

IN RE: PETITION FOR VARIANCE

E/S Ingleside Avenue, 188' S of c/line of
Johnnycake Road
(1022 Ingleside Avenue)
1st Election District
1st Council District

Imtiaz Ahmed, et ux
Petitioners

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2010-0140-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by Imtiaz Ahmed, and his wife Irfana A. Ahmed, property owners. As originally filed, the Petitioners requested variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) From Section 405.4.A.2.a to permit an existing building and proposed addition setbacks of 25 feet and 19 feet, respectively in lieu of the required 35 feet setback from any street right-of-way, and to permit existing fuel pumps with a street right-of-way setback of 15 feet in lieu of the required 25 feet and to permit an existing canopy, with a street right-of-way setback of zero (0) foot in lieu of the required 15 feet; (2) From Section 405.4.A.2.b for a zero (0) foot landscape transition area in lieu of the required minimum width of ten (10) feet along the property line that abuts a public right-of-way and the required minimum width of six (6) feet along the property that abuts non-residentially zoned land; (3) From Section 405.4.A.2.c for no landscape transition area in lieu of the required vegetated and screened area; (4) From Section 405.4.A.3.c(2) to permit zero (0) stacking spaces per eight (8) multiproduct dispensers in lieu of the required eight (8) stacking spaces, and (5) From Section 409.8.A.4 to permit a zero (0) foot parking space setback in lieu of the required ten (10) feet setback to a right-of-way to public street. The property and requested relief are more particularly described on the amended

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By

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redlined site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the requests were property owners, Imtiaz and Irfana Ahmed; Aboul Baseer Khan and Russell Charles Rohrer, auto mechanics operating the Petitioners service bays, and Bernadette L. Moskunas with Site Rite Surveying, Inc., the consultant who prepared the site plan for this property and assisting the Petitioners through the process. Appearing as a nearby neighbor, customer and contractor d/b/a Dream Works Construction were John James and Darryl Hudson under contract to make the proposed improvements to the automotive service station and convenience store. Also in attendance and participating at the hearing was Area Planner Dennis Wertz with the Office of Planning. There were no Protestants or other interested persons in attendance, however, it is noted that the Office of People's Counsel entered its appearance and provided the undersigned with an in-depth review of the site conducted by Stephen E. Weber, Chief of Traffic Engineering. His guidance on issues involving access, circulation and overflow parking were both beneficial and constructive.

By way of brief history, this 23,636 square foot (0.54 acre) property is zoned B.L.-A.S. (Business, Local - Automotive Service) district overlay¹ and located north of Baltimore National Pike (US Route 40) in the Catonsville area. A review of Petitioners' Exhibit 3 illustrates the subject property is presently improved with the O-Mar's Fuel Service Station, a three-bay service garage in combination with a small convenience store (580 square feet) as ancillary uses. This property is bound by Ingleside Avenue to the west, Old Ingleside Avenue to the east and south and two (2) adjacent commercial properties to the north that front on Johnnycake Road. These

¹ This zoning classification permits and promotes automotive business uses.

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roads come together at the southeast point of the site forming a diamond shape. Four (4) access points exist, two (2) along Ingleside Avenue and two (2) additional access points exist along Old Ingleside Avenue allowing patrons to enter the site from the west side. Since the 1950s, when the site was originally developed as a fuel service station, it has existed at this location without change. The Petitioners have owned the site since 2005 and propose to continue the existing use and desire to expand the convenience store to better service the community. As illustrated on the site plan, a proposed 903 square feet addition will be added to the northwest side of the existing building and convenience store. The overall convenience store area will be less than 1,500 square feet. Section 405.6 of the B.C.Z.R. allows for the expansion of such stations as follows:

"Any fuel service station which legally existed by right or by special exception on the effective date of Bill No. 172-1993 may be expanded or reconstructed, and any ancillary use listed in Section 405.4.D may be added, provided that the project is confined to the limits of the site as it existed on the effective date of the Bill."

Accordingly, the Petitioners, relying on the above directive, presented their plan to the Office of Planning and the Department of Permits and Development Management's Office of Zoning Review on July 30, 2009. The Office of Planning issued comments on August 5, 2009 pointing out that the site is located within the Baltimore National Pike Commercial Revitalization District and wanted as a condition of approval the appearance of the property to be upgraded. Subsequently, on September 22, 2009 following the submission's review for compliance with B.C.Z.R. Section 405.5, the Zoning Review Office withheld approval and directed the Petitioners to proceed to a public hearing before the Zoning Commissioner to obtain authorization for their desired improvements.

Ms. Moskunas testified describing the surrounding uses and presented the plan that was amended in response to comments submitted by the Office of Planning and the Bureau of Traffic

Engineering. She demonstrated and explained that due to the lot's configuration and the existing layout of improvements, it is difficult to comply with the current standards as directed in Section 405.4 of the B.C.Z.R. However, she stated with the proposed minor commercial addition, the owner's are more than willing to make changes to the site that will include, among others:

- Removal of the wooden refreshment shack,
- Close the southeastern-most entrance to alleviate traffic issues - three (3) remaining entrances,
- Provide striping for existing parking spaces - 10 (ten) spaces,
- Remove the air and vacuum tank,
- Provide a landscape area at the southern and northern-most section of the property to be approved by the County's Landscape Architect, Avery Harden,
- Vehicles to be repaired will be parked within the service bays at the end of the business day,
- Provide a public restroom within the convenience store to be used by patrons only,
- Maintaining the height of the addition so as to not exceed the height of the existing building, and
- Remove excessive signs.

In sum, Ms. Moskunas, an expert in land use and zoning in Baltimore County, indicated that with these changes the use will be consistent with B.C.Z.R. Section 405 and with the Section 502.1 requirements.

Mr. and Mrs. Ahmed stated that following their purchase of the service station they regrettably leased the improvements as they then lived in New York and were not aware of the day-to-day operations or the number of vehicles parked on the site contributing to substandard circulation patterns. They have now moved to the locale and have assumed direct management of their investment. In response to the comments received from the Office of Planning, they have

contacted Peirce Macgill in the Department of Economic Development to apply for any assistance that may be available from that agency to upgrade the property as suggested. Dennis Wertz provided photographs of existing conditions (*See* Baltimore County Exhibit 1) and undertook a review of his Zoning Advisory Committee (ZAC) comments, dated December 1, 2009, encouraging improvements at this site. The Ahmed's indicated their displeasure with some of the comments presented by Messrs. Wertz and Weber and believe they are being unfairly singled out. They submitted photographs depicting the existing conditions at the nearby Shell and Sunoco Stations, both within a block of their station. These photographs evidence the same circumstances, i.e., dumpsters not screened, parking next to the right-of-way, the lack of landscaped screening, etc. In an effort to rebut these concerns, they presented Petitions signed by more than 600 customers and residents from the surrounding locale who support them. *See* Petitioners' Exhibit 4.

Mr. James stated that Ingleside Avenue and Johnnycake Road are highly developed and form a commercial corridor, which serve the residential communities located to the eastern and western interior sides. As presently configured, the existing structure features three (3) service bays and a convenience store. He testified that the Petitioners enjoy a good relationship with neighboring property owners and many residents can drop their vehicles off for repairs and walk to their homes. He explained that the proposed construction will not be visible from the residential side of the street across Johnnycake Road nor will it change the existing uses at the site. However, by virtue of this 903 square feet addition (total 1,483 square feet), the parking requirements² increase and 17 spaces will be provided. Otherwise, there will be no changes to the fuel service operation. Gasoline is presently sold from 7:00 AM to 10:00 PM. Since the Petitioners' removal

² The convenience store requires parking at a rate of five (5) spaces per 1,000 square feet.

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of the prior tenant, by eviction and Court Order, there have been no damaged or disabled vehicles stored outside the building.

As stated at the conclusion of the hearing, this is a difficult case. From a practical standpoint, I am appreciative of the Petitioners' desire to improve their property for the highest and best use possible. On the other hand, the Office of Planning points out that the site is highly visible and surrounded by public roads on three (3) sides and needs improvements to the entire site. The undersigned advised the Petitioners and their consultant that the record of the case would be held open for a period of ten (10) months to allow for further discussions and dialogue with the County's Department of Economic Development, the Bureau of Traffic Engineering and Office of Planning to resolve some of the concerns that had been put forward during the public hearing. Subsequently, the Bureau of Traffic Engineering informed me that their concerns were met and provided their approval on February 26, 2010. A site visit and revised plan (Petitioners' Exhibit 1) addressed the following conditions: closure of the southern-most entrance along Old Ingleside Avenue; the addition of one (1) parking space; the removal of Pump Island #2 and the shift of three (3) proposed spaces in front of the convenience store to meet the required 22-foot drive aisle width. Said conditions are listed and shown on the revised plan, dated October 19, 2010. The landscape comments provided by the Office of Planning were addressed by Avery Harden, Baltimore County Landscape Architect, based on his site visit in March, 2010. Mr. Harden prepared a schematic Landscape Plan providing planting at the northern and southern-most areas of the property and proposed dumpster screening, as shown on Petitioners' Exhibit 1. Furthermore, after numerous meetings, plan revisions and an approved architectural rendering with building material list (over the course of ten [10] months), the Office of Planning has conditionally

approved the requested relief being sought. Again, their conditions are listed and shown on Petitioners' Exhibit 1, and I will incorporate them as part of my Order in this case.

I find that the Petitioners have presented the required testimony as to the standards of uniqueness, practical difficulty and compliance with the spirit and intent of the B.C.Z.R. as required under B.C.Z.R. Section 307 and case law. For the reasons set forth above, the variance relief shall be approved. There will be no adverse impact to the community as a result of the relief being granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of November 2010, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) From Section 405.4.A.2.a to permit an existing building and proposed addition setbacks of 25 feet and 19 feet, respectively in lieu of the required 35 feet setback from any street right-of-way, and to permit existing fuel pumps with a street right-of-way setback of 15 feet in lieu of the required 25 feet and to permit an existing canopy, with a street right-of-way setback of zero (0) foot in lieu of the required 15 feet; (2) From Section 405.4.A.2.b for a zero (0) foot landscape transition area in lieu of the required minimum width of ten (10) feet along the property line that abuts a public right-of-way and the required minimum width of six (6) feet along the property that abuts non-residentially zoned land; (3) From Section 405.4.A.2.c for no landscape transition area in lieu of the required vegetated and screened area; (4) From Section 405.4.A.3.c(2) to permit four (4) stacking spaces per six (6) multiproduct dispensers in lieu of the required six (6) stacking spaces, and (5) From Section 409.8.A.4 to permit a zero (0) foot parking space setback in lieu of the required ten (10)

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feet setback to a right-of-way to public street, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED subject to the following:

- 1) The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at its own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The northernmost entrance along Ingleside Avenue is to be relocated to the south and reduced in width to 25 feet.
- 3) Directional arrows are to be placed at each driveway entrance to provide a circulation pattern.
- 4) Remove the multiproduct dispenser pump located at the southernmost driveway entrance along Ingleside Avenue to minimize traffic congestion and circulation issues.
- 5) Provide three (3) parking spaces along the front of the convenience store.
- 6) Remove the air and vacuum tank and reduce paving as indicated to provide additional landscaping and reduce the possibility of illegal parking.
- 7) Resurface asphalt in poor condition and repair any and all broken or cracked driveway aprons, sidewalks and/or curbing binding along the property lines for Ingleside Avenue and Old Ingleside Avenue.
- 8) Add curb and sidewalks at the proposed closures along the southernmost side of Old Ingleside Avenue and the relocation along the northernmost side of Ingleside Avenue to blend into existing conditions.
- 9) Screen the dumpster location shown on the eastern side of the existing building with a board-on-board fence.
- 10) Remove excessive signs (portable or otherwise) from the property and face of building.
- 11) All parking spaces are to be striped.

ORDER RECEIVED FOR FILING

Date

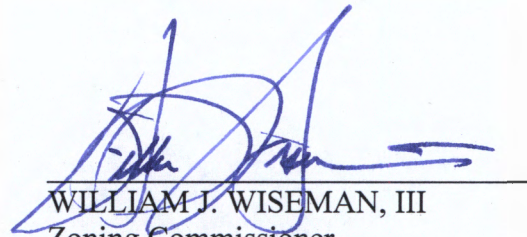
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By

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- 12) Planting and lighting to be provided per the final approved Landscape and Lighting Plan by Avery Harden, Baltimore County Landscape Architect.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING

Date 11-8-10

By 123



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

November 8, 2010

WILLIAM J. WISEMAN III
Zoning Commissioner

Bernadette Moskunas
Site Rite Surveying, Inc.
200 East Joppa Road, Room 101
Towson, Maryland 21286

RE: PETITION FOR VARIANCE

E/S Ingleside Avenue, 188' S of c/line of Johnnycake Road
(1022 Ingleside Avenue)
1st Election District - 1st Council District
Imtiaz Ahmed, et ux – Petitioners
Case No. 2010-0140-A

Dear Ms. Moskunas:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance 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: Imtiaz and Irfana Ahmed, 1022 Ingleside Avenue, Catonsville, MD 21228
Aboul Baseer Khan and Russell Charles Rohrer, 1022 Ingleside Avenue,
Catonsville, MD 21228
John James, 1917 North Forest Park Avenue, Baltimore, MD 21207
Darryl Hudson, 135 Denison Avenue, Baltimore, MD 21229
People's Counsel; Dennis Wertz, Office of Planning; Avery Harden, County Landscape
Architect, DPDM; Stephen E. Weber, Division of Traffic Engineering, DPW; File



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property

located at 1022 Ingleside Avenue

which is presently zoned BL-AS

Deed Reference: 21 9521333 Tax Account # 0107582060

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.)

see attached

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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Imtiaz Ahmed

Name - Type or Print

Signature

Irfana Ahmed

Name - Type or Print

Signature

1022 Ingleside Ave

Address

718-559-7389

Telephone No.

Catonsville MD 21228

City

State

Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc.

Name

200 E. Joppa Road Rm 101

Address

410 828-9060

Telephone No.

Towson, MD 21286

City

State

Zip Code

Office Use Only

Case No. 2610-0140-A

Estimated Length of Hearing

Unavailable For Hearing

Reviewed by Sh

Date 10/26/09

REV 8/20/07

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Date 11-8-10

By 10W

REQUIRED VARIANCE FOR #1022 INGLESIDE AVENUE

SECTION 405 FUEL SERVICE STATION (BCZR)

- 405.4.A.2.a: To permit an existing building and proposed addition setbacks of 25' and 19', respectively in lieu of the required 35' setback from any street right of way. To permit existing fuel pumps with a street right of way setback of 15' in lieu of the required 25' and to permit an existing canopy, with a street right of way setback of 0' in lieu of the required 15'.
- 405.4.A.2.b: 0' landscape transition area in lieu of the required minimum width of 10' along the property line that abuts a public right of way and the required minimum width of 6' along the property that abuts non-residentially zoned land.
- 405.4.A.2.c: No landscape transition area in lieu of the required vegetated and screened area.
- 405.4.A.3.c.2: To permit 0 stacking spaces per 8 multiproduct dispensers in lieu of the required 8 staking spaces.

SECTION 409 PARKING

- 409.8.a.4: To permit a 0' parking space setback in lieu of the required 10' setback to a right of way line to public street.

**ZONING DESCRIPTION
#1022 INGLESIDE AVENUE**

BEGINNING at a point on the east side of Ingleside Avenue which is 70 feet wide at the distance of 188 feet south of the center line of the nearest improved intersecting street, Johnnycake Road which is 60 feet wide. Thence, the following courses and distances:

South 00° 02' 22" East, 234.36 feet; thence along a curve to the left, with a radius of 20.00 feet, distance 33.97 feet; thence along a curve to the left with a radius of 82.60 feet, distance of 92.85 feet; thence North 18° 15' 50" East, 42.21 feet; thence along a curve to the right with a radius of 212.00 feet, distance 38.68 feet; thence North 44° 11' 52" West, 60.73 feet; North 64° 43' 53" West, 22.94 feet; North 14° 14' 52" West, 16.12 feet and thence North 44° 11' 52" West, 74.86 feet to the POINT OF BEGINNING as recorded in Deed Liber 21952, folio 333.

Containing 23,636 S.F., more or less. Also known as #1022 Ingleside Avenue and located in the 1st Election District, 1st Councilmanic District.



Michael V. Moskunas
Registration No. 21175

Site Rite Surveying, Inc.
200 E. Joppa Road, Suite 101
Towson MD 21286
(410) 828-9060

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/neighborhood 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: 2010-0140-A
Petitioner: Imtiaz and Irfana Ahmed
Address or Location: 1022 Ingleside Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Imtiaz and Irfana Ahmed
Address: 1022 Ingleside Avenue
Catonsville, MD 21228
Telephone Number: 1-718-559-7389

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

No.

47533

Date:

10/26/09

Rev Sub
Source/ Rev/

Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount

001	000	0000		6150					1325.00

Total:

\$ 1325.00

Rec

From:

Jim Diaz

For:

200 mg. Marijuana

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

Item # 140

PAID RECEIPT

10/29/2009 10/29/2009 00:44:18 1

REG 0001 WALKIN JRTC HB

RECEIPT # 47533 10/29/2009 DELJ

3 500 DOWNS VERIFICATION

CF #1- 047533

Receipt Int. 1325.00

1325.00 CF 1325.00

Baltimore County, Maryland

**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: # 2010-0140-A

1022 Ingleside Avenue

E/side of Ingleside Avenue, 188 feet south of the centerline of Johnnycake Road

1st Election District — 1st Councilmanic District

Legal Owner(s): Imtiaz & Irfana Ahmed

Variance: to permit an existing building and proposed addition setback of 25 feet and 19 feet, respectively in lieu of the required 35 feet setback from any street right of way; to permit existing fuel pumps with a street right of way setback of 15 feet in lieu of the required 25 feet and to permit an existing canopy, with a street right of way setback of 0 feet in lieu of the required 15 feet; 0 foot landscape transition area in lieu of the required minimum width of 10 feet along the property line that abuts a public right of way and the required minimum width of 6 feet along the property that abuts non-residentially zoned land. No landscape transition area in lieu of the required vegetated and screened area; to permit 0 stacking spaces per 8 multiproduct dispensers in lieu of the required 8 stacking spaces.

