

IN RE: **PETITION FOR VARIANCE**
Corner SE/S Pulaski Highway and
SW/S Rossville Boulevard
(8733 Pulaski Highway)
15th Election District
7th Council District

Commerce Bank, N.A., *Owner*
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* **Case No. 08-259-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, Commerce Bank, N.A., by and through its attorney David H. Karceski, Esquire with Venable LLP. The Petitioner requests a variance from Section 450.4.5(a) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit four (4) wall-mounted enterprise signs, in lieu of the three (3) wall-mounted enterprise signs (no more than two (2) per façade) permitted. The subject property and requested relief are more particularly described on a two page site plan and separate colored site layout, which were submitted into evidence and marked as Petitioner's Exhibits 1A-1B and 2, respectively.

Appearing at the requisite public hearing in support of the request were Michael Powell, construction manager for Commerce Bank, N.A.; John W. Clapsaddle, professional engineer, Scott R. Wolford, landscape architect, and Daniel M. Blevins, project manager, all with Patton Harris Rust & Associates, PC, the firm responsible for preparation of the site plan. David H. Karceski, Esquire appeared on behalf of Petitioner. Although present, Rick Cobert, Business Development Representative for the Baltimore County Department of Economic Development, and Sheldon Epstein, Chief of Sewer Design, Bureau of Engineering and Construction, with the Department of Public Works, both having participated in Case No. 08-321-SPH offered no

ORDER RECEIVED FOR FILING
Date 3-4-08
By [Signature]

comments in the instant sign variance case. There were no Protestants or other interested persons in attendance at the hearing.

The testimony and evidence offered disclosed that the 1.01-acre property is zoned B.R.-A.S. and located in Rosedale on the south side of Pulaski Highway, west of Rossville Boulevard and known as 8733 Pulaski Highway. The site is presently unimproved, but Petitioner will be constructing a new bank thereon, the building elevation for same was submitted into evidence as Petitioner's Exhibit 4. An aerial photograph, submitted as Petitioner's Exhibit 3, helps to demonstrate the irregular shape of the property and its unique positioning, bounded by two (2) public roads on two (2) sides and the shared commercial access drive on its remaining two (2) sides.

The requested variance relief pertains to one (1) wall-mounted enterprise sign for the bank. Petitioner intends to install this sign on a façade of the bank that faces the shared-commercial access drive and an adjacent Wawa fuel service station/convenience store. The proposed sign and façade is shown on Petitioner's Exhibit 4.

The testimony and evidence establishes that the specific need for the variance is generated by the uniqueness of the property. Specifically, the fact that the subject property fronts on two (2) different public roads and is adjacent to two (2) existing commercial sites and a shared commercial access drive on the remaining two (2) sides, makes the bank visible from all four (4) sides and contributes to the uniqueness of the property. The testimony further indicated that, for proper identification of the bank on the subject property and in connection with on-site vehicular circulation and surrounding off-site traffic patterns, the signage requested by Petitioner is necessary. A strict interpretation of the zoning regulations would only allow three (3) signs for the entire building, which would make it difficult for Petitioner to identify this commercial use on its public road frontages and the surrounding vehicular access drives.

ORDER RECEIVED FOR FILING
Date 3-4-08
By 123

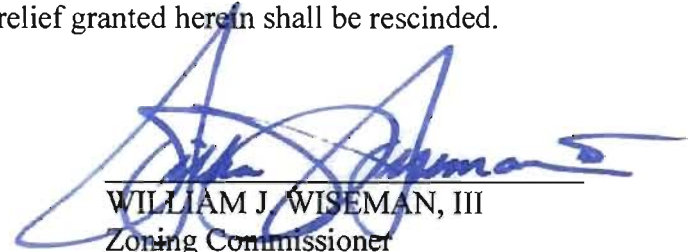
After due consideration of the testimony and evidence presented, I am persuaded to grant the petition for variance. Based on my review of the site plan, the colored site layout, and the colored elevation, I find the requirements of B.C.Z.R. Section 307.1 to be satisfied. The proposed sign is appropriate, given the uniqueness of the site. The subject property is visible on multiple frontages, which necessitates an additional sign to assure proper identification of the use. Furthermore, I find that, in adding one (1) more sign than that permitted under the regulations, Petitioner has managed to do so tastefully; all proposed signage is attractive and appropriately sized. In short, I find that Petitioner has succeeded in proposing the minimum amount of signage (both in scale and in number) that will enable sufficient identification of the site.

It should be noted that a Zoning Advisory Committee (ZAC) comment was received from the Office of Planning that suggested Petitioner remove existing fencing along the perimeter of the site and connect the site, by way of internal sidewalks, to the adjacent commercial uses in order to promote pedestrian access. However, it was learned at the hearing that Planning withdrew this comment after they learned that the existing fencing is not on Petitioner's property and that there are certain on-site grading issues that are otherwise prohibitive of installing interior connective sidewalks. Nevertheless, my review of Petitioner's Exhibit 1A confirms that Petitioner will provide adequate pedestrian access to the existing sidewalks along Pulaski Highway and Rossville Boulevard, which sidewalks, in turn, connect to the adjacent commercial uses. Therefore, I find that the Office of Planning's comment has been satisfied, and I further note that there were no additional adverse ZAC comments submitted by any County reviewing agency.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of March 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 permit four (4) wall-mounted enterprise signs, in lieu of the three (3) wall-mounted enterprise signs (no more than two (2) per façade) permitted, in accordance with Petitioner's Exhibit 1A-1B and 2 respectively, 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.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 3-4-08
By 23



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 4, 2008

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

RE: **PETITION FOR VARIANCE**
Corner SE/S Pulaski Highway and SW/S Rossville Boulevard
(8733 Pulaski Highway)
15th Election District - 7th Council District
Commerce Bank, N.A., *Owner* - Petitioner
Case No. 08-259-A

Dear Mr. Karceski:

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: Scott R. Wolford, RLA, AICP, Vice President, Patton Harris Rust & Associates, PC,
8818 Centre Park Drive, Suite 200, Columbia, MD 21045
Michael Powell, Construction Manager, Commerce Bank, N.A., 9000 Atrium Way,
Mt. Laurel, NJ 20878
John W. Clapsaddle, PE, Director of Engineering, Patton Harris Rust & Associates, PC,
8818 Centre Park Drive, Suite 200, Columbia, MD 21045
Daniel M. Blevins, Senior Project Manager, Patton Harris Rust & Associates, PC,
8818 Centre Park Drive, Suite 200, Columbia, MD 21045
Rick Cobert, Business Development Representative, Baltimore County
Department of Economic Development
Sheldon Epstein, Chief of Sewer Design, Bureau of Engineering and Construction,
Department of Public Works
People's Counsel; File



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at SE side of Pulaski Hwy., SE corner of Pulaski Hwy. & Rossville Blvd.
which is presently zoned BR-AS

Deed Reference: 26274 / 307 Tax Account # 1519323030

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 SHEET

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 the 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

David H. Karceski, Esquire
Name - Type or Print

Signature

Venable LLP

Company

210 Allegheny Avenue 410-494-6200

Address Telephone No.

Towson MD 21204

City State Zip Code

Legal Owner(s):

Commerce Bank, N.A.

