

IN RE: **PETITION FOR SPECIAL HEARING**
SE/S Loch Raven Boulevard, 740' SW c/line
Taylor Avenue
(6819 Loch Raven Boulevard)

9th Election District
5th Council District

Iman Crown, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* **Case No. 2009-0144-SPH**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by Humayun Sheikh, President of Iman Crown, Inc., legal owner. The Petitioner requests a special hearing seeking approval of a modification to the previously approved plan, to replace the permitted rollover/retail use with a self-service car wash, and to amend zoning Case No. 08-032-SPHXA. The subject property and requested relief are more particularly described on the site plan submitted into evidence at the hearing and marked as Petitioner's Exhibit 1.

By way of background, Deputy Zoning Commissioner Thomas H. Bostwick, by his Order dated October 19, 2007, allowed revisions to a previously approved development plan by granting variances, affirmed different existing conditions as non-conforming and approved additional uses to the site of a convenience store and a single rollover car wash in combination with a fuel service station. *See* Case No. 08-032-SPHXA. To the extent applicable, the findings and conclusions set forth therein are adopted by reference in this case.

Patrick C. Richardson, Jr., P.E. and Humayun Sheikh now return to this Commission requesting that the Petitioner be permitted to eliminate the rollover car wash and convenience store uses that were to be located inside a 30' x 45' building shown on Petitioner's Exhibit 1 and

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Date 2-10-09
By [Signature]

convert or substitute the building's usage to that of two (2) self-serve car wash bays. Mr. Sheikh stated that the decision to eliminate the convenience store is due in chief to five (5) new carry-out stores opening in the surrounding shopping center areas in the past year. Other than the self-serve car washes in place of the rollover car wash and convenience store, everything else remains exactly the same. The elimination of the convenience store reduces the area requirement for the site. There will be six (6) stacking spaces for the two (2) car wash bays (four [4] for the first and two [2] for the second) which is less than the previously approved plan showing nine (9) spaces. That is to say, the parking requirement will actually be reduced by one (1) since the car wash will require two (2) drying spaces instead of three (3) spaces required for the carry-out restaurant. I find that these changes are within the spirit and intent of the previously approved plan and that there is a reduction in the intensity of the use. Accordingly, I shall confirm the previous findings of Mr. Bostwick and note that the proposed modification to the plan is in accord with the Baltimore County Zoning Regulations (B.C.Z.R.) Section 104 that controls changes involving non-conforming uses.

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by the County reviewing agencies, and no one appeared in opposition. The Office of Planning had suggested seven (7) conditions upon plan approval. Several of these concerns are no longer applicable as a Final Landscape Plan has been approved by Avery Harden, the County's Landscape Architect. See Petitioner's Exhibit 2.

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

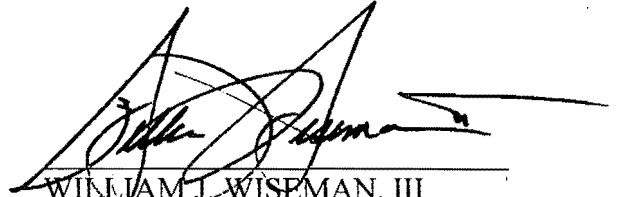
THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County this 10th day of February 2009, that the Petition for Special Hearing seeking a

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Date 2-10-09
By [Signature]

modification to the previously approved plan, to replace the approved rollover/retail use with a self-service car wash, and to amend zoning Case No. 08-032-SPHXA, in accordance with Petitioner's Exhibits 1 and 2, be and are hereby GRANTED, subject to the following conditions:

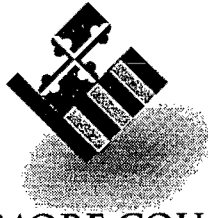
- 1) The Petitioner shall submit building elevations of the proposed car wash facility to the Office of Planning for review and approval.
- 2) The building façade(s) of the proposed structures must be brick and shall be submitted to the Office of Planning for review and approval.
- 3) The Petitioner shall be required to post its bond and obtain a State Highway Access Permit to the points of ingress/egress from the subject property along Loch Raven Boulevard (MD Route 542).

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


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

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Date 2-10-09
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

February 10, 2009

WILLIAM J. WISEMAN III
Zoning Commissioner

Patrick C. Richardson, Jr., P.E.
Richardson Engineering, LLC
30 East Padonia Road, Suite 500
Timonium, Maryland 21093

RE: **PETITION FOR SPECIAL HEARING**
SE/S Loch Raven Boulevard, 740' SW c/line Taylor Avenue
(6819 Loch Raven Boulevard)
9th Election District - 5th Council District
Iman Crown, Inc. - Petitioner
Case No. 2009-0144-SPH

Dear Mr. Richardson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted with conditions, 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".

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Humayun Sheikh, Iman Crown, Inc., 6801 Loch Raven Boulevard, Baltimore, MD 21286
Steven D. Foster, Chief, Engineering Access Permits Division, State Highway Administration,
MDOT, 707 North Calvert Street, Baltimore, MD 21202
People's Counsel; Office of Planning; Avery Harden, Landscape Architect, DPDM; File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6819 Loch Raven Boulevard

which is presently zoned BL-CCC

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

(This box to be completed by planner)

a modification to the previously approved plan, TO REPLACE THE APPROVED ROLLOVER/RETAIL USE WITH A SELF-SERVICE CAR WASH, AND TO AMEND ZONING CASE 08-032-SPHXA.

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

I, or we, agree to pay expenses of above Special Hearing, 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:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Iman Crown, Inc.

