

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
E side of Rolling Road; 1100 feet N of		
the c/l of Tudsbury Road	*	DEPUTY ZONING
2 nd Election District		
4 th Councilmanic District	*	COMMISSIONER
(2701 Rolling Road)		
	*	FOR BALTIMORE COUNTY
Woodland Services, LLC		
<i>Legal Owner</i>	*	CASE NO. 2010-0218-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by Sajid Choudhry, Member, on behalf of the legal property owner, Woodland Services, LLC. Petitioner requests Special Hearing relief in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

- To approve an Amended Plan and the Special Exception previously approved in Case No. 07-245-X to permit construction of a minor vehicle service facility as an ancillary use in accordance with Section 405.4.D.1 of the B.C.Z.R.; and
- To approve a modified parking plan in accordance with Section 409.12 to accept/permit the use of stacking spaces for a quick-lube auto service facility in lieu of traditional parking spaces as required in Section 405.4.A.3.d(3) of the B.C.Z.R.; and
- To approve any other and further relief as the Zoning Commissioner may deem appropriate.

The subject property and requested relief are more fully described on the revised site plan drawing which was marked and accepted into evidence as Petitioner's Exhibit 1.¹

Appearing at the requisite public hearing in support of the requested special hearing relief were Sajid Choudhry and Iftikhar Ahman on behalf of Petitioner Woodland Services LLC, and

¹ The site plan submitted at the hearing was revised from the original plan filed with the Petition. As indicated in the "revisions" section, the revised plan was changed slightly in that the configuration of the proposed service facility building was altered and the size increased nominally from 1,568 square feet to 1,600 square feet. Also, the bypass lane around the car wash was altered to a more gradual curve rather than the sharp turn depicted in the original plan. The changes are not material and otherwise, the crux of the plan is the same.

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Date 5.7.10


Francis X. Borgerding, Esquire, attorney for Petitioner. Also appearing in support of the requested relief was Kenneth J. Colbert with Colbert Matz Rosenfelt, Inc., the professional engineer who prepared the site plan. There were no Protestants or other interested citizens in attendance.

Initially, Mr. Borgerding requested a minor clarification with regard to the wording of the Petition vis-à-vis the wording of the sign posting and advertising notice. The first prayer for relief in the Petition requested relief under Section 405.4.D.1 of the B.C.Z.R.; however, the sign posting and the advertising notice listed Section 405.4.A.3.d(3) as the applicable section. Mr. Borgerding indicated that the numeric information contained in the Petition was the correct section and not the sign posting and advertising notice. The undersigned noted that the written wording of the Petition and the wording on the sign posting and advertising notice were the same, and acknowledged Mr. Borgerding's clarification on the record. In my judgment, no amendment was necessary because the plain wording on the Petition and the notices were identical.

The case was presented by way of proffered testimony from Mr. Borgerding and Mr. Colbert. Mr. Colbert is known to this Commission as a professional engineer and for his familiarity with the Zoning Regulations and his expertise in engineering, site development, and interpretation of the B.C.Z.R. He was offered and accepted as an expert in those fields. Testimony and evidence offered revealed that the subject property is irregular in shape and consists of approximately 1.7 acres, more or less, zoned M.L.-I.M. The property is located on the east side of Rolling Road, just south of Windsor Boulevard and west of Interstate 695 (Baltimore Beltway), in the Windsor Mill area of Baltimore County. As shown on the revised site plan, the property is improved with an existing fuel service station with convenience store, a

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Date 5.7.10

2

By 103

carry-out restaurant, and a roll-over car wash. The fuel service consists of 12 pumps with an island canopy; the convenience store (3,750 square feet) and carry-out restaurant (1,000 square feet) are located in the existing one-story building; and the car wash is a stand-alone structure located at the northeast end of the site.

By way of background, Petitioner acquired the property in 2002 and was granted a special exception for a fuel service station in combination with a convenience store and carry-out restaurant greater than 1,500 square feet in Case No. 02-016-X, and began operating as such at that time. Stemming from subsequent litigation, in 2006 Petitioner requested and was granted special hearing relief that confirmed the validity of the previous special exception relief in Case No. 06-583-SPH. Thereafter, in 2007 Petitioner was granted a special exception for a roll-over car wash as a use in combination in Case No. 07-245-X. At this juncture, Petitioner desires to further improve and expand the business at the site with a "quick lube" automotive service operation as an ancillary use to the other existing uses. In order to do so, Petitioner proposes a 1,600 square foot service building with three service bays, which would be situated between the existing convenience store/carry-out restaurant building and the car wash building.

In support of the requested relief, Mr. Colbert indicated that the property and surrounding area to the east of Rolling Road is mostly commercial and industrial. On the west side of Rolling Road is densely populated residential townhomes and apartments zoned D.R.16. The surrounding area is shown on an aerial photograph that was marked and accepted into evidence as Petitioner's Exhibit 3. He also indicated that there is a need for this type of "quick lube" service in the area. An inventory of the businesses in the area revealed that along Rolling Road from Security Boulevard south to Liberty Road, there was only one full service automotive garage, and there were no "speedy oil change" or "quick lube" type businesses along that

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By pr

corridor. This was illustrated on the area exhibit that was marked and accepted into evidence as Petitioner's Exhibit 4.

As to the property itself, Mr. Colbert submitted a photo exhibit that was marked and accepted into evidence as Petitioner's Exhibit 2. As mentioned earlier, the property is irregular in shape and fronts along Rolling Road. There is also an existing private road that runs along the southern end of the property. The photographs on the photo exhibit show an organized, clean, and attractively landscaped property, with well maintained buildings. It is also noteworthy that the existing improvements fit well on the property; that is, the property is not congested and the improvements do not overcrowd the land. In short, this 1.7 acre site appears well suited for its present use. In that vein, Mr. Colbert indicated that in his opinion, the proposed building for use as a quick lube service would also fit in well with the existing improvements.

Presently, the area between the existing convenience store/carry-out and car wash buildings is utilized as a drive aisle and parking for air/vacuum machines. Petitioner proposes to place the quick lube building in that area and re-locate the drive aisle/bypass lane around the car wash. In this way, as stated by Mr. Colbert, the new building would be contained within the existing improvements and would have little, if any, impact on the primary fuel service, convenience store/carry-out, and car wash uses. It would truly be subordinate and complimentary to these uses. Mr. Colbert also offered his opinion that the proposed quick lube facility would have no detrimental impacts on the relevant criteria set forth in Section 502.1 of the B.C.Z.R. It would not be detrimental to the health, safety, or general welfare of the locale, nor would it create congestion on roads or streets, create a potential hazard from fire or other danger, overcrowd the land, or interfere with adequate provisions for public services. It would also not be inconsistent with the property's zoning classification, nor with the impermeable

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Date 5.7.10

4

By PS

surface and vegetative retention provisions of the B.C.Z.R., and the environmental and natural resources.

The photo exhibit and the aerial photograph also show that the subject property is surrounded on three sides (except for its frontage on Rolling Road) by a larger tract owned by Rolling Road LLC. According to tax records, this 10.38 acre property was acquired by Rolling Road LLC from Baltimore Gas & Electric in 1999. It was then developed in 2001 and two large business park buildings were constructed, one of which can be seen in the background of several of the photographs on the photo exhibit. Both buildings can also be seen on the aerial photograph. Access to the subject property is via the existing private road to the south that is part of the property, and via a common use easement at the north end of the property.

Mr. Colbert also discussed the parking situation and the desire to modify the existing parking plan for the use of stacking spaces for the quick lube service facility in lieu of traditional parking spaces. Section 405.4.A.3.d(3) of the B.C.Z.R. requires that three parking spaces per service bay be provided on the site of any fuel service station, not counting service spaces in the bays. As shown on the revised site plan, Petitioner proposes four single lane stacking spaces and two additional stacking spaces for each of the three service bays for a total of 10 spaces. Petitioner proposes this layout in lieu of the dedicated parking spaces required for each bay and the separate stacking spaces. In support of this modification, Mr. Colbert indicated that sufficient parking currently exists on the site. As the revised site plan depicts, there is abundant parking in the areas fronting Rolling Road, directly in front of the convenience store/carry-out building, and further south on the property in the southeast corner. With the proposed quick lube facility, parking will be altered only slightly. Several spaces that were located adjacent to the car wash would be moved (along with the air/vacuum machines) to the northern end of the site. In

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Date 5.7.10

5

By ptj

Mr. Colbert's expert opinion, the requested parking modification would have no measurable impact on the site and its uses. It is anticipated that customers wishing to utilize the quick lube service, as with the car wash, would have enough stacking spaces for there to be adequate circulation and flow. Moreover, in the unlikely event there were too many vehicles for the planned stacking spaces, there is sufficient overflow parking in the little used parking area located at the southeast corner as mentioned above. Mr. Colbert also indicated that in this case, one has the benefit of hindsight over the past eight years to evaluate the parking situation, and even with the addition of the roll-over car wash, there has been no negative impact to the property or the surrounding area. In his opinion, the quick lube service would have a similarly immeasurable effect. It is not anticipated that the quick lube would be a destination service, but would be a secondary service that most customers would utilize either before or after purchasing fuel and/or food. In addition, it is expected that the parking situation would be self leveling, in the sense that customers would forgo the car wash or quick lube if either the wait is too long or if there is not available parking (which Mr. Colbert indicated is very unlikely).