Hearing: Friday, January 8, 2010 at 10:00 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 Contact the Zoning Commissioner's Office at (410) 887-4386.

12/4/32 Dec

CERTIFICATE OF PUBLICATION

12/24, 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 12/24, 2009.

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

J. W. WISEMAN

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 12/26/09

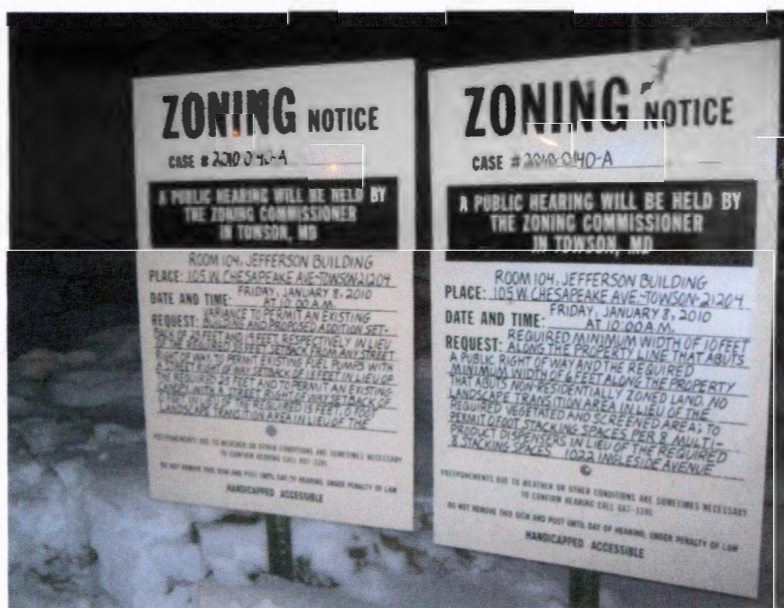
Case Number: 2010-0140-A

Petitioner / Developer: MR. & MRS. AHMED~SITE RITE SURVEYING

Date of Hearing (Closing): JANUARY 8, 2010

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
1022 INGLESIDE AVENUE

The sign(s) were posted on: DECEMBER 22, 2009



Linda O'Keefe

(Signature of Sign Poster)

Linda O'Keefe

(Printed Name of Sign Poster)

523 Penny Lane

(Street Address of Sign Poster)

Hunt Valley, Maryland 21030

(City, State, Zip of Sign Poster)

410-666-5366

(Telephone Number of Sign Poster)



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
~~December 14, 2009~~

NEW 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: 2010-0140-A

1022 Ingleside Avenue

E/side of Ingleside Avenue, 188 feet south of the centerline of Johnnycake Road

1st Election District – 1st Councilmanic District

Legal Owners: Imtiaz & Irfana Ahmed

Variance to permit an existing building and proposed addition setback of 25 feet and 19 feet, respectively in lieu of the required 35 feet setback from any street right of way; to permit existing fuel pumps with a street right of way setback of 15 feet in lieu of the required 25 feet and to permit an existing canopy, with a street right of way setback of 0 feet in lieu of the required 15 feet; 0 foot landscape transition area in lieu of the required minimum width of 10 feet along the property line that abuts a public right of way and the required minimum width of 6 feet along the property that abuts non-residentially zoned land. No landscape transition area in lieu of the required vegetated and screened area; to permit 0 foot stacking spaces per 8 multiproduct dispensers in lieu of the required 8 stacking spaces.

Hearing: Friday, January 8, 2010 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Ahmed, 1022 Ingleside Avenue, Catonsville 21228
Site Rite Surveying, Inc., 200 E. Joppa Road, Rm. 101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 24, 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, December 24, 2009 Issue - Jeffersonian

Please forward billing to:
Imtiaz & Irfana Ahmed
1022 Ingleside Avenue
Catonsville, MD 21228

1-718-559-7389

NOTICE OF ZONING HEARING

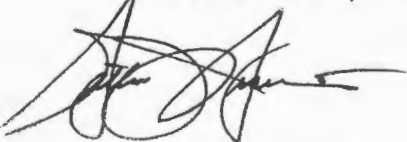
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CASE NUMBER: 2010-0140-A

1022 Ingleside Avenue
E/side of Ingleside Avenue, 188 feet south of the centerline of Johnnycake Road
1st Election District – 1st Councilmanic District
Legal Owners: Imtiaz & Irfana Ahmed

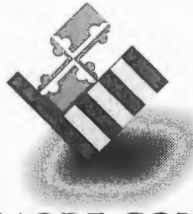
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Hearing: Friday, January 8, 2010 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
~~November 24, 2009~~
November 24, 2009

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: 2010-0140-A

1022 Ingleside Avenue

E/side of Ingleside Avenue, 188 feet south of the centerline of Johnnycake Road

1st Election District – 1st Councilmanic District

Legal Owners: Imtiaz & Irfana Ahmed

Variance to permit an existing building and proposed addition setback of 25 feet and 19 feet, respectively in lieu of the required 35 feet setback from any street right of way; to permit existing fuel pumps with a street right of way setback of 15 feet in lieu of the required 25 feet and to permit an existing canopy, with a street right of way setback of 0 feet in lieu of the required 15 feet; 0 foot landscape transition area in lieu of the required minimum width of 10 feet along the property line that abuts a public right of way and the required minimum width of 6 feet along the property that abuts non-residentially zoned land. No landscape transition area in lieu of the required vegetated and screened area; to permit 0 foot stacking spaces per 8 multiproduct dispensers in lieu of the required 8 stacking spaces.

Hearing: Tuesday, December 29, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:klm

C: Mr. & Mrs. Ahmed, 1022 Ingleside Avenue, Catonsville 21228
Site Rite Surveying, Inc., 200 E. Joppa Road, Rm. 101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 14, 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, December 15, 2009 Issue - Jeffersonian

Please forward billing to:
Imtiaz & Irfana Ahmed
1022 Ingleside Avenue
Catonsville, MD 21228

1-718-559-7389

NOTICE OF ZONING HEARING

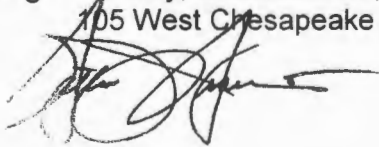
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CASE NUMBER: 2010-0140-A

1022 Ingleside Avenue
E/side of Ingleside Avenue, 188 feet south of the centerline of Johnnycake Road
1st Election District – 1st Councilmanic District
Legal Owners: Imtiaz & Irfana Ahmed

Variance to permit an existing building and proposed addition setback of 25 feet and 19 feet, respectively in lieu of the required 35 feet setback from any street right of way; to permit existing fuel pumps with a street right of way setback of 15 feet in lieu of the required 25 feet and to permit an existing canopy, with a street right of way setback of 0 feet in lieu of the required 15 feet; 0 foot landscape transition area in lieu of the required minimum width of 10 feet along the property line that abuts a public right of way and the required minimum width of 6 feet along the property that abuts non-residentially zoned land. No landscape transition area in lieu of the required vegetated and screened area; to permit 0 foot stacking spaces per 8 multiproduct dispensers in lieu of the required 8 stacking spaces.

Hearing: Tuesday, December 29, 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.

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

December 29, 2009

Imtiaz & Irfana Ahmed
1022 Ingleside Ave.
Catonsville, MD 21228

Dear: Imtiaz & Irfana Ahmed

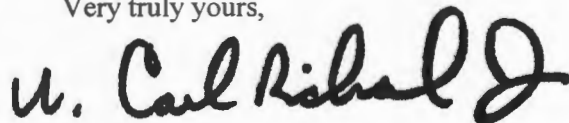
RE: Case Number 2010-0140-A, 1022 Ingleside Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 26, 2009. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,



W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Site Rite Surveying, Inc; 200 E. Joppa Rd. Rm. 101; Towson, MD 21286

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 1, 2009

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

SUBJECT: 1022 Ingleside Avenue

INFORMATION:

Item Number: 10-140

Petitioner: Imtiaz Ahmed

Zoning: BL-AS

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The subject site is located in the Baltimore National Pike Commercial Revitalization District. The site is highly visible and is surrounded by public roads on three sides. Ingleside Avenue abuts the site on the west. Old Ingleside Avenue abuts the site on the east and south.

The site as it exists is in need of improvements. The following was observed when visiting the site:

- The building has a brick exterior with a shingled pitched roof, but the exterior colors aren't consistent on all sides. The front of the building is painted mostly white, the side facing Ingleside Avenue is painted white and green, and the side facing Old Ingleside Avenue is unpainted red brick. The rear of the building is red brick except for a small, unpainted, cinder block addition.
- The dumpster isn't screened and old tires are piled behind the dumpster.
- The driveway aprons, sidewalks, curbing, and asphalt paving are in poor condition.
- The signage is excessive and unattractive. There are numerous signs that advertise the products and services for sale on the premises. These signs create too much visual clutter. There are two large, very unattractive portable signs. One is a changeable message sign with blinking lights that extends over part of the Ingleside Avenue sidewalk. The other portable sign is made of plywood and is placed entirely on the Ingleside Avenue sidewalk.
- The site is not landscaped.
- The canopy lighting isn't recessed, and the four freestanding light poles are very tall and don't have full cutoff light fixtures.

The proposed location of the convenience store on the site is a concern. The on-site parking spaces won't be conveniently located with respect to the location of the convenience store. It won't be appealing to

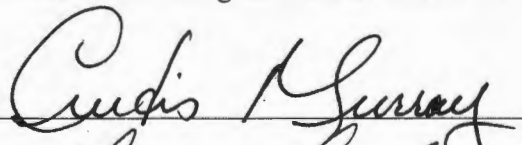
walk from the designated parking spaces to the convenience store. Many convenience store customers may choose to park in the unmarked, paved areas close to the store entrance rather than park in the designated spaces.

The Office of Planning suggests the petitioner eliminate the proposed addition and convert the 3-bay service garage to a convenience store. However, if the requested variances are granted, significant improvements should be made to the existing site conditions in order to improve the visual appearance of the property, enhance the character of the revitalization district, and protect the property values of the surrounding properties. The site improvements should conform to a plan for the entire site that is reviewed and approved by the Office of Planning, the Department of Permits and Development Management, and the Department of Public Works pursuant to Section 405.6.A.1.a of the BCZR. Particular attention should be given to the following:

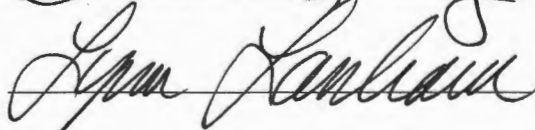
1. The new building addition shall be architecturally consistent with the existing building. The addition and the remaining existing brick exterior shall be unpainted red brick. The front and side of the addition shall not be blank walls. Paint the small cinder block addition and add roof shingles. Elevation drawings shall be submitted to the Office of Planning for review and approval.
2. Replace all deteriorated curbing, sidewalks, driveway aprons, and on-site walkways and paving.
3. Add curbs and sidewalks where the two entrances to be closed are located.
4. Show the dumpster location on the plan and screen/enclose the dumpster.
5. Remove/prohibit all outdoor storage and trash.
6. Add landscaping to the area adjacent to the entrance to be closed on Old Ingleside Avenue (i.e., the area on the petitioner's plan marked with a vertical line pattern).
7. Avery Harden, Baltimore County Landscape Architect shall review and approve a landscaping and lighting plan and that plan shall also be submitted to the Office of Planning for review. All light sources should be designed to minimize glare and the visibility of light sources from surrounding roads and properties.
8. All signs shall be in compliance with the BCZR. The Zoning Office shall review and approve a plan that shows all proposed signage. The signage plan shall also be submitted to the Office of Planning for review.
9. Consideration shall be given to the removal of excess paving in the vicinity of the convenience store to reduce impervious coverage and to prevent the parking of cars in areas not intended for off-street parking.

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

Prepared by:



Division Chief:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 11 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: December 11, 2009

SUBJECT: Zoning Item # 10-140-A
Address 1022 Ingleside Avenue
(Ahmed Property)

Zoning Advisory Committee Meeting of November 9, 2009

 x The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL

Date: 12/11/09

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 23, 2009
Item Nos. 2010-116, 140, 141,
142, 143, 144, 146 and 147

DATE: November 17, 2009

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

DAK:CFN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-11232009 -NO COMMENTS.doc



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 18, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 9, 2006

Item Numbers: 0139, 0140, 0141, 0142, 0143, 0144, 0145, 0146, 0147

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



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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Nov. 12, 2009

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

RE: Baltimore County
Item No. 2010-0140-A
1022 INGLESIDE AVENUE
AHMED PROPERTY
VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2010 - 0140-A.

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 (mbailey@sha.state.md.us).

Very truly yours,

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

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.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND
Office of Planning
MEMO

TO: Bernadette Moskunas
Site Rite Surveying, Inc.

DATE: 8/5/09

FROM: Lynn Lanham *JS*

SUBJECT: More In Keeping Plan (1022 Ingleside Ave)

This proposed convenience store expansion is very questionable unless significant improvements to the existing conditions are made. The site is small and has an irregular shape. The existing/proposed parking is not conveniently located with respect to the location of the convenience store. It is likely that many convenience store customers will park in unmarked, paved areas close to the store rather than parking in the striped parking spaces.

Existing Conditions:

This site is very unattractive.

The existing building has a brick exterior with a shingled, pitched roof, but the exterior colors aren't consistent on all sides. The front brick facade is painted mostly white, the side brick facade facing Ingleside Avenue is painted white and green, and the side facade facing Old Ingleside Avenue is unpainted red brick.

The dumpster isn't screened and old tires are piled behind the dumpster.

The existing driveway aprons, sidewalks, curbing, and asphalt paving are in poor condition.

The existing signage is excessive and unattractive.

There are two driveway cuts on Old Ingleside Avenue while only one appears to be needed.

There isn't any landscaping.

The canopy lighting isn't recessed. The freestanding light poles are very tall.

Recommendations if the Proposed Expansion is Approved:

It appears that this project must conform with a plan for the entire site as reviewed by the Directors of Planning, Public Works, and Permits and Development Management. See Section 405.6.A.1.a of the BCZR.

In addition to the changes proposed by the owner:

1. The building addition should be architecturally consistent with the existing building. The exterior should be unpainted red brick, **both existing and proposed**. The front and side of the addition should not be blank walls.
2. All deteriorated paving, walkways, and curbing should be replaced.
3. Screen/enclose the dumpster.
4. Remove all outdoor storage and trash.
5. Close the southernmost vehicular entrance on Old Ingleside Avenue, and add parking spaces and landscaping.
6. Avery Harden should approve a landscaping and lighting plan and that plan should also be submitted to the Office of Planning for review.
7. Signage should not exceed what is permitted by the BCZR.
8. This site is located within the Baltimore National Pike Commercial Revitalization District, which is another reason the appearance of the property should be upgraded. The applicant should be advised to contact Peirce Macgill in the Department of Economic Development to find out if any assistance is available from that agency.

c: John Lewis, Zoning
Dennis Kennedy, DPR



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

December 15, 2009

HAND DELIVERED

William J. Wiseman, III, Zoning Commissioner
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

RECEIVED

DEC 15 2009

Re: PETITION FOR VARIANCE
Imtiaz & Irfana Ahmed- Legal Owners
1022 Ingleside Avenue
Case No: 10-140-A

ZONING COMMISSIONER

Dear Mr. Wiseman,

We asked Stephen E. Weber, Chief of Traffic Engineering, to review the petition for variances and site plan in this case for any traffic/parking issues. The proposal involves amendments and additions to an existing automobile service station, service garage and convenience store. Mr. Weber responded with the enclosed e-mail dated December 14, 2009. As is our custom, we forward it to you for consideration. The hearing date has been scheduled for December 29, 2009.

Based on his in-depth examination, and supporting data and photographs, Mr. Weber describes significant access, circulation, and overflow parking problems. He recommends denial of the petition for the reasons stated in his report.

Thank you for your consideration.

Sincerely,

Peter Max Zimmerman
People's Counsel for Baltimore County

PMZ/rmw

cc: Site Rite Surveying, Inc
Stephen E. Weber, Division of Traffic Engineering

From: Stephen Weber
To: People's Counsel
CC: Dennis Kennedy
Date: 12/14/2009 8:39 PM
Subject: Fwd: 10-140-A - 1022 Ingleside Avenue
Attachments: 20091124153419_1.pdf; 1022InglesideAve-c.bmp; 1022InglesideAve-b.bmp; 1022InglesideAve-a.bmp

Mr. Zimmerman -

We have examined the subject site plan and have the following comments/concerns.

Attached are 3 different aerial photos of the site. The straight-down photo is taken from the County's GIS files, with the particular photo having been taken around 2005. The other two perspective photos are more recent, although I don't know the exact year they were taken. Picture "b" is taken looking to the east while Picture "c" is taken looking to the south. The one very concerning thing from all of these photos, particularly the more recent ones, are the number of vehicles parked on the site.