Name - Type or Print _____

Signature _____

Humayun Sheikh

Name - Type or Print _____

Signature _____

6801 Loch Raven Blvd. 443-562-2273

Address _____ Telephone No. _____

Baltimore MD 21286-8302

City _____ State _____ Zip Code _____

Representative to be Contacted: RICK RICHARDSON

Richardson Engineering, LLC

Name _____

30 E. Padonia Road, Suite 500 410-560-1502

Address _____ Telephone No. _____

Timonium MD 21093

City _____ State _____ Zip Code _____

ORDER RECEIVED FOR FILING

Date 2-10-09

By [Signature]

Case No. 2009-044-SPA

REV 9/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

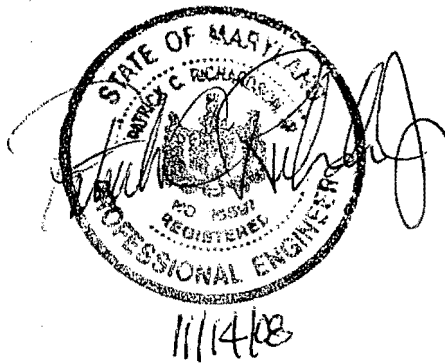
UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 1-17-08

**ZONING DESCRIPTION
6819 LOCH RAVEN BOULEVARD
9TH ELECTION DISTRICT
5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the Southeast side of Loch Raven Boulevard, 90 feet wide; at a distance of 740 feet more or less, from the centerline intersection of Loch Raven Boulevard and Taylor Avenue, 80 feet wide; and running thence from said place of beginning, binding on the said Southeast side of Loch Raven Boulevard, (1) South 36 degrees 25 minutes West 189.96 feet; thence leaving the said southeast side of said Loch Raven Boulevard and running (2) South 77 degrees 20 minutes East 174.47 feet, (3) North 36 degrees 25 minutes East 119.69 feet, (4) North 53 degrees 35 minutes West 159.70 to the point of beginning.

Containing a net area of 0.57± acres or 24,724 square feet of land, more or less.



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

No. **31451**

Date: **11/17/08**

PAID RECEIPT

BUSINESS ACTUAL TIME
 11/18/2008 11/17/2008 09:11:24

REC WED1 WALKIN JRIC JAR
 >> RECEIPT # 390991 11/17/2008 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Dept
001	066	0000		6150						325.00	

5 528 ZONING VERIFICATION
 ID, 031451

Recpt Tot 325.00
 \$325.00 OK \$0.00 CA
 Baltimore County, Maryland

Total: **325.00**

Rec From: **IMAN CROWN, INC.**

For: **2009-0144-SPH**

DISTRIBUTION

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

**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: # 2009-0144-SPH
16819 Loch Raven Boulevard
S/east side of Loch Raven Boulevard, 740 feet +/- s/west from centerline of Taylor Avenue
9th Election District
5th Councilmanic District
Legal Owner(s): Iman Crown, Inc.

Special Hearing: to replace the approved rollover/retail use with a self-service car wash; and to amend the zoning case 08-032-SPHXA.

Hearing: Thursday, February 5, 2009 at 11:00 a.m. In Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

JT 1/7/07 Jan. 20 192507

CERTIFICATE OF PUBLICATION

1/22/2009

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 1/20/2009.

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

J. Wilkinson

LEGAL ADVERTISING

BW
2-5-09

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: # 2009-0144-SPH
6819 Loch Raven Boulevard
S/east side of Loch Raven Boulevard, 740 feet +/- s/west from centerline of Taylor Avenue
9th Election District
5th Councilmanic District
Legal Owner(s): Iman Crown, Inc.

Special Hearing: to replace the approved rollover/retail use with a self-service car wash, and to amend the zoning case 08-032-SPHXA.

Hearing: Thursday, February 5, 2009 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

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JT 1/7/07 Jan. 20 192507

CERTIFICATE OF PUBLICATION

2/2/2009

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 1/20/2009.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: 2009-0144-SPH

Petitioner/Developer: _____

Iman Crown, Inc. _____

Date of Hearing/closing Feb 5 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: _____
6819 Loch Raven Boulevard S/east side of Loch Raven Boulevard 740 feet +/- S/West from
centerline of Taylor Ave. _____

The sign(s) were posted on _____ Jan 21, 2009
(Month, Day, Year)

Sincerely,

Robert Black 1-23-09
(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 # 2009-0144-SPH

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

PLACE: Room 106 COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME THURSDAY, FEBRUARY 5, 2009 AT 11:00 A.M.

REQUEST: SPECIAL HEARING TO REPLACE THE APPROVED FOLLOWER/

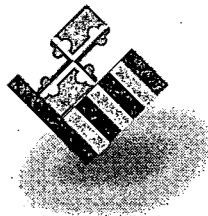
RETAIL USE WITH A SELF-SERVICE CAR WASH, AND TO AMEND THE ZONING

CASE 08-032-SPIDA

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887 3391

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 22, 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: 2009-0144-SPH

6819 Loch Raven Boulevard

S/east side of Loch Raven Boulevard, 740 feet +/- s/west from centerline of Taylor Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Iman Crown, Inc.

Special Hearing to replace the approved rollover/retail use with a self-service car wash, and to amend the zoning case 08-032-SPHXA.

Hearing: Thursday, February 5, 2009 at 11:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Humayun Sheikh, Iman Crown, Inc., 6801 Loch Raven Blvd., Baltimore 21286
Richardson Engineering, 30 E. Padonia Rd., Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., JANUARY 21, 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
Tuesday, January 20, 2009 Issue - Jeffersonian

Please forward billing to:
Iman Crown, Inc.
6819 Loch Raven Blvd
Baltimore, MD 21286

443-562-2273

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: 2009-0144-SPH

6819 Loch Raven Boulevard

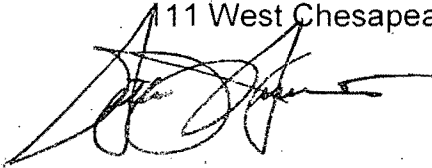
S/east side of Loch Raven Boulevard, 740 feet +/- s/west from centerline of Taylor Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Iman Crown, Inc.

