

IN RE: PETITIONS FOR SPECIAL HEARING, *
SPECIAL EXCEPTION AND VARIANCE
NW/side of Bel Air Road; Intersection of *
Bel Air Road & Glen Park Road
11th Election District *
5th Councilmanic District *
(9620 – 9646 Bel Air Road) *

Northview Associates, LLP *
Petitioner

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY

CASE NO. 2012-0014-SPHXA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for consideration of Petitions for Special Hearing, Special Exception, and Variance. The Petitions were filed by David H. Karceski, Esquire of Venable LLP on behalf of his client Northview Associates, LLP, legal owner of the subject property. Petitioner requests a Special Hearing to amend the original special exception for a fuel service station granted in Case No. 68-70-RX. In addition, Special Exception relief was requested to permit a fuel service station on an individual site and a convenience store with a sales area larger than 1,500 square feet and a carry-out restaurant as uses in combination with the proposed fuel service station, pursuant to Sections 405.2.B.1, 405.4.E.1 and 405.4.E.10 of the Baltimore County Zoning Regulations ("B.C.Z.R."). Variance relief is also requested as follows:

- From Section 405.4.A.2.b of the B.C.Z.R. to allow a minimum landscape transition area width of 0 feet in a side yard and rear yard abutting nonresidentially zoned land in lieu of the required 6 feet; and 3 feet in a side yard and 8 feet in a front yard abutting a public right-of-way in lieu of the required 10 feet, and
- From Section 405.4.A.3.c of the B.C.Z.R. to allow one stacking space for each pump island side where a convenience store is located on the same lot.

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The subject property and requested relief are more fully described on a site plan, marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requested relief were David Donato and Blake Dickinson on behalf of the legal owner of the property, Northview Associates, LLP; William Monk with Morris & Ritchie Associates, Inc., the professional engineering firm that prepared the site plan; and David H. Karceski, Esquire with Venable LLP, attorney for Petitioner. John Kemp also attended for the contract lessee in support of the requested relief. There were no Protestants or other interested persons in attendance.

The hearing proceeded by way of a combination of proffer by Mr. Karceski and testimony from Petitioner's witnesses, which included the testimony of William Monk, Petitioner's land planner. Mr. Monk's resume was marked and accepted into evidence as Petitioner's Exhibit 2, and he was offered and accepted as an expert in the field of land planning, with particular knowledge of the Zoning Regulations. The testimony and evidence revealed that the subject property, know as "Brick Bodies Square," is comprised of approximately 6.07 acres situated at the intersection of Bel Air Road (MD. Route 1) and Glen Park Road in the Perry Hall area of Baltimore County. The subject site is zoned predominantly BL-AS (Business, Local - Automotive Services), as is shown and indicated on Petitioner's Exhibit 1 and an aerial photograph / zoning map that was marked and accepted into evidence as Petitioner's Exhibit 3.

As explained by Mr. Karceski and Mr. Monk, the aerial photograph and site photographs, marked and accepted into evidence as Petitioner's Exhibit 8A - 8F, help demonstrate some of the unique aspects of the property as well as the fuel service station area at the corner of Bel Air and Glen Park Roads. These include the following: the site's frontage on three different public roadways; its unusual shape due in part to the alignment of these roadways as well as an

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outparcel with frontage on Bel Air Road; and certain existing conditions, including a mid-block traffic light on Bel Air Road and corresponding main entrance drive into the center from Bel Air Road, all of which limit the ability to redevelop the existing out-of-date fuel station. Additional details for the proposed fuel service station were provided for illustrative purposes by the contract lessee, which include Royal Farms' building elevations, landscape plan and signage details, marked and accepted into evidence as Petitioner's Exhibits 4, 6 and 7, respectively.

The property is improved with a main shopping center building, containing approximately 47,482 square feet of gross floor area, one stand-alone pad site and, as mentioned above, a fuel service station for which approval was granted in 1967 in Case No. 68-70-RX. The anchor tenant in the main building is a health club, and there are numerous other tenant spaces within the shopping center occupied by retailers and office and restaurant uses. The aforementioned site plan, site photographs and aerial photograph provide a clear depiction of the shopping center, the site's access points, its off-street parking and internal vehicular access drives and the character of the surrounding area.

At this juncture, the proposal is to raze the existing fuel station and construct a new one in its place. The testimony and evidence offered revealed that the existing fuel station is in a state of disrepair and in need of redevelopment. The Office of Planning recognized in its Zoning Advisory Committee ("ZAC") comments, dated August 23, 2011, that the proposed Royal Farms will be "an upgrade to the subject site and enhance this portion of Bel Air Road."

The proposed fuel service station and convenience store and carry-out restaurant uses in combination are permitted by special exception on an individual site when located in the BL-AS zone, pursuant to B.C.Z.R. Sections 405.2.B.1, 405.4.E.1 and 405.4.E.10. Petitioner also requests certain variance relief in order to redevelop the existing fuel station from its current

conditions. According to Section 405.4.A.3.c of the Zoning Regulations, for a fuel service station on the same lot as a convenience store, one stacking space is to be provided for each multiproduct dispenser or "MPD". In this case, Petitioner requests that only one stacking space be provided per pump island side, as shown on Petitioner's Exhibit 1. Additionally, a variance is requested to allow for reduced landscape transition areas (or "LTAs") along the perimeter of the special exception area for the new fuel service station. Specifically, Petitioner requests LTAs a minimum of zero feet along interior side and rear yards of the fuel station area that abut nonresidentially zoned property. These edges of the fuel station area are interior to the shopping center and next to impervious areas that are now off-street parking and internal vehicular access drives for the center. A variance is also requested to allow for reduced LTAs along two of the property's road frontages. An 8 foot wide LTA is requested along Bel Air Road; the existing fuel station provides for no LTA along this particular roadway at this time. A minimum 3 foot wide LTA is requested along Glen Park Road, which extends to 10 feet in width north of the intersection of this roadway with Bel Air Road, as shown on Petitioner's Exhibit 1. A fence is also proposed along a portion of the LTA associated with Glen Park Road. Again, a landscape plan was provided for illustrative purposes as Petitioner's Exhibit 7.

The Zoning Advisory Committee ("ZAC") comments are made part of the record of this case. Of note are the Office of Planning's ZAC comments, dated August 23, 2011, by which Planning supports redevelopment of the site for the proposed fuel service station. Planning also commented that it does not oppose the requested LTA variance to provide an 8 foot wide LTA along Bel Air Road so long as Petitioner provides for trees and upgraded landscaping along Bel Air and Glen Park Roads where the new fuel station will be located. Additionally, Planning requests that final building elevations be submitted to Planning for review and approval, and

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landscape and lighting plans be submitted to the County Landscape Architect for review and approval at the time of building permit. As part of the Order in this case, I will impose conditions on the relief granted that relate to requests made by the Office of Planning. As shown and indicated on the landscape plan (Petitioner's Exhibit 7) and as explained at the public hearing, low-level shrubbery was selected rather than street trees to be planted along Bel Air Road. According to Mr. Monk, installation of street trees in front of the fuel station along Bel Air Road would result in sight distance and safety issues for motorists entering and exiting the fuel station and while traveling on Bel Air Road. Additionally, street trees planted at this location would, over time, conflict with existing overhead power lines on the same side of the street.

Petitions for Special Exception and Special Hearing

Regarding the Special Exception request, the evidence and testimony demonstrated that the proposed fuel service station and uses in combination at the subject location would not generate any adverse effects above and beyond those inherently associated with such a use irrespective of its location within the BL-AS zone. Through Mr. Karceski's proffer as well as the testimony of Petitioner's witness, Mr. Monk, the provisions of Section 502.1 of the Zoning Regulations were addressed. Specifically, Petitioner opined that the proposed use would not be detrimental to the health, safety or general welfare of the locality involved, and, in fact, would be an improvement over the existing, out-of-date fuel station; the use would not tend to create congestion in roads, streets or alleys given that the proposed fuel station will replace an existing one at the same location, vehicular trips to the fuel station predominantly will be passerby trips drawn from existing traffic on Bel Air Road, and the fact that adequate site circulation will be provided; the use would not create a potential hazard from fire, panic, or other danger, as

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development of the new fuel station will comply with applicable County building and fire prevention code provisions and adequate on-site circulation will be provided; it would not tend to overcrowd the land or cause undue concentration of population as the proposed layout will comply with applicable building and canopy setbacks and site area requirements contained in B.C.Z.R. Section 405; it would not interfere with adequate provisions for schools, parks, water, sewage, transportation, or other public requirements, because it will use very little public water or sewer capacity and have no impact on the other public services; the use would not interfere with adequate light and air as the building and canopy structures do not exceed the permitted height and, again, meet all applicable building setback requirements; the use would not be inconsistent with the purpose of the property's zoning classification nor in any other way inconsistent with the spirit and intent of the Zoning Regulations, because the use fits well within the site's business zoning and automotive services overlay district; and it would not be inconsistent with the impermeable surface and vegetative retention provisions of the Zoning Regulations.

I agree with the Petitioner that the requested Special Exception uses are appropriate for the proposed location. Petitioner's uncontroverted testimony and evidence clearly establishes that the petition for special exception meets the requirements of case law and specifically of Section 502.1 of the Zoning Regulations.

With regard to the Special Hearing, the Zoning Review Office has in the past asked for this type of request when an existing fuel service station is replaced with a new one larger in size. From the Zoning Review Office's perspective, the purpose is to create a paper trail for record-keeping from a prior zoning case to the instant case, and, as such, this request will be granted.

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Petition for Variance

Regarding the petition for Variance, upon review of the testimony and evidence, I am likewise persuaded to grant the requested relief. Specifically, I find that special circumstances exist that are peculiar to the land or structure which is the subject of the variance requests, including the site's irregular configuration, its frontage on three separate public roadways that wrap the property on three sides and certain existing conditions that impact redevelopment of the existing fuel station. I also find that strict compliance with the B.C.Z.R. would result in a practical difficulty or unreasonable hardship for Petitioner as redevelopment of the existing fuel station would not be possible. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. Again, the proposed fuel service station will replace an existing fuel station in poor condition and redevelopment of it will be consistent with the commercial nature of Bel Air Road in the vicinity of the site. Thus, the variances requested meet the requirements of Section 307 of the B.C.Z.R., as established in *Cromwell v. Ward*, 102 Md. App. 691 (1995).