Also providing testimony in support of the requested relief was Sajid Choudhry. Mr. Choudhry indicated that since the present business began in 2002, it has operated very well on the property. The location of the improvements is well balanced on the site and circulation and flow is very efficient. The property also has very good curb appeal from Rolling Road. Mr. Choudhry indicated that he and his partner, Mr. Ahmad, are very meticulous about the upkeep of the property and in particular the landscaping. It is their desire to incorporate the quick lube facility into the overall business as an added benefit to the community. Obviously, they believe it will enhance their business, but it will also benefit their customers because there is currently no such facility in the area. The inclusion of this facility would save their customers time and

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Date 5.7.10

By 123

money and be something of a "one stop shop" for their gas, food, car wash, and oil change needs, without having to make a special trip to the dealership.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. The Fire Marshal's Office comment dated March 8, 2010 indicates that the site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Considering all the testimony and the evidence presented, I am persuaded to grant the special hearing request to amend the previous plan and special exception, and to approve the modified parking plan. The evidence indicates that the proposed quick lube building will be contained within the subject site and will have very little effect on the primary fuel service, convenience store/carry-out, and car wash uses. There is also ample evidence that the site can handle the addition of the quick lube service facility without overcrowding the land or disrupting the other uses, or the surrounding properties, and would not have a detrimental effect on the special exception criteria set forth in Section 502.1 of the B.C.Z.R. As to the modified parking plan, I agree with Mr. Colbert's assessment that the absence of dedicated parking spaces for the quick lube facility would have no measurable impact on the site and its uses. It is reasonable that customers wishing to utilize the quick lube service would have enough stacking spaces (10 spaces) for there to be adequate circulation and flow. Hence, in my view Petitioner's plans are appropriate and within the spirit and intent of the Zoning Regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered, I find that Petitioner's request for special hearing should be granted.

ORDER RECEIVED FOR FILING

Date 5-7-10

By [signature]

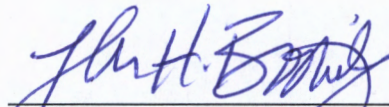
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 7th day of May, 2010 that Petitioner's request for Special Hearing relief filed in accordance with Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

- To approve an Amended Plan and the Special Exception previously approved in Case No. 07-245-X to permit construction of a minor vehicle service facility as an ancillary use in accordance with Section 405.4.D.1 of the B.C.Z.R.; and
- To approve a modified parking plan in accordance with Section 409.12 to accept/permit the use of stacking spaces for a quick-lube auto service facility in lieu of traditional parking spaces as required in Section 405.4.A.3.d(3) of the B.C.Z.R.,

be and are hereby **GRANTED**, subject to the following:

1. Petitioner may apply for its permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 5.7.10

By pm



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 7, 2010

Francis X. Borgerding, Esquire
409 Washington Avenue, Suite 600
Towson, MD 21204

Re: **PETITION FOR SPECIAL HEARING**
E side of Rolling Road; 1100 feet N of the c/l of Tudsbury Road
2nd Election District - 4th Councilmanic District
(2701 Rolling Road)
Woodland Services, LLC, *Legal Owner*
Case No. 2010-0218-SPH

Dear Mr. Borgerding:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure

c: Sajid Choudhry, 2913 George Howard Way, Davidsonville, MD 21035
Iftikhar Ahman, 10346 Champions Way, Laurel, MD 20723
Kenneth J. Colbert, Colbert Matz Rosenfelt, Inc., 2835 Smith Avenue, Suite G,
Baltimore, MD 21209
People's Counsel; Lt. Roland P. Bosley, Jr., Fire Marshal's Office, Fire Dept.; File



Tax Account # 2300007603

Reviewed By Th Date 2/18/10

ATTACHMENT TO SPECIAL HEARING PETITION – 2701 ROLLING ROAD

To approve an Amended Plan and the Special Exception previously approved in Case No. 07-245-X, to permit construction of a minor vehicle service facility as an ancillary use in accordance with Section 405.4.D.1

To approve a modified parking plan in accordance with Section 409.12 to accept/permit the use of stacking spaces for a quick-lube auto service facility in lieu of traditional parking spaces as required in Section 405.4.A.3.d.(3).

To approve any other and further relief as the Zoning Commissioner may deem appropriate.

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION 2701 ROLLING ROAD

Beginning at a point on the east side of Rolling Road, which is 70 feet wide, at a distance of 1100 feet, more or less, north of the centerline of Tudsbury Road.

Being Lot B-7 in the plat known as "Resubdivision of Lots B-3 and B-4, RBC South", as recorded in Plat Book 72, page 22 of the Land Records of Baltimore County.

Containing 75,698 square feet (1.744 acre), more or less. Also known as 2701 Rolling Road and located in the 2nd Election District, 4th Councilmanic District.

2010-0218-SPH



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 9752, Expiration Date: 2-28-12

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2010-0218-SPH
Petitioner: Woodland Services LLC
Address or Location: 2701 Rolling Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Sajid Choudhry - Woodland Services LLC
Address: 2318 Halls Grove Road
Gambrills, Md. 21054-1953
Telephone Number: 301-982-5400

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

No. **50211**

Date: **2/17/10**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				325.00

Total: **325.00**

Rec From: **Windsor Food Service Corp**

For: **2701 Rollins Rd 2010-0218-574**
Callo MD 21274

DISTRIBUTION

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

PAID RECEIPT

ARTHESS ACTUAL TIME
 2/17/2010 2/17/2010 11:00AM
 RECEIPT # 50211 2/17/2010
 \$ 325.00 JIMMY VERIFICATION
 RECEIPT
 Recpt Tot: \$325.00
 \$325.00 \$0 \$0.00
 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: # 2010-0218-SPH

2701 Rolling Road

E/side of Rolling Road, 1100 feet north of centerline of Tudsbury Road

2nd Election District - 4th Councilmanic District

Legal Owner(s): Woodland Services, LLC

Special Hearing: to approve an Amended Plan and the Special Exception previously approved in case no. 07-245-X, to permit construction of a minor vehicle service facility as an ancillary use in accordance with section 405.4.A.3.d.(3). To approve a modified parking plan in accordance with section 409.12 to accept/permit the use of stacking spaces for a quick-lube auto service facility in lieu of the traditional parking spaces as required in section 405.4.A.3.d; to approve any other and further relief as the Zoning Commissioner may deem appropriate.

Hearing: Monday, April 12, 2010 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

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

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

3/397 March 25

233652

CERTIFICATE OF PUBLICATION

3/25/, 2010

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 3/25/, 2010.

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

J. Wilkinson

LEGAL ADVERTISING

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2701 Rolling Road

E/side of Rolling Road, 1100 feet north of centerline of Tudsbury Road

2nd Election District - 4th Councilmanic District

Legal Owner(s): Woodland Services, LLC

Special Hearing: to approve an Amended Plan and the Special Exception previously approved in case no. 07-245-X, to permit construction of a minor vehicle service facility as an ancillary use in accordance with section 405.4.A.3.d.(3). To approve a modified parking plan in accordance with section 409.12 to accept/permit the use of stacking spaces for a quick-lube auto service facility in lieu of the traditional parking spaces as required in section 405.4.A.3.d; to approve any other and further relief as the Zoning Commissioner may deem appropriate.