Special Hearing to replace the approved rollover/retail use with a self-service car wash, and to amend the zoning case 08-032-SPHXA.

Hearing: Thursday, February 5, 2009 at 11:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2009-0144-SPH

Petitioner: IMAN CROWN, INC

Address or Location: 6819 LOCH RAVEN BLVD

PLEASE FORWARD ADVERTISING BILL TO:

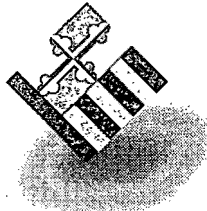
Name: IMAN CROWN, INC.

Address: 6819 LOCH RAVEN BLVD

BALTIMORE MD 21286-8302

Telephone Number: 443-562-2273

Revised 7/11/05 - SCJ



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 29, 2009

Iman Crown, Inc.
6801 Loch Raven Blvd.
Baltimore, MD 21286

Dear: Iman Crown, Inc

RE: Case Number 2009-0144-SPH, 6801 Loch Raven Blvd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 17, 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 that reads "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
Richardson Engineering, LLC; 30 E. Padonia Rd. Ste. 500; Timonium, MD 21093

BW
2-5-09
11 am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 22, 2009

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

RECEIVED

SUBJECT: 6819 Loch Raven Boulevard

JAN 29 2009

INFORMATION:

ZONING COMMISSIONER

Item Number: 9-144

Petitioner: Humanyun Sheikh

Zoning: BL CCC

Requested Action: Special Hearing

The petitioner is seeking to amend the previous zoning case #08-032 to replace the approved rollover retail use with a self-service garage.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning requests that the following conditions be met before granting approval.

1. Submit building elevations of the proposed service garage. *done*
2. The proposed building façade of the proposed building must be brick. The dumpster enclosure shall also be brick as well.
3. Submit elevations of all proposed signage.
4. Provide multiple stationary trash cans with lids to reduce the possibility of excess litter near the proposed carry out restaurant.
5. Indicate what proposed vegetation will be used for landscaping along Loch Raven Boulevard or submit a landscape plan.
Provide landscaping near the bend of the stacked parking area on the northwest corner of the site and at the terminus of the stacked parking in the vicinity of the existing ATM building.
7. State the hours of operation of the garage on the plan. *done*

For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Prepared by: *Curtis R. Surra*

Division Chief:
AFK/LL: CM

Alfred L. L...



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

State Highway
Administration

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

Maryland Department of Transportation

December 5, 2008

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

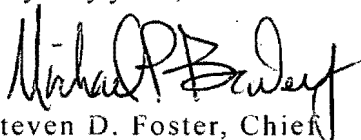
RE: Baltimore County
Item No. 2009-0144-SPH
MD 542 (Loch Raven Boulevard)
Spirit Gas
6819 Loch Raven Boulevard
Special Hearing

Dear Ms. Matthews:

Thank you for the opportunity to review the ZAC Agenda Case Number 2009-0144-SPH for the above captioned, which was received on December 1st. We have completed a review of the referenced plan and as well as a field inspection. The results of the review reveal that an access permit is necessary for the proposed improvements along the property fronting MD 542. We recommend that as a condition of Spirit Gas-Special Hearing approval the owner/developer be required to obtain a permit. Coordination with this office is necessary to obtain a State Highway Access Permit.

Please include our comments in staff report to the Zoning Hearing officer. Should you have any questions regarding this matter, please 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,


Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA
Mr. Rick Richardson, Richardson Engineering, LLC
Mr. Humayun Sheikh, Owner, Iman Crown, Inc.

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



RE: PETITION FOR SPECIAL HEARING * BEFORE THE
6819 Loch Raven Boulevard; SE/S Loch * ZONING COMMISSIONER
Raven Blvd, 740 SW Taylor Avenue * FOR
9th Election & 5th Councilmanic Districts *
Legal Owner(s): Iman Crown, Inc * BALTIMORE COUNTY
Petitioner(s) *
* 09-144-SPH

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

DEC 09 2008

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of December, 2008, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 East Padonia Road, Suite 500, Timonium, MD 21093 Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Patricia Zook - Case 2009-0144-SPH - hearing is Thurs. Feb 5 - comments needed

From: Patricia Zook
To: Kennedy, Dennis; Murray, Curtis
Date: 2/2/2009 11:09 AM
Subject: Case 2009-0144-SPH - hearing is Thurs. Feb 5 - comments needed
CC: Wiley, Debra

Good morning -

We received the above-referenced case file on Friday afternoon and noticed that comments from your respective offices are missing. The hearing is scheduled for Thursday, February 5.

CASE NUMBER: 2009-0144--SPH

6819 Loch Raven Blvd.

Location: SE side of Loch Raven Blvd., 740 feet +/- SW from the c/l of Taylor Avenue.

9th Election District, 5th Councilmanic District

Legal Owner: Iman Crown, Inc.

SPECIAL HEARING To replace the approved rollover/ retail use with a self-service car wash and to amend zoning case 08-032-SPHXA.