Name - Type or Print

Signature

Michael Powell, Facilities Officer

Name - Type or Print

Signature

9000 Atrium Way

Address Telephone No.

Mt. Laurel NJ 20878

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. 08-259-A

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by [Signature] Date 12/6/07

REV 8/20/07

ORDER RECEIVED FOR FILING

Date 3-4-08

By [Signature]

Petition for Variance

SE side of Pulaski Hwy.,
SE corner of Pulaski Highway & Rossville Blvd.

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

Item # 259

Zoning Description

BEGINNING FOR THE SAME AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF PULASKI HIGHWAY (U.S. ROUTE 40), EXISTING 150 FEET RIGHT OF WAY, AS SHOWN ON STATE ROADS COMMISSION PLAT NO. 1364, THENCE LEAVING THE SOUTHEASTERLY RIGHT-OF-WAY OF PULASKI HIGHWAY;

1) SOUTH 35°26'38" EAST, 30.00 FEET TO A POINT, SAID POINT BEING ON THE LINE OF TRUNCATION BETWEEN THE SOUTHERLY RIGHT-OF-WAY OF PULASKI HIGHWAY (U.S. ROUTE 40) AND THE WESTERLY RIGHT-OF-WAY OF ROSSVILLE BOULEVARD, EXISTING RIGHT OF WAY VARIES, AS SHOWN ON PLAT RW 66-210-49A; THENCE RUNNING WITH AND BINDING ON SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

2) SOUTH 86°03'38" EAST, 146.28 FEET TO A POINT, AND

3) SOUTH 44°01'33" EAST, 10.00 FEET TO A POINT, THENCE LEAVING THE WESTERLY RIGHT-OF-WAY OF ROSSVILLE BOULEVARD AND RUNNING THE FOLLOWING THREE (3) COURSES:

4) SOUTH 45°58'17" WEST, 115.86 FEET TO A REBAR AND CAP, FOUND AND HELD, THENCE;

5) SOUTH 35°26'38" EAST, 100.00 FEET TO A REBAR AND CAP, FOUND AND HELD, THENCE;

6) SOUTH 44°36'22" WEST, 150.00 FEET TO A REBAR AND CAP, FOUND AND HELD, THENCE;

7) NORTH 35°26'38" WEST, 250.00 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF PULASKI HIGHWAY (U.S. ROUTE 40), THENCE RUNNING, REVERSELY, WITH AND BINDING ON THE SOUTHERLY RIGHT-OF-WAY OF PULASKI HIGHWAY (U.S. ROUTE 40), THE FOLLOWING COURSE:

8) NORTH 44°36'22" EAST, 150.00 FEET TO THE POINT OF BEGINNING.

THE AREA OF LAND CONTAINED BY THE FOREGOING AMOUNTS TO 44,299 SQUARE FEET OR 1.0170 ACRES OF LAND, TOGETHER WITH AND SUBJECT TO APPURTENANCES AND ENCUMBRANCES OF RECORD OR USE.

15th Election Dist

7th Councilmanic Dist

I hereby certify, that this Metes and Bounds Description was prepared under my responsible charge, and is in compliance with the regulations set forth in Chapter 06, Regulation .12 of the Minimum Standards of Practice of Maryland.



11/29/07

Arthur M. Botterill Date:
Professional Land Surveyor
Maryland Registration No. 10886



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: #08-259-A

SE/side of Pulaski Highway, SE corner of Pulaski Highway & Rossville Blvd.

S/west corner of Pulaski Highway and Rossville Blvd.

15th Election District-7th Councilmanic District

Legal Owner(s): Commerce Bank, N.A.

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

Hearing: Wednesday, February 20, 2008 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/2/642 Feb 5

162581

CERTIFICATE OF PUBLICATION

2/7/2008

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 2/5/2008.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **08741**

Date: **12/06/07**

PAID RECEIPT

BUSINESS ACTUAL TIME WRM
 12/01/2007 12/06/2007 15429.59 2

100 002 MAIL JPM JEE
 RECEIPT # 552242 12/06/2007 OELH
 Dept 5 82% JUDICIAL VERIFICATION
 008741

Fund	Agcy	Orgn	Sub- Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	004							325

Recpt Tot 1325.00
 1325.00 CR 4.00 CR
 Baltimore County, Maryland

Total: **3375**

Rec
 From:

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 08-259-A

Petitioner/Developer: COMMERCE
BANK, N.A.

Date of Hearing/Closing: 2-20-08

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:

3/4 SIDE OF POLASKI HWY, SE CORNER OF
POLASKI HWY + ROSSVILLE BLVD

The sign(s) were posted on

2-4-08
(Month, Day, Year)

Sincerely,

Robert Black 2-5-08
(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)





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

December 28, 2007
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

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: 08-259-A

SE/side of Pulaski Highway, SE corner of Pulaski Highway & Rossville Blvd.

S/west corner of Pulaski Highway and Rossville Blvd.

15th Election District – 7th Councilmanic District

Legal Owners: Commerce Bank, N.A.

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

Hearing: Wednesday, February 20, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: David Karceski, 210 Allegheny Avenue, Towson 21204
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 TUESDAY, FEBRUARY 5, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 5, 2008 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

NOTICE OF ZONING HEARING

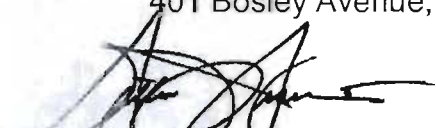
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S/west corner of Pulaski Highway and Rossville Blvd.
15th Election District – 7th Councilmanic District
Legal Owners: Commerce Bank, N.A.

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

Hearing: Wednesday, February 20, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley 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.

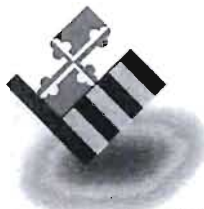
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 08-259-A
Petitioner: Commerce Bank
Address or Location: 8733 Pulaski Hwy

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dantell
Address: 210 Allegheny Avenue
Towson, MD. 21204
Telephone Number: (410) 494-6244



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

February 12, 2008

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

Dear Mr. Karceski:

RE: Case Number: 08-259-A, SE side of Pulaski Hwy, SE corner of Pulaski Hwy, & Rossville Blvd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 6, 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.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Commerce Bank, N.A. Michael Powell, Facilities Officer 9000 Atrium Way Mt. Laurel,
NJ 20878

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 3, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2007
Item Nos. 08-257, 259, 260, 261, 262, 263,
265, 266, 267, 268, 269, 270, 271, 272, and 274

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- 01032008.doc



Baltimore County
Fire Department

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

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 28, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 17, 2007

Item Number: 257, 259, 260, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

. 1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

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



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on Recycled Paper

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



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

January 4, 2008

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

RE: Baltimore County
Item No. 08-259-A
US 40 (Pulaski Hwy.)
at Rossville Boulevard
7333 Pulaski Hwy
Commerce Bank-Golden Ring
Variance-

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on January 3, 2008. A field inspection and internal review reveals that the existing entrance onto US 40 (Pulaski Highway) not consistent with current State Highway Administration requirements. Based on available the SHA has issued a permit for improvements within the US 40 right-of-way. Therefore, this office has no objection to Commerce Bank, Case Number 08-259-A approval.

Should you have any questions regarding this matter feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (m Bailey@sha.state.md.us). Thank you for your attention.

