADWAY.
   - SEC. 405.4A-3A TO PERMIT A TANGENT DISTANCE OF 9' FROM THE STREET CORNER TO THE ACCESS DRIVE IN LIEU OF THE REQUIRED 20' DISTANCE FROM REISTERSTOWN ROAD.
3. CASE NO. 92-208 SPHXA (ORDER DATED DEC. 27, 1991)
   PETITION FOR SPECIAL HEARING GRANTED TO AMEND SITE PLAN IN ZONING CASE 68-199 RXA, (SEE ABOVE), INCLUDING THE CONVERSION FROM A FUEL SERVICE STATION TO A "GAS & GO", AND TO CONFIRM THAT THE VARIANCES GRANTED IN CASE 68-199 RXA ARE APPLICABLE. FURTHER ORDER GRANTING A SPECIAL EXEMPTION TO APPROVE FOOD STORE USE IN COMBINATION WITH EXISTING AND PREVIOUSLY APPROVED AUTOMOTIVE SERVICE STATION PURSUENT TO BCZR 405.4.D.8 VARIANCES GRANTED AS FOLLOWS:
   - SEC. 405.4.D PERMITTING A SITE AREA OF 17,813 FT. IN LIEU OF THE REQUIRED 19,860 FT.
   - SEC. 405.4.A.3 PERMITTING EXISTING COMBINED DRIVEWAY ON RIESTERSTOWN ROAD IN LIEU OF THE REQUIRED 10 FT. CURB TANGENT.
   - SEC. 405.4.B.5 PERMITTING A 16 FT. FREE STANDING LIGHT IN LIEU OF THE REQUIRED 7.75 FT.
   - SEC. 409.6.A.2 PERMITTING 6 PARKING SPACES IN LIEU OF THE REQUIRED 7 SPACES.
   - SEC. 413.2.F PERMITTING 5 FREE STANDING SIGNS IN LIEU OF THE REQUIRED MAXIMUM OF 3.

   FURTHER ORDERED THAT ALL PRIOR ORDERS IN PREVIOUS ZONING HEARINGS RELATIVE TO THIS PROPERTY BE INCORPORATED HEREIN BY REFERANCE.
4. CASE NO. 99-102 SPHX (ORDER DATED MARCH. 12, 1999)
   DENIAL OF PETITION FOR SPECIAL EXCEPTION FOR APPROVAL TO PERMIT A SERVICE GARAGE PURSUANT TO SECTION 230.13 OF THE BCZR, FURTHER DENIAL OF PETITION TO APPROVE AND UTILIZE ANY APPLICABLE VARIANCES ESTABLISHED IN PRIOR ZONING CASES 92-208 SPHXA AND 68-199 RXA.