Hearing: Thursday, 2/5/2009 at 11:00:00 AM County Office Building, 111 West Chesapeake Avenue, Room 106, Towson

Patti Zook
Baltimore County
Office of the Zoning Commissioner
Jefferson Building, Suite 103
105 West Chesapeake Avenue
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

Patricia Zook - Re: Case 2009-0145 - hearing is Thursday, February 5 - comments needed for Bill

From: Dennis Kennedy
To: Zook, Patricia
Date: 2/2/2009 11:46 AM
Subject: Re: Case 2009-0145 - hearing is Thursday, February 5 - comments needed for Bill

Patti:

Apparently, the zoning office lost two whole batches of our comments. The comments were sent to them in November and December. In any event, we had no comments on Items 143, ~~144~~, 145, 149, 150, 151, and 152.

Dennis Kennedy

>>> Patricia Zook 2/2/2009 11:15 AM >>>

Good morning -

We received the above-referenced case file on Friday afternoon and noticed that comments from your respective offices are missing. The hearing is scheduled for Thursday, February 5.

CASE NUMBER: 2009-0145--A

7930 Pulaski Hwy.

Location: N side of Pulaski Highway, 380 feet S of the c/l of Chesaco Avenue.

15th Election District, 7th Councilmanic District

Legal Owner: Bernard O. Jeffers

VARIANCE To permit a proposed addition with a 14 feet side yard setback in lieu of the required 30 feet.

Hearing: Thursday, 2/5/2009 at 2:00:00 PM County Office Building, 111 West Chesapeake Avenue, Room 106, Towson

Patti Zook
Baltimore County
Office of the Zoning Commissioner
Jefferson Building, Suite 103
105 West Chesapeake Avenue
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

CASE NAME 2009-144 SPH
CASE NUMBER 6819 LOCH RAVEN BLVD
DATE 2/5/09

[illegible]

Case No.: 2009-0144-SPH 6819 LOCH RAVEN

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site PLAN	
No. 2	approved LANDSCAPE PLAN	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

GENERAL NOTES:

1. SITE DATA:
A. SITE ADDRESS: 6819 LOCH RAVEN BOULEVARD
BALTIMORE, MD 21286-8302
B. GROSS SITE AREA: 30,422 SF = .69 AC.±
C. NET SITE AREA: 24,724 SF = .57 AC.±
D. LOCATION: ADC MAP 27, GRID H-9
E. ELECTION DISTRICT: 9TH
F. COUNCILMANIC DISTRICT: 5TH
G. BALTIMORE COUNTY SOILS SURVEY: MAP 44
H. TAX MAP: MAP 70, GRID 22, P. 277
I. EXISTING ZONING: B.L.-CCC
J. ZONING MAP: 070B3

LEGEND:

- TRACT BOUNDARY
EXISTING ZONE LINE
ADJACENT PROPERTY LINE
P.O.B.
LTA
AOS
POINT OF BEGINNING
LANDSCAPE TRANSITION AREA
AMENITY OPEN SPACE



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-01-2009



VICINITY MAP
SCALE: 1" = 1000'

OWNER / DESIGN CONSULTANT:

OWNERS:
IMAN CROWN INC.
C/O HUMAYUN SHEIKH
6801 LOCH RAVEN BLVD.
BALTIMORE, MD. 21286-8302
TAX. ACCOUNT # 1600003456

ENGINEER: RICHARDSON ENGINEERING, LLC
30 EAST PADONIA ROAD, SUITE 500
TIMONIUM, MARYLAND 21093
(410) 560-1502
ATTN: RICK RICHARDSON

2. LAND USE:
EXISTING USE: COMMERCIAL: GASOLINE SERVICE STATION AND CONVENIENCE FOOD STORE AND ATM.
PROPOSED USE: COMMERCIAL: GASOLINE SERVICE STATION AND CONVENIENCE FOOD STORE, AND SELF SERVE CARWASH.

3. LOT AREA REQUIREMENTS (PER SECTION 405.4.D.2):
MINIMUM LOT AREA (8 FUELING POSITIONS): 15,000 SF
ATM: 1,000 SF
CONVENIENCE STORE (1,008 SFx4): 4,032 SF
TOTAL: 20,032 SF
GROSS SITE AREA PROVIDED: 30,422 SF

4. BUILDING AREA:
CAR WASH: 1,472 SF
CONVENIENCE STORE / KIOSK: 1,008 SF
TOTAL: 2,480 SF

5. FLOOR AREA RATIO (F.A.R.):
PERMITTED FLOOR AREA RATIO: 4.0
PROPOSED FLOOR AREA RATIO: 0.08

6. PARKING
REQUIRED:
ATM: 1 SPACES
CAR WASH: 8 SPACES
CONVENIENCE STORE @ 3/1000: 3 SPACES
(36' X 28' = 1,008 SF)
4 SELF SERVE CAR WASH DRYING SPACES
2 VACUUM
2 ADDITIONAL SPACES

- TWO (2) EMPLOYEES: 2 SPACES
TOTAL PARKING REQUIRED: 14 SPACES
PROPOSED:
TOTAL PARKING PROVIDED: 15 SPACES

7. BUILDING SETBACKS: (CAR WASH) REQUIRED PROPOSED
FRONT YARD* = 26.5' 41'
REAR YARD = 0' 54'
SIDE YARD = 0' 1'

*BASED ON SECTION 303.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS
FRONT YARD AVERAGING: 13' + 40' = 53'/2 = 26.5'

