



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

December 11, 2012

David H. Karceski, Esquire
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204

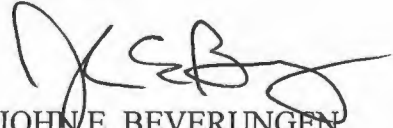
RE: Petition for Special Exception
Case No.: 2013-0093-X
Property: 11119 McCormick Road

Dear Mr. Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Justin Williams, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Md. 21204
Ken Schmid, 325 Gambrills Road, Suite E, Gambrills, Md. 21054
Tanya Bensinger, 10540 York Road, Suite M, Hunt Valley, Md. 21030
Steve Warfield, 10540 York Road, Suite M, Hunt Valley, Md. 21030
Jeff Bainbridge, 3611 Roland Avenue, Baltimore, Md. 21211
Robert Becker, P.O. Box 1189, Brooklandville, Md. 21022
Todd Tilson, P.O. Box 1189, Brooklandville, Md. 21022

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
11119 McCormick Road; NE/S McCormick *
Road, 385' N c/line Wight Avenue * OF ADMINISTRATIVE
8th Election & 3rd Councilmanic Districts *
Legal Owner(s): Consolidated McCormick LLC* HEARINGS FOR
Contract Purchaser(s): Two Farms, Inc *
Petitioner(s) * BALTIMORE COUNTY
* 2013-093-X

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

OCT 26 2012

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of October, 2012, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

IN RE: PETITION FOR SPECIAL EXCEPTION *

(11119 McCormick Road)

8th Election District *

3rd Councilman District

Consolidated McCormick, LLC *

Legal Owner

Two Farms, Inc., *

Lessee

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2013-0093-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Exception filed for property located at 11119 McCormick Road. The Petition was filed by David H. Karceski, Esquire, on behalf of the legal owner of the subject property, Consolidated McCormick, LLC, and the lessee, Two Farms, Inc., ("Petitioners"). The Special Exception Petition seeks relief pursuant to §§ 405.2B.1, 405.4.E.1, 405.4.E.2, and 405.4.E.10 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a fuel service station on an individual site and a convenience store, carry-out restaurant and a roll-over car wash as uses in combination. The subject property and requested relief are more fully described on the five (5) sheet site plan which was marked and accepted into evidence as Petitioners' Exhibit 1A-E.

Appearing at the hearing was Kenneth Schmid with Traffic Concepts, Inc., Tanya Bensinger and Stephen A. Warfield, both with Matis Warfield, the consulting firm that prepared the site plan, Robert Becker and Todd Tilson of Consolidated McCormick, and Jeff Bainbridge, Director of Real Estate, Royal Farms. David H. Karceski Esquire, and Justin Williams, Esquire, both with Venable, LLP, attended and represented the Petitioners. There were no Protestants in attendance, nor does the file contain any correspondence opposing the project. The file reveals

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Date 12/11/12

By sn

that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. ZAC comments were received from Department of Planning (DOP) on November 14, 2012, requesting that Petitioner provide sidewalks along McCormick Road and to the store entry. Counsel explained that a sidewalk already exists along McCormick Road, and the plan also shows a sidewalk to the store entrance. Exhibit 6. In addition, a ZAC comment was received from the Bureau of Development Plans Review (DPR) on October 24, 2012, requesting revision of the plan to show a minimum of 22' drive aisle width. This comment was addressed as a red lined revision to the site plan. Exhibit 1.

Testimony and evidence offered at the hearing revealed that the subject property is 145,220 square feet (3.33 acres) and is zoned BM-IM. The site is currently improved with an 8,500 square feet commercial building that will be razed. The petitioner proposes to construct a Royal Farm store fuel service station on the site, and a convenience store, food carryout and car wash will be included as "uses in combination" with the fuel service station, as permitted by B.C.Z.R. § 405E. As shown on the My Neighborhood maps (Exhibits 3 & 4), the subject property is situated among many other commercial and industrial sites in the Hunt Valley business community. Petitioner requires only special exception relief, as the site plan is, in the words of counsel, "variance free."

SPECIAL EXCEPTION

As noted above, Petitioners seek special exception relief under §§ 405.2B.1, 405.4.E.1, 405.4.E.2, and 405.4.E.10 of the Baltimore County Zoning Regulations (B.C.Z.R.), to use a fuel service station on an individual site and a convenience store, carry-out restaurant and a roll-over car wash as uses in combination. Under Maryland law, a special exception use enjoys a

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By SN

presumption that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court emphasized that a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.¹

Here, there was no evidence presented that the adverse effects from the operation of a fuel service station, convenience store, carry-out restaurant and a roll-over car wash would be any greater at this location than in any other locations in the zone where the use is permitted by special exception. Indeed, Mr. Warfield testified (via proffer) the project satisfied each of the requirements set forth in B.C.Z.R. § 502.1, and would in no way negatively impact the community's health, safety and welfare. Mr. Warfield stressed that no variances were required and that the site is surrounding by the Hunt Valley business community. In addition, Kenneth Schmid (a traffic engineer who was accepted as an expert) testified that the two signalized intersections closest to the site function at an "A" level of service, and that the store would not cause congestion in or overburden the roadways.

Pursuant to the advertisement, posting of the property, and public hearing on this petition, and after considering the testimony and evidence offered, I find that Petitioners' Special Exception request should be granted.

¹ The B.C.Z.R. imposes an additional requirement (above and beyond the § 502.1 standards) for special exception relief in this setting. Specifically, that there not be abandoned fuel service stations in the vicinity of the proposed site. B.C.Z.R. §405.3. Here, Stephen Warfield (a licensed Professional Engineer who was accepted as an expert) testified there is not an abandoned service station within one (1) mile of the subject property.

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12/11/12

By

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THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 11th day of December, 2012, that the Petitioners' request for relief under §§ 405.2B.1, 405.4.E.1, 405.4.E.2, and 405.4.E.10 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to allow a fuel service station on an individual site and a convenience store, carry-out restaurant and a roll-over car wash as uses in combination, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The special exception relief granted herein must be utilized within a period of five (5) years from the date hereof.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 12/11/12

By slh



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 11119 McCormick Road, Hunt Valley, MD 21031 which is presently zoned BM-IM
Deed References: 28989/312 10 Digit Tax Account # 1 7 0 0 0 1 0 5 4 9
Property Owner(s) Printed Name(s) Consolidated McCormick LLC

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☒ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
SEE ATTACHED

3. ☐ a Variance from Section(s)

of the zoning regulations of Baltimore County to the zoning law of Baltimore County for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Two Farms, Inc.

Name- Type or Print

John Kemp

Signature John Kemp, President
3611 Roland Ave. Baltimore MD

Mailing Address City State
21211 410-889-0200 jsbainbridge@royalfarms.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

David H. Karceski

Signature Venable LLP
210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address City State
21204 410-494-6285 dhkarceski@venable.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Consolidated McCormick LLC

Name #1 - Type or Print

Name #2 - Type or Print

Robert Fischer

Signature #1 Signature #2
P.O. Box 1189 Brooklandville MD

Mailing Address City State
21022 410-823-8100, ext. 2 tat@cecinv.com
Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

David H. Karceski

Signature Venable LLP
210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address City State
21204 410-494-6285 dhkarceski@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2013-0093-X Filing Date 10/17/12

ORDER RECEIVED FOR FILING

Date 12/11/12

By *sn*

Do Not Schedule Dates: Reviewer RDD

REV. 10/4/11

ATTACHMENT
PETITION FOR SPECIAL EXCEPTION
11119 McCORMICK ROAD

Special Exception to allow a fuel service station on an individual site and a convenience store, carry-out restaurant and roll-over car wash as uses in combination, pursuant to BCZR Sections 405.2.B.1, 405.4.E.1, 405.4.E.2, and 405.4.E.10.

**ZONING DESCRIPTION to Accompany Petition For ~~Variance,~~
Special Exception ~~and Special Hearing Request~~** TLB

All of those lots or parcels of land located in Baltimore County, Maryland, and more particularly described as follows:

BEGINNING for the same at a point on the northeast side of McCormick Road, seventy feet wide, as shown on Baltimore County, Bureau of Land Acquisition Plats RW 66-054-1 and 2, and at the distance of 385(+/-) feet north of the centerline of Wight Avenue. Thence binding on the northeast side of said McCormick Road two courses:

- (1) northwesterly, by a curve to the left with a radius of 6975.81 feet, the distance of 185.77 feet, the chord of said arc being North 23 degrees 23 minutes 37 seconds West 185.76 feet, and
- (2) North 24 degrees 09 minutes 23 seconds West 184.77 feet to a 3/4 inch pipe set on the south outline of Block B, as shown on the Plat of "Resubdivision of Block B, Greater Baltimore Industrial Park", recorded among the aforementioned Land Records in Plat Book RRG No. 29, page 65, thence binding on the outlines of the land shown on said plat two courses:
- (3) North 77 degrees 23 minutes 35 seconds East 259.56 feet to a 1 inch pipe, and
- (4) South 16 degrees 37 minutes 39 seconds East 93.80 feet to a 1 inch pipe set on the third or easterly 316 feet, 6 inch line of the second parcel of land conveyed by Robert Louis Abell to Maryland Properties, Inc., by deed dated December 5, 1966 and recorded among said Land Records in Liber OTG No. 4704, folio 266 thence binding on a part of said third line;
- (5) North 73 degrees 22 minutes 21 seconds East 245.09 feet to the 3/4 inch pipe set at the beginning of the South 16 degrees 23 minutes 16 seconds East, 598.19 foot line of the westernmost outline of the land shown on the plat of "Resubdivision of Block B, Greater Baltimore Industrial Park" recorded among the Land Records of Baltimore County in Plat Book RRG No. 29, folio 65, and thence binding on a part of said line,
- (6) South 16 degrees 37 minutes 09 seconds East 249.15 feet to a point distant 349.04 feet, as measured North 16 degrees 23 minutes 16 seconds West along said line from the end thereof and from the north side of Wight Avenue, seventy feet wide, as shown on Baltimore County, Bureau of Land Acquisition Plat RW 70-170-4, said point also being at the end of the fourth line of the 3.5298 acre parcel described in a deed recorded or intended to be recorded among the Land Records aforesaid, thence binding reversely on said fourth line,
- (7) South 72 degrees 33 minutes 37 seconds West 457.93 feet to the place of BEGINNING.

CONTAINING 3.3338 acres of land, more or less.
Tax ID No. 08-1700010549

Being more particularly described as follows:

Being known and designated as Lot No. 59, as shown on a plat entitled, "Plat Four, Hunt Valley Business Community" which plat is recorded among the Land Records of Baltimore County in Liber EHK, Jr. 47, folio 50.

THIS DESCRIPTION COMPILED FOR ZONING PURPOSES ONLY AND IS NOT
INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS



Item #0093

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: 2013-0093-X

Petitioner: Consolidated McCormick LLC

Address or Location: 11119 McCormick Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Justin Williams

Address: 210 W. Pennsylvania Ave., Suite 500
Towson MD 21204

Telephone Number: 410 494 6200

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

No. **90111**

Date: **01/17/2012**

PAID RECEIPT

BUSINESS ACTUAL TIME
 01/17/2012 10/17/2012 10:16:14

REL WSO4 WALKIN SHIL SAN
 >>RECEIPT # 585076 10/17/2012 DELN

Dept 5 528 ZONING VERIFICATION
 CR NO. 090111

Recpt Tot 4450.00
 4450.00 CR 3.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150				15450

Total: **15450**

Rec From:

For: **zoning hearing - case # 2013-0093-X**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

ZONING NOTICE
CASE # 2013-0093-X

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

ROOM 205 JEFFERSON BUILDING
105 WEST CONGRESS AVE. BALTIMORE, MD 21201

PLACE:
DATE AND TIME: MONDAY, DECEMBER 9, 2013, 6:30 PM

REQUEST: SPECIAL EXCEPTION TO REZONE A TRAIL
SIGNALS SECTION OF THE EXISTING SITE AND A CONVENIENCE
STORE, 10001 10TH FORTMEADE RD, BALDWIN, MD 21013, TO BE
RE-ZONED BY "RECREATION, PLEASURE" TO "B2C1, B2C2, B2C3"
410.2.2.01, 410.4.2.1, 410.4.2.2 AND 410.4.2.3

FOR INFORMATION AND RECORD OF THE COMMISSION AND THE PUBLIC:
THE ZONING COMMISSION HAS REVIEWED THE REQUEST AND HAS
RECOMMENDED APPROVAL OF THE REQUEST.

1 RECOMMENDED APPROVAL

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: #2013-0093-X

11119 McCormick Road
NE/s McCormick Road, 385 ft. +/- N/of centerline of Wight Avenue

8th Election District - 3rd Councilmanic District

Legal Owner(s): Consolidated McCormick, LLC

Contract Purchaser/Lessee: Two Farms, Inc.

Special Exception to allow a fuel service station on an individual site and a convenience store, carry-out restaurant and roll-over car wash as uses in combination, pursuant to BCZR Sections 405.2.B.1, 405.4.E.1, 405.4.E.2 and 405.4.E.10.
Hearing: Monday, December 10, 2012 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 11/702 November 20 888562



501 N. Calvert Street, Baltimore, MD 21278

November 22, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on November 20, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson



KEVIN KAMENETZ
County Executive

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

November 8, 2012

NOTICE OF ZONING HEARING

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CASE NUMBER: 2013-0093-X

11119 McCormick Road
NE/s McCormick Road, 385 ft. +/- N/of centerline of Wight Avenue
8th Election District – 3rd Councilmanic District
Legal Owners: Consolidated McCormick, LLC
Contract Purchaser/Lessee: Two Farms, Inc.

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Hearing: Monday, December 10, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
Two Farms, Inc., John Kemp, 3611 Roland Avenue, Baltimore 21211
Consolidated McCormick, Robert Becker, P.O. Box 1189, Brooklandville 21022

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 20, 2012.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 20, 2012 Issue - Jeffersonian

Please forward billing to:

Justin Williams
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6200

NOTICE OF ZONING HEARING

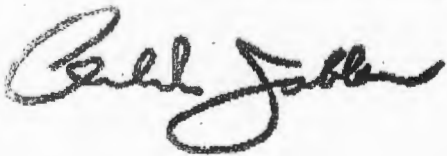
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NE/s McCormick Road, 385 ft. +/- N/of centerline of Wight Avenue
8th Election District – 3rd Councilmanic District
Legal Owners: Consolidated McCormick, LLC
Contract Purchaser/Lessee: Two Farms, Inc.

Special Exception to allow a fuel service station on an individual site and a convenience store, carry-out restaurant and roll-over car wash as uses in combination, pursuant to BCZR Sections 405.2.B.1, 405.4.E.1, 405.4E.2 and 405.4.E.10.

Hearing: Monday, December 10, 2012 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 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.



KEVIN KAMENETZ
County Executive

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

December 6, 2012

Consolidated McCormick LLC
Robert Becker, Member
P. O. Box 1189
Brooklandville, MD 21022

RE: Case Number: 2013-0093 X, Address: 11119 McCormick Road

Dear Mr. Becker:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 17, 2012. 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: jaf

Enclosures

c: People's Counsel
Two Farms, Inc., John Kemp, President, 3611 Roland Avenue, Baltimore MD 21211
David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson MD 21204



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

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10-22-12

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

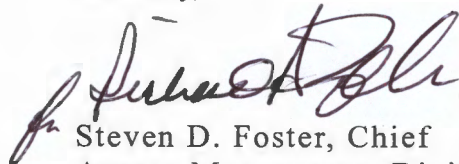
RE: Baltimore County
Item No. 2013-0093-A
Special Exception
Consolidated McCormick LLC
11119 McCormick Road.

Dear Ms. Lewis:

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. 2013-0093-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

12-10 10am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 9, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

NOV 14 2012

OFFICE OF ADMINISTRATIVE HEARINGS

SUBJECT: 11119 McCormick Road

INFORMATION:

Item Number: 13-093

Petitioner: Consolidated McCormick LLC

Zoning: BM-IM

Requested Action: Special Exception

The petitioner requests a special exception from Sections 405.2.B.1, 405.4.E.1, 405.4.E.2, and 405.4.E.10 of the BCZR to allow a fuel service station on an individual site and a convenience store, carry-out restaurant, and roll-over car wash as uses in combination.

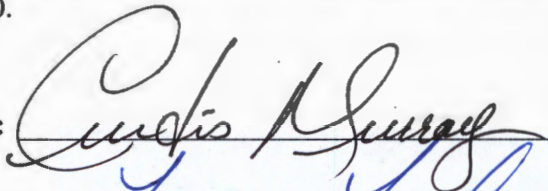
SUMMARY OF RECOMMENDATIONS:

The Department of Planning does not oppose the petitioner's request for a special exception. This property was re-zoned from ML-IM to BM-IM during the 2012 CZMP process. The intent was known during the 2012 CZMP process that the site would be used in a commercial capacity. The Department of Planning asks that architectural elevations be submitted for review at the time of building permit and that the design guidelines in the Hunt Valley/Timonium Master Plan are adhered to. With that being said, the Department of Planning is of the opinion that this proposal is appropriate for the area and will not be detrimental to the health, safety, or general welfare of the surrounding community.

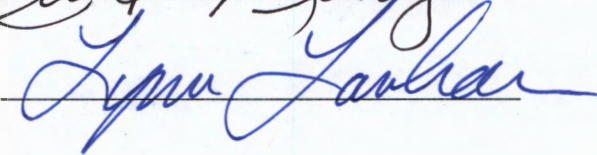
Add sidewalks along McCormick Road and to building entry.

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

Prepared by:



Division Chief:
AVA/LL: CM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 05, 2012
Item No. 2013-0093

DATE: October 24, 2012

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

Revise the plan, to show a minimum of 22' drive aisle width.

DAK:CEN
cc: File

ZAC-ITEM NO 13-0093-11052012.doc

11/15/12
TO WIP
f file
✓

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: November 9, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 11119 McCormick Road

INFORMATION:

Item Number: 13-093

Petitioner: Consolidated McCormick LLC

Zoning: BM-IM

Requested Action: Special Exception

The petitioner requests a special exception from Sections 405.2.B.1, 405.4.E.1, 405.4.E.2, and 405.4.E.10 of the BCZR to allow a fuel service station on an individual site and a convenience store, carry-out restaurant, and roll-over car wash as uses in combination.

SUMMARY OF RECOMMENDATIONS:

The Department of Planning does not oppose the petitioner's request for a special exception. This property was re-zoned from ML-IM to BM-IM during the 2012 CZMP process. The intent was known during the 2012 CZMP process that the site would be used in a commercial capacity. The Department of Planning asks that architectural elevations be submitted for review at the time of building permit and that the design guidelines in the Hunt Valley/Timonium Master Plan are adhered to. With that being said, the Department of Planning is of the opinion that this proposal is appropriate for the area and will not be detrimental to the health, safety, or general welfare of the surrounding community.

Add sidewalks along McCormick Road and to building entry.

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

Prepared by:

A handwritten signature in black ink, appearing to read "Curtis R. Givens".

Division Chief:
AVA/LL: CM

A handwritten signature in black ink, appearing to read "Lynn Larkins".

Administrative Hearings - 2013-0093-X Sign Posting Certification

From: "Williams, Justin A." <Justin.Williams@venable.com>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings@b...
Date: 12/6/2012 2:55 PM
Subject: 2013-0093-X Sign Posting Certification
Attachments: 2013-0093 Sign Posting.pdf

Good afternoon,

Attached is the certificate of posting for the referenced case. If this is not legible, I can bring over a copy.

Thanks,

Justin

Justin A. Williams, Esq. | Venable LLP
 t 410.494.6229 | f 410.821.0147
 210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

Justin.Williams@venable.com | www.Venable.com

 U.S. Treasury Circular 230 Notice: Any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (a) avoiding penalties that may be imposed under the Internal Revenue

Code or by any other applicable tax authority; or (b) promoting, marketing or recommending to another party any tax-related matter addressed herein. We provide this disclosure on all outbound e-mails to assure compliance with new standards of professional practice, pursuant to which certain tax advice must satisfy requirements as to form and substance.

 This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

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[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 08 Account Number - 1700010549

Owner Information

Owner Name: CONSOLIDATED MCCORMICK LLC **Use:** INDUSTRIAL
Principal Residence: NO
Mailing Address: PO BOX 1189 **Deed Reference:** 1) /28989/ 00312
BROOKLANDVILLE MD 21022-1189 2)

Location & Structure Information

Premises Address **Legal Description**
MCCORMICK RD LT 25A PT LT 23-24 3
HUNT VALLEY MD 21031-0000 300 N WIGHT AV
GREATER BALTO INDUST

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0042	0015	0434		0000			25A	2	Plat Ref: 0035/0092

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
	8484	3.3300 AC	08

Stories	Basement	Type	Exterior
		OFFICE BUILDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	1,332,500	1,332,500		
Improvements:	310,900	312,900		
Total:	1,643,400	1,645,400	1,644,733	1,645,400
Preferential Land:	0			0

Transfer Information

Seller: VERIZON MARYLAND INC	Date: 12/17/2009	Price: \$1,650,000
Type: ARMS LENGTH IMPROVED	Deed1: /28989/ 00312	Deed2:
Seller: BELL ATLANTIC-MD	Date: 12/16/2002	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05729/ 00224	Deed2:
Seller: MARYLAND PROPERT IES INC	Date: 03/01/1977	Price: \$216,697
Type: ARMS LENGTH IMPROVED	Deed1: /05729/ 00224	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

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

Homestead Application Information

Homestead Application Status: No Application



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 08 Account Number - 1700010549



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located.
 Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

M E M O R A N D U M

DATE: January 11, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0093-X - Appeal Period Expired

The appeal period for the above-referenced case expired on January 10, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

DATE _____

12/10/12

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NO. 2013- 0093-X

CHECKLIST

**Support/Oppose/
Conditions/
Comments/
No Comment**

**Comment
Received**

Department

10/24

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

11/14

PLANNING
(if not received, date e-mail sent _____)

C/W Cond

10/22

STATE HIGHWAY ADMINISTRATION

No obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. (1960) 4926)

NEWSPAPER ADVERTISEMENT Date: 11/20

SIGN POSTING MISSING Date: 11/20 by Black
12/6 KARCESKI NOTIFIED

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____



Zoning 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 all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 10/9/2012

Item # 0093



BCZR SECTION 419 STANDARDS:

- 419.1 Roll-over car wash is permitted as a use in combination with a service station subject to the provisions of Section 405.
- 419.2 Manufacturer's rated hourly production capacity is 28 cars/hour
- 419.3 Internal paved areas of the car wash site have been laid out to allow automobile circulation in a manner that precludes vehicles from waiting on the street or blocking the right-of-way before gaining entrance.
- Nine stacking spaces have been provided for the proposed roll-over car wash tunnel
- Parking spaces have been located to avoid conflict with on-site circulation patterns.
- Two parking spaces have been provided vacuum and air services. (One Required)
- Two parking spaces have been provided for Drying. (Two Required)
- 419.4 The Car Wash is 2500 +/- feet from the closest residential zone. (50-feet Required)
- The tunnel exit of car wash facilities is set back 100 +/- feet from the nearest exit drive. (50-feet Required)
- Tunnel entrance or exit does not face an adjacent residentially zoned property.
- All of the walls of the proposed car wash building are glass.
- Except for the required access drives, a 10-foot minimum width landscaped transition area is provided along the perimeter of all car wash operations.
- The landscape transition area shall be planted and screened in accordance with the Landscape Manual requirements for automotive uses.

BCZR SECTION 405.4 STANDARDS:

- Site Dimensions :
- Minimum service station site area = 15,000s.f. or 1,500 times the # of fuel service spaces plus areas required for uses under BCZR sections 405.4.D or 405.4.E
- Minimum Setbacks:
- 35 ft from main structure to street ROW
- 25 ft from fuel pump to street ROW
- 15 ft from canopy to street ROW
- 10 ft from perimeter of paved area to public ROW
- 6 ft from perimeter of paved area to side and rear property lines of non-residential zones
- 15 ft from perimeter of paved area to property line if property line is within 50 ft of any residentially zoned property other than in a public ROW
- Ancillary uses. The uses listed below, only, are permitted by right in conjunction with any fuel service station. The minimum area of the site as determined under Section 405.4.A.1 shall be increased each ancillary use by at least the number of square feet indicated below, which includes land for required parking and stacking spaces:
- Automatic teller machine, but no drive-through facilities. Additional site area of 1,000 square feet for each device shall be provided.
- Self-service vacuum stations. All such stations shall be located at least 30 feet from a residentially zoned property. No additional site area is required.
- Uses in combination with fuel service stations. The minimum area of the site as determined by Section 405.4.A.1 shall be increased for each use in combination with a fuel service station by at least the number of square feet indicated below: (SE = Special Exception and P = Permitted by Right)
- Convenience store with a sales area larger than 1,500 square feet inclusive of accessory storage. Additional site area of four times the square footage of the convenience store's sales area must be provided. (SE)
- Roll-over car wash. No specific additional site area required, provided that the stacking, parking and buffer requirements of Section 419 are met. (SE)
- Restaurant, including fast food, fast food drive-through only, and carry-out restaurants. Additional site area of six times the gross square footage of the restaurant must be provided.

ZONING HEARINGS, CRG, DRC, WAIVERS:

Zoning History Case #R-1960-4926 - To Rezone property from R-20 to ML(12/23/1960). 2012 CZMP - Issue 3-050 To Rezone property from ML-M to BM-M (9/10/2012)

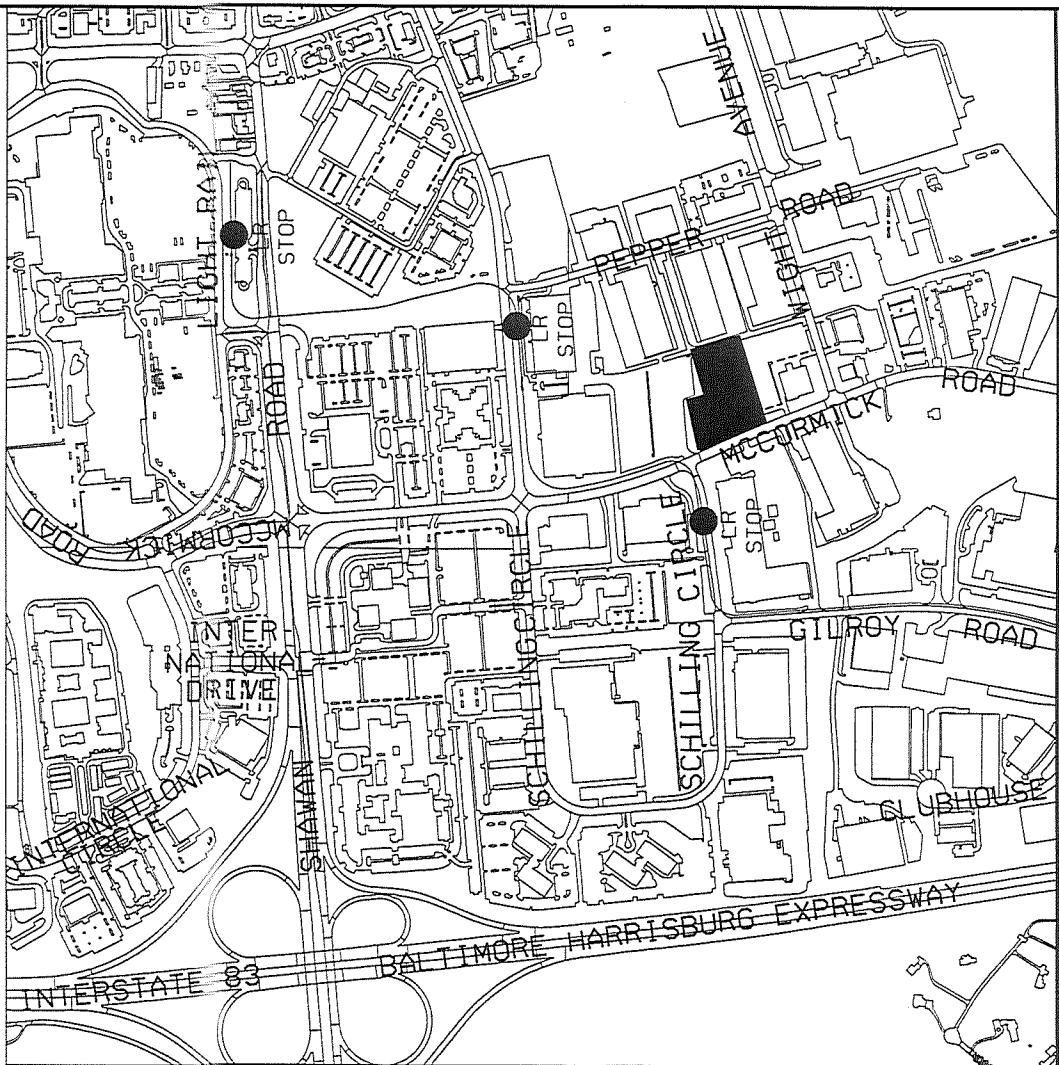
DRC #0710120 - Project meets the requirements of limited exemption under Section 32-4-106(b)(6) contingent on a Special Exemption.(07/23/2012)

PREVIOUS COMMERCIAL PERMITS

None known; Year built - approx. 1977; 141 parking spaces

BASIC SERVICES MAP

Site is not within any failed Basic Services Map areas per Bill No. 20-12.



