IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEF

AND VARIANCE - W/S Woodlawn Drive,

165' S of the c/l White Head Road

(1816 Woodlawn Drive)

1st Election District – 4th Council District

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Shanti Investments, LLC * Case No. 03-350-XA

Petitioners

* * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owner of the subject property, Shanti Investments, LLC, by Pramod B. Aggarwal, Managing Member/Owner, through C. William Clark, Esquire. The Petitioner requests a special exception to approve the use of the subject property as a fuel service station, pursuant to Section 405 of the Baltimore County Zoning Regulations (B.C.Z.R.), with ancillary service uses and a convenience store. In addition, variance relief is requested from Section 405.4.A.2(b) of the B.C.Z.R. to permit a landscape transition area (in the rear of the property) with a minimum width of 1 foot in lieu of the required 6 feet, and from Section 405.4.A.3(C)(2) to permit one car stacked at each Multi-Product Dispenser (MPD) in lieu of the required two. 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 Pramod B. Aggarwal, property owner/Managing Member; Shyam Aggarwal; and Suresh Narayon, the Professional Engineer who prepared the site plan for this property. Appearing as an interested person was Sherry Esfahani, Field Consultant for 7-Eleven, Inc. There were no Protestants or other interested persons.

The subject property under consideration is an irregular shaped parcel located on the west side of Woodlawn Drive, between Dogwood Road and White Stone Road in western

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Baltimore County. The property contains a gross area of 24,123 sq.ft., more or less, zoned B.M.-I.M. and is improved with a cement block building which was formerly used as a warehouse but is presently unoccupied. Pursuant to the relief requested, the Petitioners propose a significant revitalization of the site and will introduce a new use on the property. Specifically, the Petitioners propose to utilize the property as a fuel service station with a one-bay service garage use and convenience store as components. As more particularly shown on the plan, the front portion of the existing building (approximately 2700 sq.ft.) will be razed and the remainder of the building (4,680 sq.ft.) retained and renovated for the new use. The balance of the site will largely be repaved to provide parking, driveways, and a vehicular circulation area. The front of the property will be redeveloped with the installation of four MPD fuel islands.

It was indicated at the hearing that the property would probably be developed as a Citgo gasoline service station. The convenience store will operate as an ancillary use to the fuel service station operation. Moreover, the rear portion of the structure will contain a one-bay car repair facility in which it is anticipated that light maintenance and repairs will be performed.

Special exception relief is requested to allow the fuel service station with the ancillary use and convenience store as components. In this regard, testimony offered and photographs submitted show that similar uses are located nearby. In fact, a 7-Eleven convenience store is located on the adjacent property to the south, and an Xtra Fuel Service Station and convenience store is located on the north side of the subject site. Generally, this area of Woodlawn Drive (Clarke Avenue) is retail or institutional in character and there are no residences nearby.

Based upon the testimony and evidence offered, I am persuaded that the special exception relief should be granted. The use is appropriate for the neighborhood and will not cause detrimental impacts to the health, safety and general welfare of the locale. I am persuaded that the special exception requirements set forth in Section 502.1 of the B.C.Z.R. are satisfied.

As to the variance relief sought, the Petitioners seek approval of a landscape transition area (LTA) with a minimum width of 1 foot in lieu of the required 6 feet. In this regard, the site plan shows that the building is situated at an angle and close to the rear property line. Thus, the

proposed LTA will range in width from a minimum of 1 foot in the southwest corner of the site to 9 feet in the northwestern corner of the property. In essence, the LTA is shown as a narrow, pie-shaped strip to the rear of the building. Testimony in support of this variance indicated that a 14-foot wide paved driveway area would be located to the rear of the building to insure appropriate traffic circulation on the site. The required width of this driveway reduces the area available for the LTA. Additionally, photographs submitted show that the adjacent property to the rear is a BGE repair/retail facility that is below-grade to the subject site. Moreover, the BGE property is landscaped with mature vegetation that buffers its use from the subject property. For all of these reasons, I am persuaded that a modified width of the LTA should be granted.

The second variance requested is to allow space for one car to be stacked at each MPD in lieu of the required two spaces. The need for this variance is driven by the narrowness of the parcel. As more particularly shown on the plan, the property is narrower at the front and widens towards the rear. As the proposed fuel islands will be located in the front portion of the site, there is limited area for stacking. However, the proposal has been designed to allow more than sufficient parking and appropriate circulation by the construction of a driveway that will encircle the building and fuel pump islands. For these reasons, the plan appears appropriate and variance relief should be granted. In sum, I am persuaded that the Petitioners have met the requirements of Section 307 of the B.C.Z.R. for relief to be granted.

