

IN RE: **PETITION FOR VARIANCE**
SE Corner Middleborough Road and
Back River Neck Road
(1601 Middleborough Road)

15th Election District
5th Council District

Two Farms, Inc.
Petitioner

*
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BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 2009-0127-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by Two Farms, Inc., legal owner of the subject property, by and through its attorney David H. Karceski, Esquire with Venable LLP. Petitioner requests variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) for certain signage proposed for the Royal Farms Store use on the property, as follows: from Section 450.4.5.a to allow ten (10) wall-mounted enterprise signs on a building with a total of five (5) of these on one wall, in lieu of the permitted three (3) signs on a building with two (2) on one wall, respectively; and from Section 450.4.5.b to allow a free-standing enterprise sign with a height of 29 feet in lieu of the permitted 25 feet. The subject property and requested relief are more particularly described on a four-page redlined site plan submitted into evidence and marked as Petitioner's Exhibit 1A – 1D.

Appearing at the requisite public hearing in support of the relief requested were Jeffrey Bainbridge, Director of Real Estate for Royal Farms; Art Leonard and Steve Warfield, Professional Engineers with Matis Warfield, Inc., the consultants who prepared the site plan for this property. David H. Karceski, Esquire and Christopher Mudd, Esquire appeared as counsel for Petitioner. There were no Protestants or other interested persons present.

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Date 8-1-09
By 30

Petitioner's site plan indicates that the subject property is presently improved with a Royal Farms fuel service station in combination with a convenience store and carwash building that provide additional customer services. The convenience store component of the operation offers a wide variety of food and beverage items and certain retail products for Royal Farms' customers. Petitioner stated at the public hearing before this Zoning Commissioner that it has completed some improvements to the site and that it intends to complete other improvements, all of which include repainting the convenience store building, adding landscaping and fencing on portions of the site, patching on-site pavement, if necessary, and upgrading the signage.

The requested variance relief relates to the new sign package proposed by Petitioner. Specifically, in order to properly identify the site, Petitioner proposes to install one 29-foot tall freestanding sign, in lieu of the permitted height of 25 feet, for the entire property. Additionally, Petitioner proposes to install several small, oval-shaped signs at various locations on its convenience store facades instead of three (3) larger signs, which the sign regulations would otherwise permit. Petitioner explained that the primary purpose of these small wall-mounted signs (as evidenced by their proposed size, not to exceed $16 \pm$ square feet each) is not for off-site advertising but rather to make customers already on-site aware of the multiple services provided inside the convenience store building. Notwithstanding the fact that the requested signs require variances, Petitioner was careful to note two (2) important facts for the record: (1) both the freestanding and wall-mounted signs will not exceed the total sign face area permitted by the regulations (e.g., even with multiple wall-mounted signs, Petitioner will not exceed the area limitation of "two times the length of the wall" for this sign category); and (2) Petitioner is proposing an additional four (4) feet in height for its freestanding sign in lieu of installing a second freestanding sign (which Petitioner could do by right, because one freestanding sign is permitted on each public road frontage).

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By [Signature]

The testimony and evidence offered by Petitioner disclosed that this 1.34± acre property is zoned B.L.-A.S. (Business, Light – Automotive Services District) and located in the Back River area of Baltimore County. Both the site plan and the aerial photograph, accepted as Petitioner's Exhibit 2, show that the subject property has an unusual "arrowhead" or "kite" shape and is sandwiched between Back River Neck Road and Middleborough Road with significant frontage on both. Multiple access points exist along these roads to serve the site's fuel service station, convenience store, and car wash building. As Petitioner explained, the two (2) adjacent roadways have an unusual orientation in relation to the subject property in that they are further apart and perpendicular to one another at the eastern-most portion of the property and curve to become almost parallel to one another until the roads ultimately intersect at the site's western-most edge. From the parallel portion of the roads' frontages to their intersection, they are located unusually close to one another. Petitioner referred to the intersection of Middleborough and Back River Neck Roads as the "focal point" of the site, and described it as "heavily traveled." It is important to note that this is the only intersection that borders the subject site, which is oriented in the direction of a significant stretch of commercial zoning along Back River Neck Road. The intersection is therefore the most appropriate spot along any of the property's frontages for the freestanding signage.

It is clear that the specific need for the variances is generated by the unique physical characteristics of the site created by the configuration of the surrounding roadways. In this regard, it is the relationship of the dual public roads and their proximity to one another that makes the property unique vis-à-vis the freestanding sign. As noted, these roads are wider apart to the east and then taper to a "focal point" at the western end of the property, which is, as Petitioner testified, the appropriate location for a single freestanding sign to identify the site. Even though two (2) freestanding pylon signs are permitted by right, it simply does not make

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Date
By

sense to locate two (2) signs near this focal point, or anywhere else along the road frontages, because the two (2) signs would be in such close proximity to one another. Rather for this site, due to its unusual shape, a single 29-foot tall freestanding sign is what the site requires. The alternative of locating an additional freestanding sign east of the site's focal point (or its corner) would result in excessive freestanding signage directly across a road from residentially-zoned property. Petitioner's request for one (1) 29-foot tall freestanding sign, if approved, would avoid the unnecessary placement of a second freestanding sign off of the site's busy intersection. With regard to the proposed wall-mounted signage, the site's long public road frontages result in multiple approaches into the site from many different points on the property. Due to this site condition, the convenience store building has multiple facades that operate as front facades to the surrounding roadways. With multiple facades visible to patrons entering the site or already on site fueling their vehicles, signage on each wall is appropriate.

Petitioner further explained that strict application of the B.C.Z.R. to the subject property would result in a practical difficulty and unreasonable hardship. With regard to the freestanding sign, requiring Petitioner to adhere to the height limitation in the B.C.Z.R. (25 feet) would make it difficult for Petitioner to adequately identify its use to westbound traffic approaching the site with only one sign. With the focal point at the western edge of the site, its long road frontages warrant installation of a taller sign (29 feet in height) at the corner to assure that motorists approaching the site from the east are able to identify the use before they reach (or pass) its entrances. Were Petitioner to adhere to the signage regulations and, at the same time, provide for appropriate direction into the site, it would be forced to erect a second freestanding sign on the site. However, as mentioned above, installation of one (1) freestanding sign is more appropriate for this site than two (2) signs. Additionally, with regard to the wall signage, the regulations would force Petitioner to consolidate its proposed small, oval-shaped signs for identification of

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Date 2-2-09
By [Signature]

the convenience store and its various services into fewer, yet much larger, signs. This conglomeration of signs, frankly, would be unsightly and not nearly as desirable as the sign package Petitioner proposes. See Petitioner's Exhibit 1C.

With regard to any adverse impact, Petitioner asserts that the requested relief is more appropriate for this site than the alternative signage Petitioner could install by right. Installation of a second freestanding sign along either of the property's road frontages, directly across the street from residentially-zoned properties, is unnecessary and may be avoided with the requested variance for a single sign. Consolidation of the proposed smaller wall signs into fewer but larger signs would not be consistent with their intended purpose (to provide direction to customers already on site) and would prevent Petitioner from installing an altogether more appropriate wall-mounted sign package. Petitioner also noted that the Office of Planning and the other reviewing agencies that make up the Zoning Advisory Committee (ZAC) offered no objections to the requested relief and that no interested citizens attended the public hearing in this case.

After due consideration of the testimony and evidence presented, it is clear that the requested variances are appropriate and, having met the standards set forth in B.C.Z.R. Section 307, should be granted. As Petitioner testified, the subject site is unique for many reasons, including its unusual shape and irregular public road frontages, which extensively impact this property. It is also clear that, based on the unique features of the site, requiring Petitioner to adhere strictly to the requirements of the B.C.Z.R. would cause a practical difficulty for Petitioner, in that Petitioner would be required to install two (2) freestanding signs (in close proximity to one another) and to combine its proposed small, wall-mounted signs into three (3) larger, unappealing signs. This would result in undesirable signage for Petitioner as well as the surrounding community. I have no difficulty finding that the installation of one (1) 29-foot tall sign (with a sign face area of 75 square feet) is preferable to installing two (2) 25-foot tall signs

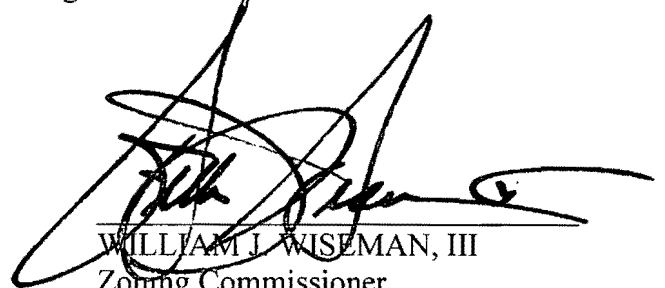
RECEIVED FOR FILING
Date 2-9-09
By [Signature]

(each with a maximum permitted sign face area of 100 square feet). Similarly, Petitioner's wall-mounted signs will not exceed the total permitted sign face area on any wall of the convenience store, and I find that Petitioner has proposed a more aesthetically pleasing design with smaller-sized signs instead of bunching them together into larger signs.

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 6th day of February 2009, that the Petition for Variance from Section 450.4.5.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow ten (10) wall-mounted enterprise signs on a building with a total of five (5) of these on one (1) wall in lieu of the permitted three (3) signs on a building with two (2) on one (1) wall, respectively; and from Section 450.4.5.b of the B.C.Z.R. to allow a free-standing enterprise sign with a height of 29 feet in lieu of the permitted 25 feet, in accordance with Petitioner's Exhibit 1A – 1D, be and is hereby GRANTED, subject to the following restriction:

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 2-9-09
By [Signature]



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 6, 2009

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

RE: PETITION FOR VARIANCE
SE Corner Middleborough Road and Back River Neck Road
(1601 Middleborough Road)
15th Election District - 5th Council District
Two Farms, Inc.- Petitioner
Case No. 2009-0127-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,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over the words "Very truly yours,".

