



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 1434 Railroad Avenue which is presently zoned DR5.5
Deed References: 33209-00255 10 Digit Tax Account # 0802065750
Property Owner(s) Printed Name(s) Two Farms, Inc.

(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

SEE ATTACHED SHEET

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

3. ☒ a Variance from Section(s)

SEE ATTACHED SHEET

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)

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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

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):

Two Farms, Inc.
John Kemp, President

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

3611 Roland Avenue, Baltimore, MD

Mailing Address City State

21211 / 410-889-0200

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

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 2013-0263-SPHA Filing Date 5/7/13 Do Not Schedule Dates: _____

Reviewer BID

REV. 10/4/11

**Attachment to
Petition for Special Hearing**

1434 Railroad Avenue

**Special Hearing for approval of business parking in a residential zone (DR5.5 Zone)
pursuant to Section 409.8.B of the Baltimore County Zoning Regulations.**

**Attachment to
Petition for Variance**

1434 Railroad Avenue

Variance from 1B01.1.B.1.e(5) of the Baltimore County Zoning Regulations to allow a residential transition area buffer and setback a minimum of 8 feet in lieu of the required 50 foot buffer and 75 foot setback, if necessary.

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Zoning Description

Beginning at a point located at the intersection of Seminary Avenue (Maryland Route 131) and Railroad Avenue, South 52 degrees 20 minutes 04 seconds West, 170.72 feet to a point. **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

South 48 degrees 58 minutes 34 seconds West, 50.00 feet to a point; North 41 degrees 01 minute 26 seconds West, 165.27 feet to a point; North 48 degrees 58 minutes 34 seconds East, 50.00 feet to a point; South 41 degrees 01 minute 26 seconds East, 165.27 feet to a point.

Containing an area of 8,263 square feet or 0.189 acres of land, more or less and being located in the Eighth Election District of Baltimore County Maryland.



Item #0263

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

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2013-0263-SPHA

Petitioner: Two Farms INC.

Address or Location: 1434 Railroad Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Justin Williams

Address: 210 W. Pennsylvania Ave

Suite 500

Towson, MD 21204

Telephone Number: (410) 494-6229

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

No. **098430**

Date: **5/7/13**

PAID RECEIPT

BUSINESS DATE TIME
5/07/2013 5:07/2013 14:13:25 2

REG W502 WALTON JENN JEE
RECEIPT # 027718 5/07/2013 07/13

5 529-20000 MENT EMOTION
CP NO. 098430

Receipt Int \$770.00
\$770.00 CR 1.00 CA
Baltimore County, Md/Land

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$770.00

Total: **\$770.00**

Rec
From:

For: **zoning hearing - case # 2013-0263-SPHA**

CASHIER'S
VALIDATION

David H. Karceski

T 410.494.6285
F 410.821.0147
DHKarceski@Venable.com

May 10, 2012

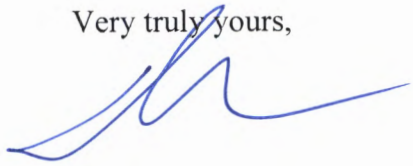
Arnold Jablon, Director
Department of Permits, Approvals
and Inspections
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case No.: 2013-0263-SPHA
Property: 1434 Railroad Avenue

Dear Mr. Jablon:

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

Very truly yours,

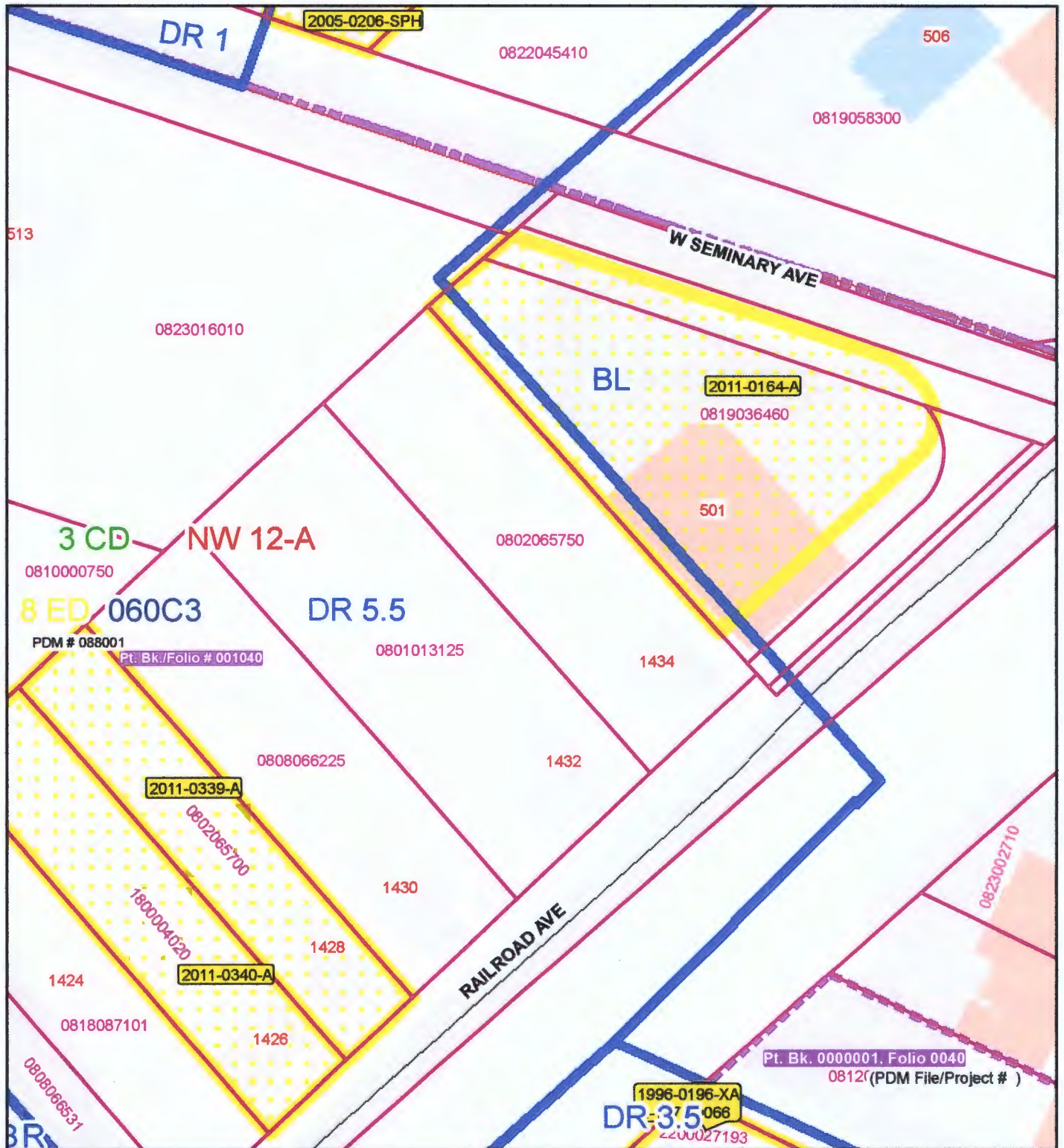


David H. Karceski

DHK/jaw

cc: Kristen Lewis

1434 Railroad Avenue



Publication Date: 5/6/2013



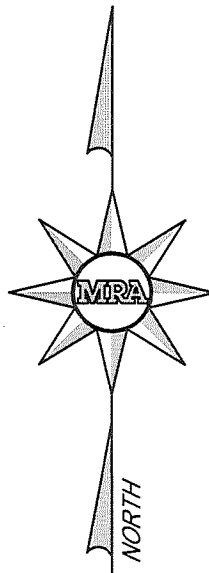
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Item #0263



LEGEND

---	EX. PROPERTY LINE
---	EX. ADJACENT PROPERTY LINE
---	ZONING LINE
---	50' RTA BUFFER
---	75' RTA SETBACK
---	EX. BUILDING
---	EX. CURB
---	PROP. CURB
---	EX. PAVEMENT
---	EX. CONCRETE
---	EX. RAILROAD
---	EX. WOOD FENCE
---	EX. METAL FENCE
---	PROP. PRIVACY FENCE
---	EX. SANITARY SEWER
---	EX. STORM DRAIN
---	EX. WATER
---	EX. OVERHEAD LINE W/ UTILITY POLE
---	EX. 100 YEAR FLOODPLAIN
---	EX. WOODS LINE
---	EX. STREAM
---	PROP. CLEARING LIMIT
---	PROP. BUFFER AREA
---	PROP. PAVEMENT
---	PROP. CURB & GUTTER
---	PROP. POLE MTD. LIGHT
---	PROP. WALL PACK LIGHT
---	PROP. ADA ACCESSIBLE PARKING SPACE