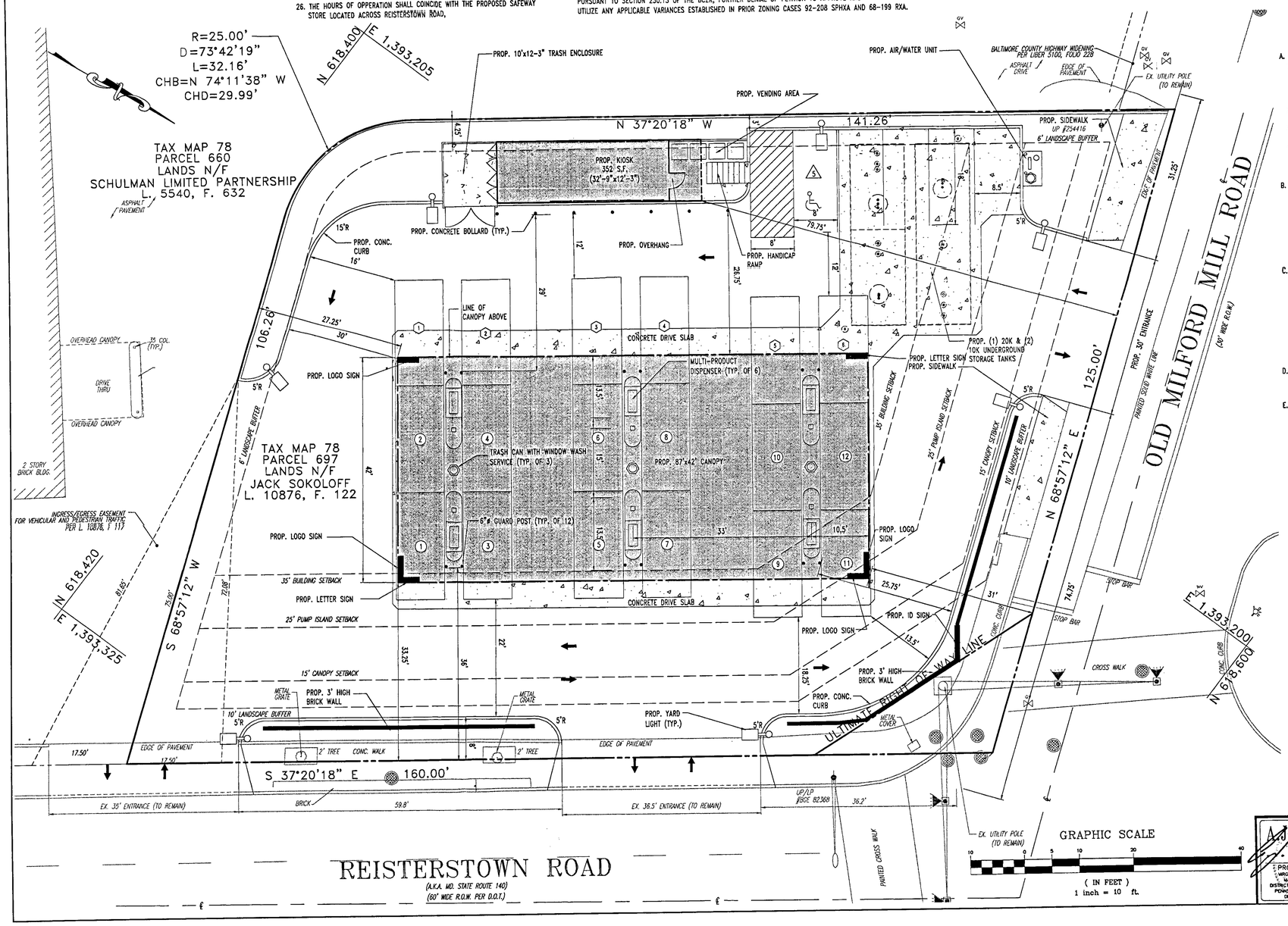
SOILS MAP
SCALE: 1"=200'




ZONING MAP
SCALE: 1"=200'




LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20694276
SCALE: 1"=2000'




## ZONING NOTES

A. AREA REQUIREMENTS
1. SIXT (6) DISPENSER ISLANDS WITH TEN MULTI-PRODUCT DISPENSERS SERVING A TOTAL OF TWELVE (12) CARS AT ONE TIME.
   SERVING SPACES REQUIRED = 12
   SITE AREA REQUIRED = 12 x 1,500 SQ. FT. = 18,000 SQ. FT.
2. ANCILLARY USE: CONVENIENCE STORE = 352 SQ. FT. x 4 = 1,408 SQ. FT.
3. ACCESSORY USE: ATM MACHINE = 1,000 SQ. FT.
4. TOTAL SITE AREA
   REQUIRED: 20,408 SQ. FT.
   PROVIDED: 19,130 SQ. FT.