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Jeffrey Bainbridge, Director, Real Estate, Royal Farms, 3611 Roland Avenue,
Baltimore, MD 21211
Art Leonard, P.E. & Steve Warfield, P.E., Matis Warfield, Inc., 10540 York Road, Suite M,
Hunt Valley, MD 21080
People's Counsel; File



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 1601 Middleborough Road
which is presently zoned BL-AS

Deed Reference: 11136 / 189 Tax Account # 1507410560

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:

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 Maryland 21204
City State Zip Code

Legal Owner(s):

Two Farms Inc.
Name - Type or Print _____
Signature _____
By: John Kemp, President
Name - Type or Print _____
Signature _____
3611 Roland Avenue (410) 889-0200
Address Telephone No.
Baltimore MD 21211
City State Zip Code

Representative to be Contacted:

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

Case No. 2009-0127-SP4A

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by _____ Date 10.29.08

REV 8/20/07

RECEIVED FOR FILING

Date 2-6-09

By [Signature]

Petition for Variance
1601 Middleborough Road

1. Variance from Section 450.4.5.a of the Baltimore County Zoning Regulations ("BCZR") to allow 10 wall-mounted enterprise signs on a building with a total of 5 of these on one wall, in lieu of the permitted 3 signs on a building with 2 on one wall, respectively.
2. Variance from BCZR Section 450.4.5.b to allow a free-standing enterprise sign with a height of 29 feet, in lieu of the permitted 25 feet.

ZONING DESCRIPTION

Beginning at a point on the east side of Back River Neck Road, which is 60' wide at the distance of 55.8'± southeast of the centerline of the nearest improved intersecting street, Middleborough Road, which is of variable width. Thence the following courses and distances:

North 31° 12' 55" East 25.39', to the south side of Middleborough Road, thence running and binding on the said south side Middleborough Road the following courses, South 58° 47' 05" East 55.00', North 31° 12' 55" East 7.68', South 58° 18' 45" East 96.66', South 69° 50' 18" East 78.07', North 85° 56' 27" East 55.99', North 85° 55' 59" East 50.00', North 77° 29' 02" East 50.30' thence leaving the south side of Middleborough Road for the following courses, South 09° 07' 45" East 217.55', South 80° 52' 15" West 168.70' to the east side of Back River Neck Road and binding on said east side of Back River Neck Road by a curve to the left with a Radius of 5759.58' for a length of 83.71', North 38° 56' 29" West 302.87' to the place of beginning as recorded in Deed Liber 7446, Folio 515 and Deed Liber 11136, Folio 189.

Being parts of Lots 67 and Lot 68 in the subdivision of Hilltop Park, as recorded in Baltimore County Plat Book 8 Folio 32 containing 61,180 S.F. or 1.404 acres of land more or less.

Also known as 1601 Middleborough Road and 311 Back River Neck Road and located in the 15th Election District.

This description is for the purpose of accompanying a Petition for a Variance only.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **22882**
 Date: **10.29.08**

2009-0166 SPH.

Fund		Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
004		001	0000		6150					650.00

Total: **650.00**

Rec From: **Two Farms.**

For: **2009-0127 SPHA.**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

PAID RECEIPT

RECEIVED BY: **ACTING** TIME: **11:00 AM** DAY: **2**
 DATE: **10-29-2008**
 BY: **10/29/08**
 FOR: **10/29/08**
 AMOUNT: **650.00**
 CHECK NO: **10/29/08**
 CASHIER: **10/29/08**

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

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

Case: #2009-0127-A

1601 Middleborough Road
S/east corner of
Middleborough Road and Back
River Neck Road

15th Election District
5th Councilmanic District

Legal Owner(s): Two Farms, Inc.

Variance: to allow 10 wall-mounted enterprise signs on a building with a total of 5 of these on one wall, in lieu of the permitted 3 signs on a building with a "2" on one wall, respectively. To allow a freestanding enterprise sign with a height of 29 feet, in lieu of the permitted 25 feet.

Hearing: Friday, January 23, 2009 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake 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) 887-4386.

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

1/125 Jan. 8 191950

CERTIFICATE OF PUBLICATION

1/8, 2009

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/8, 2009.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: 2009-0127-A

Petitioner/Developer: _____

Two Farms, Inc _____

Date of Hearing/Closing: Jan 23 2009

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

Attn : Kristin Matthews

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: _____
1601 Middleborough Road and Back River Neck Road

The sign(s) were posted on Jan 8, 09
(Month, Day, Year)

Sincerely,

Robert Black 1-8-09
(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)

ZONING NOTICE

CASE # 2009-0127-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

Room 104 JEFFERSON BUILDING
PLACE: 105 W. CHEESAPEAKE AVE TOWSON 21204

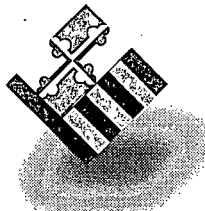
DATE AND TIME: FRIDAY, JANUARY 23, 2009 AT 9:00 A.M.

REQUEST VARIANCE TO ALLOW 10 WALL-MOUNTED ENTERPRISE
SIGNS ON A BUILDING WITH A TOTAL OF 5 OF THESE ON ONE WALL.
IN LIEU OF THE PERMITTED 3 SIGNS ON A BUILDING WITH A 2 ON ONE
WALL, RESPECTIVELY. TO ALLOW A FREESTANDING ENTERPRISE SIGN
WITH A HEIGHT OF 29 FEET, IN LIEU OF THE PERMITTED 25 FEET.

DISAPPOINTMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 877-3331

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

December 15, 2008
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: 2009-0127-A

1601 Middleborough Road

S/east corner of Middleborough Road and Back River Neck Road

15th Election District – 5th Councilmanic District

Legal Owners: Two Farms, Inc.

Variance to allow 10 wall-mounted enterprise signs on a building with a total of 5 of these on one wall, in lieu of the permitted 3 signs on a building with a 2 on one wall, respectively. To allow a freestanding enterprise sign with a height of 29 feet, in lieu of the permitted 25 feet.

Hearing: Friday, January 23, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: David Karceski, 210 Allegheny Avenue, Towson 21204
Two Farms, John Kemp, 3611 Roland Avenue, Baltimore 21211

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JANUARY 8, 2009.**
- (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
Thursday, January 8, 2009 Issue - Jeffersonian.

Please forward billing to:
Amy Dontell-Matte
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

NOTICE OF ZONING HEARING

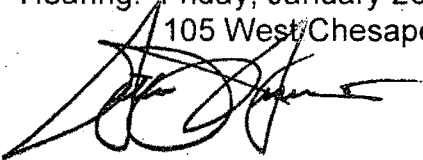
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S/east corner of Middleborough Road and Back River Neck Road
15th Election District – 5th Councilmanic District
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Hearing: Friday, January 23, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 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: 0127

Petitioner: Two Farms

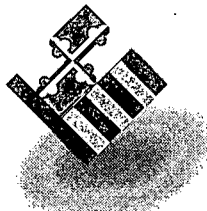
Address or Location: 1601 MIDDLE BOROUGH Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dantell

Address: 210 Allegheny Avenue
Towson, MD. 21204

Telephone Number: (410) 444-16244



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
January 15, 2009

David Karceski
Venable, LLP
210 Allegheny Ave.
Towson, MD 21204

Dear: David Karceski

RE: Case Number 2009-0127-SPHA, 1601 Middleborough Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 29, 2008. 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,

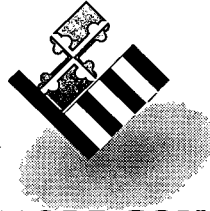
A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Two Farms INC.; 3611 Roland Ave.; Baltimore, MD 21211



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

November 20, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 17, 2008

ItemNumbers 0111,0126,0127,0128,0129,0130,0131,0132,0133,0135,0137,0138,0140

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BW 1/23
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 1, 2008

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

RECEIVED

BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-127- Variance and Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:

Curtis Murray

Division Chief:
CM/LL

Lynne Lashae

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 24, 2008

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 24, 2008
Item No.: 2009-111, 121, 126, 127, 128, 130, 131, 132, 133, 137, 138 & 140

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

DAK:CEN:cab
cc: File

ZAC-11242008-NO COMMENTS



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

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

Maryland Department of Transportation

Date: Nov. 19, 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 2009-0127-SPHA
1601 MIDDLEBOROUGH RD
TWO FARMS INC.
VARIANCE
SPECIAL HEARING

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. 2009-0127-SPHA

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,

For ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
1601 Middleborough Road; SE corner * ZONING COMMISSIONER
Middleborough Rd & Back River Neck Road *
15th Election & 5th Councilmanic Districts * FOR
Legal Owner(s): Two Farms Inc *
Petitioner(s) * BALTIMORE COUNTY
* 09-127-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

NOV 24 2008

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of November, 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).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

OK
waiting for
plans + Pet
12/1/08 u

t 410.494.6365
f 410.821.0147
edmudd@venable.com

December 3, 2008

HAND-DELIVERED

W. Carl Richards, Zoning Supervisor
Baltimore County Department of
Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

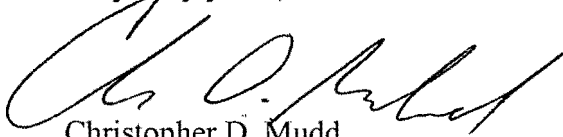
Re: **REQUEST FOR SEPARATE HEARINGS**
Royal Farms – 1601 Middleborough Road
Case No. 2009-0127-SPHA
6th Councilmanic District, 15th Election District

Dear Mr. Richards:

This firm represents Two Farms, Inc., legal owner of the existing Royal Farms fuel service station use in combination with a carryout restaurant, convenience store, and carwash, located at the above referenced address in the Essex area of Baltimore County. In late October, on behalf of Two Farms, Inc., this firm filed Petitions for Variance and Special Exception, which were consolidated as Case No. 2009-0127-SPHA. At this time, I am requesting that your Office please separate the Petitions into two cases. I ask that you please assign the previously issued case number to the Petition for Variance, assign a new case number to the Petition for Special Hearing, and schedule a separate hearing for each Petition.

If you have any questions or require any additional information, please contact me.
Thank you for your attention to this matter.