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

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 9th day of September, 2011, that the Petition for Special Hearing to amend the original special exception for a fuel service station granted in Case No. 68-70-RX be and is hereby GRANTED; and

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Date

By

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a fuel service station on an individual site and a convenience store with a sales area larger than 1,500 square feet and a carry-out restaurant as uses in combination with the proposed fuel service station pursuant to Sections 405.2.B.1, 405.4.E.1 and 405.4.E.10 of the Baltimore County Zoning Regulations ("BCZR") be and is hereby GRANTED;

IT IS FURTHER ORDERED that the Petition for Variance for the following relief:

- From Section 405.4.A.2.b of the B.C.Z.R. to allow a minimum landscape transition area width of 0 feet in a side yard and rear yard abutting nonresidentially zoned land in lieu of the required 6 feet; and 3 feet in a side yard and 8 feet in a front yard abutting a public right-of-way in lieu of the required 10 feet, and
- From Section 405.4.A.3.c of the B.C.Z.R. to allow one stacking space for each pump island side where a convenience store is located on the same lot,

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

1. Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty (30) day Appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Prior to the issuance of building permits, final building elevations shall be submitted to the Office of Planning for review and approval.
3. Prior to the issuance of building permits, a lighting plan and landscape plan shall be submitted for review and approval by Mr. Avery Harden, Landscape Architect for Baltimore County. With regard to the landscape plan, low-level shrubbery rather than street trees shall be provided within the 8 foot landscape transition area along Bel Air Road for the reasons stated above.

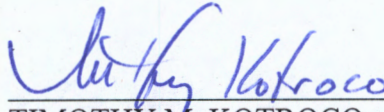
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By

4. The exterior of the dumpster enclosure to serve the fuel service station shall be covered in brick, as shown and indicated on Petitioner's Exhibit 5.

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



TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

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Date

9-7-11

By

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KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

September 7, 2011

David H. Karceski, Esquire
Venable, LLP
210 West Pennsylvania Avenue
Suite 500
Towson, MD 21204

Re: Petition for Special Hearing, Special Exception and Variance
Case No. 2012-0014-SPHXA
Property: 9620 – 9646 Bel Air Road

Dear Mr. Karceski:

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 with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/dlw
Enclosure



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 9620-9646 Belair Road
which is presently zoned BL-AS & DR 3.5

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

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

(This box to be completed by planner)

Special Hearing to amend the original special exception for a fuel service station granted in Case No. 68-70-RX.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

David H. Karceski
Name - Type or Print _____
Signature _____
Venable LLP
Company
210 W. Pennsylvania Ave., #500 410-494-6285
Address Telephone No.
Towson MD 21204
City State Zip Code

Legal Owner(s): NORTHVIEW ASSOCIATES, LLP

See Attached Sheet 1

Name - Type or Print _____
Signature _____
Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Representative to be Contacted:

David H. Karceski
Name
210 W. Pennsylvania Ave., #500 410-494-6285
Address Telephone No.
Towson MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 2012-0014-SPHXA

REV 9/15/98

ORDER RECEIVED FOR FILING

Date 9-7-11

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UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 7/15/11

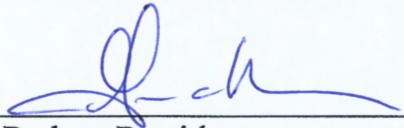
Attached Sheet 1

**Petition for Special Hearing
9620-9646 Belair Road**

Legal Owner:

**NORTHVIEW ASSOCIATES, LLP
By: Continental Realty Corporation**

By:



**Gene Parker, President
1427 Clarkview Road
Suite 500
Baltimore, MD 21209
(410) 296-4800**

Item #0014



Petition for Special Exception

to the Zoning Commissioner of Baltimore County for the property
located at 9620-9646 Belair Road

which is presently zoned BL-AS & DR 3.5

Deed Reference: 9843 / 100 Tax Account # 1600001642

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

See Attached Sheet 1

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

I, or we, agree to pay expenses of above Special Exception, 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., #500 410-494-6285

Address _____ Telephone No. _____

Towson MD 21204

City _____ State _____ Zip Code _____

Legal Owner(s): NORTHVIEW ASSOCIATES, LLP

See Attached Sheet 2

Name - Type or Print _____

Signature _____

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Representative to be Contacted:

David H. Karceski

Name _____

210 W. Pennsylvania Ave., #500 410-494-6285

Address _____ Telephone No. _____

Towson MD 21204

City _____ State _____ Zip Code _____

Case No. 2012-0014-SPHXA

REV 07/27/2007

ORDER RECEIVED FOR FILING

Date 9-7-11

By [Signature]

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 7/15/11

Attached Sheet 1

**Petition for Special Exception
9620-9646 Belair Road**

Special Exception to permit a fuel service station on an individual site and a convenience store with a sales area larger than 1,500 square feet and a carry-out restaurant as uses in combination with the proposed fuel service station pursuant to Sections 405.2.B.1, 405.4.E.1 and 405.4.E.10 of the Baltimore County Zoning Regulations.

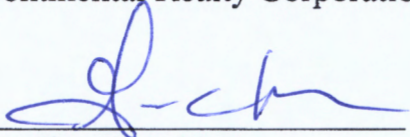
Attached Sheet 2

**Petition for Special Exception
9620-9646 Belair Road**

Legal Owner:

**NORTHVIEW ASSOCIATES, LLP
By: Continental Realty Corporation**

By:



**Gene Parker, President
1427 Clarkview Road
Suite 500
Baltimore, MD 21209
(410) 296-4800**



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property

located at 9620-9646 Belair Road

which is presently zoned BL-AS & DR 3.5

Deed Reference: 9843 / 100 Tax Account # 1600001642

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 Sheet 1

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., #500 410-494-6285

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s): NORTHVIEW ASSOCIATES, LLP See Attached Sheet 2

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

David H. Karceski

Name

210 W. Pennsylvania Ave., #500 410-494-6285

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Case No. 2012-0014-SPHXA

Office Use Only

Estimated Length of Hearing

Unavailable For Hearing

Reviewed by

Date

7/15/11

REV 8/20/07

ORDER RECEIVED FOR FILING

Date

9-7-11

By

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Attached Sheet 1

**Petition for Variance
9620-9646 Belair Road**

1. Variance from Section 405.4.A.2.b of the Baltimore County Zoning Regulations ("BCZR") to allow a minimum landscape transition area width of 0 feet in a side yard and rear yard abutting nonresidentially zoned land in lieu of the required 6 feet; and 3 feet in a side yard and 8 feet in a front yard abutting a public right-of-way in lieu of the required 10 feet.
2. Variance from BCZR Section 405.4.A.3.c to allow one stacking space for each pump island side where a convenience store is located on the same lot.

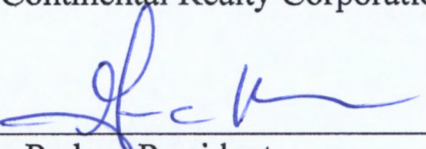
Attached Sheet 2

**Petition for Variance
9620-9646 Belair Road**

Legal Owner:

**NORTHVIEW ASSOCIATES, LLP
By: Continental Realty Corporation**

By:



**Gene Parker, President
1427 Clarkview Road
Suite 500
Baltimore, MD 21209
(410) 296-4800**

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



June 30, 2011

ZONING DESCRIPTION FOR SPECIAL EXCEPTION REQUEST

Beginning at a point 61.4 feet in the northwesterly direction from the intersection at Bel Air Road and Glen Park Drive running along Bel Air Road right-of-way line North 41°58'37" East for 160.34 feet; heading North 47°31'11" West for 252.06 feet; heading South 41°59'50" West for 176.53'; heading South 48°03'21" East for 233.49 feet; Southeasterly by a line curving to the left having a radius of 21.15 feet with an arc distance of 25.80 feet said curve being subtended by a chord bearing South 83°52'12" East 24.23 feet to the point of beginning. Having an address of 9620 Bel Air Road being located on the Northerly side of Bel Air Road.

Containing 44,258 square feet or 1.016 acres of land, more or less and being located in the Eleventh Election District, Fifth Councilmanic District, of Baltimore County, Maryland.



Joshua T. Sharon
Professional Engineer No. 34479

Item #0014

S:\PROJECT FOLDERS\17100-17199\17153\Docs\17153-ZONINGDESCRIPTION.DOC

1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD	+	Laurel, MD	+	Towson, MD	+	Georgetown, DE	+	Wilmington, DE	+	York, PA
(410) 515-9000		(410) 792-9792		(410) 821-1690		(302) 855-5734		(302) 326-2200		(717) 751-6073

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

No. **71626**

Date: **7/15/11**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$950.00

Total: **\$950.00**

Rec From:

For: **zoning hearing - case # 2012-0014-SPHXA**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

M&T Bank
 Baltimore, MD 21201

VENABLE
 Towson Operating Account
 210 West Pennsylvania Ave.
 Suite 500
 Towson, MD 21204

T 600577

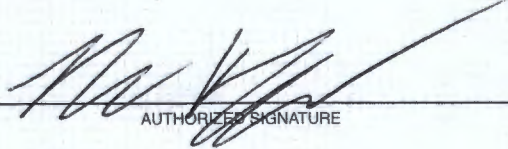
7-11
 520

DATE CHECK NO. AMOUNT
 07/14/11 600577 \$950.00

Nine hundred fifty dollars and no cents -----

PAY
 TO THE
 ORDER
 OF

Baltimore County, MD


 AUTHORIZED SIGNATURE

VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE
 (TWO SIGNATURES REQUIRED OVER \$25,000)

