IN RE: **PETITION FOR VARIANCE** NW corner Eastern Boulevard and Orville Road **(1800 Eastern Boulevard)** 15th Election District 7th Council District Commerce Bank, et al Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY **Case No. 08-191-A**

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Riverdale, LLC and Commerce Bank, the contract lessee, by and through their attorneys, David H. Karceski, Esquire and Christopher D. Mudd, Esquire with Venable LLP. Petitioners request a variance from Section 450.4.5(a) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit six (6) wall-mounted enterprise signs, in lieu of the three (3) wall-mounted enterprise signs (no more than two per façade) permitted. The subject property and requested relief are more particularly described on a two (2) page colorized site plan, submitted which was accepted into evidence and marked as Petitioners' Exhibits 1A and 1B.

Appearing at the requisite public hearing in support of the requests were Robert Peppelman and Harry Gandy, IV with RJP Consulting Group, the project's Construction Managers; Nat Ballard and Scott R. Wolford, with PHR&A, the engineering and landcape architects who prepared the site plan; Jeffrey Greenberg with Triangle Sign & Service, who testified as a zoning specialist concerning the proposed signage on behalf of Commerce Bank. Also appearing as an interested party was Richard E. Snyder, Director of Store Development and Special Projects for the Mars Super Markets, Inc. (a major tenant in the Waterview Shopping

ORDER RECEIVED FOR FILING
Date 1-25-08
By

Center across the street from the subject site). Mr. Snyder stated at the onset of the hearing that he and "Mars" had no objections with Petitioner's request. David Karceski and Christopher D. Mudd of Venable, LLP appeared on behalf of Commerce Bank. There were no Protestants or other interested citizens in attendance.

The testimony and evidence offered disclosed that the 1.32-acre subject property is located at the northwest corner of the intersection of Orville Road and Eastern Boulevard, in the Essex area of the County. The property is zoned B.L. and is bounded by Eastern Boulevard to the south, Orville Road to the east, Bennett Road to the west, and an undeveloped commercial site to the north (with which Petitioner will share a joint vehicular access drive). The site is improved with a newly constructed bank building, illustrated in the several photographs collectively submitted into evidence as Petitioners' Exhibits 4. An aerial photograph (Petitioners' Exhibit 5) evidences the irregular shape of the property and its unique positioning, bounded on three (3) sides by public roads and a shared commercial access drive to the rear of the property.

The variance relief requested pertains to three wall-mounted enterprise signs for the bank. As explained by Mr. Karceski, the Petitioner intends to install three signs on two different façades of the bank: one sign will be placed on the rear side of the bank facing the commercial site and the shared joint access drive to the rear; and two small signs will be placed on the side of the bank facing on Bennett Road under the drive-thru canopy. These signs are associated with the bank teller window and night deposit box. Color elevations illustrating each façade and the proposed signage on each façade were submitted as Petitioners' Exhibits 3A-3D.

Mr. Karceski demonstrated by substantial evidence that the specific need for variances is generated by the uniqueness of the property. The fact that the subject property fronts on a

ORDER RECEIVED FOR FILING
Date 1-25-08
By

different public road on three (3) sides and is adjacent to a commercial site and shared access drive on the fourth side, makes it visible from all four sides and contributes to the uniqueness of the site. It was further demonstrated that for proper identification of the bank on this property and to ensure safe vehicular circulation given the road network, the bank requires at a minimum the signage requested by the Commerce Bank. A strict interpretation of the B.C.Z.R. would only allow 3 signs for the entire building, which would make it virtually impossible for this Petitioner to identify its commercial use on these multiple public road frontages and at the location needed for vehicular access drive via a shared drive at the rear of the building.

After due consideration of the testimony and evidence presented, I find that variance relief should be granted in this instance. Based on my review of the site plan, the site photographs, and the colored elevations, I find the requirements of B.C.Z.R. Section 307 to be satisfied as well as the spirit and intent of *Cromwell v. Ward*, 102 Md. App. 691 (1995). The proposed signs are appropriate, given the uniqueness of the site. Furthermore, I find that, in adding more signs than those permitted by the regulations, the Petitioner has managed to do so tastefully: the proposed signs are small, attractive, and consistent with those in the nearby commercial development. Moreover, it is noted that there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. In short, I find that Petitioner(s) have succeeded in proposing the minimum amount of signage (both in scale and number) that will enable sufficient identification of the site.

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

ORDER RECEIVED FOR FILING
Date 1-25-08
By

THEREFORE IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of January, 2008, that the Petition for Variance, seeking relief from Section 450.4.5(a) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow six (6) wall-mounted enterprise signs, in lieu of the permitted three (3) wall-mounted enterprise signs (no more than two per façade) permitted, in accordance with Petitioners' Exhibits 1A-1B, be and is hereby GRANTED, subject to the following restrictions:

1. Petitioner may apply for building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 1-25-08
By

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 25, 2008

David Karceski, Esquire
Christopher Mudd, Esquire
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: **PETITION FOR VARIANCE**
NW corner Eastern Boulevard and Orville Road
(1800 Eastern Boulevard)
15th Election District - 7th Council District
Commerce Bank, N.A., et al - Petitioners
Case No. 08-191-A

Dear Counsel:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance 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,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Robert Peppelman, RJP Consulting Group, 12 Downing Avenue, Downingtown, PA 19335
Harry Gandy, IV, RJP Consulting Group, 8 Kennedy Drive, Bridgeton, NJ 08302
Nat Ballard and Scott R. Wolford, PHR&A, 8818 Centre Park Drive, Columbia, MD 21045
Jeffrey Greenberg, Triangle Sign & Service, 11 Azar Court, Baltimore, MD 21227
Richard E. Snyder, Director of Store Development and Special Projects, Mars Super Markets, Inc., 3401 E. Federal Street, Baltimore, MD 21213-4011
People's Counsel; File

Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 1800 Eastern Boulevard
which is presently zoned BL
Deed Reference: 14716 / 472 Tax Account # 2300009996

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.)

TO BE DETERMINED AT HEARING

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:
SEE ATTACHED
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):
SEE ATTACHED
Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:
David H. Karceski, Esquire
Name - Type or Print

David H. Karceski/con
Signature

Venable LLP
Company

210 Allegheny Avenue 410-494-6200
Address Telephone No.

Towson MD 21204
City State Zip Code

Representative to be Contacted:
David H. Karceski, Esquire
Name

210 Allegheny Avenue 410-494-6200
Address Telephone No.

Towson MD 21204
City State Zip Code

Case No. 08-191-A

Office Use Only
Estimated Length of Hearing
Unavailable For Hearing
Reviewed by A. Tsui Date 10/22/07

REV 8/20/07

ORDER RECEIVED FOR FILING
Date 1-25-08
By

REQUESTED VARIANCES

Variance from Section 450.4.5.(a) of the BCZR to permit a fourth wall-mounted enterprise sign of 10 sq. ft. on the west side of the bank building, in lieu of the three wall-mounted enterprise signs (no more than two per façade) permitted. (Sign "J" – "America's Most Convenient Bank")

Variance from Section 450.4.5.(a) of the BCZR to permit a fifth wall-mounted enterprise sign of 5.33 sq. ft. on the west side of the bank building, in lieu of the three wall-mounted enterprise signs (no more than two per façade) permitted. (Sign "K" – red "C's")

Variance from Section 450.4.5.(a) of the BCZR to permit a sixth wall-mounted enterprise sign of 46.66 sq. ft. on the rear of the bank building, in lieu of the three wall-mounted enterprise signs (no more than two per façade) permitted. (Sign "D" – "Commerce Bank" with red "C")

08-191-A

Petition for Variance
SIGNATURE PAGE

1800 Eastern Boulevard
Essex, MD 21221

LEGAL OWNER:

Riverdale, LLC

E. Philip Hanlon 10/10/07

By: E. Phillip Hanlon, Manager
3401 East Federal Street
Baltimore, MD 21213
410-342-0197

08-191-A

Petition for Variance
SIGNATURE PAGE

1800 Eastern Boulevard
Essex, MD 21221

LESSEE:

Commerce Bank

By: Michael Powell, Facilities Officer
Commerce Bank
9000 Atrium Way
Mt. Laurel, NJ 20878
703-754-8016

08-191-A

Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 1800 Eastern Boulevard
which is presently zoned BL
Deed Reference: 14716 / 472 Tax Account # 2300009996

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.)

TO BE DETERMINED AT HEARING

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:
SEE ATTACHED
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):
SEE ATTACHED
Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:
David H. Karceski, Esquire
Name - Type or Print

David H. Karceski /Con
Signature

Venable LLP
Company

210 Allegheny Avenue 410-494-6200
Address Telephone No.

Towson MD 21204
City State Zip Code

Representative to be Contacted:
David H. Karceski, Esquire
Name

210 Allegheny Avenue 410-494-6200
Address Telephone No.

Towson MD 21204
City State Zip Code

Case No. 08-191-A

Office Use Only
Estimated Length of Hearing
Unavailable For Hearing
Reviewed by A-TSM Date 10/22/07

REV 8/20/07

ORDER RECEIVED FOR FILING
Date 1-25-08
By

Petition for Variance

1800 Eastern Boulevard
Essex, MD 21221

Variance from Section 450.4.5.(a) of the Baltimore County Zoning Regulations ("BCZR") to permit six wall-mounted enterprise signs, in lieu of the three wall-mounted enterprise signs (no more than two per façade) permitted.

(SEE ATTACHED SHEET FOR DETAILED SIGNAGE LIST)

08-191-A

REQUESTED VARIANCES

Variance from Section 450.4.5.(a) of the BCZR to permit a fourth wall-mounted enterprise sign of 10 sq. ft. on the west side of the bank building, in lieu of the three wall-mounted enterprise signs (no more than two per façade) permitted. (Sign "J" – "America's Most Convenient Bank")

Variance from Section 450.4.5.(a) of the BCZR to permit a fifth wall-mounted enterprise sign of 5.33 sq. ft. on the west side of the bank building, in lieu of the three wall-mounted enterprise signs (no more than two per façade) permitted. (Sign "K" – red "C's")

Variance from Section 450.4.5.(a) of the BCZR to permit a sixth wall-mounted enterprise sign of 46.66 sq. ft. on the rear of the bank building, in lieu of the three wall-mounted enterprise signs (no more than two per façade) permitted. (Sign "D" – "Commerce Bank" with red "C")

08-191-A

Petition for Variance
SIGNATURE PAGE

1800 Eastern Boulevard
Essex, MD 21221

LEGAL OWNER:

Riverdale, LLC

E. Phillip Hanlon

By: E. Phillip Hanlon, Manager
3401 East Federal Street
Baltimore, MD 21213
410-342-0197

08-191-A

Petition for Variance
SIGNATURE PAGE

1800 Eastern Boulevard
Essex, MD 21221

LESSEE:

Commerce Bank

By: Michael Powell, Facilities Officer
Commerce Bank
9000 Atrium Way
Mt. Laurel, NJ 20878
703-754-8016

08-191-A

Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at 1800 Eastern Boulevard

which is presently zoned BL

Deed Reference: 14716 / 472 Tax Account # 2300009996

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.)

TO BE DETERMINED AT HEARING

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:

SEE ATTACHED
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

SEE ATTACHED
Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

David H. Karceski, Esquire
Name - Type or Print

David H. Karceski
Signature

Venable LLP
Company

210 Allegheny Avenue 410-494-6200
Address Telephone No.

Towson MD 21204
City State Zip Code

Representative to be Contacted:

David H. Karceski, Esquire
Name

210 Allegheny Avenue 410-494-6200
Address Telephone No.

Towson MD 21204
City State Zip Code

Case No. 08-191-A

Office Use Only

Estimated Length of Hearing

Unavailable For Hearing

Reviewed by A-TSM Date 10/22/07

REV 8/20/07

ORDER RECEIVED FOR FILING

Date 1-25-08

By

Petition for Variance

1800 Eastern Boulevard
Essex, MD 21221

Variance from Section 450.4.5.(a) of the Baltimore County Zoning Regulations ("BCZR") to permit six wall-mounted enterprise signs, in lieu of the three wall-mounted enterprise signs (no more than two per façade) permitted.

(SEE ATTACHED SHEET FOR DETAILED SIGNAGE LIST)

08-191-A

REQUESTED VARIANCES

Variance from Section 450.4.5.(a) of the BCZR to permit a fourth wall-mounted enterprise sign of 10 sq. ft. on the west side of the bank building, in lieu of the three wall-mounted enterprise signs (no more than two per façade) permitted. (Sign "J" – "America's Most Convenient Bank")

Variance from Section 450.4.5.(a) of the BCZR to permit a fifth wall-mounted enterprise sign of 5.33 sq. ft. on the west side of the bank building, in lieu of the three wall-mounted enterprise signs (no more than two per façade) permitted. (Sign "K" – red "C's")

Variance from Section 450.4.5.(a) of the BCZR to permit a sixth wall-mounted enterprise sign of 46.66 sq. ft. on the rear of the bank building, in lieu of the three wall-mounted enterprise signs (no more than two per façade) permitted. (Sign "D" – "Commerce Bank" with red "C")

08-191-A

Petition for Variance
SIGNATURE PAGE

1800 Eastern Boulevard
Essex, MD 21221

LEGAL OWNER:

Riverdale, LLC

E. Philip Hanlon 10/10/07

By: E. Philip Hanlon, Manager
3401 East Federal Street
Baltimore, MD 21213
410-342-0197

08-191-A

Petition for Variance
SIGNATURE PAGE

1800 Eastern Boulevard
Essex, MD 21221

LESSEE:

Commerce Bank

By: Michael Powell, Facilities Officer
Commerce Bank
9000 Atrium Way
Mt. Laurel, NJ 20878
703-754-8016

08-191-A

Zoning Description

BEGINNING at a point at the corner formed by the intersection of the northerly margin of Eastern Boulevard, Dual Highway, existing one hundred fifty (150) foot Right of Way, as shown on State Roads Commission Plat No. 4778, with the westerly margin of Orville Road, existing sixty (60) foot Right of Way, as shown on Baltimore County Right of Way Plat No. HRW-56-133, thence running with and binding the northerly margin of Eastern Boulevard the following two courses:

1) **South 50°59'19" West, 170.18 feet** to a point of curvature, thence;

2) **39.09 feet** along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 89°36'05" and subtended by a chord bearing and distance of North 84°13'27" West, 35.23 feet to a point of tangency, said point being on the easterly side of Bennett Road, existing right-of-way varies, thence running with and binding on the aforesaid easterly right-of-way of Bennett Road the following four courses;

3) **North 39°25'53" West, 27.08 feet** to a point of curvature, thence;

4) **91.66 feet** along the arc of a curve to the left, having a radius of 120.00 feet, a central angle of 43°45'50" and subtended by a chord bearing and distance of North 56°42'35" West, 89.45 feet to a point, thence;

5) **South 50°59'26" West, 3.44 feet** to a point of curvature, thence;

6) **20.59 feet** along the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 23°35'20" and subtended by a chord bearing and distance of South 62°21'37" West, 20.44 feet to a point, thence leaving the right-of-way of Bennett Road;

7) **North 39°25'53" West, 95.72 feet** to a point , thence running for a new line of division;

8) **North 50°57'07" East, 271.76 feet** to a point on the westerly margin of the aforesaid Orville Road, thence running with and binding on the westerly margin of Orville Road, the following three courses;

9) **South 39°00'32" East, 74.93 feet** to a point, thence;

10) **South 39°00'54" East, 110.03 feet** to a point, thence;

11) **South 39°00'34" East, 27.07 feet** to a point of curvature, thence;

12) **39.28 feet** along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 90°00'54" and subtended by a chord bearing and distance of South 05°59'26" West, 35.36 feet to the **POINT OF BEGINNING.**

STATE OF MARYLAND
ARTHUR M. BOTTERILL
10886
PROFESSIONAL LAND SURVEYOR

10/08/07

THE area of land contained by the foregoing amounts to 57,649 square feet or 1.3234 acres of land, more or less, together with and subject to appurtenances and encumbrances of record or use.

08-191-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 06852

Date: 10/22/07

PAID RECEIPT

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				325 —

Total:

Rec From:

For: 17800 EASTERN BLVD

08-191-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

12/20/, 2007

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 12/20/,2007.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE 1800 Eastern Boulevard, NW corner Eastern Boulevard & Orville Road 15th Election & 7th Councilmanic Districts Legal Owner(s): Riverdale, LLC Contract Purchaser(s): Commerce Bank Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 08-191-A

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

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 and all 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 31st day of October, 2007, a copy of the foregoing Entry of Appearance was mailed to, David Karceski, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
OCT 31 2007
Per.....

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

December 12, 2007

From: Zoning Review: Aaron Tsui

To: County Agencies

Re: Variance Case no. 08-191-A

Please note that the petitioner has submitted a revised plan pertaining to the subject variance case. The hearing has been scheduled on January 8, 2008. The only revision is to **add the seal by the architect in the title block**. No other revisions have been made.

If you have already commented on the 1st set of plan and would have no further comments, you do not have to send your comments unless you deem necessary.

Any questions, please feel free to call me at 410-887-3391

Aaron Tsui
Planner II, Zoning Review

REVISED
PLANS

08-191-A

12/12/07

Department of Permits and
Development Management

Baltimore County

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

Post-it® Fax Note 7671	Date	# of pages ▶
To AMY	From	
Co./Dept.	Co.	
Phone #	Phone #	
Fax #	Fax #	

November 13, 2007

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: 08-191-A
1800 Eastern Boulevard
N/west corner of Eastern Boulevard and Orville Road
15th Election District – 7th Councilmanic District
Legal Owners: Riverdale, LLC
Lessee: Commerce Bank

Variance to permit six wall-mounted enterprise signs, in lieu of the three permitted wall-mounted enterprise signs (no more than two per façade) permitted.

Hearing: Tuesday, January 8, 2008 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: David Karceski, Venable, 210 Allegheny Avenue, Towson 21204
E. Philip Hanlon, Riverdale, LLC, 3401 E. Federal Street, Baltimore 21213
Michael Powell, Commerce Bank, 9000 Atrium Way, Mt. Laurel NJ 20878

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 24, 2007.**
(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 on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 20, 2007 Issue - Jeffersonian

Please forward billing to:
Lawrence Zito
11823 Chapman Road
Kingsville, MD 21087

Amy Dorsey

410-905-2701

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: 08-191-A
1800 Eastern Boulevard
N/west corner of Eastern Boulevard and Orville Road
15th Election District – 7th Councilmanic District
Legal Owners: Riverdale, LLC
Lessee: Commerce Bank

Variance to permit six wall-mounted enterprise signs, in lieu of the three permitted wall-mounted enterprise signs (no more than two per façade) permitted.

Hearing: Tuesday, January 8, 2008 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 08-191-A

Petitioner: COMMERCE BANK

Address or Location: 1800 Eastern Boulevard

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy L. Dontell

Address: 210 Allegheny Avenue
Towson, MD 21204

Telephone Number: 410-494-6200

Revised 7/11/05 - SCJ

GRAPHIC SCALE 1"=200'

0' 200' 400'

ESSEX
COMMERCE BANK

ZONING MAP

BY PHR+A

October 5th, 2007 Scale: 1"=200'

Eastern Boulevard

Essex, Baltimore County, Maryland 21221

08-191-A

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

January 2, 2008

David H. Karceski, Esquire
Venable LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Karceski:

RE: Case Number: 08-191-A, 1800 Eastern Boulevard

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 22, 2007. This letter is not an approval, but only a **NOTIFICATION.**

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:amf
Enclosures
c: People's Counsel
E. Philip Hanlon Riverdale, LLC 3401 E. Federal Street Baltimore 21213
Michael Powell Commerce Bank 9000 Atruim Way Mt. Laurel, New Jersey 20878

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 26, 2007

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 8-191- Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

For further questions or additional information concerning the matters stated herein, please contact John Alexander in the Office of Planning at 410-887-3480.

Prepared By: _____

Division Chief: _____

CM/LL

W:\DEVREV\ZAC\8-191.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: October 30, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 5, 2007
Item Nos. 08-157, 184, 185, 186, 187,
188, 190, 191, 192, 193, 194, and 196

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-10302007.doc

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Date: November 1, 2007

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 8-191-A
1800 Eastern Avenue
Riverdale, LLC Property
Variance

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-191-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

1/8 BW
9Am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 26, 2007

RECEIVED
NOV 29 2007
BY:

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 8-191- Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

For further questions or additional information concerning the matters stated herein, please contact John Alexander in the Office of Planning at 410-887-3480.