CONDITIONS FOR BUSINESS PARKING IN RESIDENTIAL ZONE:

- THE LOT TO BE USED FOR BUSINESS PARKING ADJOINS THE LOT ON WHICH THE EXISTING ROYAL FARMS STORE IS LOCATED.
- ALL PROPOSED PARKING SPACES TO BE USED FOR PASSENGER VEHICLES ONLY.
- NO LOADING, SERVICE OR ANY USE OTHER THAN PARKING WILL BE ALLOWED.
- LIGHTING FIXTURES SHALL BE LOCATED AND ARRANGED AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL LOTS AND PUBLIC STREETS.
- PARKING ARRANGEMENT AND VEHICULAR ACCESS SHALL BE AS SHOWN ON THIS SITE PLAN. PARKING SURFACE WILL BE A DURABLE AND DUSTLESS SURFACE AND PARKING SPACES WILL BE STRIPED.
- HOURS OF OPERATION - 24 HOURS PER DAY, 7 DAYS PER WEEK
- OTHER CONDITIONS NOT LISTED ABOVE WILL BE DETERMINED AT THE HEARING IN THE JUDGEMENT OF THE ADMINISTRATIVE LAW JUDGE.

COMMERCIAL PERMIT HISTORY

501 SEMINARY ROAD
PERMIT # B472295 TYPE: SIGN
