

David H. Karceski

T 410.494.6285
F 410.821.0147
DHKarceski@Venable.com

December 2, 2010

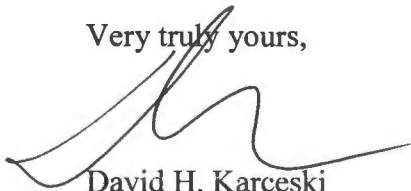
Timothy M. Kotroco, Director
Department of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case No.: 2011-164-A
Property: 501 West Seminary Avenue

Dear Mr. Kotroco:

The purpose of this letter is to confirm that our client, Two Farms, Inc., has withdrawn its Petition for Variance in the above-captioned case. This is without prejudice to the right of Two Farms to seek approvals in the future.

Very truly yours,



David H. Karceski

DHK/rab

cc: Mr. John Kemp





Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 501 W. Seminary Avenue

which is presently zoned BL

Deed Reference: 6607 / 706 Tax Account # 0819036460

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See Attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.)

To be determined at hearing

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

David H. Karceski

Name - Type or Print

Signature

Venable LLP

Company

210 W. Pennsylvania Ave., Suite 500 410-494-6200

Address

Towson

MD

Telephone No.

21204

City

State

Zip Code

Legal Owner(s):

Two Farms, Inc.

Name - Type or Print

Signature

John Kemp, President

Name - Type or Print

Signature

3611 Roland Avenue

410-889-0200

Address

Baltimore

MD

21211

City

State

Zip Code

Representative to be Contacted:

David H. Karceski

Name

210 W. Pennsylvania Ave., Suite 500

410-494-6200

Address

Towson

MD

21204

City

State

Zip Code

Case No. 2011-0164-A

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by

Date 11/4/10

**Attachment to
Petition for Variance**

501 W. Seminary Avenue

From Section 450.4.5(a) of the Baltimore County Zoning Regulations to allow a total of 7 wall-mounted enterprise signs in lieu of the 3 permitted wall-mounted enterprise signs, and to allow a maximum of 4 wall-mounted signs on a single façade.

BALTIMORE COUNTY, MARYLAND

Interoffice Memorandum

DATE: November 4, 2010

TO: Zoning Commissioner and File

FROM: Leonard Wasilewski
Planner II, Zoning Review

SUBJECT: **DROP OFF** Petition for Variance Two Farms Inc.
Case No. 2011-0164-A
(501 W. Seminary Avenue)
Royal Farm Stores

- A. For clarification, this office accepted a **drop off** Petition for sign Variances on November 4, 2010 from the attorney representing petitioner "Two Farms Inc."
- B. During the filing review process the petitioner was advised by Carl Richards that, the site plans require titles and updated zoning information. He was also informed that the site plans did not require engineer seals. Additionally, the petitioner did not submit the required engineer sealed property description. The petitioner agreed to amend the filing prior to the hearing date and I was instructed to complete my portion of the filing process..
- C. Please call me if you have any questions. (410-887-3391)

LW

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

No. 61024

Date: 11/4/10

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 11/05/2010 11/05/2010 11:00:45 2

REG WS05 WALKIN DDOL DHD
 >> RECEIPT # 551469 11/05/2010 OFLN
 5 528 ZONING VERIFICATION
 CR NO. 061024

Recpt Tot \$325.00
 \$325.00 CK \$1.00 CA
 Baltimore County, Maryland

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

Total: 325.00

Rec From: Venable

For: Royal Farms

501 W SEMINARY AVE 2011-0164A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

**CASHIER'S
 VALIDATION**

1-3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: George Klunk, (Acting) Director
Department of Permits and
Development Management

DATE: December 6, 2010

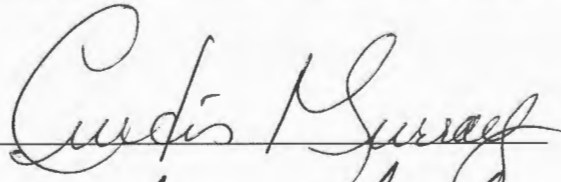
FROM: Jeff Mayhew
(Acting) Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-164- Variance**