Prepared By: Curtis Murray

Division Chief: Lyn Lanham

CM/LL

W:\DEVREV\ZAC\8-191.doc

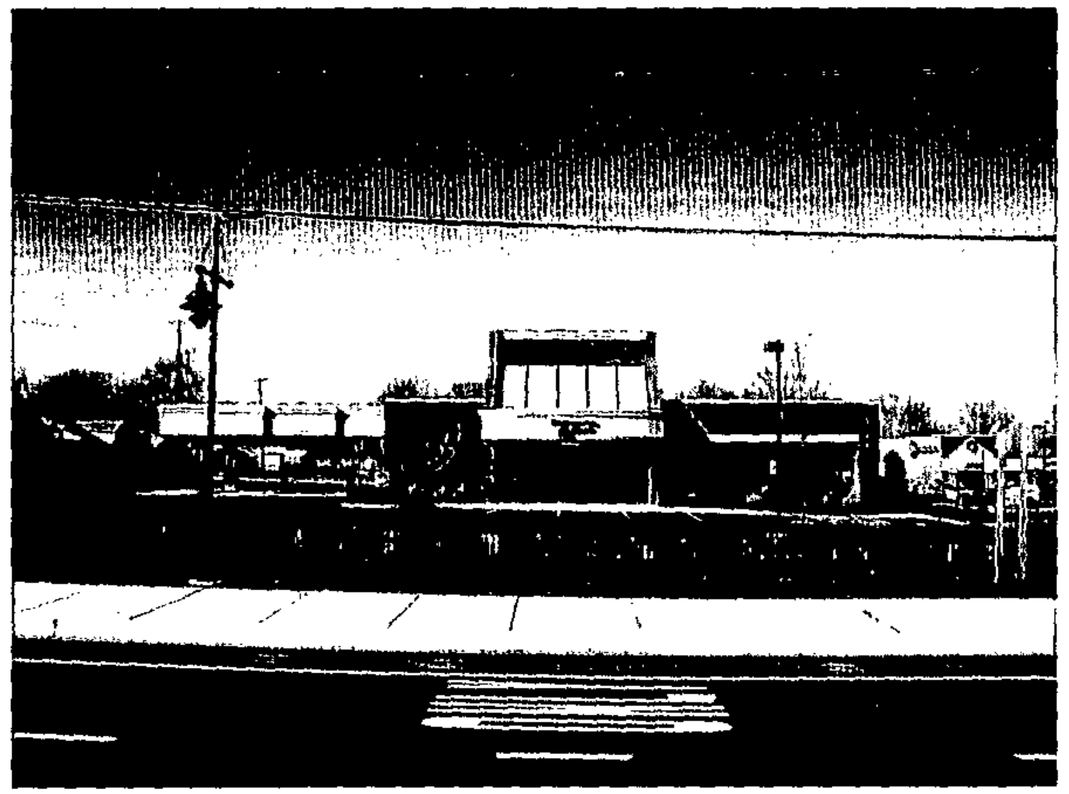
Case No.: 08-191-A 1800 EASTERN BLVD.

Exhibit Sheet

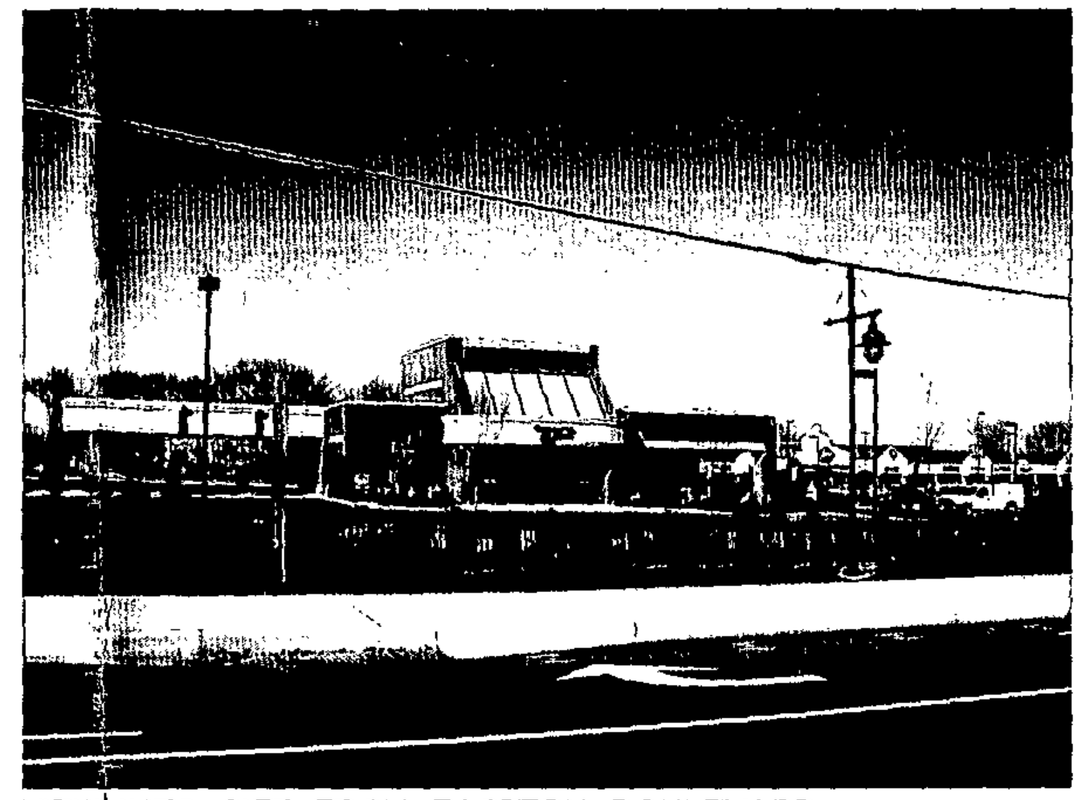
	Petitioner/Developer	Protestant
No. 1	1A Site Plan Layout	
No. 2	1B - Colorized Sign Detail	
No. 3	Landscape Plan - revised and approved	
No. 4	3A - Front 3C - Opposite side (towards water view) 3B Side facade (Fallen Station) 3D - Rear.	
No. 5	4A - From Eastern 4B - From Rear.	
No. 6	Zoning Map	
No. 7	Mr. Wofords Resume	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Sign Elevation

Existing Conditions



VIEW INTO SITE FROM EASTERN BOULEVARD.

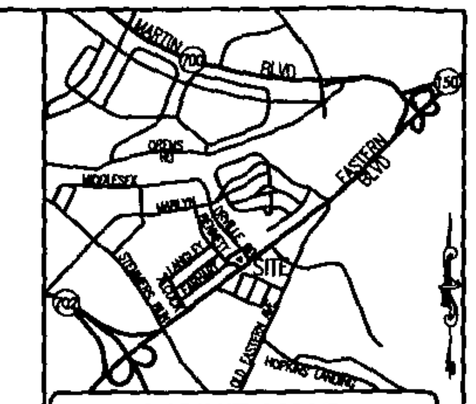


VIEW INTO SITE FROM EASTERN BOULEVARD.

VIEW INTO SITE FROM BENNETT ROAD.

VIEW INTO SITE FROM BENNETT ROAD.

PETITIONER'S EXHIBIT NO. 4A



VICINITY MAP
SCALE: 1"=2000'

OWNER: MARS RIVERDALE, LLC
C/O MARS SUPER MARKETS INC.
6721-B CHESAPEAKE CENTER DR.
GLEN BURNIE, MD 21060

DEVELOPER: COMMERCE BANK
MICHAEL POWELL
9000 ATRIUM WAY, BUILDING 1
MOUNT LAUREL, NJ 08054

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8616 Centre Park Drive Columbia, MD 21045
T 410-997-8900 F 410-997-9282

No.	REVISION	DATE	BY
1	ADDENDUM # 1	9/5/07	PHRA

SITE PHOTOGRAPHS

COMMERCE BANK
ESSEX
TAX MAP 90, GRID 17, PARCEL 1 & 2
EASTERN BLVD
BALTIMORE, MD

FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SEAL: THIS PLAN IS SEALED AND CERTIFIED AS BEING IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN UNDER DRC # 010207M

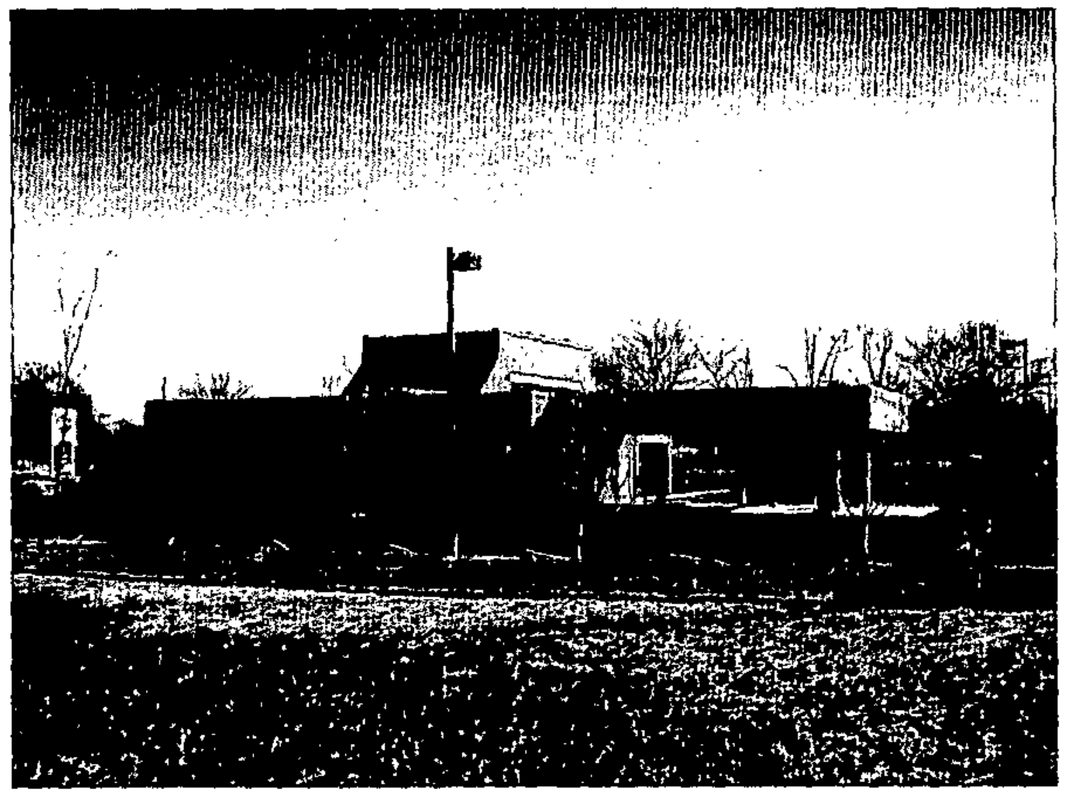
BY:

PHR+A

DESIGNED: PHRA
DRAWN: PHRA
DATE: 1/7/08
SCALE: NTS

FILE NO: 14713-1-0
SHEET: 1 OF 2

P:\Projects\14713\1-0\PLANS\CHX2D\01.DWG



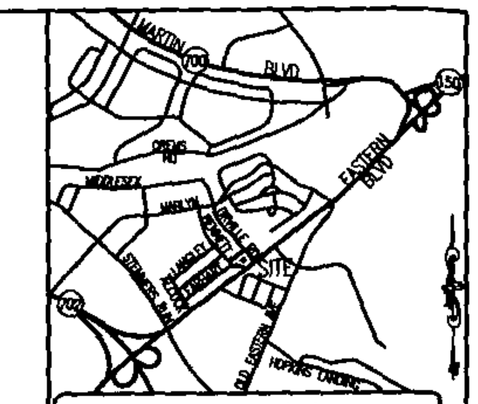
VIEW FROM NORTH INTO SITE.

VIEW FROM NORTH INTO SITE.

VIEW INTO SITE FROM ORVILLE ROAD.

VIEW FROM INTERSECTION OF EASTERN BOULEVARD AND ORVILLE ROAD.

PETITIONER'S EXHIBIT NO. 4B



VICINITY MAP
SCALE: 1"=2000'

OWNER: MARS RIVERDALE, LLC
C/O MARS SUPER MARKETS INC.
6721 B ENGLE ROAD, SUITE 100
GLEN BURNIE, MD 21060

DEVELOPER: COMMERCE BANK
MICHAEL POWELL
9000 ATRIUM WAY, BUILDING 1
MOUNT LAUREL, NJ 08054

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
6818 Corby Pike Drive, Columbia, MD 21045
T 410-987-6900 F 410-987-8282

No.	REVISION	DATE	BY
1	ADDENDUM # 1	9/5/07	PHRA

SITE PHOTOGRAPHS

COMMERCE BANK
ESSEX
TAX MAP 90, GRID 17, PARCEL 1 & 2
EASTERN BLVD
BALTIMORE, MD

FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SEAL: THIS PLAN IS SEALED AND DATED AS BEING IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN UNDER DRC # 010207M

BY:

PHR+A

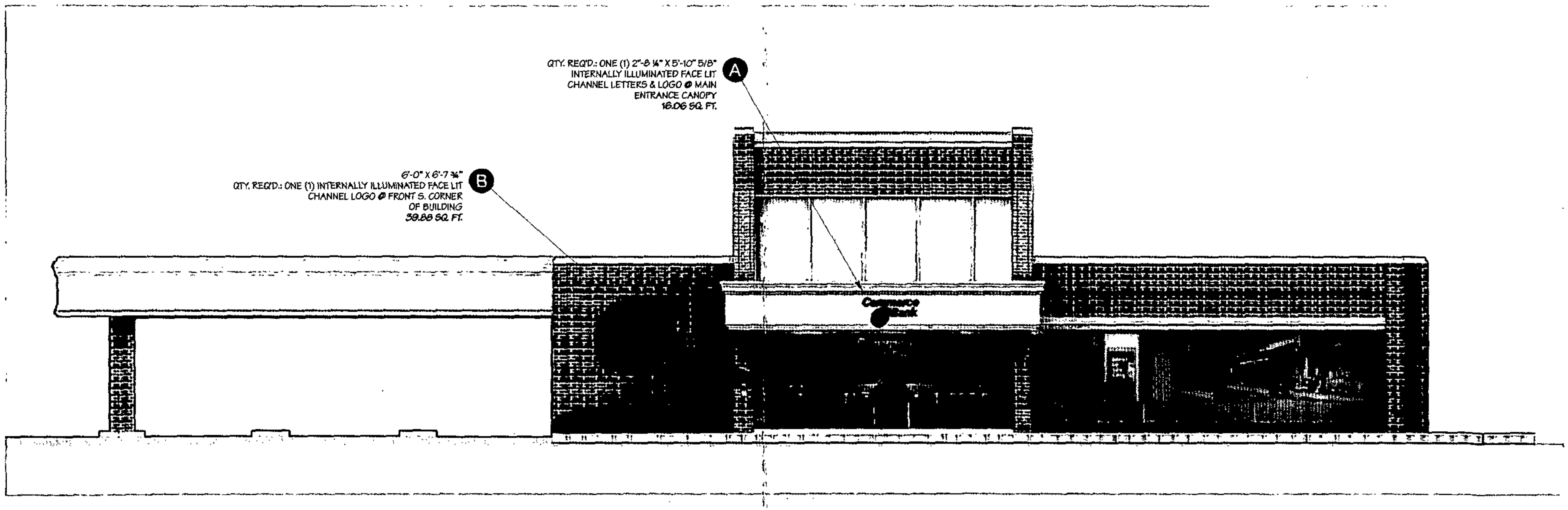
DESIGNED: PHRA
DRAWN: PHRA
DATE: 1/7/08
SCALE: NTS

FILE NO: 14713-1-G

SHEET: 2 OF 2

P:\Projects\14713\1-G\PLANS\CADD\SHT1.DWG

COMMERCE BANK FRONT ELEVATION
PROTOTYPE "D" 4 LANE SIDE DRIVE-THRU



FRONT ELEVATION
Scale: 3/32" = 1'-0"

PETITIONER'S
EXHIBIT NO. 3A

TRIANGLE SIGN & SERVICE

CLIENT & LOCATION
Commerce Bank

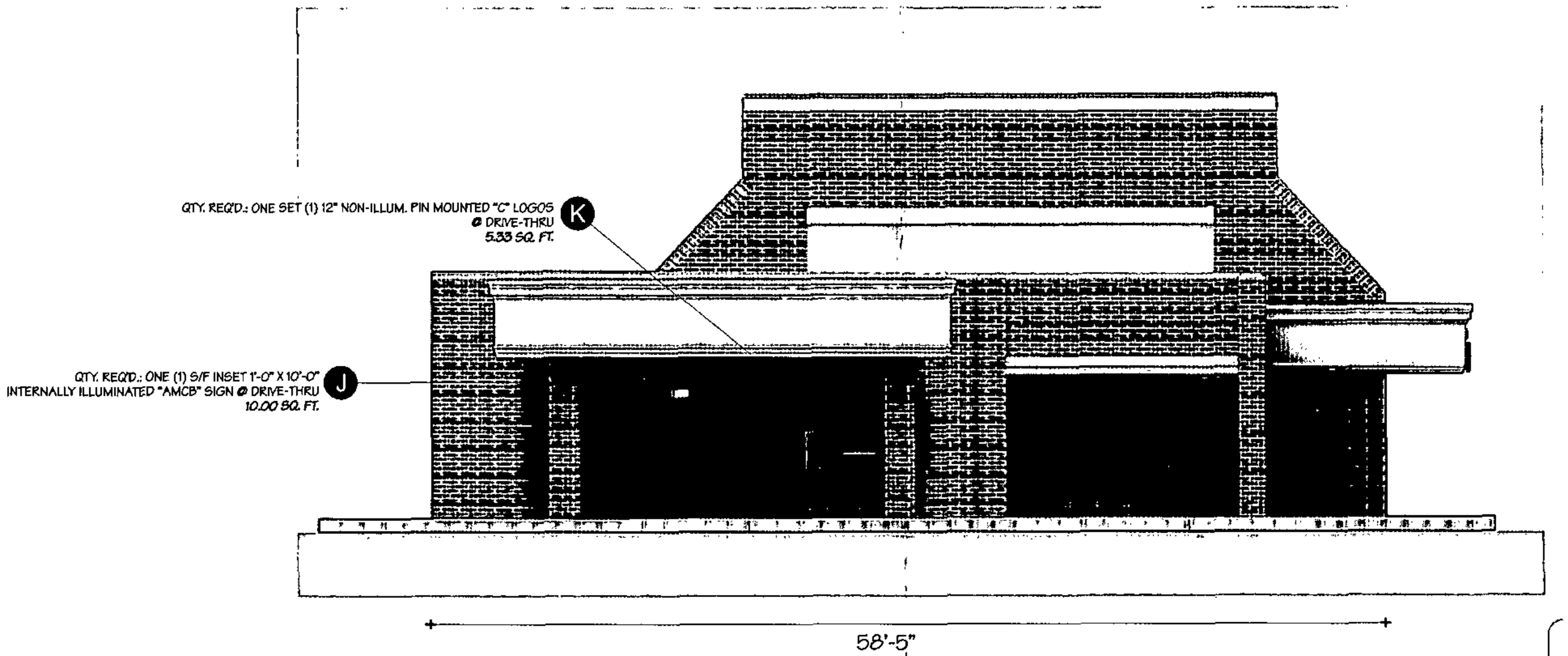
COMMERCE BANK
1800 EASTERN BLVD.
ESSEX, MD 21221

DRAWING NO.	DATE	DRAWN BY	REVIEWED BY
071672 T3 R2	8/10/07	LR	
SALESMAN	SHEET NO.	SCALE	SEQ. NO.
G. NETHEN	2 of 20	AS NOTED	

REVISION
T2 9/11/07 LR ADD PLATE LETTERS TO MONUMENT BASE
T3 9/28/07 LR MOVE MONUMENT ADJUST DIRECTIONALS
T3 R1 10/3/07 LR CHANGE PIN LETTERS TO BRUSHED BRASS
T3 R2 10/8/07 LR REVISE PIN LETTER SIZE & LAYOUT

11 AZAR COURT / P.O. BOX 24186 BALTIMORE, MARYLAND 21227 - PHONE: 410.247.5300 - FAX: 410.247.1944 REPRODUCTION IN WHOLE OR PART PROHIBITED WITHOUT EXPRESS PERMISSION OF TRIANGLE S & S

COMMERCE BANK SIDE ELEVATION @ DRIVE-THRU
PROTOTYPE "D" 4 LANE SIDE DRIVE-THRU



SIDE ELEVATION @ DRIVE-THRU
Scale: 3/32" = 1'-0"

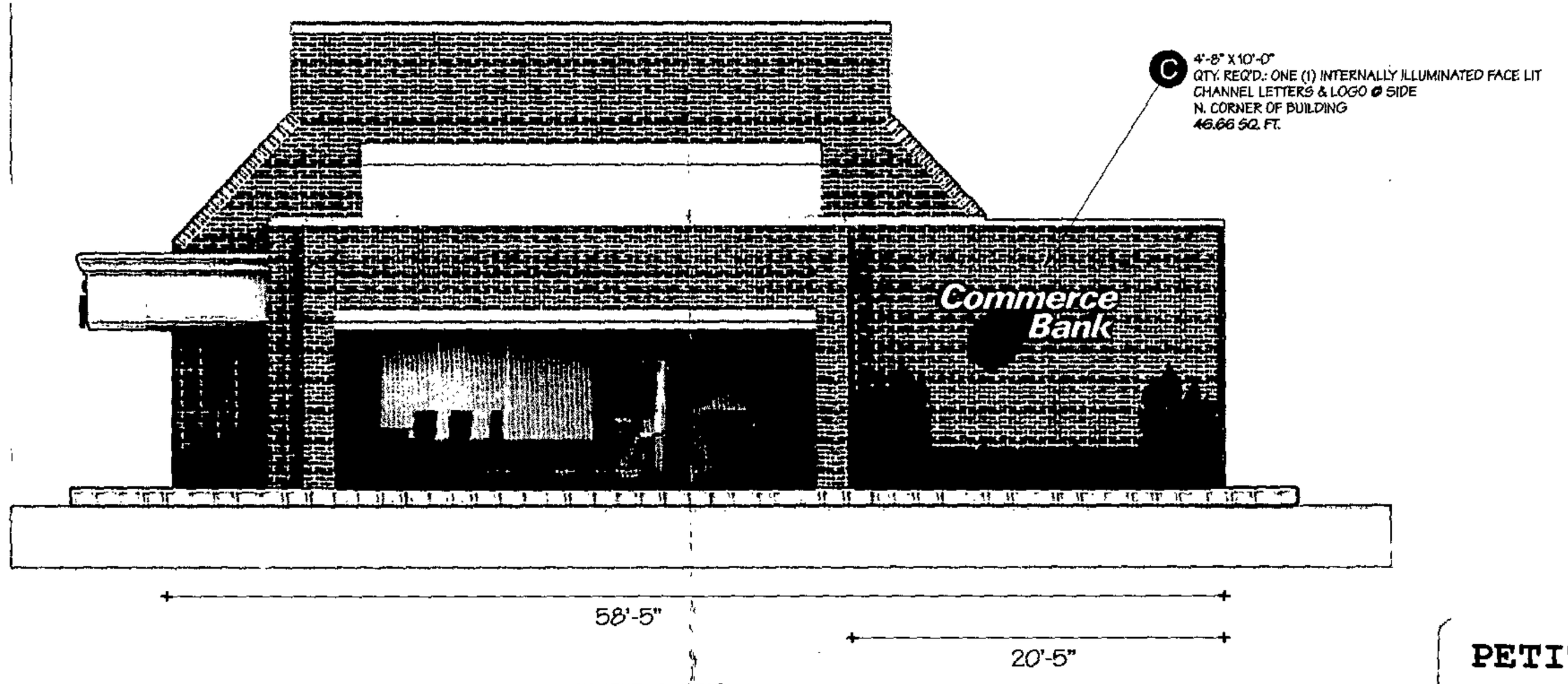
PETITIONER'S
EXHIBIT NO. 3B

TRIANGLE SIGN & SERVICE

CLIENT & LOCATION		DRAWING NO.	DATE	DRAWN BY	REVIEWED BY	REVISION
Commerce Bank	COMMERCE BANK 1800 EASTERN BLVD. ESSEX, MD 21221	071672 T3 R2	8/10/07	LR		T2 9/11/07 LR ADD PLATE LETTERS TO MONUMENT BASE T3 9/28/07 LR MOVE MONUMENT ADJUST DIRECTIONALS T3 R1 10/3/07 LR CHANGE PIN LETTERS TO BRUSHED BRASS T3 R2 10/8/07 LR REVISE PIN LETTER SIZE & LAYOUT
		SALESMAN G. NETHEN	SHEET NO. 4 of 20	SCALE AS NOTED	SEG. NO.	