It is also to be noted that the Office of Planning proposed several restrictions as conditions to the grant of any relief. First, disabled vehicles shall not be stored outside the service garage bay after the close of business. This restriction is appropriate to ensure that there are no adverse aesthetic impacts associated with the proposed use. Moreover, storage of disabled vehicles on site could interrupt internal traffic circulation. Secondly, the Petitioners have agreed to screen the dumpster from public view via a wooden privacy fence. Third, a landscape plan should be submitted to the Office of Planning for review and approval prior to the issuance of any permits. Said plan shall provide for landscaping along the front of the property. The site plan shows two curb cuts separated by an island along Woodlawn Drive. That 10-foot wide island should be

OFFICE WED FOR FILING Date

By

appropriately planted to mitigate the visual impact of the site. The Office of Planning also proposed the construction of a privacy fence along the rear of the property. I will not incorporate that requirement, given the mature landscaping that exists on the BGE property that abuts this site to the rear. Moreover, given the grade of the property, the fence may well visually dominate the view from that property.

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

this _____ day of April, 2003 that the Petition for Special Exception to approve the use of the subject property as a fuel service station, pursuant to Section 405 of the Baltimore County Zoning Regulations (B.C.Z.R.), with ancillary services and convenience store, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 405.4.A.2(b) of the B.C.Z.R. to permit a landscape transition area (in the rear of the property) with a minimum width of 1 foot in lieu of the required 6 feet; and from Section 405.4.A.3(C)(2) to permit one car stacked at each Multi-Product Dispenser (MPD) in lieu of the required two cars, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall submit a landscape plan to the Office of Planning for review and approval prior to the issuance of any permits. Said plan shall provide for landscaping along the front of the property within the 10-foot wide island between the two curb cuts on Woodlawn Drive and screening for the dumpster in the rear northwest corner of the site. It will not be necessary to construct a privacy fence along the rear property line.

3) There shall be no disabled vehicles stored outside the service garage bay after the close of business.

4) When applying for a building permit, the site plan and/or landscape plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs



Baltimore County Zoning Commissioner

April 8, 2003

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

Fax: 410-887-3468

C. William Clark, Esquire Nolan, Plumhoff & Williams 502 Washington Avenue, Suite 700 Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE W/S Woodlawn Drive, 165'S of the c/l White Head Road (1816 Woodlawn Drive) 1st Election District – 4th Council District Shanti Investments, LLC - Petitioners

Case No. 03-350-XA

Dear Mr. Clark:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted, in accordance with the

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

Mr. Pramod B. Aggarwal, Shanti Investments, LLC cc: 1724 Woodlawn Drive, Suite 28, Baltimore, Md. 21207 Mr. Suresh Narayon, Awarag Consultants, Inc.

P.O. Box 134, Severn, Md. 21144

Office of Planning; People's Counsel; Case File



1st Election District Councilmanic District

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located a	at
----------------------------	----

1816 Woodlawn Drive CLARKE AVE

which is presently zoned BM-IM

I/We do solemnly declare and affirm, under the penalties of

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a fuel service station pursuant to Section 405 of the BCZR, a with ANCIUARY service and convenience store, all as shown on the accompanying Site Plan.

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.

	perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.			
Contract Purchaser/Lessee:	Legal Owner(s):			
	SHANTI INVESTMENTS, LLC			
Name - Type or Print	Name - Type or Print BY:			
Signature	Signature OWNE/ Pramod B. Aggarwal, Man. Member			
Address Telephone No.	Name - Type or Print			
City State Zip Code	Signature			
Attorney For Petitioner:	1724 Woodlawn Drive, Ste. 28 (410) 265-5719			
	Address Telephone No.			
C. William Clark, Esquire	Baltimore, MD 21207			
Name/Type or Print Clau Signature	City State Zip Code Representative to be Contacted:			
Nolan, Plumhoff & Williams, Chtd.	AWARAG CONSULTANTS, INC.			
Company 502 Washington Ave. Ste. 700 (410) 823-7800 Addless Telephone No.	Name P.O.BOX 134 (410) 969~5887			
Addless Telephone No.	Address Telephone No.			
Towson, MD 21204	Severn, MD 21144			
O City State Zip Code	City State Zip Code			
	OFFICE USE ONLY			
Sase No. 13 350 XA	ESTIMATED LENGTH OF HEARING			
E REV 09/15/98	Reviewed By VL Date 1/29/03			