PERMIT # B736411 TYPE: BUILDING (COMMERCIAL)
PERMIT # B748262 TYPE: SIGN

1434 RAILROAD AVENUE
NO RECORD

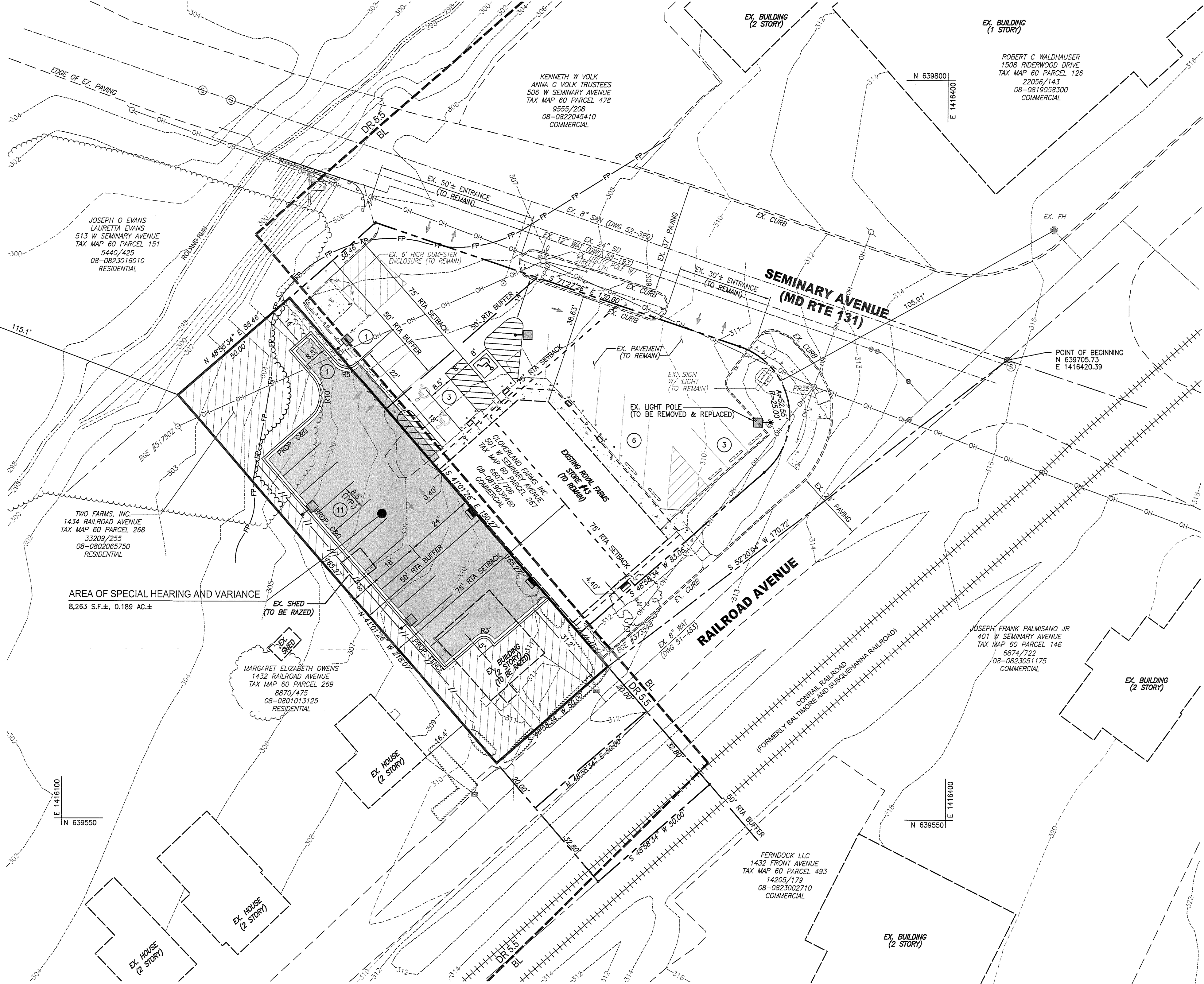
ZONING HISTORY

CASE NO. 1962-5841-X - PETITION FOR A SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION. GRANTED FEBRUARY 27, 1964

CASE NO. 2011-0164-A - PETITION FOR A VARIANCE TO ALLOW A TOTAL OF 7 WALL-MOUNTED ENTERPRISE SIGNS IN LIEU OF THE 3 PERMITTED WALL-MOUNTED ENTERPRISE SIGNS, AND TO ALLOW A MAXIMUM OF 4 WALL-MOUNTED SIGNS ON A SINGLE FACADE. WITHDRAWN DECEMBER 2, 2010



DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD 83/(1991)
VERTICAL NAVD 88



PLAN

SCALE: 1" = 20'

#2013-0263-SPHA

Handwritten signature/initials.

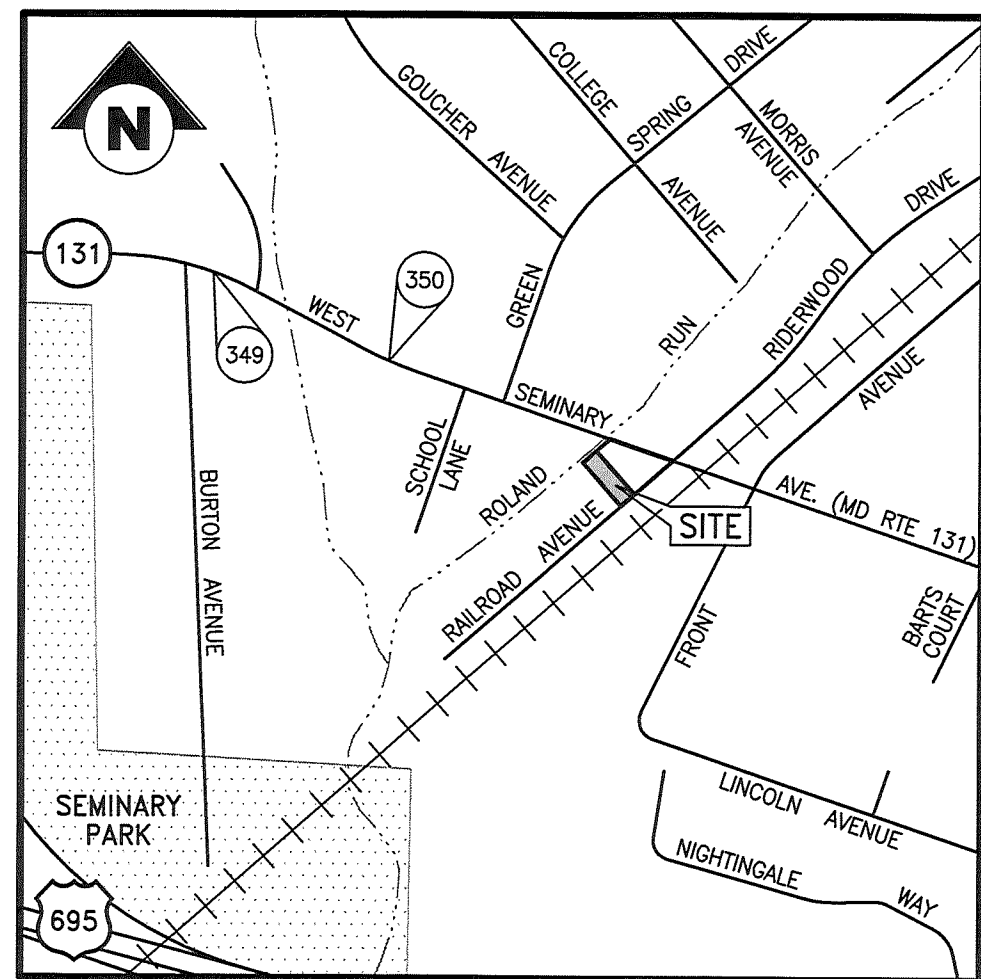
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38291, EXPIRATION DATE: 01/13/2014