⑈600577⑈ ⑆052000113⑆ 9851847187⑈

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

No. **71626**

Date: **7/15/11**

PAID RECEIPT

BUSINESS ACTUAL TIME
 7/20/2011 7/18/2011 11:40:51 2

REG MSDS WALKIN DOOL DND
 >>RECEIPT # 583137 7/18/2011 DFLH

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$950.00

Dept 5- 528 ZONING VERIFICATION
 CR NO. 071626

Recpt Tot \$950.00
 \$950.00 CK \$0.00 CA
 Baltimore County, Maryland

Total: **\$950.00**

Rec From: _____
 For: **zoning hearing - case # 2012-0014-SPHXA**

D.D

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

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: #2012-0014-SPHXA

9620-9646 Belair Road

N/West side of Belair Road, 25 feet west of centerline of Glen Park Road

11th Election District — 5th Councilmanic District

Legal Owner(s): Northview Associates, LLP

Special Hearing: to amend the original Special Exception for a fuel service station granted in Case No. 68-70-RX. **Special Exception:** to permit a fuel service station on an individual site and a convenience store with a sales area larger than 1,500 sq. ft. and a carry-out restaurant as uses in combination with the proposed fuel service station pursuant to Sections 405.2.B.1, 405.4.E.1 and 405.4.E.10 of the Baltimore County Zoning Regulations. **Variance:** to allow a minimum landscape transition area width of 0 feet in a side yard and rear yard abutting non-residentially zoned land in lieu of the required 6 feet and 3 feet in a side yard and 8 feet in a front yard abutting a public right-of-way in lieu of the required 10 feet; to allow one stacking space for each pump island side where a convenience store is located on the same lot.

Hearing: Wednesday, August 24, 2011 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

JT 8/661 August 9

283275

CERTIFICATE OF PUBLICATION

8/11/2011

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 8/9/, 2011.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

TK - 8/24 10 AM
Hearing 8/24
forwarded 8/18

2012-0014-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Northview Association, LLP

August 24, 2011

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

9620-9646 Belair Road

August 9, 2011

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,

August 13, 2011


(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE #2012-0014-SPHXA

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

Room 205, JEFFERSON BUILDING
105 WEST CHESEAPEAKE AVE. TOWSON 21204

PLACE:

DATE AND TIME: Wednesday, August 29, 2011 at 10:00 a.m.

REQUEST: SPECIAL HEARING TO AMEND THE ORIGINAL SPECIAL

EXEMPTION FOR A FUEL SERVICE STATION GRANTED IN
CASE NO 68-70-RX. SPECIAL EXCEPTION TO PERMIT A FUEL SERVICE STATION
ON AN INDIVIDUAL SITE AND A CONVENIENCE STORE WITH A SALES AREA
LARGER THAN 1,500 SQ. FT. AND A CARRY-OUT RESTAURANT AS USED IN
COMBINATION WITH THE PROPOSED FUEL SERVICE STATION PURSUANT TO
SECTIONS 405.2.B.1, 405.4.E.1 AND 405.4.E.2 OF THE BALTIMORE COUNTY
ZONING REGULATIONS. VARIANCE TO ALLOW A MINIMUM LANDSCAPE
TRANSITION AREA WIDTH OF 0 FEET IN A SIDE YARD AND REAR YARD ADJUT-
ING NON-RESIDENTIALLY ZONED LAND IN LIEU OF THE REQUIRED 6 FEET AND
3 FEET IN A SIDE YARD AND 8 FEET IN A FRONT YARD ADJUTING A PUBLIC RIGHT-
OF-WAY IN LIEU OF THE REQUIRED 10 FEET TO ALLOW ONE STORAGE SPACE
FOR EACH PUMP ISLAND SIDE WAREHOUSE A CONVENIENCE STORE IS LOCATED ON
THE SOUTH EAST
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 887-3391

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

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 9, 2011 Issue - Jeffersonian

Please forward billing to:

David Karceski

410-494-6285

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0014-SPHXA

9620-9646 Belair Road

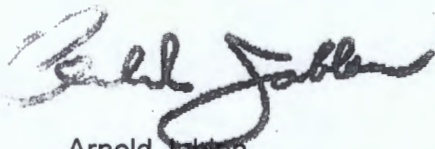
N/west side of Belair Road, 25 feet west of centerline of Glen Park Road

11th Election District – 5th Councilmanic District

Legal Owners: Northview Associates, LLP

Special Hearing to amend the original Special Exception for a fuel service station granted in Case No. 68-70-RX. Special Exception to permit a fuel service station on an individual site and a convenience store with a sales area larger than 1,500 sq. ft. and a carry-out restaurant as uses in combination with the proposed fuel service station pursuant to Sections 405.2.B.1, 405.4.E.1 and 405.4.E.10 of the Baltimore County Zoning Regulations. Variance to allow a minimum landscape transition area width of 0 feet in a side yard and rear yard abutting non-residentially zoned land in lieu of the required 6 feet; and 3 feet in a side yard and 8 feet in a front yard abutting a public right-of-way in lieu of the required 10 feet; to allow one stacking space for each pump island side where a convenience store is located on the same lot.

Hearing: Wednesday, August 24, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections 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.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

August 2, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0014-SPHXA

9620-9646 Belair Road

N/west side of Belair Road, 25 feet west of centerline of Glen Park Road

11th Election District – 5th Councilmanic District

Legal Owners: Northview Associates, LLP

Special Hearing to amend the original Special Exception for a fuel service station granted in Case No. 68-70-RX. Special Exception to permit a fuel service station on an individual site and a convenience store with a sales area larger than 1,500 sq. ft. and a carry-out restaurant as uses in combination with the proposed fuel service station pursuant to Sections 405.2.B.1, 405.4.E.1 and 405.4.E.10 of the Baltimore County Zoning Regulations. Variance to allow a minimum landscape transition area width of 0 feet in a side yard and rear yard abutting non-residentially zoned land in lieu of the required 6 feet; and 3 feet in a side yard and 8 feet in a front yard abutting a public right-of-way in lieu of the required 10 feet; to allow one stacking space for each pump island side where a convenience store is located on the same lot.

Hearing: Wednesday, August 24, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Ave., Towson 21204
Gene Parker, Northview Associates, 1427 Clarkview Road, Ste. 500, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 9, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Zoning Review | County Office Building

111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048

www.baltimorecountymd.gov

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2012-0014-SPHXA
Petitioner: Northview Ass., LLP
Address or Location: 9620 (-9646) Belair Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: David H. Karceski / Venable
Address: 210 W Pennsylvania Ave
Suite 500
Towson, Md 21204
Telephone Number: 410 494 6285

Revised 2/17/11 DT



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

August 11, 2011

Northview Associates
Gene Parker
1427 Clarkview Road, Suite 500
Baltimore, MD 21209

RE: Case Number 2012-0014-SPHXA, 9620-9646 Belair Road

Dear Mr. Parker,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 15, 2011. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
David Karceski, Venable, LLP, 210 W. Pennsylvania Avenue, Ste. 500, Towson, MD 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: August 12, 2011

FROM: Andrea Van Arsdale
Director, Office of Planning

RECEIVED

AUG 19 2011

OFFICE OF ADMINISTRATIVE HEARINGS

SUBJECT: 9620-9646 Bel Air Road

Item Number: 12-014

Petitioner: Northview Associates, LLP

Zoning: BL-AS & DR 3.5

Requested Action: Special Hearing and Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. The following comments are offered:

The Office of Planning supports the petitioner's Special Hearing and Special Exception requests.

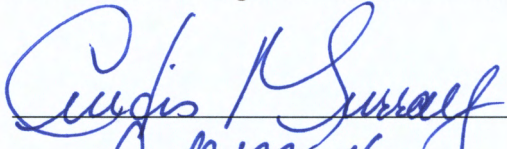
The Office of Planning supports the 0 foot landscape buffer for the side and rear yards as the site is adjacent to a large parking lot. Furthermore, the Office of Planning supports the request to permit one stacking space for each pump, as there is a cut through lane for cars between each pump station.

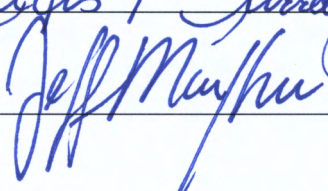
The Office of Planning **does not** support the request to allow a reduced landscaping area along the right-of-way. The petitioner shall provide a much needed area for trees. Provide a landscape buffer that is consistent with landscape buffers of adjacent developments along Belair Road.

Additionally:

1. Provide building elevations as well as building materials and colors for the proposed building.
2. Submit a sign package.
3. Submit a landscaping plan.
4. Provide a dumpster enclosure. Enclose the dumpster with same building material as the building

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

Prepared by: 

Division Chief: 
JM/LL: CM

TK 8/24 10Am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: August 23, 2011

FROM: Andrea Van Arsdale
Director, Office of Planning

SUBJECT: 9620-9646 Belair Road

RECEIVED

INFORMATION:

AUG 23 2011

Item Number: 12-014 (*revised comment*)

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Northview Associates, LLP

Zoning: BL-AS & DR 3.5

Requested Action: Special Hearing and Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. The following comments are offered:

The Office of Planning supports the petitioner's Special Hearing and Special Exception requests.

The Office of Planning has received architectural elevation, preliminary landscape plan and sign package. The new prototype for the proposed tenant will be an upgrade to the subject site and enhance this portion of Belair Road. The proposed signage appears to be sensitive to the adjacent residential lots along Glen Park Drive.

The Office of Planning supports the 0 foot landscape buffer for the side and rear yards as the site is adjacent to a large parking lot. Furthermore, the Office of Planning supports the request to permit one stacking space for each pump, as there is a cut through lane for cars between each pump station.

The Office of Planning prefers a 10-20 foot minimum landscape area along the frontage portion of the Belair Road corridor. While this office is reluctant to support a reduced landscape area of 8 feet in lieu of the required 10 feet along the right-of-way, this office does not oppose the request. The petitioner shall provide a much-needed area for trees and upgraded landscaping along Belair Road and Glen Park Drive.