Very truly yours,

for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 28, 2008

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

RECEIVED
FEB 05 2008

BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-259- Variance**

The Office of Planning has reviewed the above referenced case(s) and offers the following:

The Office of Planning does not oppose the petitioner's request for additional signage for a new bank provided the following condition is met:

Remove existing fence and show pedestrian access to adjacent restaurants.

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: Candis Murray

Division Chief: Lynn Tarkenton

CM/LL

RE: PETITION FOR VARIANCE * BEFORE THE
SE/S Pulaski Highway, SE corner of Pulaski *
Highway & Rossville Blvd * ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Commerce Bank, N.A. * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-259-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 2nd day of January, 2008, 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).

RECEIVED

JAN 02 2008

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME Commerce Bank
CASE NUMBER 8-321-874
DATE 2/20/08

PETITIONER'S SIGN-IN SHEET

and
08-259-A

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
John Clapsaddle	8818 Centre Park Drive	Columbia, MD 21045	john.clapsaddle@phra.com
Mike Powell	9000 Atrium Way	mt Laurel, NJ 08054	michael.Powell@yehbooks.com
DAN BLEVINS	8818 CENTRE PARK DRIVE	COLUMBIA, MD. 21045	daniel.blevins@phra.com
SCOTT WOLFORD	8818 CENTRE PARK DRIVE	COLUMBIA, MD. 21045	SCOTT.WOLFORD@PHRA.
DAVID KARCESKI	210 Allegheny Ave	TOWSON MD 21204	d.karceski@overdale.com

Scott R. Wolford, RLA, AICP
Vice President

PHRA

8818 Centre Park Drive, Suite 200
Columbia, Maryland 21045
T 410.997.8900
F 410.997.9282
C 301.922.0204
E Scott.Wolford@phra.com

Engineers. Surveyors. Planners. Landscape Architects.

John W. Clapsaddle, PE
Director of Engineering

PHRA

8818 Centre Park Drive
Columbia, Maryland 21045
T 410.997.8900
F 410.997.9282
C 443.386.0629
E John.Clapsaddle@phra.com

Engineers. Surveyors. Planners. Landscape Architects.

Daniel M. Blevins
Senior Project Manager

PHRA

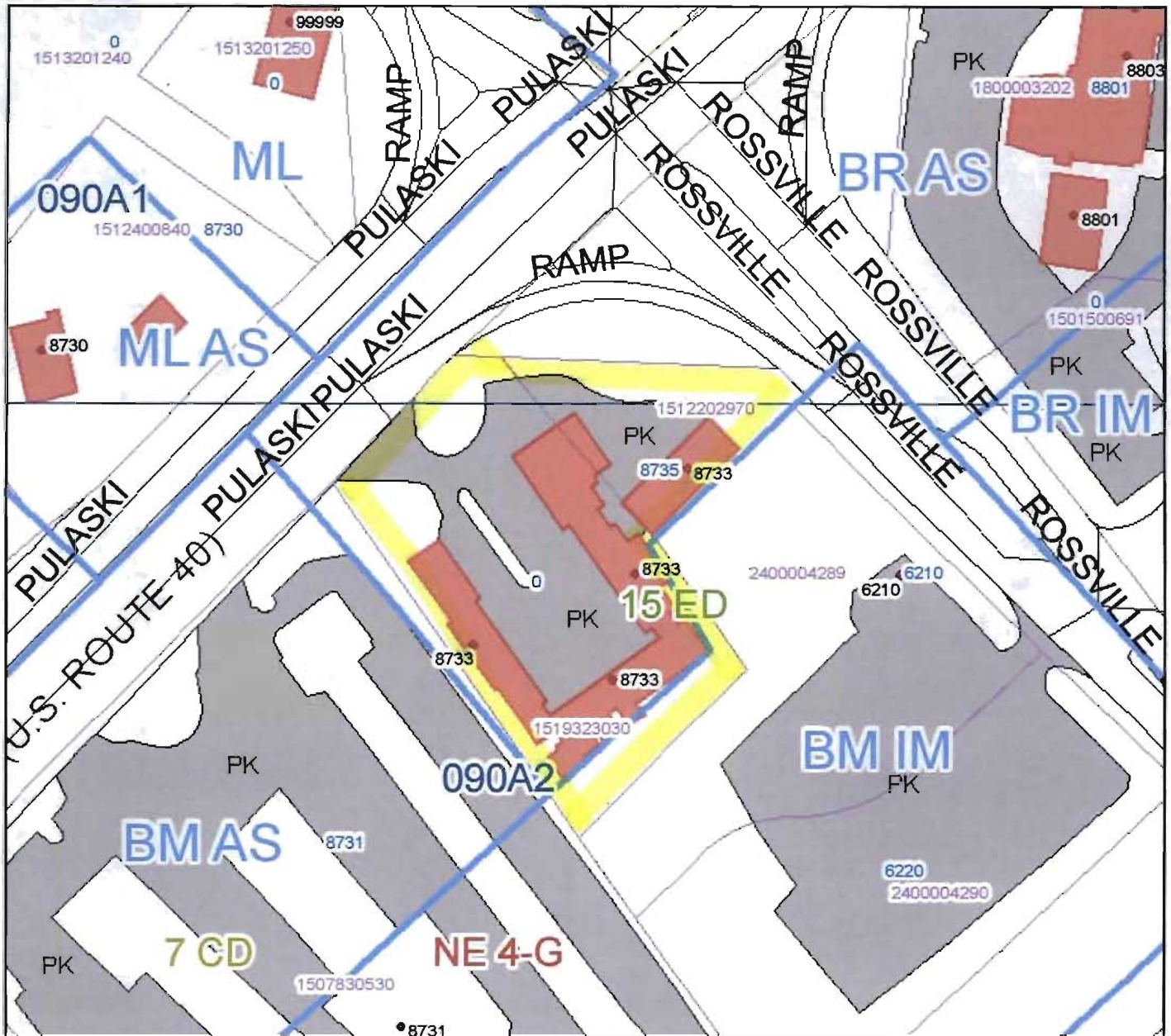
8818 Centre Park Drive, Suite 200
Columbia, Maryland 21045
T 410.997.8900
F 410.997.9282
E Daniel.Blevins@phra.com

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CASE NAME _____
CASE NUMBER _____
DATE _____

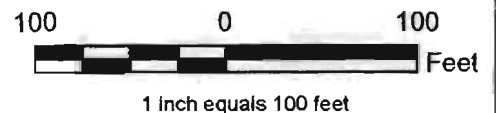
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Commerce Bank, 8733 Pulaski Highway



DQ Map Notes

Publication Date: December 06, 2007
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



Item #259

Case No.:

08-259-A Commerce Bank

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	1A - SITE PLAN 1B - SIGN DETAIL	
No. 2	COLORIZED - SITE LAYOUT	
No. 3	AERIAL VIEW SITE & SURROUNDING AREA	
No. 4	SIDE BUILDING ELEV. W/SIDE - SIGN DETAIL (SIGN-G)	
No. 5	5th AMENDED DEVELOPMENT PLAN - WASH CARWASH FUEL SERVICE STA. CHECKERS DRIVE THRU	
No. 6	SCOTT R. WOLFORD AICP, RLA RESUME - VP RHR: A	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

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-National 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 role 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.