Petition I for Variance Petition Tor Variance

to the Zoning Commissioner of Baltimore County

	Baltimo	ore C	ounty	Cue
16	Woodlawn	Drive	OUDITY CLARKE	AVE)
1				

for the property located at 1816 Woodlawn Drive which is presently zoned BM-IM

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) 405.4 A(2) (b) to allow a landscape transition area (in the rear of the property) with a minimum width of 1 foot in lieu of the required 6 feet; and from Section 405.4.A.3.C.2 to permit 1 car stacked at each MPD side instead of the required 2.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons. (incicate hardship or practical difficulty) due to the irregular shape of the parcel, and the existing and absolutely structures on Site which are to be utilized in part for a fuel service station, service garage and convenience store (proposed).

Property is to be posted and advertised as prescribed by the zoning regulations.

If 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.

			IMe do solemnly declar penury, that I/we are the is the subject of this Peti	legal owner(s) of the	he pensities of e property which
Contract Purchase	er/Lessee:		Legal Owner(s):		
			SHANTI INVESTMENTS	S, ILC	
Name - Type or Print			Name - Type or Print BY:		
Signature			Signature	DW NE/	5
- 			Pramod B. Aggarw	al Man Membe	ייי
Address		Telepnone No.	Name - Type or Print		·
City	State	Zıp Cade	Signature		
Attorney For Petiti	oner:		1724 Woodlawn Dri	ve , Ste. 28	<u>(410) 265-57</u>]
C. William Clark,	Esquire		Address Baltimore,	MD	Telephone No 21.207
Name - Type or Print			City	State	Zip Cata
Moun	Clark,		Representative to I	be Contacted:	
Signature					
Notan, Plumhoff &	Williams, Chtc	1.	SWARAG CONSULTANT	.S, LNC.	
502 Washington Av	e. Ste. 700 (4]	LO) 823-7800	Name		
Addless	····	Telephone No.	P.O.BOX 134 Address	(410) 9	969-5887 Telegrane No
Cowson,	MD	21204	Severn,	3.00	
Jan O	State	Z.p Code	City City	MD State	21144 Zip Cade
Ropolis		•	•	CE USE ONLY	
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Case vo. 12	25/1 X	1	ESTIMATED LENGT	H OF HEARING	0110
		ブ	UNAVAILABLE FOR	HEARING	12010
			Reviewed By/2	Date	1169105

ZONING DESCRIPTION FOR FUEL STATION SPECIAL EXCEPTION AND VARIANCE FOR PROPOSED C-MART AND FUEL STATION LOCATED AT 1816 CLARKE AVENUE (WOODLAWN DRIVE) BALTIMORE COUNTY, MARYLAND 21207.

Beginning at point on the westernmost side of WOODLAWN Drive with 80 feet Right-of—way at a distance of 165 feet south of the center line of WHITE HEAD Road, thence from said beginning and binding on the westernmost side of said CLARKE AVENUE south easterly by a line curving to the east with a radius of 884.33 feet for a distance of 150.00 feet (the chord of said are being South 15 degrees 32 minutes 57 seconds East 149.82 feet) thence leaving the westernmost side of said avenue and running South 76 degrees 16 minutes 11 seconds West 150.00 feet thence North 18 degrees 17 minutes 47 seconds West 170.00 feet thence North 83 degrees 20 minutes 36 seconds East 160.00 feet to the place of beginning, containing 0.5538 acres of land, more or less.

Being part of Parcel "F" as shown on the Plat of Meadows Industrial Park filed as aforesaid. As per land survey by Joseph E. Thompson, Certified Civil Engineer and Land Surveyor, dated October 18, 1962 and as per Thomas Mayo Hoffman certified Land Surveyor, dated April 1, 2002.

The improvements thereon being known as 1816 Clarke Avenue.