Picture "b" shows 28 parked cars plus 1 car at the pumps plus 1 car illegally parked on the sidewalk next to the pumps. Picture "c" shows a total of 33 parked cars on the site. The submitted site plan calls for providing a total of 13 parking spaces on the site, even though past usage indicates it has needed 2 1/2 times that amount of parking with the current use. Then this proposal is to more than double the size of the convenience store while still keeping the service bays. It is most likely the service bays resulting in the storage of cars to be repaired on the site, but they could be stored there for other reasons as well. It is also noted in the photographs that vehicles are apparently oftentimes parked on the concrete pad in front of the service bays, in essence blocking access to the northern Old Ingleside Ave access and also interfering with on-site circulation patterns.

The submitted site plan proposes to close the southern access to Old Ingleside Ave and the northern access to Ingleside Ave. The access to Ingleside Ave would have to be closed due to the building addition blocking the circulation path to that driveway and placing the building too close to the direct street access. The plan then also shows the existing substandard issue with the pump locations being so close to the southern Ingleside Ave access that stacking for these pumps can result in blocking this access.

We have serious reservations whether this proposal can be successfully implemented. First of all, it is obviously significantly short of sufficient on-site parking unless some other major portion of the current business enterprise is going to be permanently discontinued, such as the repair of vehicles. Second, the vehicular circulation pattern on the site is clearly substandard with the existing pump locations presenting blockage problems of the southern access to Ingleside Ave, and other current parking habits (not shown on the site plan) blocking the northern access to Old Ingleside Ave and blocking access around the pump area and in front of the convenience store. Generally the reason why the convenience store area would be enlarged is to provide an enhanced offering of goods in hopes that it would generate additional retail traffic and customers to the site. (If there is no anticipated increased revenue from building the expansion, why would one spend the money for no return?) If additional traffic and parked vehicles are attracted to this site over that which can be seen in the attached photograph with less paved area in which to contain them after expanding the building, one can reasonably surmise that this site will be unable to adequately contain the operation on its own site.

At the current time, I am unaware of this site generating off-site parking problems. However, service garages throughout the County are one of the more objectionable uses with which we have to deal when their operations exceed the space on site to adequately accommodate their operations. When that happens, vehicles that are waiting to be repaired or those that have been repaired end up getting moved to the street in the surrounding neighborhood, generating significant community and business complaints to our office. In such cases, we've had to work, sometimes for years, with Code Enforcement to get such operations closed down since they basically end up using the public streets as an extension of their commercial enterprise. The proposal here seems perfectly in line to do just such a thing, especially given the current parking patterns already taking place on the site. It would therefore be our recommendation that this request be denied.

Should you have any questions or wish to discuss this matter further, please feel free to give me a call.

Stephen E. Weber, Chief
Div. of Traffic Engineering
Baltimore County, Maryland
111 W. Chesapeake Avenue, Rm. 326
Towson, MD 21204
(410) 887-3554

>>> People's Counsel 11/24/09 2:56 PM >>>
Mr. Weber,

Attached you will find the Petition for Variance in the above case. Please review and let our office know if there are any traffic concerns.

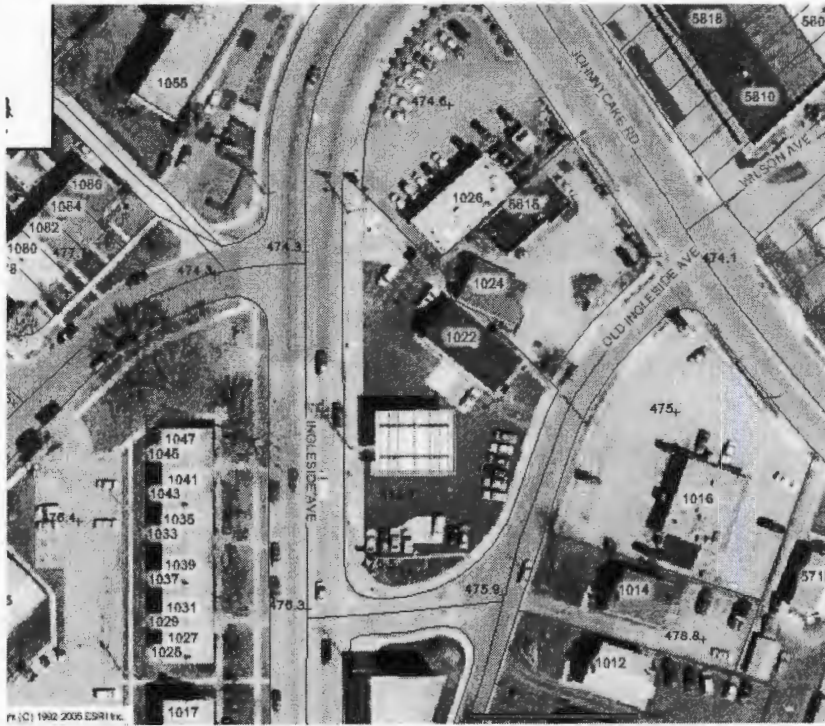
Thank you in advance.

Peter Max Zimmerman

Rebecca M. Wheatley
Legal Secretary
Office of the People's Counsel for Baltimore County
410-887-2188 Phone
410-823-4236 Fax







RE: PETITION FOR VARIANCE * BEFORE THE
1022 Ingleside Avenue; E/S Ingleside *
Avenue, 188' S c/line of Johnnycake Road * ZONING COMMISSIONER
1st Election & 1st Councilmanic Districts *
Legal Owner(s): Imtiaz and Irfana Ahmed * FOR
Petitioner(s) * BALTIMORE COUNTY
* 10-140-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

NOV 23 2009

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of November, 2009, a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286 Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

SITE RITE SURVEYING, INC.

200 East Joppa Road, Suite 101
Towson Maryland 21286
(410) 828-9060 FAX: (410) 828-9066

January 21, 2010

Mr. Stephen E. Weber, Chief
Division of Traffic Engineering
County Office Building
111 W. Chesapeake Avenue, Room 326
Towson MD 21204

Re: Case No. 2010-140-A
#1022 Ingleside Avenue/Ahmed Property

Dear Mr. Weber:

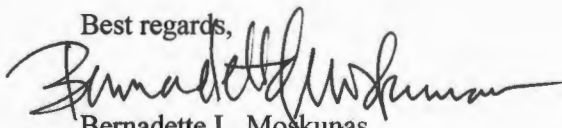
As per our conversation, I have attached a section of the Variance Plan filed in the above-mentioned case. The plan has been revised to address the concerns you have outlined in your e-mail response to People's Counsel dated December 14, 2009.

The hearing was held January 8, 2010 and Mr. Wiseman was kind enough to leave the case open in an attempt to satisfy your concerns with this site. Due to the Traffic and Planning Comments, Mr. Wiseman would prefer to have the conditions and restrictions listed on the plan as a matter of record to ensure compliance. Therefore, the following revisions have been made:

- Propose reducing the number of islands from 4 to 2 to accommodate adequate stacking spaces and minimize traffic congestion and circulation issues.
- The Northern Entrance along Ingleside Avenue is to be relocated in closer proximity to the pump and away from the proposed convenience store addition, to again, try to minimize the traffic congestion and circulation.
- Propose removing the air and vacuum tank and some of the paving in the area to reduce the possibility of illegal parking. Also, this will provide an additional area for landscaping.
- Added 3 Proposed Parking Spaces in front of the convenience store.

If you should have any questions or concerns, please do not hesitate to call. Upon your review, I look forward to hearing from you to schedule a site visit and continue toward a resolution to your concerns.

Best regards,


Bernadette L. Moskunas
Vice President

BLM/atm
Attachment

Cc: Mr. William Wiseman, People's Counsel
Mr. and Mrs. Ahmed
Planning / Dennis Wirtz

FILE: STEPHEN WEBER AHMED PROP.DOC\MISC DOCS\ DRIVE C



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

September 13, 2010

Imtiaz Ahmed
1022 Ingleside Avenue
Catonsville, Maryland 21228

Bernadette L. Moskunas
Site Rite Surveying, Inc.
200 East Joppa Road, Room 101
Towson, MD 21286

RE: **PETITION FOR VARIANCE**
E/Side of Ingleside Avenue, 188' S of c/line of Johnnycake Road
(1022 Ingleside Avenue)
1st Election District, 1st Council District
Imtiaz Ahmed, et ux – Petitioners
Case No. 2010-0140-A

Dear Mr. Ahmed and Ms. Moskunas:

It has now been nearly ten (10) months since the public hearing on this matter. My file evidences that much work has been undertaken in an effort to address the concerns raised in the various agency reviewing comments. For reasons not readily known to me, this matter must have gone dormant and may no longer be as important as it once was. Therefore, I will either dismiss the petition and return the file to the Department of Permits and Development Management (DPDM) for safekeeping or, upon written advice from you if you still wish to proceed, keep the file in my office for an additional 45 days.

Please give me the benefit of your advice.

Thanks.

Very truly yours,

A handwritten signature in black ink, appearing to read 'William J. Wiseman III', written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

c: People's Counsel; Dennis Wertz, Office of Planning; Avery Harden, DPDM;
Stephen Weber, Traffic Engineering Division, DPW; Kristen Lewis, DPDM

Bill Wiseman - 1022 Ingleside Avenue Case No. 2010-0140-A

From: <Siteriteinc@aol.com>
To: <wwiseman@baltimorecountymd.gov>
Date: 4/14/2010 8:25 AM
Subject: 1022 Ingleside Avenue Case No. 2010-0140-A
CC: <sweber@baltimorecountymd.gov>, <dwertz@baltimorecountymd.gov>, <peoplescounsel@baltimorecountymd.gov>

Mr. Wiseman,

Mr. Harden completed a site visit on the above property and has some insight as to his lighting requirements and landscape plan. This morning, I am transmitting to him a working plan, planning comments, traffic engineering comments, agreed conditions thus far and a draft Zoning Order. He will mark-up the plan with his planting, dumpster screening and lighting requirements.

Upon receipt of an approved Landscape/Lighting Plan, I will resubmit to Planning and Traffic Engineering a plan that meets all generated comments in order to bring this project to a close.

I cannot thank you enough for your continued patience and look forward to the closure.

Have a great day!

Bernadette L. Moskunas

Vice President
Site Rite Surveying, Inc.

March 11, 2010

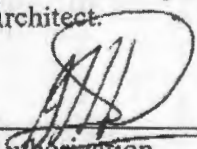
Mr. Imtiaz Ahmed
1022 Ingleside Avenue
Baltimore MD 21228

**Re: Synopsis of Meetings with Planning,
Traffic Engineering and Landscape Architect**

Dear Mr. Ahmed:

Based upon the field and office meetings with the above-referenced County Agencies, the following conditions must be agreed to. Please sign the Authorization Line provided as written approval for the conditions as they appear.

- 1. The northernmost entrance along Ingleside Avenue is to be relocated to the south and reduced in width to 25 feet.
- 2. Directional Arrows are to be placed at each driveway entrance to provide a circulation pattern.
- 3. Remove the Multi-product Dispenser Pump located at the the southernmost driveway entrance along Ingleside Avenue to minimize traffic congestion and circulation issues.
- 4. Provide three (3) Parking Spaces along the front of the Convenience Store.
- 5. Remove the Air and Vacuum Tank and reduce paving as indicated to provide additional landscape and reduce the possibility of illegal parking.
- 6. Resurface asphalt in poor condition and repair any and all broken or cracked driveway aprons, sidewalks and/or curbing binding along the property lines for Ingleside Avenue and Old Ingleside Avenue.
- 7. Add Curb and Sidewalks at the proposed closures along the southernmost side of Old Ingleside Avenue and the relocation along the northernmost side of Ingleside Avenue to marry into existing conditions.
- 8. Screen the Dumpster location shown on the eastern side of the existing building with a board-on-board fence.
- 9. Remove Excessive Signs (Portable or otherwise) from the property and face of building.
- 10. All Parking Spaces are to be striped and wheel stops provided.
- 11. Prior to Building Permit Approval, provide the Office of Planning with architectural rendering for the proposed addition and renovations to the existing building and include elevations and building materials.
- 12. Planting and Lighting to be provided per the approved Landscape and Lighting Plan prepared by Avery Harden, Baltimore County Landscape Architect.


Owner Authorization

03-23-10

Date

FILE: AHMED SYNOPSIS.DOC\MISC DOCS\DRIVE C

Bill Wiseman - 1022 ingleside avenue Case No. 20100140-A

From: <Siteriteinc@aol.com>
To: <wwiseman@baltimorecountymd.gov>
Date: 3/22/2010 8:59 AM
Subject: 1022 ingleside avenue Case No. 20100140-A

Mr. Wiseman,

I hope that you enjoyed the beautiful weekend we were fortunate to have. Just a continued follow-up for the above referenced case. I left a message for Avery this morning to question whether his schedule has permitted a site visit. I hope to hear from him today. I have attached an agreement letter signed by Mr. Ahmed, these conditions will be placed on the Petitioner's Plan. The conditions resolve comments by Traffic Engineering, Planning and soon to be Landscaping. I hope that within the next two weeks we are able to bring this lengthy process to a close.

If you should have any questions pertaining to the above, please do not hesitate to call. thank you for your continued patience with the project.

Bernadette L. Moskunas
Vice President
Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060

Bill Wiseman - 1022 Ingleside Avenue Case No. 2010-0140-A

From: <Siteriteinc@aol.com>
To: <wwiseman@baltimorecountymd.gov>
Date: 3/10/2010 11:03 AM
Subject: 1022 Ingleside Avenue Case No. 2010-0140-A

Mr. Wiseman,

I met with Avery Harden this morning regarding the above pending case. He is more than willing to propose landscaping and lighting changes; however, needs to visit the site and speak with Mr. Ahmed's electrician. He stated he was uncertain as to when he may be able to visit the site, but will due his best as soon as possible, noting the open case.

Slowly we are making progress and I appreciate all of your patience regarding the issues we have to overcome. As always, I will keep you informed. If you have any concerns or questions with the most recent developments, please call.

Have a pleasant day!

Bernadette L. Moskunas
Site Rite Surveying, Inc.
410-828-9060

Bill Wiseman - 1022 Ingleside Avenue Case No.2010-0140-A

From: <Siteriteinc@aol.com>
To: <wwiseman@baltimorecountymd.gov>
Date: 3/5/2010 3:14 PM
Subject: 1022 Ingleside Avenue Case No.2010-0140-A

Mr. Wiseman,

I hope this message finds you enjoying the sunshine!

I met with Lynn and Dennis (Planning) this afternoon to discuss resolution of their comments and will forward a revised plan for them to review and approve. I need to now meet with Avery Harden to discuss landscaping and lighting. That meeting should take place early next week, he is checking his schedule and will get back to me.

I hope to have this case resolved with in a week or two (at the most). Thank you very much for your leniency and understanding. I will continue to keep you informed.

Have a great weekend.
Bernadette L. Moskunas
Site Rite Surveying, Inc.

Bill Wiseman - Fwd: Case No. 2010-140-A 1022 Ingleside Avenue

From: Stephen Weber
To: Bill Wiseman
Date: 2/26/2010 5:33 PM
Subject: Fwd: Case No. 2010-140-A 1022 Ingleside Avenue
CC: Dennis Kennedy; Dennis Wertz; James Shimek; People's Counsel

Dear Mr. Wiseman:

In December 2009 I believe that the Office of the People's Counsel forwarded to you a 12/14/09 e-mail that I had sent to them after reviewing the subject case. Certainly much of our problem dealt with the historic significant amount of parking that was taking place on the property, as evidenced by older aerial photographs of the site. Since the proposal is to expand the existing building to provide a larger convenience store, our concern was that the expanded store along with removal of paved surface area and available parking area had the potential of making the prior condition even worse.

As Ms. Moskunas indicates below, I met with her and Mr. Ahmed on site on Feb. 23rd to go over our office's concerns and I was likewise provided some background on what has been taking place over the past several months. It is my understanding that there was recognition by the owner some time ago that there was a problem with both the service mechanic storing vehicles on site as well as problems with others using this site for parking their vehicles while conducting business on nearby adjacent commercial properties. It was further indicated to me that there was testimony provided at your hearing presenting this information and what has been done in the last several months to eliminate these problems. I certainly leave the issue to you as to whether the information presented to you is sufficient to satisfy the concerns of these issues adequately being "permanently" addressed. But I will say that upon my visit to the site on Feb. 23rd, there was no indication of excessive vehicles being parked on the site.

At our meeting, we did go over a few of the concerns besides the parking situation and we also reviewed the proposed revised site plan that Ms. Moskunas submitted to us on January 21, 2010. Attached is a copy of that plan. You also received a copy of that submittal. In the original plan which had been presented to you at the hearing, there was a proposal to close the southern entrance onto the old portion of Ingleside Ave and the northern entrance onto Ingleside Ave. To address some of the issues raised at the hearing, the owner was agreeing to reducing the number of pump islands from 4 to 2 to address stacking issues with the pumps near the southern entrance onto Ingleside, . The northern entrance was also proposed to instead be relocated to the south and reduced in width to 25'. Also 3 parking spaces were shown in front of the convenience store.