Very truly yours,


Christopher D. Mudd

CDM

cc: David H. Karceski, Esquire

TO1DOCS1/CDM01//265663 v1

CASE NAME 1601 Middleberry
CASE NUMBER 2009-127-A
DATE 1-23-09

[illegible]

Case No.: 2009-0127-SPAA 1601 Middleborough Road

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1 1A thru 1D	SITE PLAN (Red-lined) SIGN DETAILS (4 Pages)	
No. 2	Aerial Photo	
No. 3	Resume - A. Leonard	
No. 4	Steve Warfield - PE	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S

EXHIBIT NO. 2

SCHEMATIC PLANT KEY

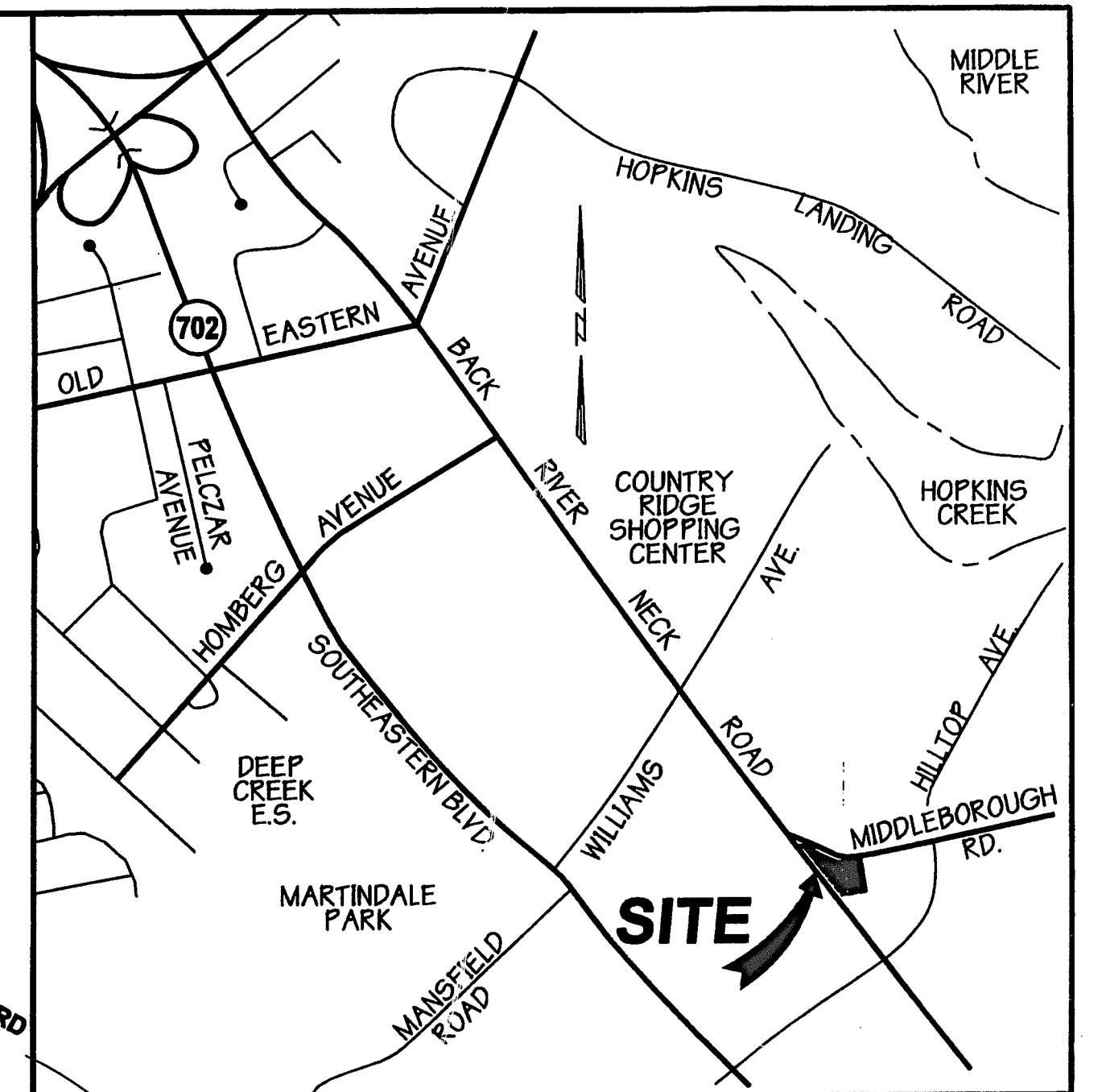
KEY	QUANTITY	TYPE
	11	MAJOR DECIDUOUS TREE
	6	FLOWERING TREE
	17	EVERGREEN TREE
	212	EVERGREEN SHRUB

NOTE:
EXISTING LANDSCAPING IS SUFFICIENT TO SATISFY BALTIMORE COUNTY STANDARDS; THEREFORE, CALCULATIONS AND PROPOSED PLANTING APPLY ONLY TO THE EXPANSION AREA.

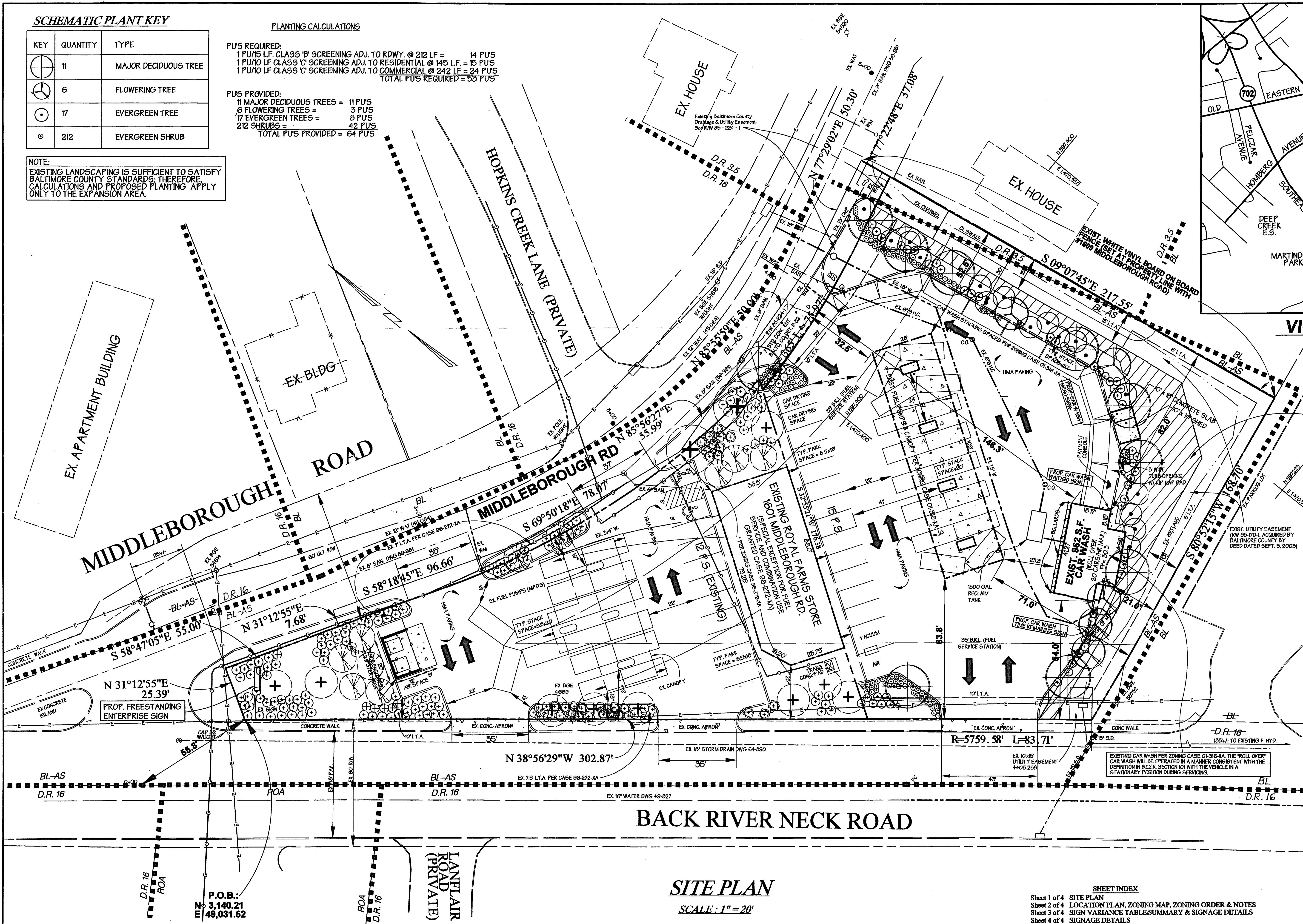
PLANTING CALCULATIONS

PUS REQUIRED:
1 PU/15 LF CLASS 'B' SCREENING ADJ. TO RDWY. @ 212 LF = 14 PUS
1 PU/10 LF CLASS 'C' SCREENING ADJ. TO RESIDENTIAL @ 145 LF = 15 PUS
1 PU/10 LF CLASS 'C' SCREENING ADJ. TO COMMERCIAL @ 242 LF = 24 PUS
TOTAL PUS REQUIRED = 53 PUS

PUS PROVIDED:
11 MAJOR DECIDUOUS TREES = 11 PUS
6 FLOWERING TREES = 6 PUS
17 EVERGREEN TREES = 17 PUS
212 SHRUBS = 212 PUS
TOTAL PUS PROVIDED = 64 PUS



VICINITY MAP
SCALE: 1" = 1000'



FOREST BUFFER VARIANCE
APPROVE 11/13/00
FOREST BUFFER ENHANCEMENT
PLANTING (MAY OED AREA)
- 12 GROUNDED TREE
- 8 SWEET PEP PERBUSH
- 6 SWEET GUM
- 10 WILLOW OAK

LEGEND

- PROPOSED Y LINE
- EX. FIRE HYDRANT
- EX. WATER
- EX. TORM DRAIN
- EX. SANITARY
- PR. WATER
- PR. STORM DRAIN
- P. ST. SANITARY
- EX. CURB & GUTTER
- PRO. CONC. C & G
- EX. TELEPHONE MANHOLE
- EX. CHAIN LINK FENCE
- EX. PARKING LOT LIGHT
- EX. UTILITY POLE
- EX. GUY WIRE
- EX. OVERHEAD LINE
- EX. ZONING LINE
- PRO. CONC. RETE
- FUEL PUMP
- EX. EVERGREEN
- EX. DECIDUOUS TREE
- EX. FLOWERING TREE
- EX. PARSONS JUNIPER
- EX. LEATHER LEAF MAHONIA
- EX. ARROWWOOD
- NEW CONC. C & G
- SITE LIGHTING

BACK RIVER NECK ROAD

SITE PLAN

SCALE: 1" = 20'