8. THIS SITE SHALL BE SERVED BY PUBLIC WATER AND SEWER.
9. THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
10. THERE ARE NO NON-TIDAL WETLANDS ON THIS SITE.
11. THERE ARE NO FOREST BUFFERS ON SITE.
12. THERE ARE NO KNOWN REGULATED PLANT OR WILDLIFE COMMUNITIES ON THIS SITE.
13. THERE ARE NO KNOWN HISTORICAL STRUCTURE OR ARCHAEOLOGICAL AREAS ASSOCIATED WITH THIS SITE.
14. THERE IS NO PREVIOUS COMMERCIAL PERMIT ON FILE.
15. SIGNAGE:
EXISTING FREE STANDING SIGN TO BE RELOCATED,
ALL SIGNS TO BE IN CONFORMANCE WITH SECTION 450 BCZR.
16. PARKING AND DRIVE AISLES SHALL BE PAVED PER SECTION 409.8 (BCZR).
17. LIGHTING FIXTURES SHALL BE POSITIONED TO REFLECT LIGHT AWAY FROM ADJACENT PROPERTIES AND PUBLIC STREETS.
18. CAR WASH STACKING LANE
REQUIRED: (20' DEEP) 9 SPACES
PROVIDED: 9 SPACES
19. BUILDING HEIGHT: 25' MAXIMUM
20. PREVIOUS ZONING CASES:

- CASE #70-229-RX: REQUEST TO REDISTRIC SITE FROM BL-C.C.C. DISTRICT TO B.L.C.S.A. DISTRICT AND A SPECIAL EXCEPTION FOR A COIN OPERATED CAR WASH, APPROVED DECEMBER 30, 1970.
- CASE #86-65A: VARIANCE TO PERMIT A DOUBLE FACED SIGN WITH A TOTAL OF 181.3 SQ. FT. IN LIEU OF THE PERMITTED 100 SQ.FT., APPROVED AUGUST 25, 1985.
- CASE #90-93-XSPH: SPECIAL EXCEPTION TO PERMIT A CONVENIENCE FOOD STORE (AS A SECOND PRINCIPAL USE) LESS THAN 5000 SQ.FT. AS A USE IN COMBINATION WITH A GASOLINE SERVICE STATION, AND AMENDMENT OF PRIOR PLANS CONSISTENT WITH RELIEF REQUESTED AND CONFIRMED THAT FUEL SERVICE STATION WAS VALID, NON-CONFORMING USE UNDER BCZR AS THEN ADOPTED - [DECISION WAS DENIED PRIOR TO COUNTY COUNCIL BILL NOS. 172-1993 AND 78-2002], DENIED FEBRUARY 16, 1990.
- CASE #04-341-SPHXA: PETITION FOR SPECIAL EXCEPTION TO ALLOW A ROLLOVER CAR WASH AS A USE IN COMBINATION WITH A FUEL SERVICE STATION, PURSUANT TO SECTION 405.4.E.2 OF THE B.C.Z.R., AND TO PERMIT THE PROPOSED USE, PETITION FOR SPECIAL HEARING TO APPROVE THE ADDITION OF THE ANCILLARY USES OF A CONVENIENCE STORE KIOSK AND SELF-SERVICE VACUUM TO THE EXISTING PRINCIPAL USE FUEL SERVICE STATION AND ANCILLARY ATM, AND TO AMEND THE SITE PLANS APPROVED IN PRIOR CASES NOS. 90-93-XSPH, 86-65-A AND 70-229-RX, VARIANCE SEEKING RELIEF AS FOLLOWS: 1) TO PERMIT LANDSCAPE TRANSITION AREAS FOR FRONT, SIDE AND REAR YARDS TO BE LESS THAN THAT REQUIRED IN SECTION 419.4.B.3 OF THE B.C.Z.R. (10 FEET ALONG THE PUBLIC RIGHT-OF-WAY AND 6 FEET ALONG SIDE AND REAR YARDS WHICH ADJUT NON-RESIDENTIALLY ZONED (LA NO); 2) TO PERMIT AMENITY OPEN SPACE WIDTHS LESS THAN THE MINIMUM REQUIRED 10 FEET, AND LESS THAN THE REQUIRED 7 FEET WITHIN A PARKING LOT, AS SET FORTH IN SECTION 101 OF THE B.C.Z.R.; 3) FROM SECTION 405.4.A.2(A) OF THE B.C.Z.R. TO PERMIT: 1) THE EXISTING FUEL PUMPS TO BE LOCATED 19 FEET FROM THE ROAD RIGHT-OF-WAY IN LIEU OF THE REQUIRED 25 FEET; AND 2) THE EXISTING CANOPY TO BE LOCATED 8.6 FEET FROM THE ROAD RIGHT-OF-WAY IN LIEU OF THE REQUIRED 15 FEET; AND 4) FROM SECTION 405.4.A.2(B) OF THE B.C.Z.R. TO PERMIT LANDSCAPE TRANSITION AREAS AS FOLLOWS: FRONT - 4 FEET IN LIEU OF THE REQUIRED 10 FEET; SIDE - 5 FEET IN LIEU OF THE REQUIRED 6 FEET; AND REAR - 4 FEET IN LIEU OF THE REQUIRED 6 FEET, PETITION FOR SPECIAL HEARING SEEKING APPROVAL OF EXISTING CONDITIONS AND USES ON THE PROPERTY AS NONCONFORMING, PURSUANT TO SECTION 405.2B OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.), BE AND IS HEREBY DENIED; AND, IT IS FURTHER ORDERED THAT THE ALTERNATIVE/ADDITIONAL VARIANCE REQUESTED FROM SECTION 405.6.A.3 OF THE B.C.Z.R. TO PERMIT THE PROPOSED USE IN COMBINATION AS SHOWN ON THE SITE PLAN, BE AND IS HEREBY DISMISSED AS MOOT.