PHRA

PETITIONER'S

EXHIBIT NO.

PET. Ex. 6

Scott R. Wolford, AICP, RLA
Vice President

▪ **The Collaborative, Inc. – Salt Lake City, Utah**

Senior Landscape Architect/Planner

Activities performed within the office involved a complete synthesis of information obtained from in-house designers and outside consultants to result in a final design reflecting a unified effort. Responsibilities included the complete planning, design and coordination of projects for the City, State and Federal Agencies as well as private development of preliminary designs along with the recommendations for final improvements. Duties also included the preparation of accompanying construction documents including grading, layout, planting design, irrigation systems, specifications and cost estimates. Responsible for client coordination and contractor compliance to construction documents and on-site inspections. The projects ranged in scale from large military installation planning to small city park improvements and included retail mall developments, recreation facilities, commercial centers, and institutional facilities. Responsible for graphic illustrations and written and verbal presentations to government agencies, development boards, community bodies and private clients.

▪ **Karsten Hansen and Associates – Salt Lake City, Utah**

Project Landscape Architect

Responsible for presentations and preliminary drawings, and the preparation and coordination of complete working drawings packages including grading, stormwater retention, layout, irrigation, planting and details as well as the accompanying specifications and inspections. Duties also included general office, residential, commercial, industrial, governmental, institutional and recreational with work completed in all phases and scales of development.

▪ **David C. Racker and Associates – Salt Lake City, Utah**

Staff Landscape Architect

Responsibilities as Staff Landscape Architect involved all phases and scales of landscape architecture and land planning with emphasis on construction detailing, planting and irrigation system design, specifications and project inspections. The projects ranged from small scale residential to large corporate headquarters and included institutional facilities and government projects.

▪ **Dell R Cook and Associates – Salt Lake City, Utah**

Staff Landscape Architect

Responsibilities in the design and supervision of projects in commercial, industrial and residential work, duties included design of planting and irrigation systems, on-site construction inspections, and preparation of construction documents including specifications and maintenance manuals.

Scott R. Wolford, AICP, RLA
Vice President

Specific Significant Zoning Cases

- **"The Orchards" – Berryville, Virginia**
 Planned Unit Development, 200 acres. Project included 450 – 500,000 square feet of office, 150,00 square feet retail, two church sites, recreation and 495 units of residential. The residential includes single family in varying lot sizes, attached units and senior citizen housing.
- **Brandywine Commerce Center – Prince George's County, Maryland**
 275-acre office and industrial park, zone I-3 and EIA. Conceptual planning site analysis and design guidelines.
- **Summit Creek – Prince George's County, Maryland**
 280-acre Comprehensive Design Zone R-R to R-S1.6 residential lots. Site analysis and Basic Plan drawings. Prepared the test that included Basic Plan, master plan compliance, site analysis and introduction.
- **Tartan Property – Prince George's County, Maryland**
 250-acre rezoning from R-R to R-M, R-S and L-A-C. Prepared Basic Plan, master plan compliance, site analysis and other components drawing and test for submission.
- **Laurel Tower – City of Laurel, Maryland**
 Twin Towers for total of 200 units, side and rear yard variance applied for and granted.

Additional projects involving right-of-way acquisition include:

- | | |
|----------------------------|---|
| ▪ Rexford Parcel | City of Greenbelt |
| ▪ Obar Property | Maryland State Highway Administration |
| ▪ School House Property | Maryland State Highway Administration |
| ▪ 301 Property | Maryland State Highway Administration |
| ▪ Roswell Parcel | Maryland State Highway Administration |
| ▪ Carlin Property | Maryland State Highway Administration |
| ▪ Free State Parcel | Maryland State Highway Administration |
| ▪ Nash/301 Property | Maryland State Highway Administration |
| ▪ Jamison Property | Washington Suburban Sanitary Commission |
| ▪ Moshkelgosha Property | Washington Suburban Sanitary Commission |
| ▪ Brightseat Road Property | City Corporation |
| ▪ Maryland Route 32 | Maryland State Highway Administration |

Scott R. Wolford, AICP, RLA
Vice President

Recent Testimony

▪ **Deputy Zoning Commissioner - Hearing Officer For Baltimore County, Maryland**

Applicant: Esplanade Development, LLC
4750 Owings Mills Boulevard
Owings Mills, MD 21117

Special Hearing pursuant to Section 209.2 of The Baltimore County Zoning Ordinance to Develop 493 Condominiums and 100,000 square feet of office space.

▪ **Zoning Hearing Examiner - Prince George's County, Maryland**

Applicant: Poretsky Palmer LLC
Palmer Land LLC
6939 Georgia Avenue, NW
Washington, DC 20012-2456

Special Exception Application No S.E. 4467: A Special Exception for a Planned Retirement Community.

▪ **Board of Zoning Appeals - Montgomery County, Maryland**

Applicant: J. Kirby Development, LLC
2205 Warwick Way
Suite 210
Marriottsville, MD 21104

Local Map Amendment/Development Plan No. G-803 to the PD-9 Zone for a 4 story, 104 dwelling unit senior adult living facility.

▪ **Board of Zoning Appeals - Montgomery County, Maryland**

Applicant: Howard Hughes Medical Institute
4000 Jones Bridge Road
Chevy Chase, MD 20815

Special Exception Application No.: S-1565-A Special Exception Modification to increase the land area and construct a headquarters building with underground parking for a charitable or philanthropic institution.

▪ **Board of Zoning Appeals - Montgomery County, Maryland**

Applicant: J. Kirby Development, LLC
2205 Warwick Way
Suite 210
Marriottsville, MD 21004

Scott R. Wolford, AICP, RLA
Vice President

Special Exception Application No.: S-2554 for Special Exception for housing for the elderly for 86 independent apartment units.

▪ **Board of Appeals – Calvert County, Maryland**

Applicant: Patuxent Companies
2124 Priest Bridge Road
Suite 18
Crofton, MD 21114

Special Exception Application No.: 02-2842 to install a drip irrigation wastewater treatment facility for the Calvert Gateway Town Center in Dunkirk, Maryland.

▪ **Board of Zoning Appeals – Montgomery County, Maryland**

Applicant: Norbeck Village Association Limited Partnership
Stavrou Senior Communities, LLC
5100 Forbes Boulevard, Suite 101
Lanham, MD 20706

Special Exception Application No.: S-2459 for Special Exception for housing for the elderly for 130 independent apartment units.

▪ **Board of Zoning Appeals – Montgomery County, Maryland**

Applicant: Norbeck Village Association Limited Partnership
Victory Housing
5430 Grosvenor Lane, Suite 210
Bethesda, MD 20814

Special Exception Application No.: S-2460 for Special Exception for domiciliary care home for 30 assisted living apartment units.

▪ **Board of Appeals – Calvert County, Maryland**

Applicant: Safeway, Inc.
4551 Forbes Boulevard
Lanham, MD 20706

Special Exception Application No.: 00.2676. Special Exception for construction and operation of an automobile filling station.

▪ **Zoning Hearing Examiner – Montgomery County, Maryland**

Applicant: YDI Maryland, Inc.
14901 Pennfield Circle
Silver Spring, MD 20906

Zoning Application No.: G-782 to rezone property from RE to PRC and to be included in Leisure World.