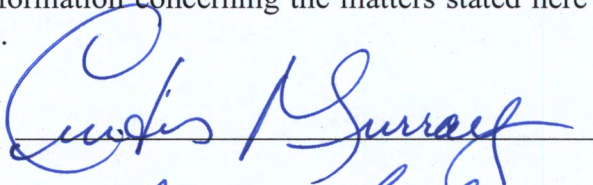
Additionally:

Provide final building elevations, landscape and lighting plan at the time of building permit. Landscape and lighting should be reviewed and approved by Avery Harden, Baltimore County Landscape Architect at that time.

It is the understanding of this office that a dumpster enclosure will be provided that will be architecturally consistent with the proposed building and overall theme of the fuel service station.

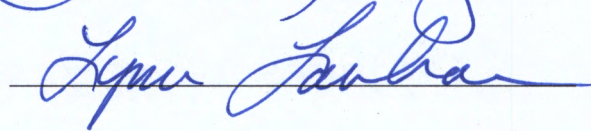
For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Prepared by:

A handwritten signature in blue ink, appearing to read "Curtis Murray", written over a horizontal line.

Division Chief:

JM/LL: CM

A handwritten signature in blue ink, appearing to read "Lynn Larkin", written over a horizontal line.

TK 8/24
10 AM 205

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

AUG 01 2011



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: August 1, 2011

SUBJECT: DEPS Comment for Zoning Item # 12-014-SPHXA
Address 9646, 9620 Belair Road
(Northview Association, LLP)

Zoning Advisory Committee Meeting of July 25, 2011.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. The Applicant is advised that there is a State (MDE) groundwater contamination case pertaining to this site, where tanks were removed from a gas station there. Contact MDE – Oil Control at (410) 537-3442 for more information.

Reviewer: *Dan Esser; Groundwater Management*

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: LEAVE BLANK

SUBJECT: DEPS Comment for Zoning Item # 12-014-SPHXA
Address 9646, 9620 Belair Road
(Northview Association, LLP)

Zoning Advisory Committee Meeting of July 25, 2011.

_____ The Department of Environmental Protection and Sustainability has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

There was a State (MDE) groundwater contamination case pertaining to this site, where tanks were removed from a gas station there. Contact MDE – Oil Control for more information.

Reviewer: Dan Esser

Date: 7/27/11



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 21, 2011

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **July 25, 2011**

Item No.:

Administrative Variance: 2012-0011A, 2012-0016A – 0017A, 2012-0018-SPH, 2012-0019A

Variance: 2012-0012A, 2011-0013-SPHA, 2012-0014-SPHXA

Special Hearing : 2012-0014-SPHXA

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

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



Beverley K. Swaim-Staley, Secretary
Darrell B. Mobley, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 7-27-11

Ms. Kristen Matthews,
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

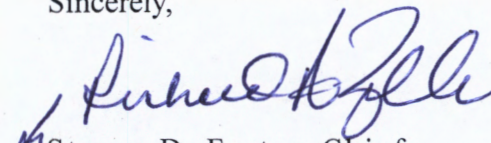
RE: Baltimore County
Item No. 2012-0014-SHA
Variance Special Exception
Special Hearing
Northview Assoc. LLP
9646-9620 Belair Road.
US1

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 7-27-11. A field inspection and internal review reveals that an entrance onto US1 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance Special Exception Special Hearing. Case Number 2012-0014-SHA.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/rz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: July 27, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For August 08, 2011
Item Nos. 2012-011, 012, 014, 015, 016, 017
And 019

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08082011 -NO COMMENTS.doc



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 21, 2011

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **July 25, 2011**

Item No.:

Special Hearing: 2012-0013-SPHA

Special Exception: 2012-0014-SPHXA, 2012-0015-XA

Variance: 2012-0015-XA

Comments:

The proposed building shall be designed and constructed so as to meet the applicable provisions of the Baltimore County Fire Prevention Code; Bill # 48-10.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

700 East Joppa Road | Towson, Maryland 21286-5500 | Phone 410-887-4500

www.baltimorecountymd.gov

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
SPECIAL EXCEPTION AND VARIANCE
9646 & 9620 Belair Road; NW/S Belair Road, * ADMINISTRATIVE LAW
25' W of c/line Glen Park Road
11th Election & 5th Councilmanic Districts * JUDGE FOR
Legal Owner(s): Northview Associates, LLP * BALTIMORE COUNTY
Petitioner(s) *
* 2012-014-SPHXA

* * * * *

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

JUL 25 2011

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of July, 2011, 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

Debra Wiley - Re: Zoning Petition Comment 12 -014

From: Jeffrey Livingston
To: Wiley, Debra
Date: 8/1/2011 10:09 AM
Subject: Re: Zoning Petition Comment 12 -014
Attachments: ZAC 12-014-SPHXA 9646 9620 Belair Road.doc

Thanks,

Here is the slightly revised and dated comment.

Jeff

>>> Debra Wiley 8/1/2011 9:52 AM >>>
Hi Jeff,

You might want to re-issue the comment for 12-014-SPHXA; the date was blank. 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

>>> Jeffrey Livingston 7/29/2011 1:47 PM >>>
DEPS comments attached.

Jeff Livingston
105 W. Chesapeake Ave, St 400
Towson, MD 21204
jlivingston@baltimorecountymd.gov
(410) 887-5859

Debra Wiley - ZAC Comments

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 7/27/2011 12:50 PM
Subject: ZAC Comments

Good Afternoon,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision. Also, please disregard if you've submitted comments.

Thanks.

2012-0011-A - *Administrative Variance* - 6601 Parsons Ave.

2012-0012-A - 323 Murdock Rd.

2012-0013-SPHA - 3814 Bay Drive [Critical Area & Flood Plain]

2012-0014-SPHXA - 9646 9620 Belair Rd.

2012-0015-XA - 3602 Milford Mill Rd.

2012-0016-A - *Administrative Variance* - 418 Bloomsbury Ave.

2012-0017-A - *Administrative Variance* - 8609 Willow Run Rd.

2012-0018-SPH - 212 N. Rolling Rd. [Flood Plain Area]

2012-0019-A - *Administrative Variance* - 4703 Rossford Circle

Please note that no hearing dates have been assigned per the database as of today. 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

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:**District - 11 Account Number** 1600001642**Owner Information**

Owner Name: NORTHVIEW ASSOCIATES
C/O CONTINENTAL REALTY
Use: COMMERCIAL
Mailing Address: SUITE 500
1427 CLARKVIEW RD
BALTIMORE MD 21209-2100
Principal Residence: NO
Deed Reference: 1) /09843/ 00100
2)

Location & Structure Information

Premises Address
9620 BELAIR RD
BALTIMORE MD 21236-1106
Legal Description
.351 AC
9620 BELAIR RD NWS
NW COR GLEN PARK ROA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0063	0021	0021		0000				1	

Special Tax Areas
Town NONE
Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1996	580	15,289 SF	06

Stories **Basement** **Type** **Exterior**
FOOD BOOTH

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011
Land	455,200	458,600		
Improvements:	221,900	239,400		
Total:	677,100	698,000	684,067	691,033
Preferential Land:	0			0

Transfer Information

Seller: CARTER RICHARD DORMENT JOHN	Date: 06/24/1993	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09843/ 00100	Deed2:
Seller: LOCH LOMOND INC LEASED TO AMERICAN	Date: 01/26/1973	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05332/ 00261	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: * NONE *

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

[Go Back](#)
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[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:

District - 11 Account Number - 2200016443

Owner Information

Owner Name: NORTHVIEW ASSOCIATES
C/O CONTINENTAL REALTY
Use: COMMERCIAL
Mailing Address: SUITE 500
1427 CLARKVIEW RD
BALTIMORE MD 21209-2100
Principal Residence: NO
Deed Reference: 1) /09843/ 00100
2)

Location & Structure Information

Premises Address
9634 BELAIR RD
BALTIMORE MD 21236-1126
Legal Description
6.2958 AC
NWS BELAIR RD
1025 FT S OF FORGE RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0063	0021	0021		0000				1	Plat Ref:

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1970	49069	6.2900 AC	06

Stories **Basement** **Type** **Exterior**
SHOPPING CENTER / NEIGHBORHOOD

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011
Land	2,687,000	2,687,000		
Improvements:	2,038,900	2,437,600		
Total:	4,725,900	5,124,600	4,858,800	4,991,700
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
KILKERRY HOLDING CO	06/24/1993	\$0
Type:	Deed1:	Deed2:
NON-ARMS LENGTH OTHER	/09843/ 00100	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00
Tax Exempt:	Special Tax Recapture:		
Exempt Class:	* NONE *		

CASE NAME Northview Assoc, LLP
CASE NUMBER 2012-0014-SPHXA
DATE 8-24-11

[illegible]

TIME: 09:05:40 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 10/04/2011
DATE: 08/02/2012 GENERAL PERMIT APPLICATION DATA PDM 10:50:48

PERMIT #: B772391 PROPERTY ADDRESS
RECEIPT #: A646662 9620 BELAIR RD
CONTROL #: TAC- SUBDIV: NW COR GLEN PARK ROA
XREF #: B772391 TAX ACCOUNT #: 1600001642 DISTRICT/PRECINCT 11 01

OWNERS INFORMATION (LAST, FIRST)

FEE: 120.00 NAME: NORTHVIEW ASSOCIATES AND C/O CONTINENTAL REALTY
PAID: 120.00 ADDR: STE 500, 1427 CLARKVIEW RD 21209
PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 10/04/2011 NAME: WALT UGOLICK
ISSUED: 10/04/2011 COMPANY: APEX COMPANIES LLC
OCCPNY: ADDR1: 15850 CRABBS BRANCH WAY
FINAL INSPECT: ADDR2: ROCKVILLE, MD 20855
INSPECTOR: 11C PHONE #: 301-417-0200 LICENSE #:
NOTES: AF

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

Zoning Case
2012-00145PHXA
9/7/2011 | 11C5
Zon BC-AS

TIME: 09:06:17 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 06/21/2012
DATE: 08/02/2012 GENERAL PERMIT APPLICATION DATA PDM 14:34:40