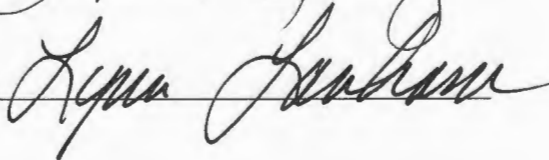
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:
CM/LL





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

Beverly K. Swalm-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Nov. 24, 2010

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

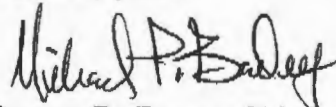
RE: Baltimore County
Item No. 2011-0164A
MD 131 (SEMINARY AVE)
501 W. SEMINARY AVE.
TWO FARMS, INC.
VARIANCE -

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. 2011-0164-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,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 23 2010

TO: Zoning Commissioner's Office

ZONING COMMISSIONER

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: December 22, 2010

SUBJECT: Zoning Item # 11-164-A
Address 501 West Seminary Avenue
(Two Farms, Inc. Property)

Zoning Advisory Committee Meeting of November 15, 2010.

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

Reviewer: JWL

Date: 12/22/10

Pet. filed - 11/4/10

Atty: Karceski

Per data base,
hearing set for 1/3/11
however, no case descrip.
and not reflected on
Jan. calendar

as of: 2/25 5/24
3/9, 4/27 - 5/17

Per data base search on
5-10-11, hearing date
was 1-3-11 however,
not on Jan. calendar
or red binder (case
descriptions). ?
need to
ask Kinter

Microsoft Access - [GenInputFrm_View : Form]

File Edit View Insert Format Records Tools Window Help

ZONING CASE HISTORY DATABASE (1939 - PRESENT)

GIS Attribute Table ID
[SEARCH ON THIS FIELD]: Case Type Prefix: Case Year: Case Number: Case Type Suffix: Existing Use:

20110164 [] 2011 0164 A Commercial

Legal Owners/Petitioner
[SEARCH ON THIS FIELD]: Two Farms, Inc. (John Kemp, President)

House/St. Number:	House/Street Number Range:	House/St. No. Suffix:	Prefix Dir.:	Pre. Type:	Street Name [SEARCH ON THIS FIELD]:	Suf. Type:	Suffix Dir.:	Suite/Apt./Unit Number:
501			W		Seminary	Ave		

Property Description [SEARCH ON THIS FIELD]:
 SW side of W. Seminary Ave., at the SW corner of Railroad Ave.

Existing Zoning Classification: BL Area: 273 Acres Election District: 8th Councilmanic District: 3rd

Critical Area: NO Floodplain: YES Historic Area: NO Related (Prior and Future) Cases: 1962-5841-X

Violation Cases: Concurrent Cases:

Tax Account ID:	Deed Liber #:	Deed Folio #:	Miscellaneous Notes:
1.) 0819036460	1.) 6607	/ 706	Drop Off-See Memo.
2.)	2.)	/	
3.)	3.)	/	

Find Record Next Record Previous Record Preview ZAC Agenda Public Hearings Admin Variances Open MS Word Exit Access Scanned Image

Record: 178 of 26401

Form View

start Novell GroupWise - S... Microsoft Access - [G... 8:55 AM

Debra Wiley - Re: Fwd: 2011-0164-A

From: Kristen Lewis
To: Wiley, Debra
Date: 5/24/2011 10:23 AM
Subject: Re: Fwd: 2011-0164-A

Please file.
Thanks.
2011-0164-A
5/24/11

After checking this file as well, there is a letter from Venable, dated December 2, 2010 indicating their request to **withdraw the petition for hearing**, that is why it subsequently was not placed on the January calendar for hearing. It has since been **placed with the other inactive files.**

>>> Debra Wiley 5/24/2011 9:41 AM >>>
Hi Kristen,

It appears this petition was filed on Nov. 4, 2010 by Karceski and subsequently scheduled for hearing 1/3/11. However, it doesn't appear on our Jan. calendar and it doesn't look like it has been rescheduled.

Do you know what happened to it? Thanks.