CASE 08-032-SPHXA:
THEREFORE, IT IS ORDERED this 19th day of October, 2007, by the Deputy Zoning Commissioner, that Petitioner's request for Special Hearing for the affirmation and approval of the utilization of all previously granted variance relief, the addition of an enlarged convenience store and a separate carry-out restaurant as ancillary uses and uses in combination with the existing principal use as a fuel service station, approval of a modified parking plan and modified stacking/parking requirements for the proposed uses in accordance with the specific detail shown on the site plan, approval of enlargement and/or relocation of existing uses on the subject property, and approval of an amendment to the site plans in the Prior Cases consistent with the relief requested, be and are hereby GRANTED; and
IT IS FURTHER ORDERED that Petitioner's request for Special Exception pursuant to Section 405.4.E.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) for approval of a rollover car wash, and pursuant to Section 405.4.E.10 of the B.C.Z.R. for approval of a carry-out restaurant, both in combination with a fuel service station pursuant to Section 405.6.A.3 of the B.C.Z.R., as well as approval pursuant to Section 502.3 of the B.C.Z.R. of a period not exceeding five years from the date of this Order for utilization of the proposed special exception uses, be and are hereby GRANTED; and
IT IS FURTHER ORDERED that, having granted the Special Exception for the modified parking plan for existing parking/stacking spaces and drive aisle width, the alternative Variance relief is hereby DISMISSED AS MOOT.

- The following restrictions are conditions precedent to the relief granted herein:
- Petitioner may apply for its permit 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
 - Petitioner shall submit building elevations of the proposed carry out restaurant and car wash facility to the Office of Planning for review and approval.
 - The building facade of the proposed building must be brick. The dumpster enclosure shall also be brick.
 - Petitioner shall submit elevations of all proposed signage to the Office of Planning for review and approval.
 - Petitioner shall provide multiple stationary trash cans with lids to reduce the possibility of excess litter near the proposed carry out restaurant.
 - Petitioner shall provide landscaping near the bend of the stacked parking area on the northwest corner of the site and the terminus of the stacked parking in the vicinity of the existing ATM building.
 - Petitioner shall indicate what vegetation will be used for landscaping along Loch Raven Boulevard or preferably submit a landscape plan to the Baltimore County Landscape Architect for review and approval.
 - Petitioner shall be required to obtain a State Highway Access Permit to the points of ingress/egress from the subject property along Loch Raven Boulevard (MD 542).
 - When applying for a building permit, the site plan filed must reference this Case and set forth and address the conditions and restrictions of this Order.

- Any appeal of this decision must be made within thirty (30) days of the date of this Order.
- SIGNED:
THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County
- NO DAMAGED OR DISABLED VEHICLES AND/OR PARTS WILL BE STORED ON THE PREMISES.
 - AMENITY OPEN SPACE:
REQUIRED: 0.2
PROPOSED (2,361 SF): .86
 - SPECIAL HEARING TO APPROVE REVISED PLAN TO CONVERT THE PREVIOUSLY APPROVED ROLL OVER CAR WASH TO TWO SELF SERVE CAR WASH BAYS AND ELIMINATE THE CARRY-OUT RESTAURANT.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY SPECIAL HEARING FOR

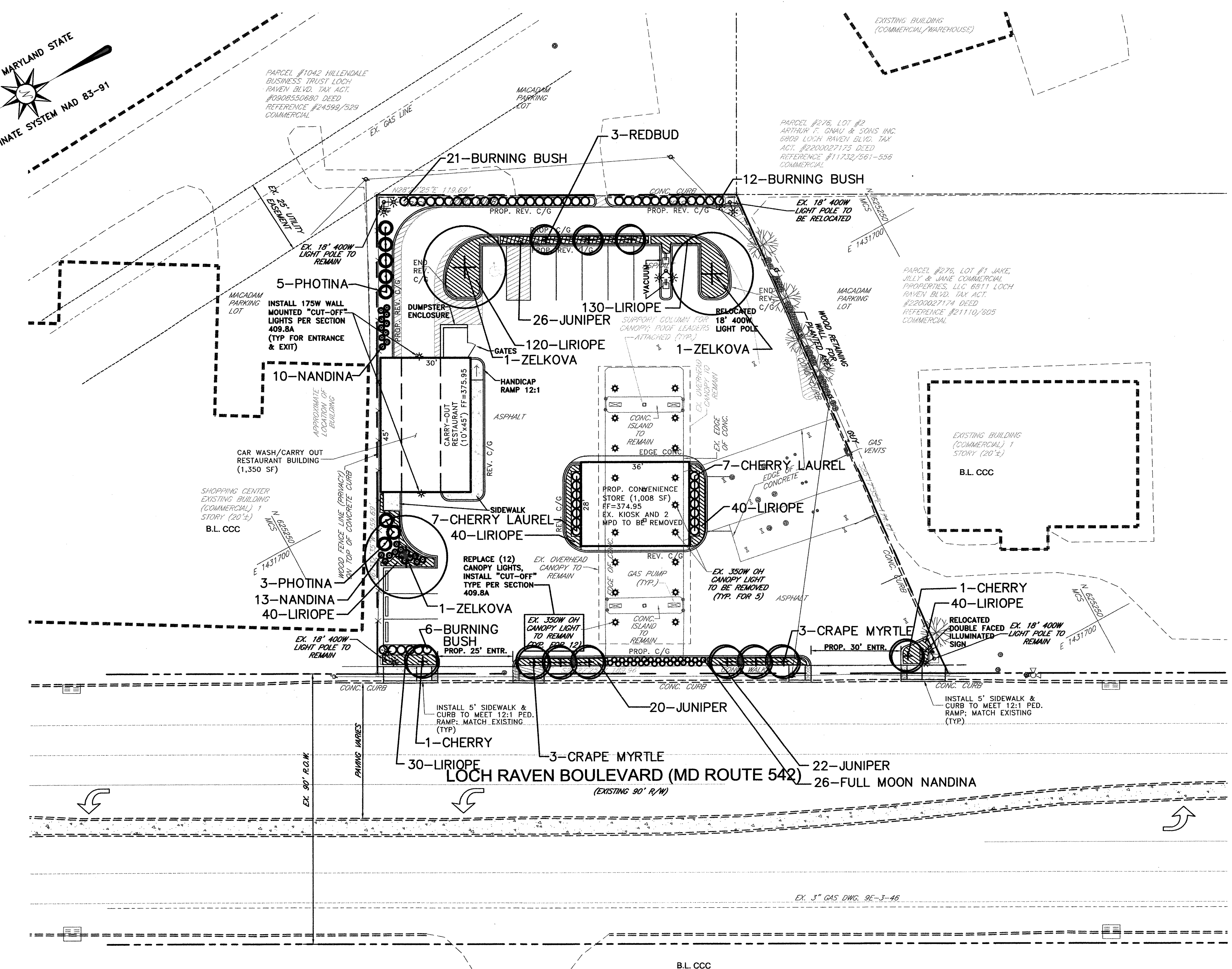
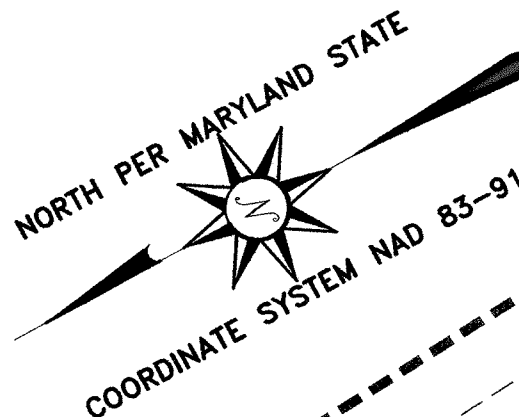
SPIRIT GAS
6819 LOCH RAVEN BOULEVARD