PERMIT #: B773527 PROPERTY ADDRESS
RECEIPT #: A647064 9620 BELAIR RD
CONTROL #: RAC- SUBDIV: NW COR GLEN PARK ROA
XREF #: B773527 TAX ACCOUNT #: 1600001642 DISTRICT/PRECINCT 11 01

OWNERS INFORMATION (LAST, FIRST)

FEE: 16.00 NAME: NORTHVIEW ASSOCIATES C/O CONTINENTAL REALTY
PAID: 16.00 ADDR: 1427 CLARKVIEW RD, STE 500 21209
PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 10/20/2011 NAME: ROBERT WOOD
ISSUED: 06/22/2012 COMPANY: MORRIS & RITCHIE ASSOC
OCCPNY: ADDR1: 1220-C E JOPPA RD #505
FINAL INSPECT: ADDR2: TOWSON, MD 21286
INSPECTOR: 11C PHONE #: 410-821-1690 LICENSE #:
NOTES: CPC/AF

CAP OFF (P790281) FINALED 6/21/2012 KLL

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 09:04:19 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 05/24/2012
DATE: 08/02/2012 GENERAL PERMIT APPLICATION DATA EDW 12:22:22

PERMIT #: B788765 PROPERTY ADDRESS
RECEIPT #: A657609 9620 BELAIR RD
CONTROL #: GRC- SUBDIV: NW COR GLEN PARK ROA
XREF #: B788765 TAX ACCOUNT #: 1600001642 DISTRICT/PRECINCT 11 01

OWNERS INFORMATION (LAST, FIRST)

FEE: 115.00 NAME: NORTHVIEW ASSOCIATES
PAID: 115.00 ADDR: 1427 CLARKVIEW RD STE 500, MD 21209-2100
PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 05/24/2012 NAME: ROBERT WOOD
ISSUED: 07/16/2012 COMPANY: MORRIS & RITCHIE ASSOCIATES INC
OCCPNY: ADDR1: 1220-C E JOPPA RD
FINAL INSPECT: ADDR2: TOWSON MD 21286
INSPECTOR: 11C PHONE #: 410-821-1698 LICENSE #:
NOTES: EDW

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 09:03:26 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 05/24/2012
DATE: 08/02/2012 GENERAL PERMIT APPLICATION DATA EDW 12:22:33

PERMIT #: b788767 PROPERTY ADDRESS
RECEIPT #: A657610 9620 BELAIR RD
CONTROL #: SWMC- SUBDIV: NW COR GLEN PARK ROA
XREF #: B788767 TAX ACCOUNT #: 1600001642 DISTRICT/PRECINCT 11 01

OWNERS INFORMATION (LAST, FIRST)

FEE: 50.00 NAME: NORTHVIEW ASSOCIATES
PAID: 50.00 ADDR: 1427 CLARKVIEW RD STE 500, MD 21209-2100
PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 05/24/2012 NAME: ROBERT WOOD
ISSUED: 07/16/2012 COMPANY: MORRIS & RITCHIE ASSOCIATES INC
OCCPNY: ADDR1: 1220-C E JOPPA RD
FINAL INSPECT: ADDR2: TOWSON MD 21286
INSPECTOR: 11B PHONE #: 410-821-1698 LICENSE #:
NOTES: EDW

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 08:56:33 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 05/29/2012
DATE: 08/02/2012 GENERAL PERMIT APPLICATION DATA CPC 14:48:52

PERMIT #: B789005 PROPERTY ADDRESS
RECEIPT #: A656744 9620 BELAIR RD
CONTROL #: C- SUBDIV: 1025 FT S OF FORGE RD
XREF #: B789005 TAX ACCOUNT #: 2200016443 DISTRICT/PRECINCT 11 01
OWNERS INFORMATION (LAST, FIRST)
FEE: 608.00 NAME: NORTHVIEW ASSOC. C/O CONTINENTIAL REAALY
PAID: 608.00 ADDR: 1427 CLARKSVIEW RD, 21209
PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 05/29/2012 NAME: N. COMMADARI
ISSUED: 07/30/2012 COMPANY: ROYAL FARMS
OCCPNY: ADDR1: 1553 OXBURY RD
FINAL INSPECT: ADDR2: TOWSON, MD 21286
INSPECTOR: 11C PHONE #: 410-262-0812 LICENSE #:
NOTES: TLM/CPC

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 08:56:11 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 05/29/2012
DATE: 08/02/2012 GENERAL PERMIT APPLICATION DATA CPC 14:57:01

PERMIT #: B789006 PROPERTY ADDRESS
RECEIPT #: A789006 9620 BELAIR RD
CONTROL #: C- SUBDIV: 1025 FT S OF FORGE RD
XREF #: B789006 TAX ACCOUNT #: 2200016443 DISTRICT/PRECINCT 11 01
OWNERS INFORMATION (LAST, FIRST)

FEE: 80.00 NAME: NORTHVIEW ASSOC. C/O CONTINENTAL REALTY
PAID: 80.00 ADDR: 1427 CLARKSVIEW RD, 21209
PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 05/29/2012 NAME: N. COMMADARI
ISSUED: 07/30/2012 COMPANY: ROYAL FARMS
OCCPNY: ADDR1: 1553 OXBURY RD
FINAL INSPECT: ADDR2: TOWSON, MD 21286
INSPECTOR: 11C PHONE #: 410-262-0812 LICENSE #:
NOTES: TLM/CPC

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 08:55:24 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 05/29/2012
DATE: 08/02/2012 GENERAL PERMIT APPLICATION DATA CPC 15:02:51

PERMIT #: B789009 PROPERTY ADDRESS
RECEIPT #: A656744 9620 BELAIR RD
CONTROL #: C- SUBDIV: 1025 FT S OF FORGE RD
XREF #: B789009 TAX ACCOUNT #: 2200016443 DISTRICT/PRECINCT 11 01

OWNERS INFORMATION (LAST, FIRST)

FEE: 555.00 NAME: NORTHERN ASSOC. C/O CONTINENTAL REALTY
PAID: 555.00 ADDR: ROYAL FARMS
PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 05/29/2012 NAME: N. COMMADARI
ISSUED: 07/30/2012 COMPANY: ROYAL FARMS
OCCPNY: ADDR1: 1553 OXBURY RD
FINAL INSPECT: ADDR2: TOWSON, MD 21286
INSPECTOR: 11C PHONE #: 410-262-0812 LICENSE #:
NOTES: TLM/CPC

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

9629 Boer Rd.

8/24

10AM

Case No.: 2012 - 0014 - SPHXA

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Resume of Bill Monk	
No. 3	Aerial Photograph	
No. 4 ^A _B _C	Bldg Elevations of Royal Farm	
No. 5	Dryster enclosure	
No. 6 ^A _B	Details of Royal Farm Signage	
No. 7	landscape Plan	
No. 8 ^A _{FE 8B} _{8F 8C} _{8D}	Photos of existing property	
No. 9	Site Plan with Colored	
No. 10		
No. 11		
No. 12		

WILLIAM P. MONK
Principal

Project Assignment:

Principal, Project Manager, Urban
Design and Site Planning, Expert
Witness

Years of Experience:

MRA: 10
Other Firms: 25

Education:

Master of Urban Planning,
University of Illinois, 1975
Bachelor of Urban Planning,
University of Illinois, 1973

Professional and Industry Affiliations:

Mayor's Transition Committee for
Economic Development, Mayor
Martin O'Malley, City of
Baltimore 1999-2000
Greater Towson Committee
(formerly Towson Development
Corporation)
President 1998-2000
Bd. of Directors 1994-2010
Chairman of the Baltimore County
Design Review Panel, 2008-
present
Tomorrow's Towson Urban Design
Committee (member)
National Association of Industrial
and Office Properties (member)
Baltimore Development Work Group
(member)
International Council of Shopping
Centers (ICSC)

Past Member:

American Planning Association
National Golf Association
Citizens Planning & Housing Association
(CPHA) (past board member)



**MORRIS & RITCHIE
ASSOCIATES, INC.**

Qualifications:

Mr. Monk is a Principal of MRA and provides site planning/design, project management, and government and community liaison services to institutional, commercial/retail, industrial, and residential clients throughout the mid-Atlantic region. Mr. Monk has worked in Baltimore City for over 35 years, representing commercial/retail and residential clients, as well as serving on nonprofit boards, ad hoc committees, and providing pro bono professional services.

Mr. Monk has extensive experience providing expert witness testimony. He is an approved expert witness in several jurisdictions throughout the mid-Atlantic region, including Prince George's County, Annapolis, Anne Arundel County, Baltimore, Baltimore County, Carroll County, Frederick County, Harford County, Howard County, and St. Charles Community in Maryland. Furthermore, he has testified in more than 300 zoning hearings over the past 35 years.

Sample projects managed and designed by Mr. Monk include the following:

COMMERCIAL/ RETAIL CENTERS

Bay River – Planned Business Community, Havre de Grace, Maryland
Project Manager/Chief Designer for a 76-acre mixed-use master planned business community containing over 900,000 SF of retail, office, and institutional space. Located at the interchange of I-95 and MD 155, the "Gateway" to the historic city of Havre de Grace.

Hampstead Business Park, Hampstead, Maryland - Project management and site planning for a 26-acre mixed-use (industrial, office, and retail) planned community at the crossroads of the new Hampstead By-Pass and MD Route 482.

Solo Cup Site, Owings Mills, Maryland - Project Manager and Designer in the preparation of a mixed-use (office, retail, and residential) planned community containing over 900,000 SF for this 51-acre site in Baltimore County.

Reisterstown Plaza, Baltimore, Maryland - Principal-In-Charge responsible for design/site planning studies for the reconfiguration expansion of the retail center consisting of over 100,000 SF.