SHEET INDEX
Sheet 1 of 4 SITE PLAN
Sheet 2 of 4 LOCATION PLAN, ZONING MAP, ZONING ORDER & NOTES
Sheet 3 of 4 SIGN VARIANCE TABLE SUMMARY & SIGNAGE DETAILS
Sheet 4 of 4 SIGNAGE DETAILS

PETITIONER'S
EXHIBIT NO. 1A

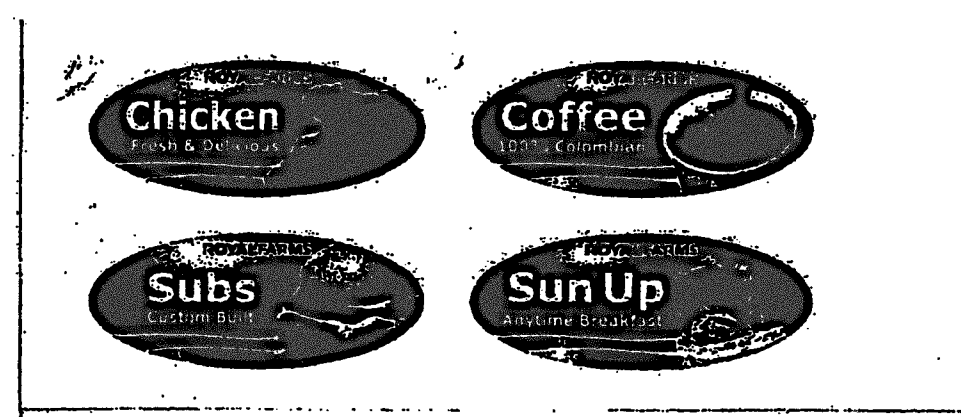
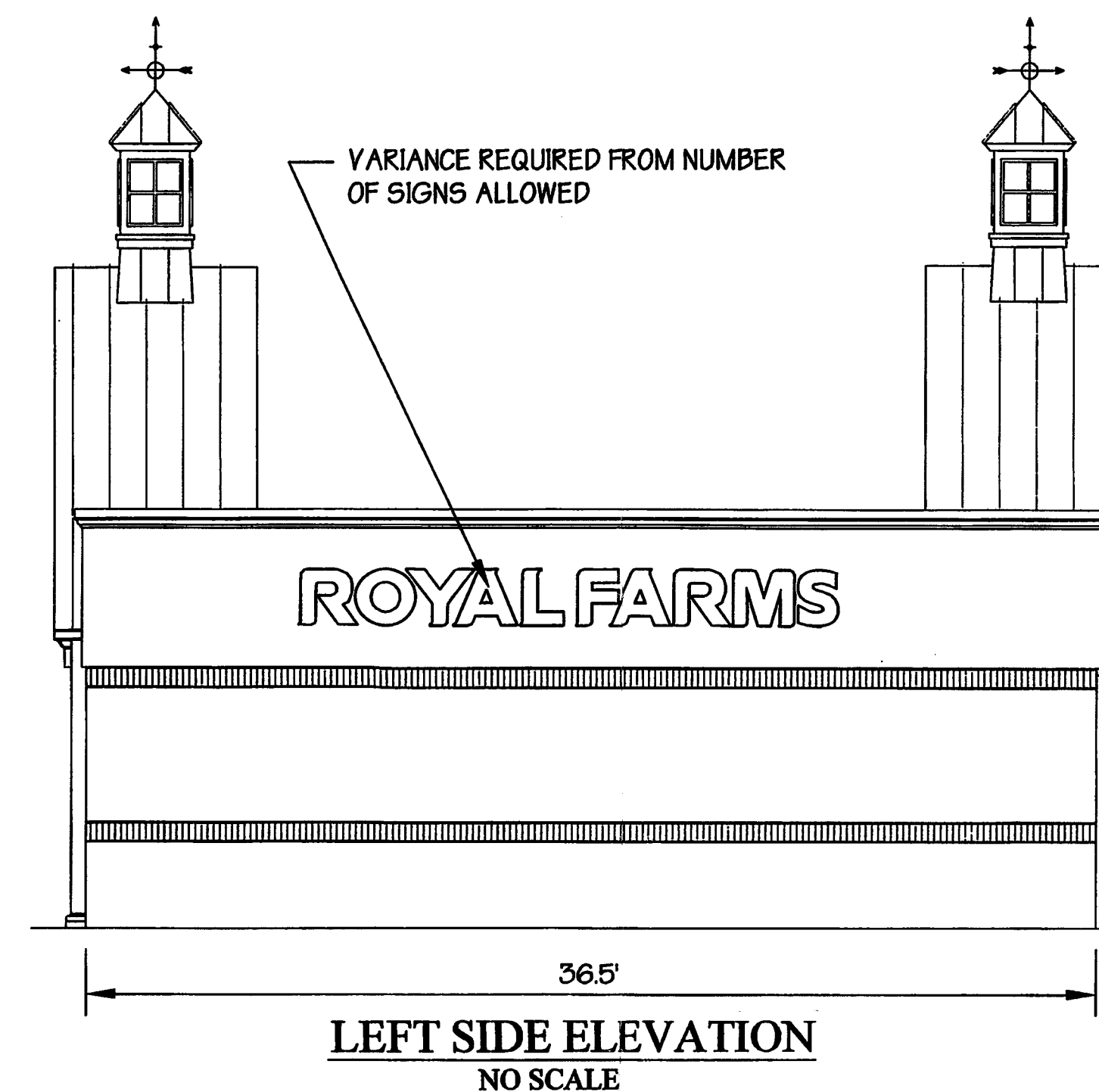
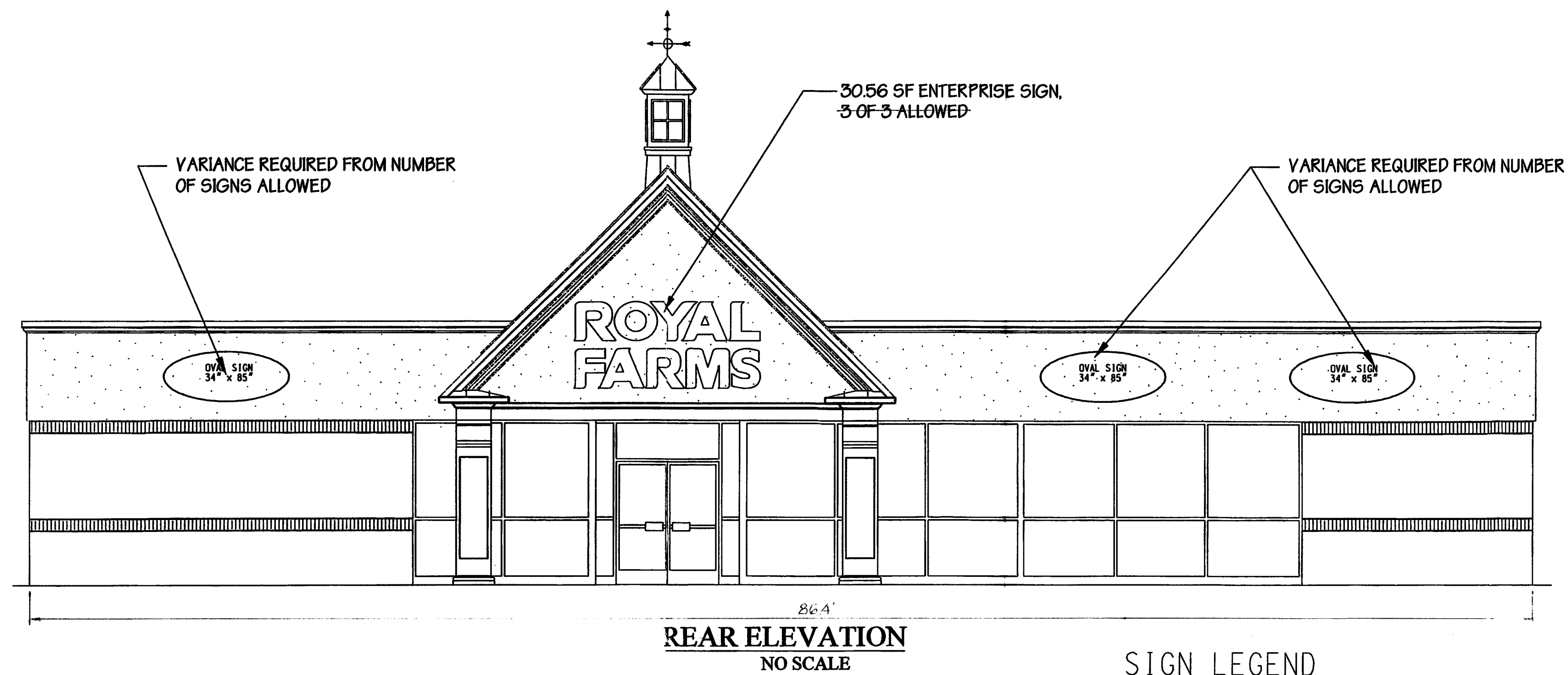
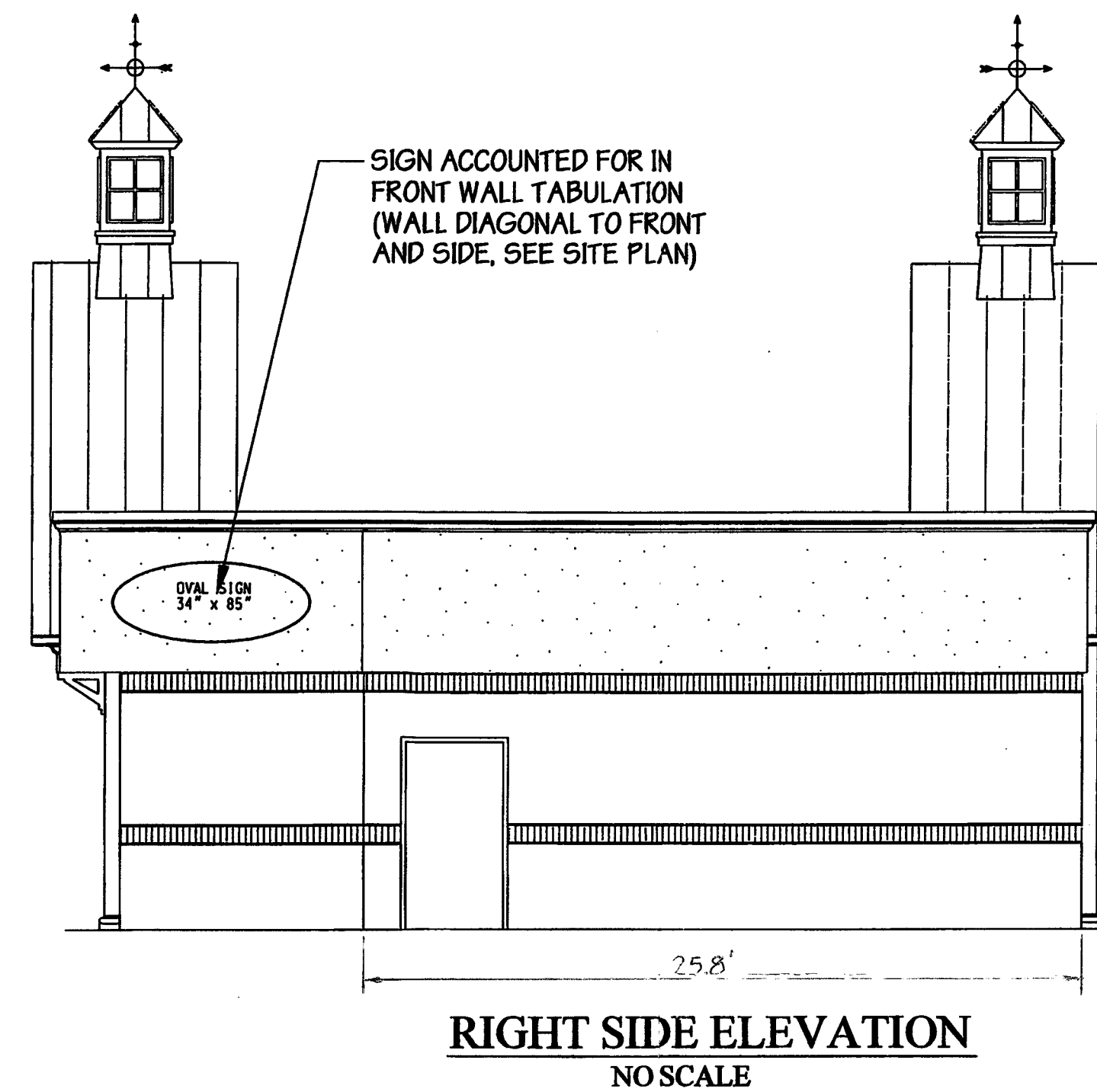
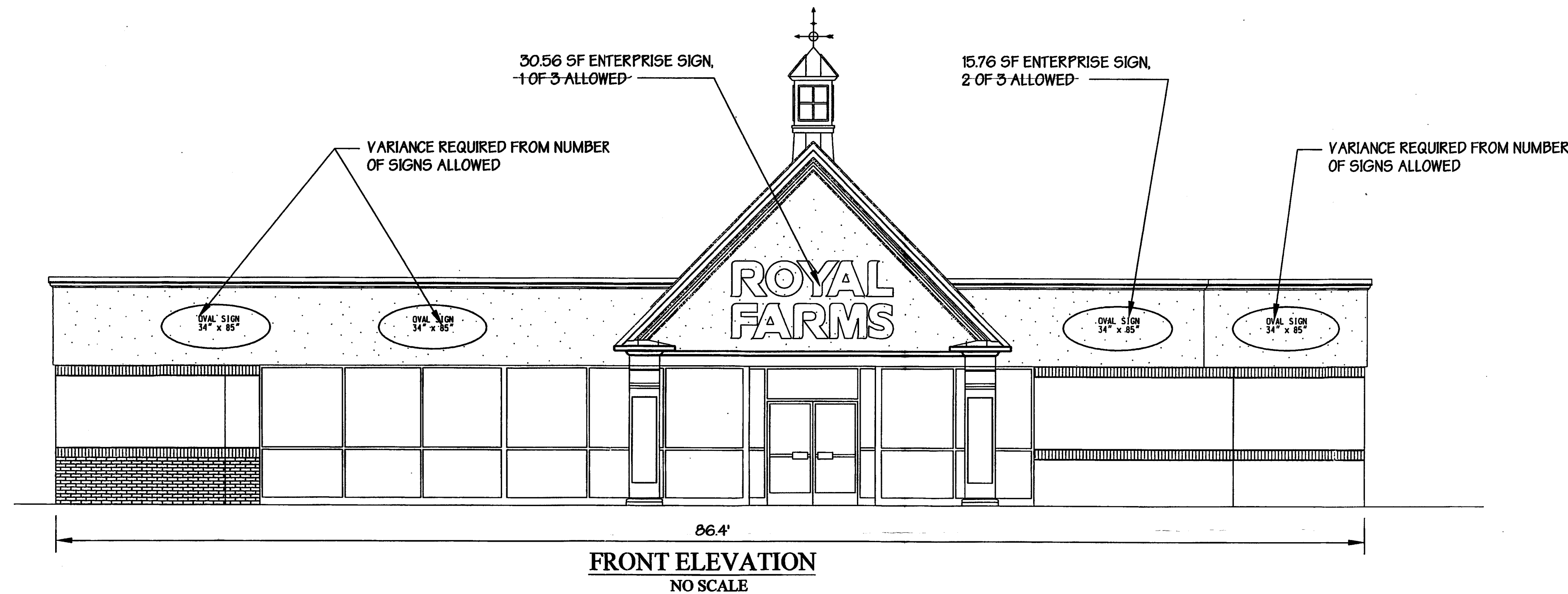
Matis Warfield
consulting engineers