OWNER / DEVELOPER

TWO FARMS, INC.
3811 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
ATTN: MR. JEFF BAINBRIDGE
PHONE: (410) 456-1467
FAX: (410) 741-3624

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.



VICINITY MAP

SCALE: 1" = 500'

BENCHMARKS

CONTROL POINT: 349 N 640142.65
ELEV. 317.29 E 1415156.07
DESCRIPTION: MONUMENT LOCATED 56.70' SOUTHWEST OF POLE #506704 AT THE INTERSECTION OF WEST SEMINARY AVENUE AND BURTON AVENUE.

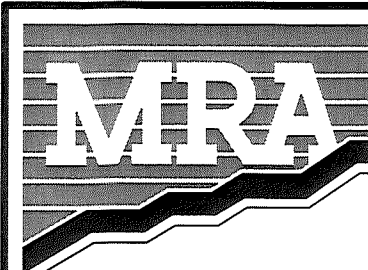
CONTROL POINT: 350 N 639981.89
ELEV. 310.77 E 1415652.84
DESCRIPTION: MONUMENT LOCATED 34.7' SOUTHWEST OF TELEPHONE MANHOLE NEAR 612 WEST SEMINARY AVENUE.

GENERAL NOTES

- PROPERTY INFORMATION:
 - A. PROPERTY ADDRESS: 1434 RAILROAD AVENUE
 - B. SITE AREA: 8,263 S.F.±, 0.189 AC.±
 - C. ELECTION DISTRICT: 8
 - D. COUNCILMANIC DISTRICT: 3
 - E. ADD MAP: 4578
 - F. CENSUS TRACT: 408800
 - G. TAX MAP: 60
 - H. PARCEL(S): 268
 - I. TAX ACCOUNT NO.: 0802065750
- ZONING: DR 5.5
- ZONING MAP & GIS FILE REFERENCE: 080C3
- FLOOR AREA RATIO: N/A
- EXISTING LAND USE: RESIDENTIAL
- PROPOSED LAND USE: 12 OFF-STREET PARKING SPACES TO SUPPORT A COMMERCIAL USE
- SETBACKS: N/A
- HEIGHT REQUIREMENTS: N/A
- THE SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL, OR THE APPROPRIATE RELIEF SHALL BE REQUESTED. SEE SCHEMATIC LANDSCAPE PLAN.
- THE SITE IS LOCATED IN A 100 YEAR FLOODPLAIN. LIMITS OF 100 YEAR FLOODPLAIN, AS SHOWN, WAS TAKEN FROM A REPORT TITLED PRELIMINARY ANALYSIS OF POTENTIAL IMPROVEMENTS OF FLOODING CONDITIONS PREPARED BY BRUDIS & ASSOCIATES, INC., DATED FEBRUARY 20, 2009.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.

REASON FOR SPECIAL HEARING AND VARIANCE

- SPECIAL HEARING FOR APPROVAL OF BUSINESS PARKING IN A RESIDENTIAL ZONE (DR 5.5 ZONE) PURSUANT TO SECTION 409.8.B OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- VARIANCE FROM 1901.1.B.1.e(5) OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A RESIDENTIAL TRANSITION AREA BUFFER AND SETBACK A MINIMUM OF 8 FEET IN LIEU OF THE REQUIRED 50 FOOT BUFFER AND 75 FOOT SETBACK, IF NECESSARY.



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748



PLAN TO ACCOMPANY SPECIAL HEARING AND VARIANCE

1434 RAILROAD AVENUE

AT ROYAL FARMS STORE #43

8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:	17481.051
		SCALE:	1" = 20'
		DATE:	05/01/2013
		DRAWN BY:	M.J.S.
		DESIGN BY:	J.P.M.
		REVIEW BY:	M.G.C.
		SHEET:	01 OF 01