11 AZAR COURT / P.O. BOX 24186 BALTIMORE, MARYLAND 21227 - PHONE: 410.247.5300 - FAX: 410.247.1944 REPRODUCTION IN WHOLE OR PART PROHIBITED WITHOUT EXPRESS PERMISSION OF TRIANGLE S & S

COMMERCE BANK SIDE ELEVATION
PROTOTYPE "D" 4 LANE SIDE DRIVE-THRU



SIDE ELEVATION
Scale: 3/32" = 1'-0"

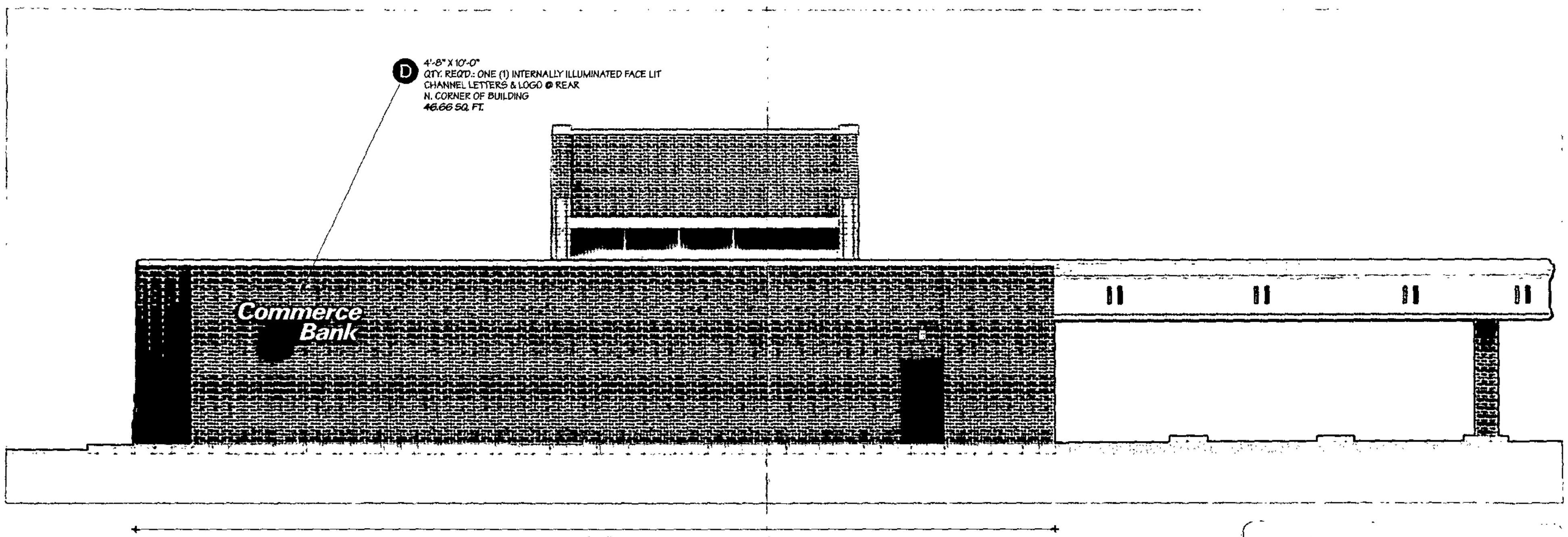
PETITIONER'S
EXHIBIT NO. 3C

TRIANGLE SIGN & SERVICE

CLIENT & LOCATION		DRAWING NO.	DATE	DRAWN BY	REVIEWED BY	REVISION
Commerce Bank	COMMERCE BANK 1800 EASTERN BLVD. ESSEX, MD 21221	071672 T3 R2	8/10/07	LR		T2 9/11/07 LR ADD PLATE LETTERS TO MONUMENT BASE T3 9/28/07 LR MOVE MONUMENT ADJUST DIRECTIONALS T3 R1 10/3/07 LR CHANGE PIN LETTERS TO BRUSHED BRASS T3 R2 10/8/07 LR REVISE PIN LETTER SIZE & LAYOUT
		SALESMAN G. NETHEN	SHEET NO. 5 of 20	SCALE AS NOTED	SEG. NO.	

11 AZAR COURT / P.O. BOX 24186 BALTIMORE, MARYLAND 21227 - PHONE: 410.247.5300 - FAX: 410.247.1944 REPRODUCTION IN WHOLE OR PART PROHIBITED WITHOUT EXPRESS PERMISSION OF TRIANGLE S & S

COMMERCE BANK REAR ELEVATION
PROTOTYPE "D" 4 LANE SIDE DRIVE-THRU



REAR ELEVATION
Scale: 3/32" = 1'-0"

PETITIONER'S
EXHIBIT NO. 3D

TRIANGLE SIGN & SERVICE

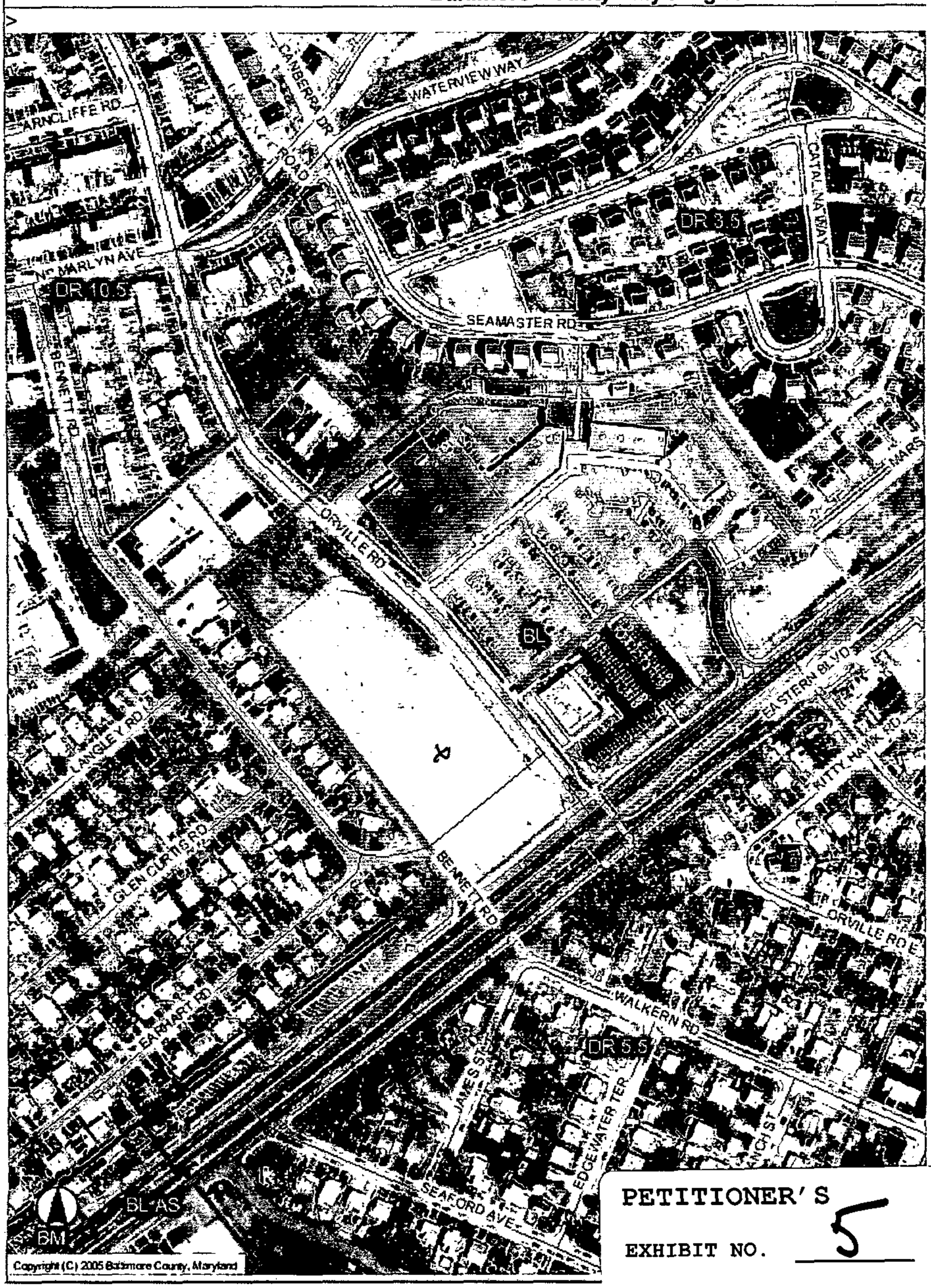
CLIENT & LOCATION
Commerce Bank

COMMERCE BANK
1800 EASTERN BLVD.
ESSEX, MD 21221

DRAWING NO.	DATE	DRAWN BY	REVIEWED BY	REVISION
071672 T3 R2	8/10/07	LR		T2 9/11/07 LR ADD PLATE LETTERS TO MONUMENT BASE T3 9/28/07 LR MOVE MONUMENT ADJUST DIRECTIONALS T3 R1 10/3/07 LR CHANGE PIN LETTERS TO BRUSHED BRASS T3 R2 10/8/07 LR REVISE PIN LETTER SIZE & LAYOUT
SALESMAN	SHEET NO.	SCALE	SEG. NO.	
G. NETHEN	3 of 20	AS NOTED		

11 AZAR COURT / P.O. BOX 24186 BALTIMORE, MARYLAND 21227 - PHONE: 410.247.5300 - FAX: 410.247.1944 REPRODUCTION IN WHOLE OR PART PROHIBITED WITHOUT EXPRESS PERMISSION OF TRIANGLE S & S

Baltimore County - My Neighborhood



PETITIONER'S

EXHIBIT NO. 5

Scott R. Wolford, AICP, RLA
Vice President

Company Title

Vice President/ Director of Maryland Operations

Education

- *MS, Landscape Architect and Environmental Planning, 1985*
- *BS, Landscape Architecture, 1978*

Registration/Certification

- *Registered Landscape Architect, Maryland, 1988, #797*
- *Registered Landscape Architect, Pennsylvania, 1989, #001081-R*
- *American Institute of Certified Planners, 1990*

Affiliation

- *Poolesville, Maryland Planning Commission, Vice Chairman, 1997-2004*
- *Urban Land Institute*
- *Society for College and University Planning*
- *Maryland-Nations Capital Building Industry Association*
- *American Society of Landscape Architects*
- *American Planning Association*

Summary

Mr. Wolford is a Vice President and the Director of **Patton Harris Rust & Associates, pc,** Maryland operations. His responsibilities include coordination of all Maryland-based projects including directing the activities of a staff of 130 engineers, planners, landscape architects, utility designers, environmentalists and surveyors in the six Maryland offices. Specific tasks include participation in County Master Plans, Rezoning and Special Exceptions, Variances and Departures and Zoning Relief. In this position coordination with other design consultants and team professionals is required to make a unified comprehensive presentation, and to build cases for favorable approval. This roles includes extensive knowledge of the Special Exception process, subdivision process, as well as Planning Board, Zoning Hearing Examiner and Board of Zoning Appeal presentations.

Relevant Experience

- **Greenhorne & O'Mara, Inc. – Montgomery County, Maryland**
  Director of Planning
  Responsibilities included development of feasibility studies, participation in master plan preparation, rezonings and special exceptions, public presentations, conceptual and final designs, construction documents, specifications, environmental analysis, wetland investigation, forest stand delineation, and tree conservation plans. These projects included elderly housing, golf courses, residential communities, office parks and commercial and industrial facilities.

- **Greenman-Pedersen, Inc. (GPI) – Laurel, Maryland**
  Director of Planning
  Responsibilities included feasibility studies, master planning, rezonings, public presentations, conceptual and final designs, environmental analysis, wetland investigation, forest stand delineation, and tree conservation plans. These services are provided to public agencies and private ventures. Responsibilities included scheduling of personnel and projects, executing contracts and proposals, marketing, project accounting, hiring, management and education of staff, and client relations. Included in responsibilities was testimony to boards and commissions.

- **Kidde Consultants, Inc. – Laurel, Maryland**
  Project Manager of Planning
  Responsibilities included the overall scheduling and coordination of landscape architecture and planning projects. Those projects included a residential and mixed-use communities, commercial and retail development projects, institutional developments, and park and recreational facilities. Duties included feasibility studies and reports, preliminary and final design layouts, public presentations, construction drawings and specifications, stormwater management and utility plans, and environmental analysis including wetland and tree stand delineation.

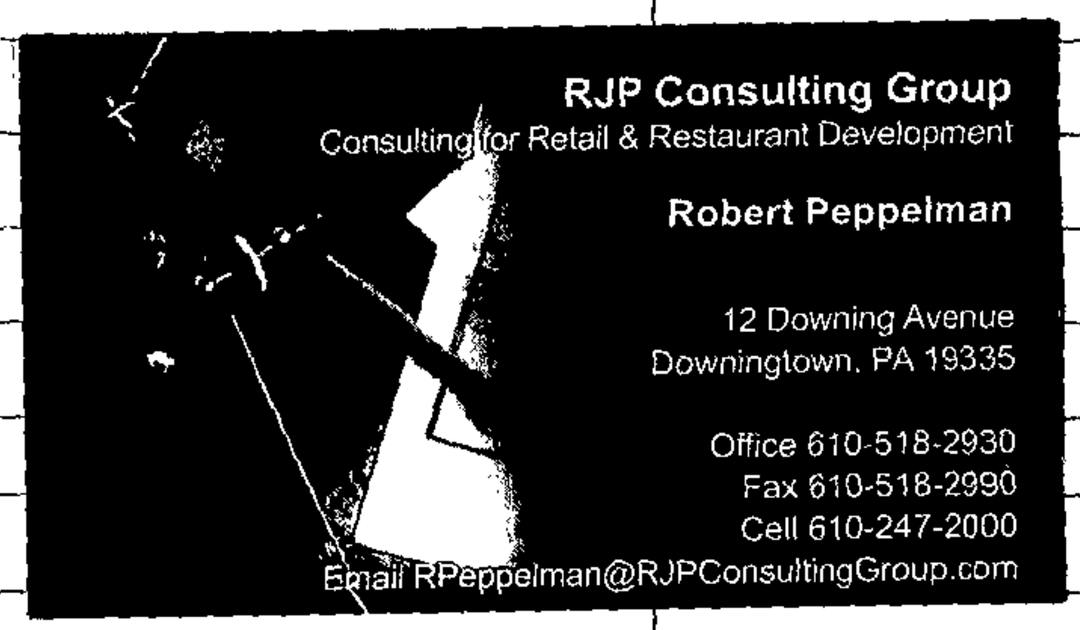
PETITIONER'S
EXHIBIT NO. 6

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 08-191-A
DATE 1-8-08

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
JEFF GREENBERG	11 AZAR Ct, Balto., MD	Balto MD 21227	jeffrey.greenberg@trianglesign.com
Bob Peppelman	12 Downing Ave	Downingtown, PA 19335	rpeppelman@rjpconsultinggroup.com
HARRY GANDY	8 KENNEDY DR	BRIDGETON NJ 08302	"
Nat Ballard	8818 Centre Park Dr. Columbia MD	Columbia MD 21045	nat.ballard@phra.com
Scott Wolford	"	"	scott.wolford@phra.com
David Kercesk:	20 Allegheny Ave.	Towson, MD 21204	dkercesky ~~[illegible]~~ bellsouth.net
Chris Mudd	"	"	cdmudd@ugsbb.com



TRIANGLE

JEFFREY GREENBERG
Zoning Specialist

TRIANGLE SIGN & SERVICE
11 Azar Court
P.O. Box 24186
Baltimore, MD 21227
Phone 410-247-5300
Direct 443-297-5025
Fax 410-247-1944
jeffrey.greenberg@trianglesign.com

Scott R. Wolford, RLA, AICP
Vice President

PHR+A

8818 Centre Park Drive
Columbia, MD 21045
T 410.997 8900
F 410.997.9282
C 301.922.0204
E Scott.Wolford@phra.com

Engineers. Surveyors. Planners. Landscape Architects.

Mars

MARS SUPER MARKETS, INC.
"The Friendly Food People"
3401 E. Federal Street
Baltimore, Maryland 21213-4011

Richard E. Snyder
Director of Store Development and Special Projects

Phone: 410-342-0197
Fax: 410-342-5796
Cell: 443-889-9490
E-mail: rsnyder@marsfood.com

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 08 - 191 - A
DATE 1 - 8 - 08

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Richard Snyder	3401 E Fenhill St	Baltimore MD 21213	rsnyder@marsfood.com

BW
1-8-08
9AM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development Management

DATE: December 18, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

DAK

RECEIVED
JAN 10 2008
BY:

SUBJECT: Zoning Advisory Committee Meeting
For December 12, 2007
Item No. 08-191

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-12172007.doc

TRANSMISSION VERIFICATION REPORT

TIME : 01/04/2008 08:59
NAME : ZONING
FAX : 4108873048
TEL :
SER.# : BROB4J281084

DATE,TIME	01/04 08:59
FAX NO./NAME	93468
DURATION	00:00:00
PAGE(S)	00
RESULT	BUSY
MODE	STANDARD

BUSY: BUSY/NO RESPONSE

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development Management

DATE: December 18, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 12, 2007
Item No. 08-191

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

BW 1/8
9Am

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development Management

DATE: December 18, 2007

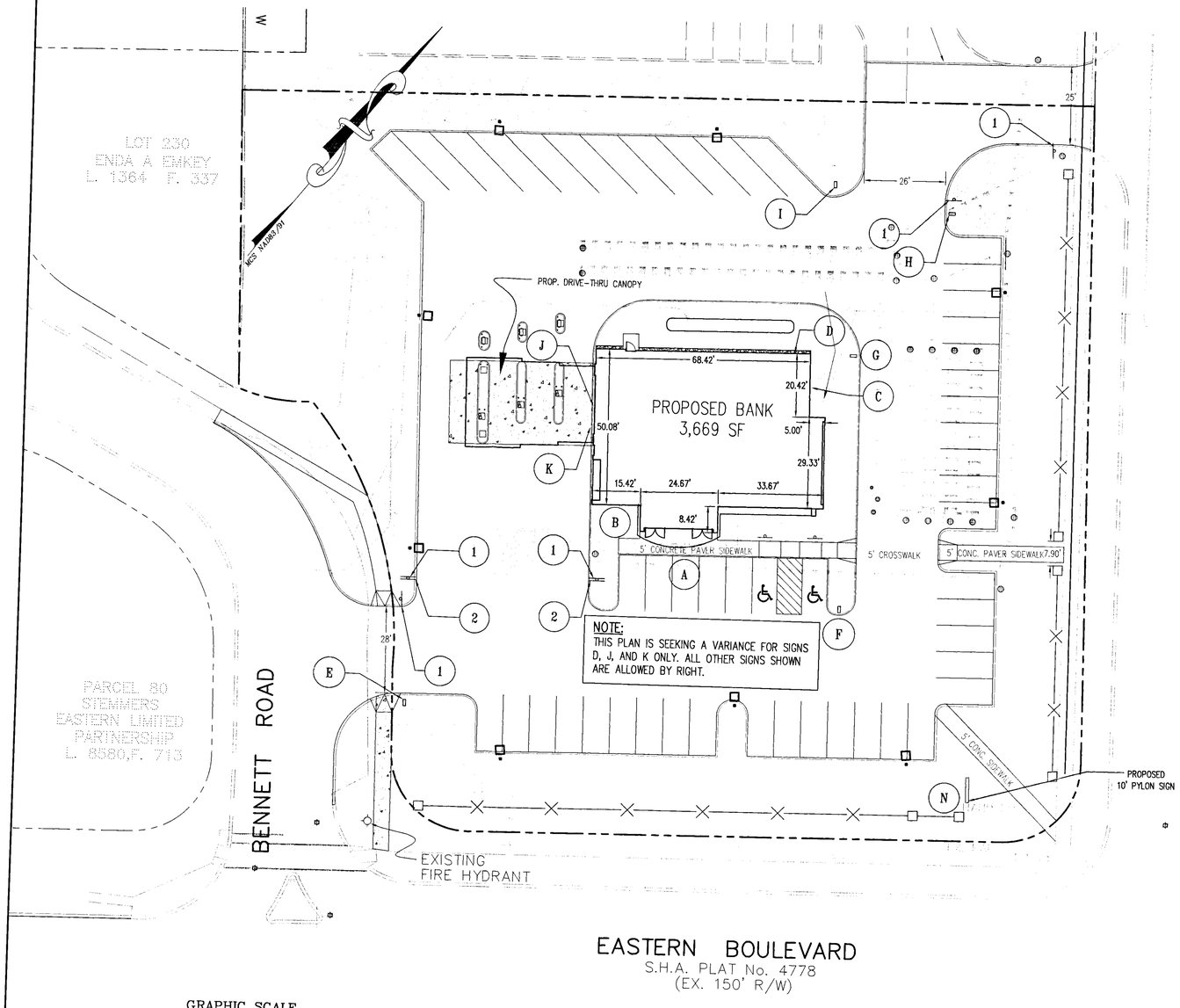
FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