PETITIONER'S

EXHIBIT NO. 1

9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY: CND	DESIGNED BY: PCR	SCALE: 1" = 20'
	DATE: 11-10-08	JOB NO.: 06112	SHEET NO.: 1 OF 1



GENERAL NOTES:

- OWNER/DEVELOPER:
IMAN CROWN INC.
C/O HUMAYUN SHEIKH
6801 LOCH RAVEN BOULEVARD
BALTIMORE, MD 21286
- PREMISE ADDRESS:
6819 LOCH RAVEN BLVD
BALTIMORE, MD 21286
- SITE AREA:
24,725 Sq.Ft. or 0.568 Ac.±
- DEED REF: 18175/742
- TAX ACCOUNT NO: 160003456
- TAX MAP #70 GRID #22 PARCEL #277
- COUNCILMANIC DISTRICT: 5
- PREVIOUS PERMIT: NONE ON FILE
- PREVIOUS ZONING HEARINGS:
70-229-RX
66-65A
80-93-XSPH
04-341-SPHXA
08-032-SPHXA
- USE: EXISTING - GAS STATION
PROPOSED - GAS STATION/CAR WASH
- IMPERVIOUS AREAS:
TOTAL EXISTING: 24,065 Sq.Ft.
TOTAL PROPOSED: 22,415 Sq.Ft.
TOTAL REMOVED: 1,650 Sq.Ft.
- UTILITIES: EX. PUBLIC WATER AND SEWER.
- NO 100 YEAR FLOODPLAIN ON SITE
- NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- ZONING: BL CCC
- LIMITED EXEMPTION UNDER SECTION 32-4-106(a)(1)(v)
GRANTED DECEMBER 17, 2007.
- NEW OR REPLACED LIGHTING THAT IS TO BE USED SHALL BE "SHARP-ANGLE CUTOFF" TYPE TO REDUCE THE AMOUNT OF GLARE INTO A PUBLIC ROAD PER SECTION 409.8A AS DIRECTED BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT DEVELOPERS PLANS REVIEW SECTION.



NOTE

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION.

LANDSCAPE NOTES

- ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS.
- ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE WASHINGTON METROPOLITAN AREA" LATEST EDITION.
- THE CONTRACTOR SHALL CONTACT "MISS UTILITY" FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE COMPLETION DATE.
- ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FOLLOWING THE INSTALLATION COMPLETION DATE.

LANDSCAPE TABULATION

- 190 LIN. FT. OF ADJACENT ROAD / 40 = 4.75 PLANTING UNITS
 - 18 LF PARKING ADJACENT TO PUBLIC R.O.W. / 15 = 1.2 PLANTING UNITS
 - 260 LF OF SERVICE LANE / 15 = 17.3 PLANTING UNITS
 - 14 PARKING SPACES / 12 = 1.17 PLANTING UNITS
- 24.4 PLANTING UNITS REQUIRED
24.4 PLANTING UNITS PROPOSED

OWNER'S SIGNATURE AND CERTIFICATION FORM

I certify that I have reviewed this Final Landscape Plan; that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of this approved Final Landscape Plan upon completion of the Landscape installation not later than one (1) year from the date of approval of this plan to the Department of Permits and Development Management, Development Plans Review, County Office Building, Room 211, Towson, Md. 21204

Owner's Signature: Humayun Sheikh Date: 5-19-08
Print Owner's Name: Humayun Sheikh Telephone #: 443-562-2275
6819 LOCH RAVEN BLVD BALTIMORE, MD 21286
(Print) Mailing address - city - state - zip

BALTIMORE COUNTY
DEPT. OF PERMITS & DEV. MGMT.
LANDSCAPE PLAN APPROVED
E. Avery Harden Date: 5-30-08
County Landscape Architect

DESIGN AND DRAWINGS ARE BASED ON
MARYLAND COORDINATE SYSTEM (MCS).
HORIZONTAL - NAD 83/91. VERTICAL -
NAVD 88.