250

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT # 350 No. 264	
RECEIVED SHAMM INVESTMENT I NOWN PLUMHOFF. WILLIAMS	から、これは関係。現代目的信息が の、これは、 がたけられ、 では、対策 では、対策 には、 には、 には、 には、 には、 には、 には、 には、
FOR: SPX EVAR FICINIC. 1814 COODCHUNDER,	
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	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 <u>Towson</u>, <u>Maryland</u> on the property identified herein as follows:

Case: #03-350-XA 1816 Woodlawn Drive

W/side of Woodlawn Drive, 165 feet south of the White Head Road 1st Election District - 4th Councilmanic District

Legal Owner(s). Shanti Investments, Pramod B. Aggarwal,

Managing Member/Owner

Special Exception: to permit a fuel service station with ancillary service uses and convenience store. Variance: to permit a landscape transition area in rear of property with a minimum width of 1 foot in lieu of the required 6 feet, and to permit 1 car stacked at each MPD side instead of the required 2

Hearing: Monday, March 24, 2003 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 Com-

missioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391. 3/003 Mar. 6

CERTIFICATE OF PUBLICATION

36,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on <u>3/6/,2003.</u>
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

•	Petitioner/Developer: Shawti
INI	LEST MENTS, PRAMOND BAGGARWA
•	Date of Henring/Closing: 3/24/03
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 were posted conspicuously on the propert	of perjury that the necessary sign(s) required by law y located at 1816 MICODLAGN DR
The sign(s) were posted on	3/10/03
	(Month, Day, Year)
	Sincerely, .
PHRAING WILL BE HELD IN	(Signature of Sign Poster and Date)
THE TONING COMMISSIONER THE TONING COMMISSION	SSG ROBERT BLACK
THE THE PARTY OF T	(Printed Name) 1508 Leslie Rd
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code) (410) 282-7940
	(Telephone Number)
· · · · · · · · · · · · · · · · · · ·	
•	•
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
	E OF SERVICE
I HEREBY CERTIFY that on this	lay of February, 2003, a copy of the foregoing
Entry of Appearance was mailed to Swarag Cor	nsultants, Inc, P.O. Box 134, Severn, MD 21144,
and C William Clark, Esquire, Nolan, Plumhoff	f & Williams, Chtd, 502 Washington Avenue,
Suite 700, Towson, MD 21204, Attorney for Po	etitioner(s).
	POTER MAX ZIMMERMAN

People's Counsel for Baltimore County

RE: Case No.: 03-350-XA

TO: PATUXENT PUBLISHING COMPANY

Thursday, March 6, 2003 Issue - Jeffersonian

Please forward billing to:

C. William Clark, Esquire Nolan, Plumhoff & Williams 502 Washington Avenue, Suite 700 Towson, MD 21204

410-823-7800

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: 03-350-XA

1816 Woodlawn Drive

W/side of Woodlawn Drive, 165 feet south of the White Head Road

1st Election District – 4th Councilmanic District

Legal Owner: Shanti Investments, Pramod B. Aggarwal, Managing Member/Owner

Special Exception to permit a fuel service station with ancillary service uses and convenience store. <u>Variance</u> to permit a landscape transition area in rear of property with a minimum width of 1 foot in lieu of the required 6 feet, and to permit 1 car stacked at each MPD side instead of the required 2.

Hearings:

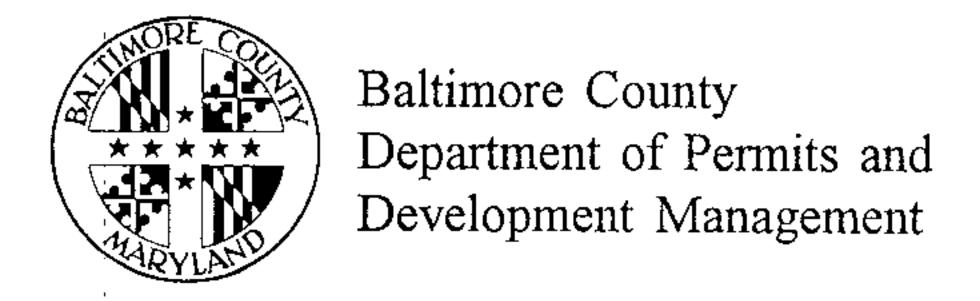
Monday, March 24, 2003 at 2:00 p.m. in Room 407, County Courts

Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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.