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 29, 2010
Item Nos. 2011- 160, 161, 162, 163,
164, 165, 166, 167, 168, 169, 170,
171, 173, 174, 175, 177, 178 and 179

DATE: November 29, 2010

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-11292010 -NO COMMENTS.doc

RE: PETITION FOR VARIANCE * BEFORE THE
 501 W. Seminary Ave; SW/S of W. Seminary *
 Avenue at SW corner of Railroad Avenue * ZONING COMMISSIONER
 8th Election & 3rd Councilmanic Districts *
 Legal Owner(s): Two Farms, Inc * FOR
 Petitioner(s) * BALTIMORE COUNTY
 * 2011-164-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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

DEC 08 2010

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of December, 2010, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204, Attorney for Petitioner(s).

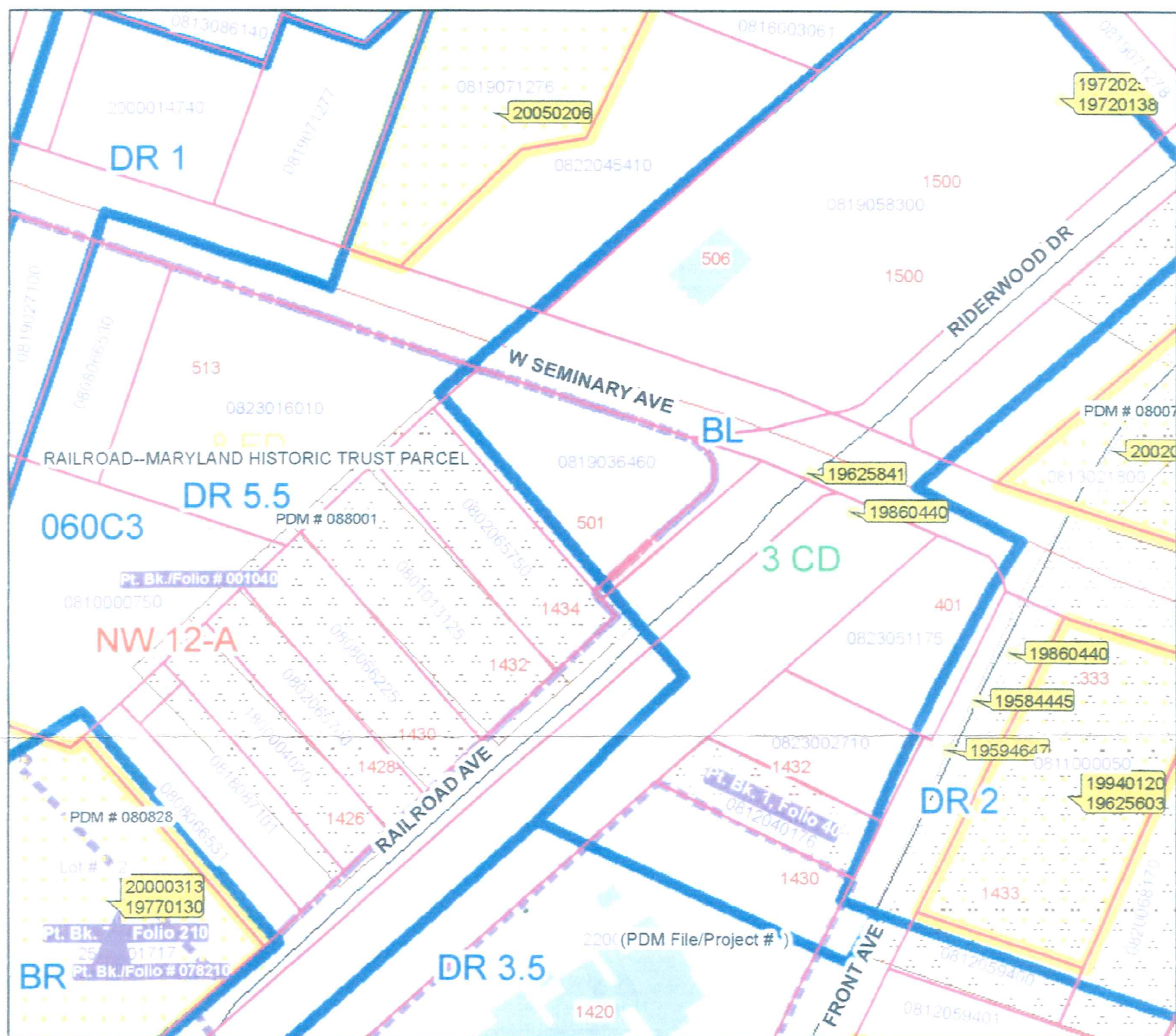
Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