▪ **Prince George's County District Council**

Applicant: Ryko Development, Inc.

Scott R. Wolford, AICP, RLA
Vice President

8133 Leesburg Pike
Suite 300
Vienna, VA 22182

Basic Plan Amendment No.: 4-98063 for 1,209.01 acres of R5 1.6 - 2.6 for 2,400 single family homes with an 18-hole golf course.

▪ **Zoning Hearing Examiner - Prince George's County, Maryland**
Prince George's County District Council

Applicant: Stavrou Senior Communities, LLC
5100 Forbes Boulevard
Suite 101
Lanham, MD 20706

Zoning Map Amendment No. 4-9935 and Zoning Map Amendment A-9839-C for a comprehensive design plan for 856 units in a mixed retirement development.

▪ **Zoning Hearing Examiner - Prince George's County, Maryland**

Applicant: National Harmony Memorial Park
Capital Heights, MD 20785

Special Exception No. 4313 for cemetery expansion, funeral home and crematorium.

▪ **Board of Zoning Appeals - City of Laurel, Maryland**

Applicant: Louise V. Donaldson
313 Talbot Avenue
Laurel, MD 20707

Special Exception No. 604 for expansion of a funeral home in the R55 zone.

▪ **Zoning Hearing Examiner - Prince George's County, Maryland**

Applicant: Washington Homes, Inc.
1802 Brightseat Road
Landover, MD 20785

Zoning Map Amendment No. A9774.

▪ **Zoning Hearing Examiner - Prince George's County, Maryland**

Applicant: Washington Homes, Inc.
1802 Brightseat Road
Landover, MD 20785

Zoning Map Amendment No. A9775.

Scott R. Wolford, AICP, RLA
Vice President

▪ **Zoning Hearing Examiner – Prince George's County, Maryland**

Applicant: City of Greenbelt
25 Crescent Road
Greenbelt, MD 20770

Special Exception No. SE-4202 adult day care in accordance with Sections 27-317 and 27-332 of the zoning ordinance.

▪ **Zoning Hearing Examiner – Prince George's County, Maryland**

Applicant: Curtis Regency, LLC
49 Old Solomon's Island Road
Suite 301
Annapolis, MD 21041

Special Exception amendment for a medical/residential campus SE-3270.

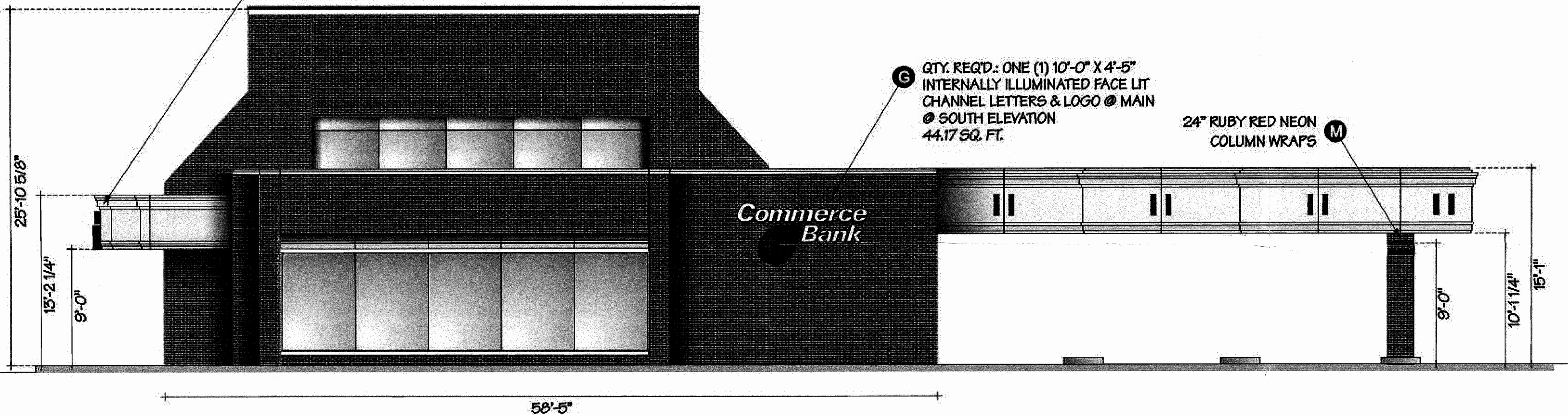
COMMERCE BANK - ROSEDALE
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M 24" RUBY RED NEON
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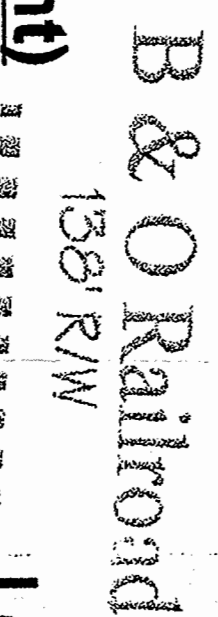
SIDE ELEVATION - TYPICAL 4 LANE REAR DRIVE-THRU

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

 TRIANGLE SIGN & SERVICE	CLIENT & LOCATION Commerce Bank	COMMERCE BANK - ROSEDALE 8733 PULASKI HIGHWAY ROSEDALE, MD	DRAWING NO. 071894 T1	DATE 9/25/07	DRAWN BY LPR	REVIEWED BY	REVISION
			SALESMAN G. NETHEN	SHEET NO.	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							

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	EXISTING TOWN CURBS	_____	1/2"	_____
	EXISTING 9" CONDUITS	_____	1/2"	_____
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Legend
(Checkers Restaurant)

1. ELECTION DISTRICT - #5
2. COMMERCIAL DISTRICT - #2
3. TAX MAP - 10-222000
4. TAX ACCOUNT NO. - 62220000
5. CHIEF OF TRICT - #100000
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7. TOTAL SITE AREA = 1980 AC ±
8. FUTURE BLDG. AREA = 1046 AC ±
9. PROPOSED FLOOR AREA - 980 SF
10. FLOOR AREA - 980 SF
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12. TOTAL EXISTING ZONE - 1778 SF
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- [illegible]

N47°38'25"W 17.00'

- 0203044 - ON JULY 6, 2004, BELLEVILLE TOWNSHIP COMPLETED THE FOLLOWING PERMITS TO REPAIR THE AFFORDED DEVELOPMENT PLAN TO ADD CULVERTS TO REMAIN.