VICINITY MAP
1" = 1000'

NOTES:

- Proposed Royal Farms
11119 McCormick Rd.
1. TAX ACCOUNT NUMBER: 170010549
2. PROPERTY OWNER: CONSOLIDATED MCCORMICK LLC
PO BOX 1189
BROOKLANDVILLE, MD 21022
3. PROPERTY DEVELOPER: TWO FARMS, INC.
3611 ROLAND AVE.
BALTIMORE, MD 21211
4. NET ACREAGE: 145,220 S.F. OR 3.33 +/- ACRES
5. DEED REFERENCE: 28989 / 312 PLAT: 38/102
6. TAX MAP: 42
7. PARCEL: 434
8. CENSUS TRACT NUMBER: 4084.00
9. WATERSHED: LOCH RAVEN RESERVOIR
10. SEWERSHED: 35
11. ELECTION DISTRICT: 8
12. COUNCILMANIC DISTRICT: 3
13. THIS SITE IS NOT WITHIN THE 100 YR FLOODPLAIN, PER FEMA FIRM MAPPING NUMBER 2400100235F, DATED 9/26/2008.
14. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4A02 OF THE BCZR.
15. ZONING MAP REFERENCE NUMBER: 04283
16. ZONING HISTORY CASE NO: R-1960-4926 - TO REZONE PROPERTY FROM R-20 TO ML(12/23/1960). 2012 CZMP - ISSUE 3-050 TO REZONE PROPERTY FROM ML-M TO BM-M (9/10/2012)
17. ZONING - BM-M
18. SETBACKS:
FRONT = 15 FT.
SIDE = 0 FT.
REAR = 0 FT.
SERVICE STATION = 35' FROM STREET ROW
FUEL PUMP = 25' FROM STREET ROW
GAS CANOPY = 15' FROM STREET ROW
19. EXISTING LAND USE: VERIZON OFFICE/WAREHOUSE AND SERVICE FACILITY
20. PROPOSED LAND USE: CONVENIENCE STORE, CARRYOUT, CAR WASH & GASOLINE/DIESEL FUELING STATION
21. PROPOSED BUILDING HEIGHT:
CONVENIENCE STORE = 28'
ROLL-OVER CAR WASH = 16'
GASOLINE/DIESEL CANOPY = 22'
22. PROPOSED DEVELOPMENT TO BE SERVED BY EXISTING PUBLIC WATER AND SEWER.
23. PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
24. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
25. PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 BCZR, ALL ZONING POLICIES, AND ANY ZONING VARIANCE GRANTED.
26. OPEN SPACE: NOT REQUIRED
27. BUILDING FLOOR AREA:
CONVENIENCE STORE = 2625 S.F.
CARRYOUT USE = 1915 S.F.
SERVICE STATION USE = 581 S.F.
ROLL-OVER CAR WASH = 1407 S.F.
28. FLOOR AREA RATIO: 6,528 S.F./145,220 S.F. = 0.04 (4.0 PERMITTED)
29. SITE AREA REQUIREMENTS FOR COMBINATION USES:
11 FUELING STATIONS * 1500 S.F. = 16,500 S.F.
ADDITIONAL SITE AREA FACTOR:
1 ATM x 1000 S.F. = 1000 S.F.
4 x 2625 = 10500 S.F. SITE AREA FOR CONVENIENCE STORE USE
6 x 1915 = 11490 S.F. SITE AREA FOR CARRYOUT USE
39,490 S.F. SITE AREA REQUIRED < 145,220 S.F. SITE AREA
30. PARKING REQUIRED:
CONVENIENCE STORE/CARRYOUT USE
4540 S.F. @ 5/1000 = 23
FUEL SERVICE USE (581 S.F.):
MAXIMUM EMPLOYEES PER SHIFT = 4
ATM = 1
ROLL-OVER CAR WASH
1 TUNNEL @ 2/TUNNEL (DRYING) = 2
2 VACUUM CLEANER UNITS @ 1/UNIT = 2
2 ADDITIONAL SPACES PER TUNNEL = 2
TOTAL REQUIRED = 34
TOTAL PROVIDED = 75
31. PARKING SPACE DIMENSIONS:
TYPICAL SPACE = 9' x 20'
HANDICAP SPACE = 8' x 20' (with 5' or 6' strip between spaces)
VACUUM CLEANER SPACE = 12.5' x 20'

Lesee/Developer:

Two Farms, Inc.
3611 Roland Avenue
Baltimore, Maryland 21211
(410) 889-0200

Owner:

Consolidated McCormick LLC
P.O. Box 1189
Brooklandville, MD 21022



MATIS WARFIELD
Consulting Engineers
10540 York Road, Suite M
Hunt Valley, Maryland 21030
PHONE 410.683.7004 FAX 410.683.1798
www.matiswarfield.com

#2013-0093-X
RJD

PDM #08-882

Plan to Accompany Petition for a
Special Exception
ROYAL FARMS STORE #191
11119 McCormick Rd.
Hunt Valley, MD 21031

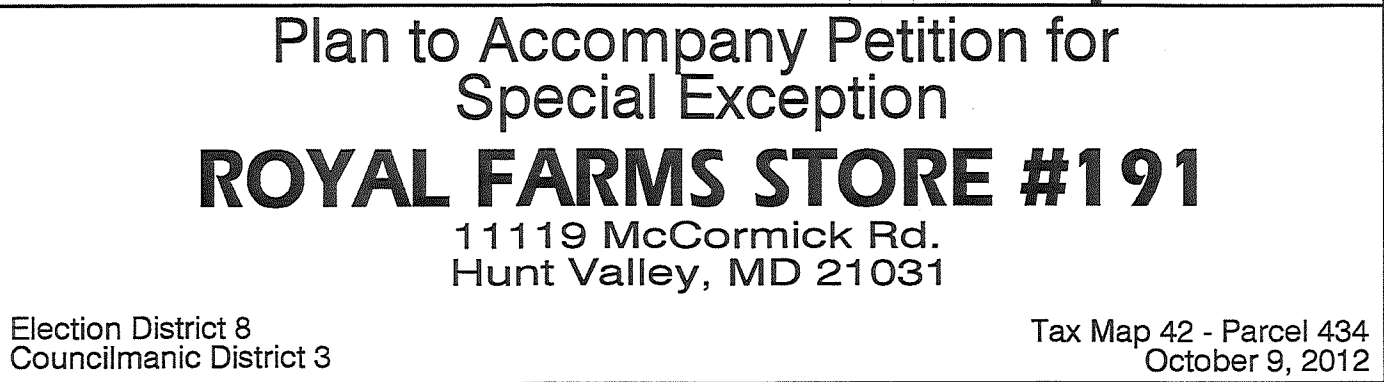
Election District 8
Councilmanic District 3

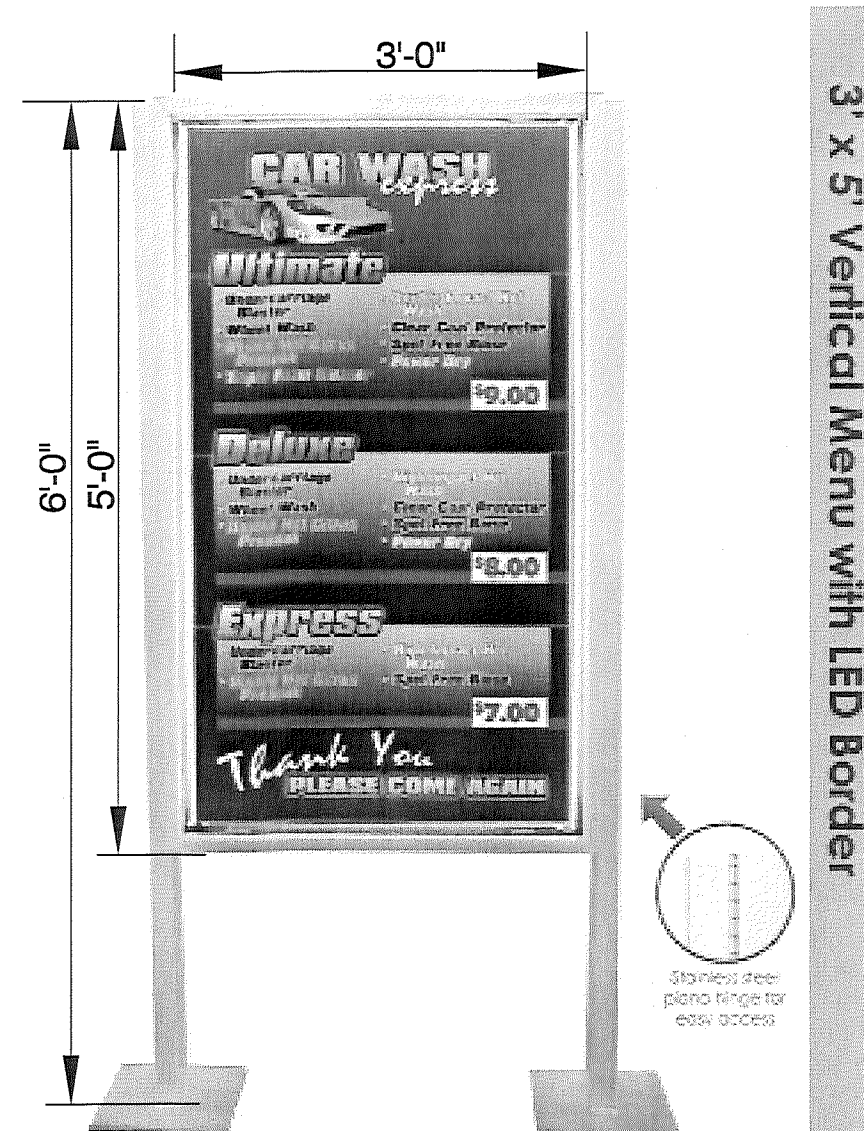
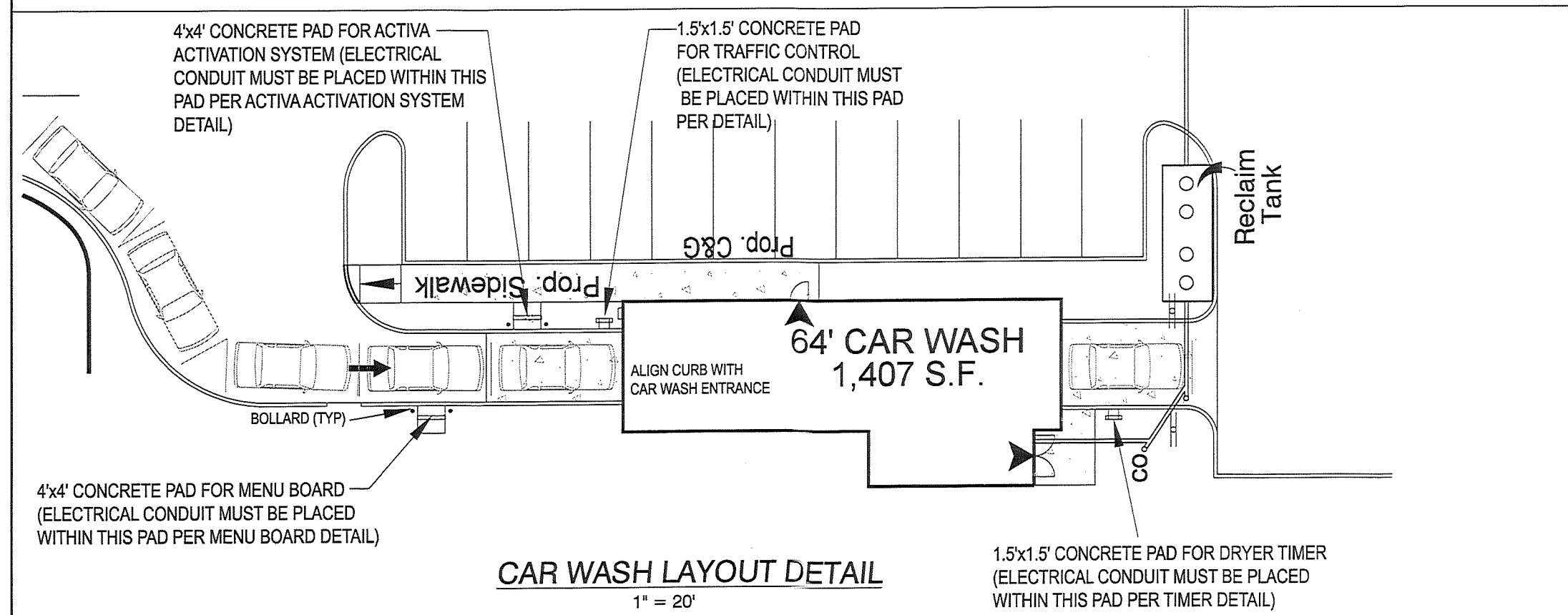
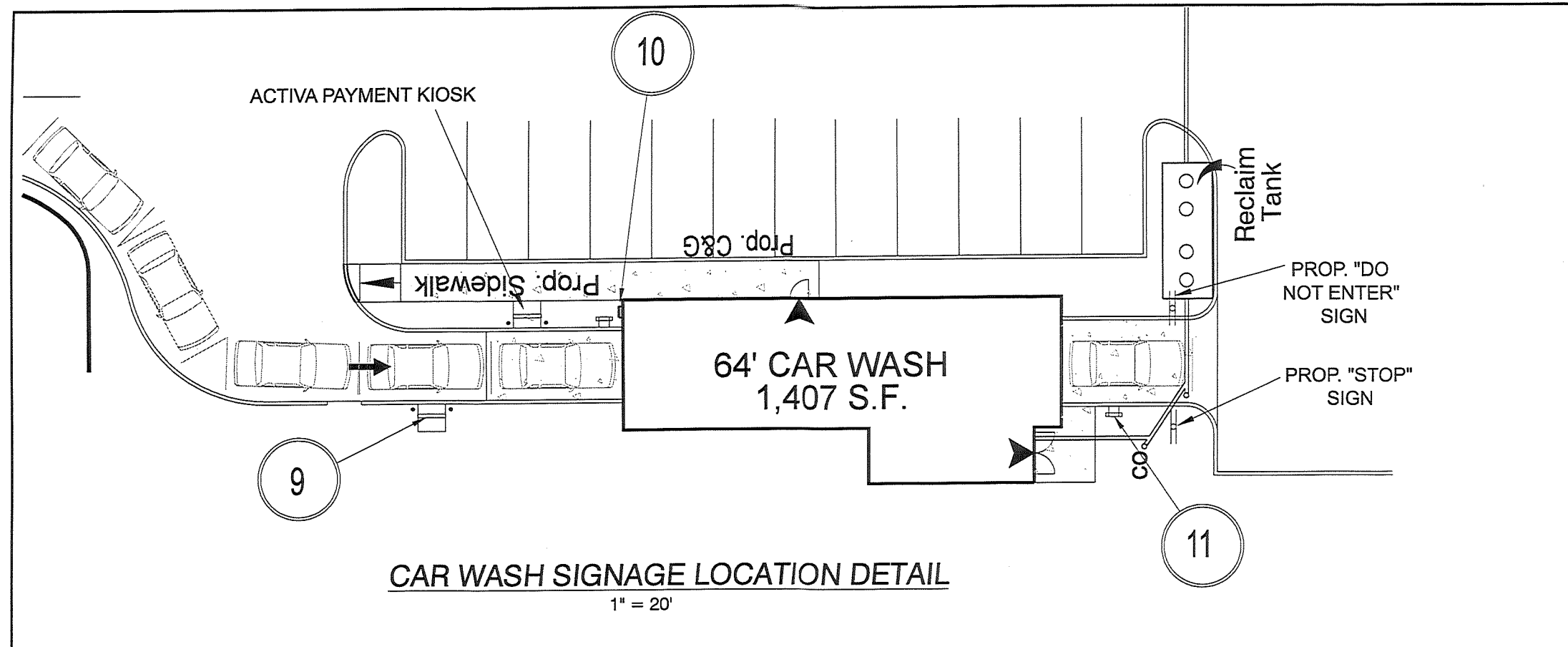
Tax Map 42 - Parcel 434
October 9, 2012

PHASE NO.

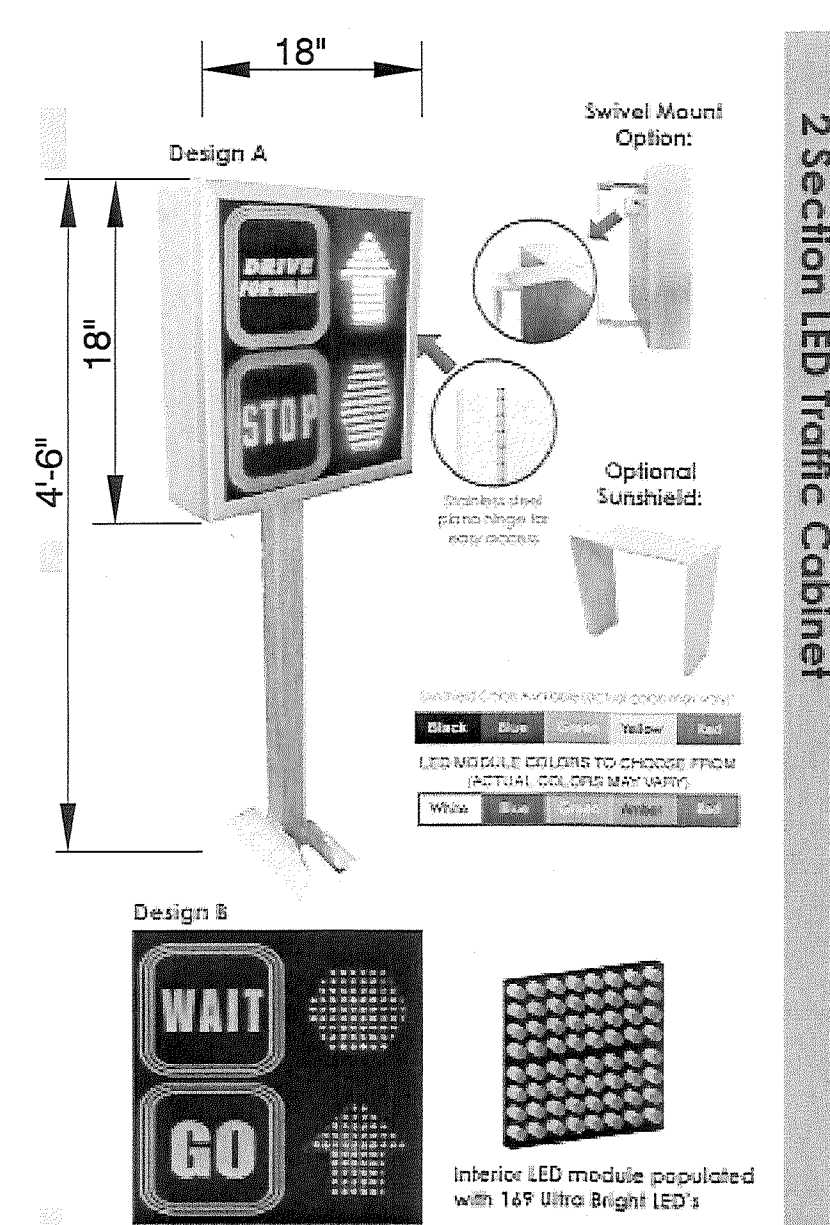
DRAWING NO.
ZON-01

SHEET NO.
1 OF 5

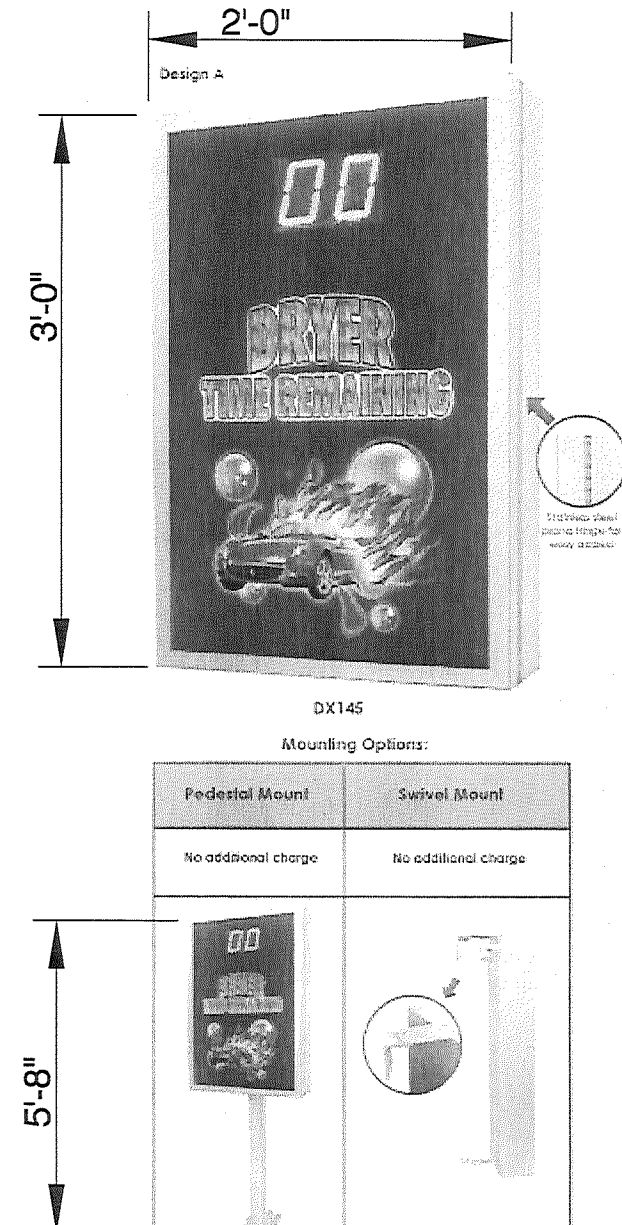




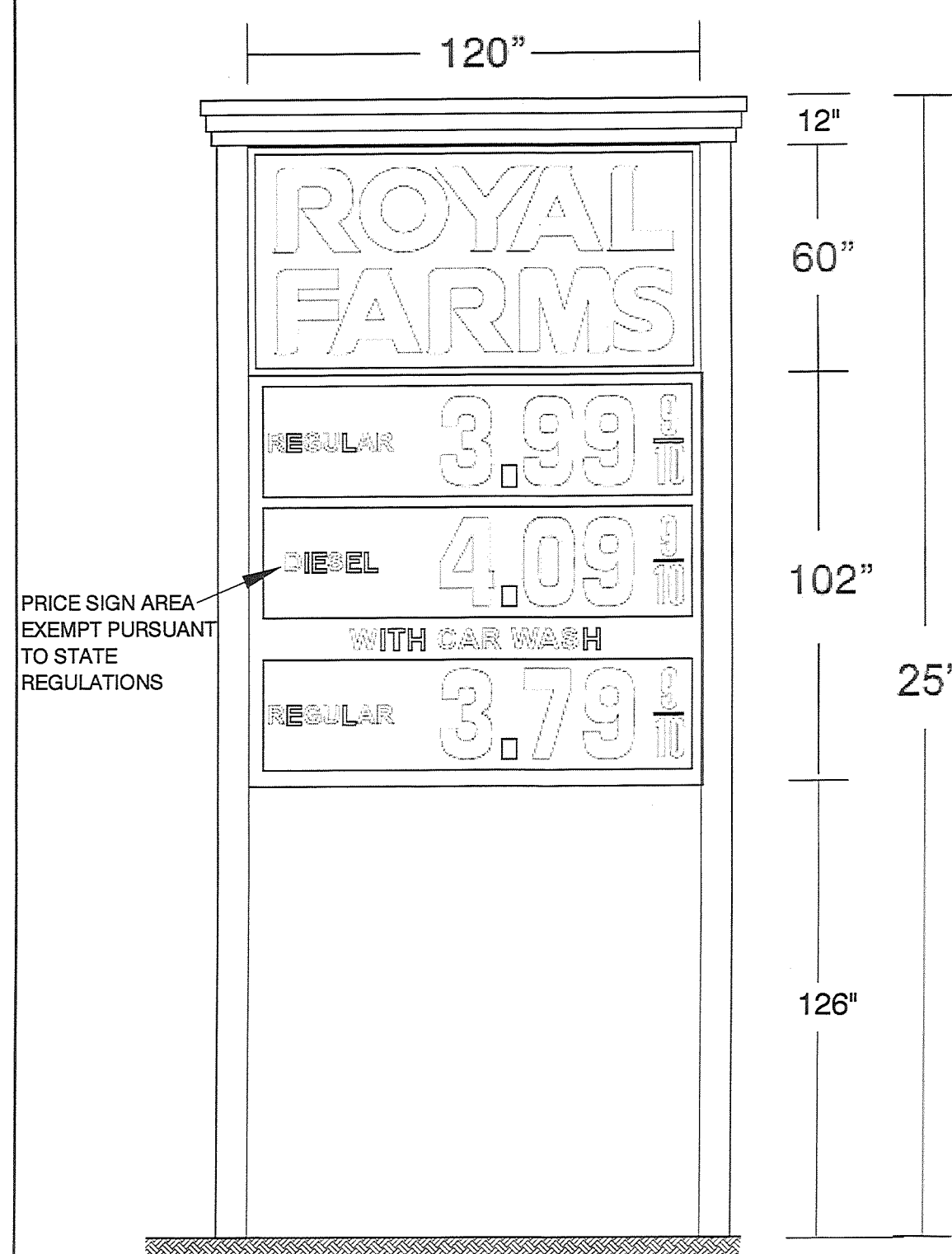
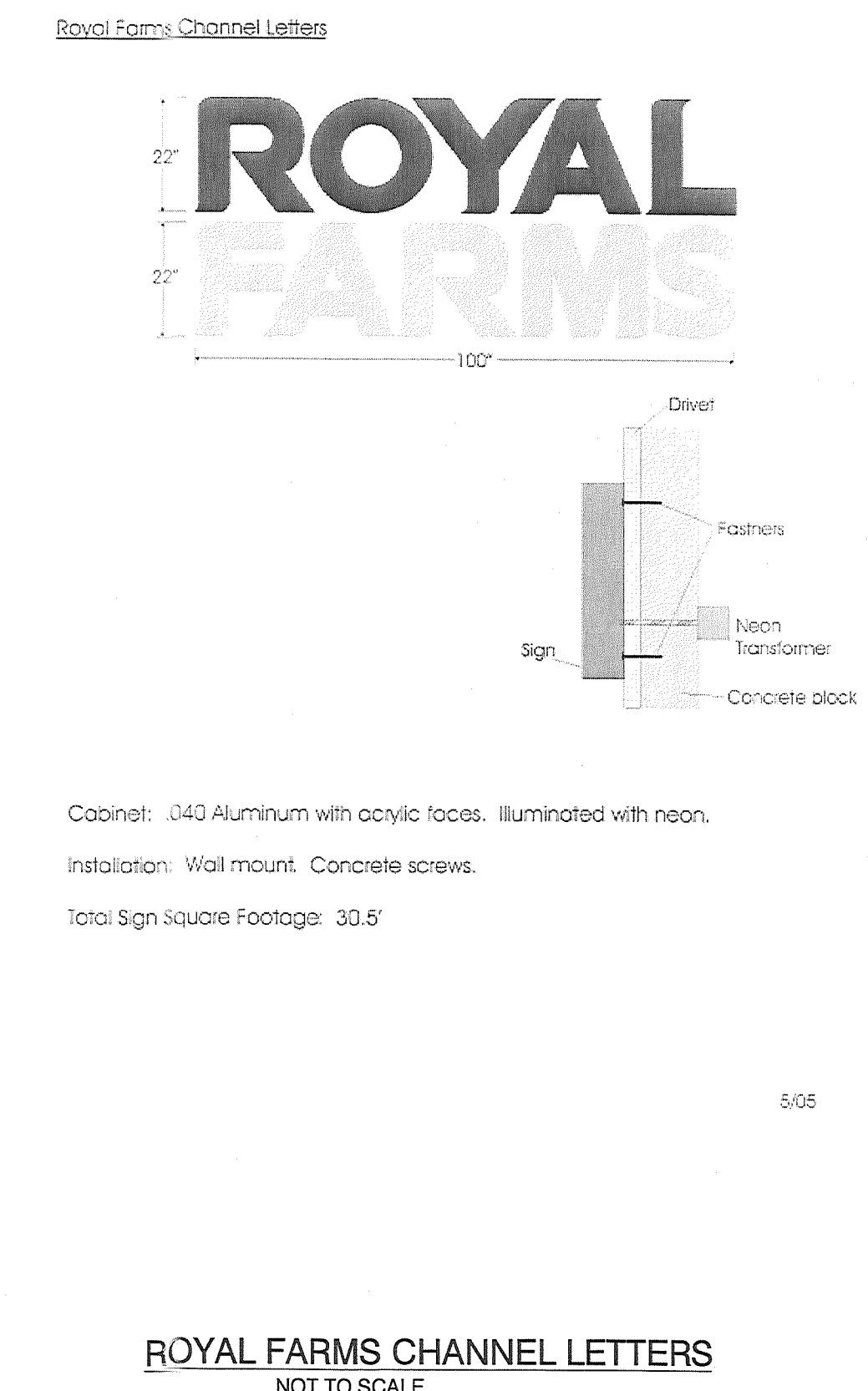
9 ORDER BOARD SIGN
LARGE CAR WASH OPTIONS
PRICING CHART
NOT TO SCALE