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

Fax: 410-887-5708

February 4, 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: 03-350-XA

1816 Woodlawn Drive

W/side of Woodlawn Drive, 165 feet south of the White Head Road

1st Election District – 4th Councilmanic District

Legal Owner: Shanti Investments, Pramod B. Aggarwal, Managing Member/Owner

Special Exception to permit a fuel service station with ancillary service uses and convenience store. Variance to permit a landscape transition area in rear of property with a minimum width of 1 foot in lieu of the required 6 feet, and to permit 1 car stacked at each MPD side instead of the required 2.

Hearings:

Monday, March 24, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon Director

AJ:rlh

C: C. William Clark, Nolan, Plumhoff & Williams, 502 Washington Avenue, Suite 700, Towson 21204

Shanti Investments, Pramod B. Aggarwal, Managing Member/Owner, 1724 Woodlawn Drive, Suite 28, Baltimore 21207

Swarag Consultants, Inc., P.O. Box 134, Severn 21144

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 8, 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.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

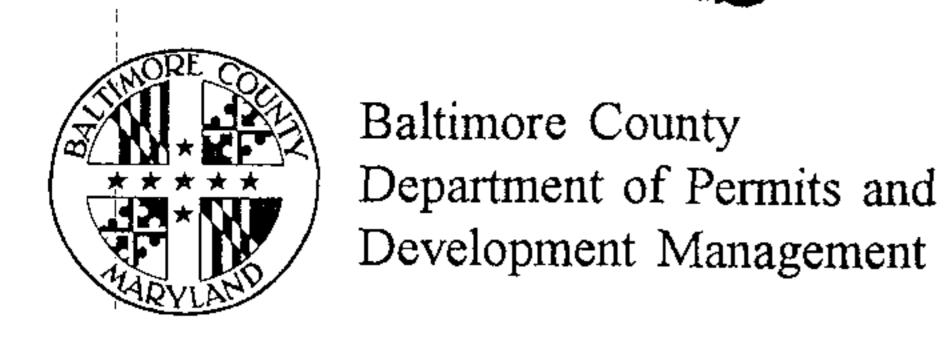
ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 03 350 XA Petitioner: Shanti Investments, LLC				
Address or Location: 1816 Woodlawn Drive, Baltimore, Maryland 21207				
PLEASE FORWARD ADVERTISING BILL TO:				
Name:C. William Clark. Esquire				
Address: Nolan, Plumhoff & Williams, Chtd. Ste 700 Nottingham Centre				
502 Washington Avenue, Towson, Maryland 21204				
Telephone Number: (410) 823-7800				



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

March 21, 2003

C. William Clark, Esquire Nolan, Plumhoff & Williams, Chtd. 502 Washington Avenue, Suite 700 Towson, MD 21204

Dear Mr. Clark:

RE: Case Number: 03-350-XA, 1816 Woodlawn Drive (AKA Clark Avenue)

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 29, 2003.

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

U. Callabal D

WCR:klm

Enclosures

c: People's Counsel Shanti Investments, LLC., Pramod Aggarwal, Owner, 1724 Woodlawn Drive, Baltimore 21207 Swarag Consultants, Inc., P.O. Box 134, Severn 21144



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

February 29, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: February 3, 2003

Item No.:

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code; the NFPA 1 & 101, 2000 editions, prior to occupancy or beginning of operation.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: February 26, 2003

TO:

Arnold Jablon, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT:

Zoning Advisory Committee Meeting

For February 10, 2003

Item Nos. 339, 340, 341, 342, 344, 345, 347, 348, 349, and 350

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 DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley 235 1761

DATE:

March 12, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of February 3, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

343, 345, 347(350)

3/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: February 20, 2003

RECEIVED

ZONING COMMISSIONER

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

1816 Woodlawn Drive

INFORMATION:

Item Number:

03-350

Petitioner:

Shanti Investments, LLC.

Zoning:

BM-IM

Requested Action:

Special Exception/Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit a fuel service station/convenience store and 1 bay service garage contingent upon the following:

- 1. Install a 6-foot wood privacy fence along the rear property line.
- 2. Disabled vehicles shall not be stored outside the enclosed bay after the close of business.
- 3. Screen the dumpster from public view via a wooden privacy fence.
- 4. Additional landscaping should be planted along the front of the site. A landscape plan should be submitted to this department for review and approval prior to the issuance of any building permits.