10540 York Road, Suite M
Hunt Valley, Maryland 21106
Phone 410-883-7004
Facsimile 410-883-1798
www.matiswarfield.com



OWNER
TWO FARMS, INC.
Cloverland Farms Dairy, Inc.
3611 Roland Avenue
Baltimore, Maryland 21211-2408
(410) 889-0200

Plan to Accompany A Petition for a Variance
ROYAL FARMS STORE
1601 Middleborough Road and 311 Back River Neck Road
Baltimore, Maryland 21221
Store #15
Councilmanic District 5
Tax Map 97 Parcel 418 and Lots 67&68
Scale: 1" = 20'
Election District 15
October 23, 2008
Sheet 1 of 4



*** VARIATIONS OF OVAL SIGNS**

NO SCALE * FOR EXAMPLE PURPOSES ONLY

SIGN LEGEND		
SIGN ELEVATION	NO SCALE	SQ. FOOTAGE
	NO SCALE	30.56 SQ. FT
	NO SCALE	15.76 SQ. FT
	NO SCALE	38.00 SQ. FT

SIGNAGE SUMMARY

UNDER-CANOPY SIGNS ARE PROPOSED BUT ARE NOT COUNTED TOWARD SIGNAGE LIMITS PER SIGN TABLE ITEM 5.(c)IX.

TYPE OF SIGN	ALLOWED AREA	ALLOWED NUMBER	ALLOWED HEIGHT	PROPOSED AREA	PROPOSED NUMBER	PROPOSED HEIGHT	VARIANCE REQUIRED
ENTERPRISE: WALL MOUNTED	2 X WALL LENGTH - 0'	NO MORE THAN 2 PER FACADE	NA	93.60 SF	5	NA	YES: SIGN TABLE ITEM 5.(c)VI
FRONT	2 X 86.4' = 172.80 SF	3, NO MORE THAN 2 PER FACADE	NA	0 SF	0	NA	NO
RIGHT SIDE	0 SF	0	NA	0 SF	0	NA	YES: SIGN TABLE ITEM 5.(c)VI
REAR	0 SF	0	NA	77.84 SF	4	NA	NO
LEFT SIDE	2 X 36.5' = 73 SF	1	NA	38.00 SF	1	NA	NO
ENTERPRISE: FREESTANDING	2 X 100' = 200 SF	2, 1 PER FRONTAGE	25'	75 SF	1	25'	YES: SIGN TABLE ITEM 5.(c)VII
PYLON		1	25'	15 SF	1	7.17'	NO
CAR WASH MENU							
DIRECTIONAL							
CAR WASH WAIT / GO	8 SF	NA	6'	2.38 SF	1	4.58'	NO
CAR WASH TIME REMAINING	8 SF	NA	6'	0.81 SF	1	3.75'	NO