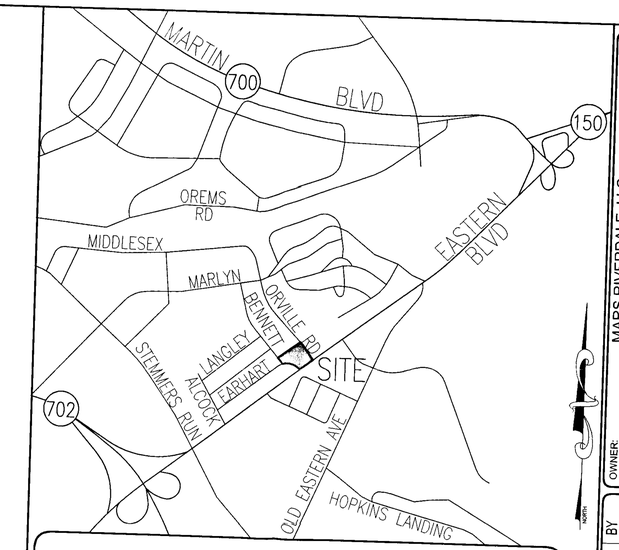
DAK

SUBJECT: Zoning Advisory Committee Meeting
For December 12, 2007
Item No. 08-191

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-12172007.doc





VICINITY MAP
SCALE: 1"=1000'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GENERAL NOTES:

1. 1' topography and boundary by Patton Harris Rust and Associates, November 2006.
2. Existing Zoning: Business, Local (BL)
3. Gross Tract Area: ±1.32 acres (Parcels 604 & 2)
   57,648 SQ. FT.
4. Election District: 15
5. Tax Map No. 90, Grid 17, Parcel 604 & Grid 7, Parcel 2
   (Account Numbers 1900006489 & 2300009996)
6. ADC Map: Baltimore County Map 37, Grids F-7, G-7
7. Existing Use: Vacant Lot
8. Proposed Use: Bank
9. Existing Forest Cover: None
10. There are no known historic features on this site, or adjacent to this site.
11. There are no cemeteries located on or adjacent to the site.
12. Planner/Engineer:
    Patton Harris Rust & Associates, Inc.
    8818 Centre Park Drive, Suite 200
    Columbia, Maryland 21045
    T: 410.997.8900 F: 410.997.9282
13. The soil types present are:
    LyB Loamy & Clayey Land (0-5% slopes)
    *From Soil Survey-Baltimore County Maryland
14. FIRM Community Panel # 240010 0430 B (March 2, 1981)
15. Watershed: Back River
16. Council District: 7
17. DRC Request (DRC No. 010207M) is associated with this project.

BL DEVELOPMENT STANDARDS (Section 231 & 232):

	PERMITTED	PROPOSED
Maximum Height Limitations:	97'	28'
Maximum Floor Area Ratio:	3.0	0.06
Stacking Space Requirements:	5 spaces for first station and 2 per additional station (5 + (3x2))=11 spaces at 20'x8.5'	11 Stacking spaces are shown on the site plan.

PARKING SCHEDULE:

	REQUIRED	PROPOSED
Bank: Total gross floor area:	N/A	3,669 SF
Parking Spaces:	3.3 space per 1,000 SF of floor area (3,669/1,000)x3.3 =12.11 spaces)	50 total spaces 48 Regular Spaces @ (8.5' x 18') 2 Handicapped Van Spaces (8' x 18' loading area)

BL ZONE SETBACKS (Section 232):

	REQUIRED	PROPOSED
Side:	10' (Corner Lot)	30.37', 83.93'
Rear:	None	80.91'
Front Yard Average Setback: 45' (Residential) + 95' (Ruby Tuesdays)=140' / 2= 70'	70'	97.61'

Previous Zoning Cases

Case No. 315
Petition for Zoning Reclassification from a residential use area to a commercial use area. The petition was granted by the Zoning Commissioner in April, 1943.

Case No. 1650
Petition for Zoning Reclassification from an "A-Residential" zone to an "E-Commercial" zone. The petition was granted by the Zoning Commissioner on February 17, 1950.

Case No. 66-186-RXA
Petition for (1) Zoning Reclassification from R-6 to B.L.; (2) Special Exception to use the property for a service garage; and (3) for Variances to permit: (a) a rear yard of 0 feet instead of the required 20 feet; (b) a side yard of 6 inches instead of the required 12 feet; (c) 5 parking spaces instead of the required 14; (d) a lot area for a dwelling of 3,668sq. ft. instead of the required 6,000sq. ft.; and (e) a rear yard of 23 feet instead of the required 30 feet. The Zoning Commissioner granted all requested relief on February 24, 1966.

PETITIONER'S
EXHIBIT NO. 1A

OWNER: MARS RIVERDALE, LLC
C/O MARS SUPER MARKETS INC.
6721-B CHESAPEAKE CENTER DR.
GLEN BURNIE, MD 21060

DEVELOPER: COMMERCE BANK
MICHAEL POWELL
9000 STATE WAY, BUILDING 1
MOUNT LAUREL, NJ 08054

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive Columbia, MD 21045
T 410-997-8900 F 410-997-9282

No.	REVISION	DATE	BY

PLAN TO ACCOMPANY PETITION FOR VARIANCE

COMMERCE BANK
ESSEX
TAX MAP 90, GRID 17, PARCEL 1 & 2
EASTERN BLVD
BALTIMORE, MD

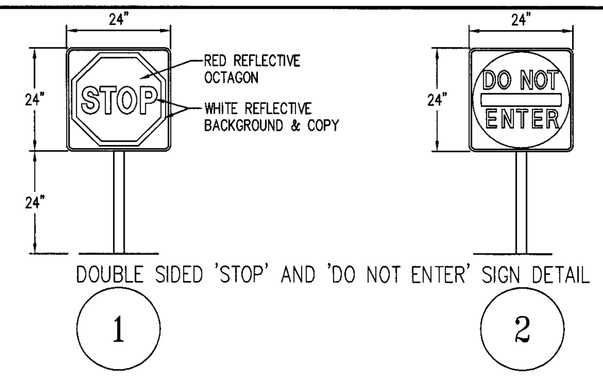
FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

PHR+A

DESIGNED: JML
DRAWN: JML
DATE: 10/09/07
SCALE: 1" = 20'

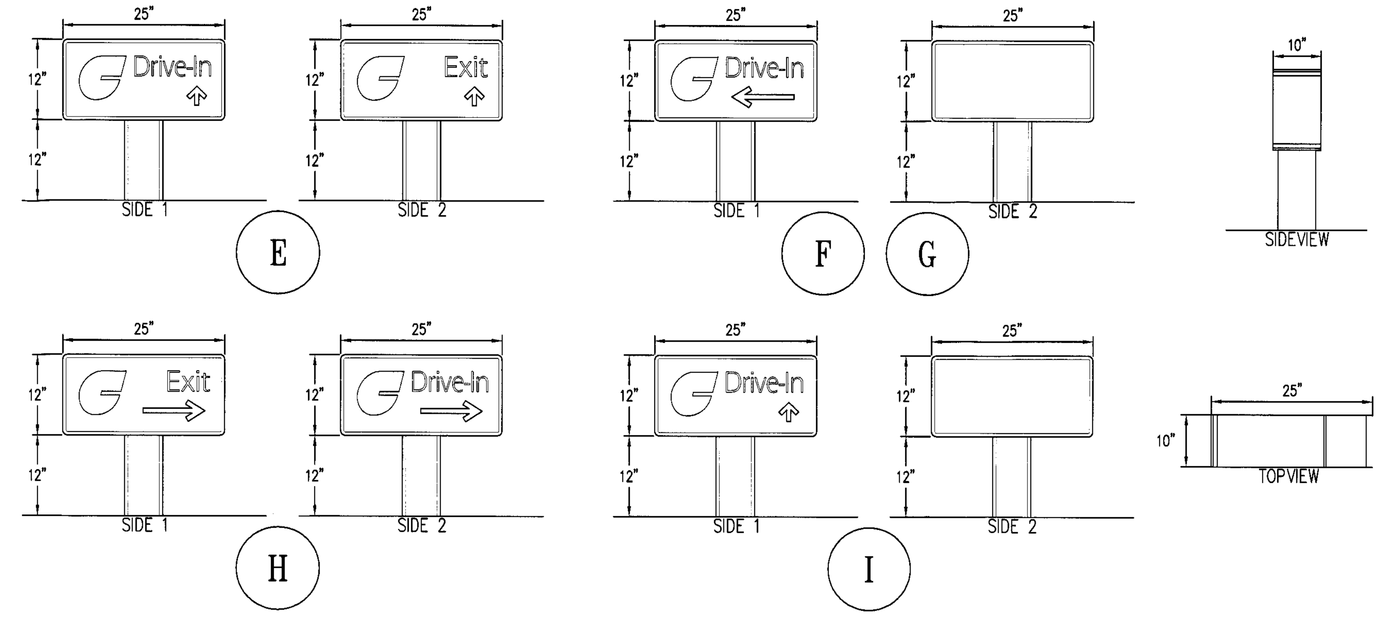
FILE NO: 14713-1-0
C-6.02
SHEET: 19 OF 24

P:\PROJECT\14713\1-0\PLANS\C602SIGN.DWG



DOUBLE SIDED 'STOP' AND 'DO NOT ENTER' SIGN DETAIL

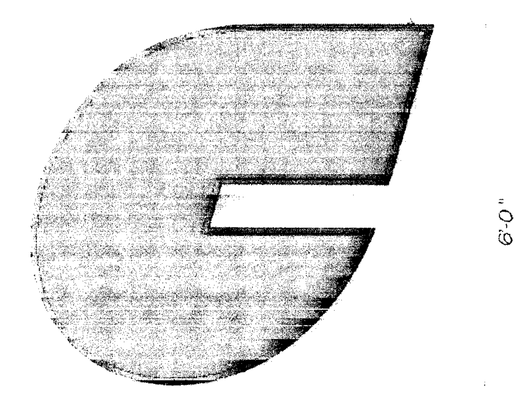
NOT TO SCALE



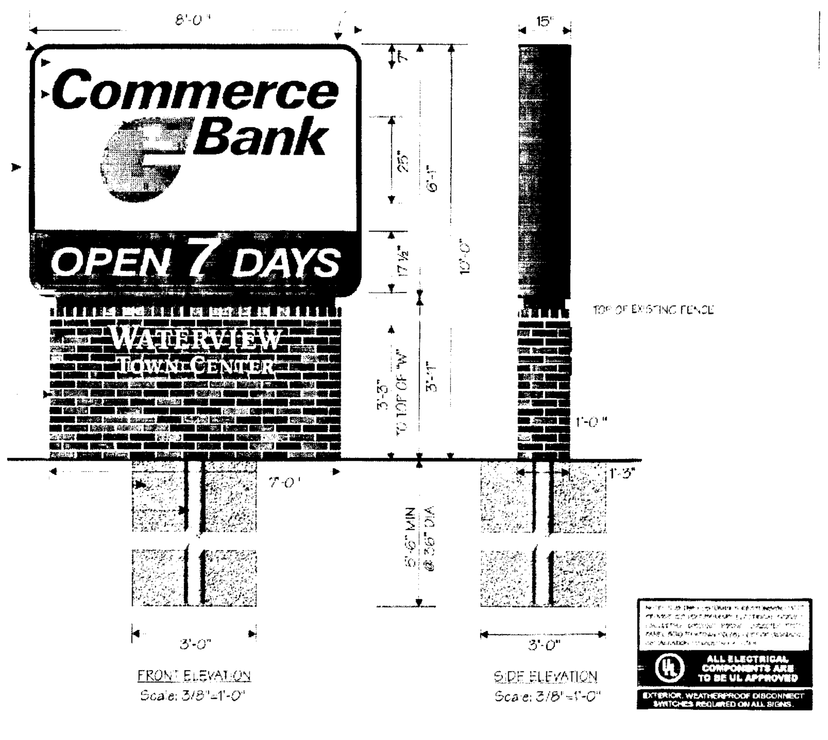
A 16.06 SQ FT

C D

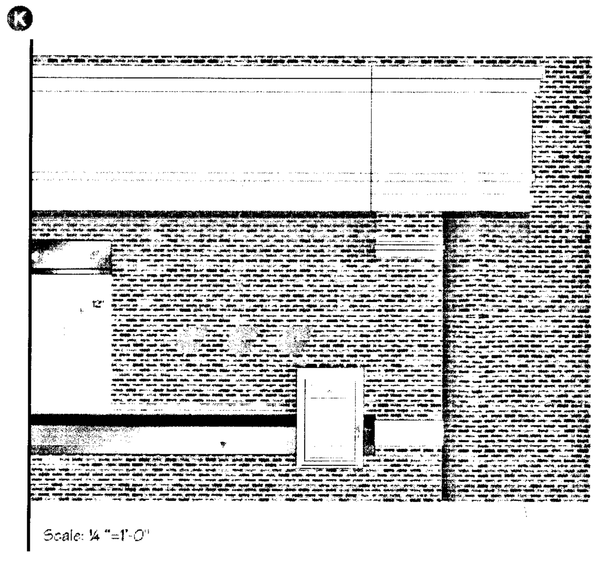
B



N 48 SQ FT

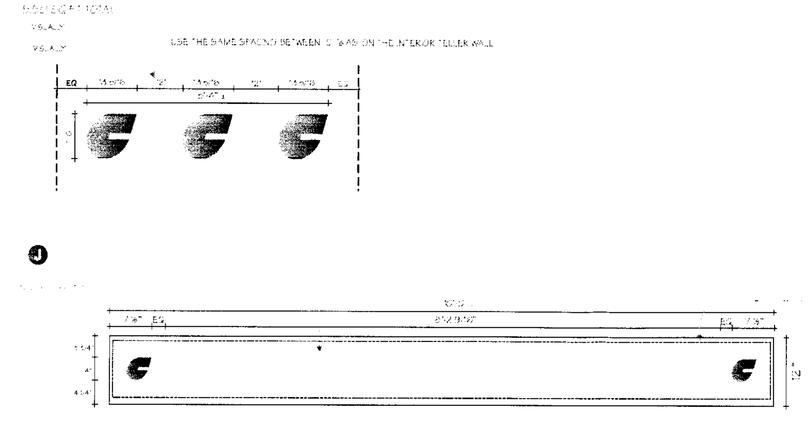


K



Scale: ¼"=1'-0"

J



PETITIONER'S EXHIBIT NO. 1B

OWNER: MARS RIVERDALE, LLC
C/O MARS SUPER MARKETS INC.
6721-B CHESAPEAKE CENTER DR.
GLEN BURNIE, MD 21060

DEVELOPER: COMMERCE BANK
MICHAEL POWELL
9000 ATRIUM WAY, BUILDING 1
MOUNT LAUREL, NJ 08054

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive Columbia, MD 21045
T 410-997-8900 F 410-997-9282

No.	REVISION	DATE	BY

PLAN TO ACCOMPANY
PETITION FOR VARIANCE

COMMERCE BANK
ESSEX
TAX MAP 90, GRID 17, PARCEL 1 & 2
EASTERN BLVD
BALTIMORE, MD

FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

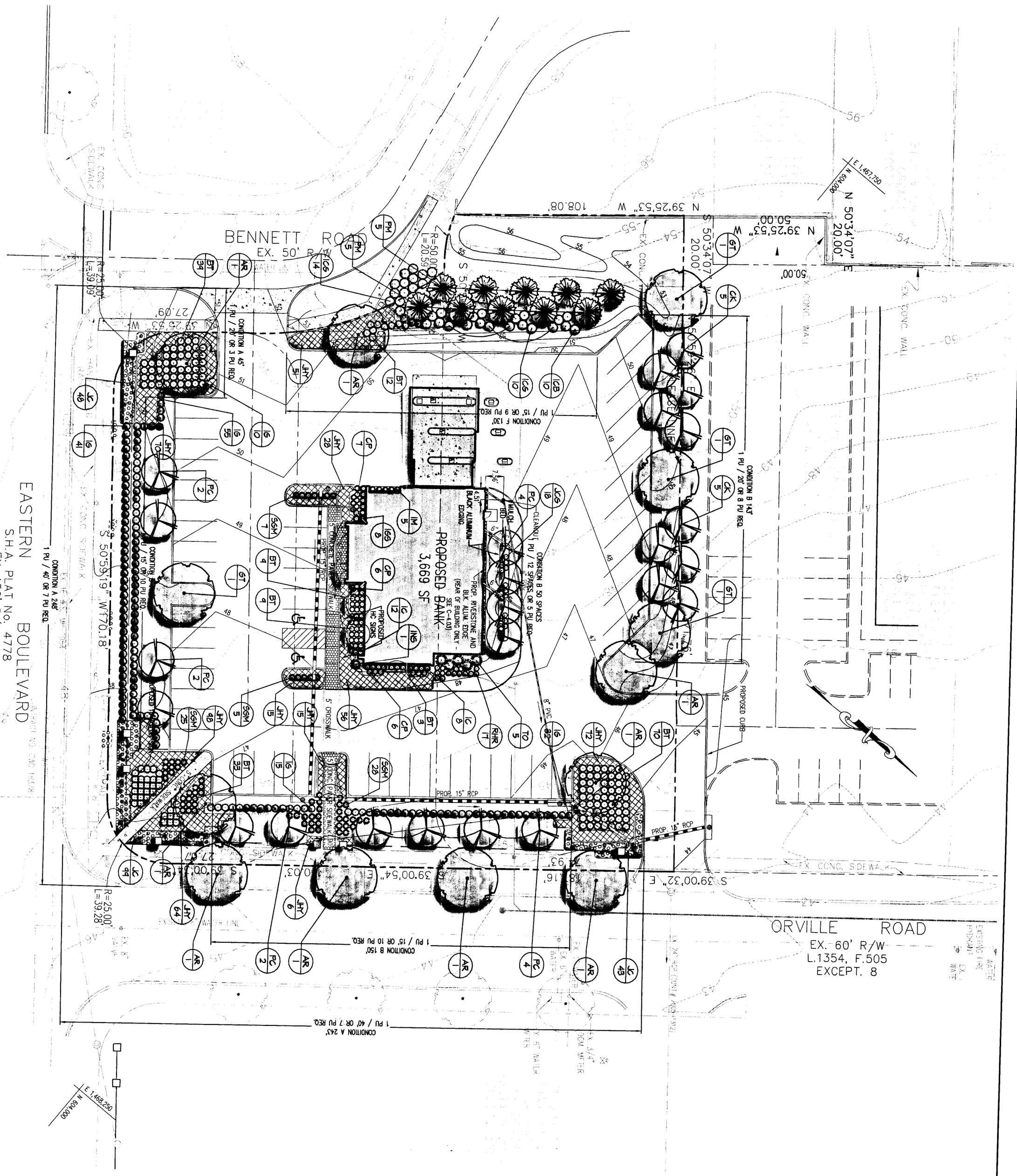
PHR+A

DESIGNED: JML
DRAWN: JML
DATE: 10/09/07
SCALE: 1" = 20'

FILE NO: 14713-1-0
C-6.03

SHEET: 19A OF 24

P:\PROJECT\14713\1-0\PLANS\C6025IGN.DWG



PETITIONER'S EXHIBIT NO. 2

Commerce Bank

No.	REVISION	DATE	BY
1	ADDENDUM # 1	9/5/07	PHRA
2	ADDENDUM # 2	10/9/07	PHRA

LANDSCAPE PLAN RENDERING

COMMERCE BANK

ESSEX

TAX MAP 90, GRID 17, PARCEL 1 & 2
EASTERN BLVD
BALTIMORE, MD

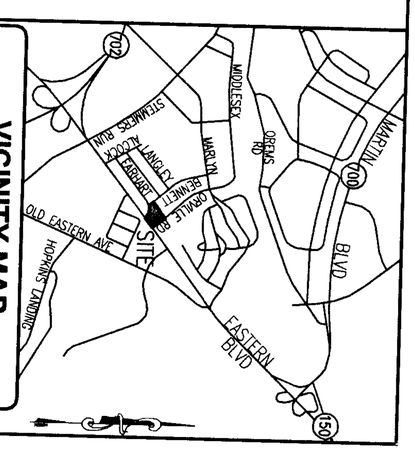
FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

OWNER: MARS RIVERDALE, LLC
C/O MARS SUPER MARKETS INC.
6721-B CHESAPEAKE CENTER DR.
GLEN BURNIE, MD 21060

DEVELOPER: COMMERCE BANK
MICHAEL POWELL
9000 ATRIUM WAY, BUILDING 1
MOUNT LAUREL, NJ 08054

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive Columbia, MD 21045
T 410-997-8900 F 410-997-9282