10 DIRECTIONAL SIGN
CAR WASH TRAFFIC
CONTROL SIGN
NOT TO SCALE



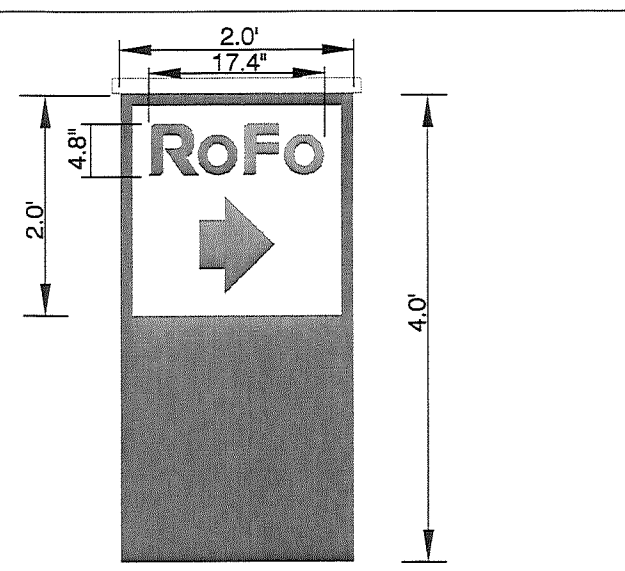
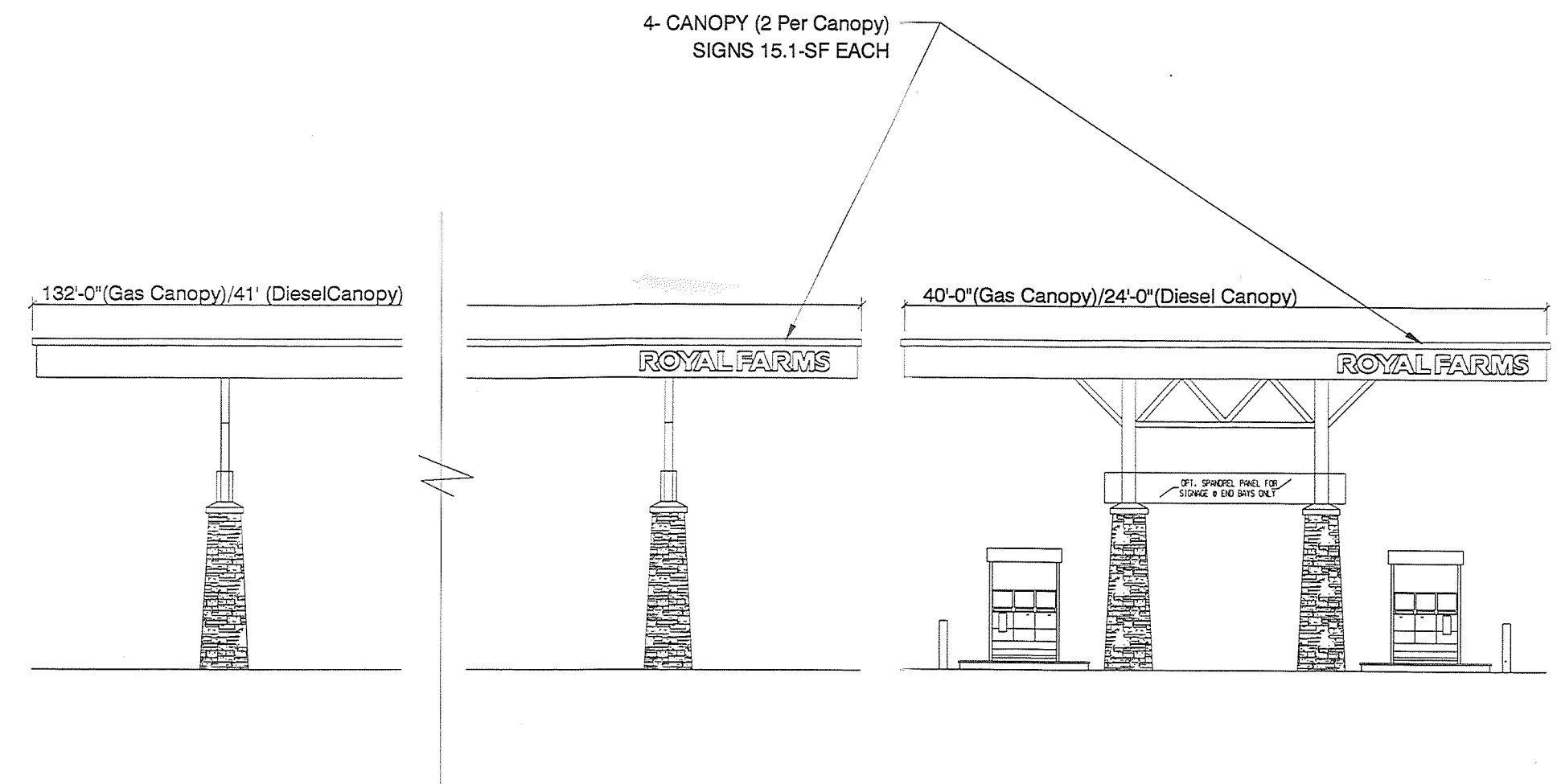
11 DIRECTIONAL SIGN
DRYER TIMER SIGN
NOT TO SCALE



FREESTANDING ENTERPRISE SIGNAGE SUMMARY
ONE FREESTANDING SIGN ALLOWED FOR EACH FRONTAGE ON A PUBLIC ROAD.
100 SF/SIGN ALLOWED SINCE FRONTAGE IS MORE THAN 300' LONG.

ONE TWO SIDED FREESTANDING PROPOSED ALONG MCCORMICK ROAD
SIGN AREA FOR EACH FACE OF DOUBLE
SIDED FREESTANDING SIGN = 120' x 60' = 50-SF TOTAL

**MCCORMICK ROAD
FREESTANDING PYLON SIGNAGE**
No Scale



"RO FO" TEXT/LOGO IS LIMITED TO
A MAXIMUM OF 30% OF DIRECTIONAL SIGN AREA.
SIGN AREA = 2.0' x 2.0' = 4.0 SF
ALLOWABLE TEXT/LOGO AREA = (4.0 SF) X (0.3) = 1.2 SF
PROPOSED TEXT/LOGO AREA = 17.4" X 4.8" = 0.58 SF
PROPOSED PERCENT OF SIGN AREA = 15% FOR TEXT/LOGO

**Plan to Accompany Petition for a
Special Exception
ROYAL FARMS STORE #191**
11119 McCormick Rd.
Hunt Valley, MD 21031

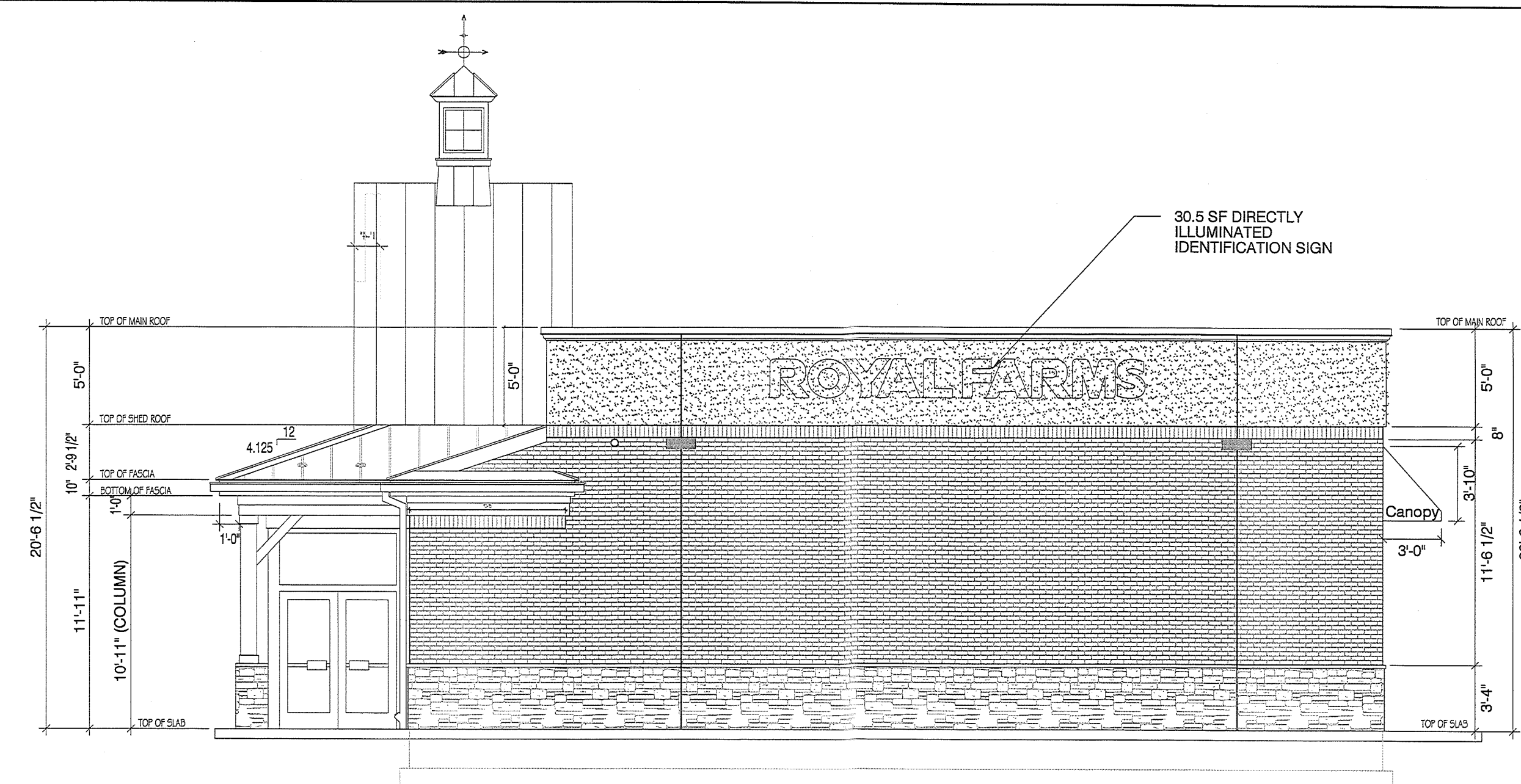
Election District 8
Councilmanic District 3

Tax Map 42 - Parcel 434
October 9, 2012

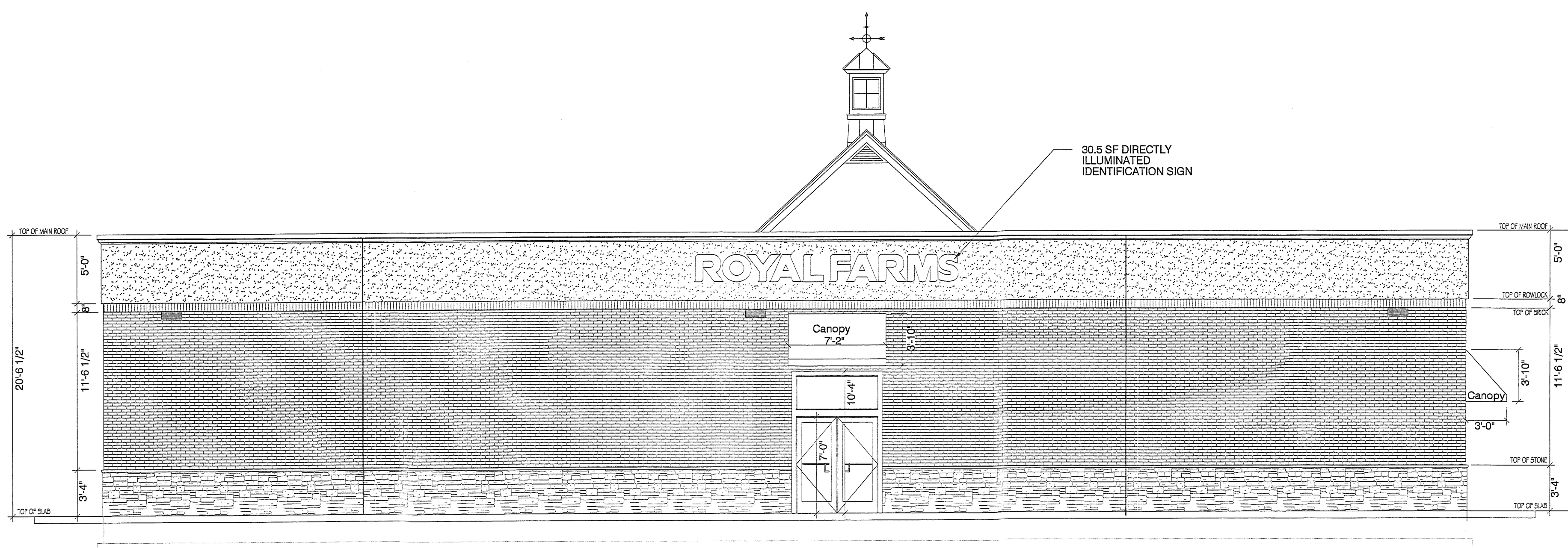
DATE	
BY	
DESCRIPTION	
NO.	
Lessee/Developer:	Two Farms, Inc. 3611 Roland Avenue Baltimore, Maryland 21211 (410) 889-0200
Owner:	Consolidated McCormick LLC P.O. Box 1189 Brooklandville, MD 21022
MATIS WARFIELD Consulting Engineers	10540 York Road, Suite M Hunt Valley, Maryland 21030 PHONE 410.683.7004 FAX 410.683.1798 www.matiswarfield.com
PHASE NO.	
DRAWING NO.	ZON-03
SHEET NO.	3 OF 5



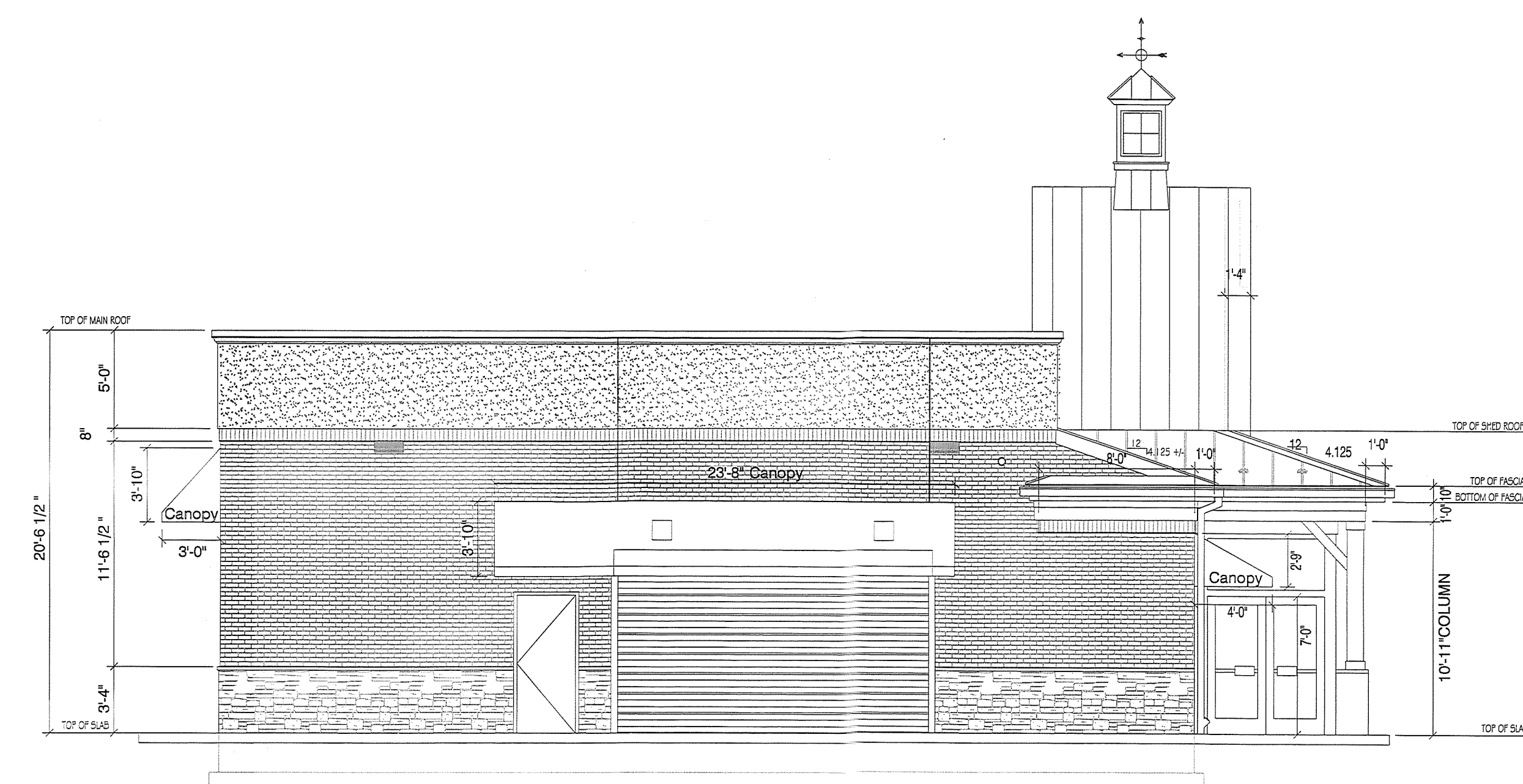
ROYAL FARMS FRONT ELEVATION



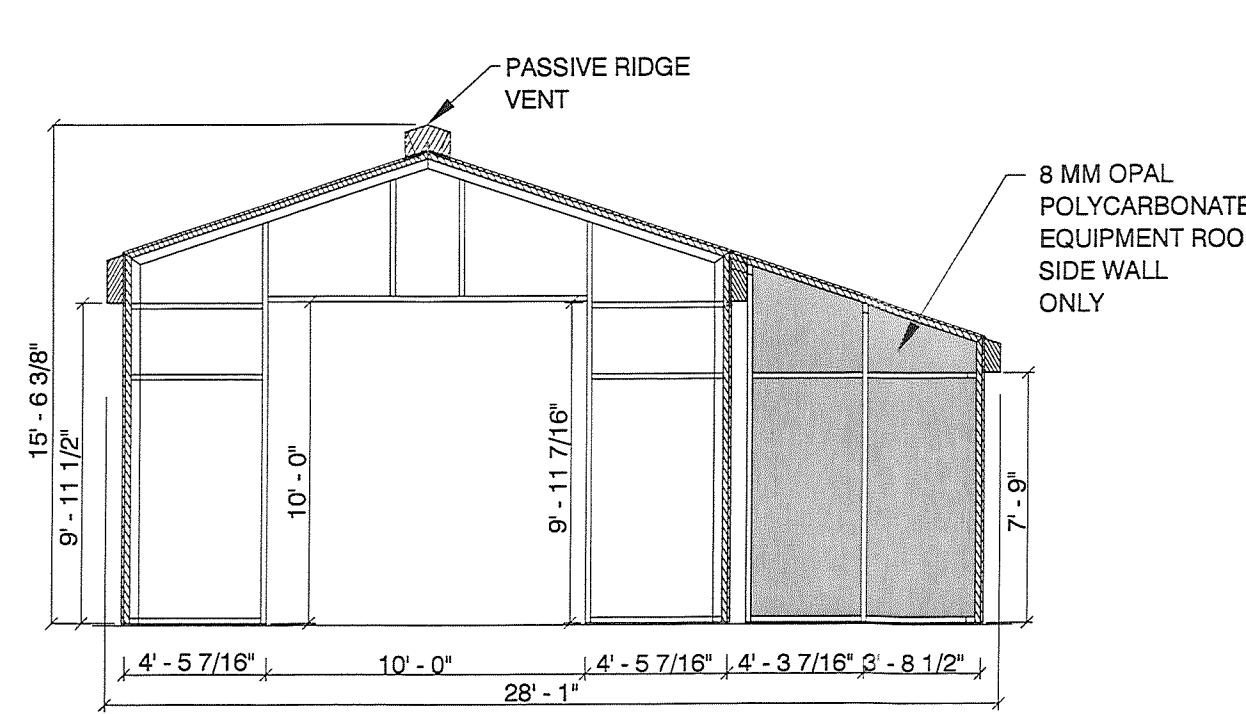
ROYAL FARMS RIGHT SIDE ELEVATION



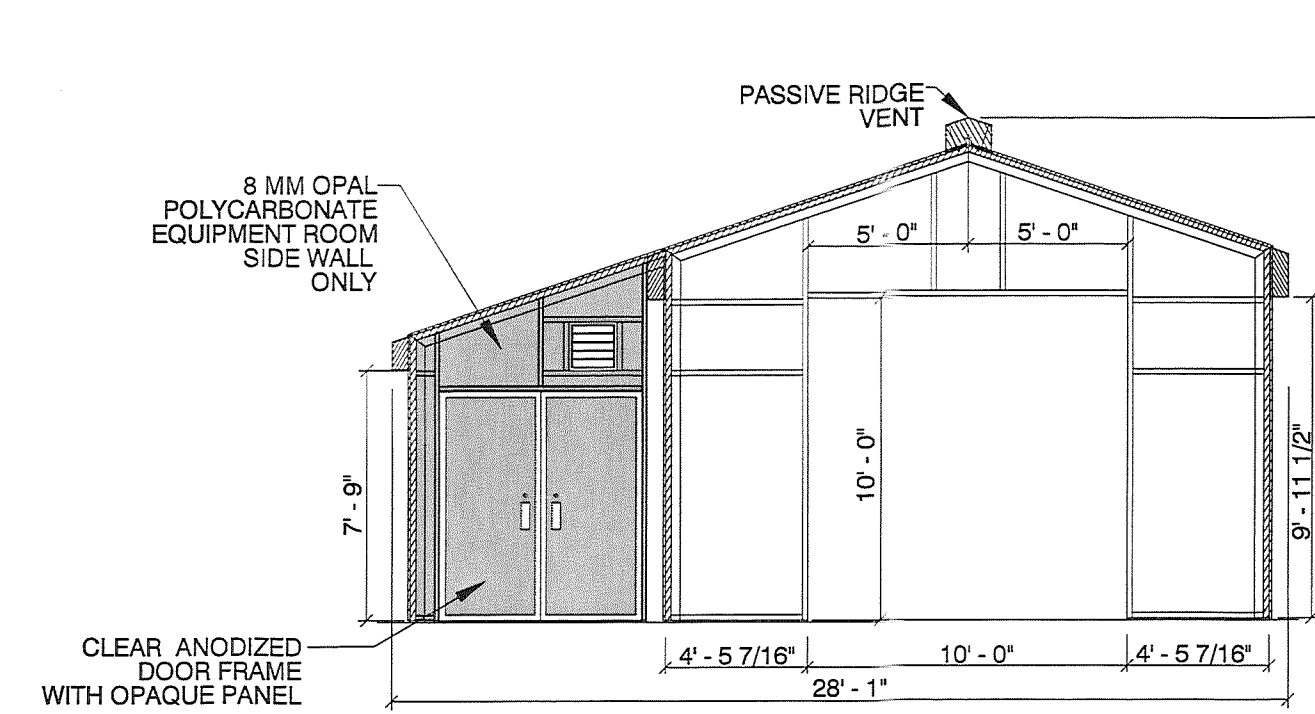
ROYAL FARMS REAR ELEVATION



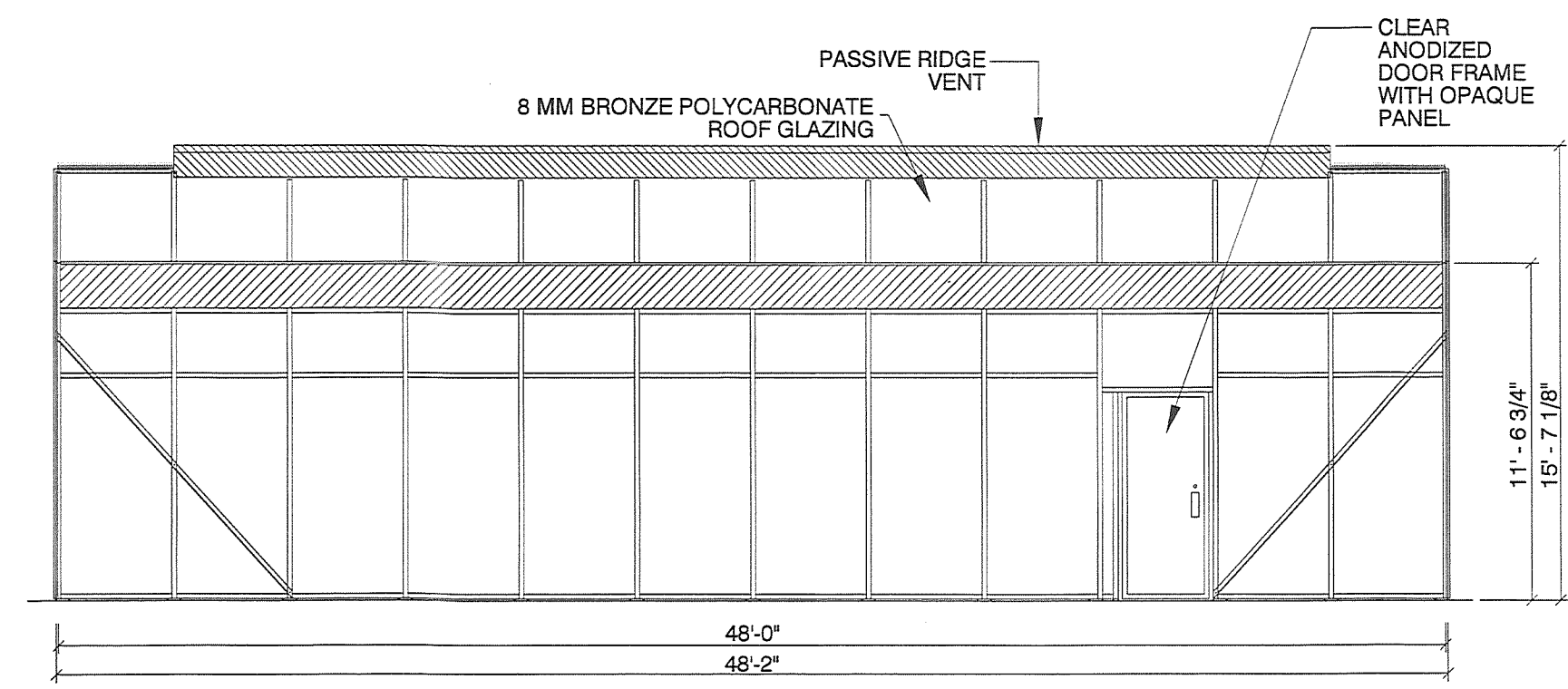
ROYAL FARMS LEFT SIDE ELEVATION



CAR WASH ENTRY ELEVATION



CAR WASH EXIT ELEVATION



CAR WASH SIDEWALL SIDE ELEVATION

ELEVATION VIEWS
Scale: 1"=6'