Towson Commons Redevelopment Studies and Design, Towson, Maryland
Project Manager for ongoing redevelopment design studies intended to reposition the street-level retail component of a 15-year old mixed-use project that includes a proposed 20-story residential tower and an existing 10-story office tower. The Redevelopment Study process began with a survey of existing commercial real estate market opportunities in the area, and has focused on adding a strong residential component, while reinforcing the project's strength as an office location of choice and creating new retail and restaurant opportunities with direct street level pedestrian access. Upfront project feasibility studies included surveying, site engineering, and securing government entitlement approvals.

Continued on the next page...

PETITIONER'S EXHIBIT

2



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



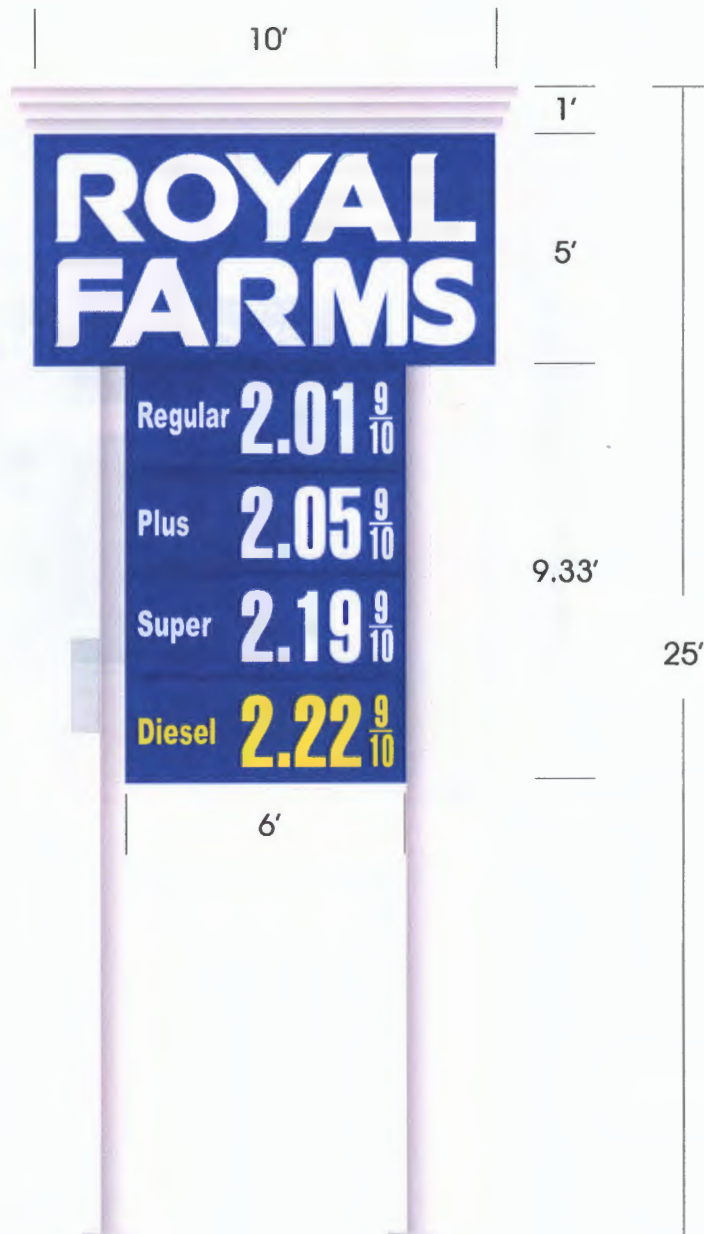
This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims any liability for its use.

PETITIONER'S EXHIBIT

3

upon this data.

Printed 8/12/2011



Scale 1/4" = 1'







PETITIONER'S EXHIBIT

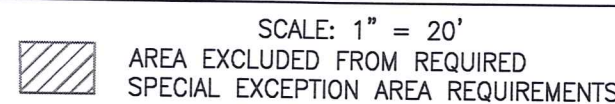
8C





PETITIONER'S EXHIBIT DE





DATE	REVISIONS	JTH COORDINATING DISTRICT
		JOB NO.: 17153
		SCALE: 1"=50'
		DATE: 07/14/2011
		DRAWN BY: MLE
		DESIGN BY: BM
		REVIEW BY: BM
		SHEET: 1 OF 1



1 RENDERED PERSPECTIVE
SCALE = N.T.S.

PETITIONER'S EXHIBIT

4A

R1.0

RATCLIFFE
ARCHITECTS
10004 Severn Road
Severna Park, Maryland 21153
410-484-7010 • Fax 410-484-3019 • patrick@ratcliffearch.com

ROYAL FARMS

ROYAL FARMS_TYPICAL K-STORE
CITY, STATE, ZIP

CONTENT:

RENDERED
PERSPECTIVE

TITLE BLOCK		REVISED =
KEY	NOT REVISED =	
#	REVISED DATE	CONTENT
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	---	BID SET
	---	CONST. SET
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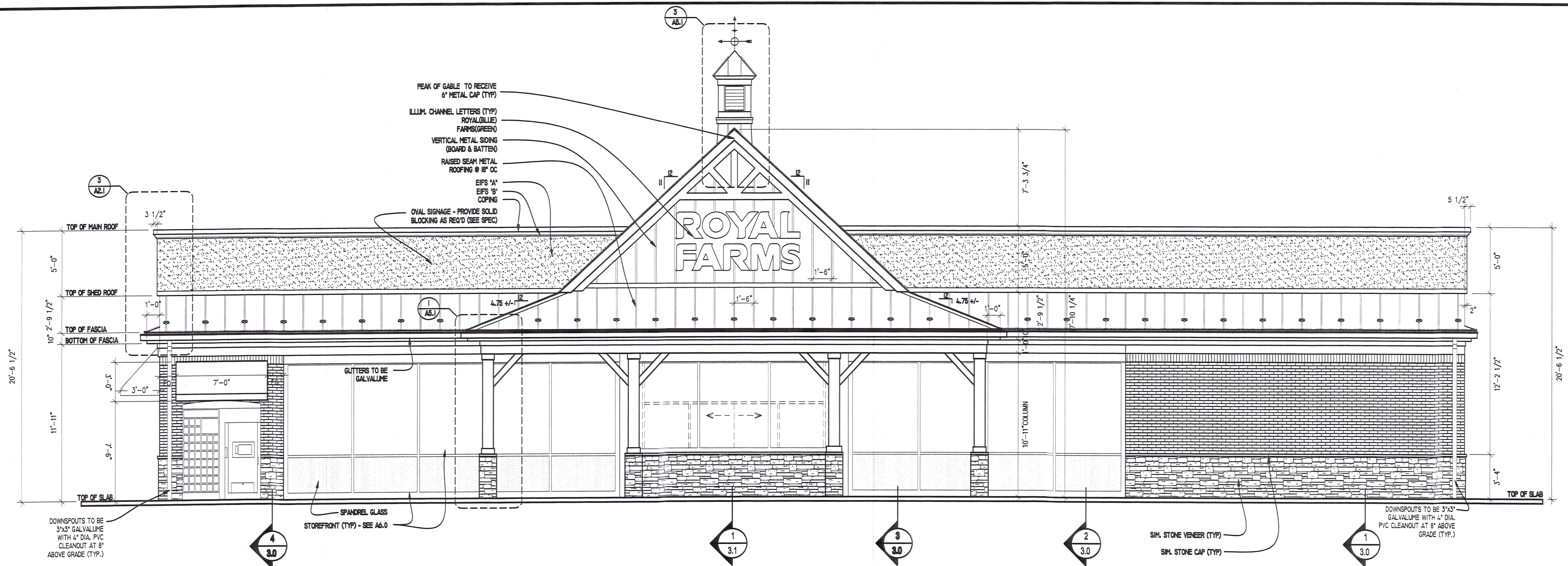
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SCALE: NOTED

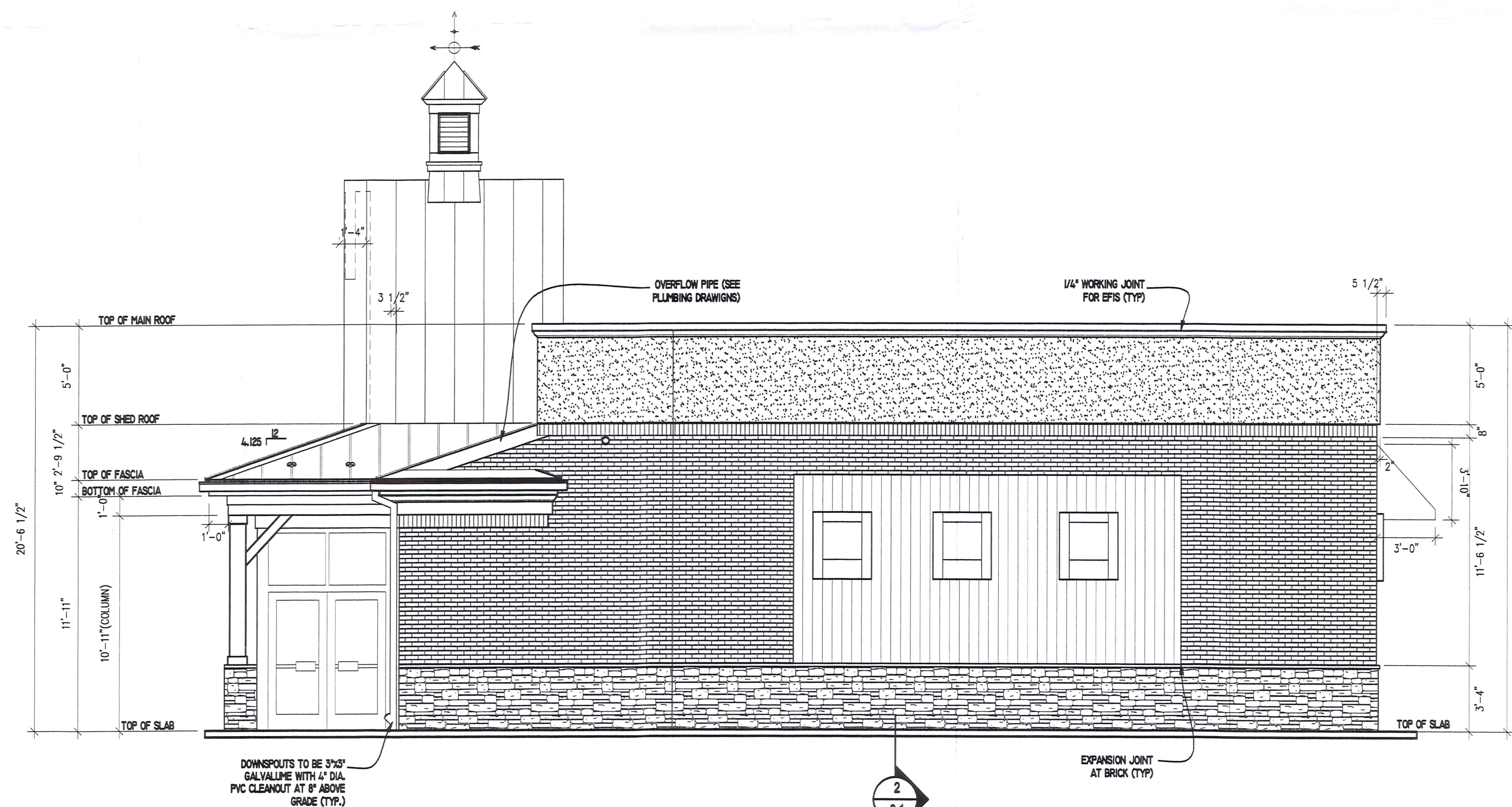
DRAWN BY: D.M.W.