PETITIONER'S
 EXHIBIT NO. 5

Owner
Bollino, LLC
1808 Arabian Way
Fallston, Maryland 21047

Developer
JENCO DEVELOPMENT LLC

P.O. Box 1159
1616 WEST WINCHESTER AVENUE
ELLCOTT CITY, MD 21042

RECEIVED
AUG 13 2004
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

Vicinity Map

Scale: 1" = 100'

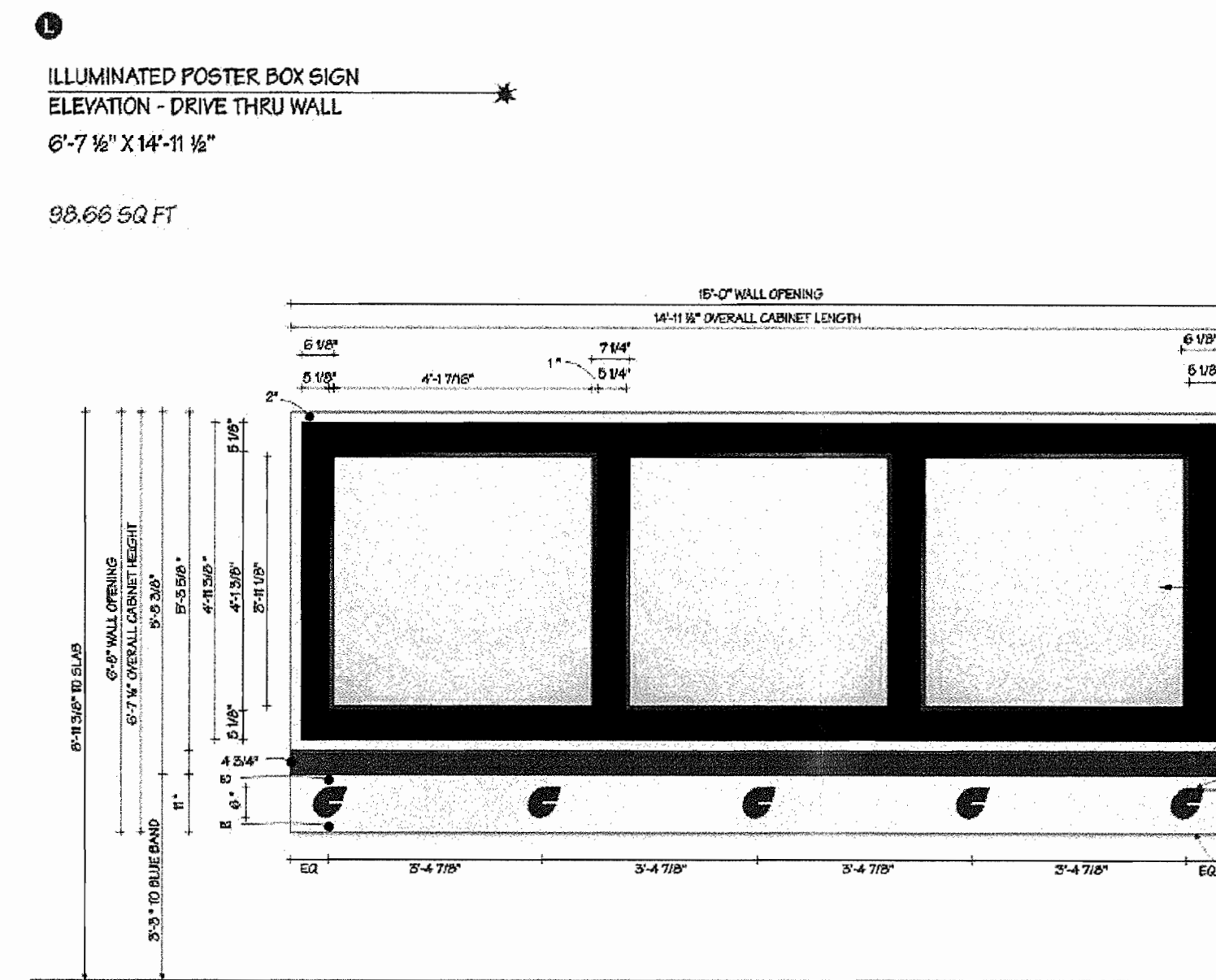
Map labels: Baltimore, Pikesville, Clifton, Drive, Highway 10, Philadelphia Road, Reservoir, SITE.

5th Amended Development Plan

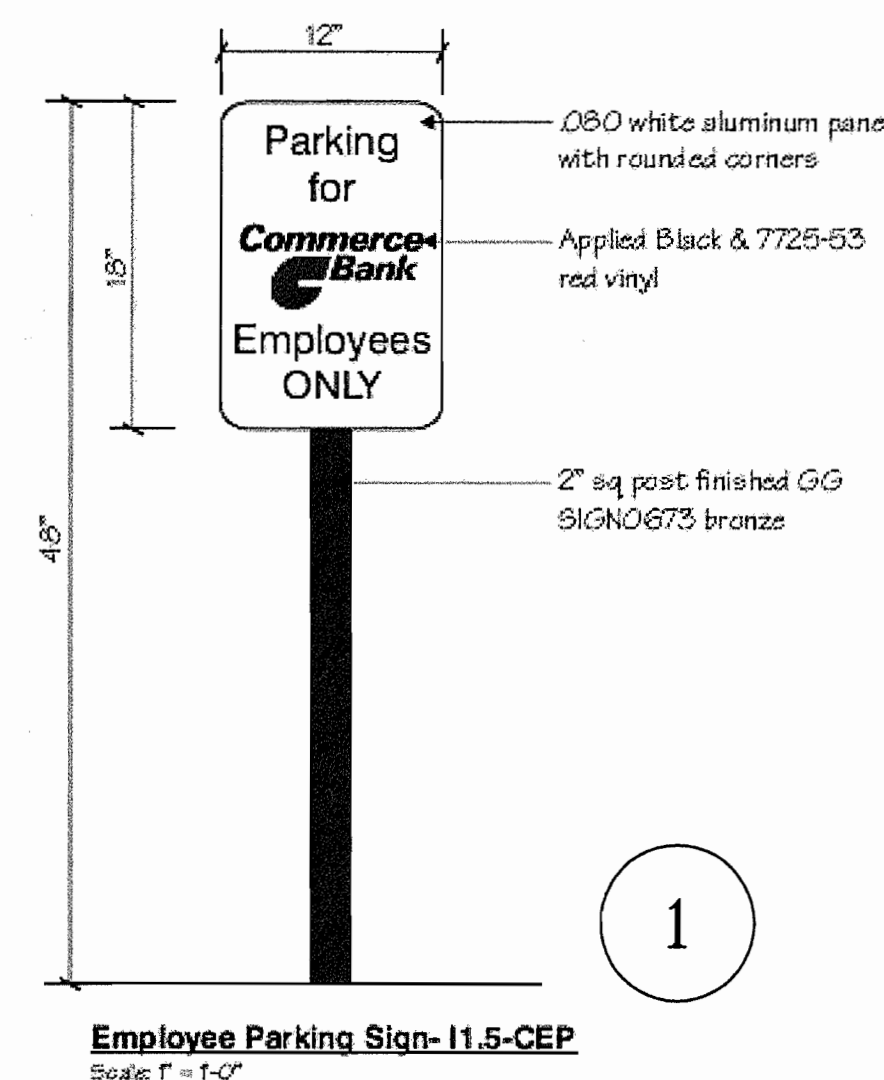
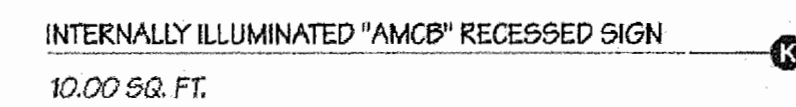
Golden Ring Carwash
6220 ROSSVILLE BLVD
BALTIMORE COUNTY, MARYLAND
PDM No. XI-707

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CMA, ROBBERS, LAND SURVEYORS
LAND PLANNING
1404 GREENBRIER DRIVE, SUITE 200
GREENSBORO, NC 27409
(704) 850-0000