MATIS WARFIELD Consulting Engineers 10540 York Road, Suite M Hunt Valley, Maryland 21030 PHONE 410.683.7004 FAX 410.683.1798 www.matiswarfield.com	Professional Certificate No. 2162 State of Maryland Stephen M. Warfield, P.E. Principal Engineer	Owner: Consolidated McCormick LLC P.O. Box 1189 Brooklandville, MD 21022	Lessee/Developer: Two Farms, Inc. 3611 Roland Avenue Baltimore, Maryland 21211 (410) 889-0200	NO. DESCRIPTION BY DATE	Plan to Accompany Petition for a Special Exception ROYAL FARMS STORE #191 11119 McCormick Rd. Hunt Valley, MD 21031 Election District 8 Councilmanic District 3	PHASE NO. DRAWING NO. ZON-04 SHEET NO. 4 OF 5
		Tax Map 42 - Parcel 434 October 9, 2012				

Case No.:

2012-93-X

12-10-12

Exhibit Sheet

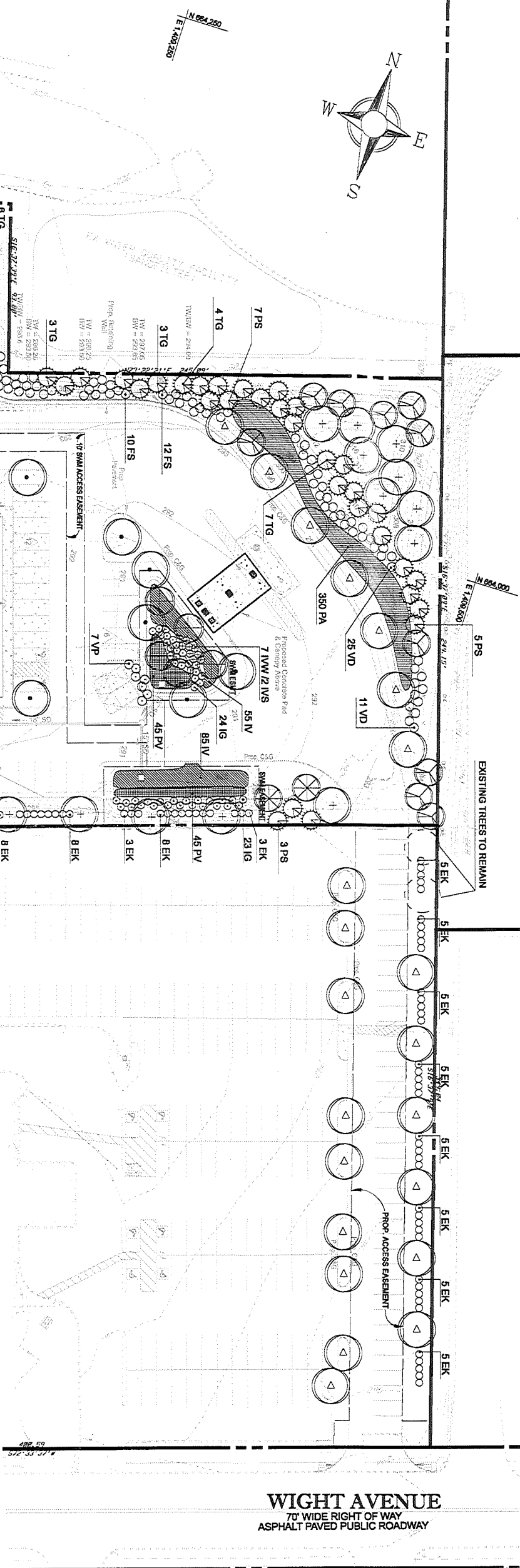
Petitioner/Developer

Protestant

SP 12-11-12

DW 1-1-13

No. 1	Site Plan	
No. 2	CV Warfield	
No. 3	My Zoning Overhead	
No. 4	Area Map	
No. 5	5A + 5B Photos + map	
No. 6	Exh. re: sidewalks	
No. 7	7A + 7B Landscape Plan	
No. 8	CV Schmid	
No. 9		
No. 10		
No. 11		
No. 12		



THE PUBLIC ROOM
RW PLAT NO. 66-054-132
L.4124 F.181
L.4988 F.153
P.B. 30 PG. 28

PETITIONER'S
 EXHIBIT NO. 6

Final Landscape Plan

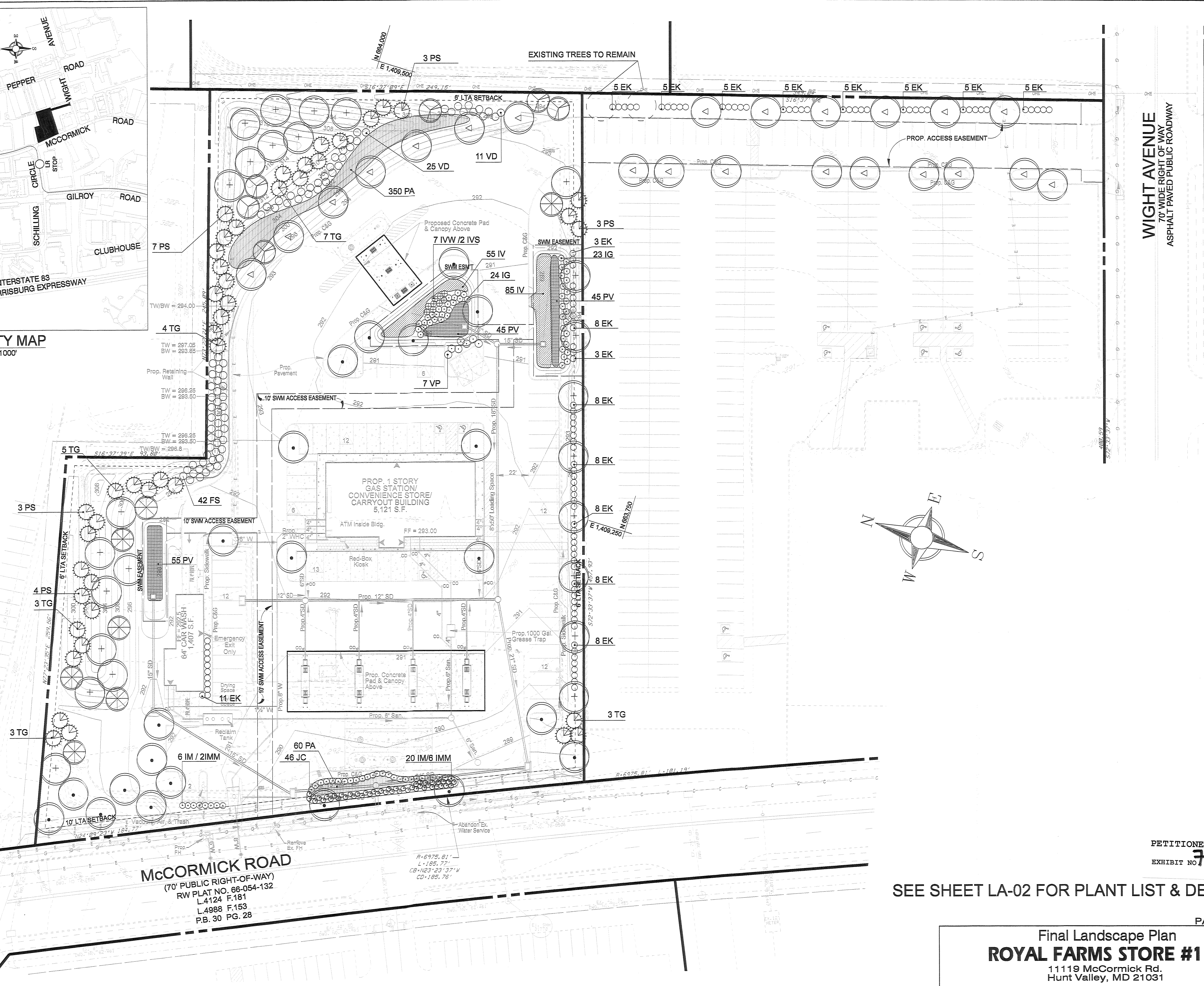
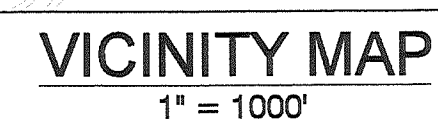
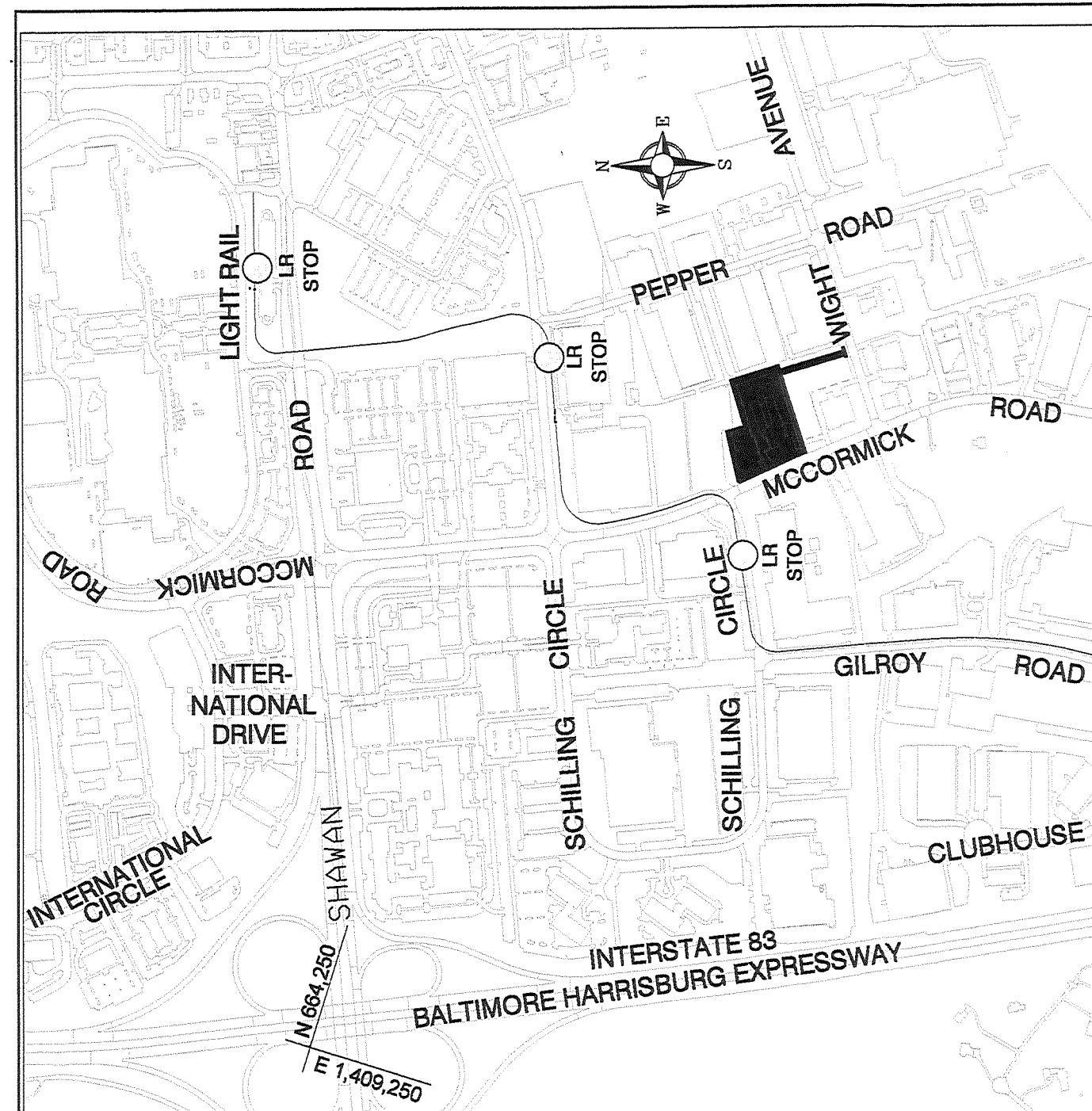
ROYAL FARMS STORE #191

11119 McCormick Rd.
Hunt Valley, MD 21037

Election District 8
Councilman/District 3
Scale: 1" = 30'

Tax Map 42 - Parcel 43A
October 17, 2012

DRAWING NO. LA-01 SHEET NO. 1 OF 2	PHASE NO.	LANDSCAPING PLANS PREPARED BY: HUMAN & ROHDE, INC. LANDSCAPE ARCHITECTS 512 VIRGINIA AVENUE TOWSON, MARYLAND 21286 410 825 3885	Owner: Consolidated McCormick LLC P.O. Box 1189 Brooklandville, MD 21022	Developer/Applicant: Two Farms, Inc. 3611 Roland Avenue Baltimore, Maryland 21211 (410) 889-0200 Attn: John Kemp, Vice President	NO.	DESCRIPTION	BY	DATE



PETITIONER/ S

EXHIBIT NO 7

SEE SHEET LA-02 FOR PLANT LIST & DETAILS

PAI #08-882

Final Landscape Plan
ROYAL FARMS STORE #191
 11119 McCormick Rd.
 Hunt Valley, MD 21031

Election District 8
Councilmanic District 3
Scale: 1" = 30'

Tax Map 42 - Parcel 434
October 17, 2012

DATE	BY	DESCRIPTION	NO.	Developer/Applicant:	Owner:	Professional Certificate Number (copy of all three documents with letter and 2 covered stamps of Maryland Landmarks No. 2002) Expiration Date 03-30-12
				Two Farms, Inc.	Consolidated McCormick LLC	
				3611 Roland Avenue	P.O. Box 1189	
				Baltimore, Maryland 21211	Brooklandville, MD 21022	
				(410) 889-0200		
				Attn: John Kemp, Vice President		



CZMP 2012 Map

Created By
Baltimore County
My Neighborhood



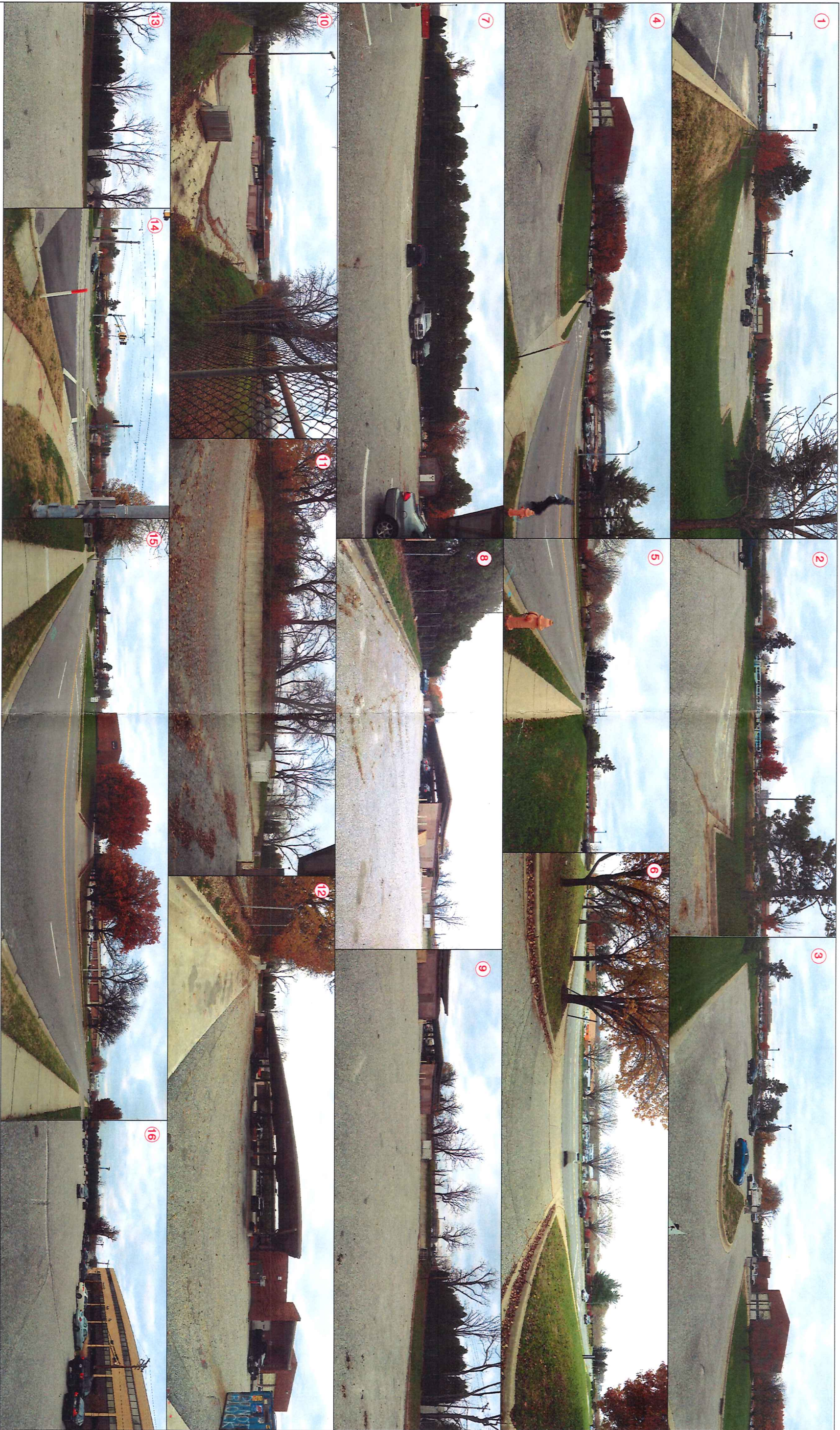
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PETITIONER'S

EXHIBIT NO.

4





PETITIONER'S

EXHIBIT NO.