THESE DRAWINGS ARE PROTECTED UNDER THE
COPYRIGHT ACT OF 1976 AND SHALL NOT BE
REPRODUCED WITHOUT THE WRITTEN PERMISSION OF
THE ARCHITECT

* FOR ILLUSTRATIVE PURPOSES



1 FRONT ELEVATION
SCALE = 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE = 1/4" = 1'-0"

NOTE:

1. PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT TO MATCH BUILDING.
2. SEE CIVIL PLANS FOR DETAILED GRADING INFORMATION.
3. SEE SHEET A6.1 FOR EXTERIOR SPECIFICATIONS

PETER W. RATCLIFFE, AIA.
ARCHITECTS
10404 Stevenson Road
Stevenson, Maryland 21153
410-281-1000 FAX 410-281-1001 PETER@PWRATCLIFFE.COM

ROYAL FARMS
9634 BelAir Road
Perry Hall, Md. 21128
STORE #----

CONTENT:

ELEVATIONS

REVISED:
DATE

---	---	BID SET
---	---	CONST. SET

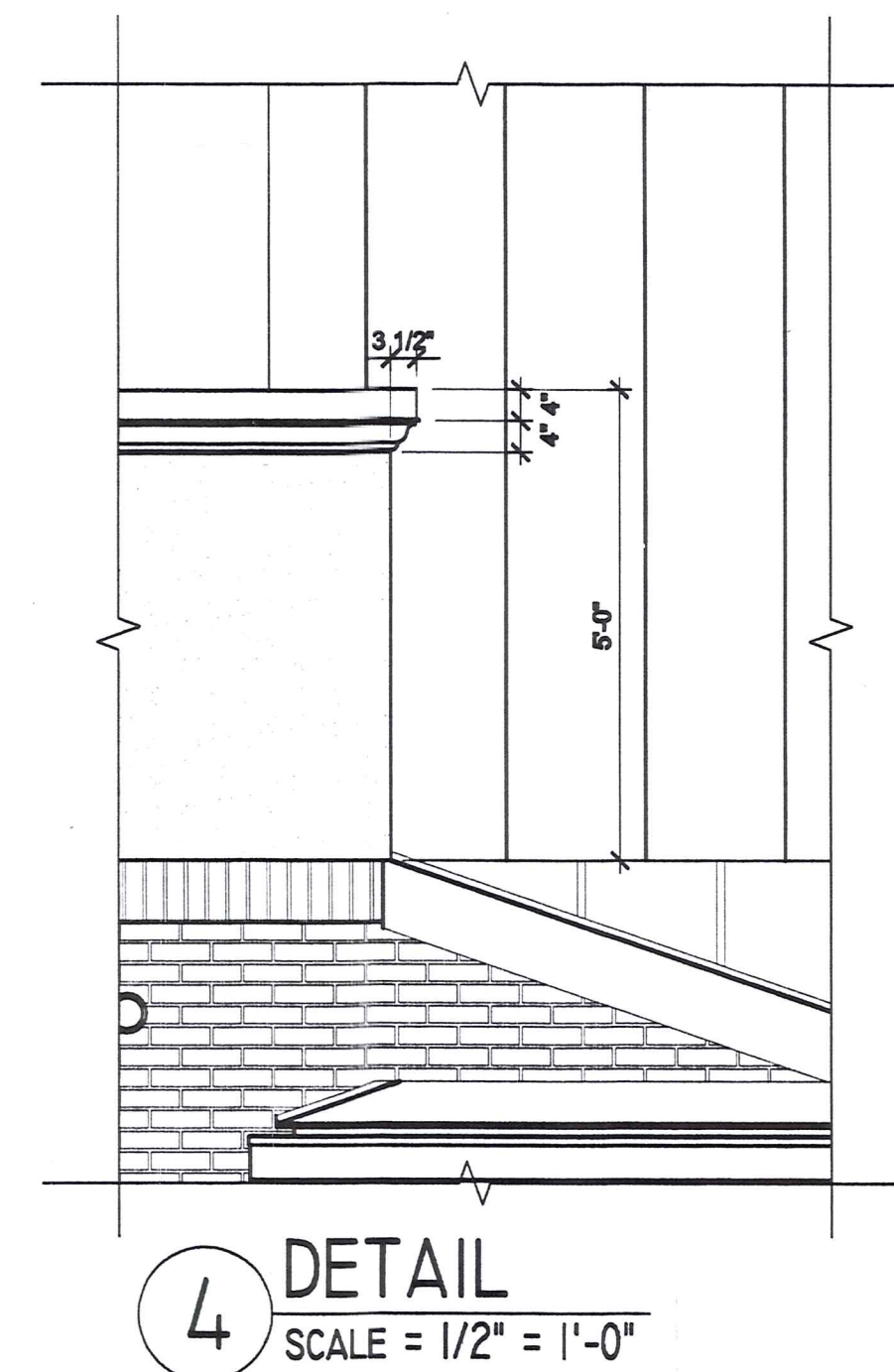
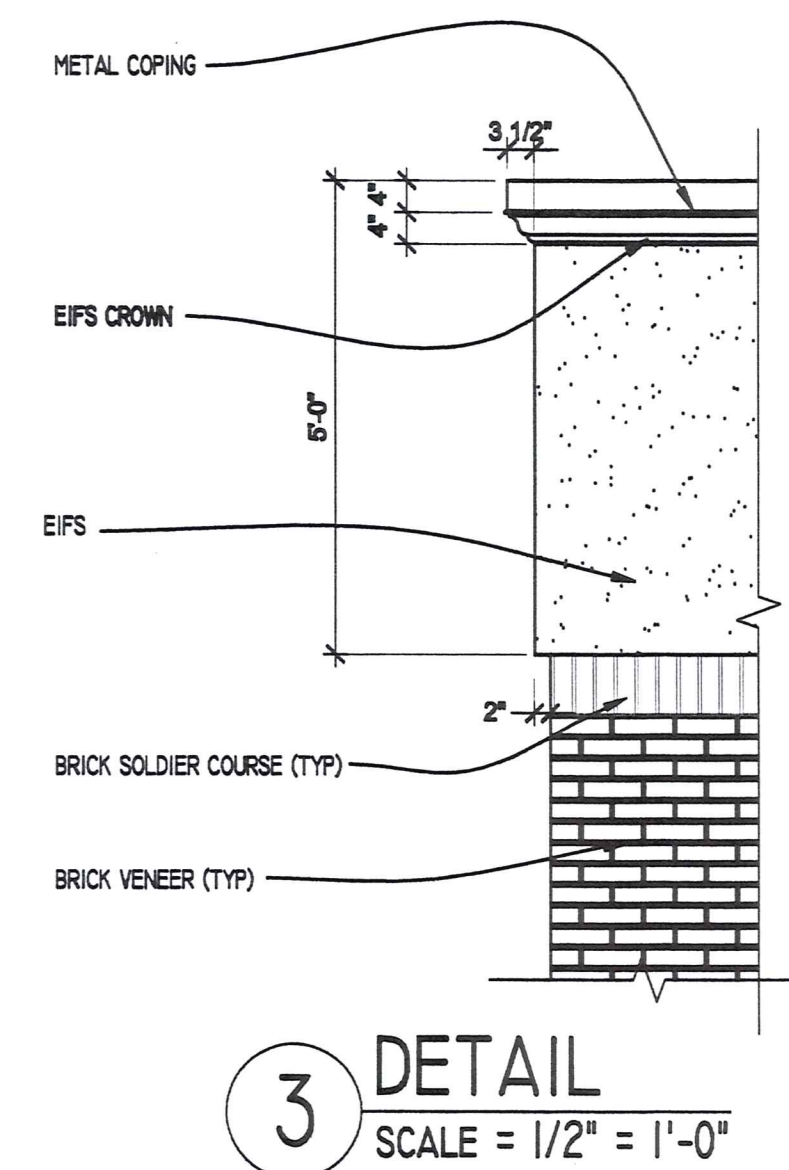
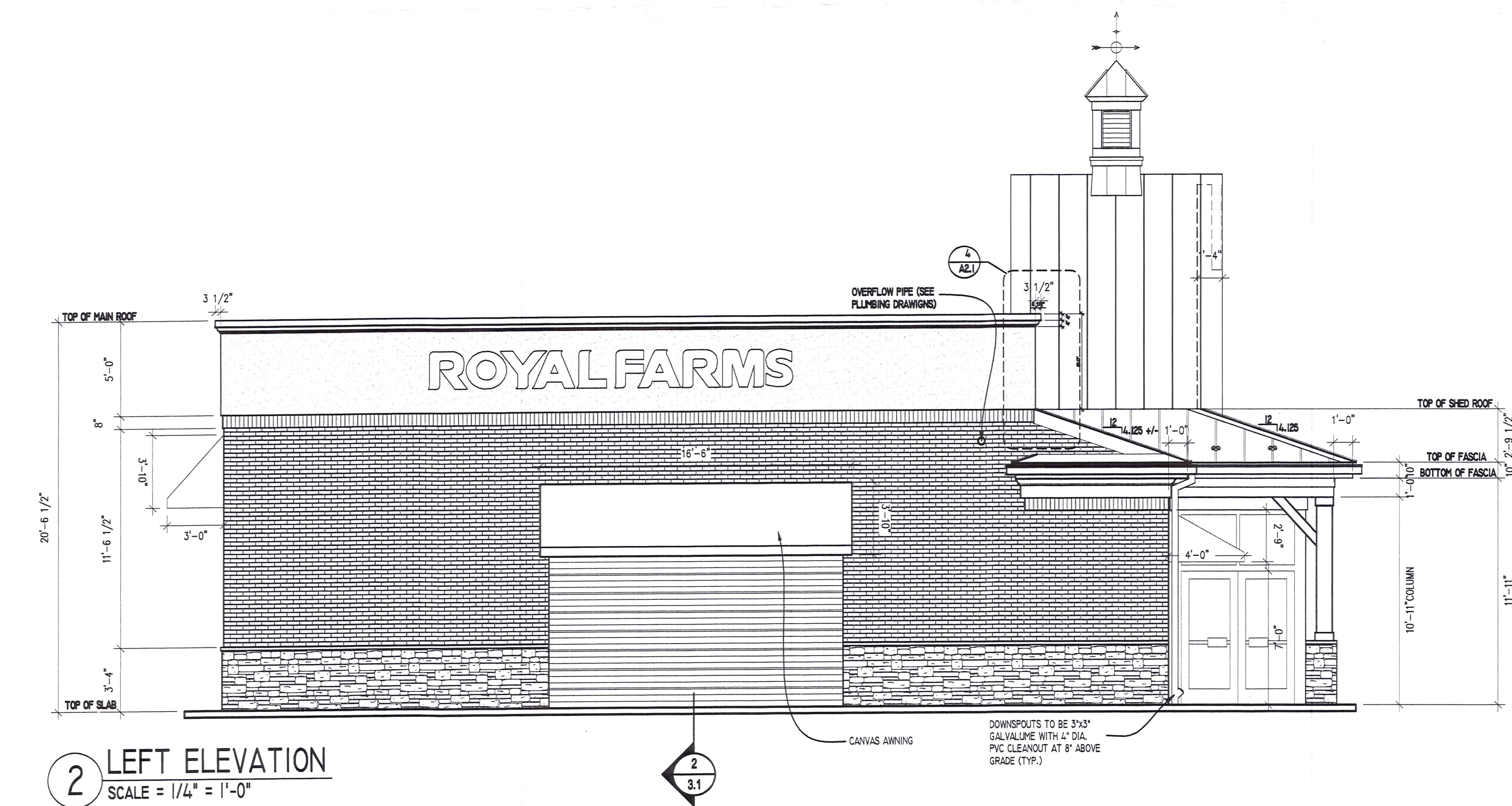
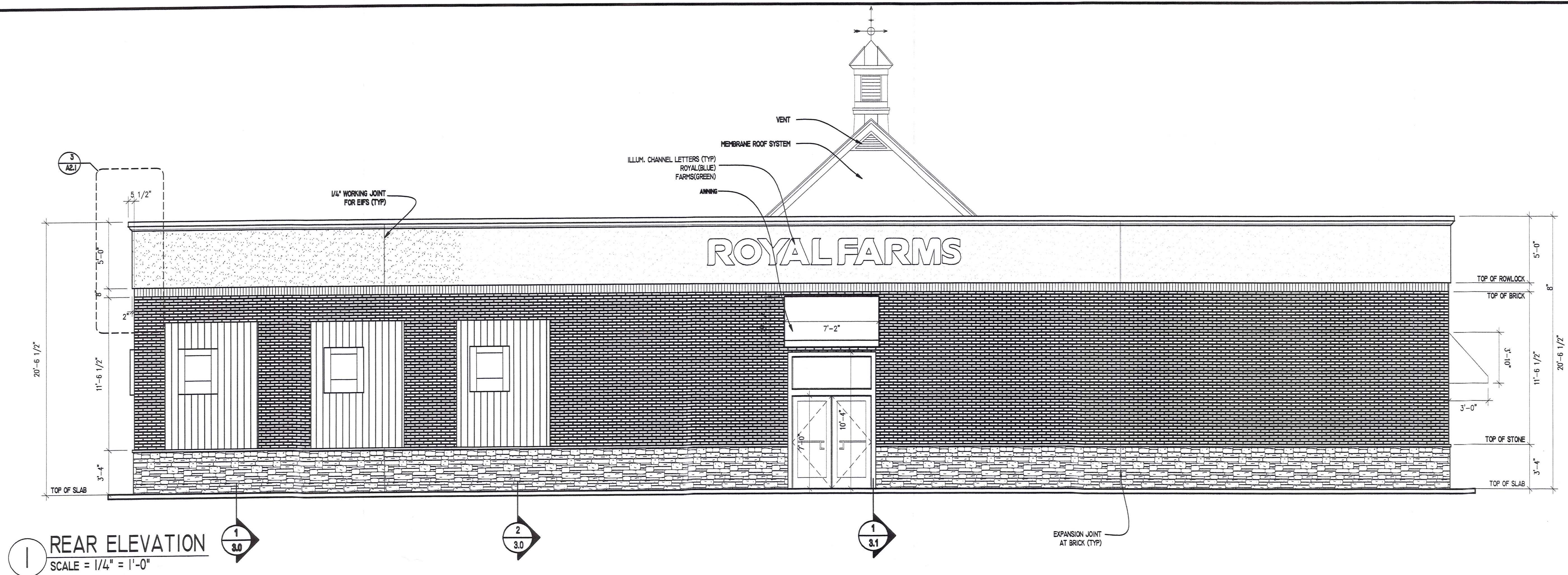
DATE: 08-19-11