VICINITY MAP
SCALE: 1"=2000'



SEAL: THIS PLAN IS SEALED AND CERTIFIED AS BEING IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN UNDER DRC # 01020WM

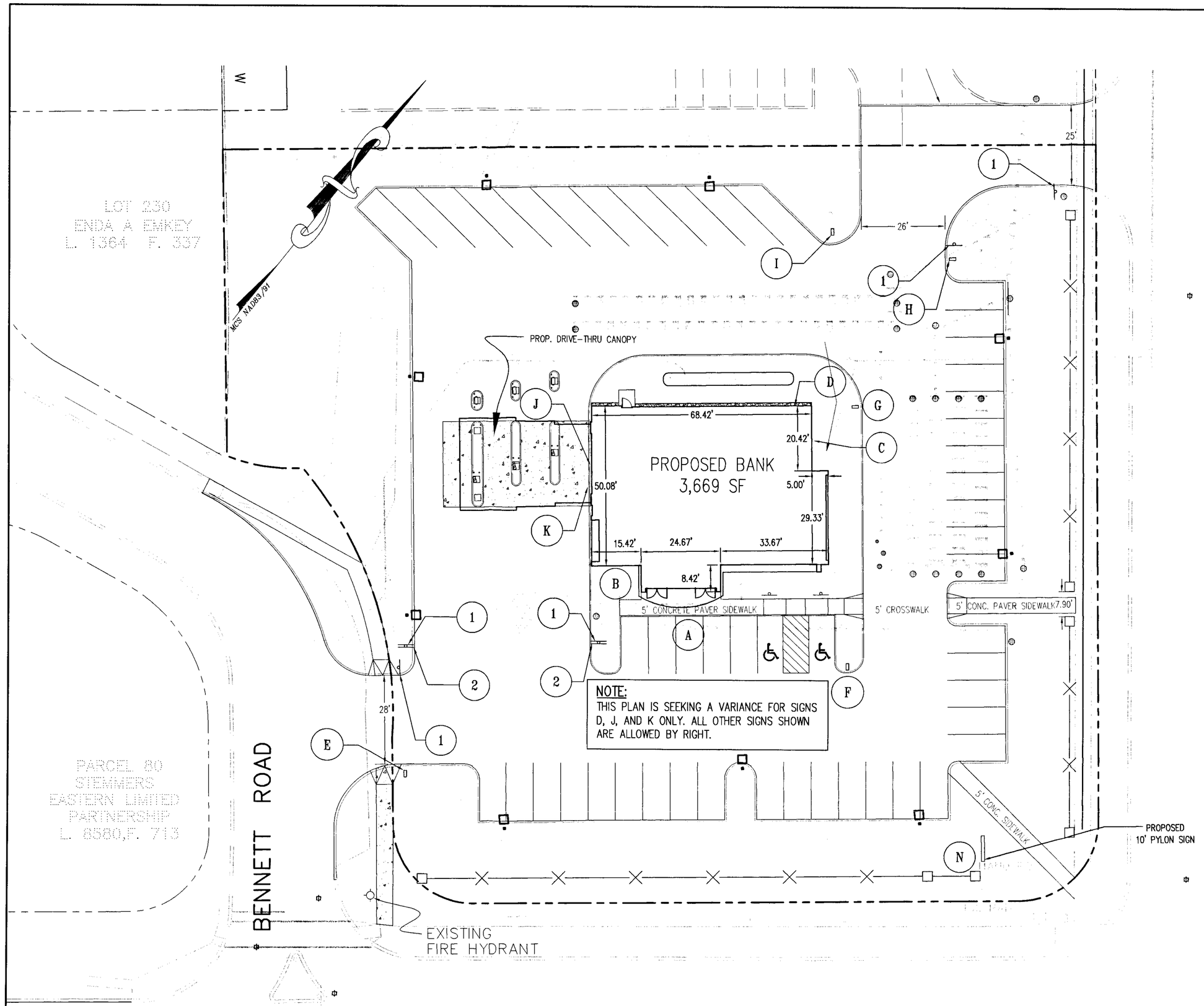
BY: SCOTT B. WOLFORD
BOARD OF LANDSCAPE ARCHITECTS
STATE OF MARYLAND
787

PHR+A

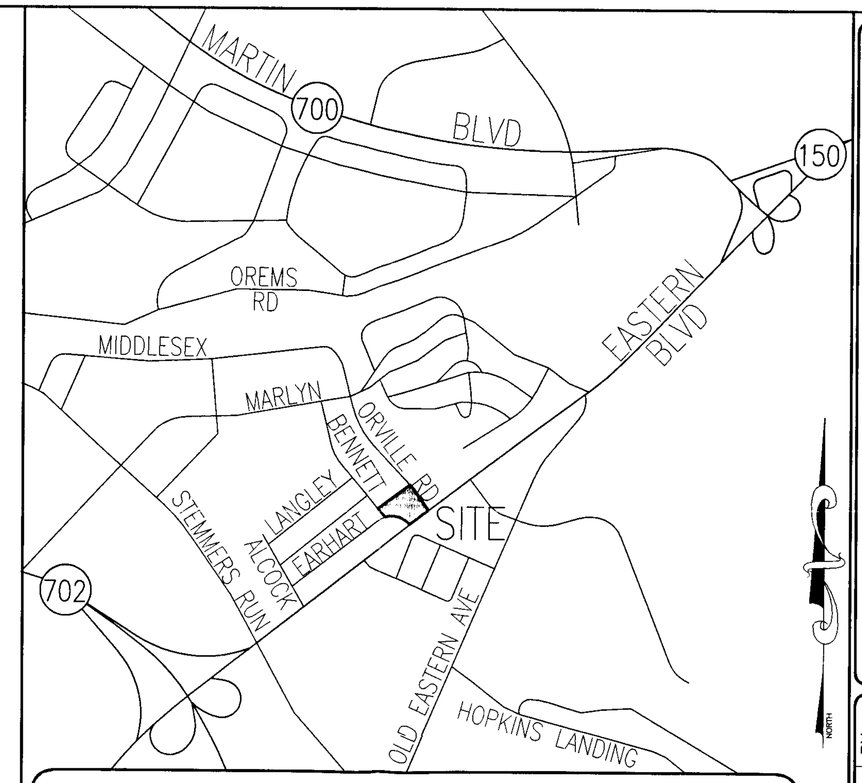
DESIGNED: PHRA
DRAWN: JML
DATE: 1/4/08
SCALE: 1" = 20'

FILE NO: 14713-1-0
C-5.01
SHEET: 1 OF 1

P:\PROJECT\14713\1-0\PLANS\C501LND-RENDERING.DWG



NOTE:
THIS PLAN IS SEEKING A VARIANCE FOR SIGNS D, J, AND K ONLY. ALL OTHER SIGNS SHOWN ARE ALLOWED BY RIGHT.



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. 1' topography and boundary by Patton Harris Rust and Associates, November 2006.
2. Existing Zoning: Business, Local (BL)
3. Gross Tract Area: ±1.32 acres (Parcels 604 & 2)
   57,648 SQ. FT.
4. Election District: 15
5. Tax Map No. 90, Grid 17, Parcel 604 & Grid 7, Parcel 2
   (Account Numbers 1900006489 & 2300009996)
6. ADC Map: Baltimore County Map 37, Grids F-7, G-7
7. Existing Use: Vacant Lot
8. Proposed Use: Bank
9. Existing Forest Cover: None
10. There are no known historic features on this site, or adjacent to this site.
11. There are no cemeteries located on or adjacent to the site.
12. Planner/Engineer:
    Patton Harris Rust & Associates, Inc.
    8818 Centre Park Drive, Suite 200
    Columbia, Maryland 21045
    T: 410.997.8900 F: 410.997.9282
13. The soil types present are:
    LyB Loamy & Clayey Land (0-5% slopes)
    *From Soil Survey-Baltimore County Maryland
14. FIRM Community Panel # 240010 0430 B (March 2, 1981)
15. Watershed: Back River
16. Council District: 7
17. DRC Request (DRC No. 010207M) is associated with this project.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Previous Zoning Cases

Case No. 315
Petition for Zoning Reclassification from a residential use area to a commercial use area. The petition was granted by the Zoning Commissioner in April, 1943.

Case No. 1650
Petition for Zoning Reclassification from an "A-Residential" zone to an "E-Commercial" zone. The petition was granted by the Zoning Commissioner on February 17, 1950.

Case No. 66-186-RXA
Petition for (1) Zoning Reclassification from R-6 to B.L.; (2) Special Exception to use the property for a service garage; and (3) for Variances to permit: (a) a rear yard of 0 feet instead of the required 20 feet; (b) a side yard of 6 inches instead of the required 12 feet; (c) 5 parking spaces instead of the required 14; (d) a lot area for a dwelling of 3,668sq. ft. instead of the required 6,000sq. ft.; and (e) a rear yard of 23 feet instead of the required 30 feet. The Zoning Commissioner granted all requested relief on February 24, 1966.

BL DEVELOPMENT STANDARDS (Section 231 & 232):

	PERMITTED	PROPOSED
Maximum Height Limitations:	97'	28'
Maximum Floor Area Ratio:	3.0	0.06
Stacking Space Requirements:	5 spaces for first station and 2 per additional station (5 + (3x2))=11 spaces at 20'x8.5'	11 Stacking spaces are shown on the site plan.

PARKING SCHEDULE:

	REQUIRED	PROPOSED
Bank:		
Total gross floor area:	N/A	3,669 SF
Parking Spaces:	3.3 space per 1,000 SF of floor area (3,669/1,000)x3.3 =12.11 spaces)	50 total spaces 48 Regular Spaces @ (8.5' x 18') 2 Handicapped Van Spaces (8' x 18' loading area)

BL ZONE SETBACKS (Section 232):

	REQUIRED	PROPOSED
Side:	10' (Corner Lot)	30.37', 83.93'
Rear:	None	80.91'
Front Yard Average Setback: 45' (Residential) + 95' (Ruby Tuesdays)=140' / 2= 70'	70'	97.61'

12/4/07

OWNER: MARS RIVERDALE, LLC
C/O MARS SUPER MARKETS INC.
6721 LAKE ELEANOR OFFICE DR.
GLEN BURNIE, MD 21060

DEVELOPER: COMMERCE BANK
MICHAEL POWELL
9000 ATRIUM WAY, BUILDING 1
MOUNT LAUREL, NJ 08054

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive Columbia, MD 21045
T 410-997-8900 F 410-997-9282

No.	REVISION	DATE	BY
	Seal added 12-11-07		

PLAN TO ACCOMPANY PETITION FOR VARIANCE

COMMERCE BANK
ESSEX
TAX MAP 90, GRID 17, PARCEL 1 & 2
EASTERN BLVD
BALTIMORE, MD

FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND · SCOTT R. WOLFORD · No. 1341 · REGISTERED LANDSCAPE ARCHITECT
12-11-07

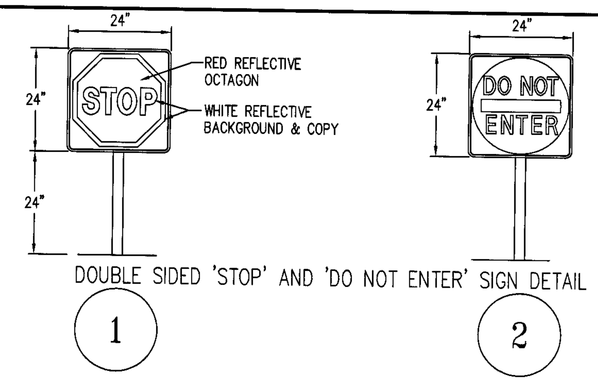
PHR+A

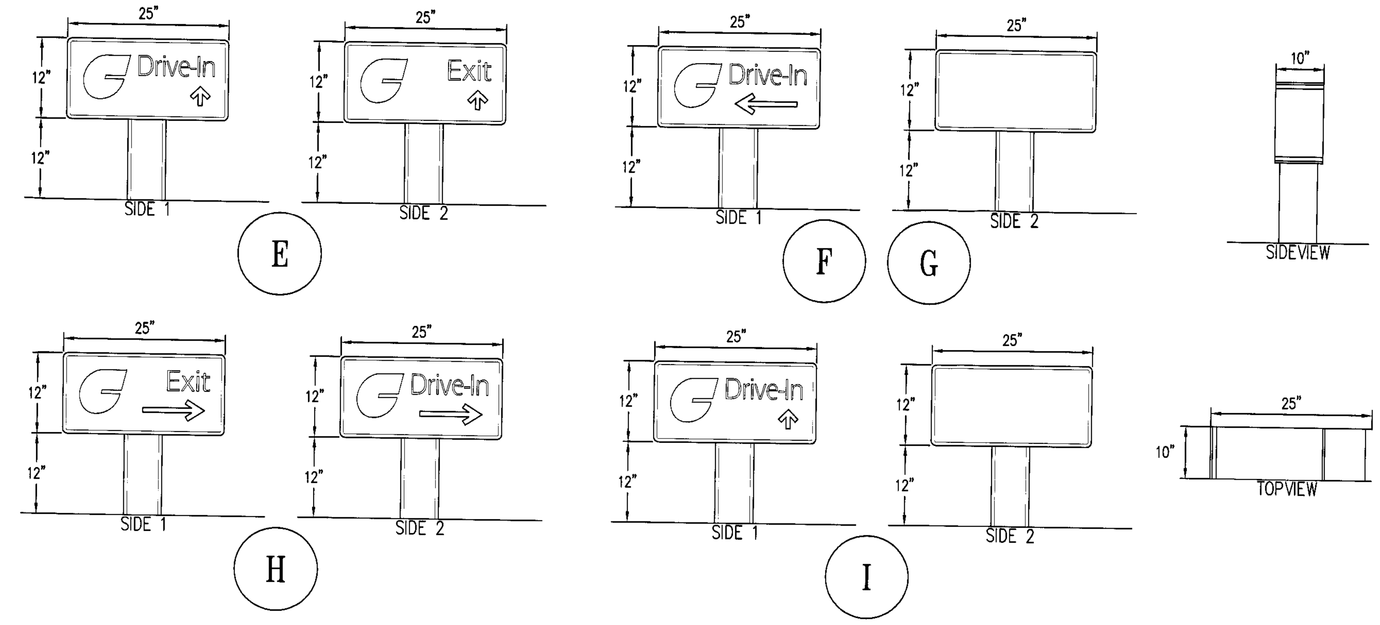
DESIGNED: JML
DRAWN: JML
DATE: 10/09/07
SCALE: 1" = 20'

FILE NO: 14713-1-0
C-6.02
SHEET: 19 OF 24

P:\PROJECT\14713\1-0\PLANS\C602SIGN.DWG

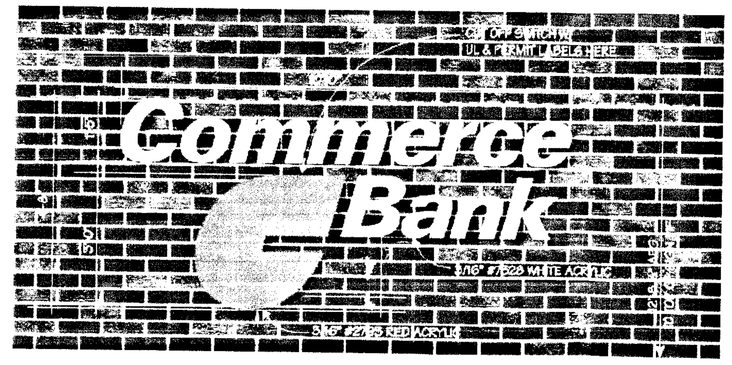
Revised Plan 08-11-A





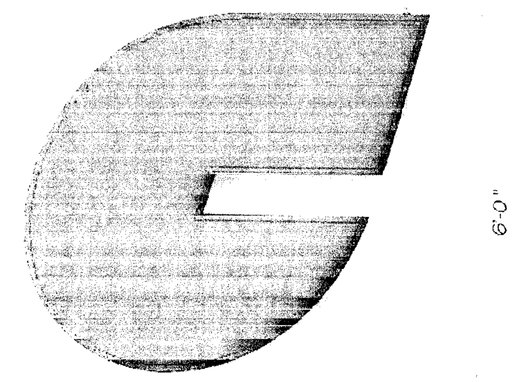
A 16.06 SQ FT

C-D

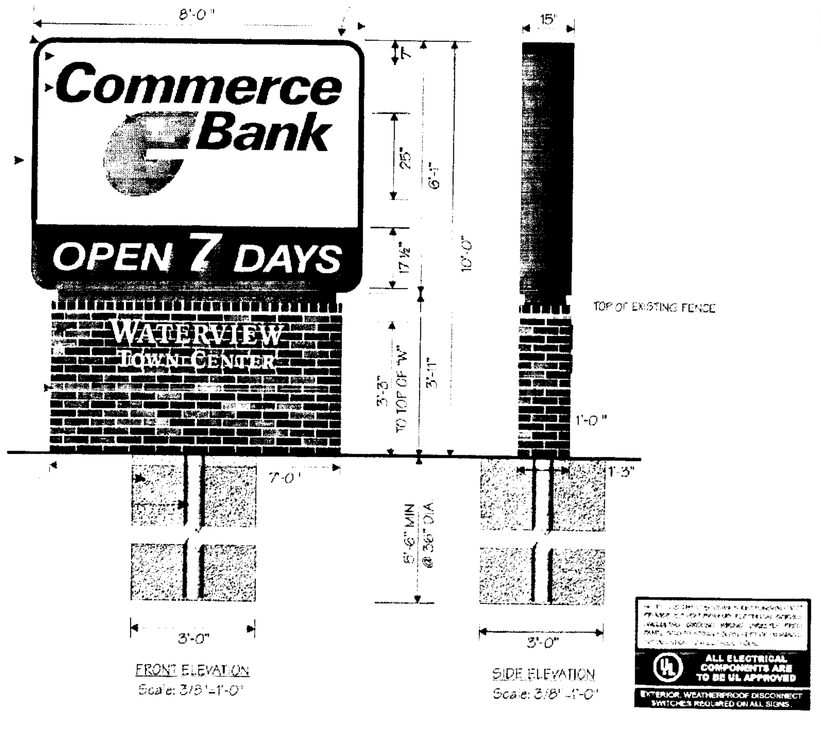


B

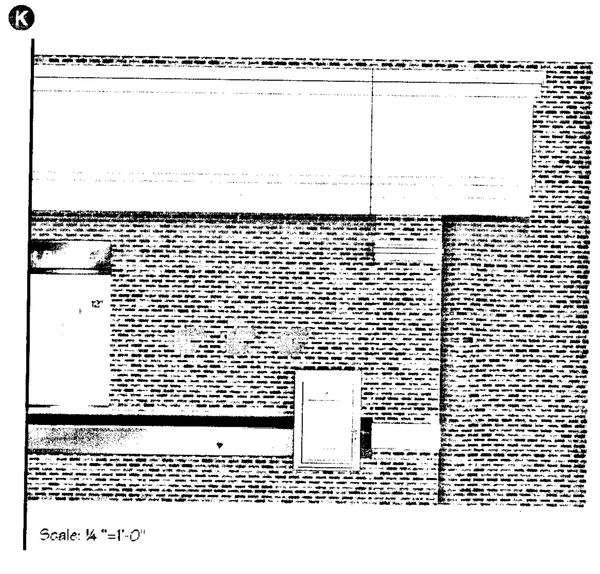
SQ FT 38.88

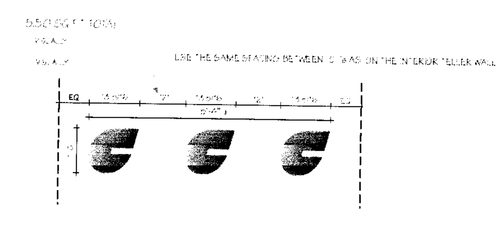


N 48 SQ FT

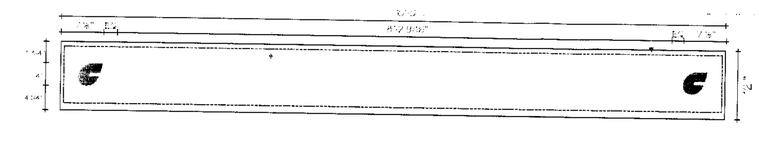


K





J



OWNER:
MARS RIVERDALE, LLC
C/O MARS SUPER MARKETS INC.
6712 ALONG WAY, SUITE 100
GLEN BURNIE, MD 21060

DEVELOPER:
COMMERCE BANK
MICHAEL POWELL
9000 ATRIUM WAY, BUILDING 1
MOUNT LAUREL, NJ 08054

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive Columbia, MD 21045
T 410-997-8900 F 410-997-9282