SB

Site Photo Location Exhibit
ROYAL FARMS STORE #191

11119 McCormick Rd,
Hunt Valley, MD 21081

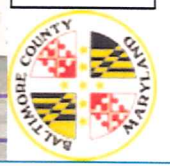


PETITIONER'S
EXHIBIT NO. **3**

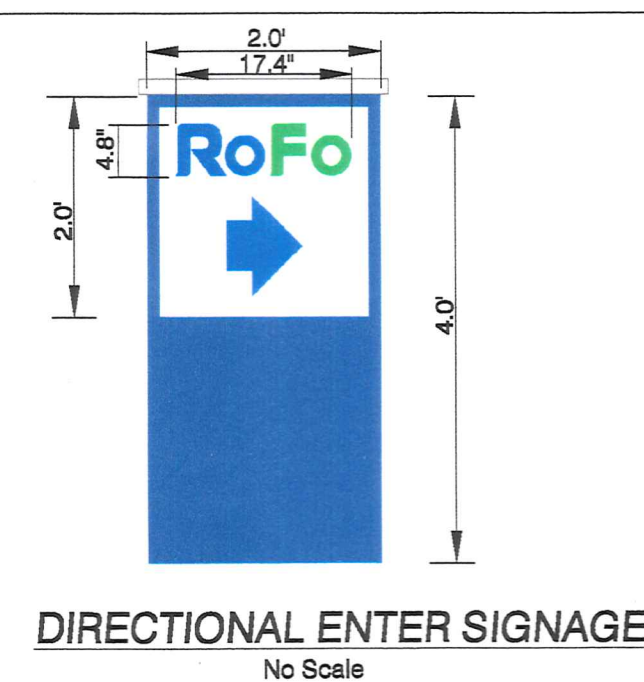
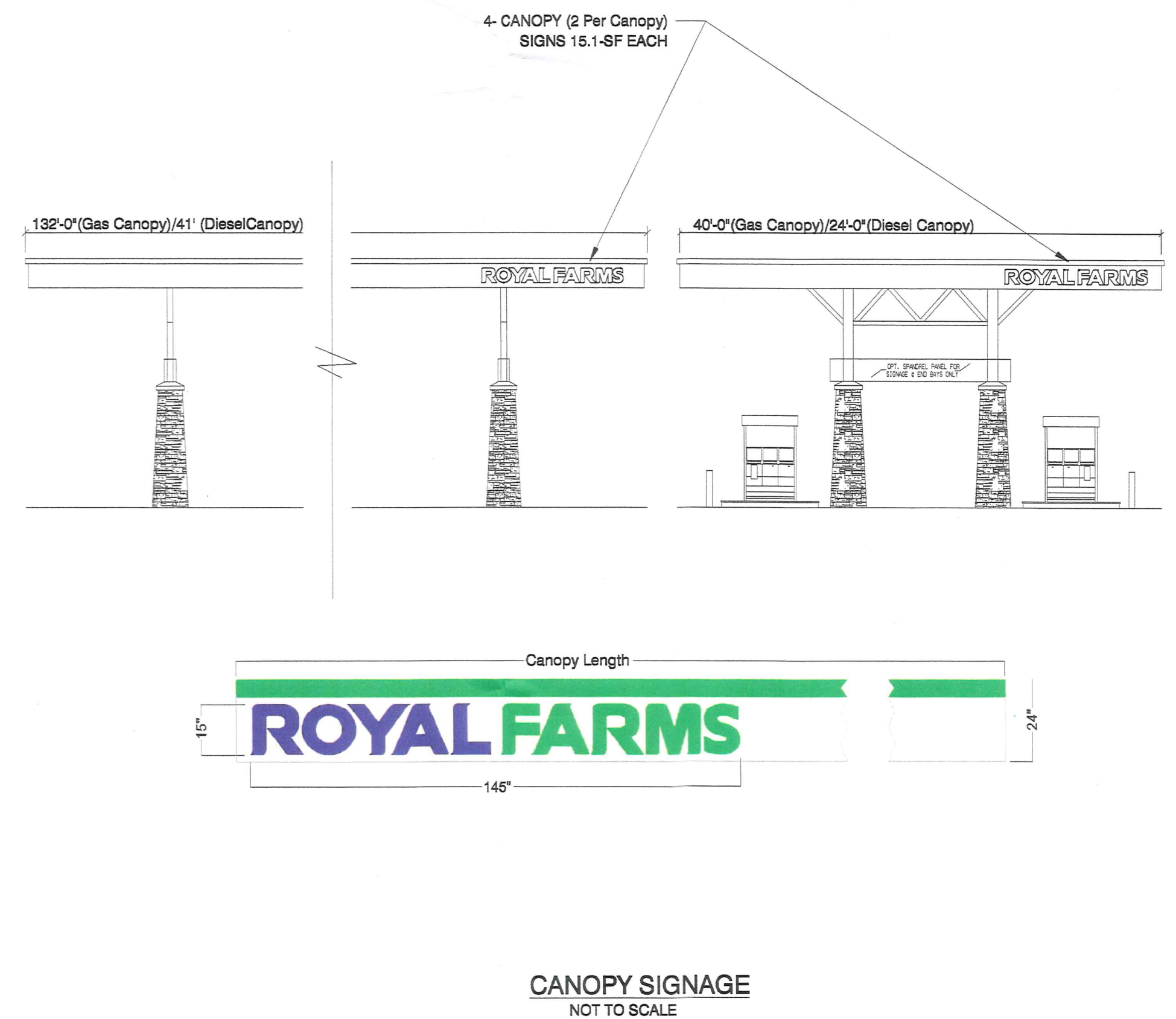
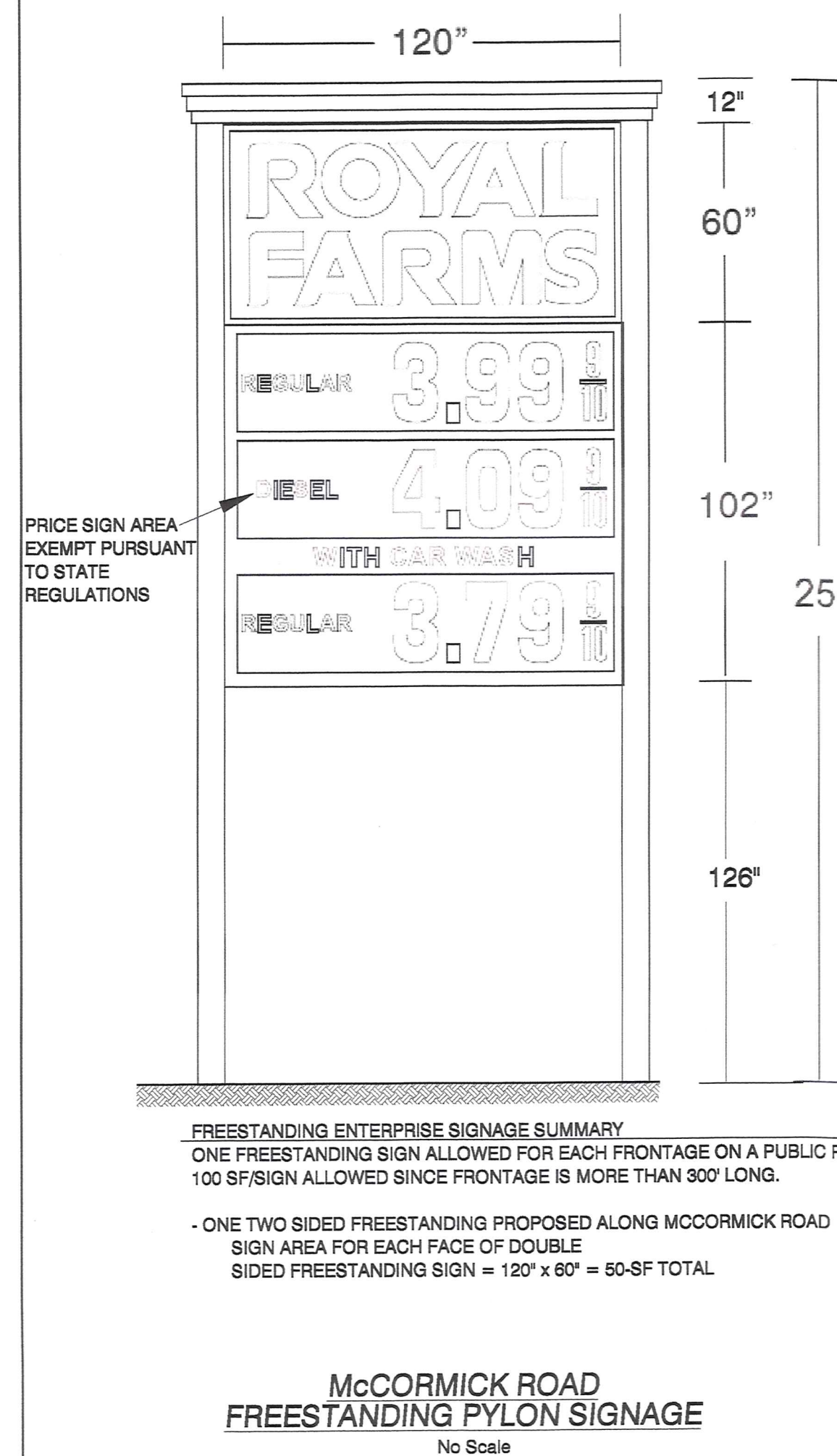
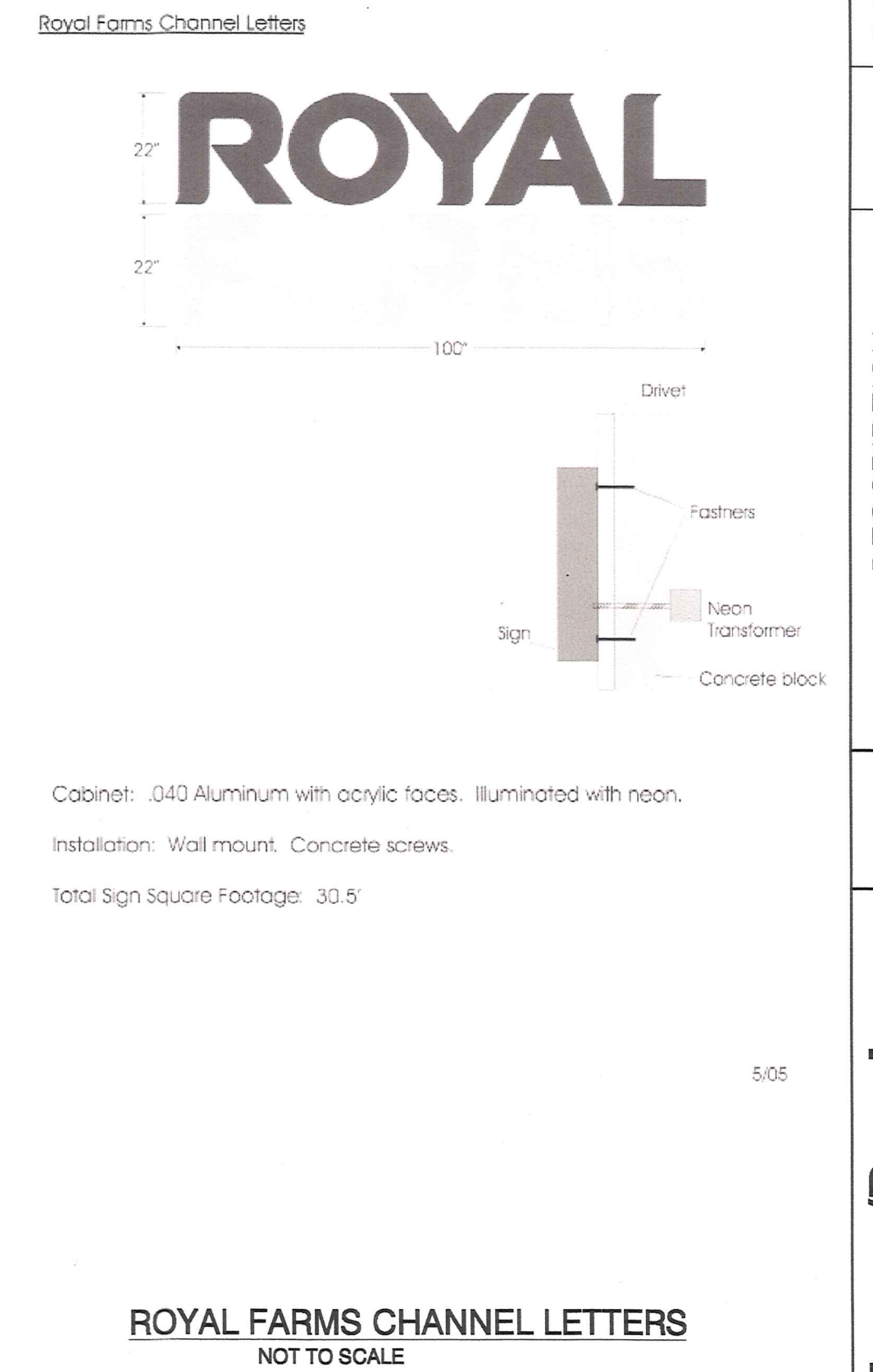
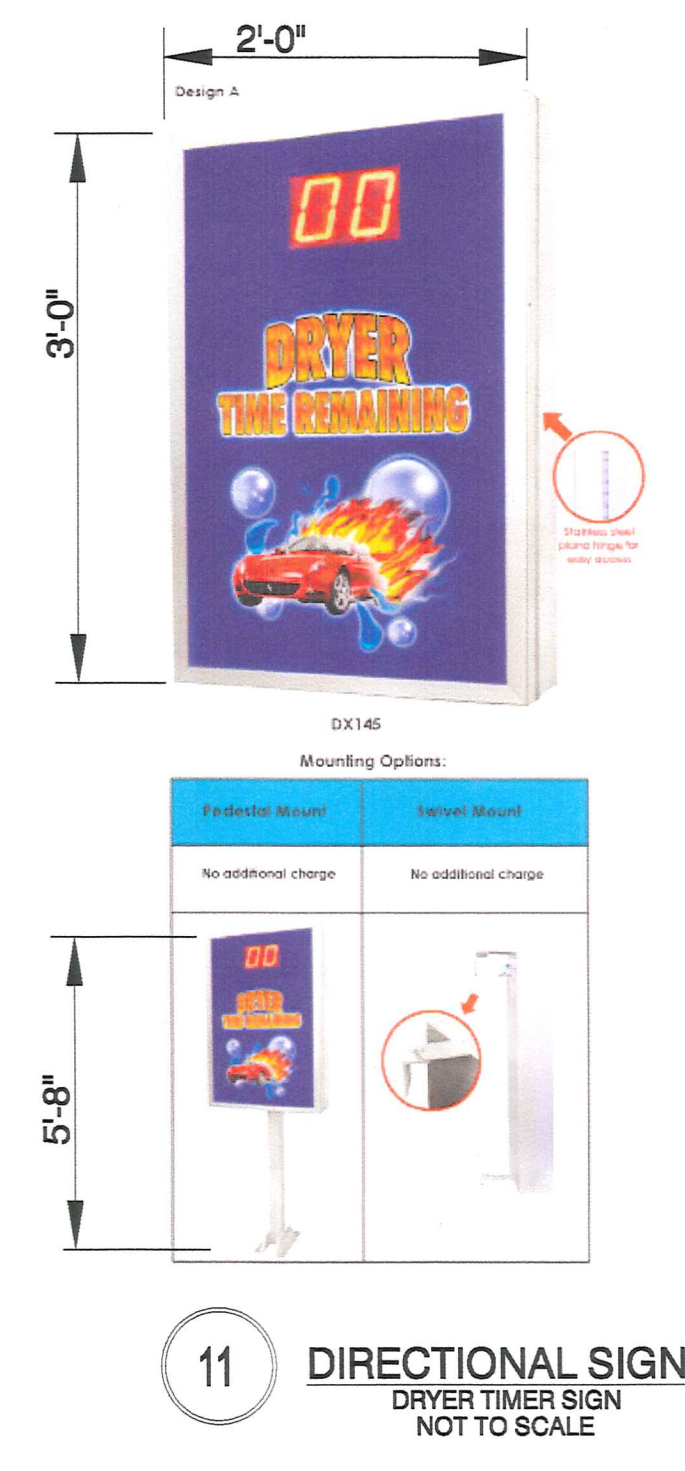
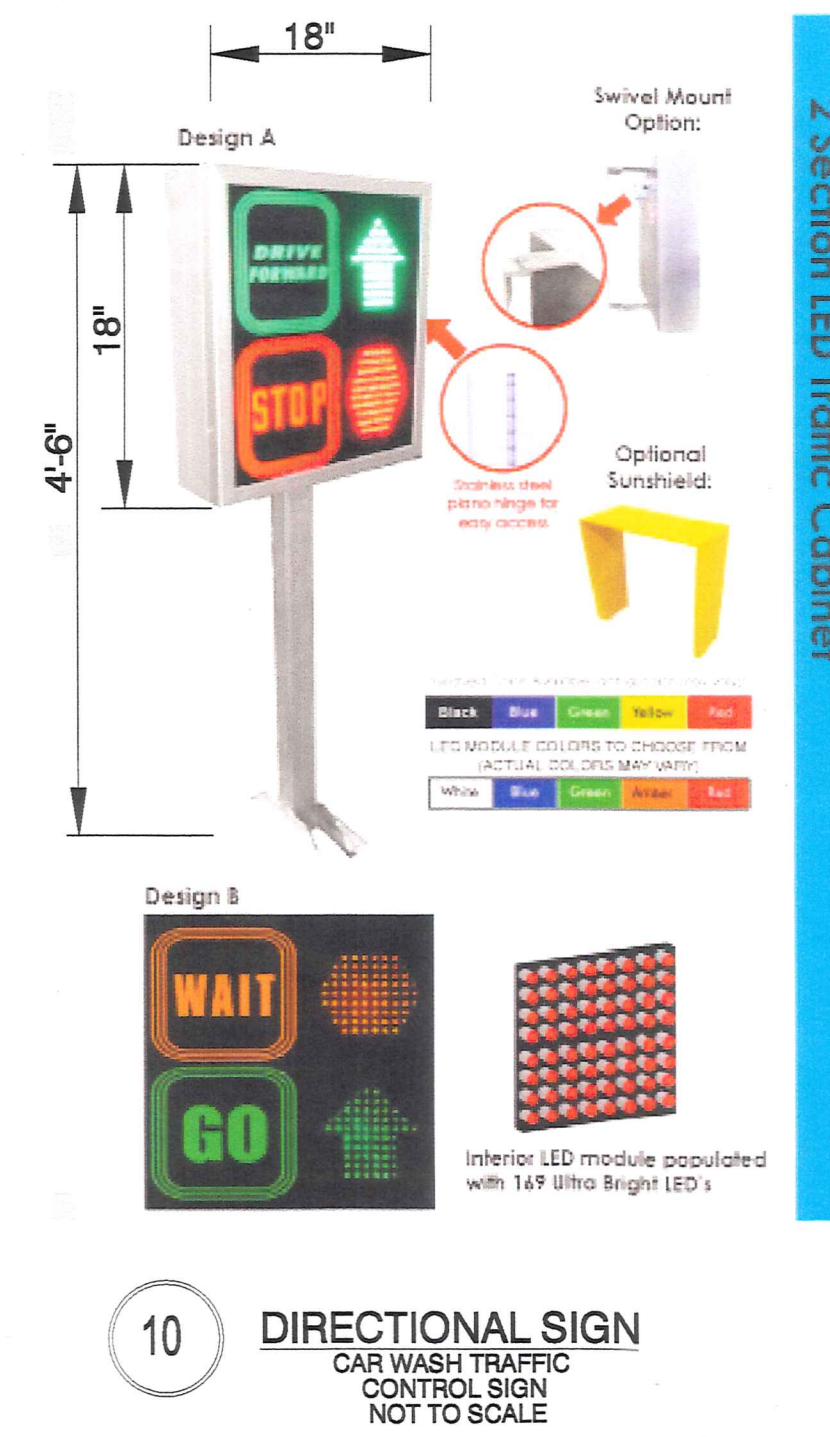
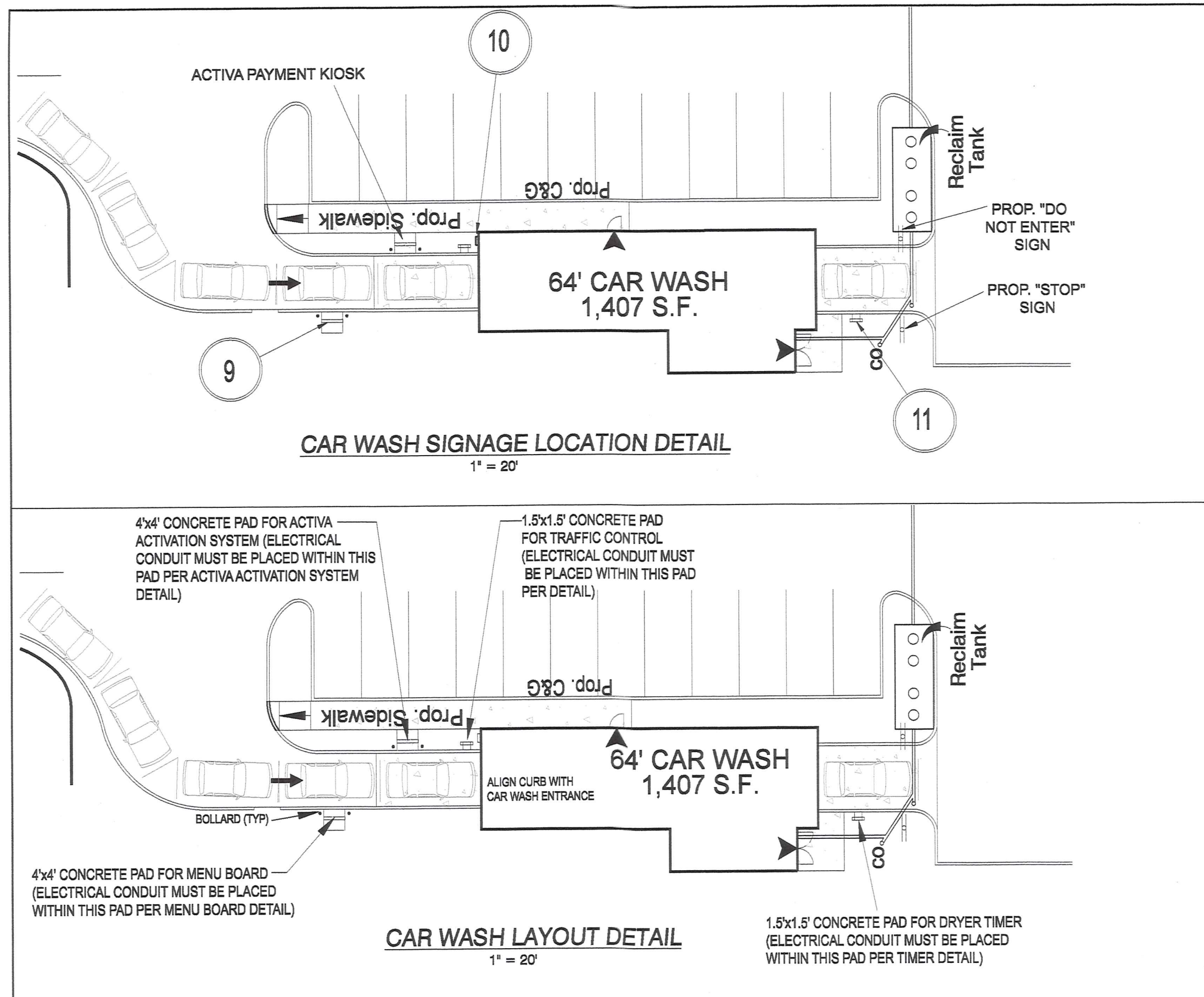
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Created By
Baltimore County
My Neighborhood



My Neighborhood Map



"RO FO" TEXT/LOGO IS LIMITED TO A MAXIMUM OF 90% OF DIRECTIONAL SIGN AREA.
SIGN AREA = 2.0' x 2.0' = 4.0 SF
ALLOWABLE TEXT/LOGO AREA = (4.0 SF) X (0.3) = 1.2 SF
PROPOSED TEXT/LOGO AREA = 17.4' x 4.8' = 0.58 SF
PROPOSED PERCENT OF SIGN AREA = 15% FOR TEXT/LOGO

PETITIONER'S
EXHIBIT NO. **1C**

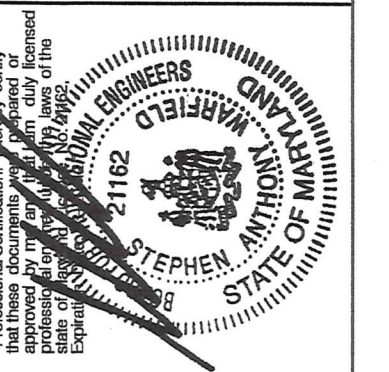
Plan to Accompany Petition for a
Special Exception
ROYAL FARMS STORE #191
11119 McCormick Rd.
Hunt Valley, MD 21031

Election District 8
Councilmanic District 3

Tax Map 42 - Parcel 434
October 9, 2012

Lessee/Developer:
Two Farms, Inc.
3611 Roland Avenue
Baltimore, Maryland 21211
(410) 889-0200

Owner:
Consolidated McCormick LLC
P.O. Box 1189
Brooklandville, MD 21022

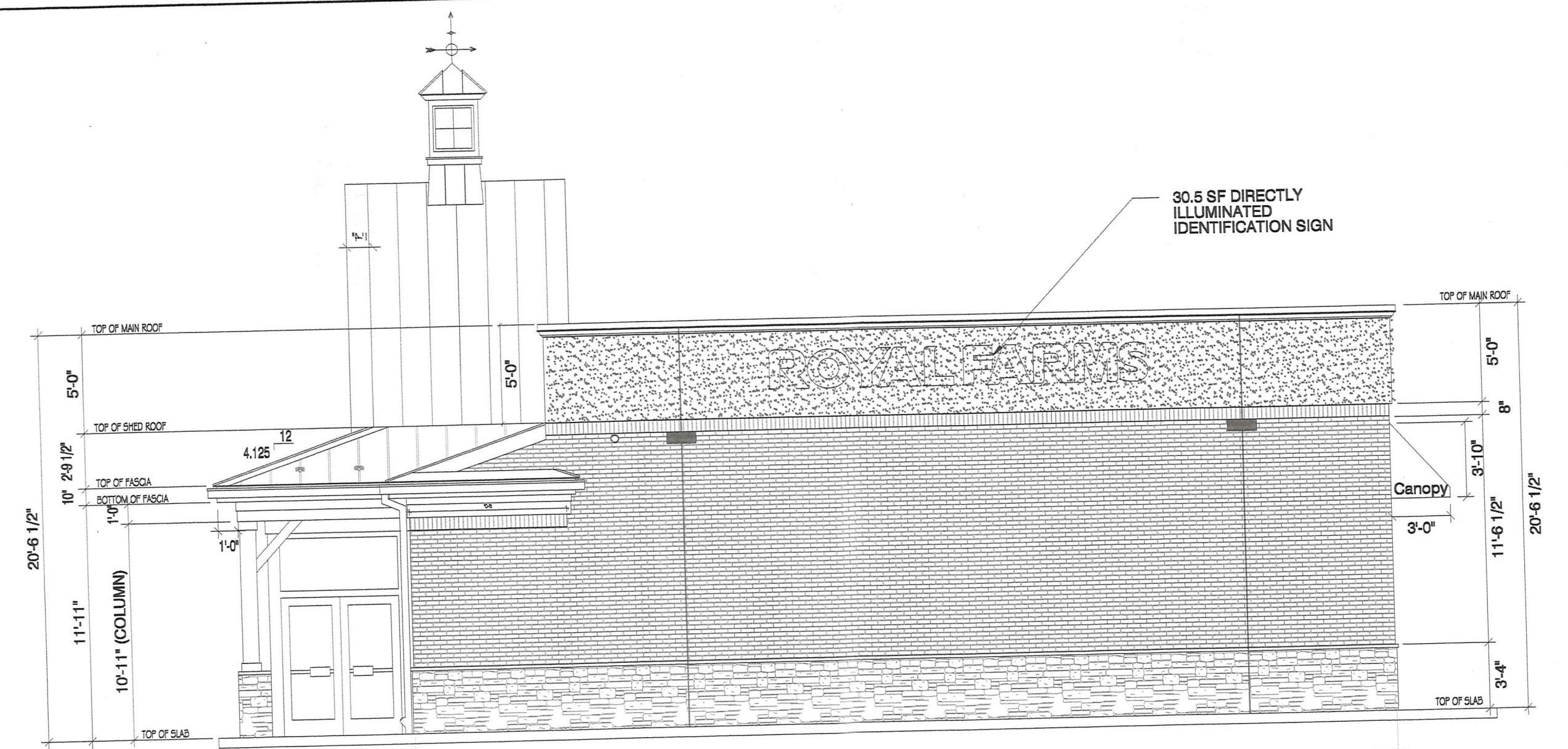


MATIS WARFIELD
Consulting Engineers
10540 York Road, Suite M
Hunt Valley, Maryland 21030
PHONE 410.683.7004 FAX 410.683.1798
www.matiswarfield.com