DRC #120307C

Richardson Engineering, LLC

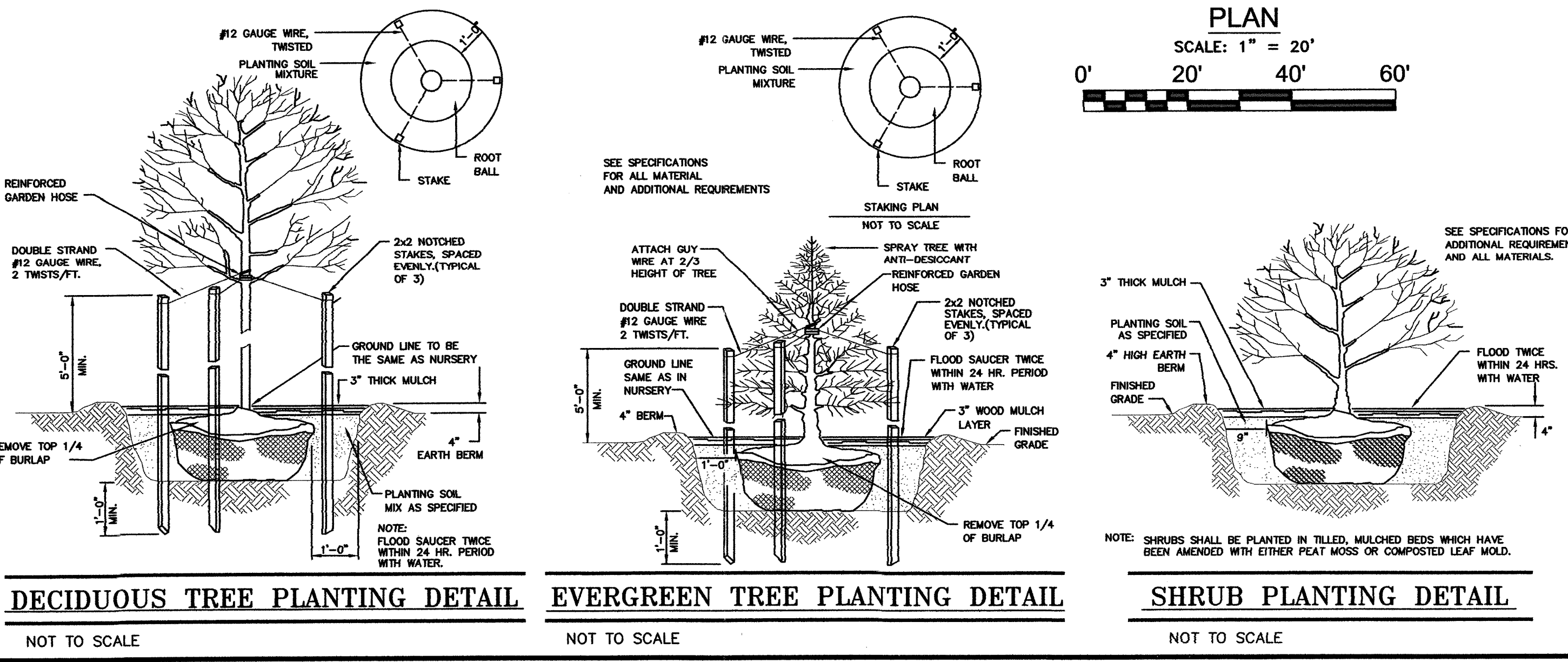
30 East Padonia Road, Suite 500
Timonium, Maryland 21083
Phone: 410-560-1502 Fax: 443-901-1208

FINAL LANDSCAPE PLAN
FOR

SPIRIT GAS
6819 LOCH RAVEN BOULEVARD

15TH ELECTION DISTRICT			BALTIMORE COUNTY, MARYLAND		
REVISIONS	DRAWN BY: BTK	DESIGNED BY: BTK	SCALE: 1" = 20'	PETITIONER'S EXHIBIT NO. 2	
	DATE: 05-19-08	JOB NO.: 06112	SHEET NO.: 1 OF 1		

PLANT LIST					
QUANTITY	BOTANICAL NAME/COMMON NAME	MINIMUM SIZE	ROOT	REMARKS	
3	ZELKOVA SERRATA 'VILLAGE GREEN'	2 - 2 1/2" CAL.	B&B		
3	CERUS CANADENSIS 'FOREST PANSEY' / FOREST PANSEY REDBUD	2 - 2 1/2" CAL.	B&B		
6	LASERSTROMIA 'NATCHEZ' / NATCHEZ CRAPPEMYRTLE	2 - 2 1/2" CAL.	B&B		
2	PRUNUS S. 'KWANZAN' / KWANZAN CHERRY	2 - 2 1/2" CAL.	B&B		
8	PHOTINA FRASERI		#7 CONT.		
39	ELIOMYUS ALATUS COMPACTA / BURNING BUSH	24-30"	B&B	3" O.C. IN MULCH BED	
23	NANDINA DOMESTICA	24-30"	CONT.		
26	NANDINA DOMESTICA 'MOON BAY'	24-30"	CONT.		
26	PRUNUS LAURERASUS 'OTTO LUYKEN' / OTTO LUYKEN CHERRYLAUREL	12-15"	CONT.		
68	JUNIPER CONFERTA 'BLUE PACIFIC'	24-30"	CONT.		
440	LIRIOPE MUSCARI 'VARIGATA'	12-15"	16GAL. CONT.		



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