SCALE: 1/4" = 1'-0"

DRAWN BY: WITT

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A2.0



NOTE:

1. PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT TO MATCH BUILDING.
2. SEE CIVIL PLANS FOR DETAILED GRADING INFORMATION.
3. SEE SHEET A6.1 FOR EXTERIOR SPECIFICATIONS

PETER W. RATCLIFFE, AIA.
ARCHITECTS
2600 Stevenson Road
Perry Hall, Md. 21128
(410) 486-1113
WWW.PETERWATCLIFFE.COM

ROYAL FARMS
9634 BelAir Road
Perry Hall, Md. 21128
STORE #---

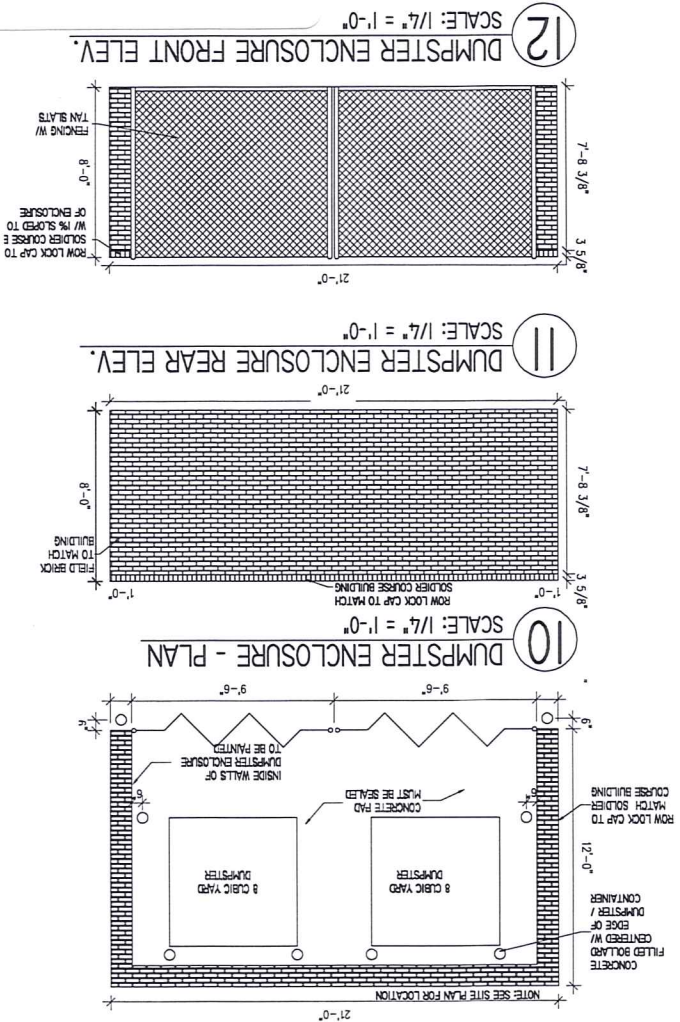
CONTENT:
ELEVATIONS

REVISED:
DATE
---,---,--- BID SET
---,---,--- CONST. SET

DATE: 08-19-11
SCALE: NOTED
DRAWN BY: WITT

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A2.1



PETER W. RATCHLIFE, AIA.
ARCHITECTS
1444 Belvoir Road
Perry Hall, Maryland 21128
410-464-7000 FAX 410-464-5383 PETER@PARCHITECTS.COM

ROYAL FARMS
9634 BelAir Road
Perry Hall, Md. 21128
STORE #---

CONTENT: FUEL CANOPY / DUMPSTER ENCLOSURE & EXTERIOR SIGNAGE
REVISED: # DATE
BID SET
CONST. SET
DATE: 08-19-11
SCALE: VARIES
DRAWN BY: WITT

A7.0
PETITIONER'S EXHIBIT
5