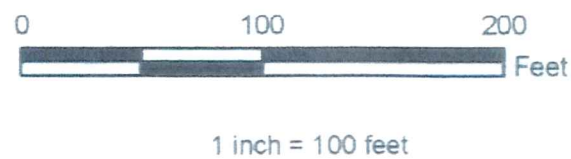
BEFORE
ING COMMISSIONER
OF
BALTIMORE COUNTY

✓
#5841X
MAP
#9
SEC.3.
XA

501 West Seminary Avenue



Publication Date: October 05, 2010
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot





C1 NORTH ELEVATION

1/4" = 1'-0"



4.16' x 9.5' x2



2.25' x 5.41' x1



2.25' x 5.41' x1



2.25' x 5.41' x1

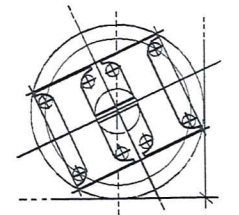


2.25' x 5.41' x1



2.25' x 5.41' x1

N.T.S.



HEATH DESIGN GROUP, INC.
515 NORTH CHARLES STREET • SUITE 500
BALTIMORE, MARYLAND 21201
PH: 410-752-2700 FAX: 410-752-2752
www.heathdesigngroup.com
CONSULTANT:

PROJECT:
ROYAL FARMS
EXTERIOR
ALTERATION
STORE #43
501 SEMINARY AVE.
LUTHERVILLE, MD 21093

DWG. TITLE:

NEW CONSTRUCTION
ELEVATIONS

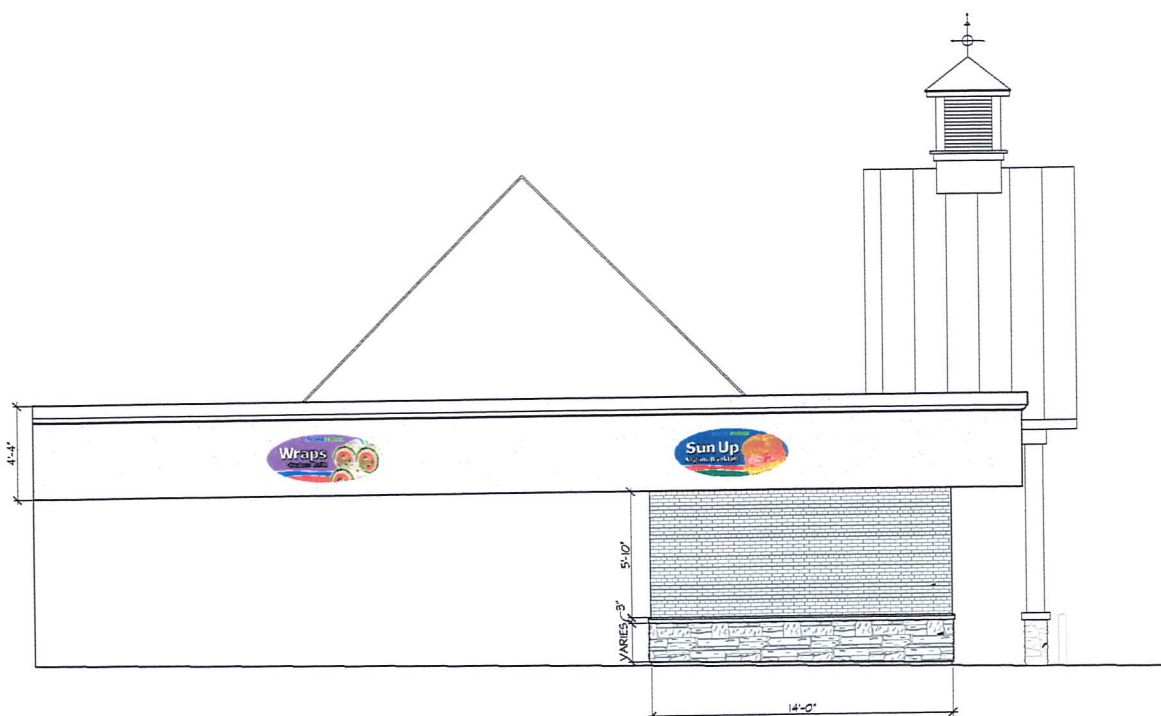
ISSUE / REVISIONS:

No.	DATE	PERMIT SET	DESCRIPTION
02/05/10			

DRAWN BY:	SH	CHECKED BY:	SH/IS
SCALE:	AS NOTED	PROJECT No.	09034
DATE:	02/05/10	FILE NAME	

SHEET NO:

A2-1



A7 EAST ELEVATION

1/4" = 1'-0"

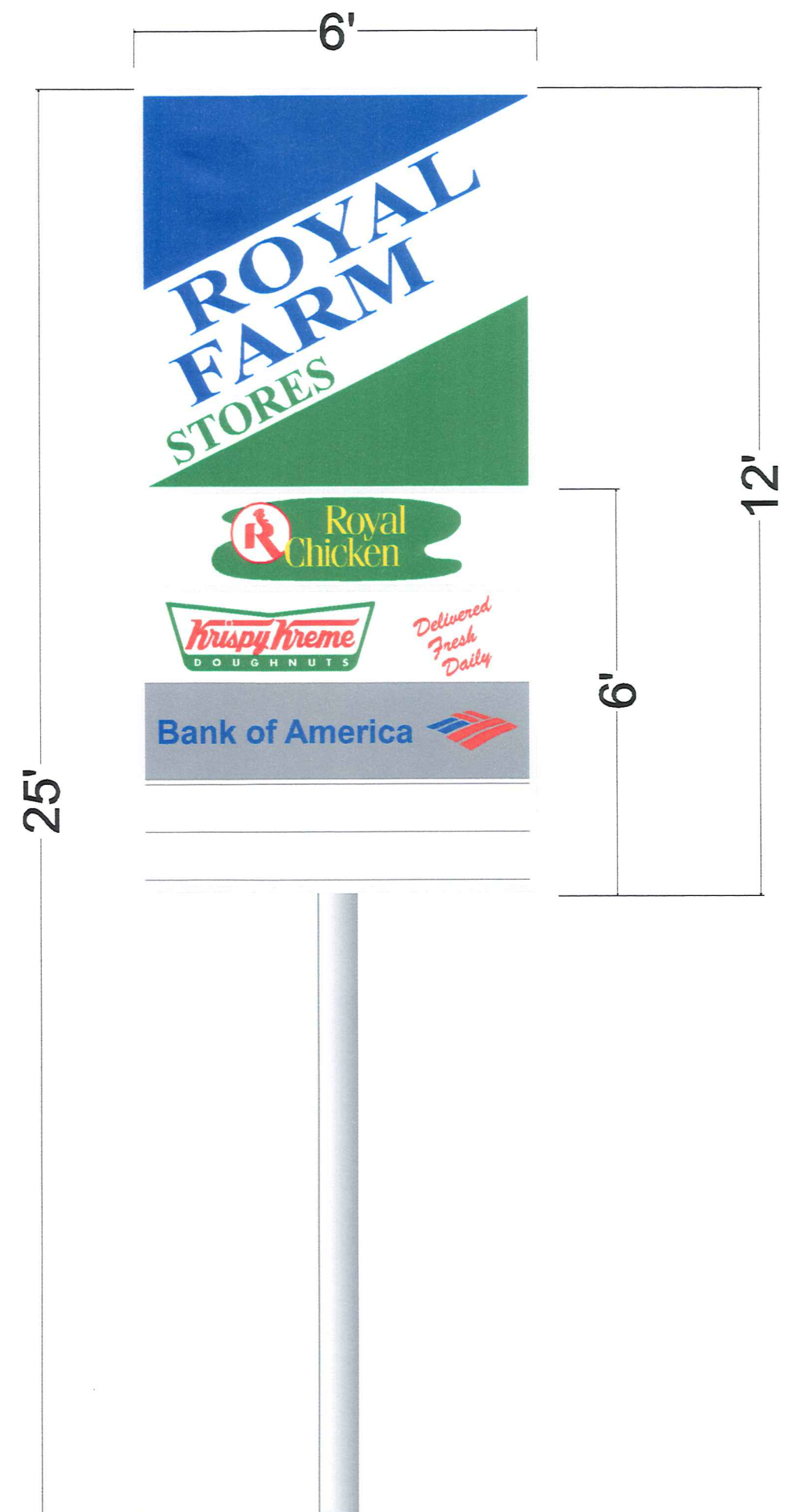