No.	REVISION	DATE	BY

PLAN TO ACCOMPANY PETITION FOR VARIANCE

COMMERCE BANK

ESSEX
TAX MAP 90, GRID 17, PARCEL 1 & 2
EASTERN BLVD
BALTIMORE, MD

FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

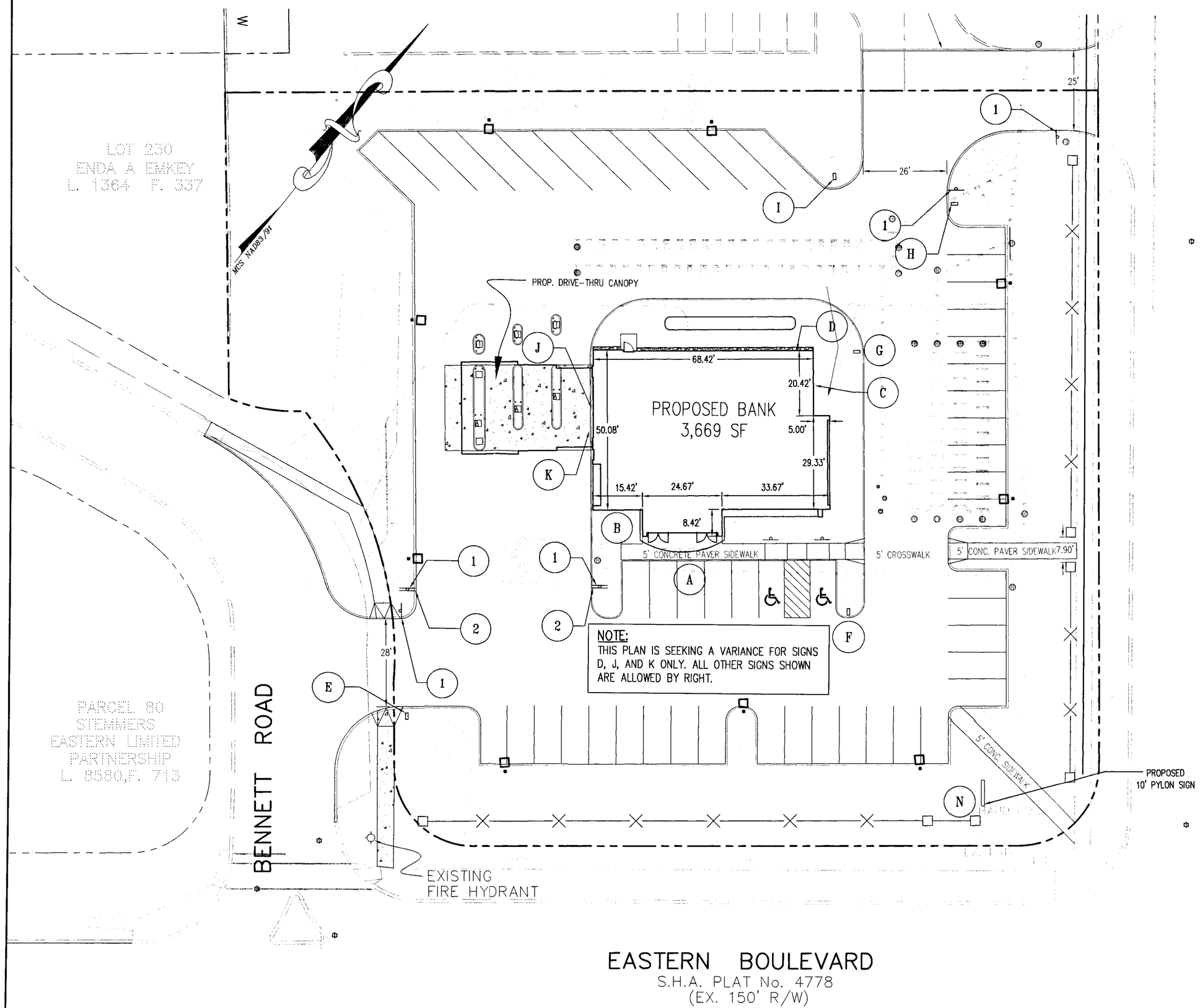
STATE OF MARYLAND · SCOTT R. MOLLOY · REGISTERED LANDSCAPE ARCHITECT

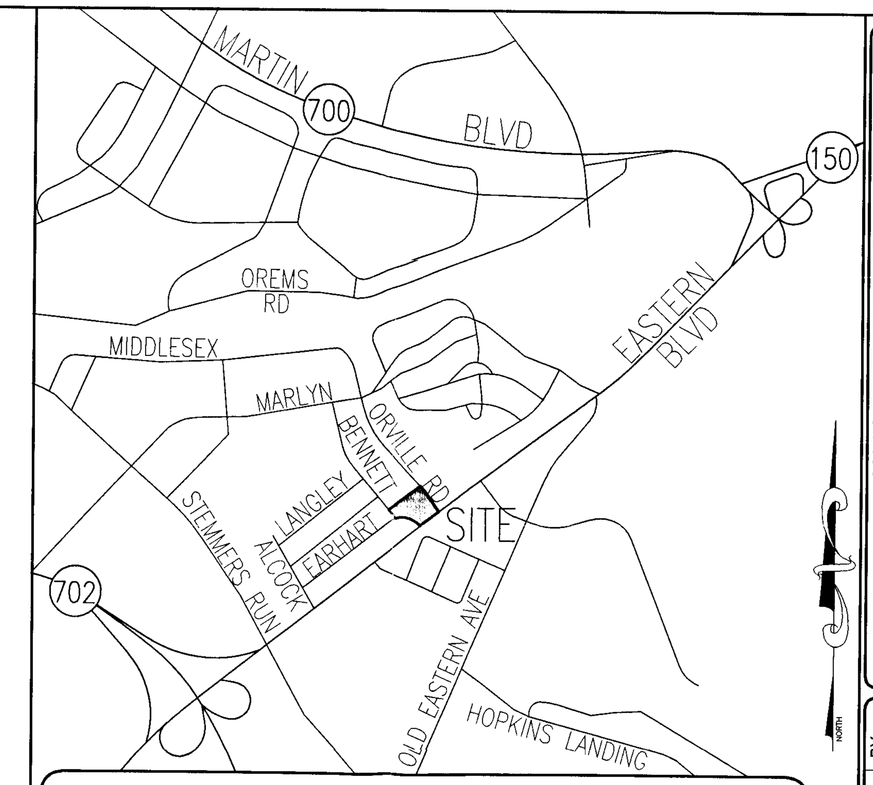
Scott R. Molloy 12.11.07

PHR+A

DESIGNED: JML	FILE NO: 14713-1-0
DRAWN: JML	C-6.03
DATE: 10/09/07	SHEET: 19A OF 24
SCALE: 1" = 20'	

P:\PROJECT\14713\1-0\PLANS\C6D2SIGN.DWG





VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. 1' topography and boundary by Patton Harris Rust and Associates, November 2006.
2. Existing Zoning: Business, Local (BL)
3. Gross Tract Area: ±1.32 acres (Parcels 604 & 2)
   57,648 SQ. FT.
4. Election District: 15
5. Tax Map No. 90, Grid 17, Parcel 604 & Grid 7, Parcel 2
   (Account Numbers 1900005489 & 2300009996)
6. ADC Map: Baltimore County Map 37, Grids F-7, G-7
7. Existing Use: Vacant Lot
8. Proposed Use: Bank
9. Existing Forest Cover: None
10. There are no known historic features on this site, or adjacent to this site.
11. There are no cemeteries located on or adjacent to the site.
12. Planner/Engineer:
    Patton Harris Rust & Associates, Inc.
    8818 Centre Park Drive, Suite 200
    Columbia, Maryland 21045
    T: 410.997.8900 F: 410.997.9282
13. The soil types present are:
    LyB Loamy & Clayey Land (0-5% slopes)
    *From Soil Survey-Baltimore County Maryland
14. FIRM Community Panel # 240010 0430 B (March 2, 1981)
15. Watershed: Back River
16. Council District: 7
17. DRC Request (DRC No. 010207M) is associated with this project.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Previous Zoning Cases

Case No. 315
Petition for Zoning Reclassification from a residential use area to a commercial use area. The petition was granted by the Zoning Commissioner in April, 1943.

Case No. 1650
Petition for Zoning Reclassification from an "A-Residential" zone to an "E-Commercial" zone. The petition was granted by the Zoning Commissioner on February 17, 1950.

Case No. 66-186-RXA
Petition for (1) Zoning Reclassification from R-6 to B.L.; (2) Special Exception to use the property for a service garage; and (3) for Variances to permit: (a) a rear yard of 0 feet instead of the required 20 feet; (b) a side yard of 6 inches instead of the required 12 feet; (c) 5 parking spaces instead of the required 14; (d) a lot area for a dwelling of 3,668sq. ft. instead of the required 6,000sq. ft.; and (e) a rear yard of 23 feet instead of the required 30 feet. The Zoning Commissioner granted all requested relief on February 24, 1966.

BL DEVELOPMENT STANDARDS (Section 231 & 232):

	PERMITTED	PROPOSED
Maximum Height Limitations:	97'	28'
Maximum Floor Area Ratio:	3.0	0.06
Stacking Space Requirements:	5 spaces for first station and 2 per additional station (5 + (3x2))=11 spaces at 20'x8.5'	11 Stacking spaces are shown on the site plan.

PARKING SCHEDULE:

	REQUIRED	PROPOSED
Bank:		
Total gross floor area:	N/A	3,669 SF
Parking Spaces:	3.3 space per 1,000 SF of floor area (3,669/1,000)x3.3 =12.11 spaces)	50 total spaces 48 Regular Spaces @ (8.5' x 18') 2 Handicapped Van Spaces (8' x 18' loading area)

BL ZONE SETBACKS (Section 232):

	REQUIRED	PROPOSED
Side:	10' (Corner Lot)	30.37', 83.93'
Rear:	None	80.91'
Front Yard Average Setback: 45' (Residential) + 95' (Ruby Tuesdays)=140' / 2= 70'	70'	97.61'

OWNER: MARS RIVERDALE, LLC
C/O MARS SUPER MARKETS INC.
6721-B CHESAPEAKE CENTER DR.
GLEN BURNIE, MD 21060

DEVELOPER: COMMERCE BANK
MICHAEL POWELL
9000 ATRIUM WAY, BUILDING 1
MOUNT LAUREL, NJ 08054

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive Columbia MD 21045
T 410-997-8900 F 410-997-9282

No.	REVISION	DATE	BY
	Seal Added 12-11-07		

PLAN TO ACCOMPANY PETITION FOR VARIANCE

COMMERCE BANK

ESSEX
TAX MAP 90, GRID 17, PARCEL 1 & 2
EASTERN BLVD
BALTIMORE, MD

FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

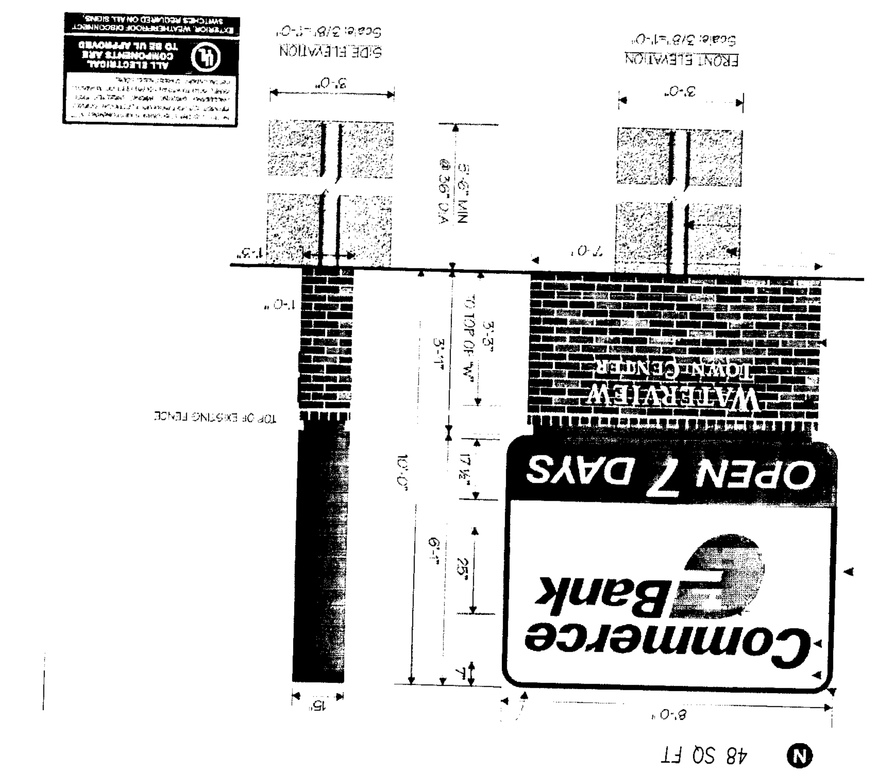
STATE OF MARYLAND
SCOTT R. WOLFORD
No. 27121
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
Scott R. Wolford 12-11-07

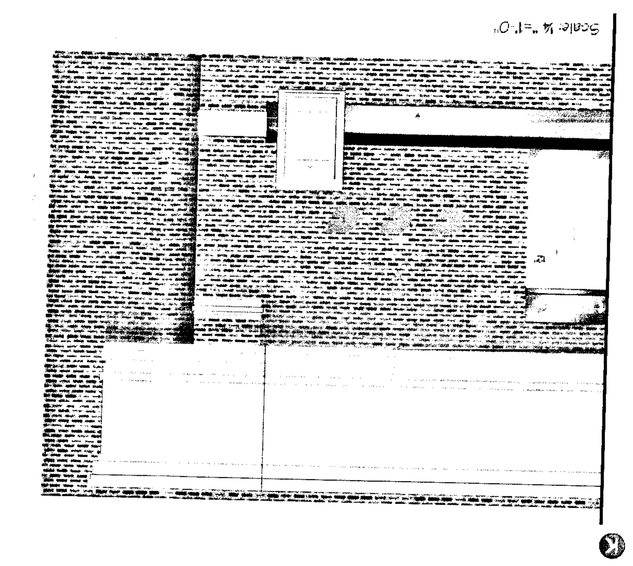
PHR+A

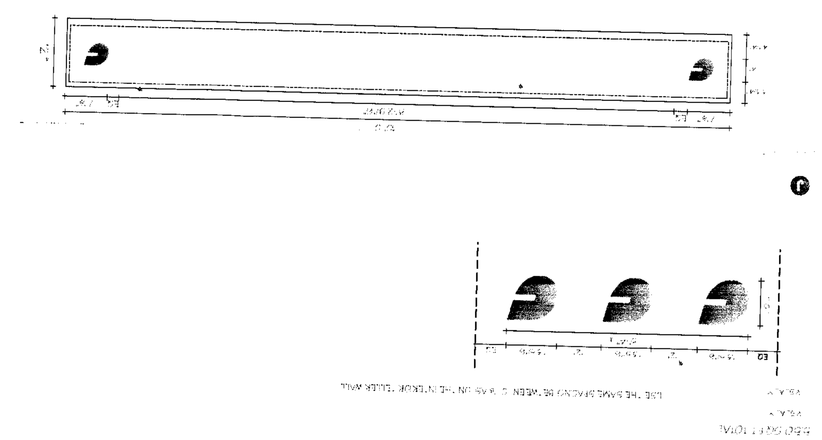
DESIGNED: JML	FILE NO: 14713-1-0
DRAWN: JML	C-6.02
DATE: 10/09/07	SHEET: 19 OF 24
SCALE: 1" = 20'	

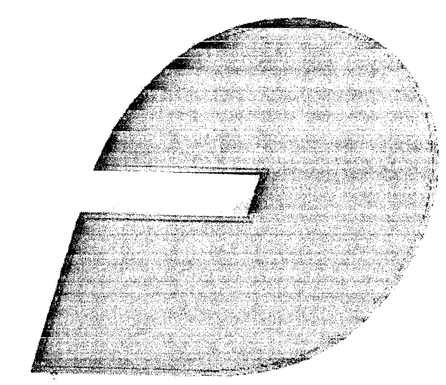
P:\PROJECT\14713\1-0\PLANS\C602SIGN.DWG

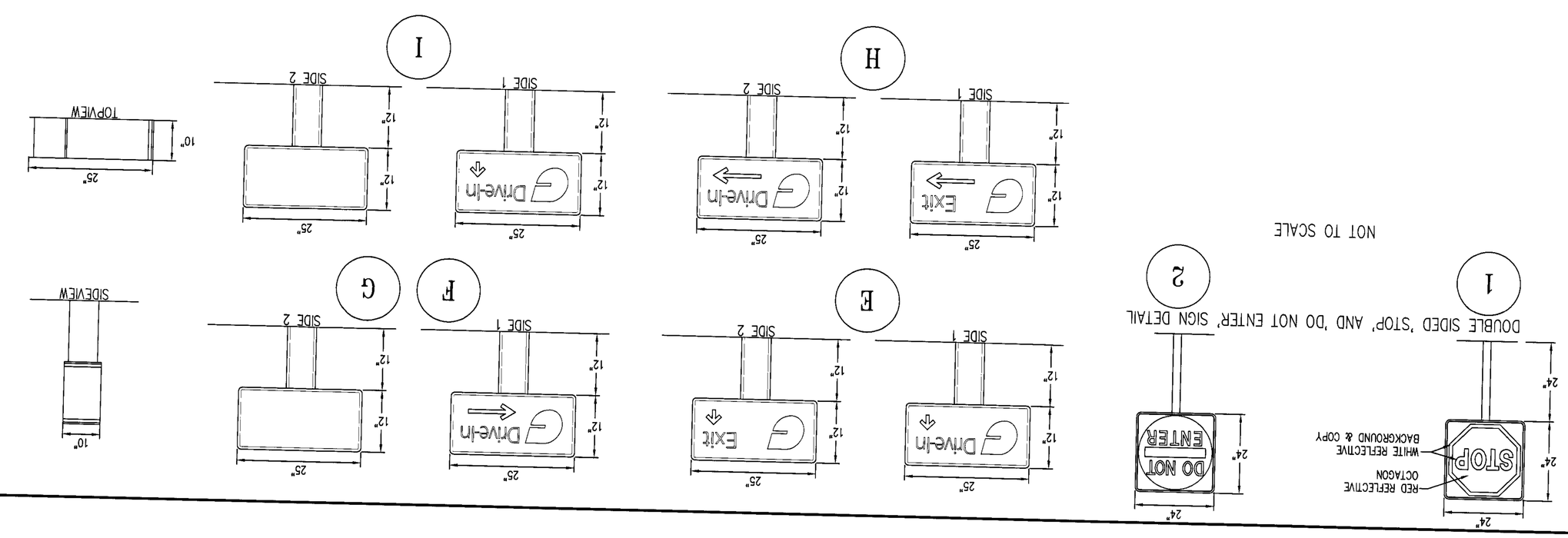
Revised Plan 08-191-A











PLAN TO ACCOMPANY
PETITION FOR VARIANCE

COMMERCE BANK
ESSEX
TAX MAP 90, GRID 17, PARCEL 1 & 2
EASTERN BLVD
BALTIMORE, MD

FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND
SCOTT R. MOSKOWITZ
REGISTERED PROFESSIONAL ENGINEER
No. 23414

Scott R. Moskowitz 12.1.07

PHR+A

DESIGNED: JML
DRAWN: JML
DATE: 10/09/07
SCALE: 1" = 20'