PETITIONER'S

EXHIBIT NO. 1C

SIGN VARIANCE TABLE/SUMMARY
SIGNAGE DETAILS

Matis Warfield
consulting engineers

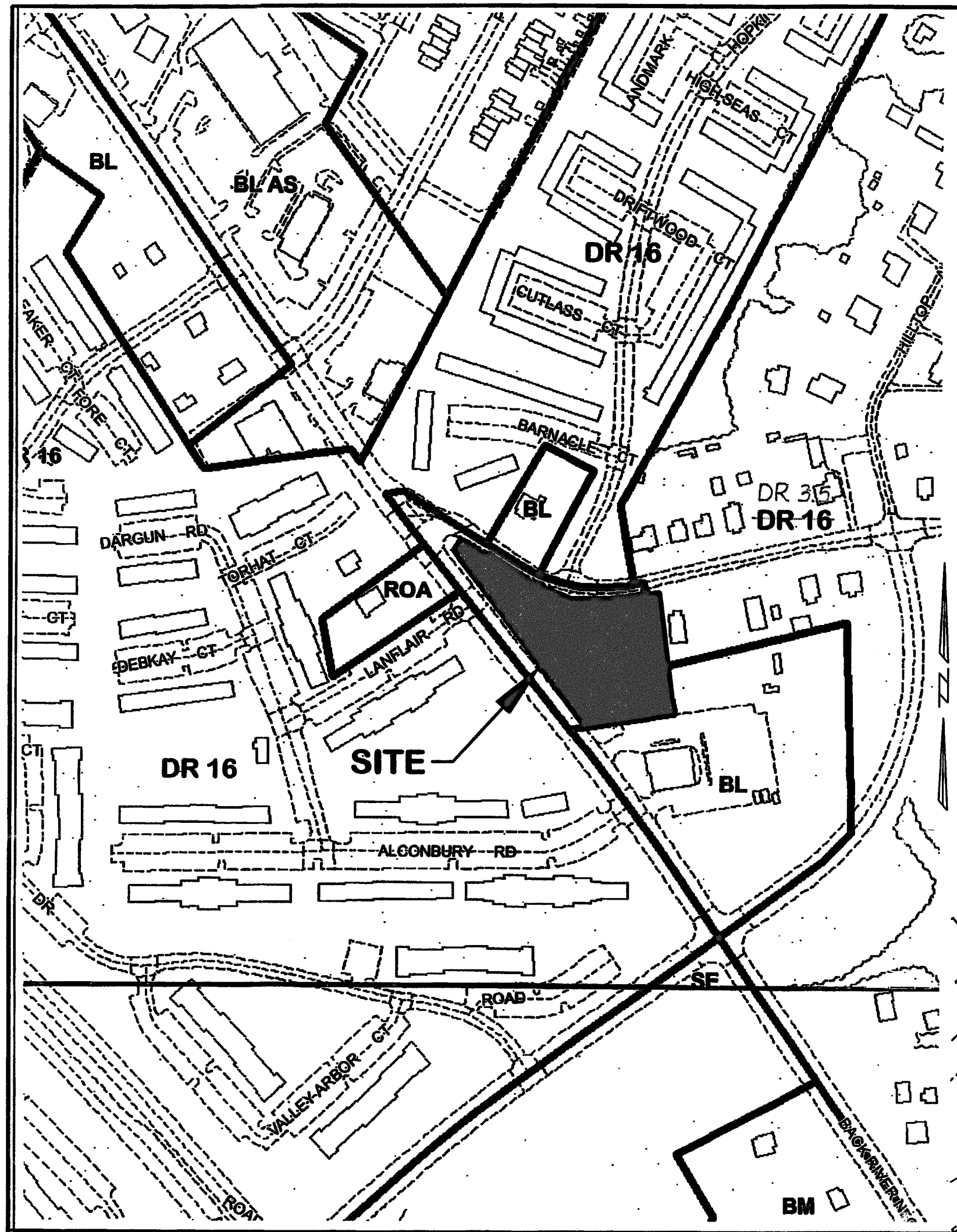
10540 York Road, Suite M
Hunt Valley, Maryland 21030
Phone 410-683-7004
Facsimile 410-683-1798
www.matiswarfield.com



OWNER
TWO FARMS, INC.
Cloverland Farms Dairy, Inc.
3611 Roland Avenue
Baltimore, Maryland 21211
(410) 889-0200

Plan to Accompany A Petition for a Variance
ROYAL FARMS STORE
1601 Middleborough Road and 311 Back River Neck Road
Baltimore, Maryland 21221
Store #15
Councilmanic District 5
Tax Map 97 Parcel 418 and Lots 67 & 68
Scale: 1" = 20'

Election District 15
October 23, 2008
Sheet 3 of 4



PARTS OF 2004 ZONING MAPS 097C1 & 097C2

NOTE:
THE BALTIMORE COUNTY 2008 1" = 200' SCALE MAPS WERE NOT AVAILABLE AT THE TIME OF THE PREPARATION OF THIS PLAN. THE BALTIMORE COUNTY ZONING MAP WEBSITE WAS REVIEWED AND THERE WERE NO ZONING ISSUES FOUND IN THE ABOVE DISPLAYED AREA.

RESTRICTIONS OF PREVIOUS SPECIAL EXCEPTION CASE NO. 96-272-XA

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until 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.
- 2) The actual design of the proposed Royal Farm Store shall be within the sole discretion of the Office of Planning. The Petitioner shall submit architectural elevation drawings for the proposed building for review and approval by the Office of Planning prior to the issuance of any building permits.
- 3) The Petitioner shall continue to cooperate with the Baltimore County Bureau of Highways relative to the construction and maintenance of the outfall drainage ditch to the rear of the existing Royal Farm Store on the adjacent property.
- 4) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

PREVIOUS COMMERCIAL PERMITS

B664365	311 Back River Neck Road	Car Wash (Sept. 2008)
B664954	311 Back River Neck Road	Canopy
B664853	311 Back River Neck Road	Underground Fuel Tank
B612521	311 Back River Neck Road	Building Razed
#152-60	1601 Middleborough Road	Service Station
B282902	1601 Middleborough Road	Royal Farms Convenience Store
B684333	311 Back River Neck Road	Interior Renovation
B73262	311 Back River Neck Road	Alteration Permit
B74664	311 Back River Neck Road	Alteration Permit

ZONING HISTORY

01-316-XA	6/26/03	-Special Exception to expand fuel service, install 4 additional pumps and to construct rollover carwash. (Granted) See Order this sheet.
C.Z.M.P. Issue 5-079	Reclassify O.B. Ac. from B.L. to B.L.-A.S.	(Granted)
96-272-XA	5/3/96	-Special Exception and Variances (Granted)
R-96-200	1/24/96	Zoning Reclassification from B.R. to B.R.-A.S.
67-235-X	10/16/68	Advertising Signs (Denied)
66-123-X	02/06/68	Zoning Reclassification from R-6 to B.L. 9 (Granted)
3964-10/24/56	Special Exception for Gas Station; C.N.S. District	(Granted)

GENERAL NOTES

1. All work shall conform to Baltimore County standard specifications and details or as shown on these approved plans.
2. The contractor shall notify Miss Utility (1-800-257-7777) five days prior to starting work.
3. It is the responsibility of the contractor to investigate for underground gas and/or electric lines.
4. The dumpster is to be relocated as shown.
5. See architectural elevations and signage details for exact signage dimensions.
6. The proposed signs shall be located in conformance with the Baltimore County Sign Regulations.
7. A waiver of Stormwater Management was granted on 5/29/01 (DEPRM project ID: 5960270).
8. The site is not within the Chesapeake Bay Critical Area.
9. A limited exemption was granted per Section 26-171(a)(2) on April 4, 1996 to construct the Convenience Store and Fuel Pumps that are now existing.
10. See DRC # 04016M, Dist. 15C5.
11. A limited exemption was granted per Section 26-171(a)(2) on August 17, 2001 to construct the additional fuel pumps, canopy and car wash that are now existing at the southeast side of the existing convenience store. See DRC #080601K, Dist. 15C5.
12. A Landscape Plan was approved on 12-10-04.
13. There are no existing or impending failures of the basic services in the area of the subject site.
14. This site is serviced by public water and sewerage systems.
15. The subject site is located in Zone X of the FEMA Floodplain Maps, Panel 2400100440 dated 9-26-2008. Zone X: area determined to be outside the 0.2% annual chance floodplain.

SITE DATA

Site Area	6179 S.F. - 1404 Ac.
Net Site Area (less future r/w widening)	59,289 S.F. - 1,339 Ac.
Existing Zoning	BL-A5/DR.3.5
Condominium District	5
Existing Use	Convenience Store w/Fuel Pumps
Proposed Use	Convenience Store w/Fuel Pumps and Car Wash
Deed Reference	311 Back River Neck Rd. - 744-6/5/91, 1601 Middleborough Rd. - 1136/189
Plat Reference	8/32
Tax Account Numbers	15-08-581660, 15-07-41560
Accessory Uses	When accessory uses as permitted in Section 405.4.D. of the B.C.Z.R. (No additional square footage required)
Existing Total Building Floor Area	2930 S.F.
Proposed Building Floor Area	2930 S.F.
Total	2930 S.F.
Stalls Floor Area	2930 S.F.
Floor Area Ratio	2930 S.F. + 84,417 S.F. = 0.03 (3.0 permitted)
Existing Building Height	10'
Proposed Building Height	10'
AREA REQUIRED FOR COMBINATION USE	
16 Servicing Spaces x 1500 S.F.	24,000 S.F.
Additional Site Area Factor:	
4 x 2850	11,270 S.F.
Total Site Area Required	35,270 S.F.
Total Site Area Provided	59,289 S.F.
Area of Special Exception (06-26-2005)	60,182 S.F. (EXCLUDES AREA OF SITE ZONED DR.3.5)

PARKING SPACES	
Fuel Service w/Combination Use:	
2930 S.F. @ 510000	15
maximum employee shifts	3
atp	1
car wash (2 + 2-drying)	1
Total Required	24
Total Provided	28
PARKING SPACE DIMENSIONS:	
Typical Space	8.5' x 10'
Handicap Space	10' x 10'
(All spaces to be permanently striped)	
FUEL SERVICE SPACES:	
16 For pump island side required	16
Provided	16
STACKING SPACES:	
16 For pump island side	16
Provided	16
9 For rollover car wash	9
Provided	9

IN THE MATTER OF
THE APPLICATION OF
CLOVERLAND FARMS DAIRY, INC. -LEGAL
OWNER/PETITIONER FOR SPECIAL
EXCEPTION ON PROPERTY LOCATED ON
THE E/S BACK RIVER NECK ROAD, 558' SE
OF CL MIDDLEBOROUGH ROAD
(1601 MIDDLEBOROUGH ROAD)

BEFORE THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
Case No. 01-316-XA

ORDER

THEREFORE, IT IS ORDERED, by the Baltimore County Board of Appeals, this 26th day of June, 2003, that the Petition for Special Exception to expand the fuel service component of an existing convenience store/fuel service station, adding four additional pumps, and to permit the addition of a rollover car wash as a "use in combination" pursuant to §§ 405.2.B.1 and 405.4.E.2 of the BCZR, be and the same is hereby GRANTED, subject to the following restrictions:

1. The Petitioner may apply for a building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
2. Prior to the issuance of any permits, the Petitioner shall comply with the recommendations made by the Office of Planning, as set forth in their ZAC comments dated February 26, 2001, a copy of which is attached hereto and made a part hereof. Note, however, that the Petitioner's request for a variance was withdrawn by the Petitioner and dismissed as moot by the Zoning Commissioner.
3. The hours of operation of the proposed car wash facility shall be limited to from 8:00 a.m. to 8:00 p.m., seven days per week.
4. The Petitioner shall be required to comply with § 419.3A of the BCZR, which states in pertinent part:
 - A. All stacking spaces for car washes shall be single-file at the entrance of the tunnel. The space for the car being washed shall not be counted as a stacking space.