Hearing: Wednesday, March 24, 2010 at 11:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

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

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

11/3/794 Mar. 9

232305

CERTIFICATE OF PUBLICATION

3/12/, 2010

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 3/9/, 2010.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 03/26/2010

Case Number: 2010-0218-SPH

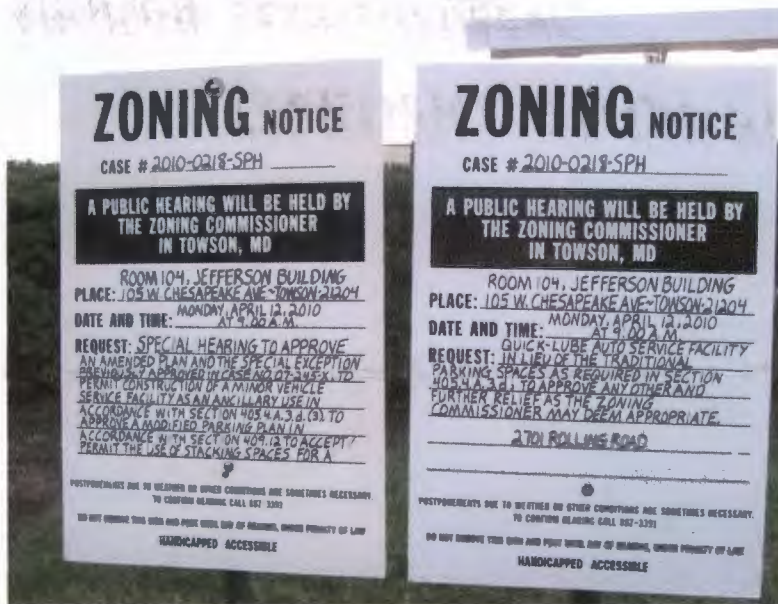
Petitioner / Developer: FRANK BORGERDING, ESQ.~

SAJID CHOUDRY~KENNETH COLBERT

Date of Hearing (Closing): APRIL 12, 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:
2701 ROLLING ROAD

The sign(s) were posted on: MARCH 25, 2010



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
Development Management

March 15, 2010

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: 2010-0218-SPH

2701 Rolling Road

E/side of Rolling Road, 1100 feet north of centerline of Tudsbury Road

2nd Election District – 4th Councilmanic District

Legal Owners: Woodland Services, LLC

Special Hearing to approve an Amended Plan and the Special Exception previously approved in case no. 07-245-X, to permit construction of a minor vehicle service facility as an ancillary use in accordance with section 405.4.A.3.d.(3). To approve a modified parking plan in accordance with section 409.12 to accept/permit the use of stacking spaces for a quick-lube auto service facility in lieu of the traditional parking spaces as required in section 405.4.A.3.d; to approve any other and further relief as the Zoning Commissioner may deem appropriate.

Hearing: Monday, April 12, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Frank Borgerding, 409 Washington Ave., Ste. 600, Towson 21204
Sajid Choudry, 2701 Rolling Road, Baltimore 21244
Kenneth Colbert, 2835 Smith Avenue, Ste. G., Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SUNDAY, MARCH 28, 2010.**
- (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, March 27, 2010 Issue - Jeffersonian

Please forward billing to:
Sajid Choudhry
Woodland Services, LLC
2318 Halls Grove Road
Gambrills, MD 21057-1953

301-982-5400

NOTICE OF ZONING HEARING

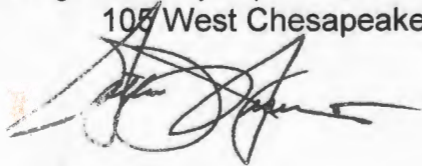
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2nd Election District – 4th Councilmanic District
Legal Owners: Woodland Services, LLC

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Hearing: Monday, April 12, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
108 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 9, 2010 Issue - Jeffersonian

Please forward billing to:

Sajid Choudhry
Woodland Services, LLC
2318 Halls Grove Road
Gambrills, MD 21057-1953

301-982-5400

NOTICE OF ZONING HEARING

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105 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCOMODATIONS, PLEASE CONTACT THE ZONING REVIEW OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE ZONING REVIEW OFFICE AT

3/12/10
Posting
requirement not
met.
Rescheduled
per Mr. Bergendin



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
March 4, 2010
Permits and Development Management

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2010-0218-SPH

2701 Rolling Road

E/side of Rolling Road, 1100 feet north of centerline of Tudsbury Road

2nd Election District – 4th Councilmanic District

Legal Owners: Woodland Services, LLC

Special Hearing to approve an Amended Plan and the Special Exception previously approved in case no. 07-245-X, to permit construction of a minor vehicle service facility as an ancillary use in accordance with section 405.4.A.3.d.(3). To approve a modified parking plan in accordance with section 409.12 to accept/permit the use of stacking spaces for a quick-lube auto service facility in lieu of the traditional parking spaces as required in section 405.4.A.3.d; to approve any other and further relief as the Zoning Commissioner may deem appropriate.

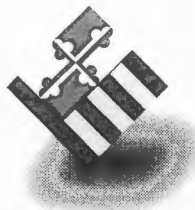
Hearing: Wednesday, March 24, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Frank Borgerding, 409 Washington Ave., Ste. 600, Towson 21204
Sajid Choudry, 2701 Rolling Road, Baltimore 21244
Kenneth Colbert, 2835 Smith Avenue, Ste. G., Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MARCH 10, 2010.**
- (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.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

April 6, 2010

Frank Bogerding
409 Washington Ave. Ste. 600
Towson, MD 21204

Dear: Frank Bogerding

RE: Case Number 2010-0218-SPH, 2701 Rolling Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 17, 2010. 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
Sajid Choudhry; Woodland Services, LLC; 2701 Rolling Rd.; Baltimore, MD 21244
Kenneth J. Colbert; 2835 Smith Ave Ste. G; Baltimore, MD 21209



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

March 8, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 22, 2010

Item Numbers: 0215, 0216, 0218

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.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 25, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For March 8, 2010
Item Nos. 2010-192, 209, 210, 211,
212, 214, 215, 216, 217 and 218

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-03082010 -NO COMMENTS.doc



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: FEB. 25, 2010

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

RE: Baltimore County
Item No. 2010-0218-SPH
2701 ROLLING ROAD
WOODLAND SERVICES, LLC
SPECIAL HEARING -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2010-0218-SPH.

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,

A handwritten signature in black ink that reads "Steven D. Foster".

^{for} 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

TB
3-24-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 12 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: April 12, 2010

SUBJECT: Zoning Item # 10-218-SPH
Address 2701 Rolling Road
(Woodland Services, LLC Property)

Zoning Advisory Committee Meeting of February 22, 2010.

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

Reviewer: JWL

Date: 4/12/10

not
posted -
file
returned

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
2701 Rolling Road; E/side Rolling Road, * ZONING COMMISSIONER
1,110' N c/line Tudsbury *
2nd Election & 4th Councilmanic Districts *
Legal Owner(s): Woodland Services, LLC * FOR
Petitioner(s) * BALTIMORE COUNTY
* 10-218-SPH

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

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

RECEIVED

MAR 03 2010

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of March, 2010, a copy of the foregoing Entry of Appearance was mailed Kennerth Colbert, , PE, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 and Francis X. Borgerding, Jr, Esquire, 409 Washington Avenue, St 600, Towson, MD, 21204 , Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Patricia Zook - 2 cases on Monday, April 12, 2010 - comments needed

From: Patricia Zook
To: Murray, Curtis
Date: 4/9/2010 12:42 PM
Subject: 2 cases on Monday, April 12, 2010 - comments needed
CC: Bostwick, Thomas

Curtis -

These two (2) cases are scheduled for hearings on Monday, April 12, 2010 and we need Planning comments:

2010-0218-SPH
2010-0222-SPHA

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov

CASE NAME _____
CASE NUMBER 2010-0216-SP4
DATE 4-12-10

[illegible]