PHASE NO.
DRAWING NO.
ZON-03
SHEET NO.
3 OF 5



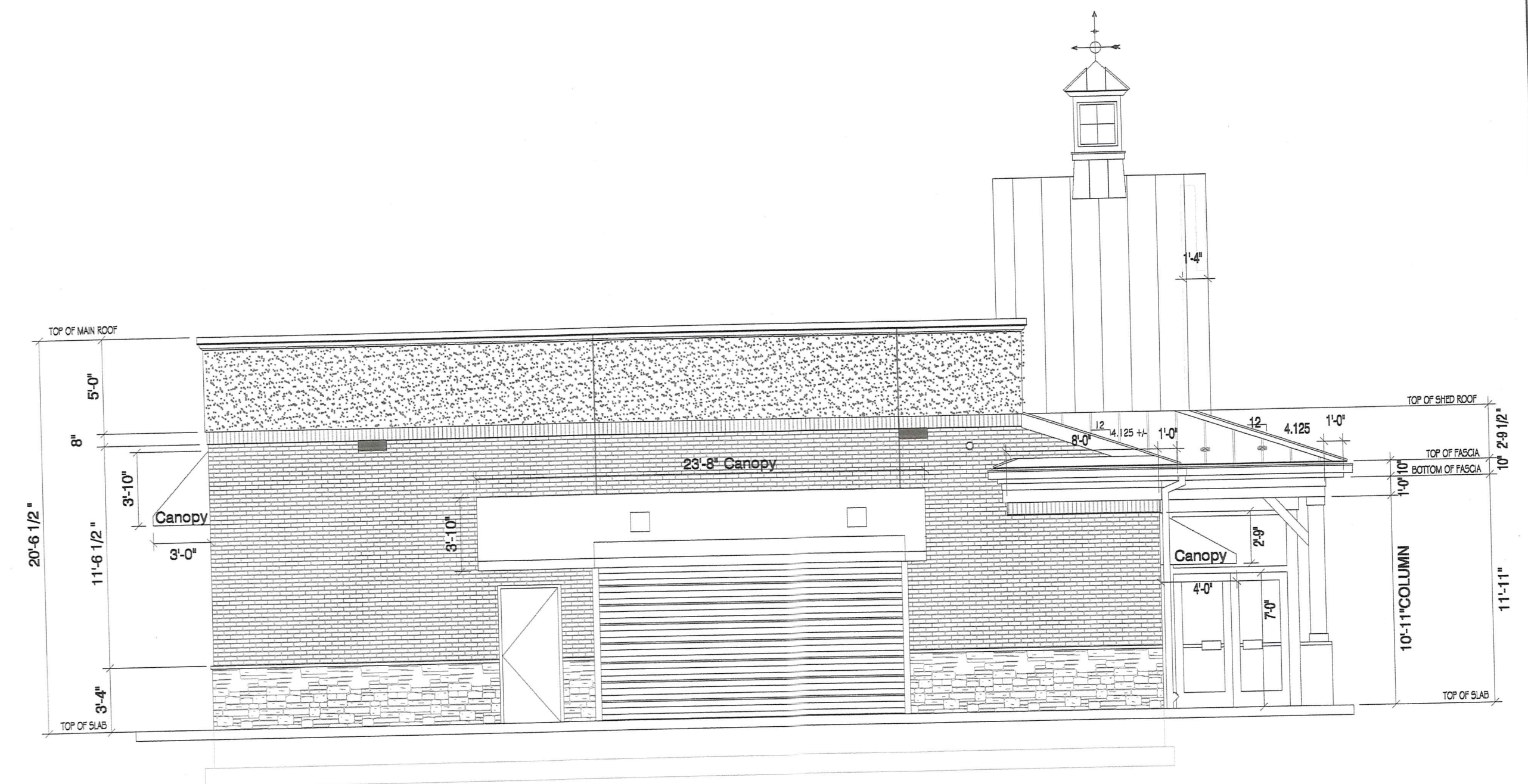
ROYAL FARMS FRONT ELEVATION



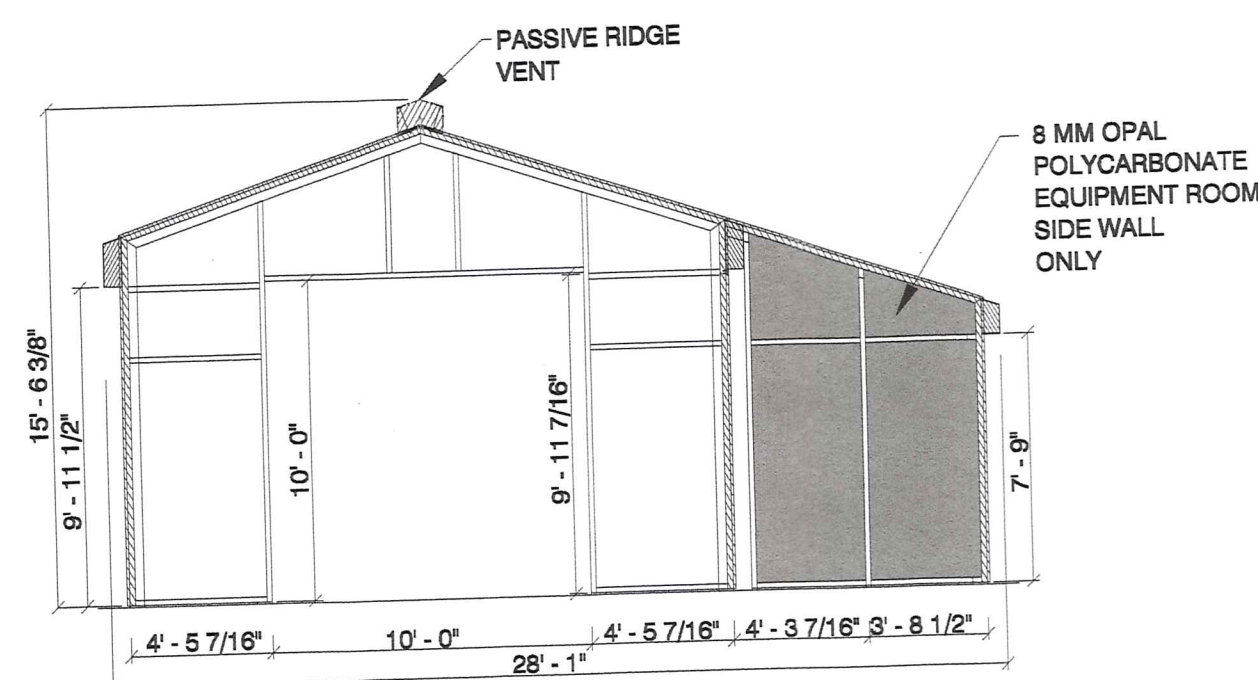
ROYAL FARMS RIGHT SIDE ELEVATION



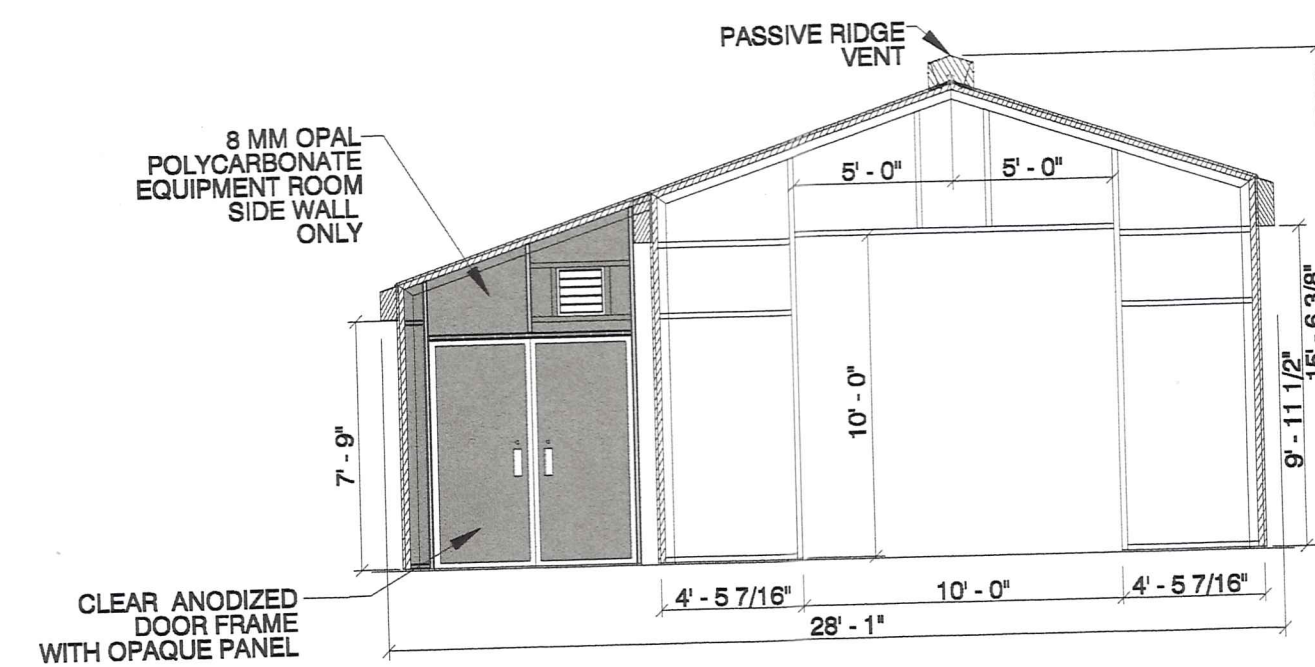
ROYAL FARMS REAR ELEVATION



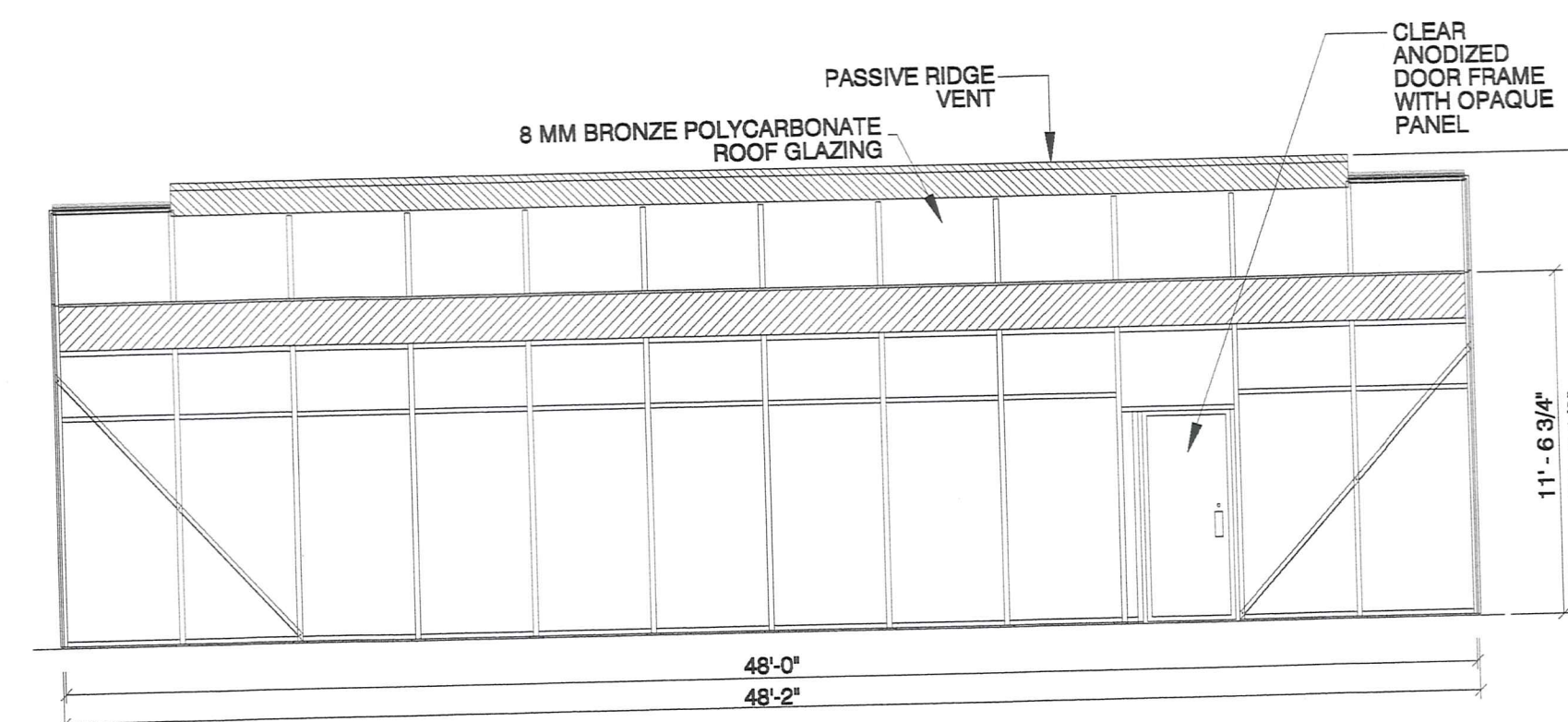
ROYAL FARMS LEFT SIDE ELEVATION



CAR WASH ENTRY ELEVATION



CAR WASH EXIT ELEVATION



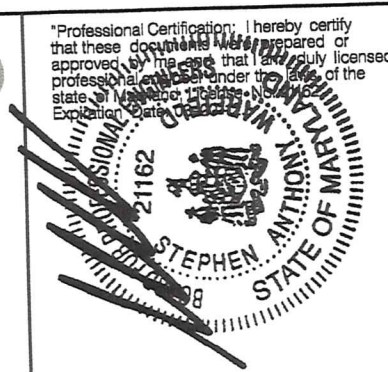
CAR WASH SIDEWALL SIDE ELEVATION

PETITIONER'S
EXHIBIT NO. **1D**

ELEVATION VIEWS
Scale: 1"=6'

MATIS WARFIELD
Consulting Engineers

10540 York Road, Suite M
Hunt Valley, Maryland 21030
PHONE 410.683.7004 FAX 410.683.1798
www.matiswarfield.com



Owner:
Consolidated McCormick LLC
P.O. Box 1189
Brooklandville, MD 21022

Lessee/Developer:
Two Farms, Inc.
3611 Roland Avenue
Baltimore, Maryland 21211
(410) 889-0200

NO.	DESCRIPTION	BY	DATE

Plan to Accompany Petition for a
Special Exception
ROYAL FARMS STORE #191
11119 McCormick Rd.
Hunt Valley, MD 21031

Election District 8
Councilmanic District 3

Tax Map 42 - Parcel 434
October 9, 2012

PHASE NO.
DRAWING NO.
ZON-04
SHEET NO.
4 OF 5

BCZR SECTION 419 STANDARDS:

- 419.1 Roll-over car wash is permitted as a use in combination with a service station subject to the provisions of Section 405.
- 419.2 Manufacturer's rated hourly production capacity is 28 cars/hour
- 419.3 Internal paved areas of the car wash site have been laid out to allow automobile circulation in a manner that precludes vehicles from waiting on the street or blocking the right-of-way before gaining entrance.
- Nine stacking spaces have been provided for the proposed roll-over car wash tunnel
- Parking spaces have been located to avoid conflict with on-site circulation patterns.
- Two parking spaces have been provided vacuum and air services. (One Required)
- Two parking spaces have been provided for Drying. (Two Required)
- 419.4 The Car Wash is 2500+/- feet from the closest residential zone. (50-feet Required)
- The tunnel exit of car wash facilities is set back 100 +/- feet from the nearest exit drive. (50-feet Required)
- Tunnel entrance or exit does not face an adjacent residentially zoned property.
- All of the walls of the proposed car wash building are glass.
- Except for the required access drives, a 10-foot minimum width landscaped transition area is provided along the perimeter of all car wash operations.
- The landscape transition area shall be planted and screened in accordance with the Landscape Manual requirements for automotive uses.

BCZR SECTION 405.4 STANDARDS:

- Site Dimensions :
- Minimum service station site area = 15,000s.f. or 1,500 times the # of fuel service spaces plus areas required for uses under BCZR sections 405.4.D or 405.4.E
- Minimum Setbacks:
- 35 ft from main structure to street ROW
- 25 ft from fuel pump to street ROW
- 15 ft from canopy to street ROW
- 10 ft from perimeter of paved area to public ROW
- 6 ft from perimeter of paved area to side and rear property lines of non-residential zones
- 15 ft from perimeter of paved area to property line if property line is within 50 ft of any residentially zoned property other than in a public ROW
- Ancillary uses. The uses listed below, only, are permitted by right in conjunction with any fuel service station. The minimum area of the site as determined under Section 405.4.A.1 shall be increased each ancillary use by at least the number of square feet indicated below, which includes land for required parking and stacking spaces:
- Automatic teller machine, but no drive-through facilities. Additional site area of 1,000 square feet for each device shall be provided.
- Self-service vacuum stations. All such stations shall be located at least 30 feet from a residentially zoned property. No additional site area is required.
- Uses in combination with fuel service stations. The minimum area of the site as determined by Section 405.4.A.1 shall be increased for each use in combination with a fuel service station by at least the number of square feet indicated below: (SE = Special Exception and P = Permitted by Right)
- Convenience store with a sales area larger than 1,500 square feet inclusive of accessory storage. Additional site area of four times the square footage of the convenience store's sales area must be provided. (SE)
- Roll-over car wash. No specific additional site area required, provided that the stacking, parking and buffer requirements of Section 419 are met. (SE)
- Restaurant, including fast food, fast food drive-through only, and carry-out restaurants. Additional site area of six times the gross square footage of the restaurant must be provided.

ZONING HEARINGS, CRG, DRC, WAIVERS:

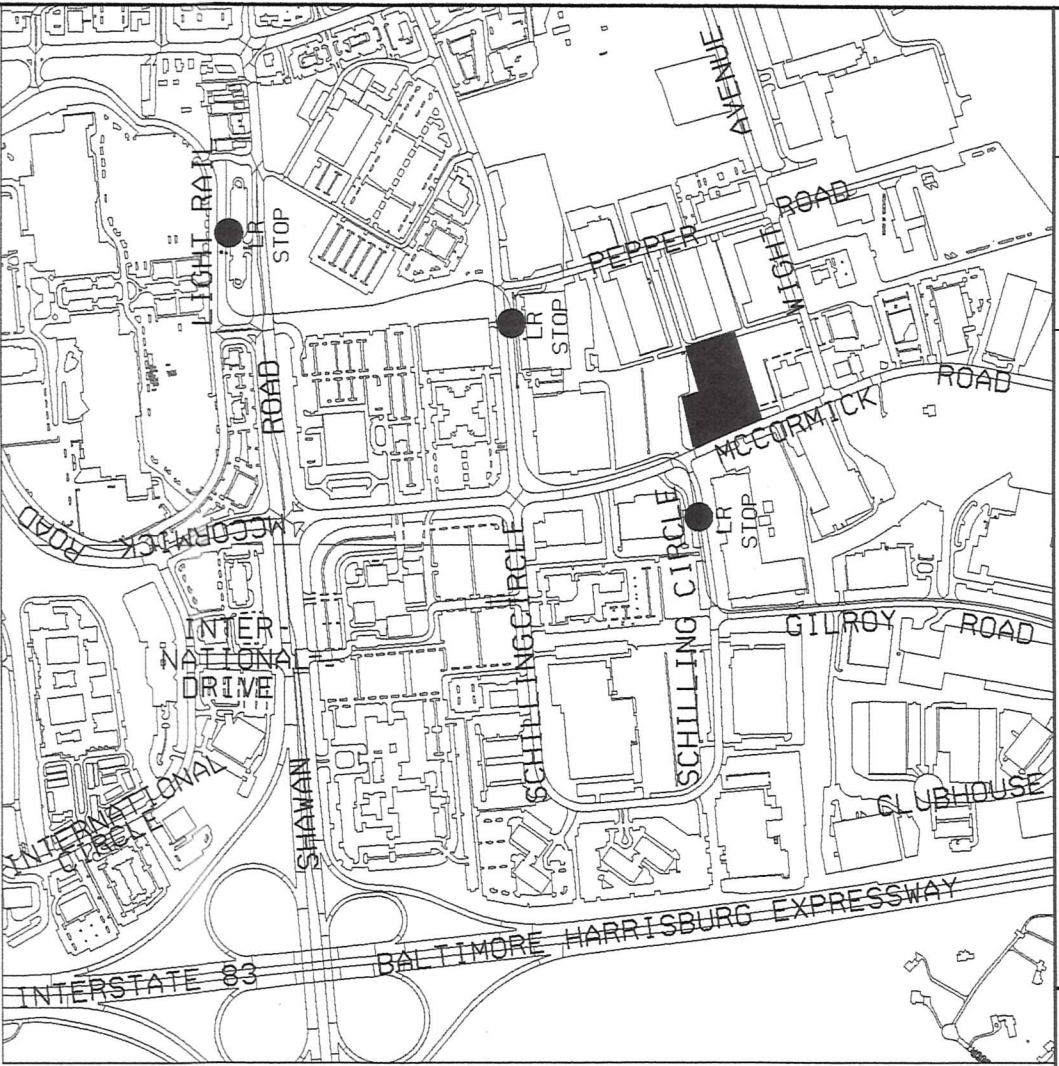
- Zoning History Case #R-1980-4926 - To Rezone property from R-20 to ML(12/23/1980).
- 2012 CZMP - Issue 3-050 To Rezone property from ML-IM to BM-IM (9/10/2012)
- DRC #071012C - Project meets the requirements of limited exemption under Section 32-4-106(b)(8) contingent on a Special Exception.(07/23/2012)

PREVIOUS COMMERCIAL PERMITS

None known; Year built - approx. 1977; 141 parking spaces

BASIC SERVICES MAP

Site is not within any failed Basic Services Map areas per Bill No. 20-12.



VICINITY MAP
1" = 1000'

NOTES: Proposed Royal Farms
11119 McCormick Rd.

1. TAX ACCOUNT NUMBER: 1700010549
2. PROPERTY OWNER: CONSOLIDATED MCCORMICK LLC
PO BOX 1189
BROOKLANDVILLE, MD 21022
3. PROPERTY DEVELOPER: TWO FARMS, INC.
3611 ROLAND AVE.
BALTIMORE, MD 21211
4. NET ACREAGE: 145,220 S.F. OR 3.33+/- ACRES
5. DEED REFERENCE: 28989 / 312; PLAT: 39/102
6. TAX MAP: 42
7. PARCEL: 434
8. CENSUS TRACT NUMBER: 4084.00
9. WATERSHED: LOCH RAVEN RESERVOIR
10. SEWERSHED: 35
11. ELECTION DISTRICT: 8
12. COUNCILMANIC DISTRICT: 3
13. THIS SITE IS NOT WITHIN THE 100 YR FLOODPLAIN, PER FEMA FIRM MAPPING NUMBER 2400100235F, DATED 9/26/2006.
14. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4A02 OF THE BCZR.
15. ZONING MAP REFERENCE NUMBER: 042B3
16. ZONING HISTORY CASE NO: R-1980-4926 - TO REZONE PROPERTY FROM R-20 TO ML(12/23/1980). 2012 CZMP - ISSUE 3-050 TO REZONE PROPERTY FROM ML-IM TO BM-IM (9/10/2012)
17. ZONING - BM-IM
18. SETBACKS:
FRONT = 15 FT.
SIDE = 0 FT.
REAR = 0 FT.
SERVICE STATION = 35' FROM STREET ROW
FUEL PUMP = 25' FROM STREET ROW
GAS CANOPY = 15' FROM STREET ROW
19. EXISTING LAND USE: VERIZON OFFICE/WAREHOUSE AND SERVICE FACILITY
20. PROPOSED LAND USE: CONVENIENCE STORE, CARRYOUT, CAR WASH & GASOLINE/DIESEL FUELING STATION
21. PROPOSED BUILDING HEIGHT:
CONVENIENCE STORE = 28'
ROLL-OVER CAR WASH = 16'
GASOLINE/DIESEL CANOPY = 22'
22. PROPOSED DEVELOPMENT TO BE SERVED BY EXISTING PUBLIC WATER AND SEWER.
23. PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
24. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
25. PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 BCZR, ALL ZONING POLICIES, AND ANY ZONING VARIANCE GRANTED.
26. OPEN SPACE: NOT REQUIRED
27. BUILDING FLOOR AREA:
CONVENIENCE STORE = 2825 S.F.
CARRYOUT USE = 1915 S.F.
SERVICE STATION USE = 561 S.F.
ROLL-OVER CAR WASH = 1407 S.F.
FLOOR AREA RATIO: 6,528 S.F./145,220 S.F. = 0.04 (4.0 PERMITTED)
28. SITE AREA REQUIREMENTS FOR COMBINATION USES:
44-FUELING STATIONS + 1500 S.F. = 16,500 S.F.
ADDITIONAL SITE AREA FACTOR:
1 ATM x 1000 S.F. = 1000 S.F.
4 x 2825 = 10500 S.F. SITE AREA FOR CONVENIENCE STORE USE
6 x 1915 = 11490 S.F. SITE AREA FOR CARRYOUT USE
36,490 S.F. SITE AREA REQUIRED < 145,220 S.F. SITE AREA
30. PARKING REQUIRED:
CONVENIENCE STORE/CARRYOUT USE
4540 S.F. @ 5/1000 = 23
FUEL SERVICE USE (561 S.F.)
MAXIMUM EMPLOYEES PER SHIFT = 4
ATM = 1
ROLL-OVER CAR WASH
1 TUNNEL @ 2/TUNNEL (DRYING) = 2
2 VACUUM CLEANER UNITS @ 1/UNIT = 2
2 ADDITIONAL SPACES PER TUNNEL = 2
TOTAL REQUIRED = 34
TOTAL PROVIDED = 75
31. PARKING SPACE DIMENSIONS:
TYPICAL SPACE = 9' x 20'
HANDICAP SPACE = 8' x 20'(with 5'or 6' strip between spaces)
VACUUM CLEANER SPACE = 12.5' x 20'

18 — 49,990 SF
27,000 SF

PETITIONER'S

EXHIBIT NO. 1A

PDM #08-882

Plan to Accompany Petition for a
Special Exception

ROYAL FARMS STORE #191

11119 McCormick Rd.
Hunt Valley, MD 21031

Election District 8
Councilmanic District 3

Tax Map 42 - Parcel 434
October 9, 2012

DATE	BY	DESCRIPTION	NO.

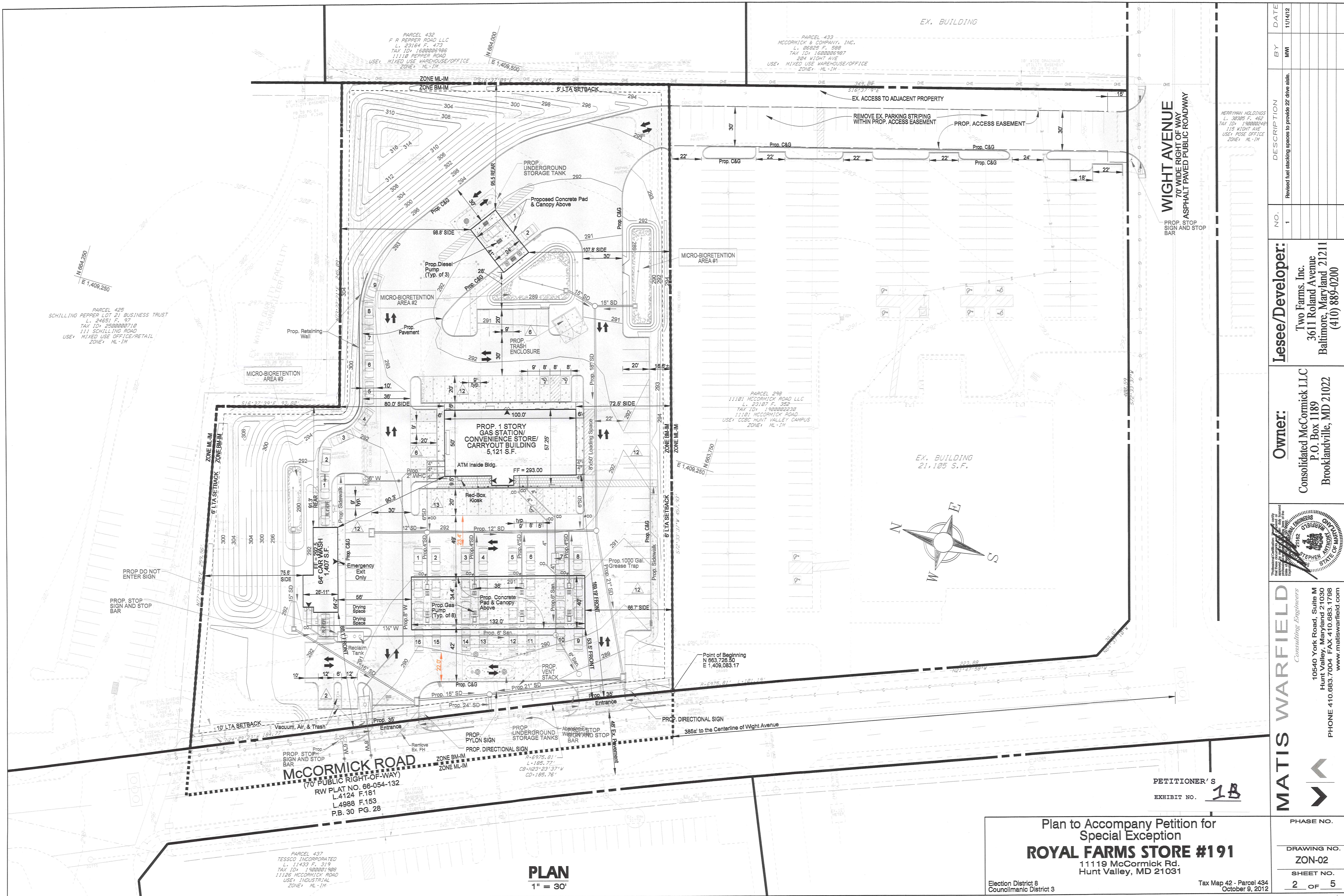
Lessee/Developer:
Two Farms, Inc.
3611 Roland Avenue
Baltimore, Maryland 21211
(410) 889-0200

Owner:
Consolidated McCormick LLC
P.O. Box 1189
Brooklandville, MD 21022



MATIS WARFIELD
Consulting Engineers
10540 York Road, Suite M
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PHONE 410-683-7004 FAX 410-683-1798
www.matiswarfield.com

PHASE NO.
DRAWING NO.
ZON-01
SHEET NO.
1 OF 5



419.1 Roll-over car wash is permitted as a use in combination with a service station subject to the provisions of Section 405.

419.2 Internal paved areas rated hourly production capacity is 28 cars/hour

419.3 Internal paved areas of the car wash site have been laid out to allow automobile circulation in a manner that precludes vehicles from waiting on the street or blocking the right-of-way before gaining entrance.

Nine stacking spaces have been provided for the proposed roll-over car wash tunnel

Parking spaces have been located to avoid conflict with on-site circulation patterns.

Two parking spaces have been provided vacuum and air services. (One Required)

Two parking spaces have been provided for Drying. (Two Required)

The landscape transition area shall be planted and screened in accordance with the Landscape Manual requirements for automotive uses.

Restaurant, including fast food, fast food drive-through only, and carry-out restaurants. Additional site area of six times the gross square footage of the restaurant must be provided.