A4

WEST ELEVATION

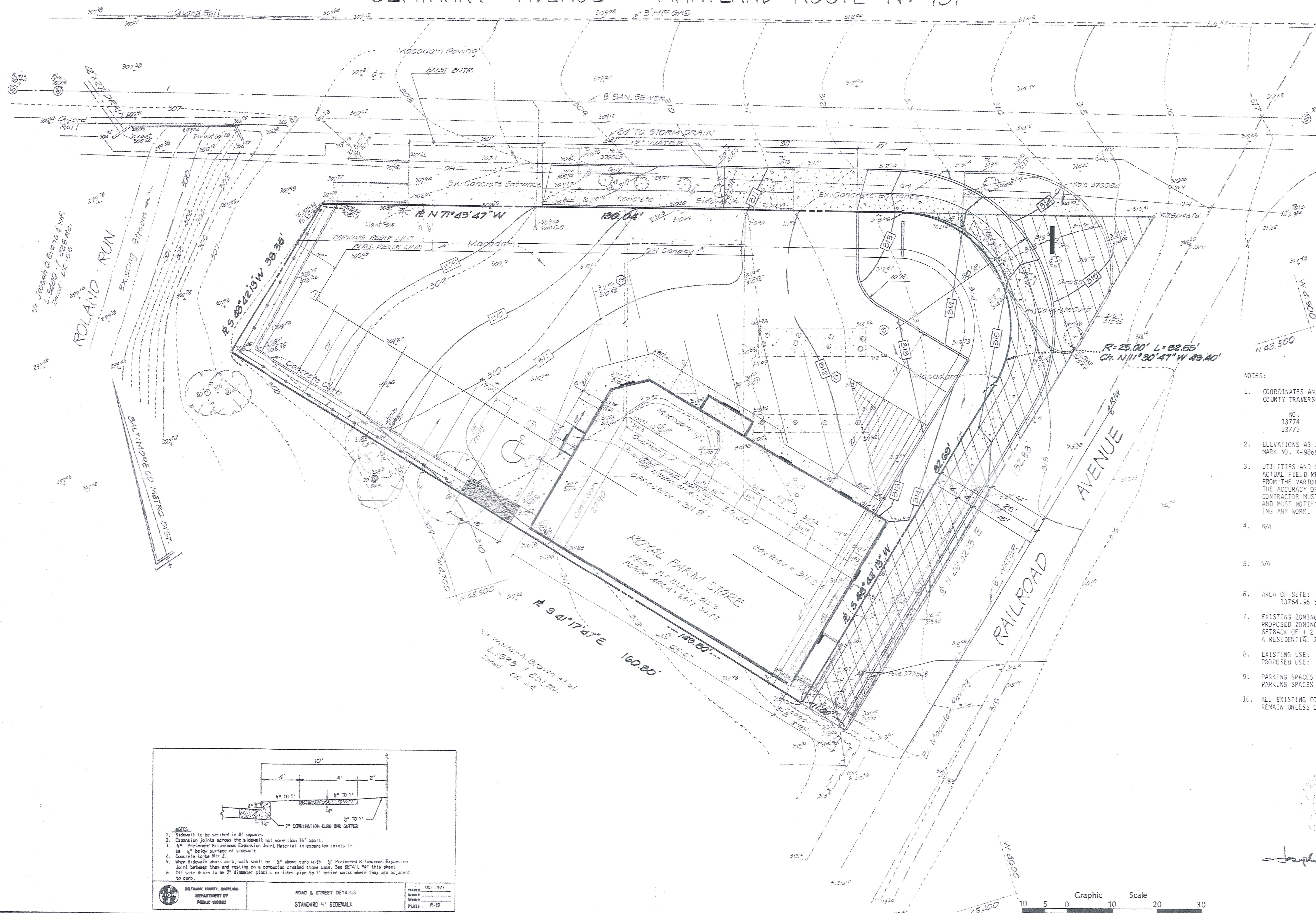
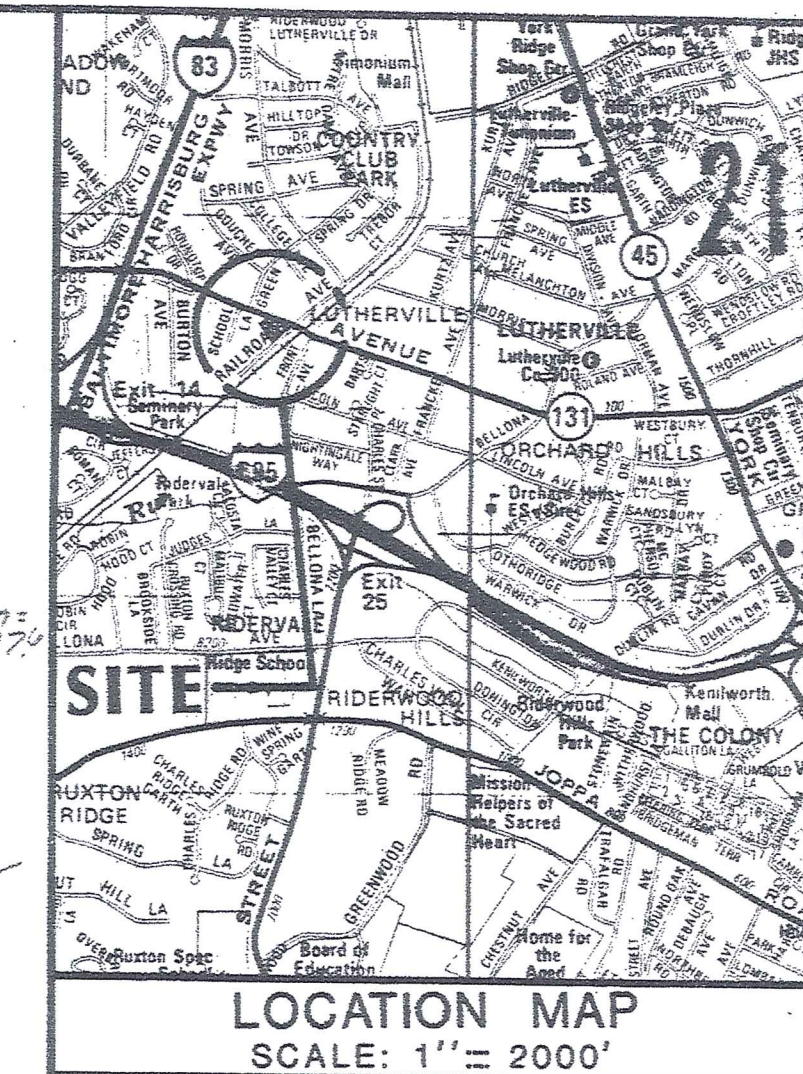