Case No.: 2010-0718-SPH

Exhibit Sheet

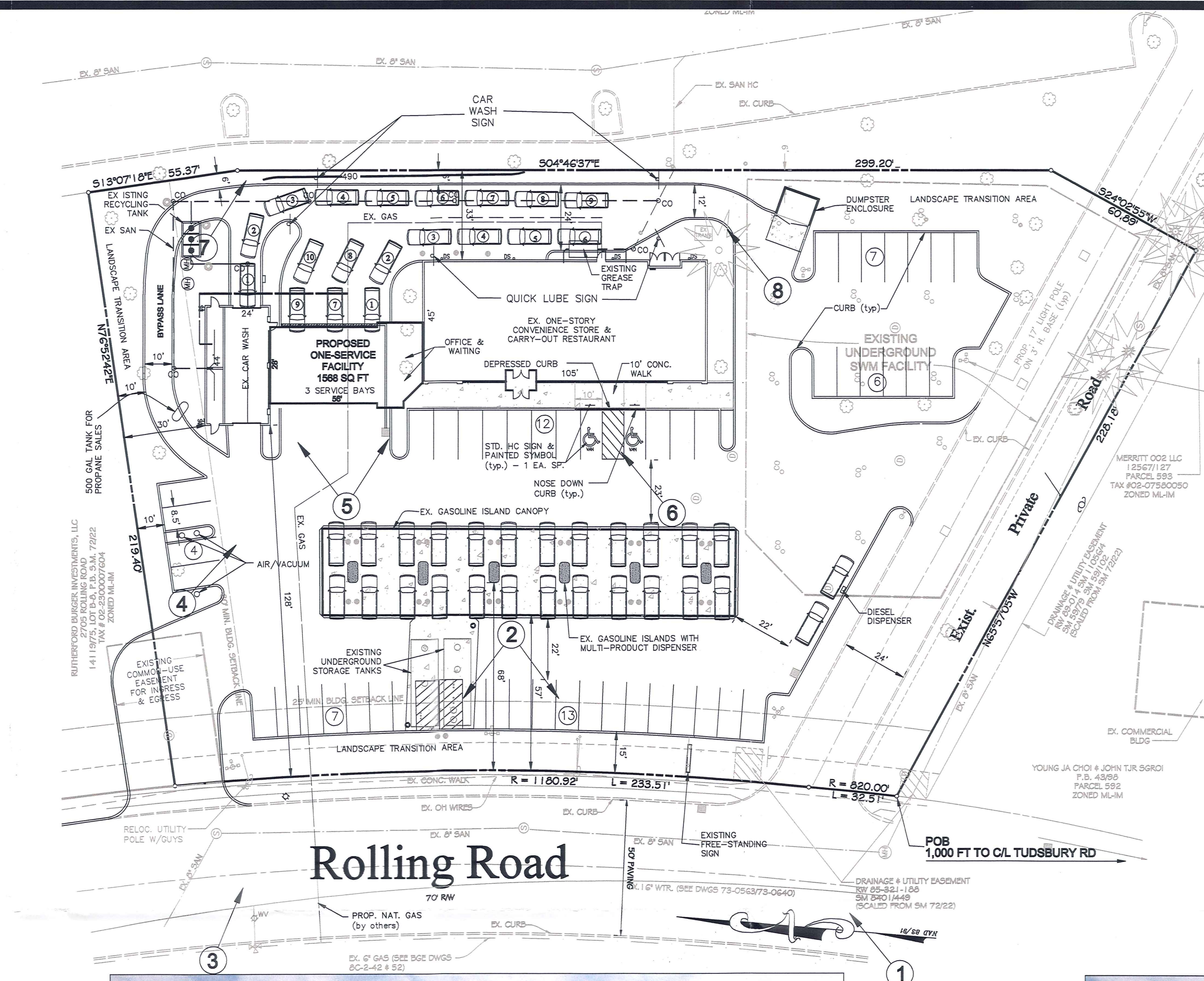
Petitioner/Developer

Protestant

No. 1	revised site plan (adjusted bulky shape + bypass law)	
No. 2	photo exhibit	
No. 3	aerial photograph	
No. 4	area exhibit	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



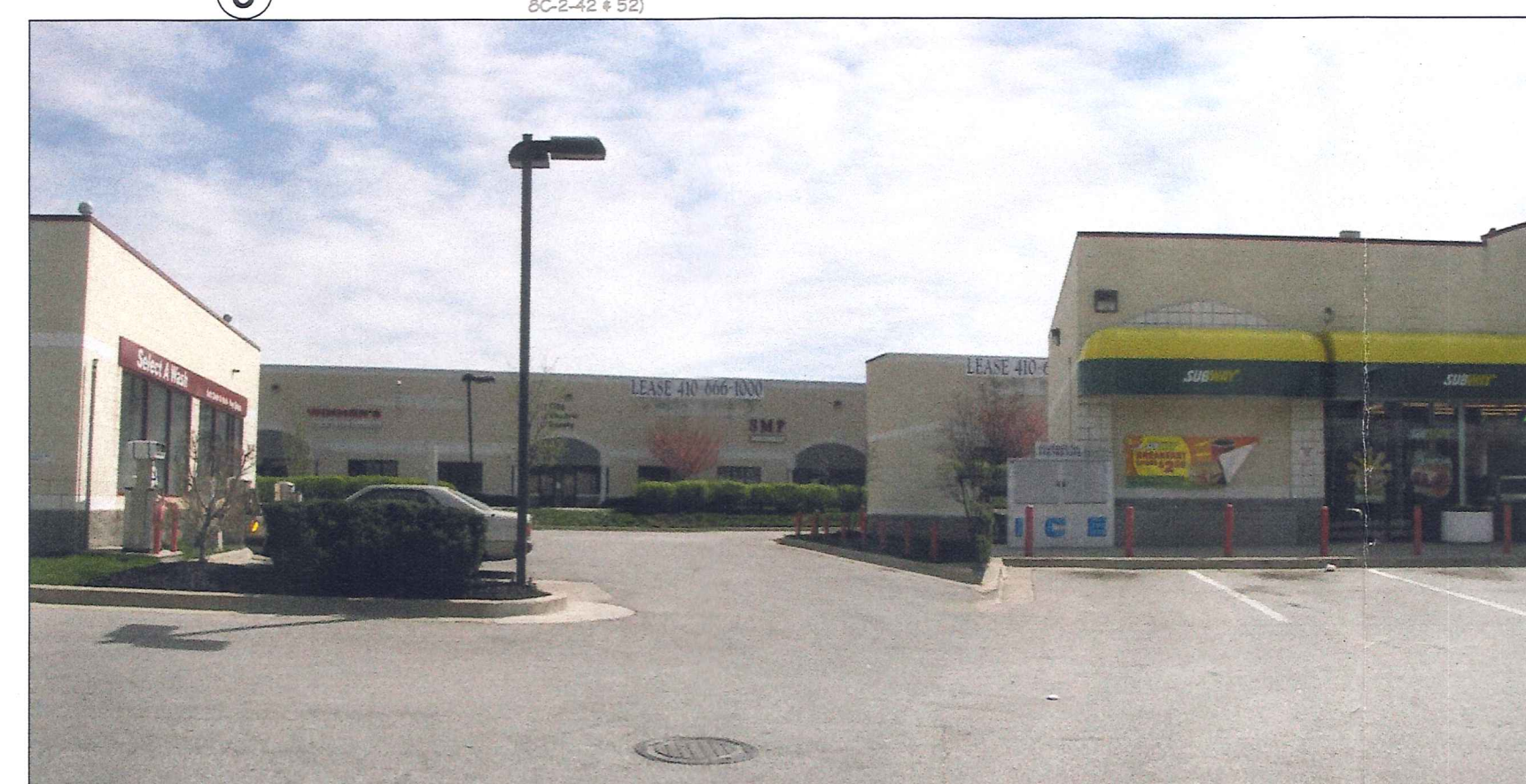
ADJACENT PROPERTY TO THE REAR



ADJACENT PROPERTY TO THE REAR



LOCATION OF PROPOSED SERVICE FACILITY



LOCATION OF PROPOSED SERVICE FACILITY



LOCATION OF PROPOSED SERVICE FACILITY



ROLLING ROAD FRONTAGE



WEST SIDE OF ROLLING ROAD



ROLLING ROAD FRONTAGE

PHOTO EXHIBIT
SPECIAL HEARING
2701 ROLLING ROAD

ELECTION DISTRICT 2 4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



Colbert Matz Rosenfelt, Inc.

*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



PETITIONER'S

EXHIBIT NO. 2

SCALE:	1" = 30'
DATE	04/07/10
JOB NO.:	2001192
DESIGNED:	KJC/TNW
DRAWN:	TNW/KJC/AKC
CHECKED:	KJC/JMF
FILE:	2001192 PHOTO EXHIBIT.dwg
DRAWING NUMBER:	PHOTO-1

NO.	DATE	REVISIONS:	BY	SHEET 1 OF
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AERIAL PHOTO EXHIBIT

2701 ROLLING ROAD

ELECTION DISTRICT 2 4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



GRAPHIC SCALE
1 inch = 200 ft.

Colbert Matz Rosenfelt, Inc.