Zoning History Case #R-1960-4926 - To Rezone property from R-20 to ML(12/23/1960).
2012 CZMP - Issue 3-050 To Rezone property from ML-IM to BM-IM (9/10/2012)
DRC #071012C - Project meets the requirements of limited exemption under Section 32-4-106(b)(8) contingent on a Special Exception. (07/23/2012)

None known; Year built - approx. 1977; 141 parking spaces

Site is not within any failed Basic Services Map areas per Bill No. 20-12



5. TAX ACCOUNT NUMBER: 1700010549
6. PROPERTY OWNER: CONSOLIDATED MCCORMICK LLC
PO BOX 1189
BROOKLANDVILLE, MD 21022
7. PROPERTY DEVELOPER: TWO FARMS, INC.
3611 ROLAND AVE.
BALTIMORE, MD 21211
8. NET ACREAGE: 145,220 S.F. OR 3.33 +/- ACRES
9. DEED REFERENCE: 28989 / 312; PLAT: 38/102
10. TAX MAP: 42
11. PARCEL: 434
12. CENSUS TRACT NUMBER: 4064.00
13. WATERSHED: LOCH RAVEN RESERVOIR
14. SEWERSHED: 35
15. ELECTION DISTRICT: 8
16. COUNCILMANIC DISTRICT: 3
17. THIS SITE IS NOT WITHIN THE 100 YR FLOODPLAIN, PER FEMA FIRM MAPPING NUMBER 2400100235F, DATED 9/26/2008.
18. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PERTINENT TO SECTION 4402 OF THE BCZR.
19. ZONING MAP REFERENCE NUMBER: 042B3
20. ZONING HISTORY CASE NO: R-1960-4266 - TO REZONE PROPERTY FROM R-20 TO ML(12/23/1960), 2012 CZMP - ISSUE 3-050 TO REZONE PROPERTY FROM ML-1M TO BM-1M (9/10/2012)
21. ZONING - BM-1M
22. SETBACKS:
FRONT = 15 FT.
SIDE = 0 FT.
REAR = 0 FT.
SERVICE STATION = 35' FROM STREET ROW
FUEL PUMP = 25' FROM STREET ROW
GAS CANOPY = 15' FROM STREET ROW
23. EXISTING LAND USE: VERIZON OFFICE/WAREHOUSE AND SERVICE FACILITY
24. PROPOSED LAND USE: CONVENIENCE STORE, CARRYOUT, CAR WASH & GASOLINE/DIESEL FUELING STATION
25. PROPOSED BUILDING HEIGHT:
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GASOLINE/DIESEL CANOPY = 22'
26. PROPOSED DEVELOPMENT TO BE DEVED BY EXISTING PUBLIC WATER AND SEWER.
27. PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
28. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
29. PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 BCZR, ALL ZONING POLICIES, AND ANY ZONING VARIANCE GRANTED.
30. OPEN SPACE: NOT REQUIRED
31. BUILDING FLOOR AREA:
CONVENIENCE STORE = 2625 S.F.
CARRYOUT USE = 1315 S.F.
SERVICE STATION USE = 581 S.F.
ROLL-OVER CAR WASH = 1407 S.F.
32. FLOOR AREA RATIO: 6.528 S.F./145,220 S.F. = 0.04 (4.0 PERMITTED)
33. SITE AREA REQUIREMENTS FOR COMBINATION USES:
11 FUELING STATIONS * 1500 S.F. = 16,500 S.F.
34. ADDITIONAL SITE AREA FACTOR:
1 ATM * 1000 S.F. = 1000 S.F.
4 X 2625 = 10500 S.F. SITE AREA FOR CONVENIENCE STORE USE
6 X 1915 = 11490 S.F. SITE AREA FOR CARRYOUT USE
39,490 S.F. SITE AREA REQUIRED < 145,220 S.F. SITE AREA
35. PARKING REQUIRED:
CONVENIENCE STORE/CARRYOUT USE
4540 S.F. @ 5/1000 = 23
FUEL SERVICE USE (581 S.F.)
MAXIMUM EMPLOYEES PER SHIFT = 4
ATM = 1
ROLL-OVER CAR WASH
1 TUNNEL @ 2/TUNNEL (DRYING) = 2
2 VACUUM CLEANER UNITS @ 1/UNIT = 2
2 ADDITIONAL SPACES PER TUNNEL = 2
TOTAL REQUIRED = 34
TOTAL PROVIDED = 75
36. PARKING SPACE DIMENSIONS:
TYPICAL SPACE = 9' X 20'
HANDICAP SPACE = 8' X 20' (with 5'or 8' strip between spaces)
VACUUM CLEANER SPACE = 12.5' X 20'

PDM #08-882

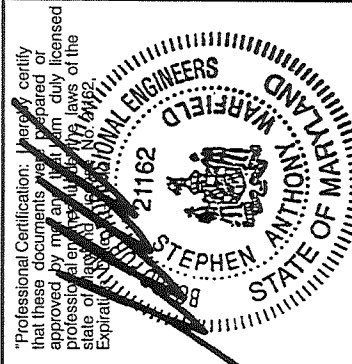
11119 McCormick Rd.
Hunt Valley, MD 21031

Election District 8
Councilmanic District 3

Tax Map 42 - Parcel 434
October 9, 2012

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Owner:
Consolidated McCormick LLC
P.O. Box 1189
Brooklandville, MD 21022



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Consulting Engineers

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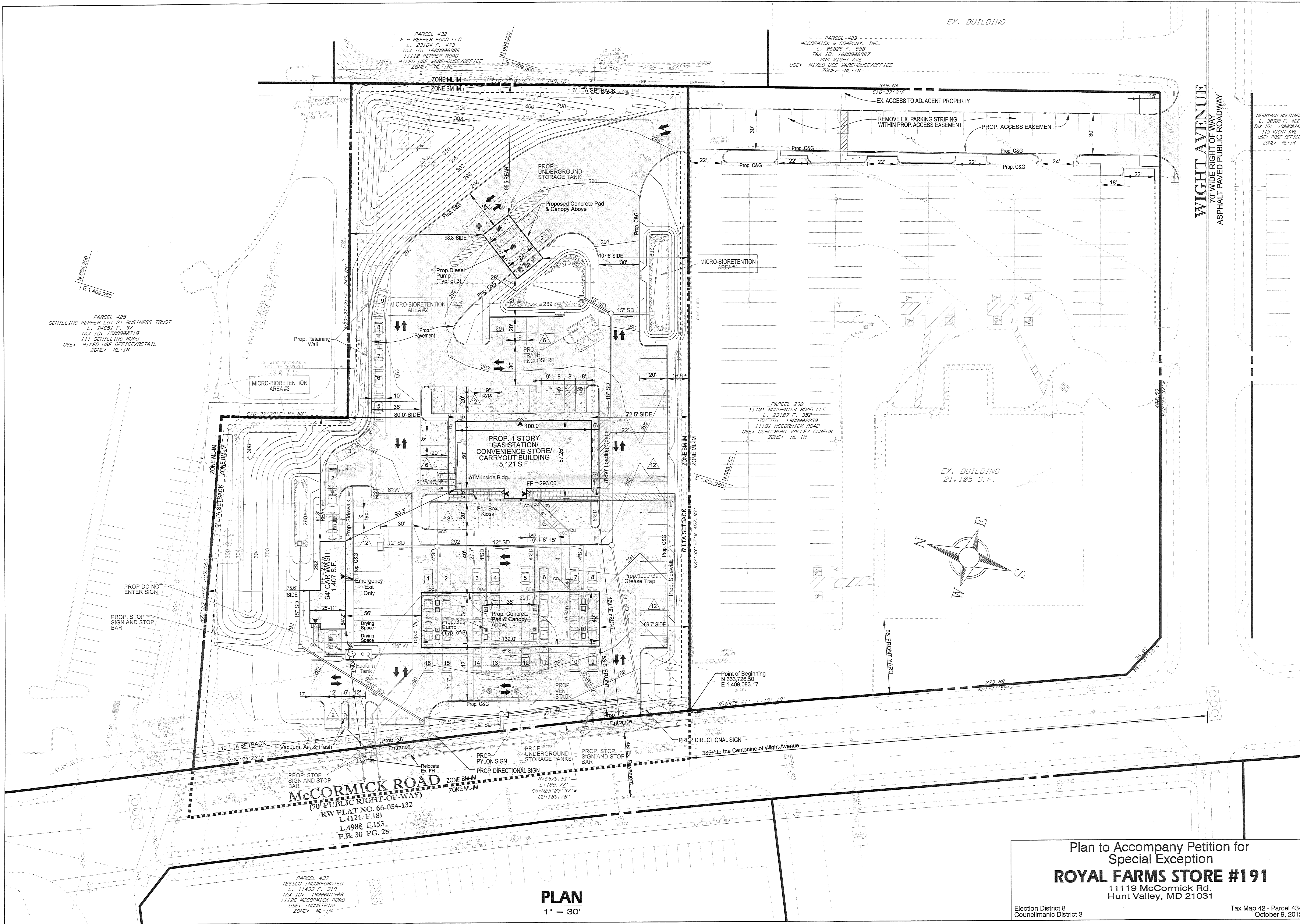
PHASE NO.

DRAWING NO.

ZON-01

SHEET NO.

1 of 5

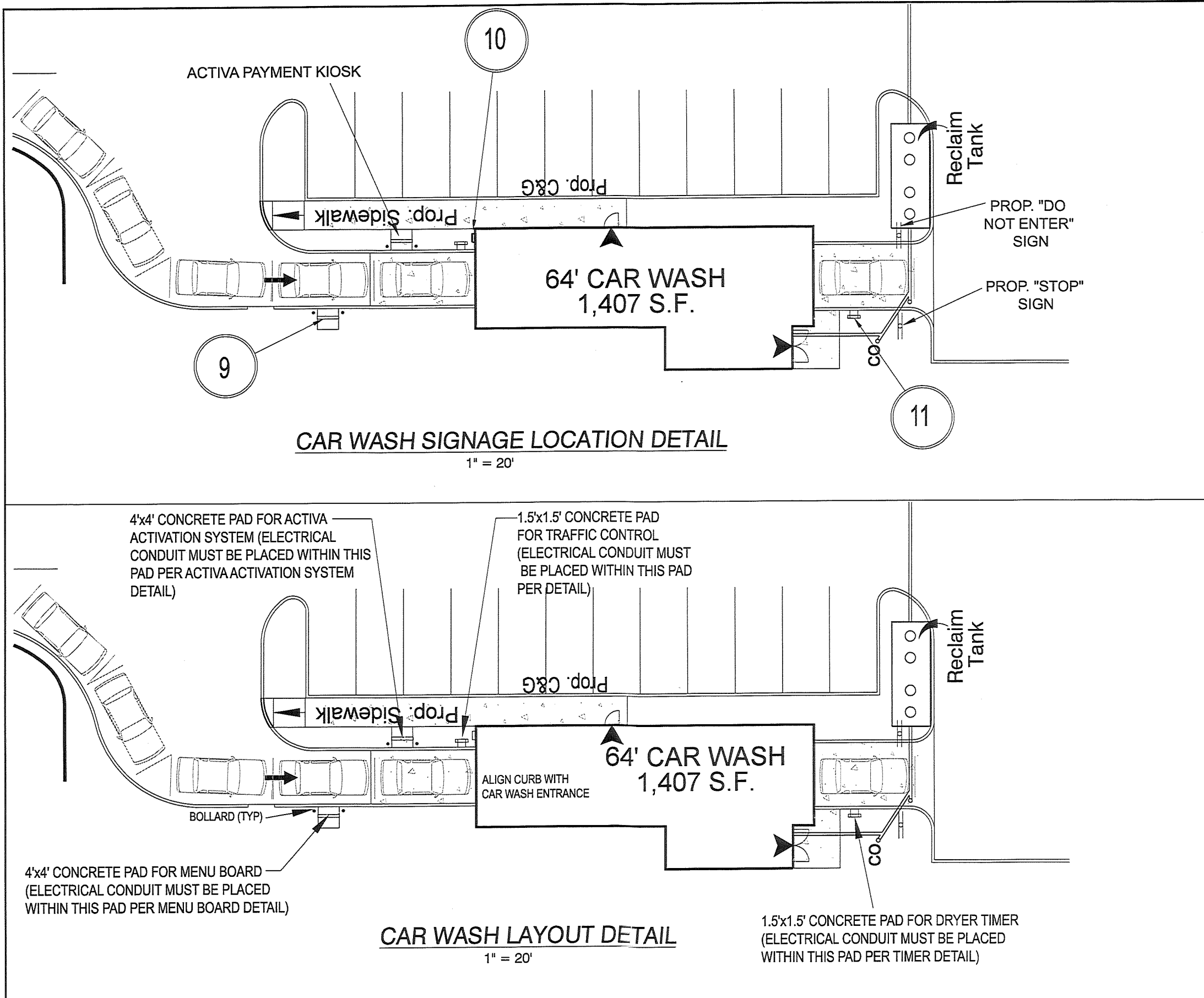


Plan to Accompany Petition for
Special Exception
ROYAL FARMS STORE #191
11119 McCormick Rd.
Hunt Valley, MD 21031

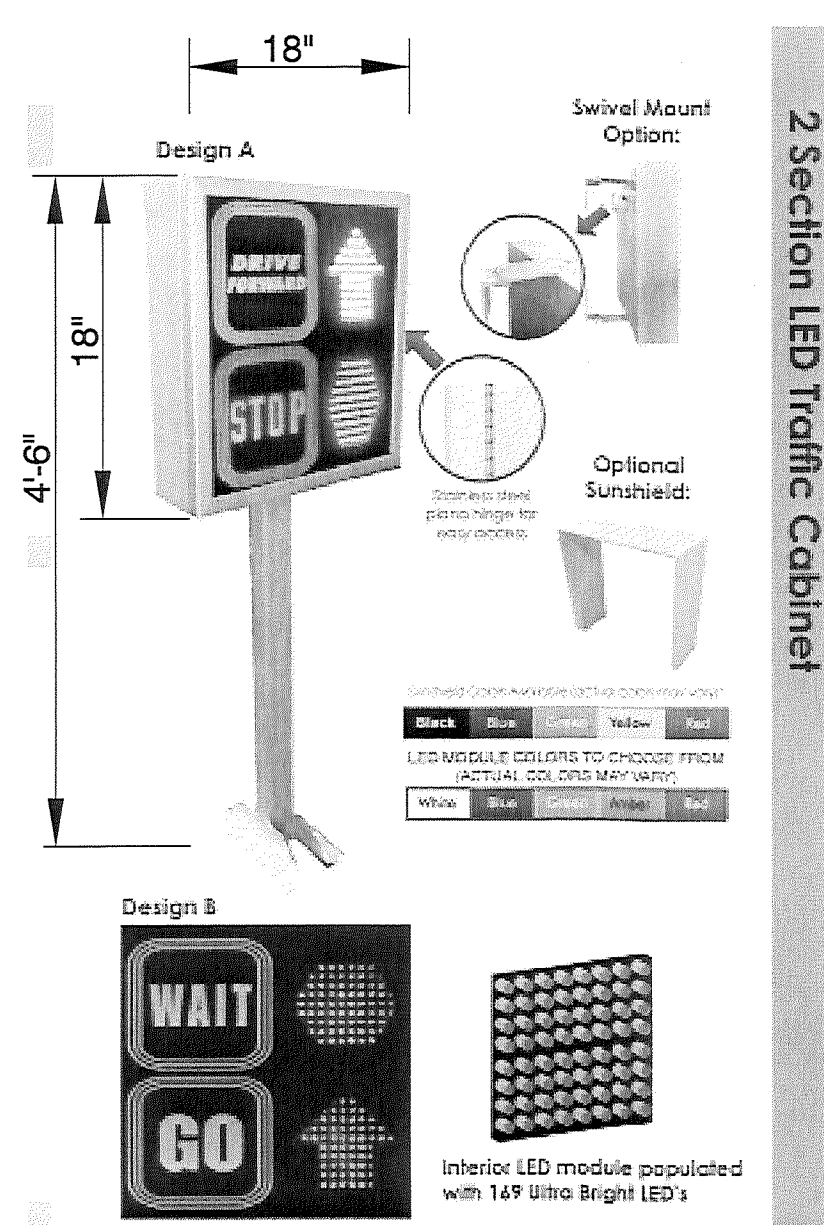
Election District 8
Councilmanic District 3

Tax Map 42 - Parcel 434
October 9, 2012

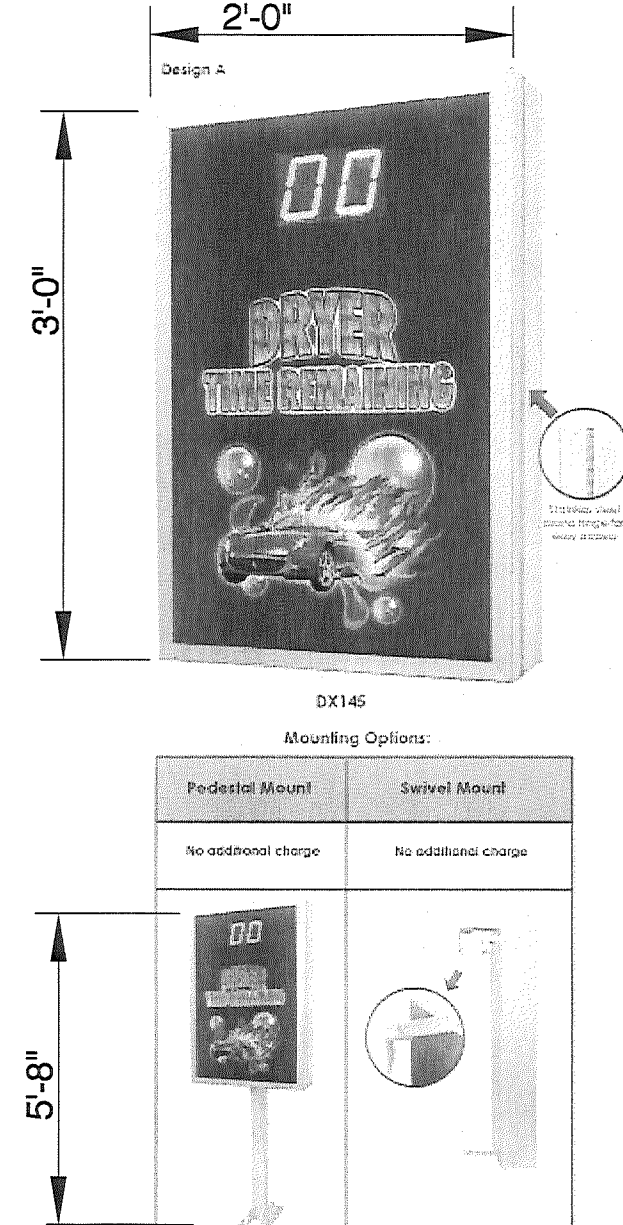
DATE		BY		DESCRIPTION		NO.	
Owner:				Lessee/Developer:			
Consolidated McCormick LLC P.O. Box 1189 Brooklandville, MD 21022				Two Farms, Inc. 3611 Roland Avenue Baltimore, Maryland 21211 (410) 889-0200			
Matis Warfield Consulting Engineers				PHASE NO.			
10540 York Road, Suite M Hunt Valley, Maryland 21030 PHONE 410.683.7004 FAX 410.683.1798 www.matiswarfield.com				DRAWING NO.			
				ZON-02			
				SHEET NO.			
				2 OF 5			



9 ORDER BOARD SIGN
LARGE CAR WASH OPTIONS
PRICING CHART
NOT TO SCALE



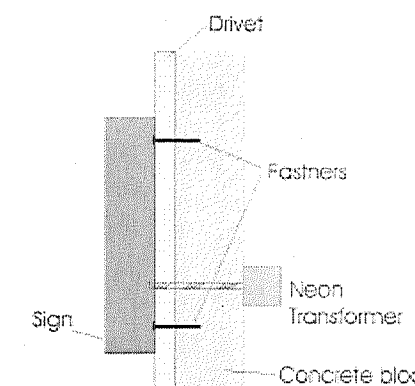
10 DIRECTIONAL SIGN
CAR WASH TRAFFIC
CONTROL SIGN
NOT TO SCALE



11 DIRECTIONAL SIGN
DRYER TIMER SIGN
NOT TO SCALE

Royal Farms Channel Letters

ROYAL FARMS

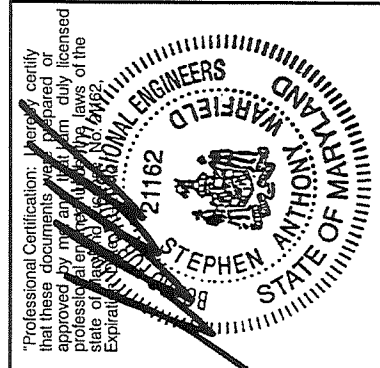


Cabinet: .040 Aluminum with acrylic faces. Illuminated with neon.
Installation: Wall mount. Concrete screws.
Total Sign Square Footage: 30.5'

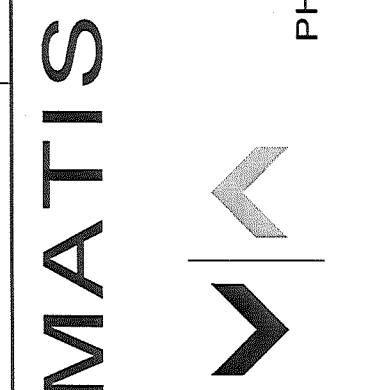
ROYAL FARMS CHANNEL LETTERS
NOT TO SCALE

DATE	
BY	
DESCRIPTION	
NO.	
Lessee/Developer: Two Farms, Inc. 3611 Roland Avenue Baltimore, Maryland 21211 (410) 889-0200	

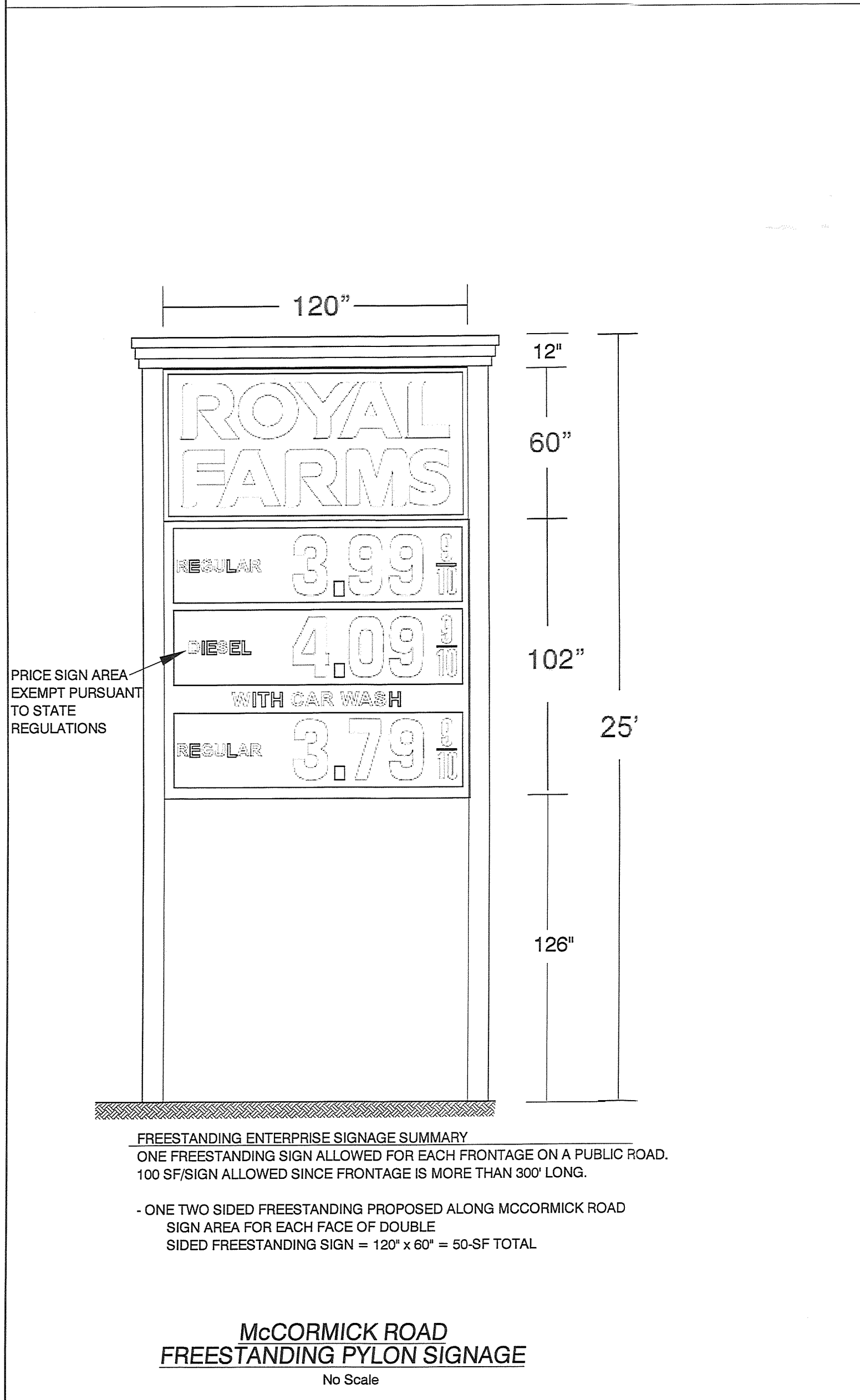
Owner:
Consolidated McCormick LLC
P.O. Box 1189
Brooklandville, MD 21022



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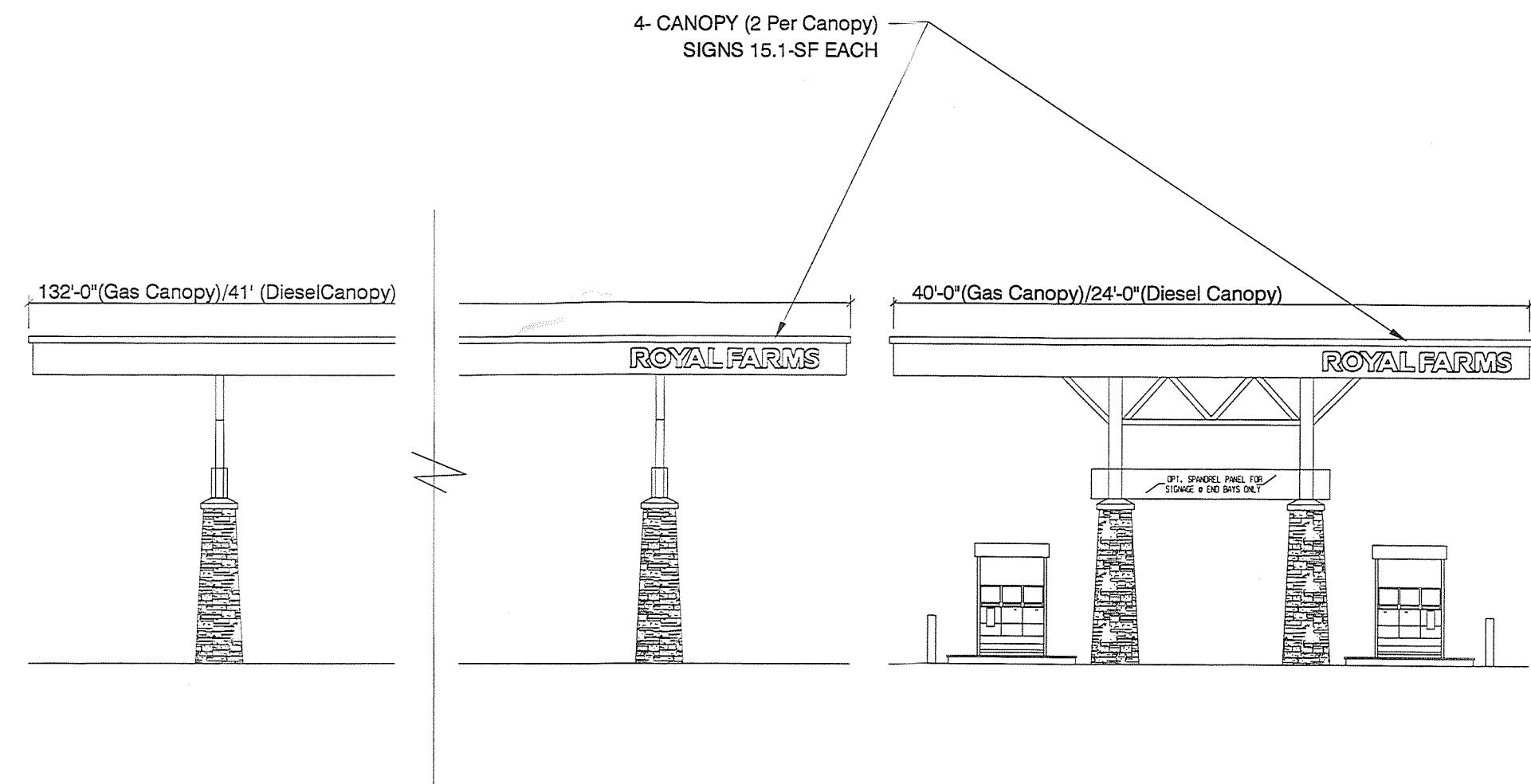
PHASE NO.	
DRAWING NO.	ZON-03
SHEET NO.	3 OF 5



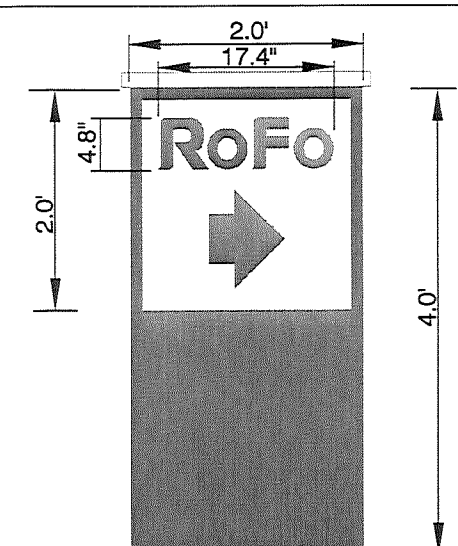
FREESTANDING ENTERPRISE SIGNAGE SUMMARY
ONE FREESTANDING SIGN ALLOWED FOR EACH FRONTAGE ON A PUBLIC ROAD.
100 SF/SIGN ALLOWED SINCE FRONTAGE IS MORE THAN 300' LONG.