FILE NO: 14713-1-0
C-6.03
SHEET: 19A OF 24

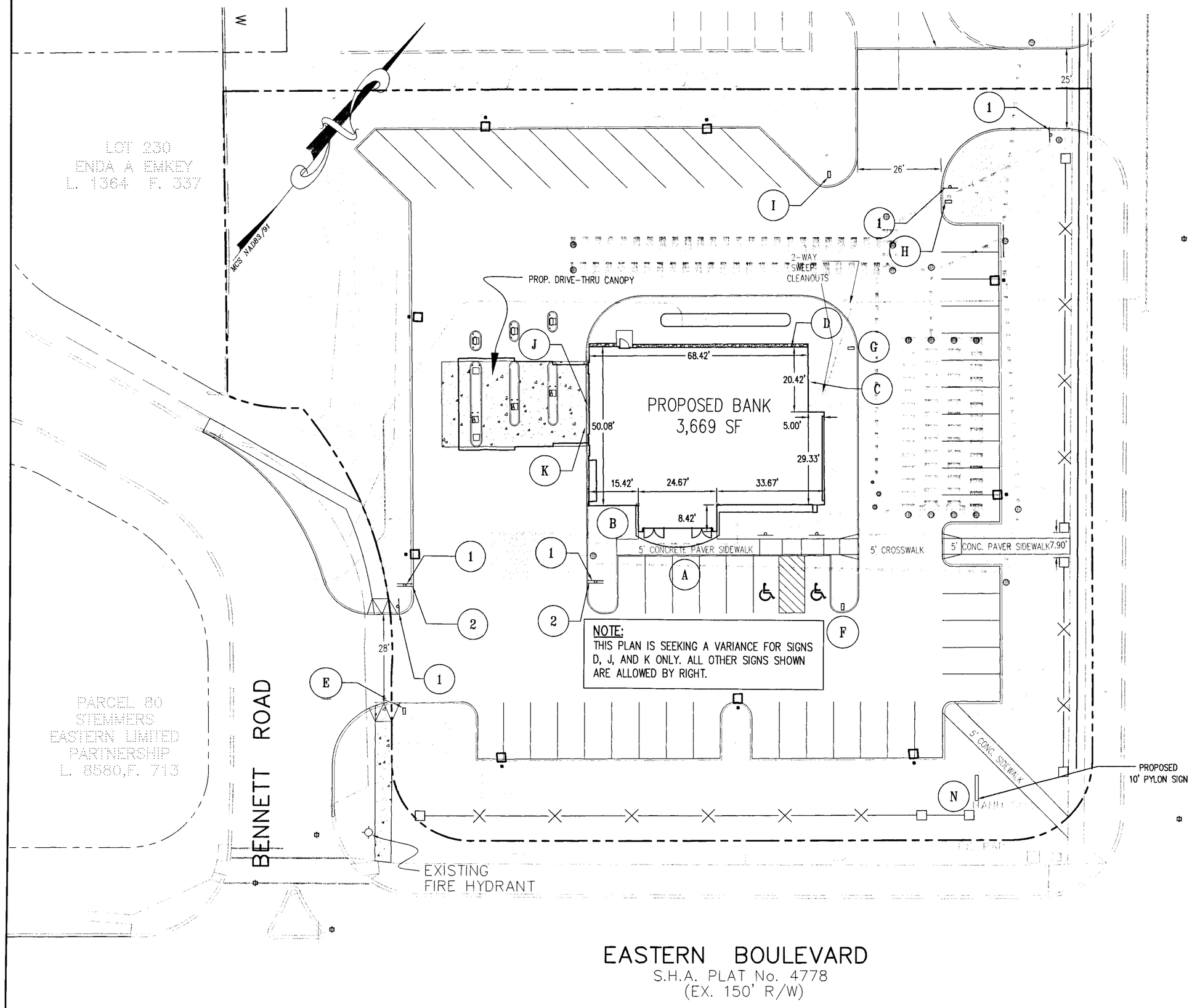
P:\PROJECT\14713\1-0\PLANS\C6025IGN.DWG

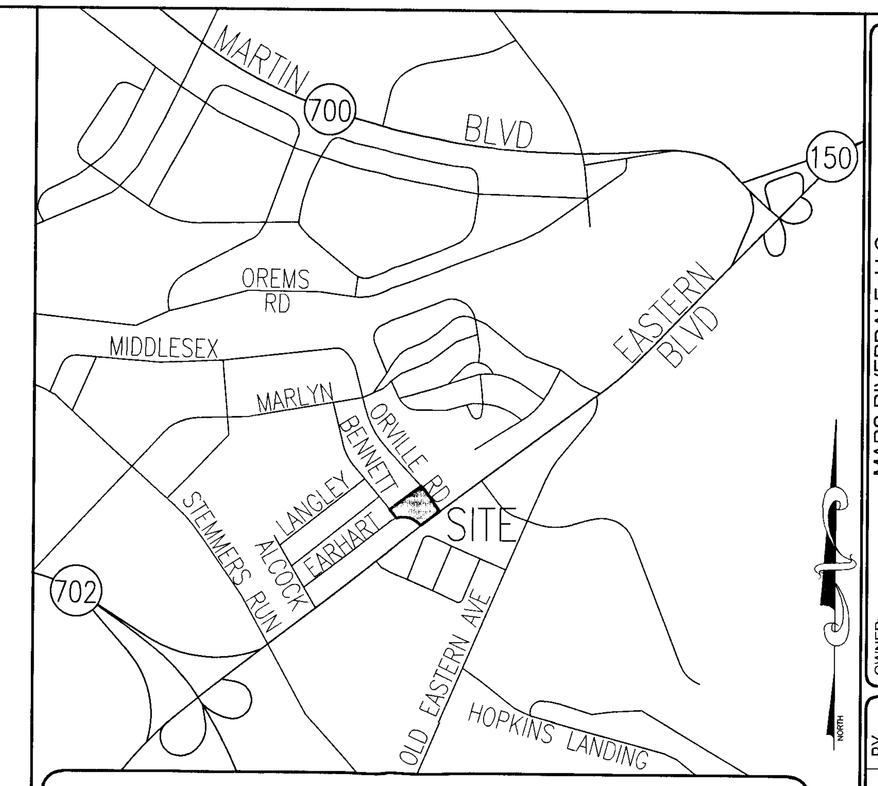
REVISION	DATE	BY

OWNER:
MARS RIVERDALE LLC
C/O MARS SUPER MARKETS INC.
6721-B CHESAPEAKE CENTER DR.
GLEN BURNIE, MD 21060

DEVELOPER:
COMMERCE BANK
MICHAEL POWELL
9000 ATRIUM WAY, BUILDING 1
MOUNT LAUREL, NJ 08054

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive Columbia, MD 21045
T 410-997-8900 F 410-997-9282





VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. 1' topography and boundary by Patton Harris Rust and Associates, November 2006.
2. Existing Zoning: Business, Local (BL)
3. Gross Tract Area: ±1.32 acres (Parcels 604 & 2)
   57,648 SQ. FT.
4. Election District: 15
5. Tax Map No. 90, Grid 17, Parcel 604 & Grid 7, Parcel 2
   (Account Numbers 1900006489 & 2300009996)
6. ADC Map: Baltimore County Map 37, Grids F-7, G-7
7. Existing Use: Vacant Lot
8. Proposed Use: Bank
9. Existing Forest Cover: None
10. There are no known historic features on this site, or adjacent to this site.
11. There are no cemeteries located on or adjacent to the site.
12. Planner/Engineer:
    Patton Harris Rust & Associates, Inc.
    8818 Centre Park Drive, Suite 200
    Columbia, Maryland 21045
    T: 410.997.8900 F: 410.997.9282
13. The soil types present are:
    LyB Loamy & Clayey Land (0-5% slopes)
    *From Soil Survey-Baltimore County Maryland
14. FIRM Community Panel # 240010 0430 B (March 2, 1981)
15. Watershed: Back River
16. Council District: 7
17. DRC Request (DRC No. 010207M) is associated with this project.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

BL DEVELOPMENT STANDARDS (Section 231 & 232):

	PERMITTED	PROPOSED
Maximum Height Limitations:	97'	28'
Maximum Floor Area Ratio:	3.0	0.06
Stacking Space Requirements:	5 spaces for first station and 2 per additional station (5 + (3x2))=11 spaces at 20'x8.5'	11 Stacking spaces are shown on the site plan.

PARKING SCHEDULE:

	REQUIRED	PROPOSED
Bank: Total gross floor area:	N/A	3,669 SF
Parking Spaces:	3.3 space per 1,000 SF of floor area (3,669/1,000)x3.3 =12.11 spaces)	50 total spaces 48 Regular Spaces @ (8.5' x 18') 2 Handicapped Van Spaces (8' x 18' loading area)

BL ZONE SETBACKS (Section 232):

	REQUIRED	PROPOSED
Side:	10' (Corner Lot)	30.37', 83.93'
Rear:	None	80.91'
Front Yard Average Setback: 45' (Residential) + 95' (Ruby Tuesdays)=140' / 2= 70'	70'	97.61'

Previous Zoning Cases

Case No. 315
Petition for Zoning Reclassification from a residential use area to a commercial use area. The petition was granted by the Zoning Commissioner in April, 1943.

Case No. 1650
Petition for Zoning Reclassification from an "A-Residential" zone to an "E-Commercial" zone. The petition was granted by the Zoning Commissioner on February 17, 1950.

Case No. 66-186-RXA
Petition for (1) Zoning Reclassification from R-6 to B.L.; (2) Special Exception to use the property for a service garage; and (3) for Variances to permit: (a) a rear yard of 0 feet instead of the required 20 feet; (b) a side yard of 6 inches instead of the required 12 feet; (c) 5 parking spaces instead of the required 14; (d) a lot area for a dwelling of 3,668sq. ft. instead of the required 6,000sq. ft.; and (e) a rear yard of 23 feet instead of the required 30 feet. The Zoning Commissioner granted all requested relief on February 24, 1966.

OWNER:
MARS RIVERDALE, LLC
C/O MARS SUPER MARKETS INC.
6721-B CHESSAPEAKE CENTER DR.
GLEN BURNIE, MD 21060

DEVELOPER:
COMMERCE BANK
MICHAEL POWELL
9000 ATRIUM WAY, BUILDING 1
MOUNT LAUREL, NJ 08054

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive Columbia, MD 21045
T 410-997-8900 F 410-997-9282

08-191-A

No.	REVISION	DATE	BY

PLAN TO ACCOMPANY PETITION FOR VARIANCE

COMMERCE BANK
ESSEX
TAX MAP 90, GRID 17, PARCEL 1 & 2
EASTERN BLVD
BALTIMORE, MD

FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

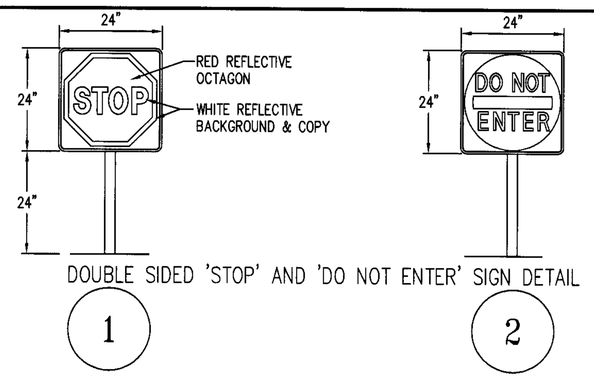
PHR+A

DESIGNED: JML
DRAWN: JML
DATE: 10/02/07
SCALE: 1" = 20'

FILE NO: 14713-1-0
C-6.02

SHEET: 19 OF 24

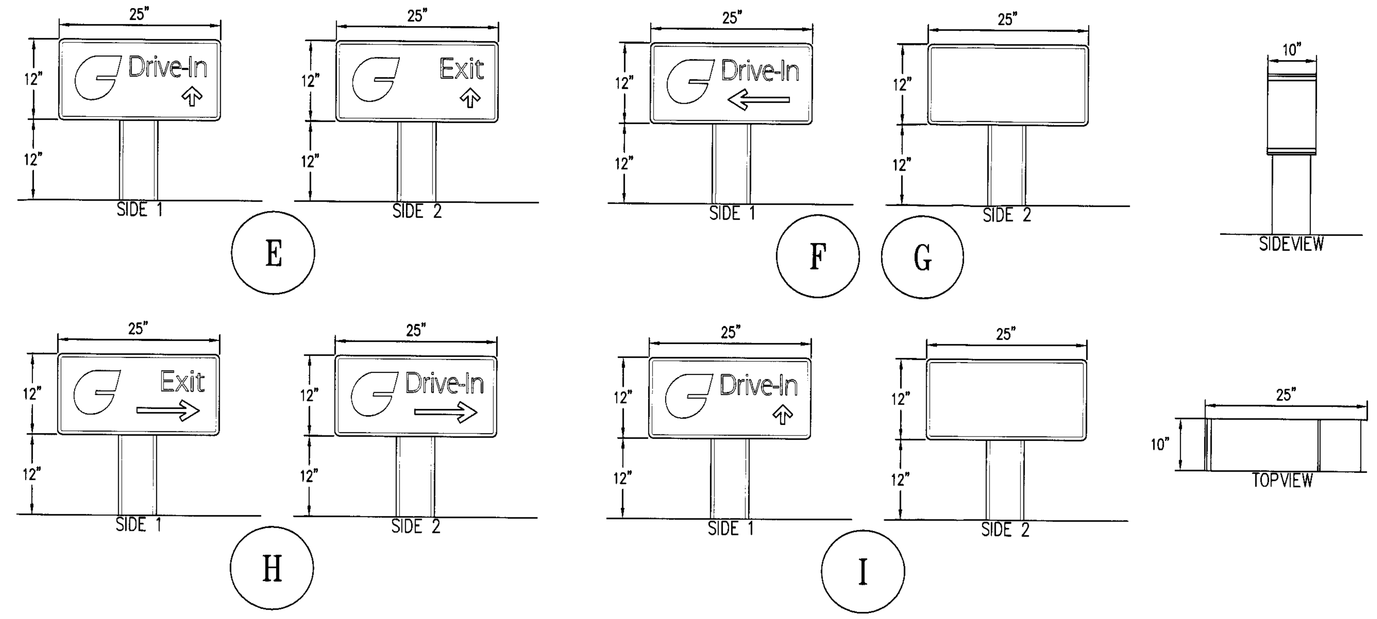
P:\PROJECT\14713\1-0\PLANS\C602SIGN.DWG



DOUBLE SIDED 'STOP' AND 'DO NOT ENTER' SIGN DETAIL

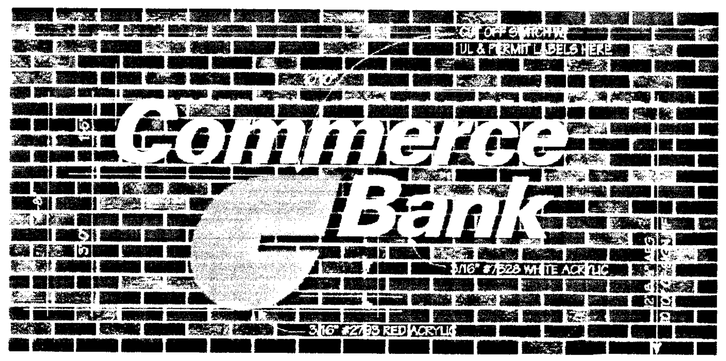
1 2

NOT TO SCALE



A 16.06 SQ FT

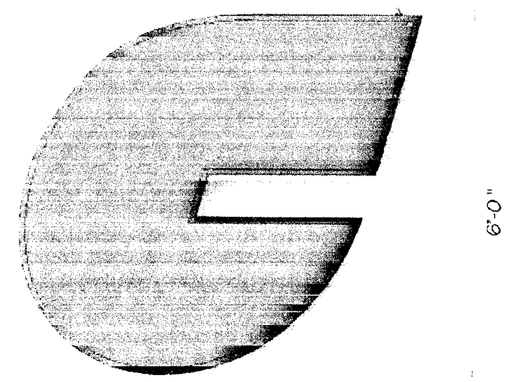
C D 46.08 SQ FT



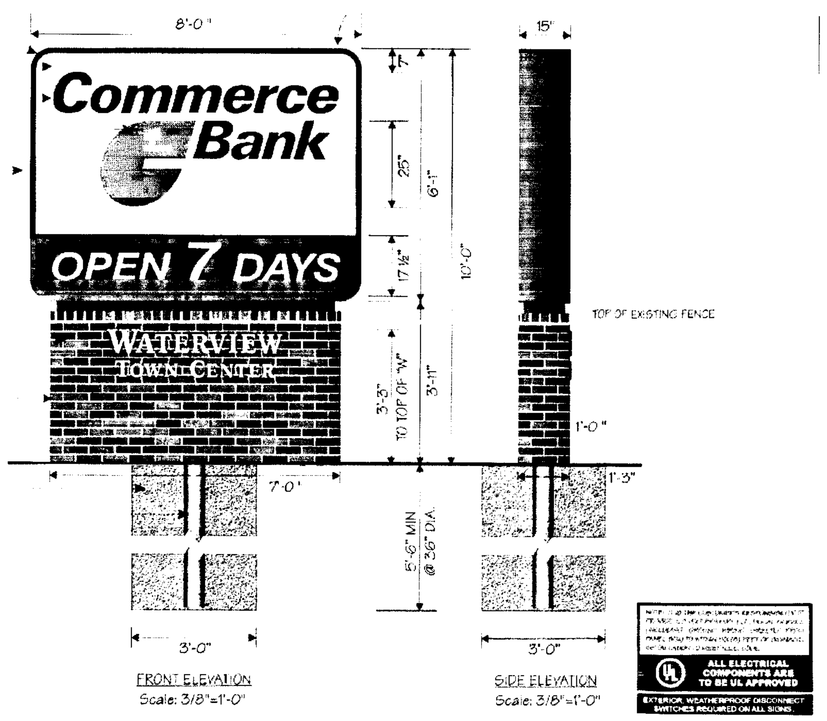
B

SQ FT 39.88

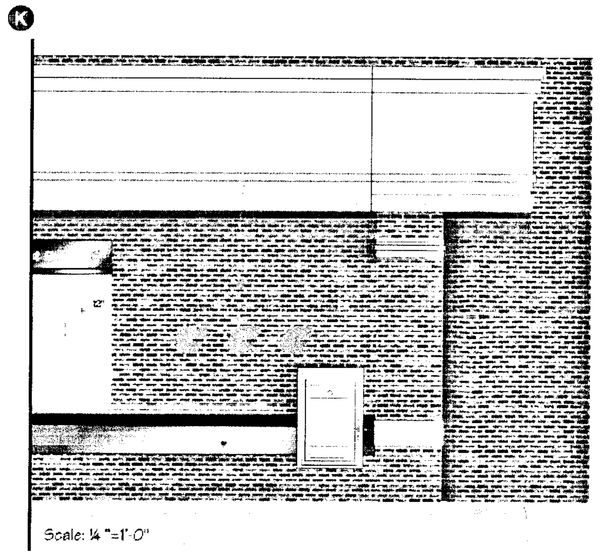
6'-7 3/4±"



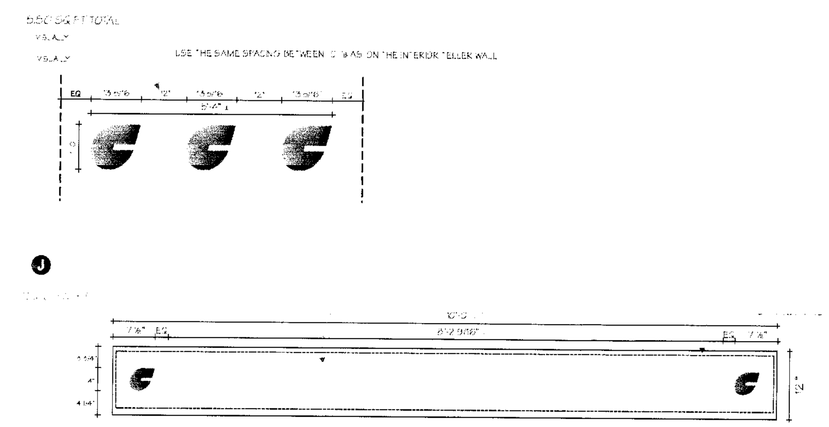
N 48 SQ FT



K



Scale: ¼"=1'-0"



OWNER:
MARS RIVERDALE, LLC
COMMERCE SUPERMARKETS, INC
6721-B CHESAPEAKE CENTER DR.
GLEN BURNIE, MD 21060

DEVELOPER:
COMMERCE BANK
MICHAEL POWELL
9000 ATRIUM WAY, BUILDING 1
MOUNT LAUREL, NJ 08054

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive Columbia, MD 21045
T 410-997-8900 F 410-997-9282

No.	REVISION	DATE	BY

PLAN TO ACCOMPANY PETITION FOR VARIANCE

COMMERCE BANK

ESSEX
TAX MAP 90, GRID 17, PARCEL 1 & 2
EASTERN BLVD
BALTIMORE, MD

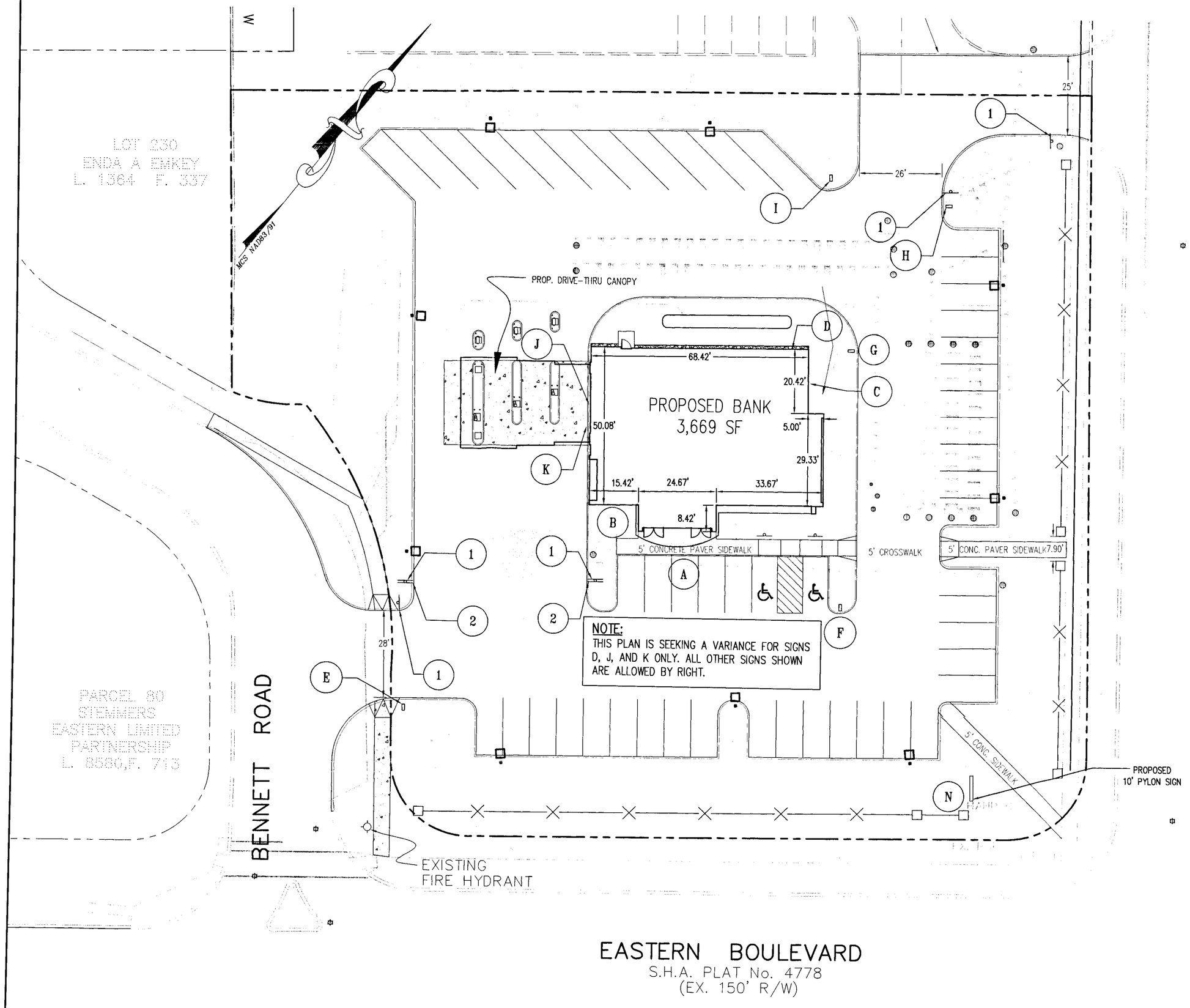
FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