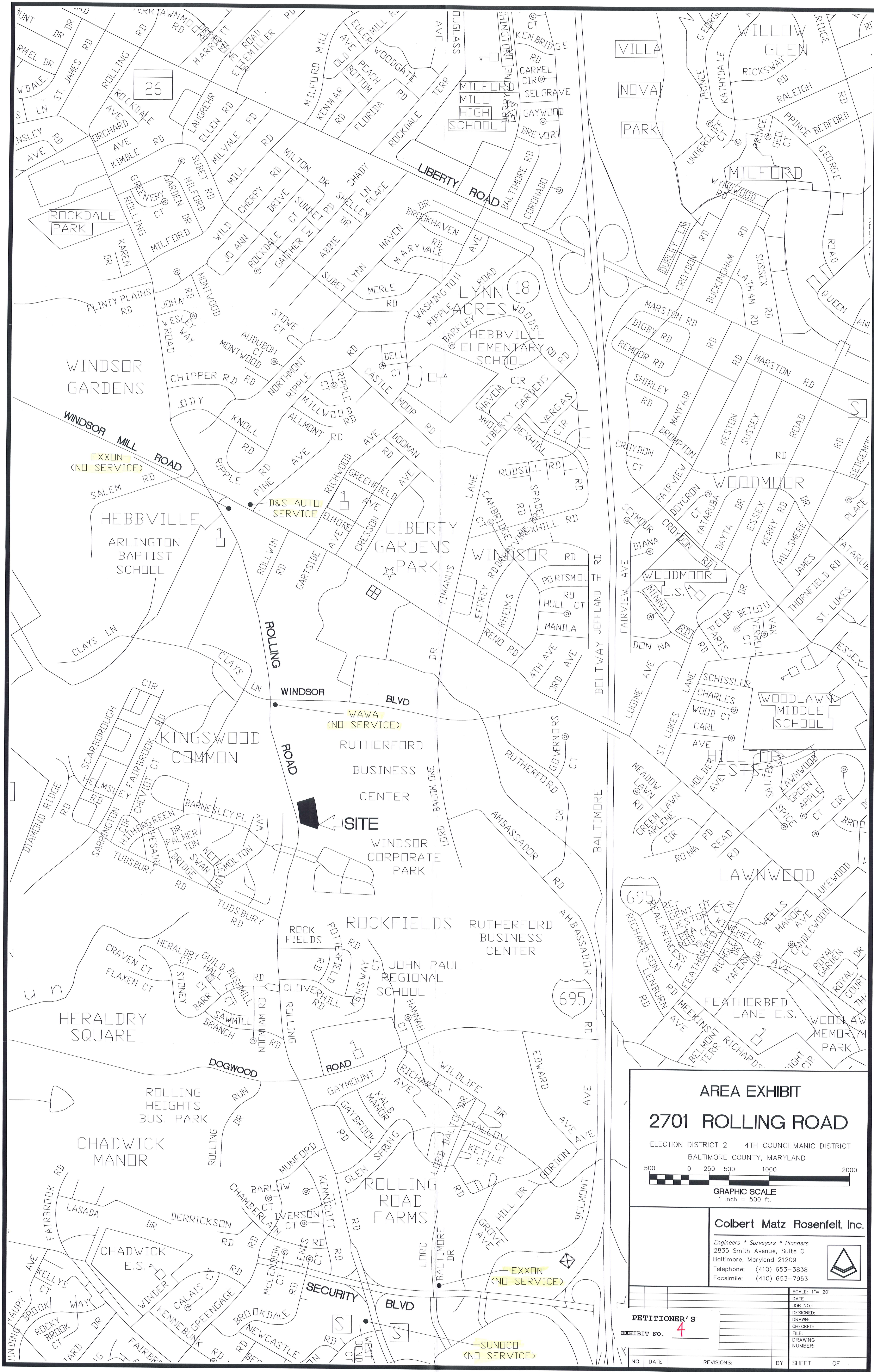
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



PETITIONER'S
EXHIBIT NO. 3

SCALE: 1" = 200'
DATE: 04/09/10
JOB NO.: 2001-192
DESIGNED:
DRAWN: AKC
CHECKED: KJC
FILE: AERIAL EXHIBIT.dwg
DRAWING
NUMBER: AER-1

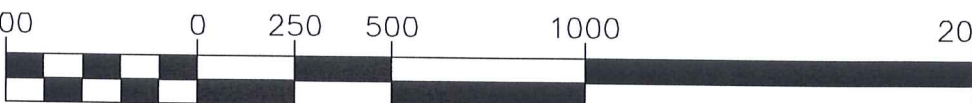
NO.	DATE	REVISIONS:	BY	SHEET 1 OF 1



AREA EXHIBIT

2701 ROLLING ROAD

ELECTION DISTRICT 2 4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



GRAPHIC SCALE
1 inch = 500 ft.

Colbert Matz Rosenfelt, Inc.

Engineers • Surveyors • Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



PETITIONER'S

EXHIBIT NO. 4

SCALE: 1" = 20'
DATE
JOB NO.
DESIGNED
DRAWN
CHECKED
FILE
DRAWING NUMBER

NO.	DATE	REVISIONS	BY	SHEET	OF
-----	------	-----------	----	-------	----

2703

NW 4-G

2701

PDM # 020505

M00870703001

Pt. Bk./Folio # 031140

2300007605 Lot # B9

2300007601

B5

ROLLING RD

2300007604 Lot # B8

2707

2707

2707

2707

2707

2707

2707

PDM # 020505

M00870703001

Pt. Bk./Folio # 031140

PDM # 020154

Pt. Bk./Folio # 072022

RBC SOUTH (PDM File/Project # 2-402)

4 CD

2 ED

087C2

DR 16

2634

2632

2630

2628

2626

2624

2622

2620

2618

Pt. Bk./Folio # 003140

2616

2614

2612

2610

2608

2606

2604

2602

2600

CAMBERWELL CT

2637

2635

2633

2631

2629

2627

2625

2623

2621

2619

2617

2615

2613

PDM # 020175

2611

2609

2607

2603

2601

M00870251005

ROLLING RD

ROLLING RD

ROLLING RD

HITHERGREEN DR

Lot # B7

2300007603

20060583
20020016

2701

Lot # B6

Pt. Bk. 72, Folio 22

2300007602

2707

2707

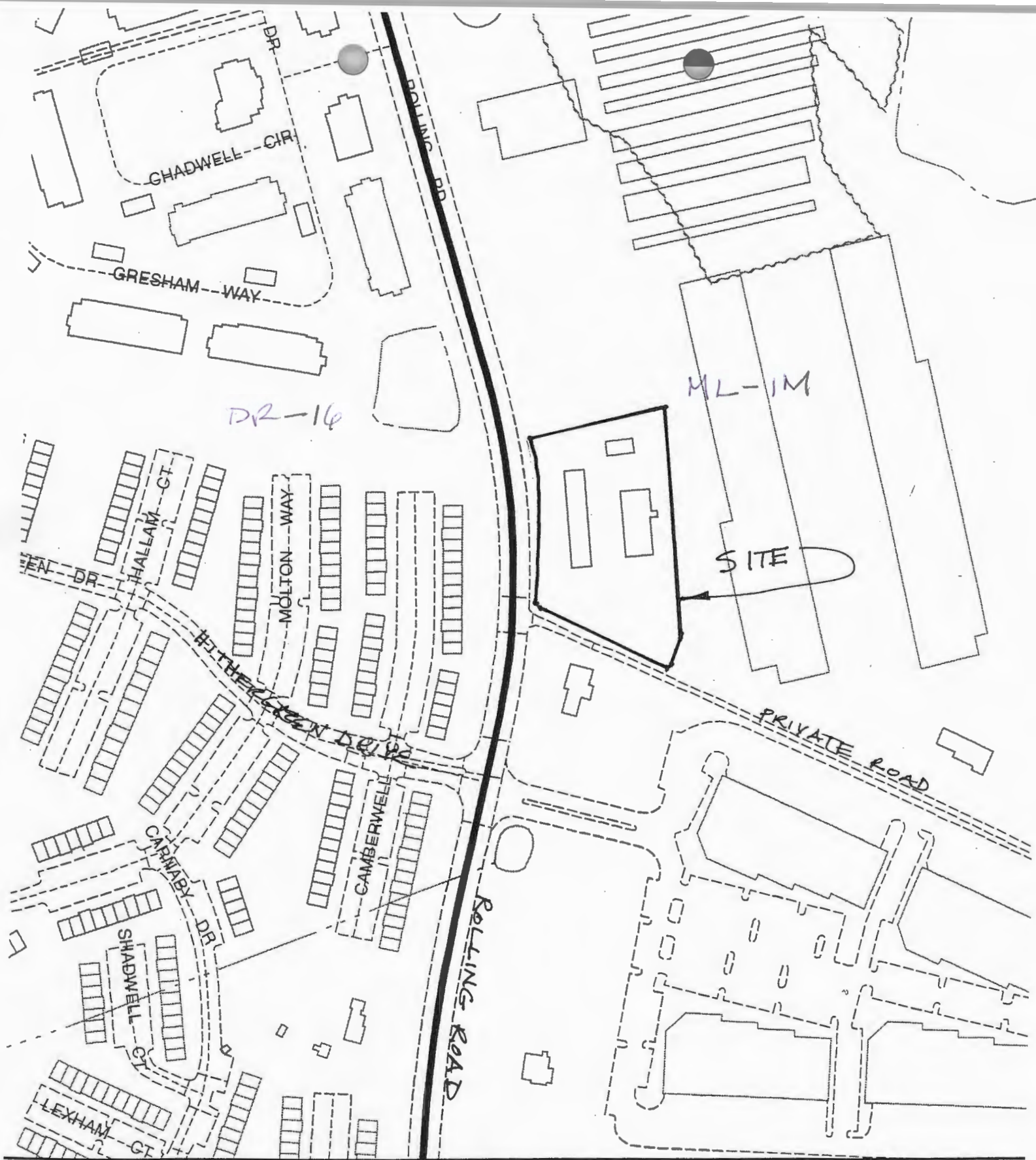
NW 3-G

2601 ROLLING ROAD (PDM File/Project # LIM 07050)

0207580050

ROLLING ROAD (2630) (PDM File/Project #)

2010-0218-SPH



MAP NO. 87C2

2010-0218-SPH

1" = 200'

Streams

Vegetation

Baltimore
Office of Planning

Owner:
WOODLAND SERVICES, LLC
2318 Halls Grove Road
Gambrills, MD 21054-1953

2. Applicant:
WOODLAND SERVICES, LLC
2318 Halls Grove Road
Gambrills, MD 21054-1953

3. Site Data:
Lot B-7
Plot Ref. - 72/22.
"Resubdivision of Lots B-3 & B-4, RBC South"
Tax Map 87, Grid 17, P. 739
Deed Reference -16457/693
Tax Account #02-2300007603
Site Area - 75,698 sf (1.744 acre+/-)
Council District 4

4. Zoning - Zoned ML-IM Zoning Map No. 87C2

5. Existing Use - Fuel Service Station w/convenience store, carry-out restaurant & Roll-over Car Wash.
Proposed Use - Fuel Service Station w/convenience store, carry-out restaurant, Roll-over carwash & Ancillary minor vehicle repair.