After seeing that the previous parking issues seemed to be addressed on the site, watching operations on the site for a period of time, and looking at the proposal from Ms. Moskunas and the owner, we are in general agreement with the revised plan as outlined by Ms. Moskunas. On the attached plan are 3 changes which I recommended to her:

1. Where the southern entrance onto the old Ingleside Ave is being closed, it is possible to get 1 additional parking space on the site. Since the pavement is already there, by slightly reducing the width of the proposed spaces they can obtain one additional parking space. The width of all the spaces would still be well over the minimum 8.5' width required. This just helps to ensure that the site has adequate parking spaces for its auto service operations.
2. Because of the small area of the site and because it is an older service station, the pump location and stacking issues present some issues. However, after watching the operations on site, it was clear that reducing the number of pump islands from 4 to 2 would place an unreasonable hardship on the service station owner. There were times even while I was there that there were 6 vehicles sitting at the pumps getting gas or paying for gas. The biggest concern is with the pump island nearest the southern Ingleside Ave entrance which has the potential of having customers blocking the exit within close proximity to the street. While the other southern pump island closest to old Ingleside Ave creates stacking spaces identified on the plan as 6A & 8A, and thereby prevents a 22-foot wide drive aisle around them, at the same time the closure of the southern driveway

access onto old Ingleside Ave likewise alters the circulation pattern on this corner of the site to a rather minor element of the site's needs. Therefore, even though the owner is willing to eliminate both southern pump islands, we would have no issue with removing only the pump island in the southwest corner, which is the one on the plan servicing spaces 2, 2A, 4, & 4A. We feel the other 3 pump islands can operate safely and still provide for adequate circulation on the site and will therefore leave the owner with 6 gasoline pumps to service his customers.

3. While we have no objections to the 3 parking spaces in front of the convenience store, they do need to be moved further northwest closer to Ingleside Ave to provide a minimum 22 feet between the vehicle locations sitting at the pump and the 3 parking spaces. Therefore the attached plan shows these 3 parking spaces being shifted to the northwest and there is a dimension showing "Min. 22' ." This is necessary to insure that drivers going by the front of the convenience store have adequate room to maneuver around the parked cars and vehicles sitting at the pumps and that the parked cars have adequate room to get in and out of the parking spaces when vehicles are sitting at the pumps. Given that this is the area right in front of the store and next to the service bays, and is also the area where most of the pedestrian activity will be taking place on the site, there needs to be proper room for all operations to be safely and properly addressed.

Ms. Moskunas indicates in her e-mail below that she has already made these modifications to their plan. I hope this additional information is useful in making your decision. Should you need anything else from our office, please let me know.

Stephen E. Weber, Chief
Div. of Traffic Engineering
Baltimore County, Maryland
111 W. Chesapeake Avenue, Rm. 326
Towson, MD 21204
(410) 887-3554

>>> <siteriteinc@aol.com> 2/25/10 6:51 AM >>>

Mr. Wiseman,

Steve Weber and I met at the above location on 2/23. We discussed the recent plan revisions and agreed to some minor changes. Per our conversation, he will email you the results. Briefly, the changes are to remove 1 pump in lieu of 2; add a parking space in the hatched area along the entrance closure of Old Ingleside Ave and to confirm a 22' aisle way clearance for the parking spaces in front of the building and the stacking space for the pump closest to the building.

I have revised my plan accordingly and will schedule a meeting with Mr. Dennis Wirtz (Planning) to review and followup on the point by point response sent to him in January.

Have a great day.
Bernadette L. Moskunas
Vice President
Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101
Towson, MD 21286
410-828-9060

Bill Wiseman - Case No. 2010-140-A 1022 Ingleside Avenue

From: <siteriteinc@aol.com>
To: <wwiseman@baltimorecountymd.gov>, <sweber@baltimorecountymd.gov>
Date: 2/25/2010 6:51 AM
Subject: Case No. 2010-140-A 1022 Ingleside Avenue

Mr. Wiseman,

Steve Weber and I met at the above location on 2/23. We discussed the recent plan revisions and agreed to some minor changes. Per our conversation, he will email you the results. Briefly, the changes are to remove 1 pump in lieu of 2; add a parking space in the hatched area along the entrance closure of Old Ingleside Ave and to confirm a 22' aisle way clearance for the parking spaces in front of the building and the stacking space for the pump closest to the building.

I have revised my plan accordingly and will schedule a meeting with Mr. Dennis Wirtz (Planning) to review and followup on the point by point response sent to him in January.

Have a great day.
Bernadette L. Moskunas
Vice President
Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101
Towson, MD 21286
410-828-9060

Bill Wiseman - Case No. 2010-140-A

From: <Siteriteinc@aol.com>
To: <wwiseman@baltimorecountymd.gov>
Date: 2/18/2010 2:43 PM
Subject: Case No. 2010-140-A

Mr. Wiseman,

I have scheduled a site visit @ #1022 Ingleside Avenue (Ahmed Property) with Mr. Weber (Traffic Engineering) on Tuesday 2/23 @10 am. Hopefully, we will be able to resolve his concern with the number of cars parked on site. Mr. Weber is agreeable to the revised plan submitted to him; however, he is not convinced on the issue of excessive parking. Mr. Ahmed informs me that he has been diligent about who parks on site. I will keep you posted. Have a great day!

Bernadette L. Moskunas
Vice President
Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101
Towson, MD 21286
410-828-9060

Bill Wiseman - Case No. 2010-0140-A Ahmed Property

From: <Siteriteinc@aol.com>
To: <mianham@baltimorecountymd.gov>, <dwertz@baltimorecountymd.gov>
Date: 9/16/2010 2:58 PM
Subject: Case No. 2010-0140-A Ahmed Property
CC: <wwiseman@baltimorecountymd.gov>

Lynn and Dennis,

I spoke with Mr. Ahmed today and he states that he is in receipt of architectural renderings from Jonathan Miller of Ruebling & Associates. I have taken the liberty to request a digital file from Jonathan and would like to schedule a meeting to review such drawings. This is the final piece of the puzzle and I think everyone is eager to bring it to a favorable close.

When you have a moment, could you please provide some dates and times that may be conducive to your very busy schedules.

I look forward to hearing from you.

Bernadette L. Moskunas
Vice President
Site Rite Surveying, Inc.
200 E. Joppa Road
Room 101, Shell Building
Towson, MD 21286
(410)828-9060

Bill Wiseman - Case No. 2010-0140-A Ahmed Property

From: <Siteriteinc@aol.com>
To: <wwiseman@baltimorecountymd.gov>
Date: 9/16/2010 2:43 PM
Subject: Case No. 2010-0140-A Ahmed Property

Mr. Wiseman,

I am in receipt of your letter dated Sept. 13, 2010 regarding the status of the above mentioned case. I appreciate all of your patience with the many issues this project has brought to the surface. Per my meeting with Lynn Lanham and Dennis Wirtz of the Planning Dept., Mr. Ahmed needed architectural renderings in order for Planning to forward an approval to your attention. Mr. Ahmed contacted Ruebling & Associates as the "Architect on Call" and just received such drawings this week.

I spoke with Mr. Ahmed today and he will forward a letter requesting this file remain open, knowing the only outstanding issue was Planning's need for architectural drawings. I will contact Planning upon my receipt of the digital file to schedule a meeting to bring some closure to their concerns.

Again, thank you very much, on behalf of my client, for your patience and understanding. We look forward to getting this file

I will copy you on any correspondence with the Planning Dept.

Best regards,
Bernadette L. Moskunas
Vice President
Site Rite Surveying, Inc.
200 E. Joppa Road
Room 101
Towson, MD 21286
(410)828-9060

William J. Wiseman III,
Zoning Commissioner, for Baltimore County
Jefferson Building
105 West Chesapeake Ave Suite 103
Towson Maryland 21201

September 17th 2010

RECEIVED

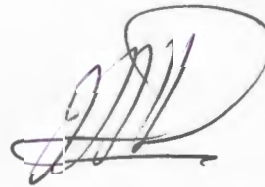
SEP 20 2010

You're Honor, Commissioner William J. Wiseman III,

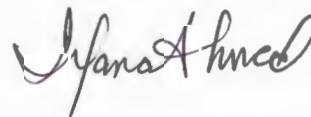
ZONING COMMISSIONER

Reference case # 2010-0140-A

Thank you for your office cooperation and patience in the above reference case. Since the last hearing, Ms. Bernadette L. Moskunas has been in touch with all the various departments. She had instructed me in June 2010 to go ahead and get the Architect plans for the proposed extension. Lynn Lamham and Dennis Wertz from the Planning department would not approve anything without an actual architecture plan. In June we also met with Mr. Peirce Maegill from the Dept. of Economic Development. He had set a meeting for everyone to meet at our site. Architect Jonathan Miller was present at the meeting and was given the assignment to draw the architect plans. September 15, 2010 we received the final architect plans. We have forward the plans and all the paper work to Ms. Bernadette Moskunas so she can be in touch with your office. Please do not close our case. We are actively working on it.



Imtiaz and Irfana Ahmed



1022 Ingleside Ave
Catonsville MD 21228
410-455-9678

Omar's Fuel Mart/Auto Repair
1022 Ingleside Ave.
Catonsville, MD 21228 USA
(410) 455-9678



OMAR'S FUEL MART
1022 INGLESIDE AVENUE
EXISTING



BALTIMORE COUNTY
DEPARTMENT OF ECONOMIC DEVELOPMENT
ARCHITECT-ON-CALL STREETScape PROGRAM

CONCEPT
EX
AUG 201
08-100E



OMAR'S FUEL MART
1022 INGLESIDE AVENUE
PROPOSED



BALTIMORE COUNTY
DEPARTMENT OF ECONOMIC DEVELOPMENT
ARCHITECT-ON-CALL STREETSCAPE PROGRAM

CONCEPT
C2
AUG 2010
08-100EE

Bill Wiseman - Ahmed Property Ingleside Avenue

From: <Siteriteinc@aol.com>
To: <wwiseman@baltimorecountymd.gov>
Date: 9/20/2010 10:27 AM
Subject: Ahmed Property Ingleside Avenue
CC: <dwertz@baltimorecountymd.gov>, <mlanham@baltimorecountymd.gov>

Good morning Mr. Wiseman,

I have a meeting 9/27 @ 2pm with Mr. Wertz and Mrs. Lanham to discuss the above property. Hopefully, this meeting will bring closure to any outstanding issue (architectural drawing).

Again, on behalf of the owners, thank you for your patience.

Bernadette L. Moskunas
Vice President
Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson, MD 21286
(410)828-9060

Bill Wiseman - Case No. 2010-0140-A (1022 Ingleside Avenue)

From: Dennis Wertz
To: Bill Wiseman
Date: 10/22/10 12:59 PM
Subject: Case No. 2010-0140-A (1022 Ingleside Avenue)
CC: Lynn Lanham; Siteriteinc@aol.com

Mr. Wiseman,

Lynn Lanham and I have reviewed the rendering of the building shown in Concept C2 dated August 2010 prepared by Rubeling & Associates and the revised site plan dated 10/19/2010 prepared by Site Rite Surveying.

We are satisfied with the Concept C2 rendering and the proposed exterior materials and colors with the understanding that the portable sign shown in the rendering will be removed from the premises.

We support the approval of the revised site plan, however, we recommend that the condition regarding excessive signs stated on the site plan (see the next to last condition in the list of conditions) be revised to read as follows:

- Remove excessive signs and all portable signs.
- 

Dennis Wertz
Baltimore County Office of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204
dwertz@baltimorecountymd.gov
Phone: 410-887-3480
Fax: 410-887-5862

Bill Wiseman - Re: 1022 Ingleside Avenue Omar Fuel Mart

From: Dennis Wertz
To: siteriteinc@aol.com
Date: 10/14/2010 12:59 PM
Subject: Re: 1022 Ingleside Avenue Omar Fuel Mart
CC: Lanham, Lynn; Wiseman, Bill

Bernadette,

Lynn and I are satisfied with the C2 rendering and the proposed exterior materials. It is our understanding that the existing portable sign shown in the C2 rendering will be removed from the premises.

I think the only remaining piece is to revise the site plan to show the new outline of the proposed addition.

Dennis Wertz
Baltimore County Office of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204
dwertz@baltimorecountymd.gov
Phone: 410-887-3480
Fax: 410-887-5862

>>> <siteriteinc@aol.com> 10/14/2010 7:29 AM >>>

Dennis,

Any news on the possible Planning approval for the architectural/building material list from Jonathan Miller? This is the last piece of the Zoning Variance puzzle and I think everyone involved is eager to bring it to a close. Let me know when you have a minute, please.

Bernadette L. Moskunas
Site Rite Surveying, Inc.

Bill Wiseman - Fwd: Case No. 2010-0140-A #1022 Ingleside Avenue

From: Stephen Weber
To: Bill Wiseman
Date: 10/25/10 8:20 PM
Subject: Fwd: Case No. 2010-0140-A #1022 Ingleside Avenue
CC: Avery Harden; Dennis Kennedy; Dennis Wertz; James Shimek; Kristen L...
Attachments: 1022_INGLESIDE_AVE.TIF

Dear Mr. Wiseman:

I received a copy of your September letter to Mr. Ahmed & Ms. Moskunas regarding the subject case. Then on October 20, 2010 I received a copy of a revised plan for this site dated 10/19/10 which apparently is intended to be forwarded to you. We were requested by Site Rite Surveying to review the submitted plan and forward our comments/approval to you if it meets with our satisfaction.

Therefore, I am instead providing such approval thru this e-mail. Attached is the old red-lined plan that I reviewed this past February, and upon which I based the comments I sent to you below on 2/26/10. Please be advised that the 3 changes we requested have been incorporated into the new revised plan dated 10/19/10, those being (1) Adding one parking space to in front of the entrance being closed on old Ingleside Ave bringing the total number of parking spaces to 17, (2) The southwest gas pump is removed thus removing the stacking in close proximity to the southern entrance, (3) The 3 parking spaces in front of the convenience store were shifted to the northwest to provide a minimum 22-foot wide drive aisle between these parked vehicles and the stacking area for the gas pumps plus the northern entrance onto Ingleside Ave is being relocated to the south and narrowed slightly to 25-feet wide to also keep in aligned with the circulation pattern around the pumps and avoiding the parked vehicles in front of the convenience store.

As such, we are satisfied that the recently submitted plan dated 10/19/10 does incorporate all the traffic engineering concerns previously raised with respect to the petitioner's request and we find it acceptable. Should you need any further information from us regarding this matter, please let me know. Should the petitioner gain approval to proceed with the submitted plan, it will be necessary for him to obtain access permits from the Bureau of Highways (Jim Shimek at 410-887-3560) for relocating the northern Ingleside Ave entrance and for closing the southern old Ingleside Ave entrance.

Stephen E. Weber, Chief
Div. of Traffic Engineering
Baltimore County, Maryland
111 W. Chesapeake Avenue, Rm. 326
Towson, MD 21204
(410) 887-3554

>>> <Siteriteinc@aol.com> 10/25/10 7:09 AM >>>
Good morning Steve and Avery,

This is a follow up to the package dropped off to your attention last week for the above referenced project. I am just confirming that you are in receipt of the revised plan and to inquire as to a timeframe for review. This project has had quite a run and I was hoping to bring it to a much needed close asap.

Thank you for your time and efforts and I look forward to hearing from your at your earliest convenience.

Bernadette L. Moskunas
Site Rite Surveying, Inc.
(410)828-9060

>>> Stephen Weber 2/26/10 5:33 PM >>>

Dear Mr. Wiseman:

In December 2009 I believe that the Office of the People's Counsel forwarded to you a 12/14/09 e-mail that I had sent to them after reviewing the subject case. Certainly much of our problem dealt with the historic significant amount of parking that was taking place on the property, as evidenced by older aerial photographs of the site. Since the proposal is to expand the existing building to provide a larger convenience store, our concern was that the expanded store along with removal of paved surface area and available parking area had the potential of making the prior condition even worse.

As Ms. Moskunas indicates below, I met with her and Mr. Ahmed on site on Feb. 23rd to go over our office's concerns and I was likewise provided some background on what has been taking place over the past several months. It is my understanding that there was recognition by the owner some time ago that there was a problem with both the service mechanic storing vehicles on site as well as problems with others using this site for parking their vehicles while conducting business on nearby adjacent commercial properties. It was further indicated to me that there was testimony provided at your hearing presenting this information and what has been done in the last several months to eliminate these problems. I certainly leave the issue to you as to whether the information presented to you is sufficient to satisfy the concerns of these issues adequately being "permanently" addressed. But I will say that upon my visit to the site on Feb. 23rd, there was no indication of excessive vehicles being parked on the site.

At our meeting, we did go over a few of the concerns besides the parking situation and we also reviewed the proposed revised site plan that Ms. Moskunas submitted to us on January 21, 2010. Attached is a copy of that plan. You also received a copy of that submittal. In the original plan which had been presented to you at the hearing, there was a proposal to close the southern entrance onto the old portion of Ingleside Ave and the northern entrance onto Ingleside Ave. To address some of the issues raised at the hearing, the owner was agreeing to reducing the number of pump islands from 4 to 2 to address stacking issues with the pumps near the southern entrance onto Ingleside, . The northern entrance was also proposed to instead be relocated to the south and reduced in width to 25'. Also 3 parking spaces were shown in front of the convenience store.