Prepared by:

Section Chief:

AFK/LL:MAC:

296-2765

Robert L. Ehrlich, Jr. Governor



Audrey E. Scott
Secretary

Florence E. Burlan
Deputy Secretary

Michael S. Steele Lt. Governor

February 4, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 W. Chesapeake Avenue
Room 111, Mail Stop # 1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda 02/10/03 re: case numbers 03-339-A, 03-340-A, 03-341-A, 03-342-SPHA, 03-343-A, 03-344-SPH, 03-345-A, 03-346-SPH. 03-347-A, 03-348-SPH, 03-349-A, 03-350-XA

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 02/04/03. The information has been submitted to Mr. Mike Nortrup.

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

Sincerely,

James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup



MARKEND DEPARTMENT OF TRANSPORTATION

Robert L. Ehrlich, Jr., Governor · Michael S. Steele, Lt. Governor · Trent M. Kittleman, Acting Secretary

RE:

Date: 2.4.03

Baltimore County

Item No. 350

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

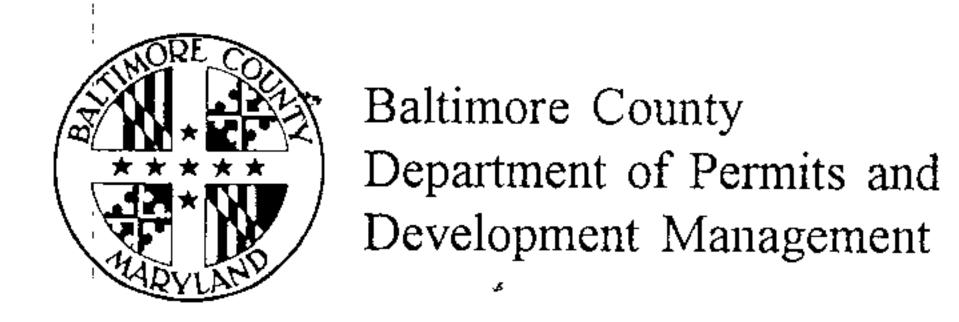
Dear. Mr. Zahner:

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

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

Very truly yours,

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



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

October 2, 2003

Shyam Aggarwal 1816 Woodlawn Drive Baltimore, MD 21207

Dear Mr. Aggarwal:

Re: 1816 Woodlawn Drive, Proposed 2nd Service Car Bay, 1st Election District

Your letter to Timothy Kotroco, Director of Permits and Development Management, has been referred to me for reply. You propose to add a 2nd service car bay in the existing building as shown on the submitted redlined site plan. I have reviewed your request with Mr. Lawrence Schmidt, Zoning Commissioner. Provided that the building footprint remains the same and the required number of parking spaces are provided the proposed 2nd service bay would be allowed as being within the spirit and intent of granted zoning case no. 03-350-XA.

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,

John J. Sullivan, Jr.