6. All existing information shown hereon is a compilation of field run topography, Baltimore County GIS, public record information, and surveys and plans by others.

7. Stormwater Management is provided in the existing onsite SWM facility for RBC South.

8. Off-Street Parking Calculations - Required Parking - Convenience store - 3,750 sf @ 5 sp./1,000 sf = 19 sp.
Carry-out restaurant - 1,000 sf @ 5 sp./1,000 sf = 5 sp.
1 sp./employee on largest shift (Conv. Store & Rest.) = 6 sp.
Car wash drying spaces = 2 sp.
Car wash additional spaces = 2 sp.
3 Service Bays = 9
1 sp./employee on largest shift (service bays) = 5
1 sp./ATM = 1
1 sp./Vacuum space = 3
Total Required = 52 spaces
Total Provided = 59 spaces
(49 parking spaces & 10 stacking spaces)

9. Site Area Calculations - Convenience store - 3,750 x 4 = 15,000 sf
Carryout restaurant - 1,000 x 6 = 6,000 sf
Service station - 1,500 x 12 = 18,000 sf
Service Bays - 1,300 x 3 = 3,900 sf
ATM - 1,000 sf
Total Required - 44,700 sf
Total Provided - 75,698 sf

10. Proposed Building Area - Convenience store and restaurant - 4,750 sf
Car wash - 1,056 sf
Ancillary Service Bays - 1,568 sf
Total - 7,374 sf
Floor Area Ratio: 5,806/75,698 = 0.10
Maximum F.A.R. permitted - 2.0

11. A rest room facility, water and compressed air shall be provided for customers.

12. All paving shall be durable and dust-free bituminous.

13. Stacking required for car wash - 9 spaces
Stacking provided - 9 spaces

14. This site is not within a 100-year floodplain or the Chesapeake Bay Critical Area. The site is not within a Historic District and contains no historic buildings.

15. Street Setbacks

	Required	Proposed
Building	35 ft.	142 ft.
Fuel Pumps	25 ft.	64 ft.
Canopy	15 ft.	50 ft.
Car Wash	50 ft.	128 ft.
Side Setbacks	30 ft.	30 ft.
Rear Setbacks	30 ft.	33 ft.

16. All signage will comply with BCZR Section 450.

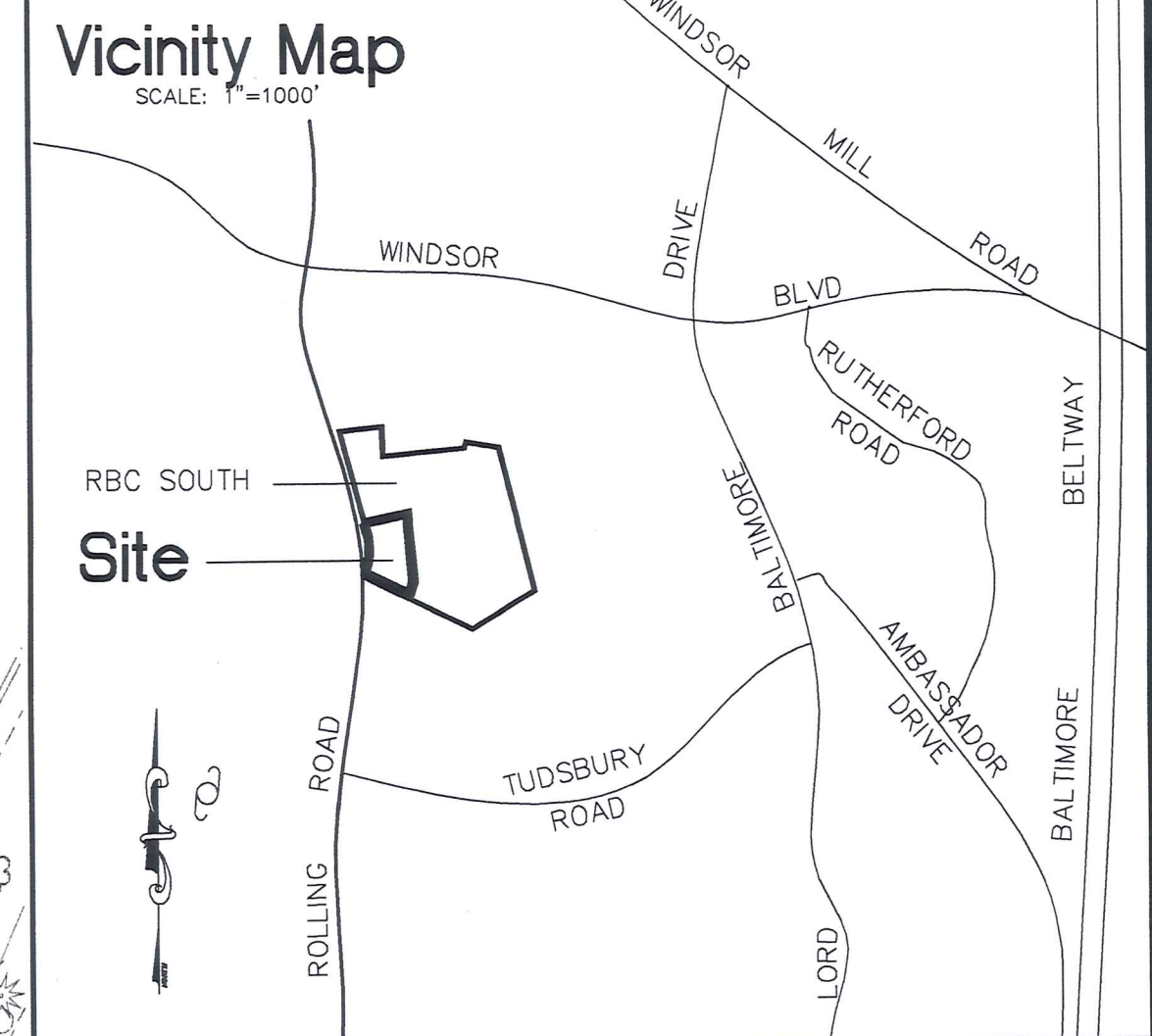
17. Rated capacity of Car Wash: 12 cars per hour

18. Previous Commercial Permits from current available Baltimore County records and company files:
B528707 Stormwater Management
B594554 Sign
B560474 Above ground propane tank
B594585 Awning
B487914 Commercial Building
B493612 Grading

CASE NO 02-016-X: SPECIAL EXCEPTION GRANTED FOR FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND A CARRYOUT RESTAURANT, GREATER THAN 1500 SQ. FT. GRANTED SEP 21, 2001.

CASE NO 06-583-SPH: SPECIAL HEARING TO CONFIRM WHETHER THE ORDER AND SITE PLAN APPROVED IN CASE NO. 02-016-X IS VOID DENIED IN REGARD TO THE SPECIAL EXCEPTION FOR THE FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRY OUT RESTAURANT, JULY 26, 2006. SPECIAL HEARING TO CONFIRM WHETHER THE ORDER AND SITE PLAN APPROVED IN CASE NO. 02-016-X IS VOID GRANTED IN REGARD TO THE SPECIAL EXCEPTION FOR THE CAR WASH JULY 26, 2006.