After seeing that the previous parking issues seemed to be addressed on the site, watching operations on the site for a period of time, and looking at the proposal from Ms. Moskunas and the owner, we are in general agreement with the revised plan as outlined by Ms. Moskunas. On the attached plan are 3 changes which I recommended to her:

1. Where the southern entrance onto the old Ingleside Ave is being closed, it is possible to get 1 additional parking space on the site. Since the pavement is already there, by slightly reducing the width of the proposed spaces they can obtain one additional parking space. The width of all the spaces would still be well over the minimum 8.5' width required. This just helps to ensure that the site has adequate parking spaces for its auto service operations.
2. Because of the small area of the site and because it is an older service station, the pump location and stacking issues present some issues. However, after watching the operations on site, it was clear that reducing the number of pump islands from 4 to 2 would place an unreasonable hardship on the service station owner. There were times even while I was there that there were 6 vehicles sitting at the pumps getting gas or paying for gas. The biggest concern is with the pump island nearest the southern Ingleside Ave entrance which has the potential of having customers blocking the exit within close proximity to the street. While the other southern pump island closest to old Ingleside Ave creates stacking spaces identified on the plan as 6A & 8A, and thereby prevents a 22-foot wide drive aisle around them, at the same time the closure of the southern driveway access onto old Ingleside Ave likewise alters the circulation pattern on this corner of the site to a rather minor element of the site's needs. Therefore, even though the owner is willing to eliminate both southern pump islands, we would have no issue with removing only the pump island in the southwest corner, which is the one on the plan servicing spaces 2, 2A, 4, & 4A. We feel the other 3 pump islands can operate safely and still provide for adequate circulation on the site and will therefore leave the owner with 6 gasoline pumps to service his customers.
3. While we have no objections to the 3 parking spaces in front of the convenience store, they do need to be moved further northwest closer to Ingleside Ave to provide a minimum 22 feet between the vehicle locations

sitting at the pump and the 3 parking spaces. Therefore the attached plan shows these 3 parking spaces being shifted to the northwest and there is a dimension showing "Min. 22' ." This is necessary to insure that drivers going by the front of the convenience store have adequate room to maneuver around the parked cars and vehicles sitting at the pumps and that the parked cars have adequate room to get in and out of the parking spaces when vehicles are sitting at the pumps. Given that this is the area right in front of the store and next to the service bays, and is also the area where most of the pedestrian activity will be taking place on the site, there needs to be proper room for all operations to be safely and properly addressed.

Ms. Moskunas indicates in her e-mail below that she has already made these modifications to their plan. I hope this additional information is useful in making your decision. Should you need anything else from our office, please let me know.

Stephen E. Weber, Chief
Div. of Traffic Engineering

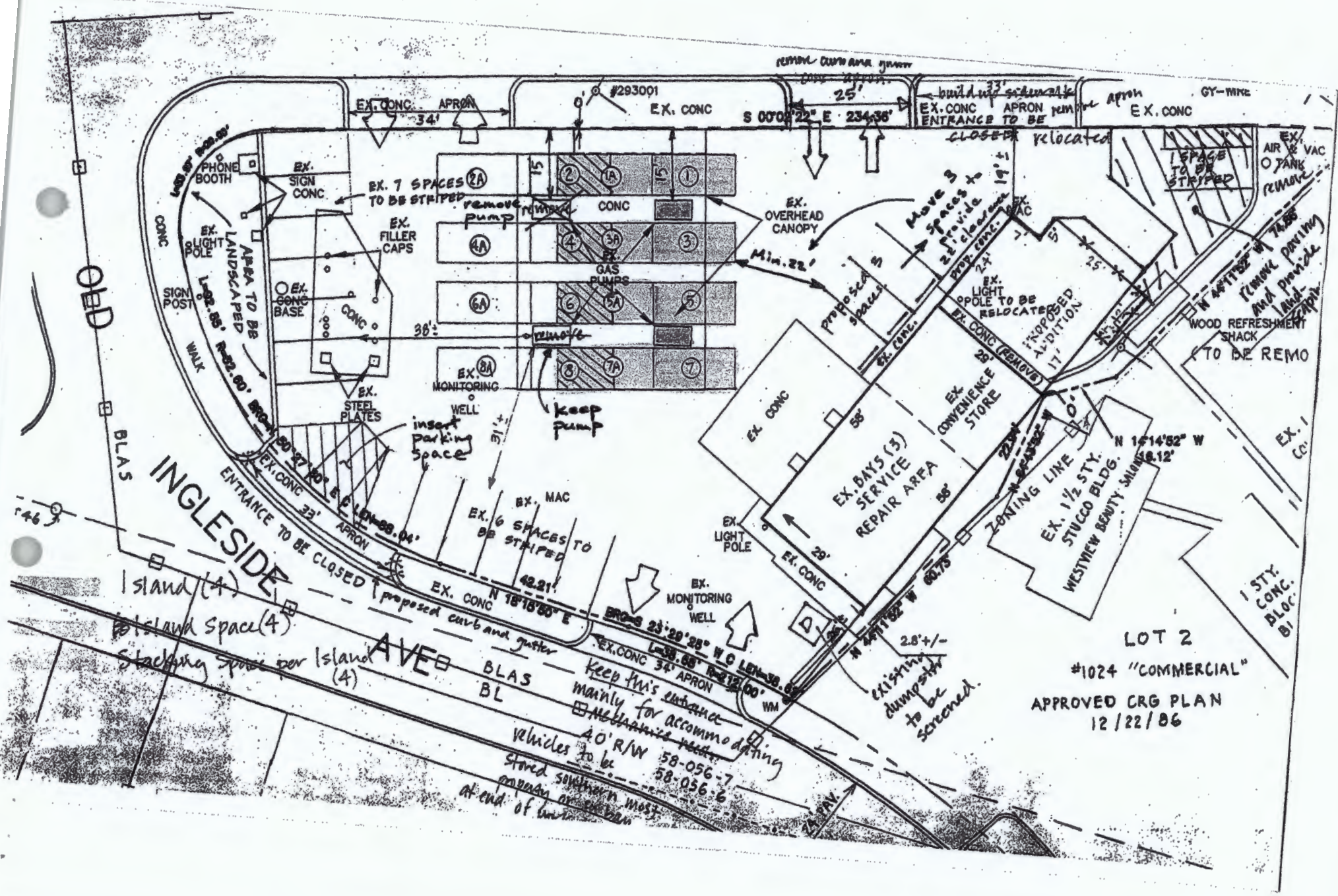
>>> <siteriteinc@aol.com> 2/25/10 6:51 AM >>>

Mr. Wiseman,

Steve Weber and I met at the above location on 2/23. We discussed the recent plan revisions and agreed to some minor changes. Per our conversation, he will email you the results. Briefly, the changes are to remove 1 pump in lieu of 2; add a parking space in the hatched area along the entrance closure of Old Ingleside Ave and to confirm a 22' aisle way clearance for the parking spaces in front of the building and the stacking space for the pump closest to the building.

I have revised my plan accordingly and will schedule a meeting with Mr. Dennis Wirtz (Planning) to review and followup on the point by point response sent to him in January.

Have a great day.
Bernadette L. Moskunas
Vice President
Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101
Towson, MD 21286
410-828-9060



LOT 2
#1024 "COMMERCIAL"
APPROVED CRG PLAN
12/22/86

Keep this entrance
mainly for accommo
vehicles to be
40' R/W
58-056-7
58-056-6
Stored southern most
mainly on the van
at end of lot

LETTER OF TRANSMITTAL

Site Rite Surveying, Inc.

**Shell Building, Room 101
200 East Joppa Road
Towson Maryland 21286
410-828-9060
FAX: 410-828-9066**

DIRECT CORRESPONDENCE TO:

TO: Zoning Commissioner Office

DATE: 10/27/2010

SUBJECT: "Ahmed Property"

Case No. 2010-0140-A

ATTENTION: Mr. Bill Wiseman

OUR FILE: 9774

WE ARE: ☐ **HEREWITH**
☐ **UNDER SEPARATE COVER**

TRANSMITTING VIA:

❑ MESSENGER

☐ U.S.MAIL () THE FOLLOWING:

□ _____

QUANTITY	DRAWING	DESCRIPTION AND/OR TITLE
2	x	Revised variance plan per approval by Planning, Traffic Engineering and Landscape Arch.
		Email approvals from Planning, Traffic Engineering and Landscape Arch.
		Marked up draft of variance order
		RECEIVED
		OCT 08 2010

~~OCT 28 2010~~

TRANSMITTED AS INDICATED BELOW:

☐ PER AGREEMENT
☐ FOR YOUR INFORMATION
☐ FOR COMMENT

☐ PER YOUR REQUEST
☐ FOR APPROVAL
☐ _____

ZONING COMMISSIONER

 COPY(S) OF SENT TO

 COPY(S) OF SENT TO

 COPY(S) OF SENT TO

REMARKS: Mr. Wiseman, I greatly appreciate all of your patience with this project. I hope that with the revisions and approvals being provided, you are able to finalize your order. If you should have any questions, please do not hesitate to call me.

PLEASE SIGN AND RETURN ONE (1) COPY OF THIS TRANSMITTAL AS A RECEIPT

VERY TRULY YOURS:

Site Rite Surveying, Inc.
SENT BY: Bernadette L. Moskunas

RECEIVED BY: _____

DATE: _____

Subj: **Case No. 2010-0140-A (1022 Ingleside Avenue)**
Date: 10/22/2010 1:00:06 P.M. Eastern Daylight Time
From: dwertz@baltimorecountymd.gov
To: wwiseman@baltimorecountymd.gov
CC: siteriteinc@aol.com, mlanham@baltimorecountymd.gov

Mr. Wiseman,

Lynn Lanham and I have reviewed the rendering of the building shown in Concept C2 dated August 2010 prepared by Rubeling & Associates and the revised site plan dated 10/19/2010 prepared by Site Rite Surveying.

We are satisfied with the Concept C2 rendering and the proposed exterior materials and colors with the understanding that the portable sign shown in the rendering will be removed from the premises.

We support the approval of the revised site plan, however, we recommend that the condition regarding excessive signs stated on the site plan (see the next to last condition in the list of conditions) be revised to read as follows:

- Remove excessive signs and all portable signs.

Dennis Wertz
Baltimore County Office of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204
dwertz@baltimorecountymd.gov
Phone: 410-887-3480
Fax: 410-887-5862

Bill Wiseman - Ahmed Property, Case No. 2010-140-A

From: Avery Harden
To: Wiseman, Bill
Date: 10/27/10 1:54 PM
Subject: Ahmed Property, Case No. 2010-140-A

Bill,

Bernadette Moskunas of Site Rite surveying asked that I inform you that the schematic landscape plan on file for the Ahmed Property meets my approval. I will be seeking minor modifications to the plan at the permit stage in order to have an approvable Final Landscape Plan.

Regards

Avery

E. Avery Harden, RLA
County Landscape Architect
Baltimore County Government
410-887-3751
Fax 410-887-2877

Bill Wiseman - #1022 Ingleside Avenue Omar Fuel Mart/Ahmed Property

From: <siteriteinc@aol.com>
To: <wwiseman@baltimorecountymd.gov>
Date: 11/02/10 10:37 AM
Subject: #1022 Ingleside Avenue Omar Fuel Mart/Ahmed Property

Mr. Wiseman,

I know that you are a very busy man and will be returning from a much deserved break; however, I was just checking to make sure you are in receipt of the approved revised plan for the above referenced variance case. Please let me know when you have a moment.
I hope you are well rested :)

Bernadette L. Moskunas
Site Rite Surveying, Inc.

From: Debra Wiley
To: HDBinc1@sprintblackberry.net
Date: 11/16/2010 11:39 AM
Subject: 1022 Ingleside Ave. - Case No. 2010-0140-A

Mr. Hudson,

I am writing to you in reference to the above-captioned case. The address that you provided on the Petitioner's Sign-In Sheet has unfortunately resulted in the post office returning the cover letter and Order. The information is as follows: "Return to Sender - Attempted Not Known - Unable to Forward".

Please provide us with another address so that we can put this in the mail to you ASAP. If we do not hear from you, we will place this in the case file.

Thanks and have a great day.

Debbie Wiley
Legal Administrative Secretary
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

11-16 Also contacted
Bernadette Mokunas
for address and
she didn't have.
Deb

LETTER OF TRANSMITTAL

Site Rite Surveying, Inc.

DIRECT CORRESPONDENCE TO:

**Shell Building, Room 101
200 East Joppa Road
Towson, Maryland 21286
410-828-9060
Fax 410-828-9066**

TO: Zoning Review

DATE: 12/10/09

SUBJECT: Case 2010-0140-A
1022 Ingleside Ave

ATTENTION: Kristen Matthews

OUR FILE: _____

WE ARE, ☒ HEREWITH ☒ MESSANGER
☐ UNDER SEPERATE COVER, TRANSMITTING VIA, ☐ U.S. MAIL () THE FOLLOWING:

[illegible]

TRANSMITTED AS INDICATED BELOW:

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- ☐ PER YOUR REQUEST
- ☐ FOR YOUR INFORMATION
- ☐ FOR APPROVAL
- ☐ FOR COMMENT

- ☐ **APPROVED - DWG(S)**_____
- ☐ **APPROVED AS NOTED - DWG(S)**_____
- ☐ **RETURNED FOR CORRECTION - DWG(S)**_____
- ☐ **PLEASE RESUBMIT - DWG(S)**_____
- ☐ _____

____ COPY(S) OF _____ SENT TO _____
____ COPY(S) OF _____ SENT TO _____
____ COPY(S) OF _____ SENT TO _____

REMARKS: Please call me upon receipt.

PLEASE SIGN AND RETURN ONE COPY OF THIS TRANSMITTAL AS A RECEIPT

VERY TRULY YOURS,

Site Rite Surveying, Inc.

SENT BY: Barndette L. Moskauer

RECEIVED BY: _____

DATE: _____



December 10, 2009

200 E. Joppa Road
Shell Building, Suite 101
Towson, MD 21286

tel. 410.828.9060
fax. 410.828.9066
email. siteriteinc@aol.com

Mr. Timothy Kotroco, Director
Dept. of Permits & Development Mgmt.
Zoning Review
111 W. Chesapeake Avenue, Room 111
Towson MD 21204

Re: Case #2010-0140-A
#1022 Ingleside Avenue
Hearing Date: 12/23/ 2009 – 9 AM

Dear Mr. Kotroco:

This firm is representing the property owners, Mr. and Mrs. Ahmed, for the above-referenced Zoning Hearing. Due to a schedule conflict, we request that this case be postponed and rescheduled for the earliest available date in January 2010.

If there should be any questions, please do not hesitate to contact this office.
Thank you for your attention to the above.

Sincerely,

Bernadette L. Moskunas
Vice President

BLM/atm

cc: Mr. and Mrs. Ahmed
1022 Ingleside Avenue
Catonsville MD 21228

FILE: INGLESIDE HEARING.DOC\MISC DOCS\C DRIVE

CASE NAME 1022 Ingheside Avenue
CASE NUMBER 2010-0140-A
DATE January 8, 2010

[illegible]

CASE NAME Ahmed
CASE NUMBER 2010-0140-A
DATE 1-8-10

[illegible]



Go Back
View Map
New Search

Assessments and Taxation

Version: (2007 vvw2.3d)

District - 01 Account Number - 0107582060

Owner Information

Use:
Principal Residence:
Deed Reference:

COMMERCIAL
NO
1) /21952/ 333
2)

Address:

AHMED IMTIAZ
AHMED IRFANA A
112-37 15TH AVE
COLLEGE POINT NY 11356-1427

Location & Structure Information

Legal Description

1022 INGLESIDE AVE ES
OPP CRAFTSWOOD RD

Assessment Area
3

Plat No:
Plat Ref:

Address
INGLESIDE AVE

Parcel 342
Sub District
Subdivision
Section
Block
Lot
Property Land Area
23,636.00 SF
County Use
20

Enclosed Area
1,682 SF

Primary Structure Built
1959

Value Phase-In Assessments
As Of 07/01/2009
As Of 07/01/2010

Stories

Base Value

Value
As Of 01/01/2009 263,600
As Of 07/01/2009 136,900
As Of 07/01/2010 400,500
365,166
382,832

Improvements:
Total:

Preferential Land:

Transfer Information
Date: 06/01/2005
Deed1: /21952/ 333

Date: 05/18/2005
Deed1: /21886/ 577

Date: 04/23/2003
Deed1: /17884/ 666

Price: \$220,000
Deed2:
Price: \$200
Deed2:
Price: \$3
Deed2:

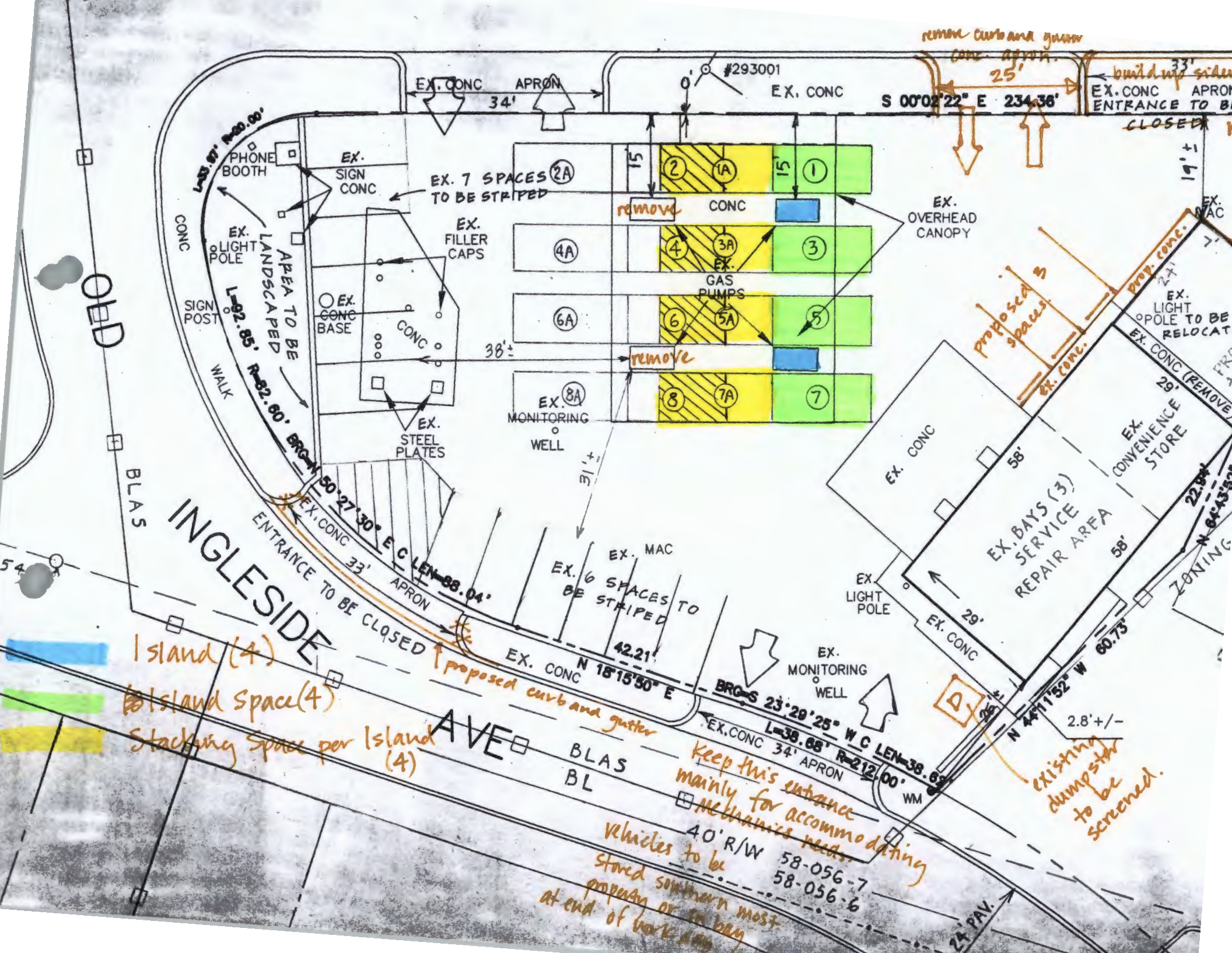
Seller: AIZAZ JAVED A
Type: IMPROVED ARMS-LENGTH
Seller: A & W PLUS INC
Type: IMPROVED ARMS-LENGTH
Seller: DAY THOMAS NICHOLAS
Type: IMPROVED ARMS-LENGTH

Exemption Information
Class 07/01/2009
000 0
000 0
000 0

Special Tax

Partial Exempt Assessments

County
State
Municipal
Tax Exempt:
Exempt Class: NO



Case No.: 2010-0140-A 1022 INGLESIDE AVE

Exhibit Sheet

Petitioner/Developer

County Exhibit
Protestant

No. 1	AMENDED Red Line Plan "10-19-10, REVISION" 7/30/09	Aerial Photographs - Photos of Existing Condition.
No. 2	"Mowin Keeping Plan" Submitted 405.6A1	
No. 3	Aerial Photo - and Photos of Existing Condition on Competitors Properties and property of nearby residents	
No. 4	600 signatures in support - Customers & neighbors	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

LETTER OF TRANSMITTAL

✓ **Site Rite Surveying, Inc.**

DIRECT CORRESPONDENCE TO:

**Shell Building, Room 101
200 East Joppa Road
Towson, Maryland 21286
410-828-9060
Fax 410-828-9066**

TO: Planning
Zoning
DPR

DATE: 7/30/09

SUBJECT: Move in Keeping Plan
"Ahmed Property"

ATTENTION: _____

OUR FILE: 9774

WE ARE, ☒ HEREWITH ☒ MESSANGER
☐ UNDER SEPERATE COVER, TRANSMITTING VIA, ☐ U.S. MAIL () THE FOLLOWING

[illegible]

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☒ FOR COMMENT

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- ☐ **APPROVED AS NOTED - DWG(S)**_____
- ☐ **RETURNED FOR CORRECTION - DWG(S)**_____
- ☐ **PLEASE RESUBMIT - DWG(S)**_____
- ☐ _____

1 COPY(S) OF transmittal SENT TO Mr. Ahmed
 _____ COPY(S) OF _____ SENT TO _____
 _____ COPY(S) OF _____ SENT TO _____

REMARKS: _____

PLEASE SIGN AND RETURN ONE COPY OF THIS TRANSMITTAL AS SECRET

VERY TRULY YOURS,

PETITIONER' S

Site Rite Surveying, Inc.

RECEIVED BY: _____

EXHIBIT NO. 4 _____

SENT BY: Bernadette Moskuhas

DATE: _____

**AHMED PROPERTY
MORE IN KEEPING PLAN
PLANNING, ZONING, DEV. PLANS REVIEW**

Per Mr. John Lewis, Zoning Reviewer, this plan is being submitted under Section 405.6 of the Baltimore County Zoning Regulations.

"Any fuel service station which legally existed by right or by special exception on the effective date of Bill No. 172-1993 may be expanded or reconstructed, and any ancillary use listed in Section 405.4D may be added, provided that the project is confined to the limits of the site as it existed on the effective date of said Bill."

The property is bound by Ingleside Avenue to the West, Old Ingleside Avenue to the East and South and two (2) commercial properties to the North fronting Johnnycake Road. The zoning is BL-AS with a lot area of 23,636 S.F. and the site is improved with an existing Fuel Service Station, a service garage and small convenience store (580 S.F.) as ancillary uses. The owners, Imitiaz and Irfana Ahmed, intend to continue the existing use and propose an addition to the convenience store (as shown on the attached plan) to better service the community. The overall area for the convenience store is less than 1500 S.F.

Due to the lot configuration and the existing layout of improvements, it is difficult to comply with the current standards as described in Section 405.4, BCZR. However, with the proposed minor commercial addition, the owner is more than willing to make the following changes to the site:

- Remove wood refreshment shack
- Close northwestern most entrance to alleviate traffic issues (3 Remaining Entrances)
- Provide striping for existing parking spaces (10 spaces)
- Provide a parking space for the air and vacuum tank
- Provide Landscape area at the southernmost section of the property to be approved by Avery Harden
- Repair vehicles to be parked within the service bays at the end of the business day
- Provide a public restroom within the convenience store to be used by patrons ONLY.
- Proposed height of addition not to exceed height of existing building
- Service and repairs to remain accessory to operations of the fuel service station

Please do not hesitate to call with questions or concerns. Thank you in advance for your attention to this matter and I look forward to hearing from you at your earliest convenience.

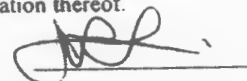
Bernadette L. Moskunas
Site Rite Surveying, Inc.
200 E. Joppa Road, Room 101
Towson, MD 21286
(410)828-9060

Ms. Moskunas:

This is an unofficial zoning quick response for your records and it is not a formal verification.

Regretfully, during our meeting of 9/22/09 the review of the revised site plan for 405.6 compliance it has been determined that the changes are so significant that zoning hearing(s) will be required to approve the plan.

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.



John Lewis

GREEN - RESIDENTIAL
RED - COMMERCIAL



PETITIONER'S

EXHIBIT NO.

3

Sunoco Station







Shell Station



Unscreened dumpster (this is in the road section)















6

7



261 9/10 REG REG
285 9/10 SUPER FUEL PER GALLON

Omar's Fuel
FOREIGN & DOMESTIC
Auto Repair
410.455.9678

TO 1000 BLK
EVEN **Ingleside AVE** →

rlboro
5.00





Residential Community Across the street







PETITION FOR #1022 INGLESIDE AVENUE
"AHMED PROPERTY"

TO WHOM IT MAY CONCERN:

THIS PETITION IS TO PROVIDE WRITTEN SUPPORT FOR A ZONING HEARING FOR A PROPOSED ADDITION TO THE EXISTING CONVENIENCE STORE. THE ADDITION IS TO EXPAND THE CONVENIENCE STORE TO BETTER SERVICE THE PATRONS OF THE FUEL SERVICE STATION AS WELL AS THE FOOT TRAFFIC FROM THE SURROUNDING RESIDENTIAL COMMUNITY.

THIS SITE HAS BEEN USED COMMERCIALY SINCE BEING CONSTRUCTED IN 1959 AND PRESENTLY FUNCTIONS AS A FUEL SERVICE STATION WITH ACCESSORY USES OF THE CONVENIENCE STORE AND AUTOMOTIVE REPAIR.

BY SIGNING THIS PETITION, YOU, THE PATRON ARE PROVIDING SUPPORT FOR SUCH A REQUEST AND DO NOT FEEL THAT THE PROPOSED IMPROVEMENT WOULD HAVE AN ADVERSE AFFECT ON THE HEALTH, SAFETY OR GENERAL WELFARE OF THE COMMUNITY.

Signature of support:

1. *[Signature]*
2. *[Signature]*
3. *[Signature]*
4. *[Signature]*
5. *[Signature]*
6. *[Signature]*
7. *[Signature]*
8. *[Signature]*
9. ERIC MILLER
10. MACY WORLD
11. DAVID WELL
12. MIKE SMITH
13. *[Signature]*
14. *[Signature]*
15. *[Signature]*
16. *[Signature]*
17. *[Signature]*
18. *[Signature]*
19. *[Signature]*
20. *[Signature]*
21. *[Signature]*
22. *[Signature]*
23. *[Signature]*
24. *[Signature]*
25. *[Signature]*
26. *[Signature]*
27. *[Signature]*
28. *[Signature]*

PETITIONER'S

EXHIBIT NO. 4

PETITION FOR #1022 INGLESIDE AVENUE
"AHMED PROPERTY"

TO WHOM IT MAY CONCERN:

THIS PETITION IS TO PROVIDE WRITTEN SUPPORT FOR A ZONING HEARING FOR A PROPOSED ADDITION TO THE EXISTING CONVENIENCE STORE. THE ADDITION IS TO EXPAND THE CONVENIENCE STORE TO BETTER SERVICE THE PATRONS OF THE FUEL SERVICE STATION AS WELL AS THE FOOT TRAFFIC FROM THE SURROUNDING RESIDENTIAL COMMUNITY. THIS SITE HAS BEEN USED COMMERCIALY SINCE BEING CONSTRUCTED IN 1959 AND PRESENTLY FUNCTIONS AS A FUEL SERVICE STATION WITH ACCESSORY USES OF THE CONVENIENCE STORE AND AUTOMOTIVE REPAIR.

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Signature of support:

1. Shawn Bell
2. Gail Pettis
3. Charles Hanson
4. ~~Ernest~~ ~~Archer~~
5. ~~Bill~~
6. Belinda Chapman
7. Crystal Jenkins
8. Jason Patterson
9. Nichole Turcal
10. Angela Morrison
11. Margaret Ridgeway
12. Ashok
13. Amanda Leigh
14. Angela Rose
15. Cayn Moore
17. Sherman Douglas
18. Jeffery Henderson
19. ~~John~~ ~~Harris~~
20. ~~Norman~~ ~~Buchanan~~
21. ~~John~~ ~~Buchanan~~
22. ~~John~~ ~~Buchanan~~
23. ~~John~~ ~~Buchanan~~
24. ~~John~~ ~~Buchanan~~
25. ~~John~~ ~~Buchanan~~
26. ~~John~~ ~~Buchanan~~
27. Charles C. Sanzone
28. Marne Boisseau

PETITION FOR #1022 INGLESIDE AVENUE
"AHMED PROPERTY"

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Signature of support:

1. Sierra Woodson
2. Allison Robinson
3. Clyde R. Keneil
4. D. Alberta V. Montgomery
5. Penitra Merritt
6. Preston Jones
7. Deon Kinsey
8. Keith Carter
9. Keith Carter
10. Keith Carter
11. Keith Carter
12. Keith Carter
13. Keith Carter
14. Keith Carter
15. James Reed
16. John Reed
17. Chamberlain
18. Chamberlain
19. Chamberlain
20. Chamberlain
21. Chamberlain
22. Chamberlain
23. Chamberlain
24. Chamberlain
25. Chamberlain
26. Chamberlain
27. Chamberlain
28. Chamberlain

PETITION FOR #1022 INGLESIDE AVENUE
"AHMED PROPERTY"

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Signature of support:

1. *Deja Peterso*
2. *N. J. Jorden*
3. *John Wos*
4. *Ken [unclear]*
5. *Ken [unclear]*
6. Dorothy WALKER
7. MAURICE CARPENTER
8. *Carol Turner*
9. *Robert Kelly*
10. *[unclear]*
11. *[unclear]*
12. Jerome Watson Jr
13. Edward Banks
14. Tony Harris
15. *Kathleen [unclear]*
16. *[unclear]*
17. *Melody [unclear]*
18. *H. Haynes*
19. *[unclear]*
20. B. White
21. *[unclear]*
22. *Marion Johnson*
23. *Fonley D. [unclear]*
24. *Wm. [unclear]*
25. *[unclear]*
26. *[unclear]*
27. *[unclear]*
28. *Ken. Better*

Cap. [unclear]
57 [unclear]
Vesley Smith
Kriston Johnson

PETITION FOR #1022 INGLESIDE AVENUE
"AHMED PROPERTY"

TO WHOM IT MAY CONCERN:

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Signature of support

1. *Yusuf Ahmed*
2. *Keith E. Nott*
3. *M. D. Heaverty*
4. *George E. Jackson*
5. *John G. Gubelb*
6. *Dennis Newman*
7. *Kim Martin*
8. *Sam Nguyen*
9. *Ed Johnson*
10. *Al Anderson*
11. *Frank*
12. *Jessie Arches*
13. *Emil Washington*
14. *Jim Smith*
15. *Dachelle Mack*
16. *Carl Munson*
17. *Sheronda Fortune*
18. *Devorah Scott*
19. *William Sellers*
20. *TRACY WHEATMAN*
21. *L Bell*
22. *Butch Reed*
23. *Brian Jackson*
24. *Carlson*
25. *Betsy Lamb*
26. *[Signature]*

Eric Ray

PETITION FOR #1022 INGLESIDE AVENUE
"AHMED PROPERTY"

TO WHOM IT MAY CONCERN:

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Signature of support:

1. Joanne Buscoe
2. Stefanie Fisher
3. Gabriel McRabber
4. Amy Bacon
5. [Signature]
6. Wesley Jackson
7. Deon
8. James Jackson
9. [Signature]
10. [Signature]
11. [Signature]
12. Ann Kim
13. Robert Kelly
14. Sherita Aschman
15. Samuel Dale
16. Wardell
17. [Signature]
18. [Signature]
19. Paul Zemin
20. Michelle Bayle
21. Megan Smith
22. [Signature]
23. [Signature]
24. Thomas G. Higgs
25. [Signature]
26. [Signature]
27. [Signature]
28. [Signature]

Stuart Warkins

Deborah Alper
Tina Maggio
[Signature]

PETITION FOR #1022 INGLESIDE AVENUE
"AHMED PROPERTY"

TO WHOM IT MAY CONCERN:

THIS PETITION IS TO PROVIDE WRITTEN SUPPORT FOR A ZONING HEARING FOR A PROPOSED ADDITION TO THE EXISTING CONVENIENCE STORE. THE ADDITION IS TO EXPAND THE CONVENIENCE STORE TO BETTER SERVICE THE PATRONS OF THE FUEL SERVICE STATION AS WELL AS THE FOOT TRAFFIC FROM THE SURROUNDING RESIDENTIAL COMMUNITY. THIS SITE HAS BEEN USED COMMERCIALY SINCE BEING CONSTRUCTED IN 1959 AND PRESENTLY FUNCTIONS AS A FUEL SERVICE STATION WITH ACCESSORY USES OF THE CONVENIENCE STORE AND AUTOMOTIVE REPAIR.