SCALE		1"=50'	
DATE	07/10/64		
DESIGN	15529		
PROJECT	15529		
DRAWN	EEF		
CHECKED			
APPROVED			
DRAWING NUMBER		DP-1	
BY		SHEET 1 OF 1	
REVISIONS:			
DATE			
NO.			
EXHIBIT NO. <u>5</u> PETITIONER'S <u>S</u> <u>S</u>			



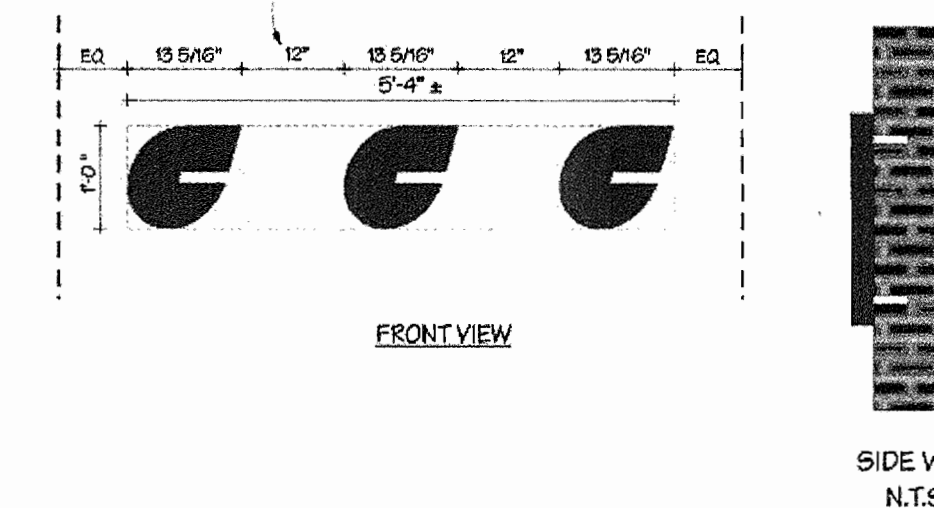
TYPICAL 10'-0" ILLUMINATED WALL SIGN



TYPICAL 5'-10" WIDE CANOPY SIGN @ MAIN ENTRANCE
16.04 SQ FT



DRIVE-THRU "C" LOGOS
5.50 SQ FT TOTAL


$$\overline{P_H R_+ \Lambda}$$

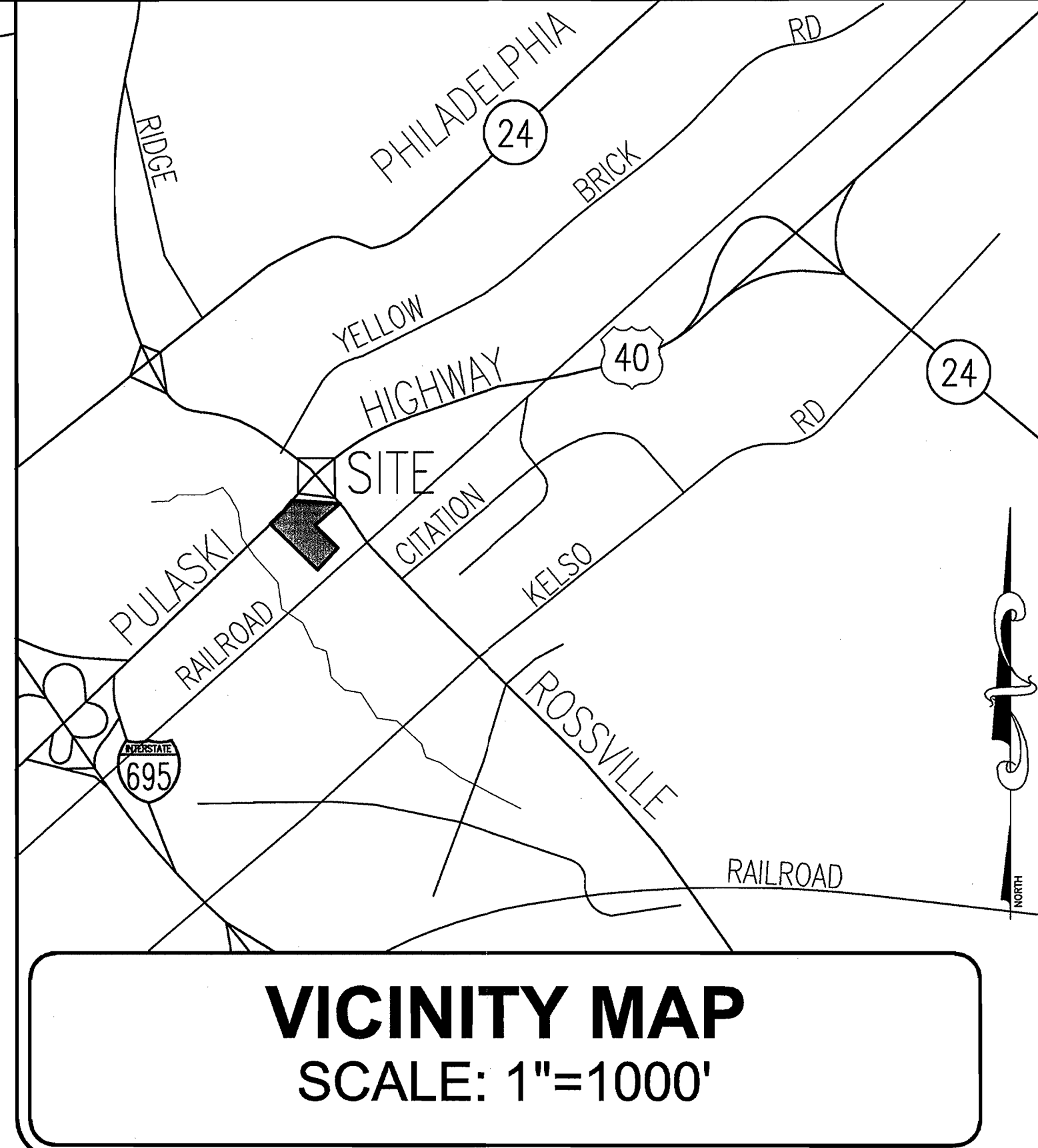
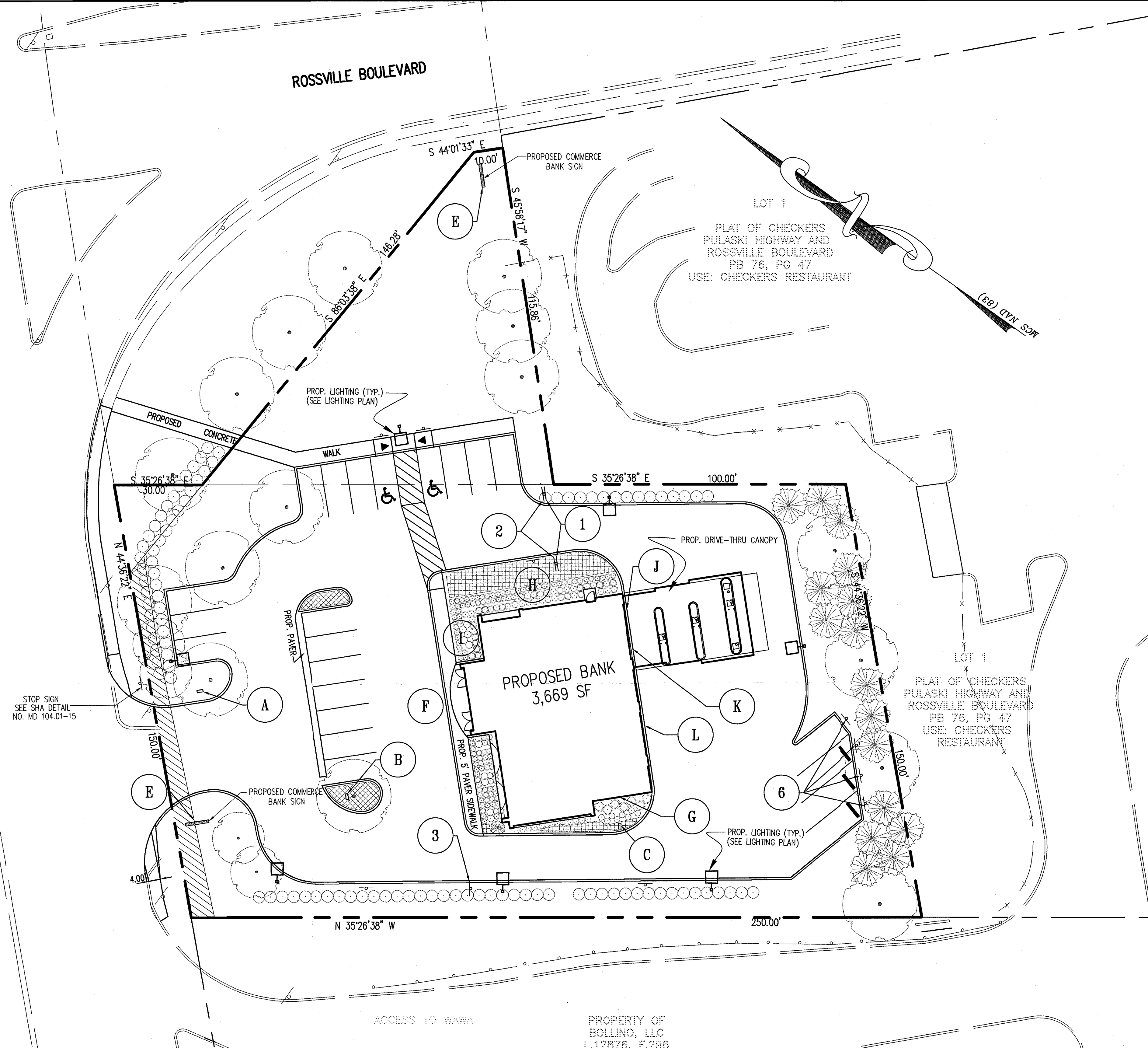
FILE NO: 14665-1-0
C-6.04