B. ACCESS POINTS
1. EXISTING:
   A. ONE (1) 35' ENTRANCE ON REISTERSTOWN ROAD
   B. ONE (1) 36' ENTRANCE ON REISTERSTOWN ROAD
   C. ONE (1) 34' ENTRANCE ON OLD MILFORD MILL ROAD (TO BE RELOCATED)
2. PROPOSED:
   A. ONE (1) RELOCATED 30' ENTRANCE ON OLD MILFORD MILL ROAD

C. PARKING
1. REQUIRED:
   ONE SPACE PER EMPLOYEE ON LARGEST SHIFT: 1 EMPLOYEE x 1 = 1 SPACE
   ONE SPACE PER AIR/WATER UNIT = 1 AIR/WATER UNIT x 1 = 1 SPACE
   FIVE SPACES PER 1,000 SQ. FT. OF CONVENIENCE STORE GROSS FLOOR AREA:
   352 SQ. FT. x 5/1,000 SQ. FT. = 2 SPACES
   ONE SPACE PER ATM MACHINE: 1 SPACE
   TOTAL PARKING REQUIRED: 5 SPACES
2. PROVIDED:
   5 SPACES (INCLUDING 1 HANDICAPPED SPACE)

D. SITE ADDRESS
120 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21207

E. REQUIRED SETBACKS
1. BUILDING:
   A. TO RIGHT OF WAY = 35'
   B. TO PROPERTY LINE = 0'
2. CANOPY:
   A. TO RIGHT OF WAY = 15'
   B. TO PROPERTY LINE = 0'
3. PUMP ISLAND:
   A. TO RIGHT OF WAY = 25'
   B. TO PROPERTY LINE = 0'
4. SIGN:
   A. TO RIGHT OF WAY = 10'
   B. TO PROPERTY LINE = 0'
5. LANDSCAPE SETBACK AREA:
   A. TO RIGHT OF WAY = 10'
   B. TO PROPERTY LINE = 6' (MIN.)

## ZONING RELIEF REQUESTED

1. SPECIAL EXCEPTION FOR FUEL SERVICE STATION WITH AN ANCILLARY USE CONVENIENCE STORE AND ATM.
2. SPECIAL HEARING TO AMEND THE SPECIAL EXCEPTION GRANTED IN CASE 92-208 SPHXA.
3. VARIANCE:
   A. BCZR SECTION 405.4A.2.B TO PERMIT A 5' FRONT AND STREET CORNER LANDSCAPE SETBECK IN LIEU OF THE REQUIRED 10' LANDSCAPE SETBACK.
   B. BCZR SECTION 405.4A.2.B TO PERMIT A 3' REAR YARD LANDSCAPE SETBACK IN LIEU OF THE REQUIRED 6' LANDSCAPE SETBACK
   C. BCZR SECTION 405.D TO PERMIT A SITE AREA OF 19,130 SQ. FT. IN LIEU OF THE REQUIRED 20,408 SQ. FT.
   D. BCZR SECTION 405.4.B TO PERMIT COMPRESSED AIR AND WATER FOR CUSTOMERS IN LIEU OF THE REQUIRED COMPRESSED AIR, WATER AND RESTROOMS FOR CUSTOMERS.

## LEGEND

- PARKING SPACES
- FLOW OF TRAFFIC (NOT STRIPING)
- MPD SERVICING
- MPD STACKING


PLAN PREPARED BY
BOHLER ENGINEERING, P.C.
810 GLENEAGLES COURT, SUITE 300
TOWSON, MARYLAND 21286
ATTN: ADAM VOLANTH
PHONE: 410-821-7900

APPLICANT/DEVELOPER
SAFEWAY INC.
4551 FORBES BOULEVARD
LANHAM, MD 20706
PHONE: 301-918-6820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4551 FORBES BOULEVARD
LANHAM, MD 20706

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120 REISTERSTOWN ROAD
BALTIMORE COUNTY, MARYLAND STORE #1994

PROJECT TITLE

SITE PLAN

SHEET TITLE

| | |
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| DESIGNED BY: | M.J.G. |
| CHECKED BY: | A.J.V. |
| DRAWN BY: | R.L.B. |
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SHEET NO.
2
OF SHEET 4