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Signature of support:

1. Leon Brown
2. Marcus Wilson
3. Bob Hillmeyer
4. [Signature]
5. [Signature]
6. [Signature]
7. [Signature]
8. [Signature]
9. [Signature]
10. [Signature]
11. [Signature]
12. [Signature]
13. [Signature]
14. [Signature]
15. [Signature]
16. [Signature]
17. [Signature]
18. [Signature]
19. [Signature]
20. Ernestine B. Jones
21. Stella Brown
22. Dawn Womack
23. Beverly Epps
24. [Signature]
25. [Signature]
26. [Signature]
27. [Signature]
28. [Signature]
29. L. Carson

PETITION FOR #1022 INGLESIDE AVENUE
"AHMED PROPERTY"

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Signature of support:

1. *[Signature]*
2. *[Signature]*
3. *[Signature]*
4. *[Signature]*
5. *[Signature]*
6. *[Signature]*
7. *[Signature]*
8. *[Signature]*
9. *[Signature]*
10. *[Signature]*
11. *[Signature]*
12. *[Signature]*
13. *[Signature]*
14. *[Signature]*
15. *[Signature]*
16. *[Signature]*
17. *[Signature]*
18. *[Signature]*
19. *[Signature]*
20. *[Signature]*
21. *[Signature]*
22. *[Signature]*
23. *[Signature]*
24. *[Signature]*
25. *[Signature]*
26. *[Signature]*
27. *[Signature]*
28. *[Signature]*
29. *[Signature]*

[Signature]
[Signature]

PETITION FOR #1022 INGLESIDE AVENUE
"AHMED PROPERTY"

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Signature of support:

1. Cleotilde pleitez
2. MAHMOOD KHAN
3. JOHN BANKS
4. Nandee
5. Nicolee
6. Arish Hadany
7. George Cop
8. Pasche Smith
9. Karen Eason
10. Wadadecil
11. Tanya Patton
12. Jim Ellis
13. Justin Hayes
14. Philby
15. Philby
16. James P. Ginnell
17. Bernard J. Ginnell
18. Donald H. H. H.
19. Jimmy Walth
20. Humbare Johnson
21. George Cain
22. T. H. H. H.
23. Correll Mitchell
24. Duval Whelan
25. Rosa DeMay
26. Jim Conner
27. Jim Conner
28. James Chule

(Handwritten signature)

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"AHMED PROPERTY"

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Signature of support:

1. *Shelia Derringer*
2. *David [unclear]*
3. *[unclear]*
4. *Maria Blanding*
5. *[unclear]*
6. *Jose Emelino*
7. *Alvin [unclear]*
8. *[unclear]*
9. *L. S. Johnson*
10. *[unclear]*
11. *Thomas [unclear]*
12. *Anthony McDaniel*
13. *[unclear]*
14. *John Carter*
15. *[unclear]*
16. *Bill [unclear]*
17. *[unclear]*
18. *Preston West*
19. *John Jones*
20. *Valerie Hester*
21. *[unclear]*
22. *[unclear]*
23. *[unclear]*
24. *Robert L. Perkins*
25. *John [unclear]*
26. *Walter [unclear]*
27. *Walter [unclear]*
28. *[unclear]*

Bryan Perkins
Anthony [unclear]

Wynne James
Kurt [unclear]
[unclear]

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"AHMED PROPERTY"

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Signature of support:

1. C. Bowler
2. J. Ahmed
3. Ed Roth
4. Jose A Ortiz
5. Mr. [unclear]
6. [unclear]
7. Will Rogers
8. Cheryl Sperlein
9. Day B [unclear]
10. Terence Slaughter
11. [unclear]
12. Roslyn Foster
13. E. Brown
14. [unclear]
15. [unclear]
16. [unclear]
17. [unclear]
18. Dante Arroyo
19. Vanelli Alder
20. [unclear]
21. Carrie Barrett
22. [unclear]
23. Darlene Kean
24. [unclear]
25. Saul Alvarez
26. [unclear]
27. [unclear]
28. MARCIA FRANCE

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Signature of support:

1. V.S. Gant
2. Richard White
3. Douglas A. Chears
4. Jerome Thomas
5. J.S. [Signature]
6. Monique [Signature]
7. [Signature]
8. Dr. [Signature]
9. [Signature]
10. C. Jones
11. G. Callaway
12. [Signature]
13. [Signature]
14. Deidre Tisdale
15. [Signature]
16. SALLY CARTER
17. [Signature]
18. [Signature]
19. [Signature]
20. [Signature]
21. [Signature]
22. [Signature]
23. [Signature]
24. [Signature]
25. [Signature]
26. [Signature]
27. [Signature]
28. [Signature]

MARION FLETCHER

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Signature of support:

1. William Gross
2. TESFAYE H-BIRRU
3. Brenda Poth
4. ~~Yann~~ ~~Cannon~~
5. Charles Kelly
6. DARRICK JAMISON
7. James Pitt
- 8.
9. Samuel Ramirez
10. Alex
11. ~~John~~ ~~del~~
- 12.
13. Yanci castro.
14. Osmir Araujo.
15. Joseph L. Gleser
- 16.
17. Charles Sarno
18. Dana R. Deltmer
19. Jacqueline R. Miller
20. Paul ~~Miller~~
21. Wanda ~~Miller~~
- 22.
23. Robin D. Fum
24. Demeatria Davis
25. Yolanda Jefferson
26. James ~~Jefferson~~
27. John
- 28.

GARY WHITE

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Signature of support:

1. *Thelma Jones*
 2. *Walter E. Williams*
 3. *Anthony E. Harris*
 4. *[Signature]*
 5. *[Signature]*
 6. *[Signature]*
 7. *Arti [Signature]*
 8. *[Signature]*
 9. *[Signature]*
 10. *Richard [Signature]*
 11. *Quessette A. Bayles*
 12. *Cheryl Brooks*
 13. *Wynne R. Bat*
 14. *[Signature]*
 15. *[Signature]*
 16. *[Signature]*
 17. *[Signature]*
 18. *[Signature]*
 19. *Leroy Williams*
 20. *Jackie CW*
 21. *[Signature]*
 22. *Gloria Okedi, Esq.*
 23. *[Signature]*
 24. *[Signature]*
 25. *[Signature]*
 26. *[Signature]*
 27. *M. Bissally*
 28. *E. Bess*
- Letitia Connolly*
Marina Antin

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Signature of support:

1. *Sam Healy*
2. *Myron Thompson*
3. *Archie Mills*
4. *Calvin Smith*
5. *Sam Mills*
6. *Sam Mills*
7. *Donald Scott*
8. *Nette Scott*
9. *Kandi Davis*
10. *JOE WAWRZYNIAK*
11. *Andreson*
12. *Jacqueline O. Raphael*
13. *Quana Howard*
14. *Monica Bunt*
15. *Sherman Douglas*
16. *Donald S. Saugge*
17. *Courtney Williams*
18. *Wanda Johnson*
19. *Jose Rodriguez*
20. *George Jones*
21. *George Jones*
22. *John*
23. *Steve Zorilla*
24. *Roberto Spub*
25. *Angela Johnson*
26. *Angela Johnson*
27. *Angela Johnson*
28. *Angela Johnson*

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Signature of support:

1. Mark Smith
2. Jerome [unclear]
3. Barbara Jones
4. [unclear] Thorpe
5. Sharon C. Watts
6. [unclear]
7. [unclear]
8. [unclear]
9. [unclear]
10. Bunka Murel
11. [unclear]
12. Charles Catechombe
13. [unclear] [unclear]
14. [unclear]
15. [unclear]
16. [unclear]
17. [unclear]
18. [unclear]
19. [unclear]
20. [unclear]
21. [unclear]
22. [unclear]
23. [unclear]
24. [unclear]
25. [unclear]
26. [unclear]
27. [unclear]
28. [unclear]

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Signature of support:

1. *B. Gaylor*
2. *S. H. Hester*
3. *James Currell*
4. *Jimmy E. Montgomery II*
5. *Nick Hays*
6. *Frank*
7. *Nick C. Currell*
8. *Richard G. G.*
9. *Richard G. G.*
10. *James*
11. *Richard G. G.*
12. *John*
13. *James Harris*
14. *James*
15. *Philip J. Beane*
16. *Jose*
17. *Jose*
18. *Kevin*
19. *St. Louis*
20. *Josh Stenner*
21. *James Wilson*
22. *James Wilson*
23. *James Wilson*
24. *Phyllis Kuehrew-Montgomery*
25. *Madia Johnson*
26. *Phyllis*
27. *Phyllis*
28. *Kevin O'Donoghue*
29. *Anthony Weber*

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Signature of support:

1. Kwang M Hong
2. Mattie Thon
- 3.
4. Bally M
5. [Signature] License # 22285
6. [Signature]
7. [Signature]
8. J. Helen
9. J. Chong
- 11.
12. Antonio Beel
13. Rhonda R. Brook
14. [Signature]
15. Sam Johnson
16. Tonga Walker
17. [Signature]
18. [Signature]
19. A. Smith
20. [Signature]
21. Robert Williams
22. [Signature]
23. Reginald Lewis
24. [Signature]
25. Rosie Mason
26. Rodney Smith
27. [Signature]
28. [Signature]

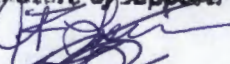
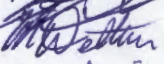
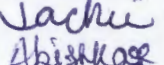
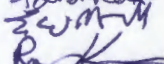
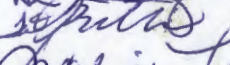
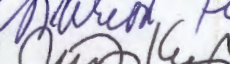
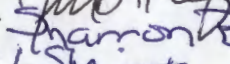
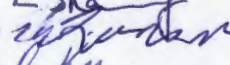
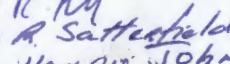
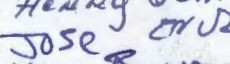
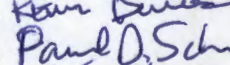
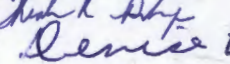
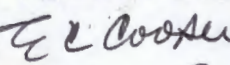
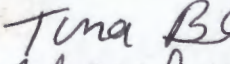
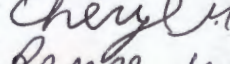
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Signature of support:

1. 
2. 
3. 
4. Jackie ore
5. Abishek
6. 
7. 
8. 
9. 
10. 
11. 
12. 
13. 
14. 
15. R. Satterfield - RENEE Satterfield
16. Henry Johnson
17. JOSE ORIZ
18. 
19. Paul O. Schmidt
20. 
21. 
22. Denise Hill
23. 
24. E. L. Cooper
25. Tina Blum
26. Cheryl McCabe
27. 
28. Renee Wiggs

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Signature of support:

1. *[Signature]*
2. *[Signature]*
3. *Dave Windgate*
4. *Rah Jackson*
5. *Cherise Jackson*
6. *Candra Jackson*
7. *Brenda Jackson*
8. *Bobby Jackson*
9. *[Signature]*
10. *[Signature]*
11. *Rich*
12. *Phyllis Duncan*
13. *Julia Warnack*
15. *[Signature]*
16. *[Signature]*
17. *[Signature]*
18. *[Signature]*
19. *Feggy L. Siskins*
20. *Ignacio [Signature]*
21. *[Signature]*
22. *[Signature]*
23. *Will [Signature]*
24. *[Signature]*
25. *[Signature]*
26. *[Signature]*
27. *[Signature]*
28. *George Moore*

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Signature of support:

1. James J. [Signature]
2. Ronald [Signature]
3. Maurice [Signature]
4. [Signature]
5. [Signature]
6. [Signature]
7. [Signature]
8. [Signature]
9. [Signature]
10. [Signature]
11. [Signature]
12. [Signature]
13. [Signature]
14. [Signature]
15. [Signature]
16. [Signature]
17. [Signature]
18. [Signature]
19. [Signature]
20. [Signature]
21. [Signature]
22. [Signature]
23. [Signature]
24. [Signature]
25. [Signature]
26. [Signature]
27. Sharon M. Muhammad
28. Hersel W. Johnson
29. James Stovall

PETITION FOR #1022 INGLESIDE AVENUE
"AHMED PROPERTY"

TO WHOM IT MAY CONCERN:

THIS PETITION IS TO PROVIDE WRITTEN SUPPORT FOR A ZONING HEARING FOR A PROPOSED ADDITION TO THE EXISTING CONVENIENCE STORE. THE ADDITION IS TO EXPAND THE CONVENIENCE STORE TO BETTER SERVICE THE PATRONS OF THE FUEL SERVICE STATION AS WELL AS THE FOOT TRAFFIC FROM THE SURROUNDING RESIDENTIAL COMMUNITY. THIS SITE HAS BEEN USED COMMERCIALY SINCE BEING CONSTRUCTED IN 1959 AND PRESENTLY FUNCTIONS AS A FUEL SERVICE STATION WITH ACCESSORY USES OF THE CONVENIENCE STORE AND AUTOMOTIVE REPAIR.

BY SIGNING THIS PETITION, YOU, THE PATRON ARE PROVIDING SUPPORT FOR SUCH A REQUEST AND DO NOT FEEL THAT THE PROPOSED IMPROVEMENT WOULD HAVE AN ADVERSE AFFECT ON THE HEALTH, SAFETY OR GENERAL WELFARE OF THE COMMUNITY.

Signature of support:

1. Tony Anderson
2. David Johnson
3. HAROLD ROBINSON
4. Roberto LIZANO
5. FLORIAN CHARRON
6. Janet K
- 7.
8. Steven Alexander
9. Alvin V. R
10. Ben Emery
11. Betty Brubaker
12. John
13. Jim
14. Ben
15. Mark Elwood
16. M. G. Burtles
17. CHARLES CRASTON
18. The Pub
19. Ray Thompson
20. Pauline Gross
21. Joseph Yoon
22. Jay Lee Chin
23. Joseph McGill
24. Tyrell Demmille
25. Sparkle Lewis
26. [Signature]

Linn Anderson
Lynn A. McKee

TO WHOM IT MAY CONCERN:

BY SIGNING THIS PETITION, YOU, THE PATRON ARE PROVIDING SUPPORT FOR SUCH A REQUEST AND DO NOT FEEL THAT THE PROPOSED IMPROVEMENT WOULD HAVE AN ADVERSE AFFECT ON THE HEALTH, SAFETY OR GENERAL WELFARE OF THE COMMUNITY.

Signature of support:

1. ~~Barbara Ford~~
2. ~~Max Hazzard~~
3. Anthony Austin
4. Vicki ~~Gray~~
5. ~~Dee~~
6. Brenda Barrett
7. Keith C. Nottingham
8. ~~John~~
9. ~~John~~
10. ~~John~~
11. John Allen
12. Hal, Ph. 75-0228384
13. Cathie Adell
14. John Thompson
15. Julie Peely
16. John W. Baker
17. David Fox
18. Juan Carlos Hayes
19. Kermit Godwin
20. Danielle Green
21. Amanda Jackson
22. ~~John~~
23. ~~John~~
24. Omar M.
25. Alarney
26. ~~John~~
27. ~~John~~
28. ~~John~~
29. Helma Bullin

Jim 2 City
 J Hoanton
 Edith Payne
 W. W. W.
 Geo J. J. J.
 85 Luther Russell
 Michael McElroy
 410788 7423



BALTIMORE COUNTY

EXHIBIT NO. _____

1



1002 Ingleside 8/4/09



1002 Inglewood 8/4/09

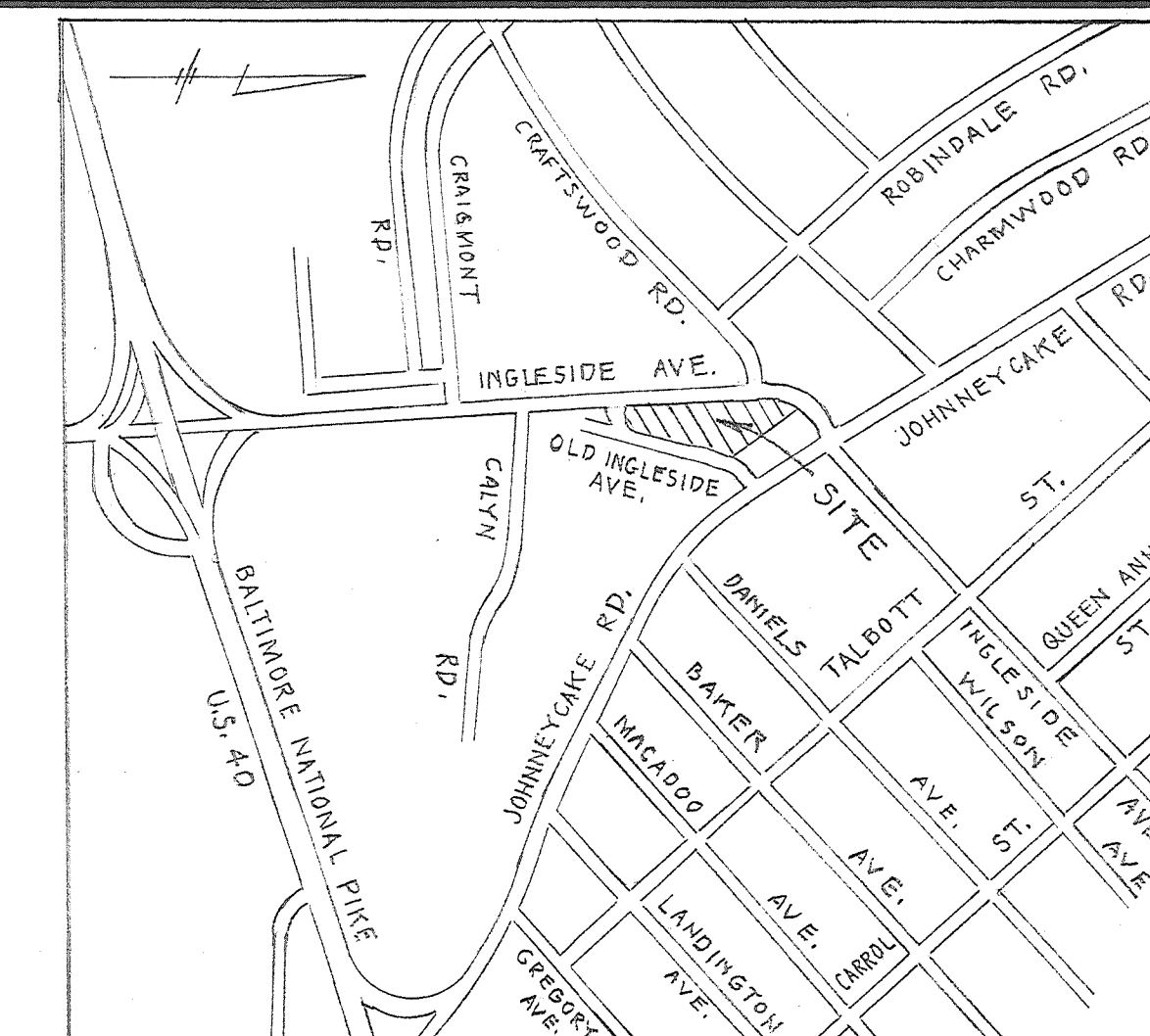


1002 ~~8~~ gleside 8/4/09



1002 Inglede 8/4/09

- GENERAL NOTES:**
1. LOT AREA: 23,636 S.F. or 0.54 Ac +/- (Based on Real Property Search Information)
 2. EXISTING ZONING: BL-AS (Business Local - Automotive Service)
 3. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER
 4. EXISTING CONVENIENCE STORE AREA: 580 S.F.
 5. LOT COVERAGE: BUILDING AND PAVING SECTION COVERS ENTIRE LOT AREA: 98% (Ex. Conditions)
 6. PARKING REQUIRED: 15 SPACES (2 SPACES FOR EMPLOYEES, 9 SPACES FOR BAYS, 4 SPACES FOR CONVENIENCE STORE)
 7. PARKING PROVIDED: 17 SPACES (Spaces to be striped)
 8. THIS PROPERTY IS NOT LOCATED WITHIN AN HISTORIC DISTRICT
 9. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AREA
 10. THIS SITE IS IMPROVED WITH AN EXISTING FUEL SERVICE STATION AND ANCILLARY USES (Small Convenience Mart Area and a 3-Bay Service Garage)
 11. EXISTING USE: FUEL SERVICE STATION (Convenience Mart and 3-Bay Service Garage)
 12. PROPOSED USE: EXPANSION OF FUEL SERVICE STATION ANCILLARY USE (Convenience Mart)
 13. NO PRIOR ZONING HEARING
 14. HOURS AND DAYS OF OPERATION: MONDAY THROUGH SUNDAY - 7:00 AM TO 10:00 PM
 15. THIS SITE HAS BEEN USED AS A FUEL SERVICE STATION SINCE 1959
 16. NUMBER OF EMPLOYEES PER LARGEST SHIFT: 2
 17. THE BUSINESS OWNER HAS ACQUIRED WELL OVER 600 SIGNATURES IN SUPPORT OF THE PROPOSED EXPANSION TO THE CONVENIENCE STORE
 18. LANDSCAPING TO BE PROPOSED IN THE GRASS AREA LOCATED AT THE SOUTHERNMOST SECTION OF THE SITE AND THE NORTHERNMOST SECTION WEST OF THE PROPOSED ADDITION AS SHOWN ON THE PLAN AND IN ACCORDANCE WITH AVERY HARDEN'S LANDSCAPE AND LIGHTING PLAN
 19. A RESTROOM IS TO BE PROVIDED WITHIN THE CONVENIENCE STORE FOR PATRONS OF THE FUEL STATION.
 20. THE VACUUM AND AIR TANK IS TO BE REMOVED.
 21. THE PROPOSED CONVENIENCE MART IS TO BE CONSTRUCTION IN ACCORDANCE WITH THE CONDITIONS LISTED ON THIS PLAN.
 22. THE OWNER IS WORKING WITH ECONOMIC DEVELOPMENT AND THE "ARCHITECT-ON-CALL" (RUBELING & ASSOCIATES) FOR ARCHITECTURAL DESIGN AND BUILDING MATERIALS THAT HAVE BEEN REVIEWED BY THE PLANNING DEPT.