CASE NO 07-245-X: SPECIAL EXCEPTION TO APPROVE A ROLLOVER CAR WASH AS A USE IN COMBINATION WITH A FUEL SERVICE STATION, CONVENIENCE STORE AND CARRY-OUT RESTAURANT PREVIOUSLY APPROVED IN CASE NO 02-216-X, IN ACCORDANCE WITH PETITIONER'S EXHIBIT 3 GRANTED APRIL 24, 2007



COORDINATES AND NORTH SHOWN HEREON REFER TO THE NAD 83/91 DATUM
 DATUM ELEVATIONS SHOWN HEREON REFER TO THE NAVD 88 DATUM
 BOTH OF WHICH ARE BASED ON THE FOLLOWING BALTIMORE COUNTY
 TRAVERSE STATIONS:

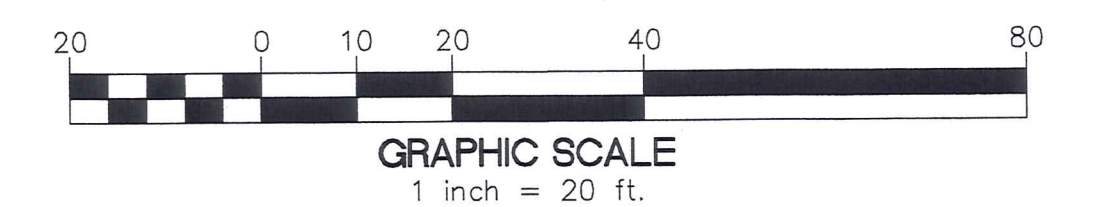
STATION	NORTHING	EASTING	ELEVATION
#469	602482.65	1380631.99	436.91
CAPPED PIPE AT NORTHEAST CORNER OF ROLLING ROAD AND DOGWOOD ROAD, ADJACENT TO STONE MEMORIAL.			
#470	603097.06	1380552.11	458.01
CAPPED PIPE AT NORTHEAST CORNER OF ROLLING ROAD AND SAWMILL BRANCH ROAD, 22' +/- NE OF SS INLET.			

2010 - 0218 - SPH

PDM #2-154

2701 ROLLING ROAD

ELECTION DISTRICT 2 4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



					SCALE: 1" = 20'
					DATE FEB 16, 2010
					JOB NO.: 2001192
					DESIGNED: KJC/TNW
					DRAWN: TNW/KJC
					CHECKED: KJC/JMF
					FILE:
					2001192 ZONING 021610 W-VACS.dwg
					DRAWING NUMBER: ZON-1 V
NO.	DATE	REVISIONS:	BY	SHEET	1 OF 1

ORIGINAL CRG PLAN APPROVED 12/15/88

DRC #08126N
ON 8/19/96, DRC GRANTED 1ST
REFINEMENT TO CRG PLAN TO DIVIDE PROPERTY
INTO PARCELS.

DRC #07069A
ON 7/23/99, DRC GRANTED 2ND
REFINEMENT TO CRG PLAN TO DIVIDE PARCELS
INTO LOTS.

DRC #08169A
ON 9/23/99, DRC GRANTED 3RD
REFINEMENT TO CRG PLAN TO ADD SITE
LAYOUTS FOR LOTS 1 & 2.

DRC #05120BL
ON 5/12/08, DRC HEARD A REQUEST FOR
ADDITION OF SERVICE BAYS. REQUEST WAS
TABLE PENDING A ZONING HEARING.

GENERAL NOTES

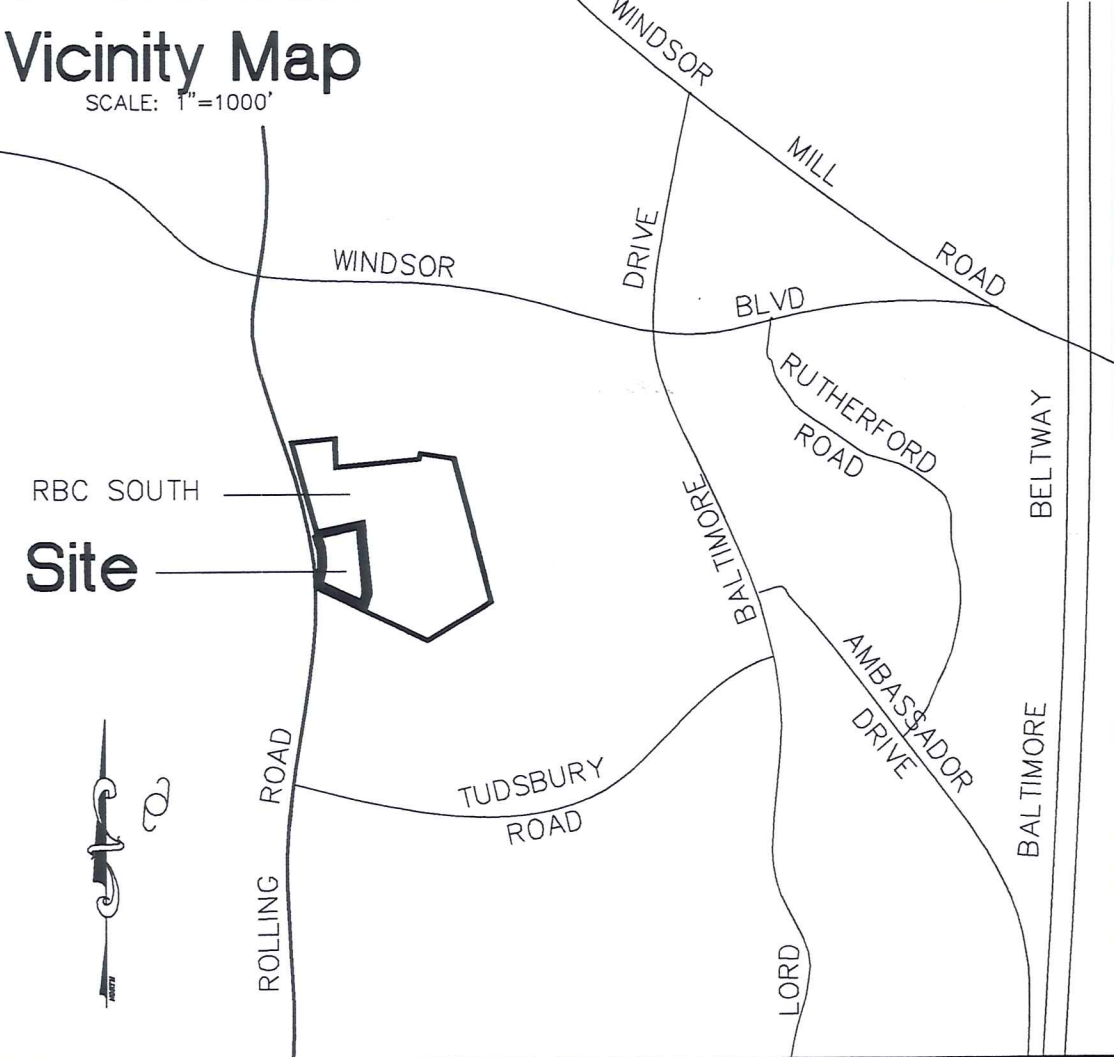
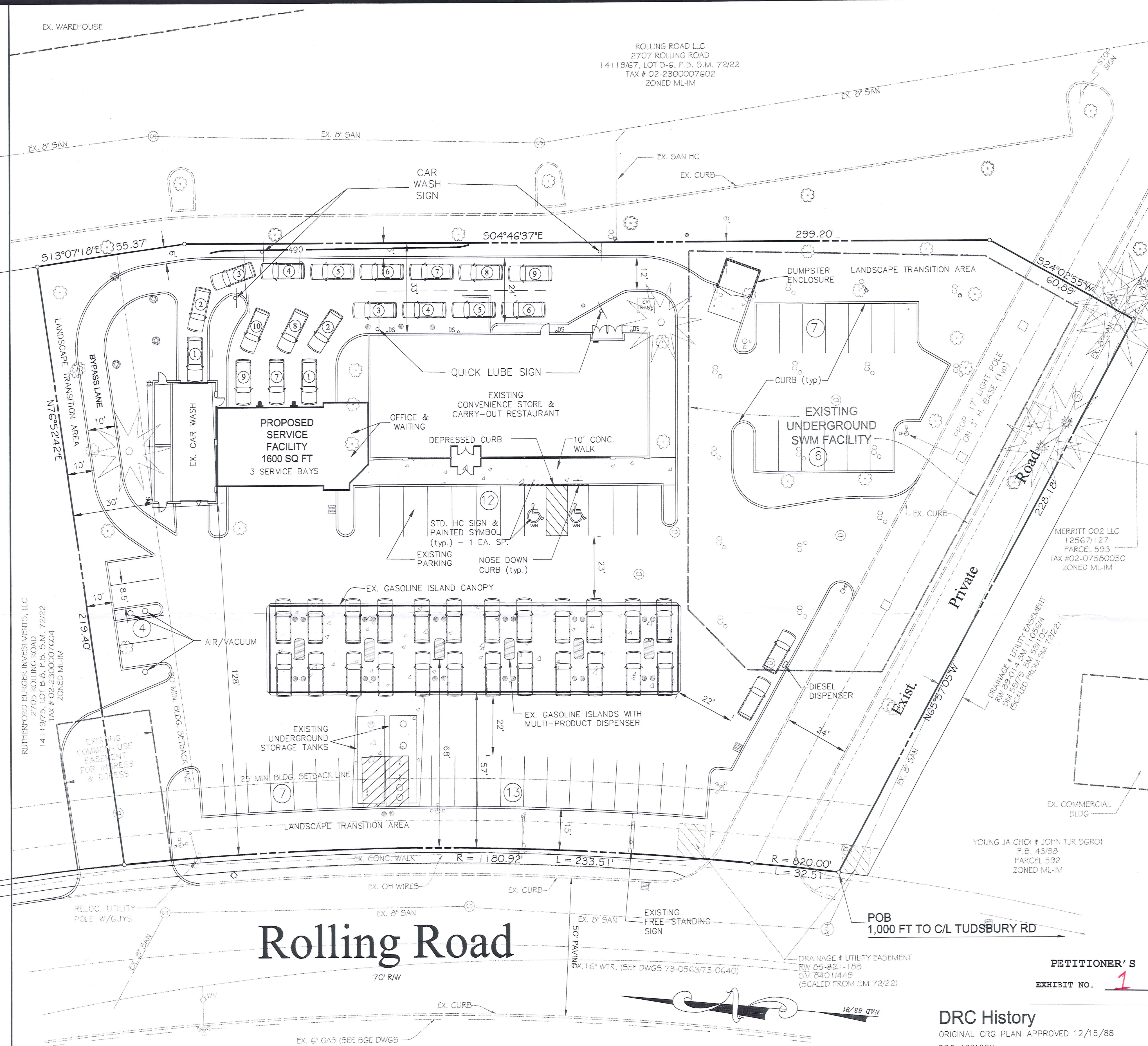
1. Owner:
WOODLAND SERVICES, LLC
2318 Halls Grove Road
Gambrells, MD 21054-1953
2. Applicant:
WOODLAND SERVICES, LLC
2318 Halls Grove Road
Gambrells, MD 21054-1953
3. Site Data:
Lot B-7
Plat Ref. - 72/22,
"Resubdivision of Lots B-3 & B-4, RBC South"
Tax Map 87, Grid 17, P. 739
Deed Reference -16457/693
Tax Account #02-2300007603
Site Area - 75,698 sf (1.744 acre+/-)
Council District 4
4. Zoning - Zoned ML-IM Zoning Map No. 87C2
5. Existing Use - Fuel Service Station w/convenience store, carry-out restaurant & Roll-over Car Wash.
Proposed Use - Fuel Service Station w/convenience store, carry-out restaurant, Roll-over carwash & Ancillary minor vehicle repair.
6. All existing information shown hereon is a compilation of field run topography, Baltimore County GIS, public record information, and surveys and plans by others.
7. Stormwater Management is provided in the existing onsite SWM facility for RBC South.
8. Off-Street Parking Calculations - Required Parking -
Convenience store - 3,750 sf @ 5 sp./1,000 sf = 19 sp.
Car wash - 1,000 sf @ 5 sp./1,000 sf = 5 sp.
1 sp./employee on largest shift (Conv. Store & Rest.) = 6 sp.
Car wash drying spaces = 2 sp.
Car wash additional spaces = 2 sp.
3 Service Bays = 9
1 sp./employee on largest shift (service bays) = 5
1 sp./ATM = 1
1 sp./Vacuum space = 3
Total Required = 52 spaces
Total Provided = 59 spaces
(49 parking spaces & 10 stacking spaces)
9. Site Area Calculations -
Convenience store - 3,750 x 4 = 15,000 sf
Car wash - 1,000 x 6 = 6,000 sf
Service station - 1,500 x 12 = 18,000 sf
Service Bays - 1,300 x 3 = 3,900 sf
ATM - 1,000 sf
Total Required - 44,700 sf
Total Provided - 75,698 sf
10. Proposed Building Area -
Convenience store and restaurant - 4,750 sf
Car wash - 1,056 sf
Ancillary Service Bays - 1,568 sf
Total - 7,374 sf
Floor Area Ratio: 5,806/75,698 = 0.10
Maximum F.A.R. permitted - 2.0
11. A rest room facility, water and compressed air shall be provided for customers.
12. All paving shall be durable and dust-free bituminous.
13. Stacking required for car wash - 9 spaces
Stacking provided - 9 spaces
14. This site is not within a 100-year floodplain or the Chesapeake Bay Critical Area. The site is not within a Historic District and contains no historic buildings.
15. Street Setbacks
- | | Required | Proposed |
|---------------|----------|----------|
| Building | 35 ft. | 142 ft. |
| Fuel Pumps | 25 ft. | 64 ft. |
| Canopy | 15 ft. | 50 ft. |
| Car Wash | 50 ft. | 128 ft. |
| Side Setbacks | 30 ft. | 30 ft. |
| Rear Setbacks | 30 ft. | 33 ft. |
16. All signage will comply with BCZR Section 450.
17. Rated capacity of Car Wash: 12 cars per hour
18. Previous Commercial Permits from current available Baltimore County records and company files:
B528707 Stormwater Management
B594554 Sign
B560474 Above ground propane tank
B594585 Awning
B487914 Commercial Building
B493612 Grading