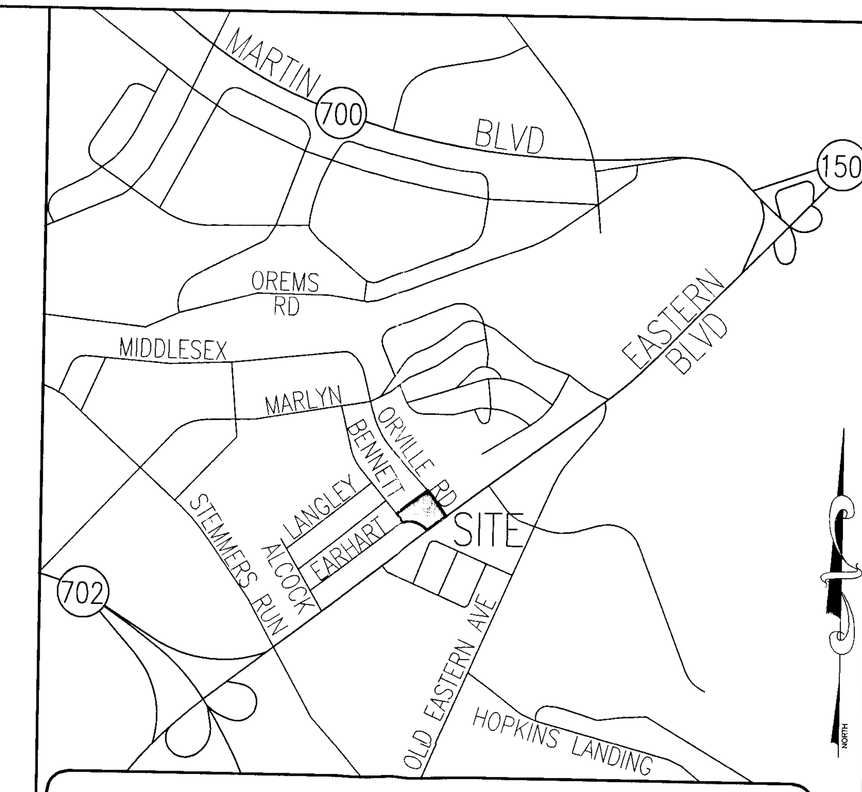
PHR+A

DESIGNED: JML
DRAWN: JML
DATE: 9/25/07
SCALE: 1" = 20'

FILE NO: 14713-1-0
C-6.03
SHEET: 19 OF 24

P:\PROJECT\14713\1-0\PLANS\C6025IGN.DWG





VICINITY MAP
SCALE: 1"=1000'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GENERAL NOTES:

1. 1' topography and boundary by Patton Harris Rust and Associates, November 2006.
2. Existing Zoning: Business, Local (BL)
3. Gross Tract Area: ±1.32 acres (Parcels 604 & 2)
   57,648 SQ. FT.
4. Election District: 15
5. Tax Map No. 90, Grid 17, Parcel 604 & Grid 7, Parcel 2
   (Account Numbers 1900005489 & 2300009996)
6. ADC Map: Baltimore County Map 37, Grids F-7, G-7
7. Existing Use: Vacant Lot
8. Proposed Use: Bank
9. Existing Forest Cover: None
10. There are no known historic features on this site, or adjacent to this site.
11. There are no cemeteries located on or adjacent to the site.
12. Planner/Engineer:
    Patton Harris Rust & Associates, Inc.
    8818 Centre Park Drive, Suite 200
    Columbia, Maryland 21045
    T: 410.997.8900 F: 410.997.9282
13. The soil types present are:
    LyB Loamy & Clayey Land (0-5% slopes)
    *From Soil Survey-Baltimore County Maryland
14. FIRM Community Panel # 240010 0430 B (March 2, 1981)
15. Watershed: Back River
16. Council District: 7
17. DRC Request (DRC No. 010207M) is associated with this project.

BL DEVELOPMENT STANDARDS (Section 231 & 232):

	PERMITTED	PROPOSED
Maximum Height Limitations:	97'	28'
Maximum Floor Area Ratio:	3.0	0.06
Stacking Space Requirements:	5 spaces for first station and 2 per additional station (5 + (3x2))=11 spaces at 20'x8.5'	11 Stacking spaces are shown on the site plan.

BL ZONE SETBACKS (Section 232):

	REQUIRED	PROPOSED
Side:	10' (Corner Lot)	30.37', 83.93'
Rear:	None	80.91'
Front Yard Average Setback:	70' 45' (Residential) + 95' (Ruby Tuesdays)=140' / 2= 70'	97.61'

PARKING SCHEDULE:

Bank:	REQUIRED	PROPOSED
Total gross floor area:	N/A	3,669 SF
Parking Spaces:	3.3 space per 1,000 SF of floor area (3,669/1,000)x3.3 =12.11 spaces)	50 total spaces 48 Regular Spaces @ (8.5' x 18') 2 Handicapped Van Spaces (8' x 18' loading area)

Previous Zoning Cases

Case No. 315
Petition for Zoning Reclassification from a residential use area to a commercial use area. The petition was granted by the Zoning Commissioner in April, 1943.

Case No. 1650
Petition for Zoning Reclassification from an "A-Residential" zone to an "E-Commercial" zone. The petition was granted by the Zoning Commissioner on February 17, 1950.

Case No. 66-186-RXA
Petition for (1) Zoning Reclassification from R-6 to B.L.; (2) Special Exception to use the property for a service garage; and (3) for Variances to permit: (a) a rear yard of 0 feet instead of the required 20 feet; (b) a side yard of 6 inches instead of the required 12 feet; (c) 5 parking spaces instead of the required 14; (d) a lot area for a dwelling of 3,668sq. ft. instead of the required 6,000sq. ft.; and (e) a rear yard of 23 feet instead of the required 30 feet. The Zoning Commissioner granted all requested relief on February 24, 1966.

OWNER: MARS RIVERDALE, LLC
C/O MARS SUPER MARKETS INC.
6721-B CHESAPEAKE CENTER DR.
GLEN BURNIE, MD 21060

DEVELOPER: COMMERCE BANK
MICHAEL POWELL
9000 ATRIUM WAY, BUILDING 1
MOUNT LAUREL, NJ 08054

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive Columbia, MD 21045
T 410-997-8900 F 410-997-9282

No.	REVISION	DATE	BY
	Seal Added 12-11-07		

PLAN TO ACCOMPANY PETITION FOR VARIANCE

COMMERCE BANK
ESSEX
TAX MAP 90, GRID 17, PARCEL 1 & 2
EASTERN BLVD
BALTIMORE, MD

FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND
SCOTT R. POWELL
No. 2871
REGISTERED LANDSCAPE ARCHITECT
Scott R. Powell 12.11.07

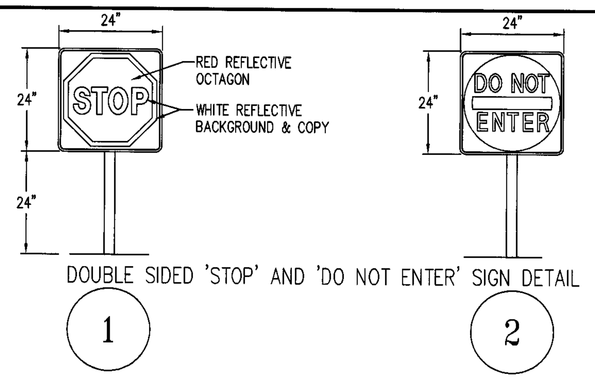
PHR+A

DESIGNED: JML
DRAWN: JML
DATE: 10/09/07
SCALE: 1" = 20'

FILE NO: 14713-1-0
C-6.02
SHEET: 19 OF 24

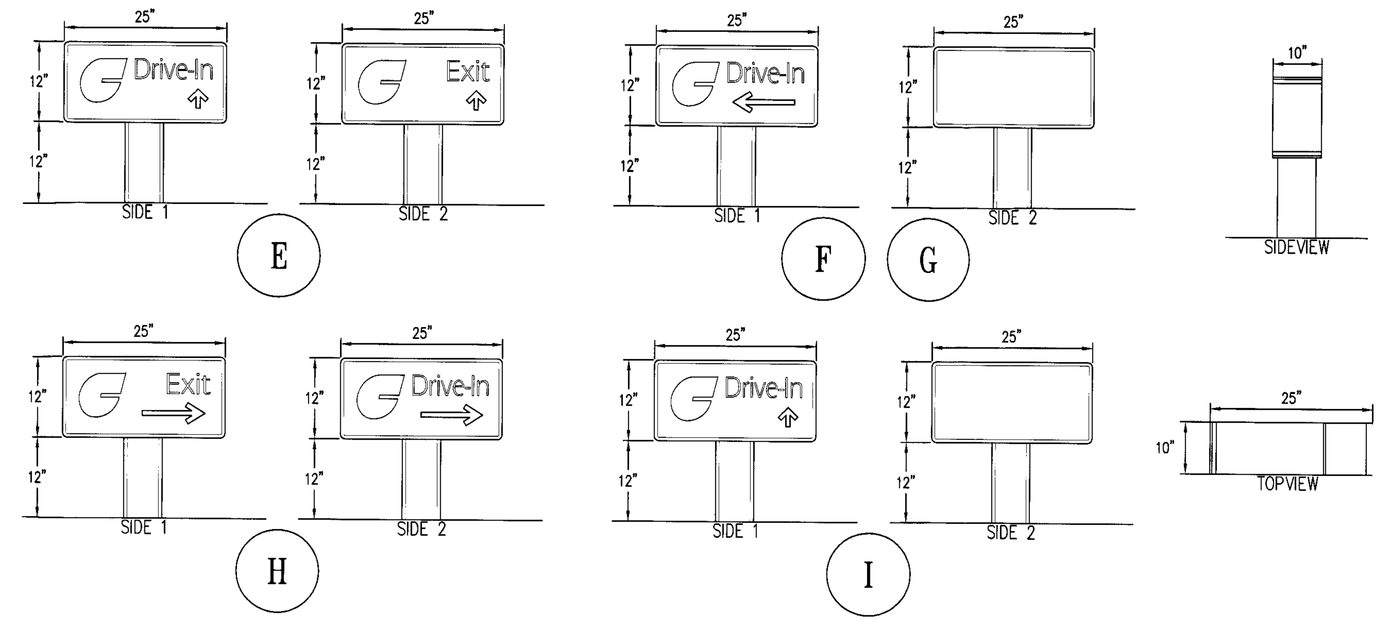
P:\PROJECT\14713\1-0\PLANS\CSD2SIGN.DWG

Revised Plan 08-191-A



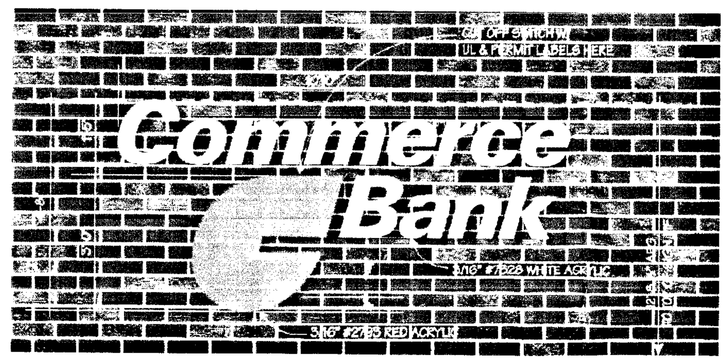
DOUBLE SIDED 'STOP' AND 'DO NOT ENTER' SIGN DETAIL

NOT TO SCALE



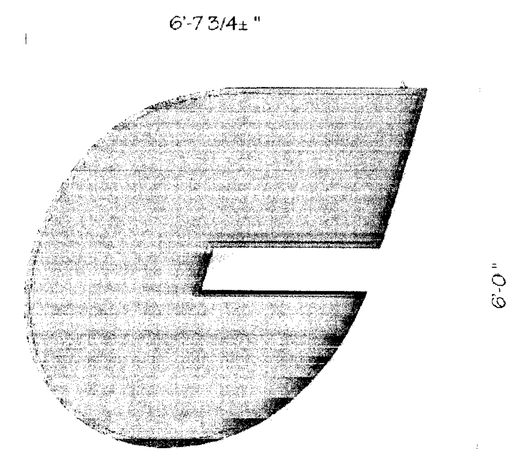
A 16.06 SQ FT

C D

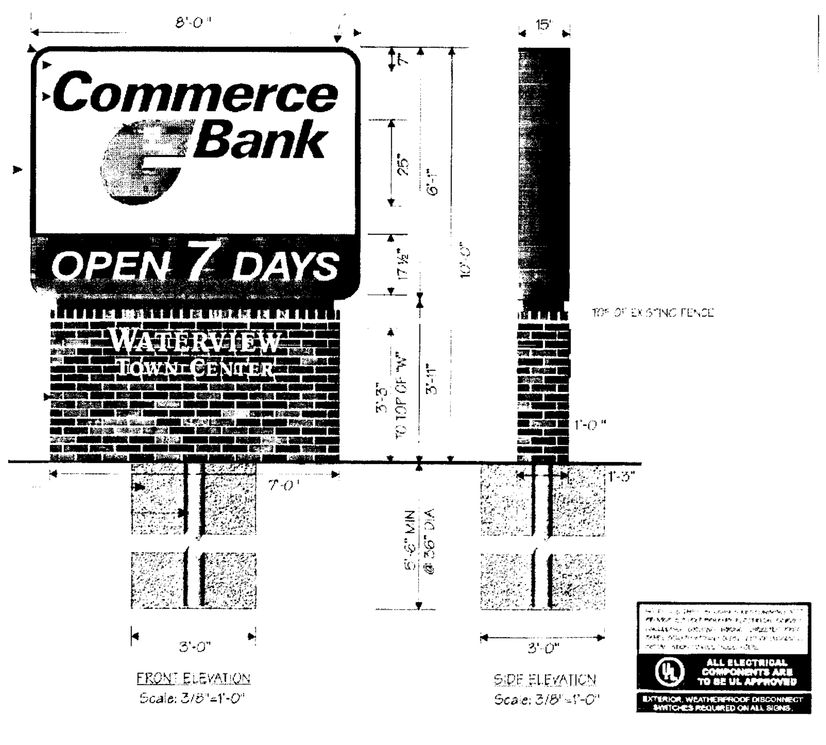


B

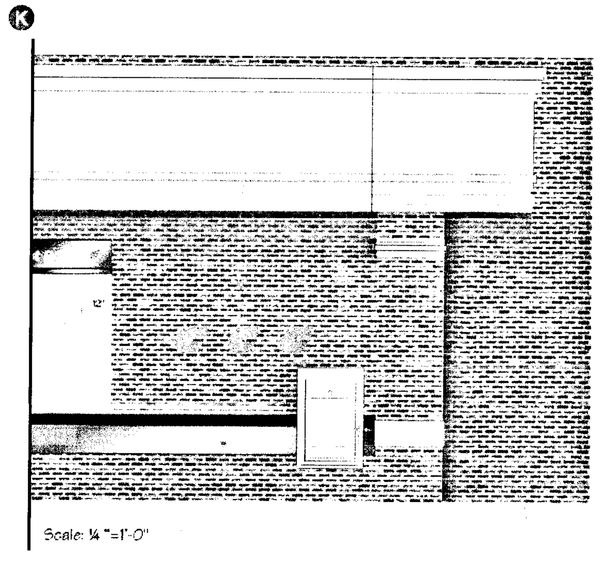
SQ FT 39.88



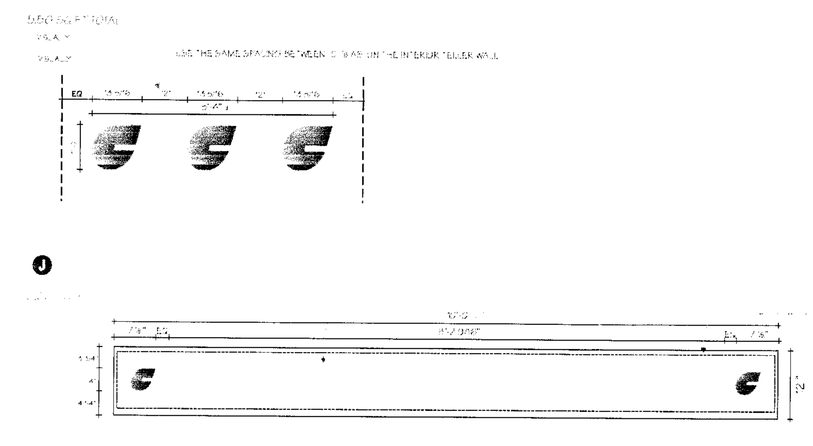
N 48 SQ FT



K



Scale: 1/4"=1'-0"



OWNER:
MARS RIVERDALE, LLC
C/O MARS SUPER MARKETS INC.
6721-B CHESAPEAKE CENTER DR.
GLEN BURNIE, MD 21060

DEVELOPER:
COMMERCE BANK
MICHAEL POWELL
9000 ATRIUM WAY, BUILDING 1
MOUNT LAUREL, NJ 08054

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive Columbia, MD 21045
T 410-997-8900 F 410-997-9282

No.	REVISION	DATE	BY

PLAN TO ACCOMPANY PETITION FOR VARIANCE

COMMERCE BANK

ESSEX

TAX MAP 90, GRID 17, PARCEL 1 & 2
EASTERN BLVD
BALTIMORE, MD

FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND
SCOTT R. WOLCOTT
No. 3783
REGISTERED
REGISTERED LANDSCAPE ARCHITECT

12.11.07

PHR+A

DESIGNED: JML
DRAWN: JML
DATE: 10/09/07
SCALE: 1" = 20'

FILE NO: 14713-1-0
C-6.03

SHEET: 19A OF 24

P:\PROJECT\14713\1-0\PLANS\C6025SIGN.DWG

Petition for Variance

1800 Eastern Boulevard
Essex, MD 21221

Variance from Section 450.4.5.(a) of the Baltimore County Zoning Regulations ("BCZR") to permit six wall-mounted enterprise signs, in lieu of the three wall-mounted enterprise signs (no more than two per façade) permitted.

(SEE ATTACHED SHEET FOR DETAILED SIGNAGE LIST)

08-191-A

CERTIFICATE OF POSTING

RE: Case No.: 08-191-A

Petitioner/Developer: RIVERDALE, LLC
COMMERCE BANK

Date of Hearing/Closing: 1-8-08

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

ATTN: Kristen Matthews {(410) 887-3394}

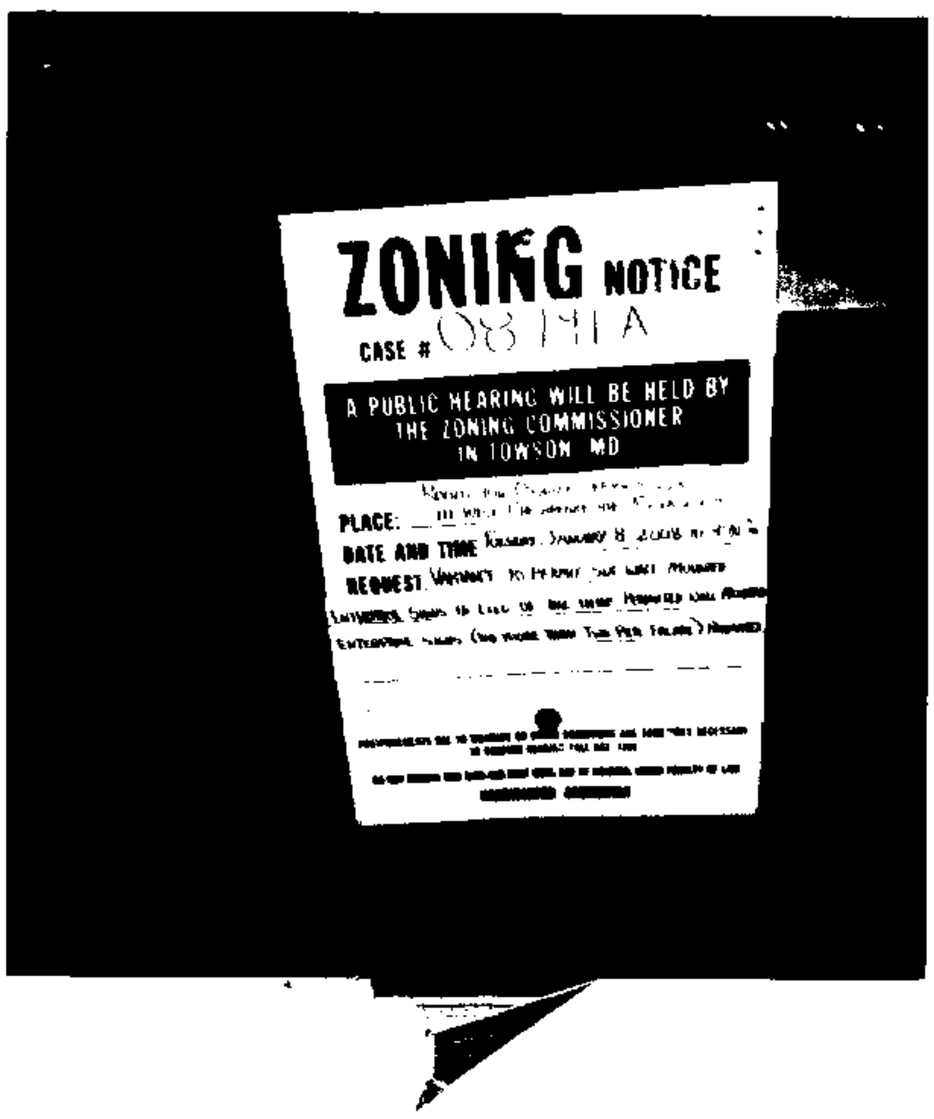
Ladies and Gentlemen:

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:

1800 EASTERN BLVD

The sign(s) were posted on 12-22-07
(Month, Day, Year)

Sincerely,



Robert Black 12-31-07
(Signature of Sign Poster) **(Date)**

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

2