The Petitioner will amend their site plans to accommodate the nine stacking spaces required for a rollover car wash in single file, with none double-stacked.
5. The Petitioner will cooperate as necessary with Baltimore County in its effort to acquire the drainage ditch as an easement and permit county maintenance crews access to same.
6. When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order. These plans shall include a 30-foot landscape buffer and a board-on-board fence between the subject property and 1609 Middleborough Road. All lighting shall be of the shielded variety and directed down to mitigate off-site light intrusion.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
Lawrence M. Stahl, Chairman
Margaret Wornall
Melissa Moyer Adams

PETITIONER'S

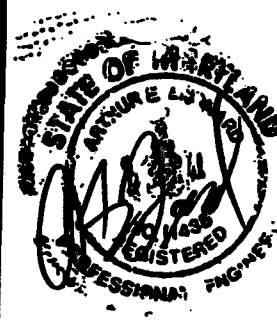
EXHIBIT NO. 1B

LOCATION PLAN

SCALE: 1" = 50'

Matis Warfield
consulting engineers

10540 York Road, Suite 200
Hunt Valley, Maryland 21039
Phone 410-889-7004
Facsimile 410-889-1793
www.matiswarfield.com



OWNER
TWO FARMS, INC.
-Cloverland Farms Dairy, Inc.-
3611 Roland Avenue
Baltimore, Maryland 21211
(410) 889-0200

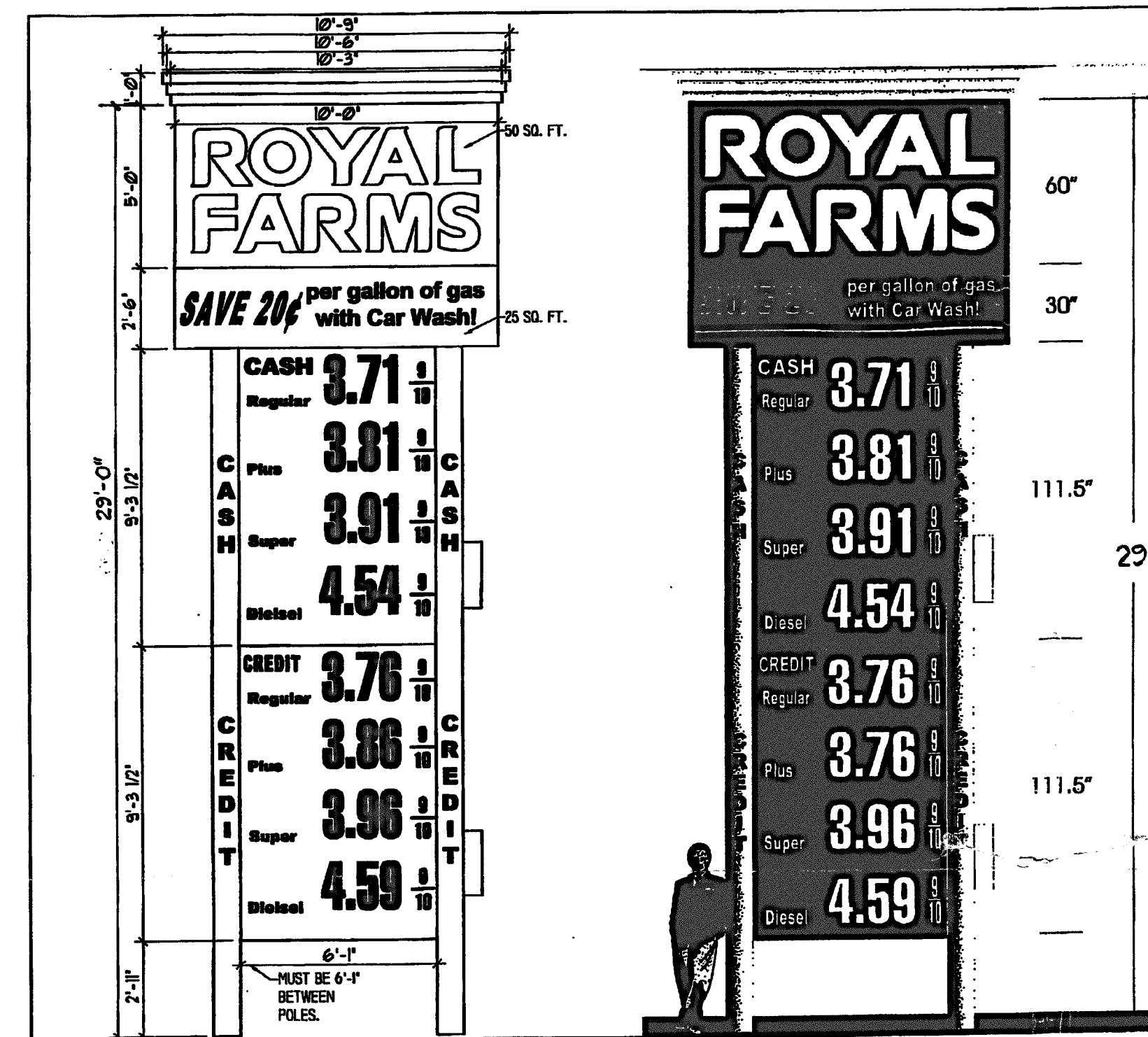
Plan to Accompany A Petition for a Variance

ROYAL FARMS STORE

1601 Middleborough Road and 311 Back River Neck Road
Baltimore, Maryland 21221
Store #15

Councilmanic District 5
Tax Map 97 Parcel 418, Lots 67&68
Scale: 1" = 50'

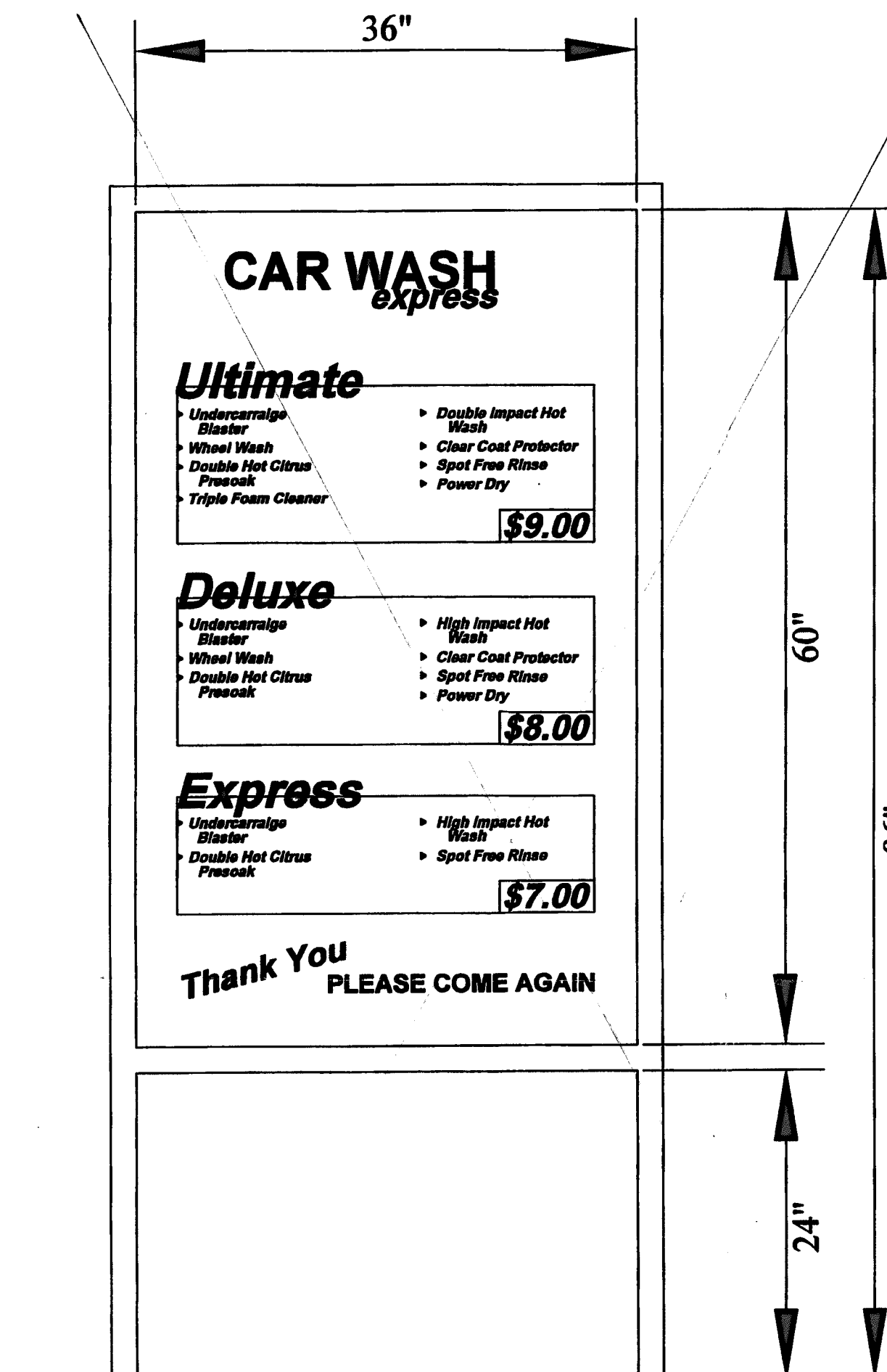
Election District 15
October 23, 2008
Sheet 2 of 4