ZONING HISTORY

CASE NO 02-016-X: SPECIAL EXCEPTION GRANTED FOR FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND A CARRYOUT RESTAURANT, GREATER THAN 1500 SQ. FT. GRANTED SEPT. 21, 2001.

CASE NO 06-583-SPH: SPECIAL HEARING TO CONFIRM WHETHER THE ORDER AND SITE PLAN APPROVED IN CASE NO. 02-016-X IS VOID DENIED IN REGARD TO THE SPECIAL EXCEPTION FOR THE FUEL SERVICE STATION IN COMBINATION WITH A CONVENIENCE STORE AND CARRY OUT RESTAURANT JULY 26, 2006. SPECIAL HEARING TO CONFIRM WHETHER THE ORDER AND SITE PLAN APPROVED IN CASE NO. 02-016-X IS VOID GRANTED IN REGARD TO THE SPECIAL EXCEPTION FOR THE CAR WASH JULY 26, 2006.

CASE NO 07-245-X: SPECIAL EXCEPTION TO APPROVE A ROLLOVER CAR WASH AS A USE IN COMBINATION WITH A FUEL SERVICE STATION, CONVENIENCE STORE AND CARRY-OUT RESTAURANT PREVIOUSLY APPROVED IN CASE NO 02-216-X, IN ACCORDANCE WITH PETITIONER'S EXHIBIT 3 GRANTED APRIL 24, 2007



Benchmark/Datum

COORDINATES AND NORTH SHOWN HEREON REFER TO THE NAD 83/91 DATUM ELEVATIONS SHOWN HEREON REFER TO THE NAVD 88 DATUM BOTH OF WHICH ARE BASED ON THE FOLLOWING BALTIMORE COUNTY TRAVERSE STATIONS:

STATION	NORTHING	EASTING	ELEVATION
#469	602482.65	1380631.99	436.91
CAPPED PIPE AT NORTHWEST CORNER OF ROLLING ROAD AND DOGWOOD ROAD, ADJACENT TO STONE MEMORIAL.			
#470	603097.06	1380552.11	458.01
CAPPED PIPE AT NORTHEAST CORNER OF ROLLING ROAD AND SAWMILL BRANCH ROAD, 22'+/- NE OF SD INLET.			

PDM #2-154

SITE PLAN TO ACCOMPANY SPECIAL HEARING PETITION

2701 ROLLING ROAD

ELECTION DISTRICT 2 4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

20 0 10 20 40 80
GRAPHIC SCALE
1 inch = 20 ft.

DRC History

ORIGINAL CRG PLAN APPROVED 12/15/88

DRC #08126N
ON 7/23/99, DRC GRANTED 1ST REFINEMENT TO CRG PLAN TO DIVIDE PROPERTY INTO PARCELS.

DRC #07069A
ON 7/23/99, DRC GRANTED 2ND REFINEMENT TO CRG PLAN TO DIVIDE PARCELS INTO LOTS.

DRC #08169A
ON 9/23/99, DRC GRANTED 3RD REFINEMENT TO CRG PLAN TO ADD SITE LAYOUTS FOR LOTS 1 & 2.

DRC #051208L
ON 5/12/08, DRC HEARD A REQUEST FOR ADDITION OF SERVICE BAYS. REQUEST WAS TABLE PENDING A ZONING HEARING.

Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

1" = 20'
DATE: FEB 16, 2010
JOB NO.: 2001192
DESIGNED: KJC/TNW
DRAWN: TNW/KJC
CHECKED: KJC/JMF
FILE: 2001192 ZONING 021610 W-VACS.dwg
DRAWING NUMBER: ZON-1 V
SHEET 1 OF 1