ONE TWO SIDED FREESTANDING PROPOSED ALONG MCCORMICK ROAD
SIGN AREA FOR EACH FACE OF DOUBLE
SIDED FREESTANDING SIGN = 120' x 60' = 50-SF TOTAL

**MCCORMICK ROAD
FREESTANDING PYLON SIGNAGE**
No Scale



CANOPY SIGNAGE
NOT TO SCALE



DIRECTIONAL ENTER SIGNAGE
No Scale

RO FO TEXT/LOGO IS LIMITED TO
A MAXIMUM OF 30% OF DIRECTIONAL SIGN AREA.
SIGN AREA = 2.0' x 2.0' = 4.0 SF
ALLOWABLE TEXT/LOGO AREA = (4.0 SF) X (0.3) = 1.2 SF
PROPOSED TEXT/LOGO AREA = 17.4' x 4.8' = 0.58 SF
PROPOSED PERCENT OF SIGN AREA = 15% FOR TEXT/LOGO

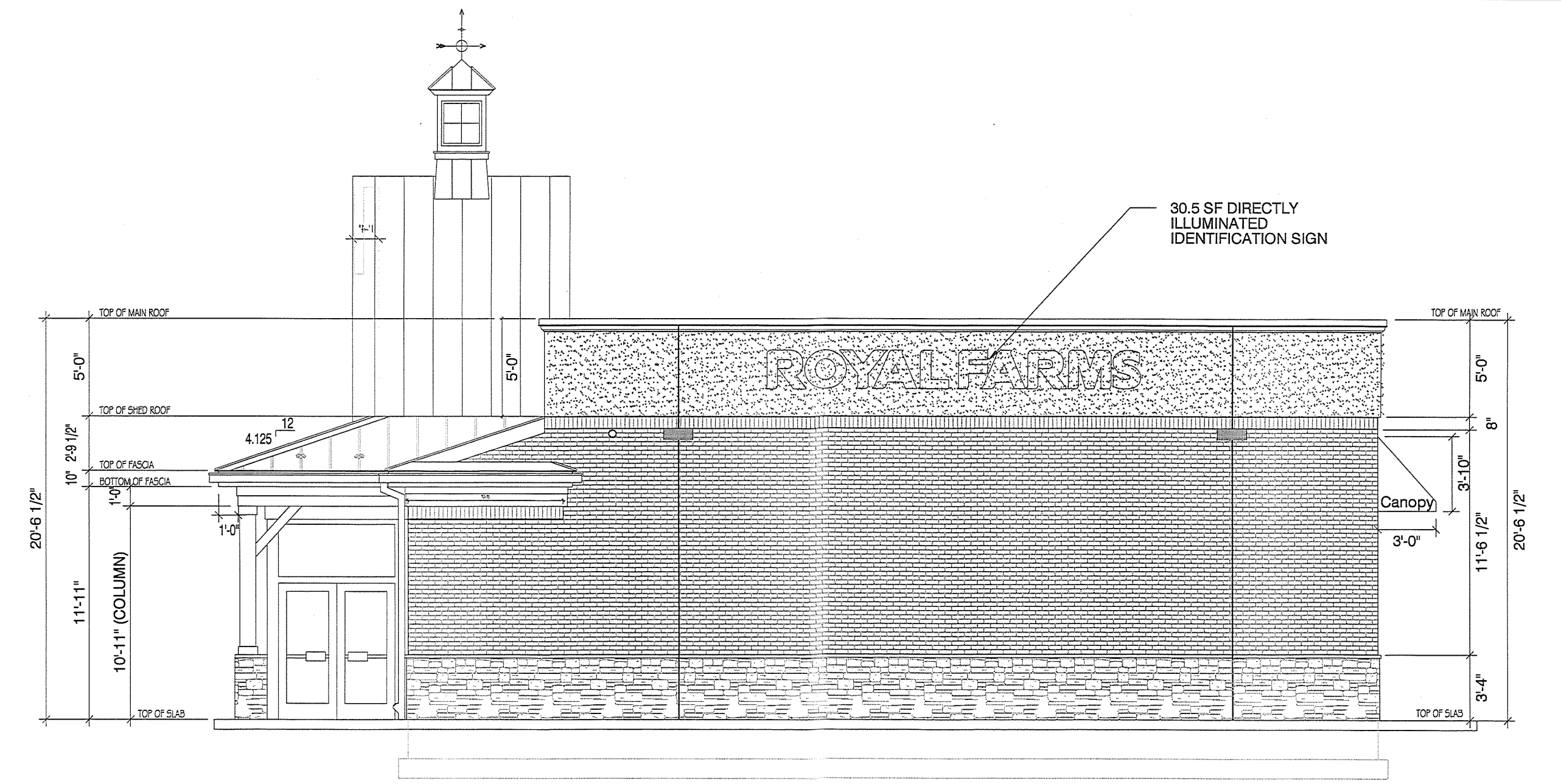
Plan to Accompany Petition for a
Special Exception
ROYAL FARMS STORE #191
11119 McCormick Rd.
Hunt Valley, MD 21031

Election District 8
Councilmanic District 3

Tax Map 42 - Parcel 434
October 9, 2012



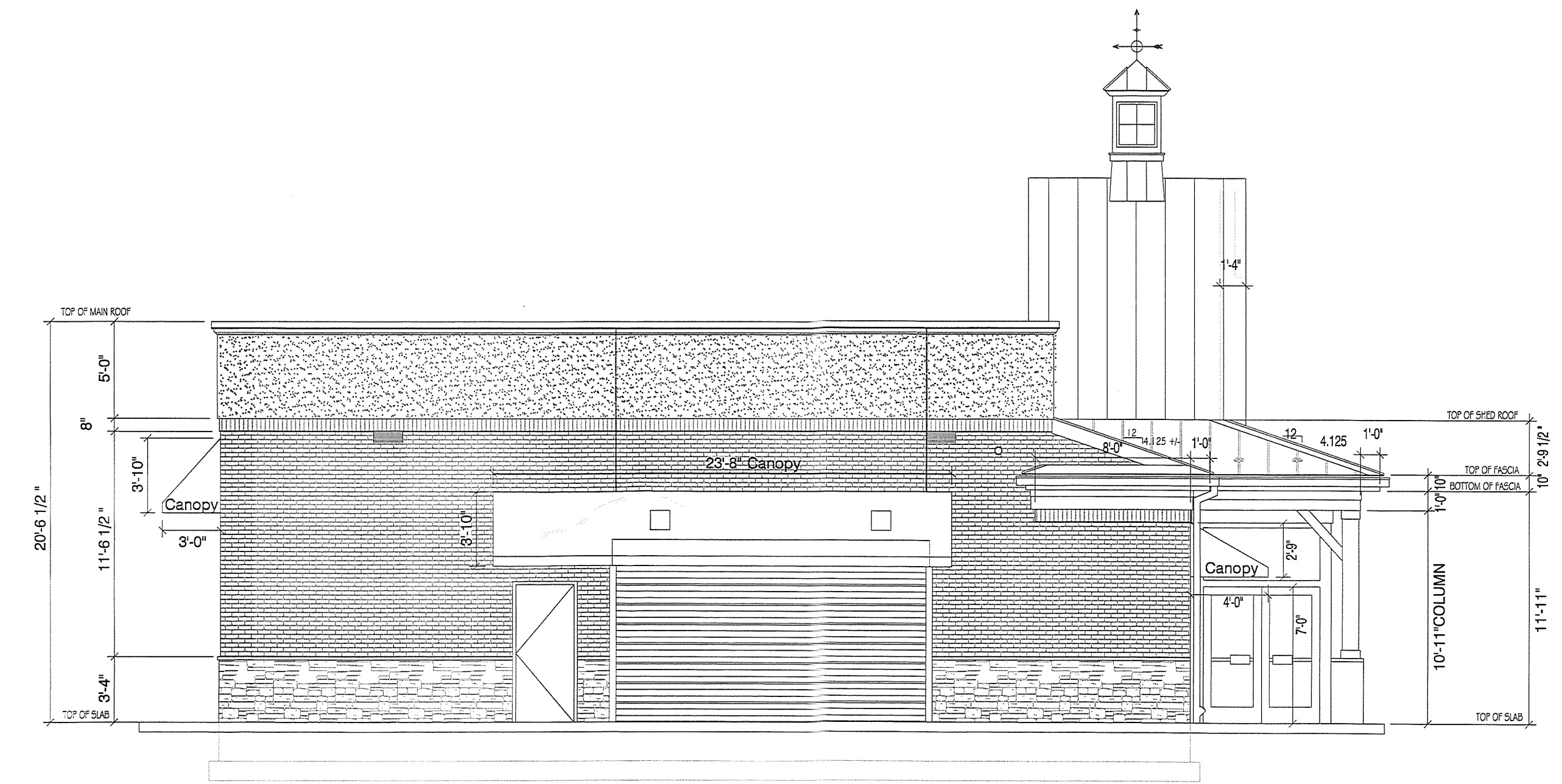
ROYAL FARMS FRONT ELEVATION



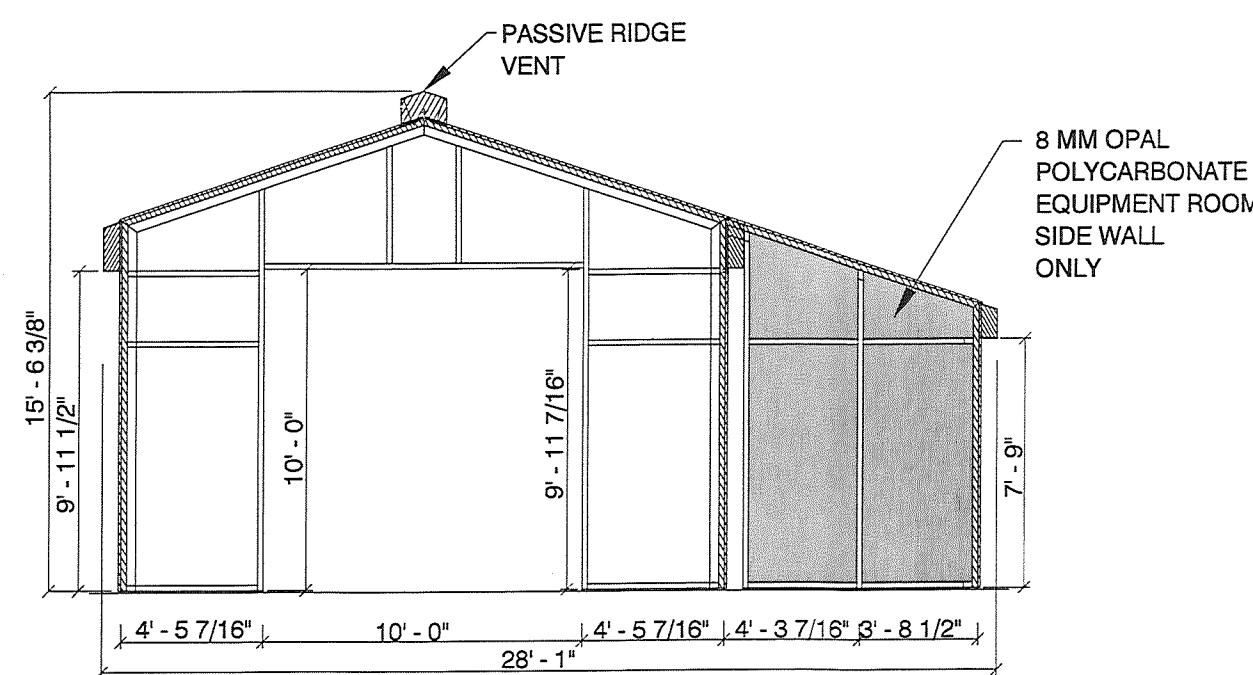
ROYAL FARMS RIGHT SIDE ELEVATION



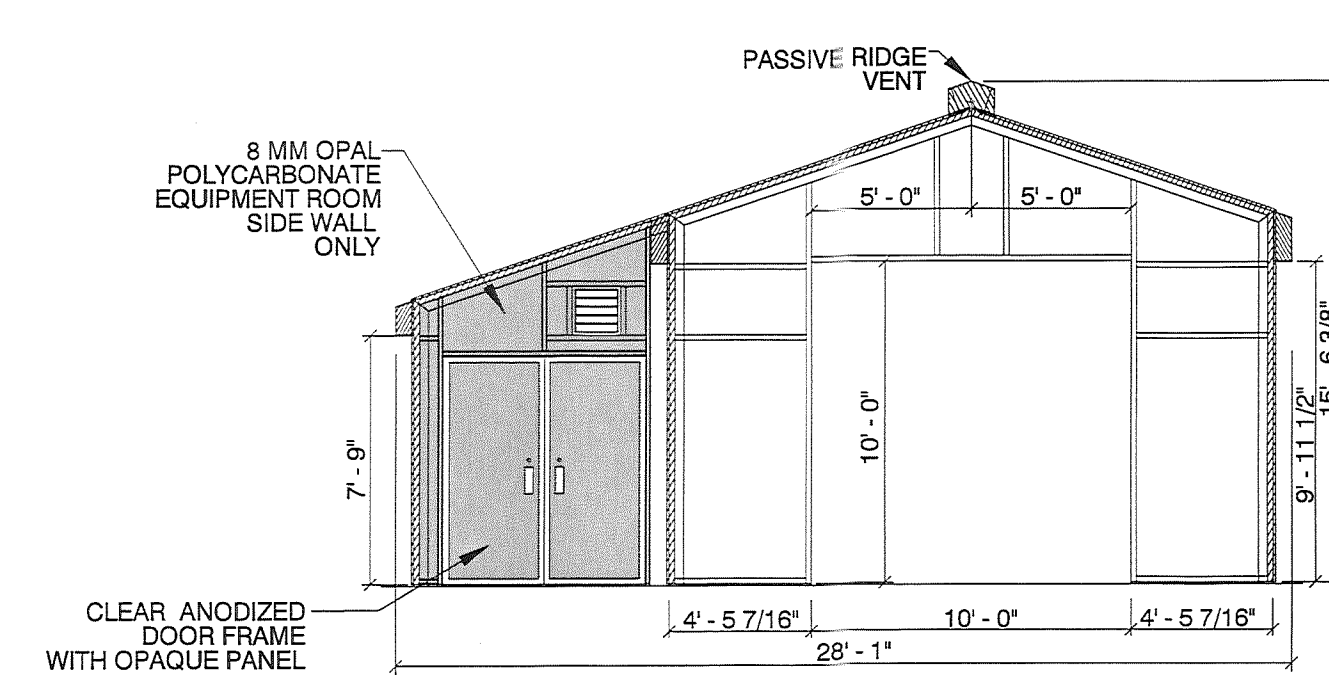
ROYAL FARMS REAR ELEVATION



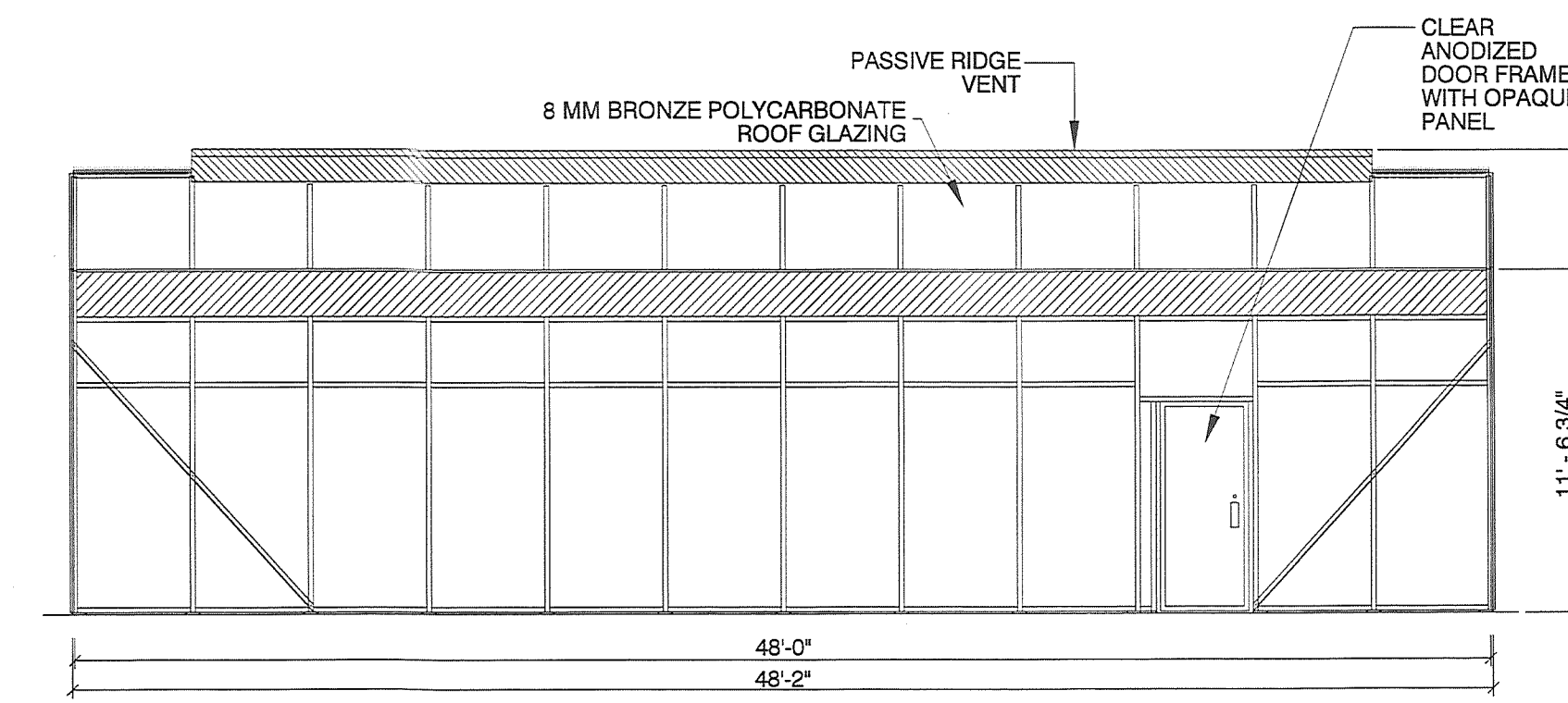
ROYAL FARMS LEFT SIDE ELEVATION



CAR WASH ENTRY ELEVATION



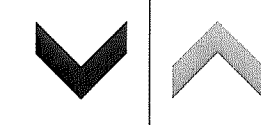
CAR WASH EXIT ELEVATION



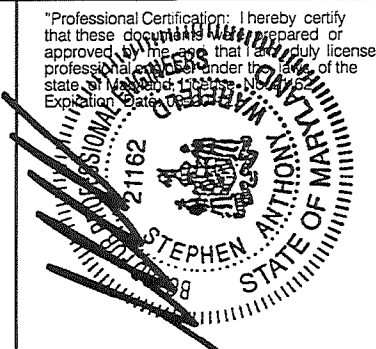
CAR WASH SIDEWALL SIDE ELEVATION

ELEVATION VIEWS
Scale: 1"=6'

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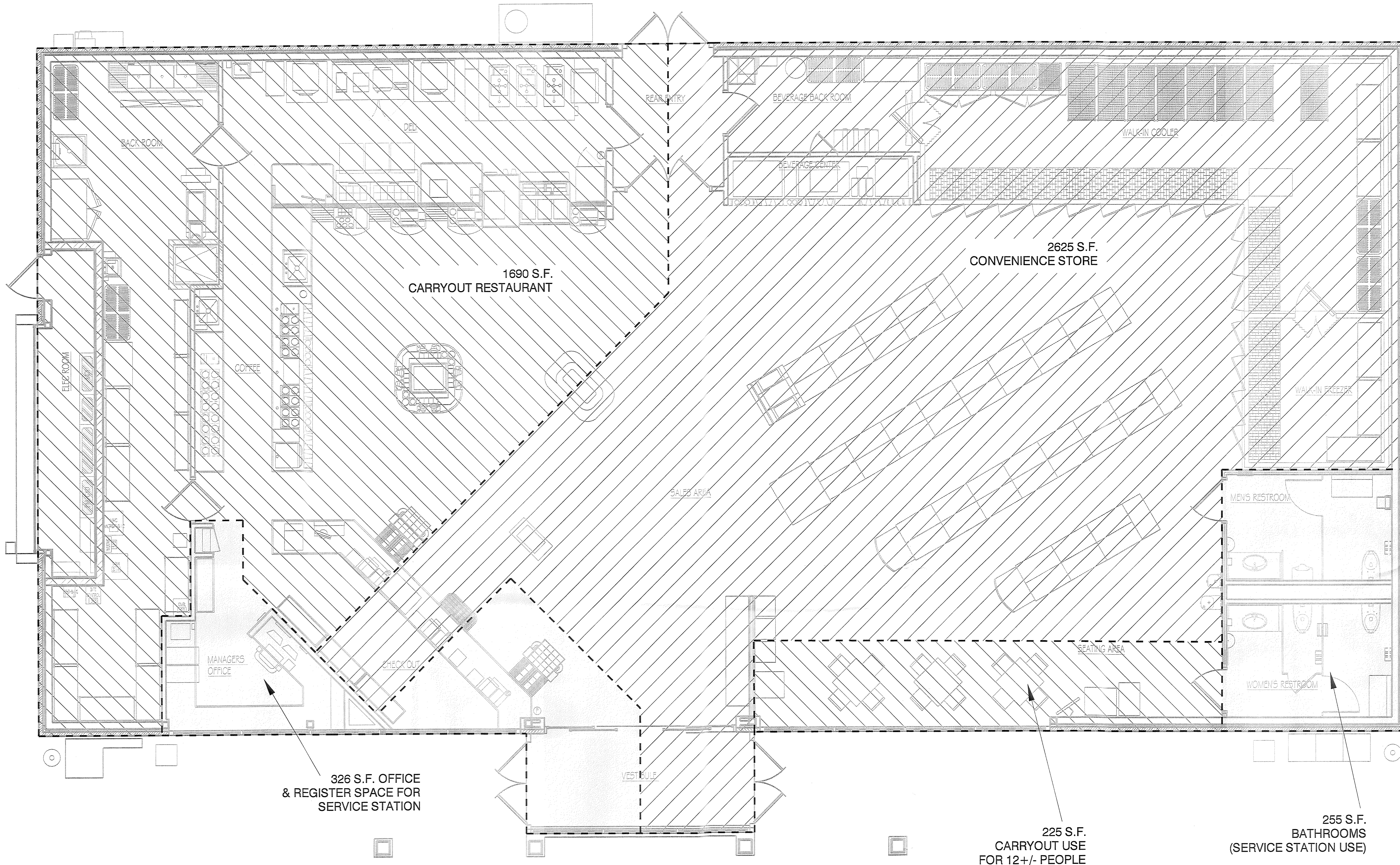
Lessee/Developer:
Two Farms, Inc.
3611 Roland Avenue
Baltimore, Maryland 21211
(410) 889-0200

NO.	DESCRIPTION	BY	DATE

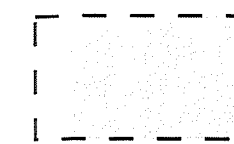
Plan to Accompany Petition for a
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ROYAL FARMS STORE #191
11119 McCormick Rd.
Hunt Valley, MD 21031
Election District 8
Councilmanic District 3

PHASE NO.
DRAWING NO.
ZON-04
SHEET NO.
4 OF 5

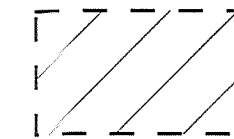
Tax Map 42 - Parcel 434
October 9, 2012



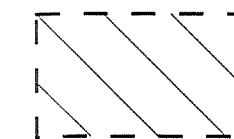
KEY



581 S.F. SERVICE STATION USE



2625 S.F. CONVENIENCE STORE USE



1915 S.F. CARRYOUT USE

USE AREA TOTALS

SERVICE STATION USE:
326 S.F. OFFICE & REGISTER SPACE
+ 255 S.F. BATHROOMS
=> 581 S.F. TOTAL

CONVENIENCE STORE USE:
2625 S.F. TOTAL

CARRYOUT USE:
1690 S.F. CARRYOUT RESTAURANT
+ 225 S.F. CARRYOUT SEATING
=> 1915 S.F. TOTAL

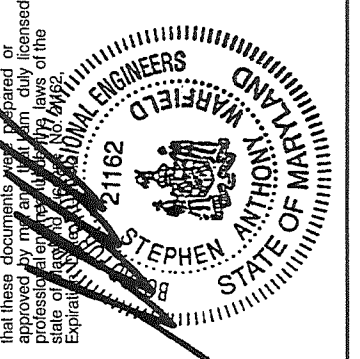
USE AREA PLAN VIEW

Scale: 1"=4'

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Hunt Valley, MD 21031

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MATIS WARFIELD Consulting Engineers 10540 York Road, Suite M Hunt Valley, Maryland 21030 PHONE 410.683.7004 FAX 410.683.1798 www.matiswarfield.com	
PHASE NO.	
DRAWING NO. ZON-05	
SHEET NO. 5 OF 5	