Planner II

Zoning Review

JJS/klm

C: Zoning Case No. 03-350-XA

***** ACTIVITY REPORT ****

TRANSMISSION OK

TX/RX NO. 2648

CONNECTION TEL 94102962765

CONNECTION ID

START TIME 03/24 12:19

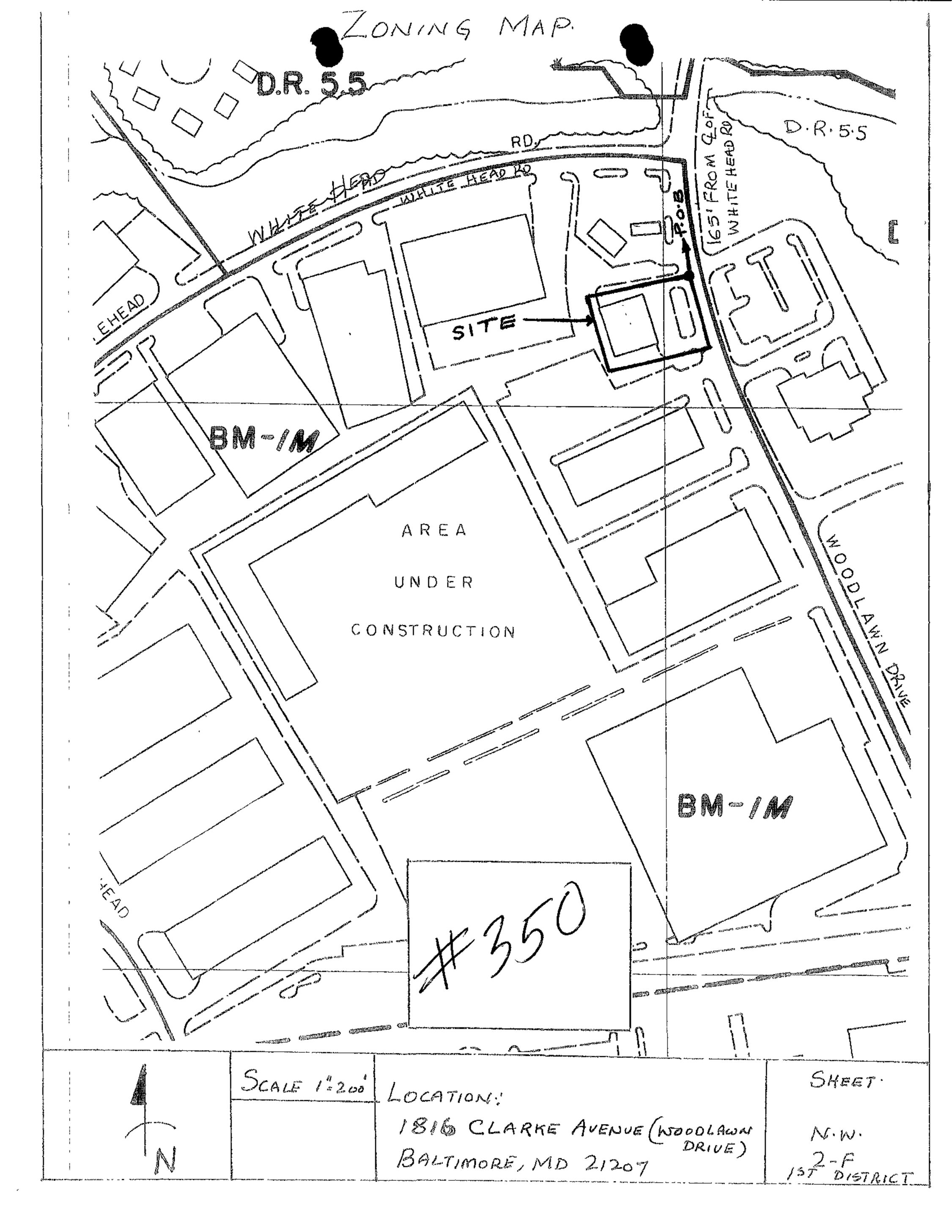
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RESULT OK

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CASE NAME	
CASE NUMBER	
DATE	

PETTIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Suresh Narayon, P.E.	P.O. Box 134. Schen, MO 21144 627GLYNLELT Resterstown	Severn, MD 21144	Swarage ao L. Com.
TRAMOS B AGGARWAL	627GLYNLELT Resterstown	no 21136	
SHYAM AGGARWAL	627 GLYNLEECT,	MD 21136	555aggazwala AOL.Cov
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	7-Eleven, Inc. Northeast Division Market 1403 Sherry Esfahani	1	
	ELEVEN Market 1403 Sherry Esfahani		- W - V - V - V - V - V - V - V - V - V
	Field Consultant 8605 Old Harford Road		
 	Baltimore, Maryland 21234 (800) 442-0711		
	Fax: (410) 663-6620 Pager: (800) 533-4283 VM: (800) 450-3693 Ext. 17574		
	YM: (800) 450-3693 Ext. 17574		· · · · · · · · · · · · · · · · · · ·
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BACK SIDE PARKING LOT LEFT CORNER WHERE WE NEED VARINCE SECTION 405.4A(2)(B) TO PERMIT A ONE FOOTWIDE LANDSCAPE TRANSITION AREAIN PART OF THE REAR IN LIEU OF THE REQUIRED SAX FEET.












photography Leb. Dx. 3A-3E 13-350-KA



Baltimore County Zoning Commissioner Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204







RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE
1816 Woodlawn Drive; Wside Woodlawn Dr*
20NING COMMISSIONER
165ft S of White Head Rd
1st Election & Councilmanic Districts * FOR
Legal Owner(s): Shanti Investments, LLC
Pramod B. Aggarwal, Owner * BALTIMORE COUNTY
Petitioner(s)

* 03-350-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 ZÍMMERMAN

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 day of February, 2003, a copy of the foregoing Entry of Appearance was mailed to Swarag Consultants, Inc, P.O. Box 134, Severn, MD 21144, and C William Clark, Esquire, Nolan, Plumhoff & Williams, Chtd, 502 Washington Avenue, Suite 700, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County