VICINITY MAP
SCALE: 1" = 500'

FIVE COLLINS TERRACE LLLP
18132/690
#0123155260
"RESIDENTIAL APARTMENTS"

J & J REALTY CORP.
#0110430005
#1055 "COMMERCIAL"

"COMMERCIAL"
P. 353
WESTVIEW FEDERAL SAVINGS
AND LOAN ASSOCIATION
3655/320
#0123155290

LOT 1
INGLESIDE REALTY CORP.
#1900011972
#1026 "COMMERCIAL"
#5815 JOHNNYCAKE RD. 51/18

LOT 2
#1024 "COMMERCIAL"

PLANT LIST

	2' ULMUS AMERICANA AMERICAN ELM	SIZE 2 1/2 GAL.
	4' ILEX OPACA "NELLIE STEVENS" HOLLY	6' TALL
	15' PRUNUS LAUROCERASUS OTTO LUYKEN (5 FOOT APART)	SIZE #5
	43' CAREX PENDULA (3 FOOT APART)	SIZE 1 GALLON
	1' AMELANCHIER CANADENSIS "HEAVY" MULTI TRUNK	SIZE 6" B
	30' LIRIOPE MUSCARI - BIG BLUE	SIZE 1 GALLON

P. 397
DORI PROPERTIES LLC
13455/416
#0113400770
#1014 "COMMERCIAL"

P. 124
RICHARD A. DAY
13741/755
#0119321790
#1016 "COMMERCIAL"

LEGEND

- ① ISLAND SPACE
- ①A STACKING SPACE
- OVERLAP

The following conditions have been agreed upon between the Property Owners, Mr. and Mrs. Ahmed, and the Division of Traffic Engineering and the Dept. of Planning as shown on this Plan:

- The northernmost entrance along Ingleside Avenue is to be relocated to the south and reduced in width to 25 feet.
- Directional Arrows are to be placed at each driveway entrance.
- Remove the Multi-product Dispenser Pump located at the southernmost driveway entrance along Ingleside Avenue.
- Provide three (3) Parking Spaces along the front of the Convenience Store.
- Remove the Air and Vacuum Tank and reduce paving as indicated to provide additional landscaping and reduce the possibility of illegal parking.
- Resurface asphalt in poor condition and repair broken or cracked driveway aprons, sidewalks and/or curbing.
- Add Curb and Sidewalks at the proposed closures along the southernmost side of Old Ingleside Avenue and the relocation along the northernmost side of Ingleside Avenue.
- Screen the Dumpster location shown on the eastern side of the existing building.
- Remove excessive signs and all portable signs.
- All Parking Spaces are to be striped.

OWNER: IMTIAZ and IRFANA AHMED
1022 INGLESIDE AVENUE
CATONSVILLE MD 21228
1-718-559-7389

Plan to Accompany Zoning Petitions
"AHMED PROPERTY"
#1022 INGLESIDE AVENUE
TAX MAP: 95 GRID: 14 PARCEL: 342
TAX ACCT. NO. 0107582060
DEED REF.: 21952 / 333
ELECTION DISTRICT NO. 1 | C1
BALTIMORE COUNTY, MD
SCALE: 1" = 20'
October 22, 2009
JOB NO. 9774

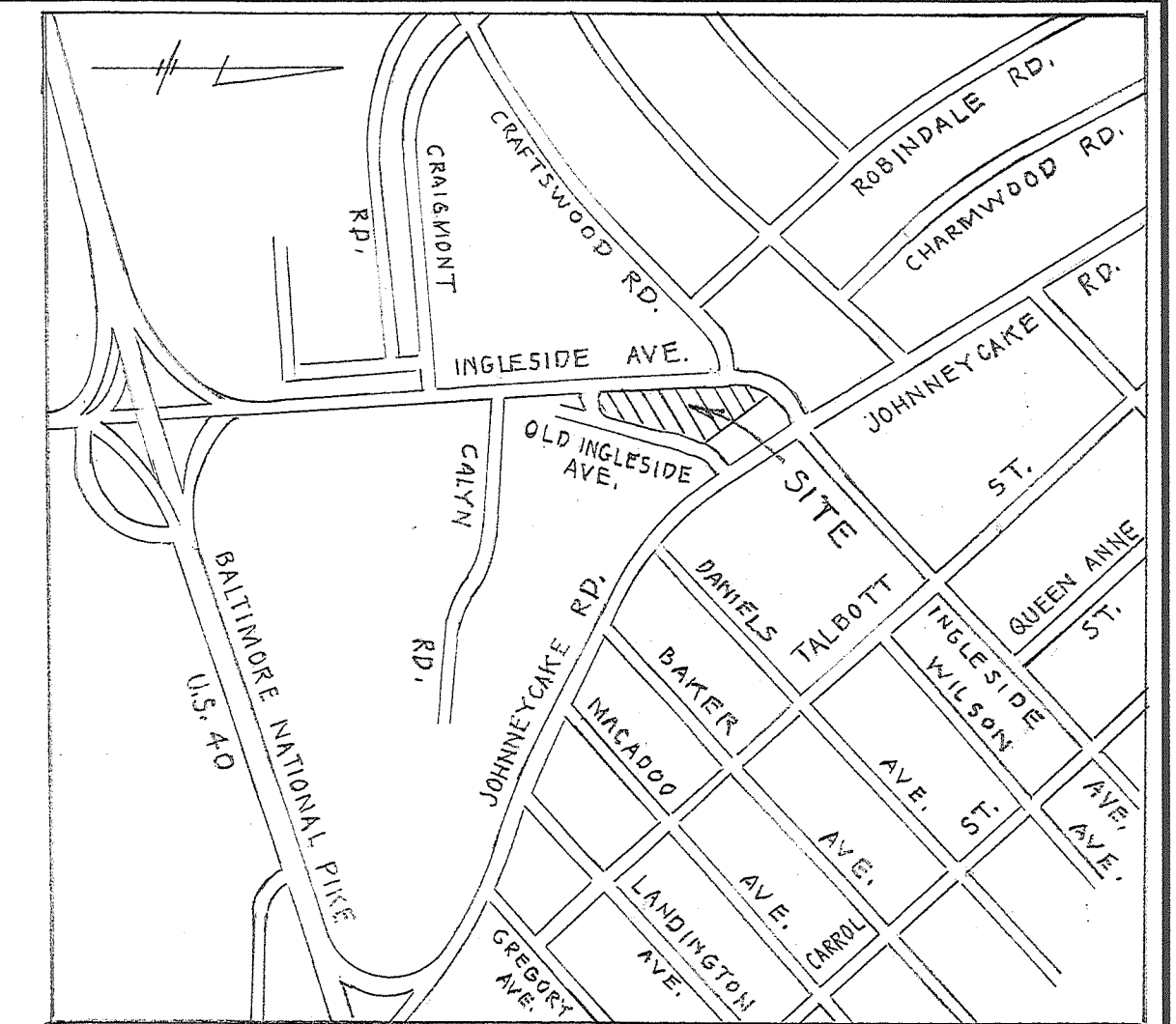
FINAL REVISIONS
BASED ON PLANNING
LANDSCAPE &
HIGHWAYS COMMENTS

PETITIONER'S

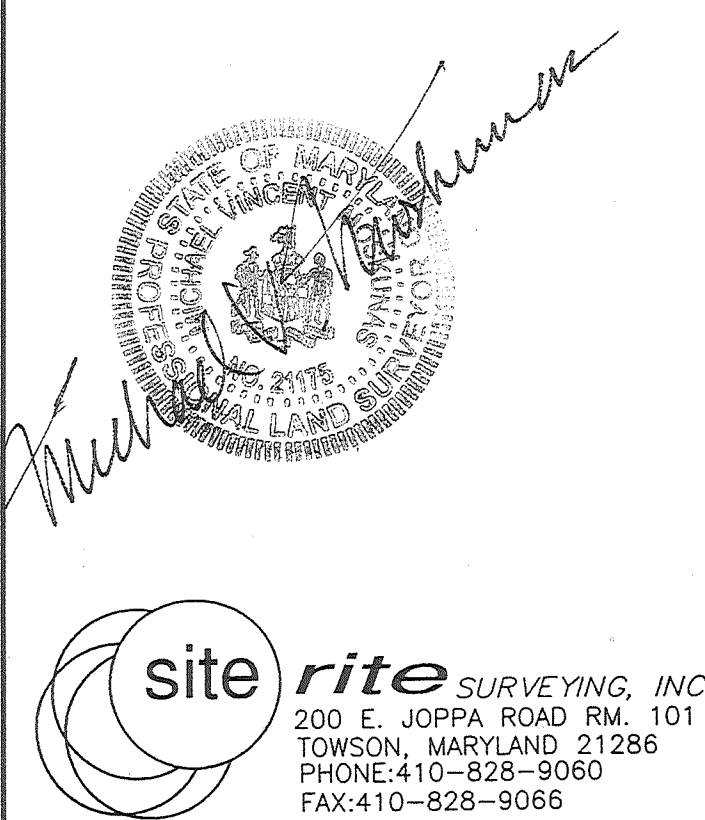
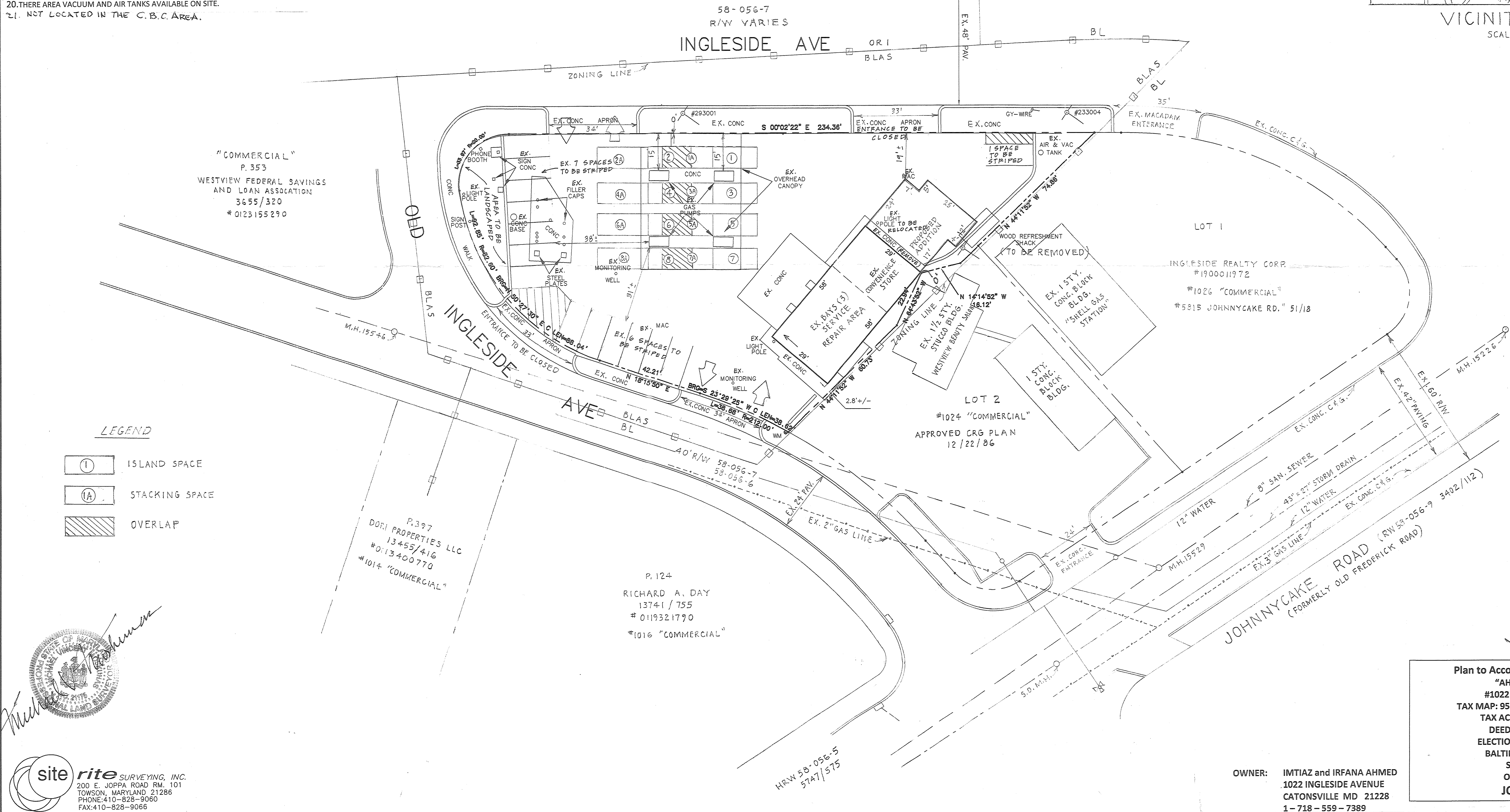
EXHIBIT NO. 1

GENERAL NOTES:

1. LOT AREA: 23,636 S.F. or 0.54 Ac+/- (Based on Real Property Search Information)
2. EXISTING ZONING: BL-AS (Business Local - Automotive Service)
3. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER
4. EXISTING CONVENIENCE STORE AREA: 580 S.F.
5. PROPOSED CONVENIENCE STORE AREA OVERALL: 1450 S.F. (Addition of 870 S.F.)
6. LOT COVERAGE: BUILDING AND PAVING SECTION COVERS ENTIRE LOT AREAS: 98%
7. PARKING REQUIREMENT IN COMPLIANCE WITH SECTION 405.4.A.3
8. PARKING PROVIDED: 13 SPACES
9. THIS PROPERTY IS NOT LOCATED WITHIN AN HISTORIC DISTRICT
10. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AREA
11. COMMUNITY PANEL NO. 2400100386F ZONE: "X"
12. THIS SITE IS IMPROVED WITH AN EXISTING FUEL SERVICE STATION AND ANCILLARY USES (Small Convenience Mart Area and a 3-Bay Service Garage)
13. EXISTING USE: FULL SERVICE STATION (Convenience Mart and 3-Bay Service Garage)
14. PROPOSED USE: EXPANSION OF FUEL SERVICE STATION ANCILLARY USE (Convenience Mart)
15. NO PRIOR ZONING HEARING
16. HOURS AND DAYS OF OPERATION: MONDAY THROUGH SUNDAY - 7:00 AM to 10:00 PM
17. THIS SITE HAS BEEN USED AS A FUEL SERVICE STATION SINCE 1959
18. NUMBER OF EMPLOYEES PER LARGEST SHIFT: 2
19. THE BUSINESS OWNER HAS ACQUIRED WELL OVER 600 SIGNATURES IN SUPPORT OF THE PROPOSED EXPANSION TO THE CONVENIENCE STORE.
20. LANDSCAPING TO BE PROPOSED IN THE GRASS AREA LOCATED AT THE SOUTHERNMOST SECTION OF THE SITE.
21. A RESTROOM IS TO BE PROVIDED WITHIN THE CONVENIENCE STORE FOR PATRONS OF THE FUEL STATION.
22. THERE AREA VACUUM AND AIR TANKS AVAILABLE ON SITE.
23. NOT LOCATED IN THE C.B.C. AREA.



VICINITY MAP
SCALE: 1" = 500'



9774

#140