SHEET: 2 OF 2

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

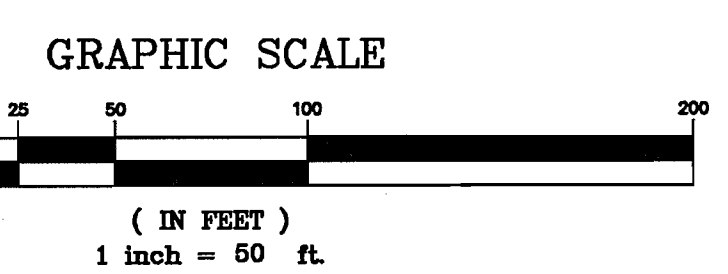
8818 Centre Park Drive Columbia, MD 21045
T 410-997-8900 F 410-997-9282

Item # 259



PULASKI HIGHWAY
EX. 150 R/N
SHA. PLAT No. 1364
EXCEPT. AC. 6

STOP SIGN
SEE SHA DETAIL
NO. MD 104.01-15



ZONING HISTORY

Case No. 3318-S
Petition for Special Permit to use the land for a hotel. Granted on January 21, 1955.

Case No. 4482-V
Petition for Variance to allow front building lines of 27 and 35 feet instead of the required 50 feet. Granted on December 4, 1958.

Case No. 64-36-R
Petition for Zoning Reclassification to have property rezoned from R-6 and B.L. to M.L. Granted on February 5, 1964.

Case No. 75-278-A
Petition for Variance to permit setbacks of 15 feet and 30 feet from the front property line on a dual highway in lieu of the required 50 feet; distances of 14 feet and 28 feet between buildings in lieu of the required 60 feet; and a setback of 5 feet from the rear property line in lieu of the required 30 feet. Granted on June 12, 1975.

Case No. 86-368-SPH
Petition for Special Hearing to approve continuance of a non-conforming use of a restaurant and bar. Granted on March 28, 1986.

GENERAL NOTES:

- 1" topography and boundary by Patton Harris Rust and Associates, October 2006.
- Existing Zoning: Business, Roadside- Automotive Service District (BR-AS)
- Gross Tract Area: 4.101 acres (Parcels 4 & 5)
- Election District: 15
- Tax Map No. 90, Grid 7, Parcels 4 & 5
- ADC Map: Baltimore County Map 37, Grid 5-5
- Existing Use: Motel (Motel Christlen)
- Proposed Use: Bank
- Existing Forest Cover: None
- There are no known historic features on this site, or adjacent to this site.
- There are no cemeteries located on or adjacent to this site.
- Planner/Engineer:
Patton Harris Rust & Associates, Inc.
8818 Centre Park Drive, Suite 200
Columbia, Maryland 21045
T: 410.997.8900 F: 410.997.9282
- The soil types present are:
Mo Made Land
*From Soil Survey-Baltimore County Maryland
- FIRM Community Panel # 240010 0430 8 (March 2, 1981)
- Watershed: Back River
- Councilmanic District: 7th

BR DEVELOPMENT STANDARDS (Section 236):

Maximum Height Limitations:
Max. Height = setback from ROW (s99) 28'

Maximum Floor Area Ratio:
2.0 0.08

Stacking Space Requirements:
5 spaces for first station and 2 per additional station
(5 + (5x2))=11 spaces at 20'x8.5'

11 Stacking spaces are shown on the site plan.

PARKING SCHEDULE:

Bank:
Total floor area proposed: 3,669 SF
Required Parking Spaces: 3.3 space per 1,000 SF of floor area
(3,669/1,000)x3.3=12.11 spaces)
27 total spaces
Proposed Parking Spaces:
25 Regular Spaces @ (8.5' x 18')
2 Handicapped Van Spaces (8' x 18' loading area)

OWNER:
AMRUTAL C. PATEL
8733 PULASKI HIGHWAY
BALTIMORE, MD 21237

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
1	ADDENDUM #1	9/12/07 EHA	

PLAN TO ACCOMPANY
PETITION FOR VARIANCE

COMMERCE BANK
PULASKI HIGHWAY
TAX MAP 90, GRID 7, PARCEL 4, 5
8733 PULASKI HIGHWAY
BALTIMORE, MD

FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

PETITIONER'S 08-259
EXHIBIT NO. 1A

PHR+A

DESIGNED: JML
DRAWN: JML
DATE: 01/03/08
SCALE: 1" = 50'

FILE NO: 14665-1-0
C-6.02
SHEET: 17 OF 23

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