1/4" = 1'-0"

C:\2009 Projects\09034 - Royal Farms\Arch\Drawings\CD\09034_433_Royal Farms Exterior.dwg

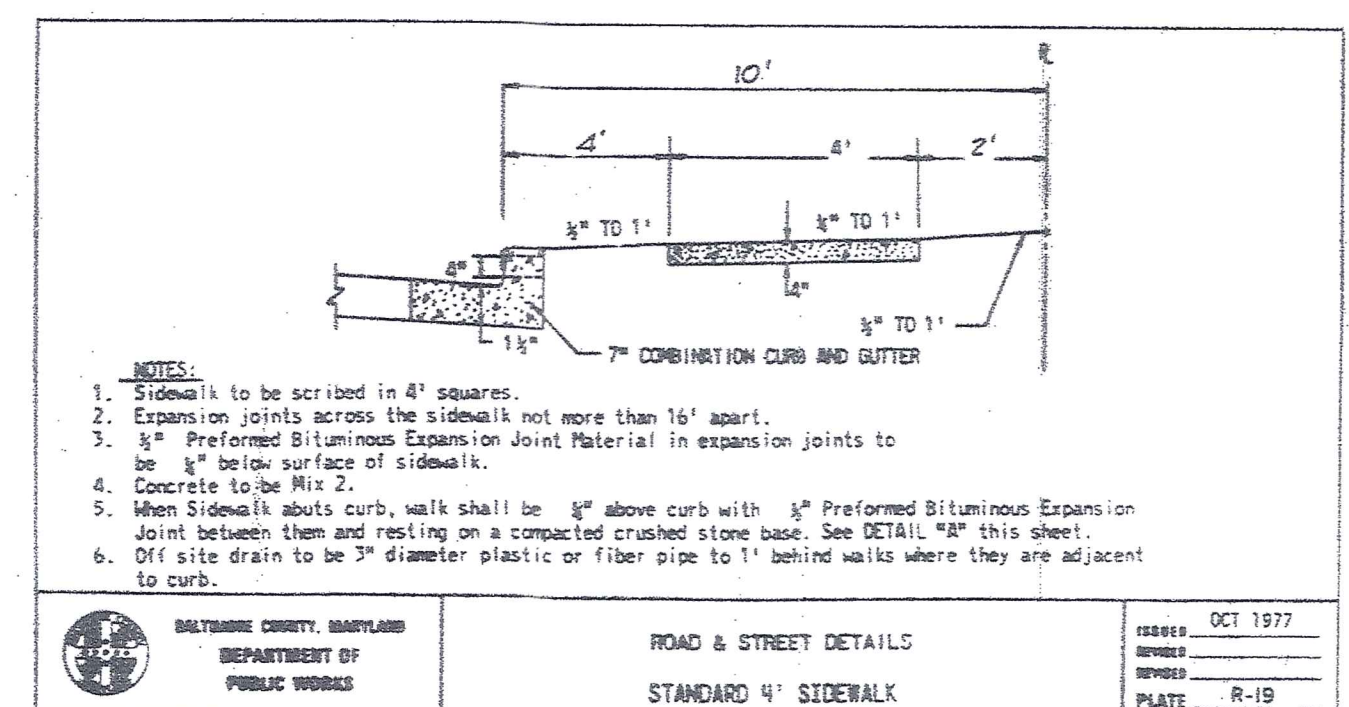


SEMINARY AVENUE ~ MARYLAND ROUTE N° 131



- NOTES:
- COORDINATES AND BEARINGS AS SHOWN HEREON ARE BASED ON BALTIMORE COUNTY TRAVERSE STATIONS:

NO.	NORTH	WEST
13774	46033.62	-3811.27
13775	45515.85	-4385.79
 - ELEVATIONS AS SHOWN HEREON ARE BASED ON BALTIMORE COUNTY BENCH MARK NO. X-9869, ELEVATION = 319.627.
 - UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON ARE MADE BY ACTUAL FIELD MEASUREMENTS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION, AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING ANY WORK.
 - N/A
 - N/A
 - AREA OF SITE:
13764.96 SQUARE FEET, OR 0.316 ACRES ±
 - EXISTING ZONING: BL
PROPOSED ZONING: NO CHANGE; BUT WITH A VARIANCE TO ALLOW A REAR SETBACK OF + 2 FEET IN LIEU OF THE REQUIRED 20 FEET ADJACENT TO A RESIDENTIAL ZONE.
 - EXISTING USE: AUTOMOBILE SERVICE STATION
PROPOSED USE: FOOD STORE
 - PARKING SPACES REQUIRED: 15
PARKING SPACES PROVIDED: 15 (INCLUDING 1 H.C.)
 - ALL EXISTING CONDITIONS, I.E. LIGHT FIXTURES, LANDSCAPING TO REMAIN UNLESS OTHERWISE NOTED.



LYON ASSOCIATES, INC.
Engineers Surveyors Planners
7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	2/15/84	WIDENING, ENTRANCES, PARKING

Owner
Two Farms Inc.
Baltimore, Md
(410)889-0200

PLAN PREPARATION	
DRAWN BY MAR/AKG	DATE 11/5/1983
DESIGNED BY AKG	SCALE 1" = 10'
CHECKED BY A. Cortel	

SITE PLAN

ROYAL FARM STORE
SEMINARY & RAILROAD AVENUES
ELECT. DIST. 8 BALTIMORE CO., MD.

DRAWING NO.
7366-59-004

SHEET NO.
1 of 1