FREESTANDING PYLON SIGN

NO SCALE

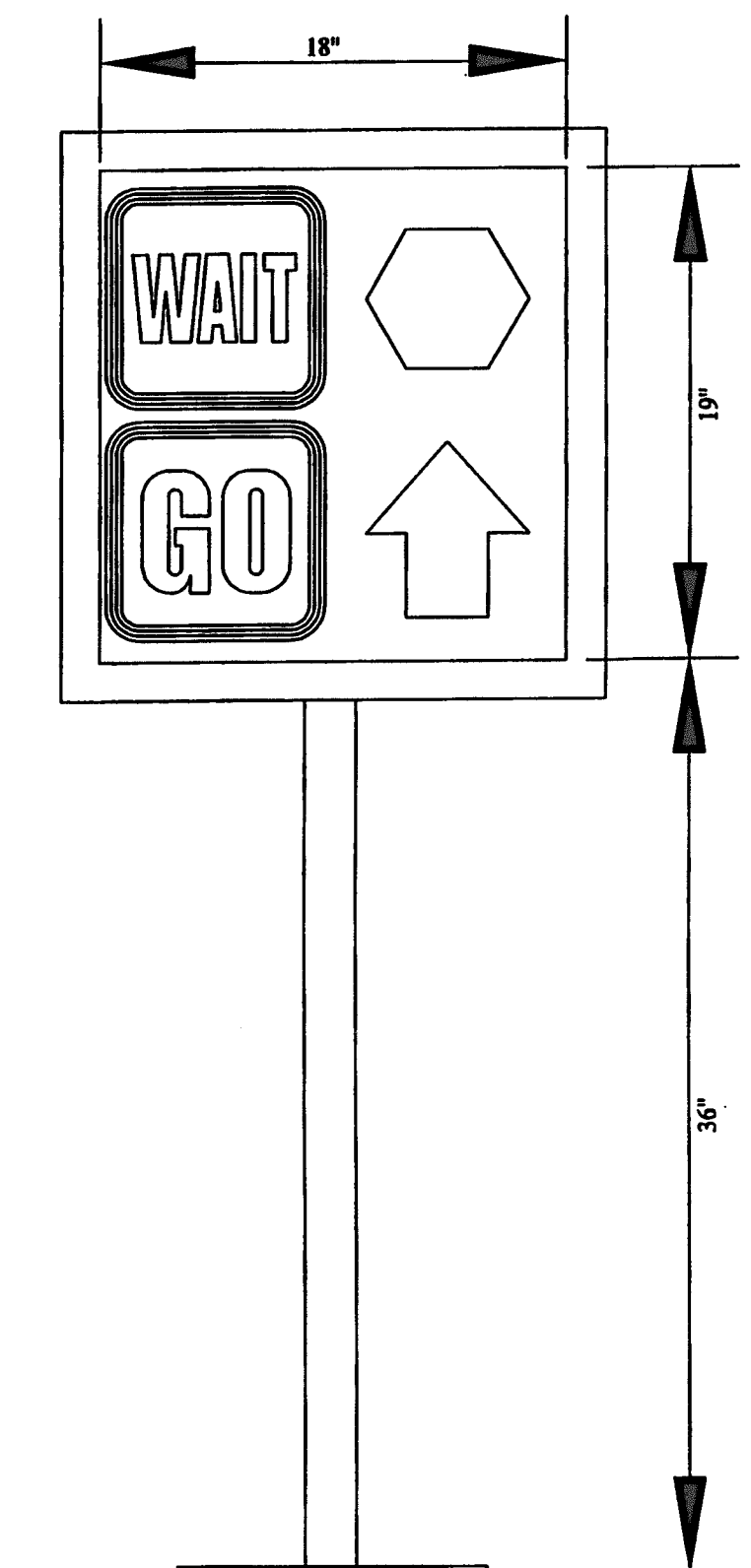
NOTES: PRICE SIGN AREA EXEMPT PURSUANT TO STATE REGULATIONS.
AREA OF SIGN ALLOWED = 100 SF.
AREA OF SIGN PROPOSED = 75 SF
PRICES SHOWN ARE FOR ILLUSTRATION ONLY.



CAR WASH MENU SIGN

NO SCALE

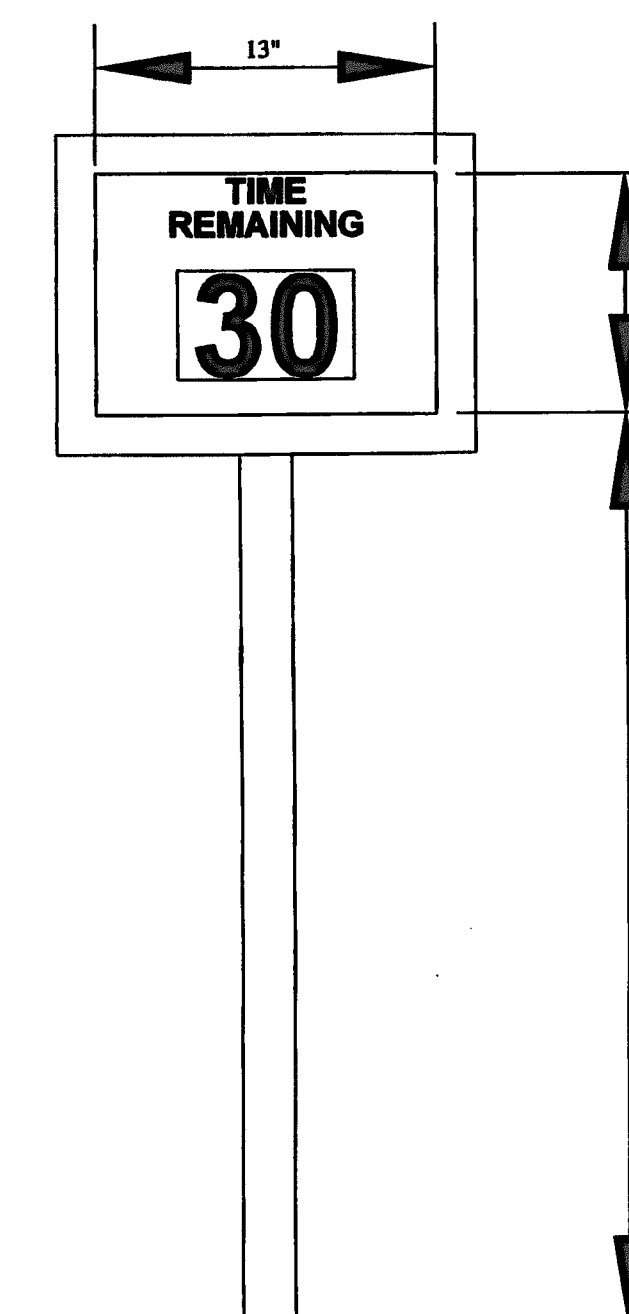
Notes: Sign cabinet is 6.5" in depth. Sign is illuminated.
For exact lettering styles, see manufacturer's cutsheets.
Prices shown are for illustration only.
Area of sign = 15 SF.



CAR WASH WAIT/GO SIGN

NO SCALE

Note: Sign cabinet is 6" in depth. Sign is illuminated.
Area of sign = 2.38 SF.



CAR WASH TIME REMAINING SIGN

NO SCALE

Note: Sign cabinet is 6" in depth. Sign is illuminated.
For exact lettering styles, see manufacturer's cutsheets.
Area of sign = 0.81 SF.

PETITIONER'S
EXHIBIT NO. 1D

SIGNAGE DETAILS

Arthur E. Leonard, P.E.
Project Manager
Matis Warfield, Inc.
10540 York Road
Hunt Valley, MD 21030

Professional Registration
Professional Engineer – State of Maryland, PE 11438

Education
Penn State University – 2DDT - 1968
Johns Hopkins University Evening College – BSCE - 1978

Professional Experience

March 2007 - Matis Warfield, Inc. - Project Manager responsible for coordinating commercial projects through zoning and development and engineering phases of local and state jurisdictions including public hearings, public meetings and local Planning and Zoning offices and Department of Public Works offices for review and approval. Other responsibilities include construction observation and as-built certification.

June 2006 - Lambdin Development Co. - Project Manager responsible for coordinating commercial and residential projects through zoning and development and engineering phases of local and state jurisdictions including public hearings, public meetings and local Planning and Zoning offices and Public Works offices for review and approval. Other responsibilities included construction observation and as-built certification.

June 2003 – Site Resources, Inc. - Project Manager responsible for coordinating commercial and residential projects through zoning and development and engineering phases of local, state and federal jurisdictions including public hearings, public meetings and local Planning and Zoning offices and Public Works offices for review and approval.

June 1998 and prior – State of the Art Civil Engineering, Inc., KLS Consultants, Inc., Arthur. E. Leonard, Consultant, Frederick Ward Assoc., Purdum and Jeschke Consultants, Inc. – Principal/Project Manager/Project Designer responsible for coordinating commercial, residential, and industrial projects through zoning and/or development and/or engineering and/or construction phases. These tasks included processing projects through local, state and federal jurisdictions including public hearings, public meetings and local Planning and Zoning offices and Public Works offices for review and approval. Some tasks related directly to project construction. Specialties include feasibility studies, site planning, site grading, water and sewer utility design, road design, storm drain design, stormwater management design, construction stakeout, construction observation and as-built certification.

PETITIONER' S

EXHIBIT NO. 3

Stephen A. Warfield, P.E.

10540 York Road, Suite M
Hunt Valley, Maryland 21030
(410) 683-7004

Professional Registration

Registered Professional Engineer - Civil Engineering 1995 - Maryland P.E. # 21162

Education

B.S. Civil Engineering - 1990 - University of Maryland, College Park
Master of Environmental Engineering - 1994- Johns Hopkins University

Professional Experience

- 12/94-Present Matis Warfield, Inc.; 10540 York Road, Suite M; Hunt Valley, Maryland 21030:
Currently employed as a principal at Matis Warfield, Inc. Responsible for civil engineering services for the development community. Responsibilities include; planning, design, development, and permitting for site development projects. Responsibilities include; feasibility studies, concept plans, development plans, zoning plans, expert witness testimony, floodplain studies, open channels, stormwater management facilities, storm drain systems, erosion and sediment control plans, highways, pumping stations, utilities, specification development, cost estimating, grading, alternatives analysis, critical area analysis, project management, marketing, administration, client relations, etc.
- 5/91-12/94 Gannett Fleming, Inc.; Suite 200; East Quadrangle; The Village of Cross Keys; Baltimore, Maryland 21210: Supervisors: Fred Wagner-Project Manager, and Dave Ross-Office Manager
Employed as a project engineer by Gannett Fleming, Inc., Baltimore Maryland. Responsible for design and specification development for water treatment plant process design, wastewater treatment plant process and site design, pumping station design, open channel design, stormwater management design, erosion and sediment control design, drainage studies, alternatives analysis, and highway designs.
- 6/90-5/91 George William Stephens, & Associates, Inc.; 658 Kenilworth Drive; Towson, Maryland 21204: Supervisor: Tapobrata Chakrabarti, Partner
Employed as a design engineer by George William Stephens Jr. & Associates, Inc., Towson, Maryland. Performed floodplain studies, designed stormwater management facilities, and designed open channel flow systems for residential, commercial, and industrial development projects. Responsibilities also included development of computer programs to aid stormwater management design.

Professional Affiliations

Baltimore County Engineers Association
Home Builders Association of Maryland
Maryland Society of Professional Engineers

PETITIONER'S
EXHIBIT NO. 4